

Township of South Frontenac Staff Report



To: Council

Prepared by: Development Services Department

Date of Meeting: January 10, 2023

Subject: **PL-RAC-2022-0136 (Carr) – Application to request to stop up, close and transfer a portion of unopened road allowance between Concessions 9 & 10, District of Bedford**

Summary

An application has been received by Development Services Staff to request to stop up, close and transfer a portion of unopened road allowance between Concession 9 & 10, District of Bedford.

Recommendation

That Council direct staff to proceed with the process of closing and transferring ownership of an unopened road allowance, between Concessions 9 & 10, District of Bedford with dimensions of 20.12 metres (66 feet) by approximately 284 metres (932.7 feet) on the east side and 316 metres (932.7 feet).

Background

Staff have received an application requesting the closing of a portion of the unopened road allowance between Concessions 9 & 10, District of Bedford (see location map **Attachment #1**).

The portion of unopened road allowance proposed to be stopped up, closed and transferred runs north to south from Green Lake to Wolfe Lake. No portion of the unopened road allowance is accessible by a public road, the only access is over Briggs Lane, a sketch of the lands has been provided by the applicant and is attached to this report as **Attachment #2**.

The benefitting lands in this application are a parcel of land to the east which is vacant and a parcel of land to the west which is developed with a house, sewage system and accessory structures. Both abutting parcels of land are owned by the applicant. It is the applicant's intention to merge all of the parcels of land to one large parcel, no further development of the lands is proposed at this time.

Discussion/Analysis

The unopened road allowance leads to water on both ends but is only accessible by a private lane. Briggs Lane runs through the unopened road allowance and the sale of this portion will allow the entire private lane to be in the ownership of the applicant. The applicant will provide right of way access over this piece of land to any lands that require access.

The topography of the unopened road allowance makes access nearly impossible as there are several steep slopes, rock outcroppings, a pond and a steep rock cliff leading from the unopened road allowance lands to Wolfe Lake. A sketch of the land topography has been provided by the applicant and is attached to this report as **Attachment #3**.

The unopened road allowance is approximately 20.12 metres (66 feet) in width by approximately 284 metres (932.7 feet) on the east side and 316 metres (1036.1 feet) on the west side in length. The total area being approximately 6,036 square metres (64,970 square feet). Based on Township practice, the first 300 feet of the unopened road allowance would have a purchase price of \$2.41 per square foot. The remaining 684 feet would be charged at the acreage/bush price for lands over 2 acres being \$0.21 per square foot.

The purchase price for the first 300 feet by 66 feet of unopened road allowance, totalling 19,800 square feet is \$47,718 plus HST (\$6,203.34) = \$53,921.34.

The purchase price for the remaining 684 feet by 66 feet of unopened road allowance, 45,144 square feet is \$9,480.24 plus HST (\$1,232.43) = \$10,712.67.

The total purchase price of the portion of unopened road allowance proposed to be purchased would be approximately \$64,634.01, inclusive of HST.

The actual purchase price will be determined once the lands are surveyed, and the actual size is determined by an Ontario Land Surveyor.

Staff is seeking direction as to whether Council has any objections or concerns with the closure and transfer of this unopened portion of road allowance to facilitate the enlargement of lands. If Council approves, staff will begin the process to stop up and close the portions of the unopened road allowances.

Financial Implications

The application fee and legal deposit has been paid by the applicant to process this road closing application. Final purchase price will be determined once the surveyor has completed a survey of the pertinent section of the road allowance. Fees to survey the portion to be transferred would be paid by the applicant.

Relationship to Strategic Plans

- Not applicable to this report.
- This initiative is supported by the following priorities of the 2019-2022 Strategic Plan.
- Priority: Choose an item.

Notice/Consultation

- Public Service Staff

Further consultation will occur should Council provide direction to staff to move forward with this application, including consultation with the public, Public Services staff, Recreation staff, and the Rideau Valley Conservation Authority.

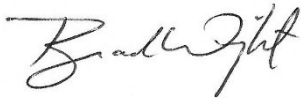
Attachments

- Attachment #1 – Location Map
- Attachment #2 – Sketch of lands
- Attachment #3 – Topography sketch of lands

Approvals

Prepared by: Michelle Hannah, Planning Assistant

Submitted by:



Brad Wright
Director of Development Services

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer