

# DECISION/DIRECTION NOTE

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**Title:** Sale of City Land – Rear of 5 Laggan Place

**Date Prepared:** March 5, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley

**Ward:** Ward 5

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## Decision/Direction Required:

Recommendation that Council approve the sale of City land at the rear of 5 Laggan Place, as outlined in blue on the attached diagram.

## Discussion – Background and Current Status:

The owners of 5 Laggan Place are in the process of selling their property. Unfortunately, their shed, garage and fence encroach on City property. Legal has discussed this matter with the Parks Department and they are in agreement to sell the encroached upon property, which will also square up the boundaries of the lot. The area that the City is willing to sell would also be subject to an existing Newfoundland Power Easement.

Assessment is currently completing the valuation on this property, which is zoned R1 and which will be at fair market value for the area. The area in question is approximately 1,316.50 square feet. The property owners will be responsible for completing the required surveys and will be required to consolidate this land with their existing property.

## Key Considerations/Implications:

1. Budget/Financial Implications: City to receive fair market value for the sale of this land, plus admin fees.
2. Partners or Other Stakeholders: Owners of 5 Laggan Place
3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

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A Sustainable City: Be financially responsible and accountable.

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

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: A Deed of Conveyance will need to be prepared
8. Privacy Implications: N/A
9. Engagement and Communication Considerations: N/A
10. Human Resource Implications: N/A
11. Procurement Implications: N/A
12. Information Technology Implications: N/A
13. Other Implications: N/A

**Recommendation:**

That Council approve the sale of City land at the rear of 5 Laggan Place, as outline in blue on the attached diagram.

**Prepared by:** Andrew G. M. Woodland, Legal Counsel  
**Approved by:** Cheryl Mullett, City Solicitor



**Report Approval Details**

Document Title:	Sale of City Land - Rear of 5 Laggan Place.docx
Attachments:	
Final Approval Date:	Mar 6, 2025

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

**Cheryl Mullett - Mar 6, 2025 - 10:51 AM**