

# DECISION/DIRECTION NOTE – Regular Meeting

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**Title:** Quit Claim Deed – City claimed land in front of  
1180-1192 Portugal Cove Road

**Date Prepared:** January 16, 2020

**Report To:** His Worship the Mayor and Members of Council

**Councillor and Role:** N/A

**Ward:** N/A

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## **Decision/Direction Required:**

To approve the quit claim for land claimed by the City in front of 1180-1192 Portugal Cove Road, located in the Town of Portugal Cove-St. Philips.

## **Discussion – Background and Current Status:**

The owner of 1180-1192 Portugal Cove Road have approached the City requesting to purchase the parcel of City claimed land between their property and Portugal Cove Road. We have investigated title to this property and are unable to locate any title documentation. However, the City appears to be claiming this property as it is adjacent to the Windsor Lake Watershed. In light of the lack of clear title, the City is unable to sell this land, but we are able to quit claim any interest we may have in this property. The Legal Department has inquired with both the Town of Portugal Cove-St. Philips and the Province to determine if they have any claim over this land, both have advised that they do not.

This request has been circulated amongst the appropriate City Departments, with no objections to the quit claim noted. Staff have determined that this parcel of land is not located within the watershed.

The cost of the Quit Claim Deed would be \$150 plus HST. The owners of 1194B Portugal Cove-St. Philips are responsible for providing a survey satisfactory to the City.

## **Key Considerations/Implications:**

1. Budget/Financial Implications:
  - a. The City would receive \$150.00 + HST for the preparation of the Quit Claim Deed.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:
  - a. An Effective City

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4. Legal or Policy Implications:
  - a. Quit Claim Deed will have to be prepared. Purchaser to provide survey at his own expense.
5. Privacy Implications: N/A
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:**

It is recommended that Council approve the quit claim of the strip of land at the front of 1180-1195 Portugal Cove Road, as shown in red on the diagram below.

**Prepared by/Date: Andrew Woodland, January 16, 2020**

**Reviewed by/Date: Cheryl Mullett, January 16, 2020**

**Approved by/Date: Cheryl Mullett, January 16, 2020**

**Attachment:**