



DRAFT – PROPERTY COMPENSATION POLICY

September 14th, 2009 Staff Presentation
To Trent Hills Council





PURPOSE OF PRESENTATION

- To advise Council of DRAFT property compensation policies before reviewing with those property owners directly affected by project and the general public
- Will bring final recommendation back to Trent Hills Council on October 19th 2009.



BACKGROUND

- New bridge proposal directly impacts a number of existing private properties
- Property owners wish to know how they will be compensated and timing
- Before asking the Councils of Trent Hills and the County to vote on preferred solution, need to have property compensation and acquisition policies.

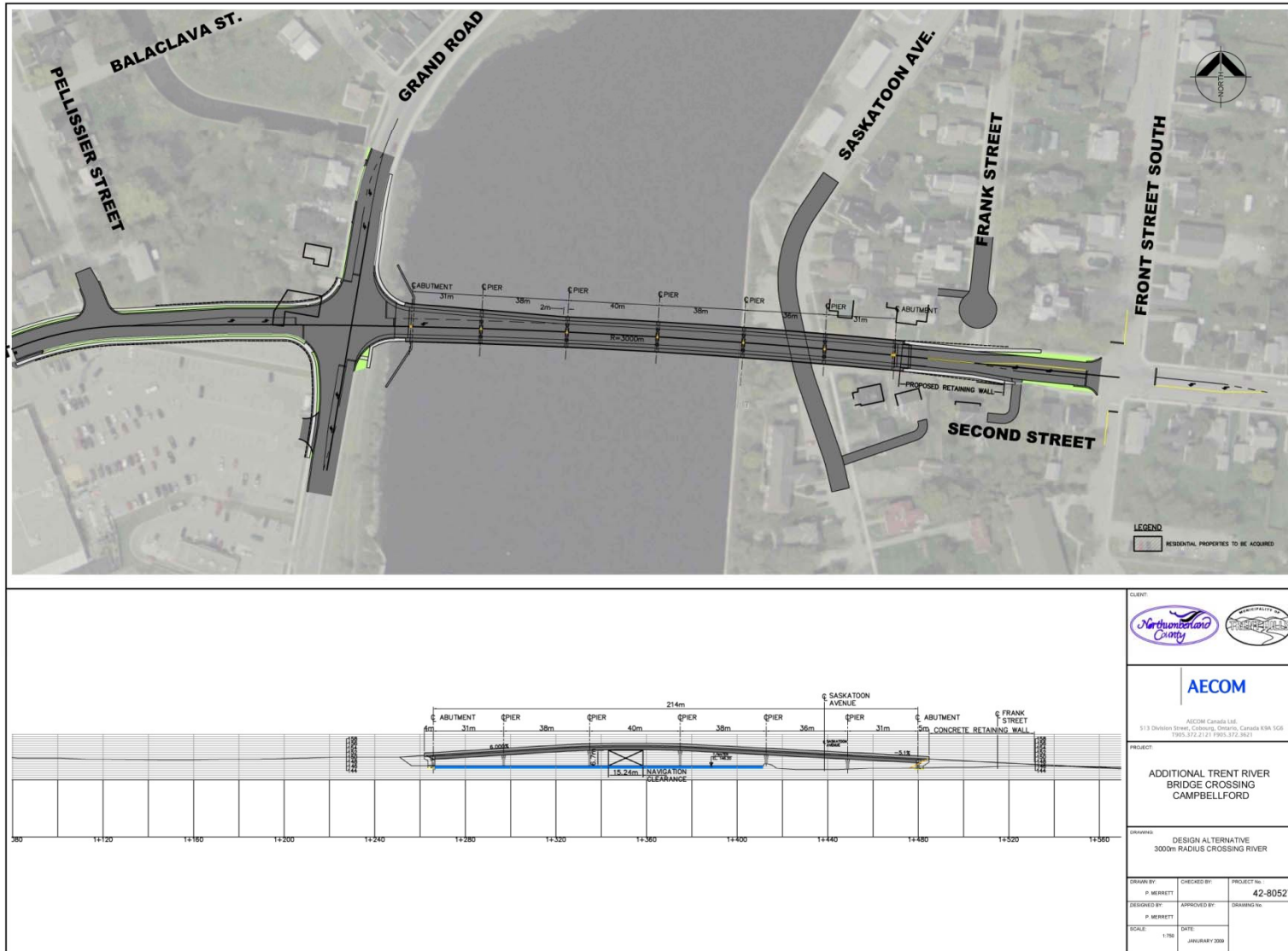


Property Acquisition Policies – WHY?

- A new Second Street Bridge will benefit all motorists in Trent Hills and beyond
- A local residential landowner should not suffer financially due to new road providing broad community benefits
- Once ESR is approved, significantly impacted properties become “frozen”
- Property owners should be able to “get on with their lives”
- Beneficial to stage property acquisitions

