



TOWN OF STRATFORD RESOLUTION

No. PH021-2023 – SD002-23 – Donald & Pam Newcombe
41 Keppoch Road & Picton Beete Crescent – Disposition of Assets

Motion Carried _____ X _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

August 9, 2023

Committee
Moved by Councilor
Seconded by Councilor

Planning, Development & Heritage

Jeff MacDonald

Gordie Cox

WHEREAS approval (PH006-2023) was granted Donald and Pam Newcombe to subdivide parcel numbers 328757 and 996595 (approx. 52,021 sq. ft. in total area) into 2 single dwelling lots located on Keppoch Road and Picton Beete Crescent subject to all other relevant provisions of the bylaw being met; and

WHEREAS the full scope of this file also includes the purchase and sale of parcel number 996595, currently owned by the Town, between the Town of Stratford and Donald and Pam Newcombe in accordance with *Policy No. 29 Disposition of Assets* as follows:

“Buildings and Land

All Town owned land and building sales must be authorized by resolution of the Stratford Town Council. Before any buildings or land are sold, the said buildings or land shall be appraised by a qualified authority. In addition, a survey of all surplus land must be prepared by a registered land surveyor prior to any sale; and

WHEREAS a Plan of Survey prepared by Mantha Land Surveys Inc, (Date: April 15, 2022- DWG No. M-22-79) for the subject property was used by John Ives, Realtor, Century 21 to appraise the subject property at a market value of \$4, 300.00. In addition, an updated drainage plan has been completed.

BE IT RESOLVED that approval be granted to the sale of parcel number 996595 owned by the Town of Stratford to Donald and Pam Newcombe in accordance with *Policy No. 29 Disposition of Assets* subject to the following conditions:

1. That the subject property be appraised by a qualified authority.
2. That a plan of survey of the subject property be prepared by a registered land surveyor licensed to practice in the province of Prince Edward Island.
3. That a Purchase and Sale Agreement be prepared by the Town Solicitor and executed between the Town of Stratford and Donald and Pam Newcombe.
4. That the Purchase and Sale Agreement, the Property Appraisal, and the Plan of Survey be registered at the Queen’s County Land Registry Office.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held August 7, 2023.