

Request for Tender

RFT #ADM-2017-001



SALE OF VACANT AGRICULTURAL/DEVELOPMENT AND FUTURE INSTITUTIONAL/COMMERCIAL DEVELOPMENT LANDS, STRATHROY- CARADOC

Addendum #1: Questions and Answers

May 16, 2017

Bill Rayburn, CAO
County of Middlesex
Administration Offices
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Please note the following questions and answers to the original RFT release*:

Questions Related to the Request for Tender

<i>Question #</i>	<i>Question</i>	<i>Answer</i>
1	Is there any way to access the farmland in Area 1 that is west of the municipal drain/ditch without going over someone else's property?	Yes, it is possible to extend a driveway at the end of Saulsbury Street along the property. As you pointed out, there is a drain before the agricultural portion of the property you described and as a result, a culvert would need to be installed to cross the drain and gain access to the property you described. Therefore, yes there is access available to the portion of the property you described.
2	Part of Area 2 (looks like about 2 acres) appears to be some sort of surface water drainage or containment area for Strathmere Lodge. I would expect that it was a requirement for the Lodge's site plan agreement at the time. It is directly west of Strathmere, in the area where the easement is shown. If that is the case, how does that affect the severance and the development of that area?	There are two easements in the area you described. I believe that your question refers to the hydro easement (Parts 2, 11 & 17 on Plan 33R-19731). As you know, this is a very standard hydro easement and in my view, the buyer could ask for this easement to be removed once the development plan is prepared for the property. There is also a servicing easement, which would need to be transferred to the County as part of the Agreement of Purchase and Sale. This servicing easement could either be developed around or be redirected to the satisfaction of the County through other proposed servicing solutions of a proposed development. Both of these easements were considered in the land value calculation by the appraiser and in my view, both easements will not have an impact upon the development of the property. In regard to severance, the property is already severed from the adjacent Strathmere Lands. I understand that the survey is difficult to view in the format on the website and with that in mind, we have a full copy of the tender and the survey available for review at reception at 399 Ridout St North.