

To:	Warden Halliday and Members of Grey County Council
Committee Date:	July 26, 2018
Subject / Report No:	TR-CW-40-18
Title:	Grey Road 12 Road Widening Acquisition – PIN 37125-0130
Prepared by:	Lacey Thompson, Land Acquisition Specialist
Reviewed by:	Pat Hoy, Director of Transportation Services
Lower Tier(s) Affected:	Municipality of Meaford
Status:	Recommendation adopted by Committee of the Whole as presented as per Resolution CW191-18; Endorsed by County Council on August 9, 2018 per Resolution CC79-18.

Recommendation

1. That Report TR-CW-40-18 be received and that the property identified as Part of the North Half of Lot 7, Concession 9, being Part 8 Plan 16R-275; Geographic Township of St. Vincent, Municipality of Meaford, County of Grey be acquired by the County of Grey for road widening purposes; and
2. That the County of Grey submits an application to convert these lands to Land Titles.

Executive Summary

PIN 37125-0130 is a piece of road widening which abuts Grey Road 12. Grey County is completing this report to acquire and join PIN 37125-0130 to Grey Road 12.

Background and Discussion

Recently it was discovered that a parcel of road widening along Grey Road 12 is under private ownership which results in the abutting landowners having no legal access to Grey Road 12 from their property.

The property in question is known as Part of the North Half of Lot 7, Concession 9, being Part 8 Plan 16R-275 Municipality of Meaford, County of Grey.

This parcel of road widening was separated from the North Half of Lot 7 Concession 9, St. Vincent in 1974 during a purchase and sale transaction, when the owner at that time transferred their lands less the portion that was surveyed for road widening. This transfer was done without Committee of Adjustment Consent and is in violation of the *Planning Act*.

On Ministry conversion of the lands from the Land Registry System to the current Land Titles System the road widening parcel and the abutting lands were left in the Land Registry System as a result of the planning act violation. Following registration of the transfer to Grey County an application to convert the lands to Land Titles should be registered on title.

The acquisition of this parcel will result in a 30.5 metre (100 foot) right-of-way width in this area of Grey Road 12, which supports the County's long term goal in accordance with the Transportation Master Plan.

Legal and Legislated Requirements

The property transfer will be deposited at the local Land Registry Office.

The agreement follows the County's standard land acquisition agreement and policy.

Financial and Resource Implications

This transfer is being done in order to rectify the title errors and provide legal access to the abutting land owners. The consideration price to complete the transaction is \$2.00.

The legal cost to finalize this transfer and application to convert the lands to Land Titles is estimated to be under \$1,000.00.

The funding will come from the Transportation Services land acquisition budget.

Relevant Consultation

Internal

External

The law office of Kopperud Hamilton Beyer LLP who is acting on behalf of the owner of the road widening parcel.

Appendices and Attachments

Location Map

Location Map