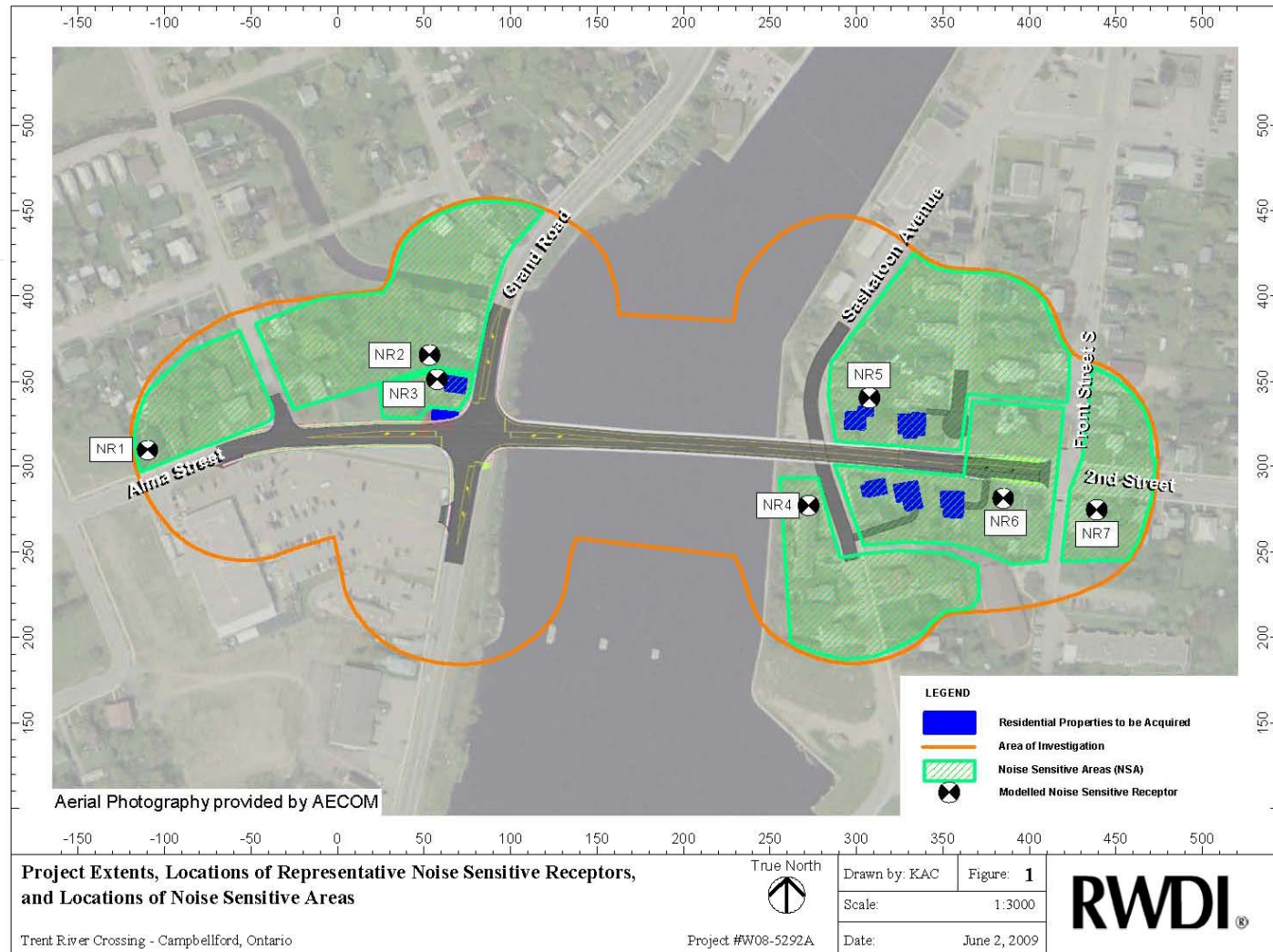
Review of Preferred Solution

- Properties that have frontage on or immediately abut the “dark grey hatch” areas shown on project drawing as presented at Public Information Centres (PIC).



Review of Preferred Solution - Profile

– Properties falling within the “Area of Investigation” of 60m on either side of the roadway as defined in the noise impact study presented at PIC’s and may be indirectly influenced by its location.





Summary of Properties Impacted

1. Outright acquisition – 7 properties
2. Direct impacts on private lands – 16 properties
3. Indirect impacts – 11 properties



Category I. Outright Acquisition – 7 Properties

- New road requires the removal of the house
- Houses could possibly be relocated to another lot in the community
- If cannot relocate, must demolish and fill foundation to build new road
- Entire property must be purchased



Category 2.

Direct Impacts on Lands – 16 Properties

- New road, bridge or bridge approaches and retaining walls on private lands but house not impacted
- Impacts properties on Second St., Pellissier St., Frank St., Grand Rd., & Saskatoon St.
- Property owners may not wish to stay due to significant changes
- 2 options – owners choice
 - purchase and re-sell with covenant
 - owner stays but receives compensation



Category 3.

Indirect Impact on Lands – II Properties

- No physical impacts on private property but road noise impacts
- Noise levels will increase by more than 5dBA
- Offer to compensate property owners for negative impacts and loss of property value



Other Properties

- There are additional properties which will experience more minor impacts
- Noise level increase less than 5dBA
- Propose using Ministry of Environment and Ministry of Transportation joint protocols i.e. offer no compensation
- 31 properties in this category



Compensation for Categories 1 and 2

- Need to determine Fair Market Value
- “Historical” average – preceding 5 years and projection for next 3 years
- Qualified property appraisers utilized
- Dispute resolution proposed
- Compensation includes moving and associated moving costs



Compensation for Categories 3

- Offer to compensate \$5,000 for each property



Timing

- As soon as reasonably possible after all approvals obtained
- Category 1 – one per year to be acquired as budget allow
- Category 2 – same as #1 above
- Category 3 – 2 years after ESR approval
- There may be hardship cases or extenuating circumstances



Negotiating Committee

Comprised of:-

- 2 Heads of Council – Trent Hills and County Warden
- 2 Chief Administrative Officers – Trent Hills and Northumberland County
- 1 Trent Hills Clerk

Will make recommendations for compensation to both Councils.



Next Steps

- Meet with affected property owners to review DRAFT policies and obtain feedback
- Steering Committee meeting to review feedback received
- Final recommendations for both Councils at October Council meetings