
HALDIMAND COUNTY

Report ENG-07-2019 Property Agreements with the MTO for the Construction of the New Argyle Street Bridge over the Grand River

For Consideration by Council in Committee on May 28, 2019



OBJECTIVE:

To request Council authorization to enter into Temporary Limited Interest and expropriation agreements with the Ministry of Transportation for the properties required for the construction of the new Argyle Street Bridge over the Grand River.

RECOMMENDATIONS:

1. THAT Report ENG 07-2019 Property Agreements with the Ministry of Transportation Ontario for the construction of the new Argyle Street Bridge over the Grand River be received;
2. AND THAT the County enter into a Temporary Limited Interest agreement with the Ministry of Transportation Ontario for the purposes of assisting with construction related to the Argyle Street Bridge;
3. AND THAT the County enter into an agreement that includes the expropriation of County property that will occupy a portion of the new bridge;
4. AND THAT the net proceeds from the agreements totalling \$214,960.00 be transferred to the Land Sales Reserve;
5. AND THAT the Mayor and Clerk be authorized to execute all necessary documents.

Prepared by: Lloyd Rollinson, Project Manager, Municipal Infrastructure, Engineering Services

Reviewed by: Kristopher R. Franklin, Manager, Engineering Services

Respectfully submitted: Tyson Haedrich, M. Eng., P. Eng., General Manager of Engineering & Capital Works

Approved: Donald G. Boyle, Chief Administrative Officer

EXECUTIVE SUMMARY:

The MTO has notified the County of its need for Temporary Limited Interest (TLI) agreements (easements) over portions of county owned land surrounding the Argyle Street bridge for the staging and construction of the reinforcement and future replacement of the bridge. The MTO also has need to expropriate a parcel of land at the north end of the bridge adjacent to the Toll House that will permanently form part of the new bridge road allowance.

The agreements for the TLI's and expropriation provide the County with compensation totalling \$214,960 and extend until 2028.

BACKGROUND:

In 2018 the Ministry of Transportation (MTO) notified the County of its need to occupy County owned lands surrounding the Argyle Street bridge to facilitate the staging and construction of the current repairs as well as the future replacement of the bridge. These lands are located on both sides of the Grand River and are identified as Parcels 1 to 7 in Attachment 1.

The MTO uses a form of easement for construction projects called a Temporary Limited Interest (TLI) agreement which provides the MTO with the authority over the lands for the purposes of building the bridge for a period of time up to December 31, 2028.

The original timeframe for the TLI agreements coincided with the forecasted bridge construction timing and expire on December 31, 2020. While these TLI agreements were prepared a number of years ago they were never finalized by the MTO, however the County will still receive compensation for the full intended time frame. The latest forecast for the bridge construction will extend beyond the original date and a second set of TLI agreements have been prepared for the time frame between January 1, 2021 and December 31, 2028.

ANALYSIS:

The MTO has prepared Temporary Limited Interest (TLI) agreements for Parcels 1 to 6 as shown in Attachment 1 and also requires expropriation of a parcel of County owned land on the north east side of the bridge. The expropriated parcel (Parcel 7 in Attachment 1) will form part of the future road allowance for the replacement bridge.

To ensure access to the remaining parking spots within the municipal parking lot, the Parcel 3 and 4 agreements include clauses that require the entrance to the municipal parking lot remain open at all times.

The Parcel 5 agreement provides for the reconstruction of the park affected by the bridge construction. Financial compensation was determined by the MTO and is included as part of the agreements.

FINANCIAL/LEGAL IMPLICATIONS:

The agreements provide for the following compensation for each parcel (determined by the MTO) with the net proceeds contributed to the Land Sales Reserve.

Parcel Number (see Attachment 1)	Agreement Type	Financial Compensation (up to 2021)	Financial Compensation (2021 to 2028)	Total Compensation
1 2	TLI	\$ 7,800	\$ 2,600 \$ 8,800	\$ 19,200
3 4	TLI	\$58,200	\$120,000 \$ 8,900	\$187,100
5	TLI	\$ 2,900	\$ 4,200	\$ 7,100
6	TLI	\$ 500	\$ 560	\$ 1,060
7	Expropriation	\$ 500		\$ 500

Total		\$69,900	\$145,060	\$214,960
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STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: Yes

By-law: No

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Ministry of Transportation TLI and Expropriations Property Plan