

DECISION/DIRECTION NOTE

Title: Expropriation of easement at 156 and 157 Main Road

Date Prepared: November 15, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley

Ward: Ward 5

Decision/Direction Required:

That Council approve the expropriation of two easements for a storm sewer at 156 and 157 Main Road as shown in the attached plot plans.

Discussion – Background and Current Status:

The City has determined that easements for a storm sewer, as shown on the attached plot plans, is required. The Legal Department has reached out to the property owners, but have yet to receive a response. Engineering has advised that they need this as soon as possible.

The easement acquisition price has been set at \$0.30-0.65 per square foot for 157 Main Road and between \$0.45-0.65 per square foot for 156 Main Road. This takes into account that both properties are RRI and that a portion of the easement over 157 is located within the Floodplain and Floodplain Buffer. The City will also pay reasonable legal fees associated with the acquisition of this easement.

Key Considerations/Implications:

1. Budget/Financial Implications: City to pay \$0.30-\$0.65 per square foot, plus reasonable legal fees.
2. Partners or Other Stakeholders: Property owners at 156 and 157 Main Road
3. Alignment with Strategic Directions:

An Effective City: Ensure accountability and good governance through transparent and open decision making.

Choose an item.

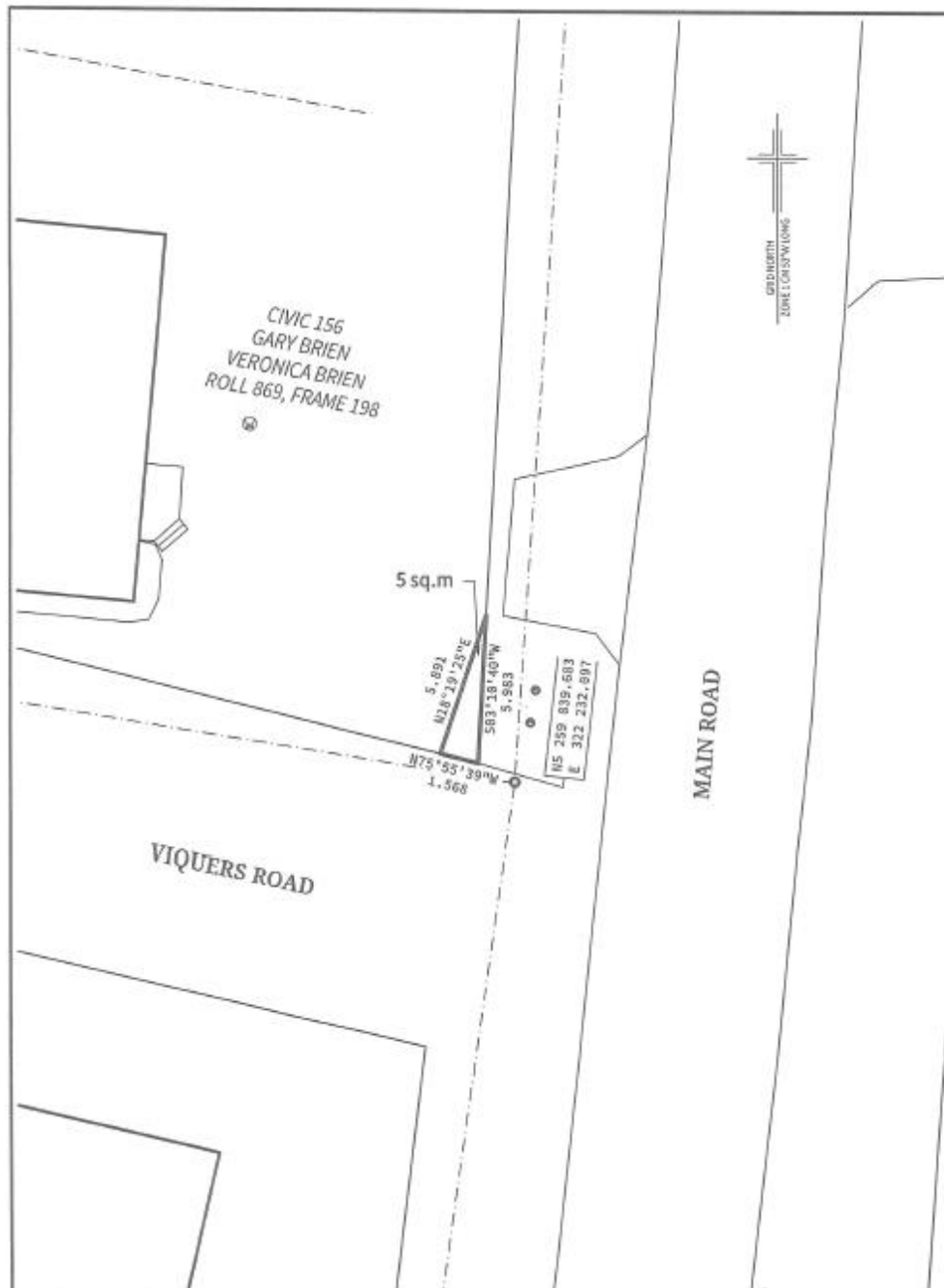
ST. JOHN'S

4. Alignment with Adopted Plans: An Effective City
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: A Notice of Expropriation will have to be prepared and a release finalized
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

Recommendation:

That Council approve the Expropriation of an easement for a storm sewer at 156 and 157 Main Road as shown on the attached plot plan.

