

**DATE:** June 9, 2025

**REPORT NO:** PD-24-2025

**SUBJECT:** **Recommendation Report  
South Grimsby Road 10 Road Allowance Closing and  
Realignment**

**CONTACT:** Gerrit Boerema, Director, Growth and Sustainability

**OVERVIEW:**

- An application to close and purchase a portion of the South Grimsby Road 10 road allowance was submitted a number of years ago by Mr. John Cadman, owner of 7484 Regional Road 20.
- There were a number of complications regarding this file including lands owned by both the Province and the Region that needed to be downloaded to the Township, as well as re-surveying out a new road allowance.
- Administration has provided Committee and Council with updates through previous staff reports PD-11-2019 and [PD-89-2021](#).
- Following complications with the original survey, a new survey was completed which found a number of utilities located within the right of way which Mr. Cadman was seeking to purchase. These utilities have been contacted and easements will be required.
- This report recommends that Council support passing a bylaw to realign the road allowance for South Grimsby Road 10 (to capture where the roadway currently is) and to pass an additional bylaw declaring the lands east of the road allowance as surplus and authorize its transfer to the abutting landowners at cost to cover the Township's legal, surveyor and administration time.

**RECOMMENDATION:**

1. That Recommendation Report PD-24-2025 titled "South Grimsby Road 10 Road Allowance Closing and Realignment", dated June 9, 2025, be received; and,
2. That, a Bylaw be passed to declare Parts 6, 7 and 14 of Plan 30R-15936 and Parts 1 and 2 on Plan 30R-16209 on South Grimsby Road 10 as Public Highway; and,
3. That Bylaws be passed to declare Parts 3, 4, 5, 8, 10, 11, 12, 13 of Plan 30R-15936, save and except for Parts 1 & 2 on Plan 30R-16209 as surplus to the needs

- of the Township of West Lincoln, and that surplus lands be conveyed to participating abutting land owners for cost; and,
4. That, Administration review the 2007 Road Closing policy and provide recommendations for updates to ensure future road closing applications are more streamlined and cost recoverable.

## **ALIGNMENT TO STRATEGIC PLAN:**

### **Theme #**

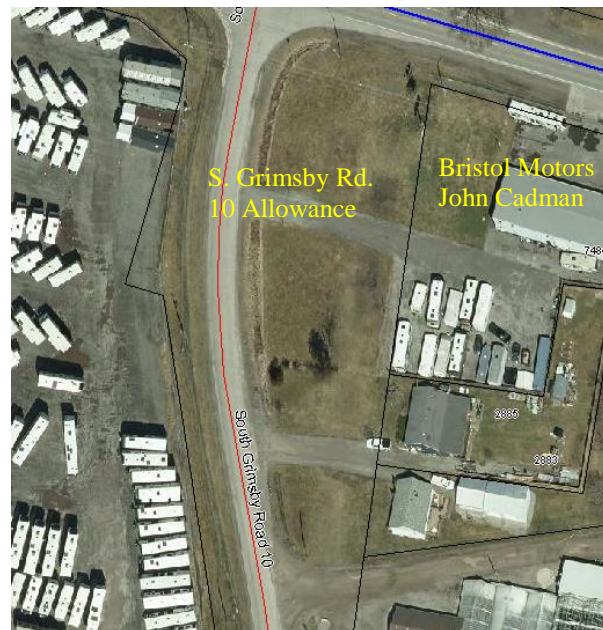
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## **BACKGROUND:**

In 2018 Mr. John Cadman, owner of Bristol Motors, submitted an application for the closing and purchasing of a portion of the South Grimsby Road 10 Road Allowance directly west of 7484 Regional Road 20.

The road allowance in this section south of the Regional Road 20 intersection is over 50 metres wide, where a typical road allowance for a local road is only 20 metres wide. This was a result of an intersection realignment of South Grimsby Road 10 done in the 1970's or 1980's.

In 2018 when the application was originally submitted, a portion of this allowance was shown to be owned by the Ontario Ministry of Transportation, and a portion owned by the Region of Niagara. It has taken a number of years and significant Administration time to allow for the download of these portions of land to the Township.



Two surveys were also required to establish a new right of way over the existing roadway and ditches, to show the location of utilities, and to provide road widening and daylighting triangles to the Region.

The closing and sale of Township's road allowances are guided by the Township's Road Closing Policy POL-C-02-07. Other potential benefitting landowners were notified in 2019, and will again be notified if Council passes bylaws declaring these lands surplus.

## **CURRENT SITUATION:**

Administration now has the survey and legal work finalized to proceed with a recommendation report on the road closing request. This will require two bylaws to be

passed. The first Bylaw will be to establish the new right of way and to declare it as a public highway, while the second bylaw is to declare the remnant lands as surplus and authorize the sale of these lands.

