



Staff Report

Report To: Council Meeting

From: Heather James, Planner

Date: 2020-08-13

Subject: Second Update on Acquisition of Laneway in West Lorne

Recommendation:

That West Elgin Council hereby receives the report from Heather James regarding a second update on the acquisition of a laneway between Main and Munroe Streets; and,

That West Elgin Council provides direction to staff to proceed with the survey and legal works and to contact the owner of PharmaChoice in West Lorne regarding cost sharing in the transfer of the laneway.

Purpose:

The purpose of this report is to provide Council with a second update on the work that has been completed for the acquisition of the laneway between Main and Munroe Streets in former Village of West Lorne.

Background:

At the June 11, 2020 Council meeting, Council provided direction to staff to proceed with completing the title searches as requested by the solicitor, David Woodward. Since June 11, 2020, title searches and most of the survey work has been completed. Two interesting discoveries have been found as a result of the title searches. The first discovery Mr. Woodward found was a portion of the laneway that exits onto Munroe Street and believed to be owned by West Lorne Heritage Homes is actually owned by the municipality and was transferred many years ago (as shown on attached Key Maps). Therefore, no transfer is required of West Lorne Heritage Homes and Malcom Ross, representative has been notified. The second discovery Mr. Woodward found was a portion of the laneway that exits onto Main Street is owned by PharmaChoice, owner Peter Adams (as shown on attached Key Maps). Mr. Adams has been notified of this and has agreed to transfer the lands that are part of the laneway at no expense.

At a board meeting for West Elgin Community Health Centre on June 23, 2020, it was agreed upon to provide the municipality up to \$3,300.00 for legal and survey costs to transfer the laneway.

Next Steps

Mr. Woodward has indicated that there is additional survey work to complete regarding the pharmacy owned lands. It is staff's recommendation to proceed with the survey work and that Mr. Adams be contacted to see if he would be agreeable to cost sharing in the legal and survey costs in order to complete this transfer. It is recommended that the cost sharing be equivalent to the land area to be transferred.

Financial Implications:

To date legal and survey costs are \$7,084.58. The surveyor has estimated that it will cost an additional \$2,300 plus HST to complete the survey work. There will also be additional legal costs for the preparation of the deeds and the transfers.

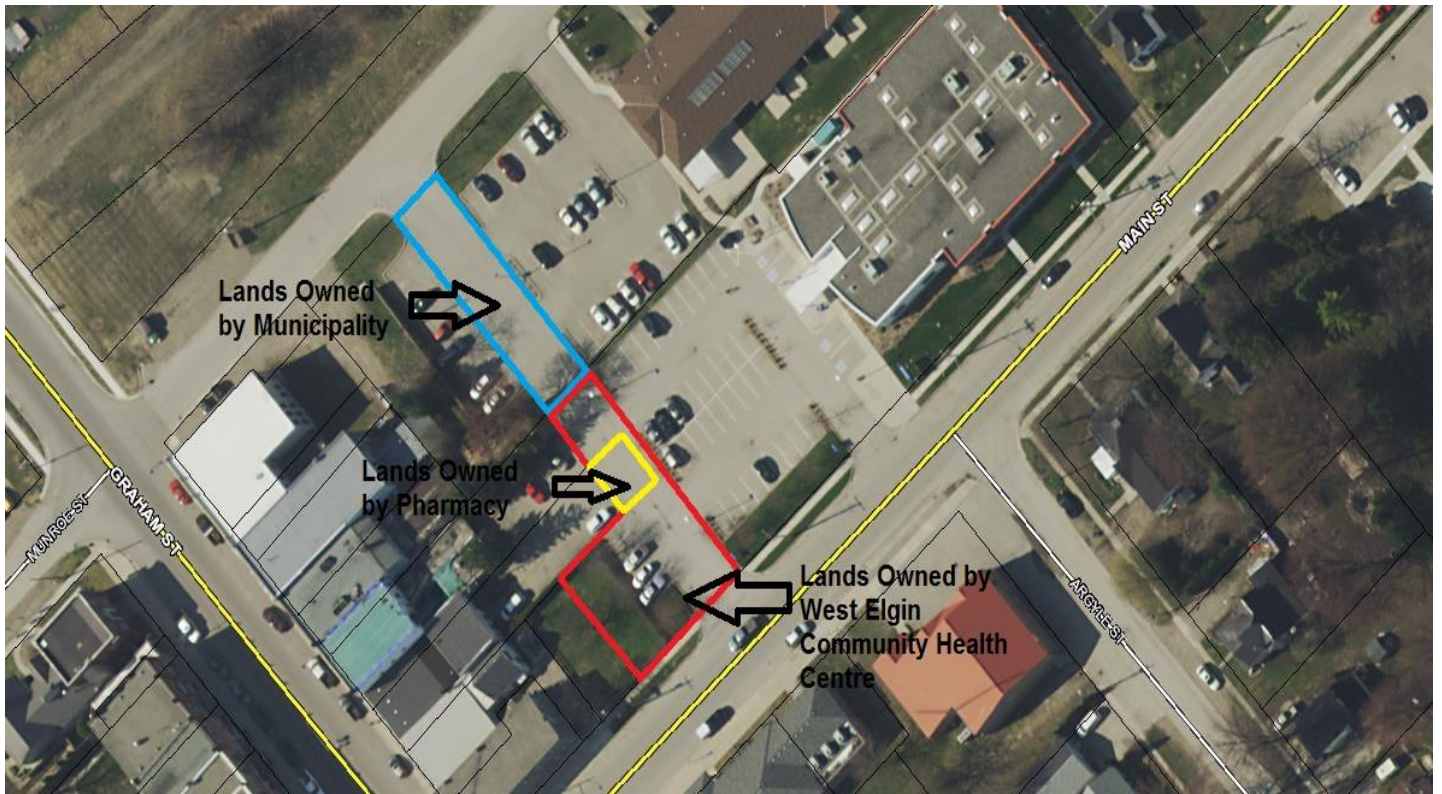
Policies/Legislation:

