



THE CORPORATION OF THE TOWN OF
SAUGEEN SHORES

STAFF REPORT

Report From: Linda White, Clerk

Meeting Date: May 13, 2019

Subject: Surplus Land adjacent to 536 Eckford Avenue

RECOMMENDATION

That Council declares surplus to the municipality's needs and gives notice of Council's intention to pass a By-law to close and sell the unopened section of Eckford Avenue located adjacent to 536 Eckford Avenue.

BACKGROUND

The Town of Saugeen Shores received an application from Brydon and Stacey Cruise to purchase the unopened section of the Eckford Avenue road allowance abutting their property at 536 Eckford Avenue. Prior to selling the land, the Town is required to complete the declaration of surplus land and road closure process in accordance with the established procedures.

The Town of Saugeen Shores owns an unopened road allowance, shown on the attached drawing, that runs parallel with Eckford Avenue between Walnut Street and the Town boundary near Bruce Road 13. The unopened road allowance is located on the west side of Eckford Avenue between the travelled road allowance and the privately owned properties. The unopened road allowance prevents the privately owned properties from having legal frontage onto the open and maintained Eckford Avenue.

25 of the 32 of the property owners on Eckford Avenue between Walnut Street and the Town boundary have purchased, or are in the process of purchasing, the section of the unopened road allowance adjacent to their property for the purposes of enlarging their lot and to gain legal access to Eckford Avenue.

Established Procedure

The applicant is required to provide a \$5,000 deposit toward the road closure process and all associated costs including the advertising, surveying, legal fees, land transfer tax and the purchase price of the land. Based on the 2014 appraisal the land is valued at \$3.00 per square foot. The estimated area to be purchased is 1,300 ft² (50' x 26').

The Town will advertise that the land is surplus to the municipality's needs in the local newspaper, and anyone who uses or has an interest in the land may submit their comments to Council in accordance with the instructions provided in the notice.

Once the land survey and public notice process are complete, a report and by-law will be presented to Council for final approval.

LINKAGES

- Corporate Strategic Plan Priority #1: Facilitate Appropriate Growth in our Communities

FINANCIAL IMPACT

The Purchaser is responsible for all associated costs. The estimated value of the land is \$3,900.00.

Prepared By: Linda White, Clerk

Approved by: David Smith, Chief Administrative Officer Original Signed

