

DECISION/DIRECTION NOTE

Title: Quit Claim of Land Between 34/36 and 38 Heffernan's Line and 17-19 Beaver Brook Drive

Date Prepared: September 1, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Wally Collins

Ward: Ward 5

Decision/Direction Required:

Recommendation on the Quit Claim on land between 34 and 38 Heffernan's Line and 17 and 19 Beaver Brook Drive, as shown in red on the attached diagram.

Discussion – Background and Current Status:

The owner of 34/36 Heffernan's Line has approached the City requesting to purchase the parcel of land between his property and 38 Heffernan's Line. This property was a former drainage ditch utilized by the Town of the Goulds, and installed by the Developer at the time. This property was excluded from the boundaries of the abutting properties. When the amalgamation took place, there was no formal transfer of this property from the Developer to the Town of the Goulds, as such, the City expropriated to clear up title. Once this area was no longer required, the City abandoned the expropriation, with no compensation ever paid out. This request was circulated amongst the required City departments with no objections noted.

Should this Quit Claim of this land be approved, the Legal Department would offer a portion to 34/36 and 38 Heffernans Line, and also to 17 and 19 Breaver Brook Drive. The property owners would be responsible for the survey of their respective portions. Should either party decline or fail to reply in the time frame set out, the property would be able to be acquired, in its entirety, by the other property.

Key Considerations/Implications:

1. Budget/Financial Implications: The City will receive \$250.00 + HST for the preparation of the Quit Claim Deed
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans: An Effective City
4. Legal or Policy Implications: A Quit Claim Deed will have to be prepared
5. Privacy Implications: N/A

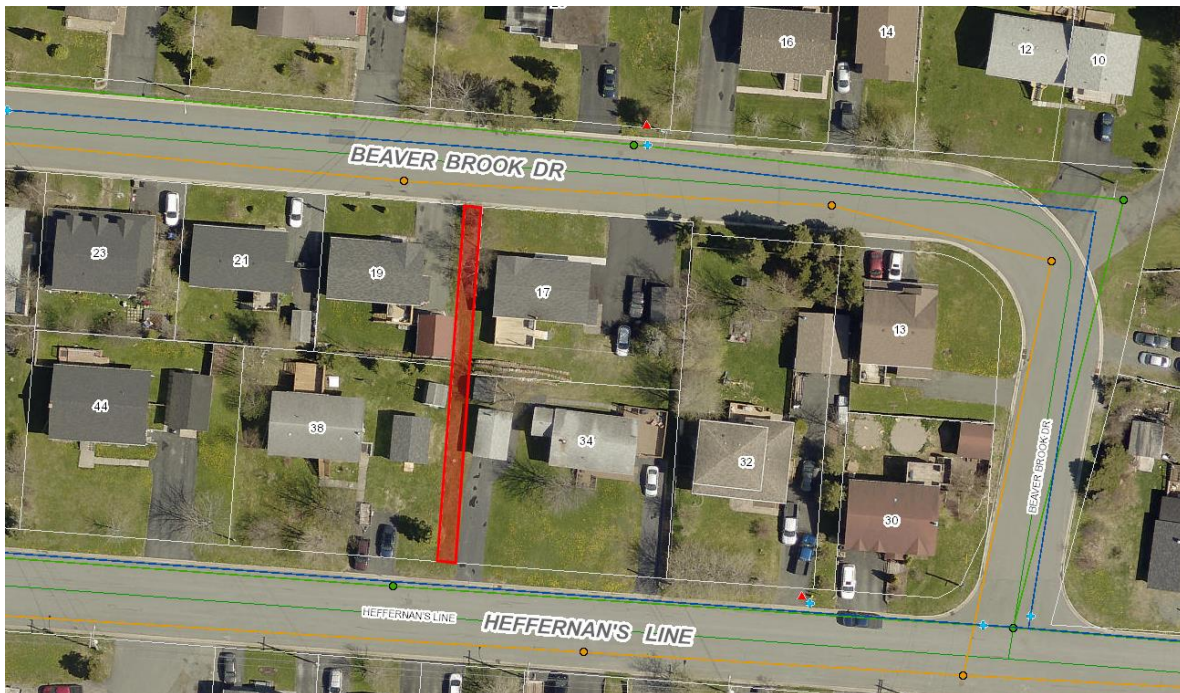
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- 6. Engagement and Communications Considerations: N/A
- 7. Human Resource Implications: N/A
- 8. Procurement Implications: N/A
- 9. Information Technology Implications: N/A
- 10. Other Implications: N/A

Recommendation:

That Council approve the Quit Claim of the abandoned drainage ditch between 34/36 and 38 Heffernan's Line and 17 and 19 Beaver Brook Drive, as shown in red on the diagram below.

Prepared by: Andrew Woodland, Legal Counsel
Approved by: Cheryl Mullett, City Solicitor



Report Approval Details

Document Title:	Quit Claim - former drainage ditch between Beaver Brook Drive and Heffernan's Line.docx
Attachments:	
Final Approval Date:	Sep 2, 2021

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

Cheryl Mullett - Sep 2, 2021 - 8:47 AM