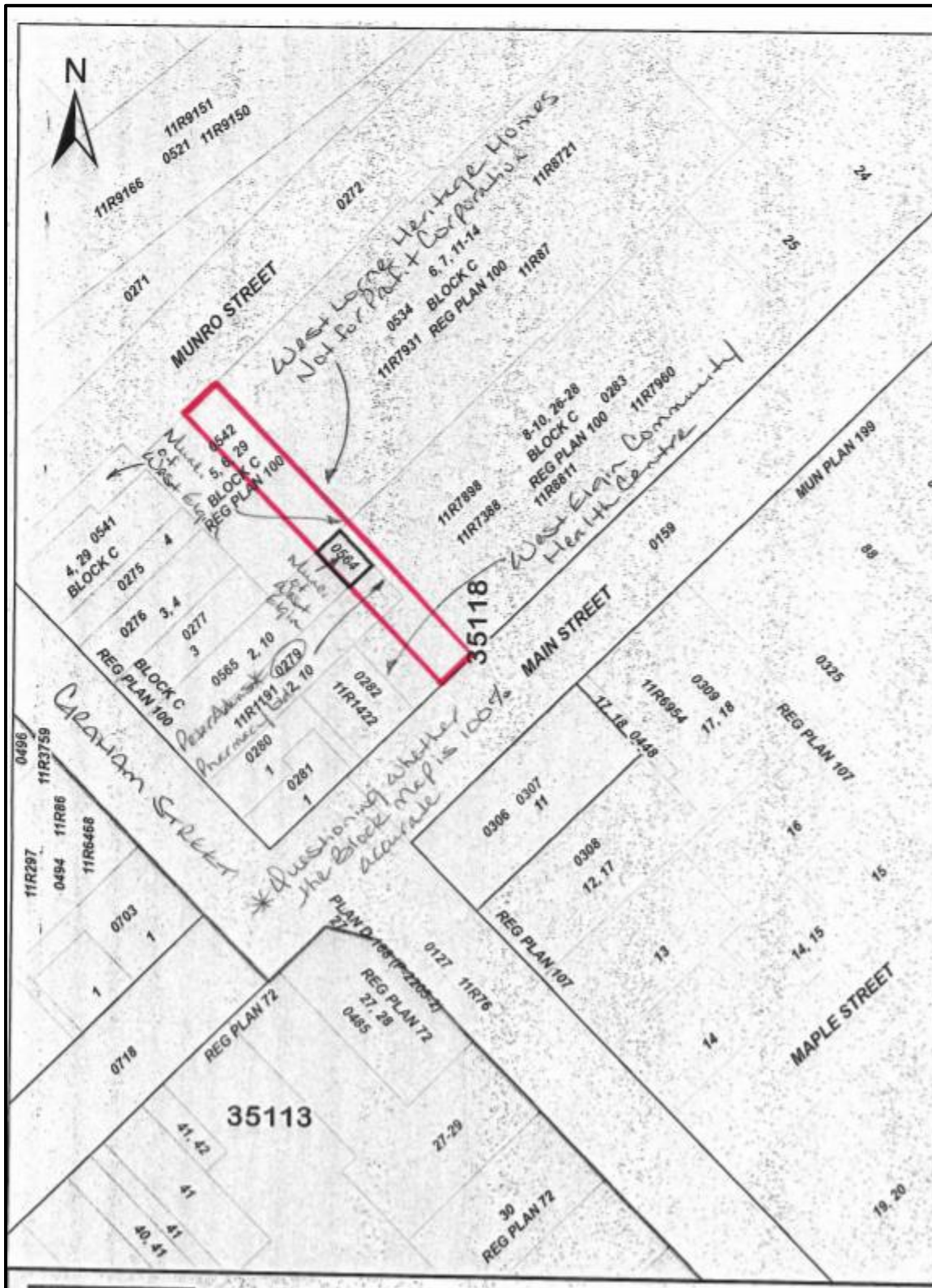
None.

Related Documents:

Report 2020-15, Update on Acquisition of Laneway between Main and Munroe Streets.

Key Maps





Report Approval Details

Document Title:	Second Update on Acquisition of Laneway in West Lorne - 2020-20-Planning.docx
Attachments:	
Final Approval Date:	Aug 11, 2020

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott