



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Romaine Scott, Manager of Legal and Real Estate Services

DATE: May 27, 2024

REPORT NO.: PD-2024-023

SUBJECT: Expropriation of Town-Owned Lands by Metrolinx to facilitate the GO Expansion Program

RECOMMENDATION:

THAT Report No. PD-2024-023 dated May 27, 2024, regarding the expropriation of Town-owned lands by Metrolinx for the purposes of facilitating infrastructure improvements of GO Transit rail facilities, corridors, stations, spurs and related services in connection with the GO Expansion Program, be received;

AND FURTHER THAT Council pass a by-law to authorize the Mayor and Clerk to sign the Acceptance of Offers and related documents issued by Metrolinx to the Town under the Expropriation Act to allow the Town to accept compensation for the lands expropriated by Metrolinx as shown in Appendix "A" herein (the "Expropriated Lands");

AND FURTHER THAT Council pass a by-law to authorize the Mayor and Clerk to sign any subsequent Acceptance of Offers and related documents issued by Metrolinx to the Town, to allow the Town to accept compensation for other lands that may be later expropriated by Metrolinx, provided that the said documents and compensation amounts are to the satisfaction of the Commissioner of Transportation & Public Works.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Metrolinx is in the process of expanding and improving its rail facilities, corridors, stations, spurs and related services in connection with the GO Expansion Program in Ontario.
- To facilitate the expansion and in order to meet the project timelines, Metrolinx has used its powers under the *Expropriation Act* to acquire lands from adjacent

landowners, including the Town.

- Expropriation documents were duly served on the Town by Metrolinx particularly, Notice of Expropriation, Formal Offer of Compensation, Acceptance of Offer, and Appraisal of Real Property to ensure the market value for the Expropriated Lands in accordance with the Act.
- The total consideration offered to the Town for the Expropriated Lands is \$72,100.00, plus any applicable legal costs incurred by the Town.
- Metrolinx may expropriate other Town-owned lands to facilitate its ongoing improvement or expansion projects.

BACKGROUND AND DISCUSSION:

The Town was served with documents under the *Expropriation Act* as follows:

Parcel No. on Appendix	Property Owner	Area of Land (m ²)	Notice of Expropriation	Expropriation Plan	Section 25 Offer	Appraised Amount of Compensation
1	Town of Halton Hills	1,319.5	Served Sep 6, 2023	HR1983393	Served Nov 10, 2023	\$22,000.00
2	Town of Halton Hills	958.3	Served Sep 6, 2023	HR1983387	Served Oct 31, 2023	\$20,700.00
3	Town of Halton Hills	3,209.0	Served Sep 6, 2023	HR1983367	Served Oct 31, 2023	\$29,400.00

Metrolinx is now in possession and has title to the Expropriated Lands such that they are no longer in the ownership or control of the Town. The Expropriated Lands include sections of existing unopened road allowances (Nos. 1 and 2) and a portion of the open space block (No. 3) that was acquired by the Town as part of the Churchill Valley Estates plan of subdivision.

The Expropriated Lands are shown in Appendix “A” attached to this Report.

Staff have not identified any need to construct and open these road allowances for public use as they are constrained by several environmental features, such as but not limited to the Credit River and the associated valley. The part of the Expropriated Lands shown as No. 3 is identified by passive open space and not slated for trails or trail linkages.

Staff have reviewed the Acceptance of Offers and supporting appraisals that were provided in accordance with Section 25 of the *Expropriation Act*.

Staff recommends that the Town accepts the offers and that the Mayor and Clerk be authorized to sign the Acceptance of Offer pursuant to Section 25 of the *Expropriation*

Act. By accepting and signing the Acceptance of Offers, the Town has chosen to accept immediate payment of the amounts set out in the offers, being 100% of the market value as estimated by Metrolinx.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and provides responsive, effective municipal government and strong leadership in the effective and efficient delivery of municipal services.

This report also identifies and supports public transportation as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

The Commissioner of Transportation & Public Works and the Director of Development Engineering were consulted with respect to this Report.

FINANCIAL IMPLICATIONS:

The Town will be increasing its revenue from the compensation received for expropriated lands. Once the monies are received from Metrolinx, the proceeds will be recorded by Finance staff in accordance with the Town's standard operating procedure for the disposition of fixed assets.

Staff recommends that the net proceeds from the compensation received from Metrolinx (less any amounts included for legal costs) be directed to the New Capital Reserve.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer