February 7, 2012

City Council
Committee Report (closed meeting)

To: Mayor & Council

Fr: Tara Rickaby, Planning Administrator

Re: Request to purchase Municipal Property – German

Recommendation:
THAT Council of the City of Kenora hereby declares property abutting 115 Hilly Lake Road PT M LOC 432P PLAN M668 LOT 6, as surplus to the needs of the municipality; and

THAT the applicants submit an application to purchase with the required fee;

THAT the applicants arrange for an Ontario Land Surveyor to provide services, and that the City of Kenora shall issue survey instructions;

THAT in accordance with Notice By-law #144-2007 as amended, when the survey is complete, arrangements be made to advertise the sale of the subject lands for a two week period; and further

THAT once the advertising process has been completed, Council give three readings to a by-law to authorize the sale of land to Dwayne German and Donna German, subject to the condition that a minimum 3 metre natural vegetation area will be required adjacent to the shoreline to minimize the impact of development on water quality of Hilly Lake, at the appraised value, as established by Century 21 – Reynard Real Estate, plus survey, legal and any other associated costs.

Background:
The City of Kenora has received a request to purchase a shore allowance, abutting the property at 115 Hilly Lake Road and Hilly Lake. The property is currently vacant.

The application was circulated internally, with no objections. The City of Kenora Official Plan policy for shoreline development includes the following: Where new development occurs adjacent to any navigable waterway within the City of Kenora, a 3 m natural vegetation area will be required adjacent to the shoreline to minimize the impact of development on water quality in the water body. It is recommended that this condition be included in the agreement of purchase and sale and that any building permit application include a site plan indicating the buffer. The City would also ask that the survey lines do not extend in front of the neighboring properties.