Prepared by: Linda S. Bishop, K.C. – Senior Legal Counsel
Approved by: Cheryl Mullett – City Solicitor



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 Monuments used for tie-in, Zone 1: 97G7223 NS 259 579.401
 NAD - 83 E 322 211.008

All linear measurements are horizontal ground distances.
 For the computation of coordinates, horizontal ground distances have been reduced to the NED 3° N T H projection plane by multiplying them by an average combined scale factor of 0.999884.



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STORM SEWER EASEMENT
 CIVIC No. 156 MAIN ROAD

GOULDS

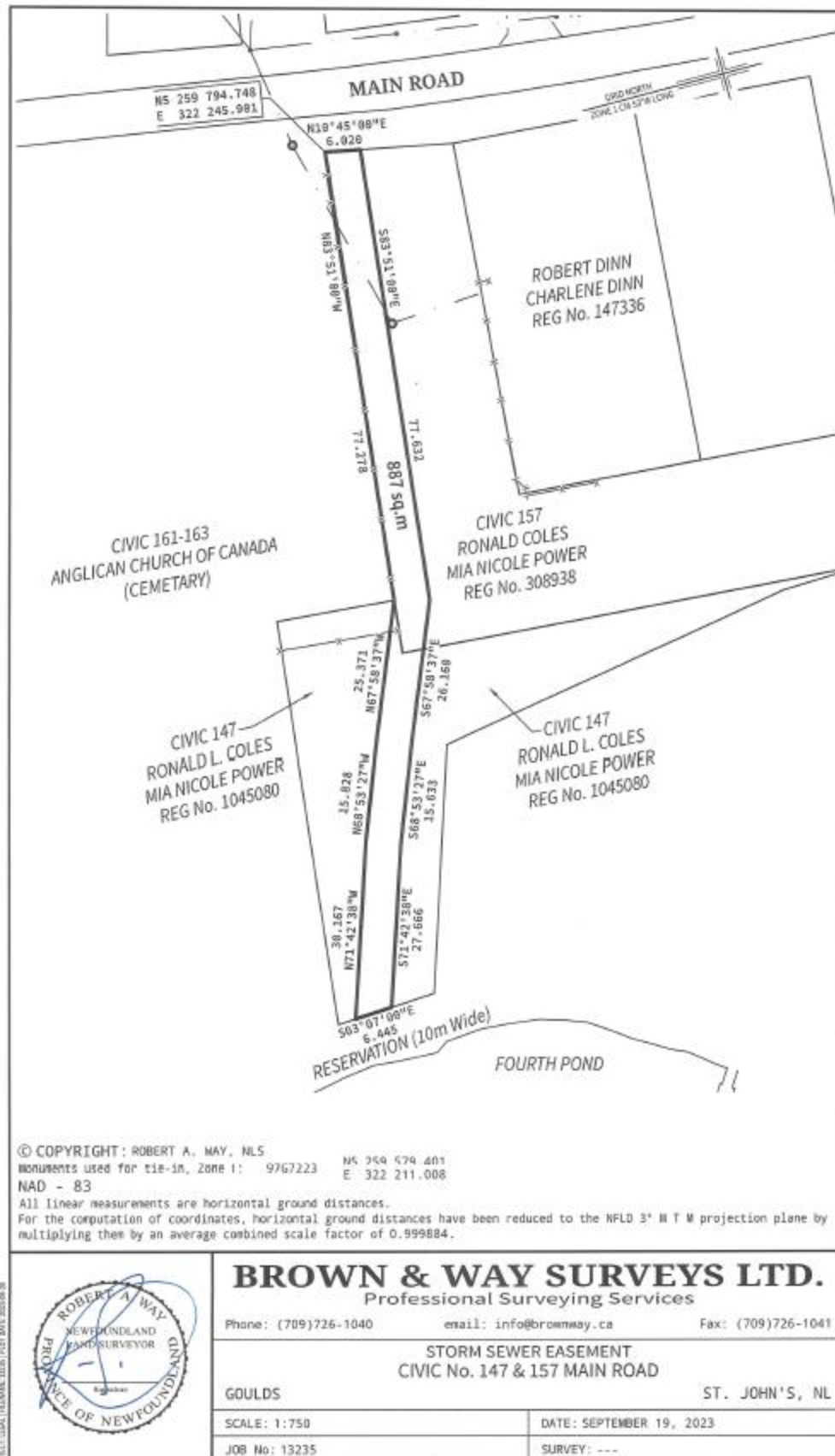
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SCALE: 1:200

DATE: SEPTEMBER 22, 2023

JOB No: 13235-156

SURVEY: ---



Report Approval Details

Document Title:	Expropriation of easement at 156 and 157 Main Road.docx
Attachments:	
Final Approval Date:	Nov 15, 2023

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

Cheryl Mullett - Nov 15, 2023 - 11:16 AM