



The Corporation of the Town of LaSalle

Date: May 1st, 2018 **Report No:** PL-31-2018
Directed To: Mayor and Members of Council **Attachments:** Figure 1
Technical Review Committee
Prepared By: Allen Burgess, RPP, MCIP
Supervisor of Planning and
Development Services
Subject: **Application for Alley Closing:**
Application on behalf of: Gary Custer
Location of Application: Alley to rear of Lot 125 and Part of Lot 124,
Registered Plan 1064, municipally known as 7875 Malden Road

RECOMMENDATION:

That the subject alley be declared surplus as it is not required for municipal purposes.

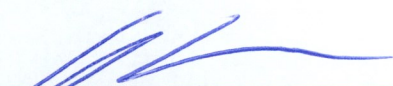
REPORT:

This report is intended to provide members of Council with a recommendation regarding a request that has been received to close and purchase a portion of a municipally owned alley. Mr. Custer wishes to purchase a portion of the alley located to the rear of his dwelling at 7875 Malden Road, to consolidate his ownership being Lots 118 to 122 on RP 1064, lands to the west of the subject alley.

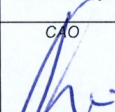
It is recommended that the alley be disposed of in accordance with Council adopted policies. It is further suggested that the owners of 7875 would purchase a 15 foot by 55 foot portion of the north south alley and the 15 foot by 150 foot portion of the east/west alley (north of Lots 118 to 122) and the owner of 7865 Malden could purchase the 15 foot by 63 foot remnant to the west. Figure 1 is attached depicting the property that is deemed surplus.

All Applicants are responsible for all land, surveying and legal expenses. The Town Solicitor will follow Council adopted policy and protocol when dealing with the sale and conveyance of the subject property. This matter will be brought back Council prior to the completion of this alley closing process at a public meeting. It should be noted that no vehicular access is permitted to these properties by way of the unopened Victory Street right of way.

Respectfully,


A. Burgess, RPP, MCIP
Supervisor of Planning and Development Services

Attachment

Reviewed by:						
CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						

REQUEST TO CLOSE ALLEY

Mayor and Members of Council
Town of LaSalle
5950 Malden Road, LaSalle, Ontario

I/We,

Gary R. Custer

hereby request that the alley to the rear of my lands known as Lots 125 + Part 124 + between Lot 122
on Registered Plan Plan 1064 be closed and sold to me.

It is understood and agreed that the price of the alley is either \$1.00 or \$1.50 per square foot dependent on whether an easement is required by the Town, or as amended by Council By-law from time to time, and that I/We will be responsible for all legal costs attributable to the alley closing and sale, and pay these costs directly to the solicitor appointed by Council.

It is also understood that the Town has not made a site visit of the alley that is/are the subject of this application, and therefore is not aware of the existence of any possible encroachments or structures or other obstructions existing on the subject alley. I/We therefore acknowledge that the Town is not making any representations with regard to the existence or non-existence of any encroachments or structures or obstructions on the subject alley, and I/We hereby agree to accept responsibility for any and all costs that may be incurred with regard to the removal of such encroachments, structures or obstructions, if any, on the subject alley once the transfer of the title to me/us has been completed.

The reasons I/We am/are requesting this alley closing is

- The alley has never been developed or used.
- Also, the alley cuts across my property.
- I would like my two (2) pieces of property joined.

I/We am/are in no way bound by the signing of this request to complete this transaction.

DATED

June 12 / 2017

at

11 45 A.M. P.M.

Signature

Gary Custer

Address

Postal Code

Phone #

ARE YOU COVERED UNDER THE CAW LEGAL SERVICES PLAN?

☐ Yes

☒ No



Legend:



7875 Malden



7865 Malden

Title:

FIGURE 1 - KEY PLAN



Scale: 1:300

File No: Alley Closing

Prepared For: Planning Dept.

Applicant: Gary Custer

Prepared By: DSI

Date: May 1, 2018

Notes: This document is not a Legal Plan of Survey.