



**MEMORANDUM**

To: Property Development and Planning Committee

From: Carol McAulay  
Vice-President, Administration

Date: January 25, 2017

Subject: Conveyance of land to resolve property line encroachment – 2115 South Bay Road,  
Sudbury

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**Background**

On October 25, 2016 Facility Services were contacted by the homeowner of 2115 South Bay Road regarding an encroachment on University property. On October 26, 2016 a representative of Facility Services met with the homeowner to review the available documentation and walk the property.

The encroachment includes approximately 295 s.m. or 3,200 s.f. of property and includes part of the septic system leaching bed, a shed and a lockstone patio.

The west end of the University property is not developed and this particular property does not front any roads.

**Current**

A letter, attached as Appendix A, was received on November 10, 2016 from the solicitors representing the homeowners outlining an offer to purchase the property in question, for a sum of \$12,268.30 with all costs to sever and transfer the property to be borne by the homeowners. Appendices B1 and B2 illustrate the property in question.

## ITEM 6

The homeowners had undertaken a property assessment, attached as Appendix C, for an encroachment onto another adjacent property which outlined that the property value is \$43.06/s.m. or \$4.00/s.f. The offer received is 100% of the assessed property value of adjacent empty land with street frontage.

Administration is requesting that the Property Development and Property Committee approve the conveyance of property of approximately 295 s.m. or 3,200 s.f. to Dr. Dominique R. Ansell and Dr. James A.G. Crispo in the amount of \$12,268.30 plus related costs.