

Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

Staff Report CL2024-007

Title of Report: CL2024-007- Land Purchase Request – Declare Surplus – Unopened Road Allowance between Lot 17 and Lot 18, Concession 14, Proton

Department: Clerks
Branch: Legislative and Council Services
Council Date: April 3, 2024

Recommendation:

Be it resolved that Council receive Staff Report CL2024-007 for information; and
That Council declare the section of unopened road allowance between Lot 17 and Lot 18, Concession 14, Geographic Township of Proton, as surplus to the needs of the Township; and

That Council directs the Clerk to perform all necessary actions to prepare the lands for sale.

Background:

Staff have received a request to purchase the unopened road allowance between Lot 17 and Lot 18, Concession 14, Geographic Township of Proton (225682 Southgate Road 22) as follows:



Staff Comments:

The sale of the lands would be an open public process, where either adjacent landowner would have the opportunity to purchase, or the lands may be split evenly between both adjacent landowners. Staff are recommending that Council declare the lands as surplus to the needs of the Township and move forward with the sale of the lands.

Public Works Comments:

Public Works does not foresee a future road to be built on this section of Southgate Sideroad 13 from Grey Road 9 to Southgate Road 22.

Currently the Hopeville Administration Office & Works Garage are near the Right of Way (ROW) and adjacent driveways in ROW, as well the entrance on the north end at Southgate Road 22 appears in the ROW.

Environmental constraints would include wetlands and potential bridge crossing to construct the road.

Planning Comments:

The unopened road allowance stretches between Southgate Road 22 and Grey Road 9 along the alignment of Sideroad 13. At the corner of Sideroad 13 and Grey Road 9 is the current Township municipal office. The intervening land between the two roadways is designated Rural and Hazard in the Township official plan and is zoned Agricultural-1 and Environmental Protection.

The Rural designation allows limited lot creation opportunities as the farm parcels fronting on Southgate Road 22 on either side appear not to have been previously severed. Lot creation would be increasingly limited by the sale of the road allowance.

Of the two original farm parcels fronting on Grey Road 9, only the lot containing the Township office has been severed. If the road allowance is not closed through to the Grey Road 9, and subsequently conveyed, the Township would end up with a dead-end road.

Financial Implications:

The Township would benefit financially from the sale of the road allowance. Surveying, if necessary, and any other costs associated with completing the transaction would be the responsibility of the purchaser.

Communications & Strategic Plan Impact:

None.

Concluding Comments:

That Council receive Staff Report CL2024-007 for information and that Council declare the section of unopened road allowance between Lot 17 and Lot 18, Concession 14, Geographic Township of Proton, as surplus to the needs of the

Township and that Council directs the Clerk to perform all necessary actions to prepare the lands for sale.

Respectfully Submitted,

Dept. Head: ***Original Signed By***
Lindsey Green, Clerk

Dept. Head: ***Original Signed By***
Jim Ellis, Public Works Manager

Planning Approval: ***Original Signed By***
Bill White, MCIP RPP, Triton Engineering

CAO Approval: ***Original Signed By***
Dina Lundy, CAO

Attachments: None