

ITEM 8

MANAGER'S REPORT NO. 86

COUNCIL MEETING Nov. 19/73

8. Re: Road Closure East of Sherlock Avenue and South of Kitchener Street-D.L. 135
(Item 1, Report 84, November 13, 1973)
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When the above report was considered, the Land Agent's estimated value of the 40' x 148.46' area of road to be closed was questioned and a report was requested explaining how the Land Agent arrived at his value of \$14,964.77. The authority to introduce a Road Closing Bylaw was approved.

The Land Agent advises that his value was based on the estimated market value of \$23,250 for a 60 foot lot in this area. He points out that the frontage really determines the value of a residential lot, not the depth. This is not to say that depth is not a factor, but it by far is not a major factor for a single family dwelling lot. The Land Agent therefore assumed that a 40 foot lot would be worth 2/3 of the value of a 60 foot lot and therefore came up with the figure of \$14,964.77. We agree that if our bylaws allowed the creation of 40 foot lots it is possible that we could realize a better return under the bid procedure, however, it should be noted that the closure itself requires consent from the abutting owners.

The purchaser has to pay for the survey and legal costs regarding the consolidation and easement requirements and possibly commission expense, etc.

One final point, under the Plans Cancellation Act, it should be noted that the two abutting owners could petition the Lieutenant-Governor in Council to close the right-of-way and we would not be compensated at all for the area concerned.

RECOMMENDATION

THAT the road allowance be sold for \$14,964.77.