The Road Closing Policy states that at least one appraisal shall be required to obtain the fair market value of the land. Historically this has not always been completed and in this particular application, the applicant was informed early on in the application that an appraisal would not be required, but that they would only be required to pay the costs to cover the legal and survey work.

Property	Parts	Area	Benefiting proportion
7484 Regional Road 20 - Bristol Motors/John Cadman	Parts 3, 10 and 11 Plan 30R-15936, save and except for Part 1 on Plan 30R-16209	2,094 sq m (0.52 acres)	64%
2885 South Grimsby Road 10 – Private Owner	Parts 4 and 12, Plan 30R-15936, save and except for Part 2 on Plan 30R-16209	548 sq. m (5,899 sq. ft.)	17%
2883 South Grimsby Road 10 – Private Owner	Parts 5 and 13, Plan 30R-15936	450 sq. m. (4,844 sq. ft.)	14%
7526 Regional Road 20 - Sicards	Part 8, Plan 30R-15936	183 sq. m. (1,970 sq. ft.)	5%
<b>TOTAL</b>		<b>3,275 sq. m. (0.81 acres)</b>	
Township Road Allowance	Parts 7, 14 of Plan 30R-15936 and Parts 1 & 2 of Plan 30R-16209	-	
Regional Road Allowance	Parts 1, 2, 6, & 9 of Plan 30R-15936	-	

## FINANCIAL IMPLICATIONS:

As per the Township's Road Closing Policy, the closing and sale of surplus road allowances should be at the sole cost of the applicant(s) and sold for market value. In 2018, the applicant paid a road closing deposit of \$1,150 and an administrative fee of \$350 to the Township. According to the Policy, any additional costs for the closing and sale of the road allowance shall be required prior to the transfer of land in order to ensure costs are appropriately recovered.

Administration has calculated the total cost for the surveys, legal costs, and significant Township Administration time spent on this file (between 2018-2025) at a total value of

\$30,000. These costs would be recovered in proportion to the road allowance that each property owner can acquire through this process, as presented in the below table. At this time, Mr. Cadman is the only one who has made an application, and he would be required to pay the determined net cost of \$18,050 in order to proceed in the transfer. The previously paid \$1,150 deposit has been applied against the proportionate land cost that is owing.

The remaining three adjacent property owners would be required to submit the road closing fee, in addition to the proportional share of the costs, if they wish to acquire the surplus lands. Once the by-laws are approved by Council, notices will be sent out to the additional property owners to inform them of their proportionate land costs.

Property	Area	Benefiting proportion	Land Costs
7484 Regional Road 20 - Bristol Motors/John Cadman	2,094 sq m (0.52 acres)	64%	\$19,200 (less \$1,150 deposit already paid), for total amount owing of \$18,050
2885 South Grimsby Road 10 – Private Owner	548 sq. m (5,899 sq. ft.)	17%	\$5,100
2883 South Grimsby Road 10 – Private Owner	450 sq. m. (4,844 sq. ft.)	14%	\$4,200
7526 Regional Road 20 - Sicards	183 sq. m. (1,970 sq. ft.)	5%	\$1,500
<b>TOTAL</b>	<b>3,275 sq. m. (0.81 acres)</b>		<b>\$30,000</b>

It should be noted that the above proportional costs remain far below market value for vacant land. As a comparison, a recent commercial property appraisal that the Township received for a property in the Township has valued commercial land in excess of \$900,000 per acre. This property was fully serviced in the urban area of Smithville, whereas the property within this report has private services and falls outside of the urban area. While this is not a direct comparison, it provides some context of current market values for vacant land.

#### INTER-DEPARTMENTAL COMMENTS:

This report has been discussed and reviewed by the Township Director of Infrastructure and Operations, the Director of Corporate Services/CFO, the CAO and Township Legal Counsel.

#### CONCLUSION:

In order to allow for the transfer of surplus lands to adjacent property owners, Township Council needs to pass a bylaw to establish the new road allowance as public highway, and to pass additional bylaws for to deem the excess lands as surplus to the Township's needs and to authorize its transfer.

Township staff are recommending that these bylaws be passed, as found in Schedule D and E to this report.

**SCHEDULES:**

- A. Location Map
- B. Plan 30R-15936
- C. Plan 30R-16209
- D. By-law to establish lands as a Public Highway
- E. By-laws to close and declare surplus
- F. Bylaw to transfer lands to 7484 Regional Road 20

**Prepared & Submitted by:**

**Approved by:**

**Gerrit Boerema**  
**Director, Growth and Sustainability**

**Truper McBride**  
**CAO**