

## Compensation ruling

# Chappell estate value \$2.4 million

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Former Peel South MP Hyliard Chappell and his wife Grace will be paid \$2.4 million for their 67-acre estate on the west side of the Credit River, the Ontario Land Compensation Board has ruled.

In a lengthy ruling which followed a lengthy hearing, the board determined that if the Chappells sell their total property to the Ontario government, as they wish to do, they should be paid \$2.4 million for it.

The province expropriated four acres of the Chappells' property in April of 1979, part of it for the Parkway Belt West plan and part for the construction of Highway 403. As a result, the estate was not developed for residential uses, as lands to the west in the Creditview community were.

The Chappell lands are located on the east side of the Credit River stretching north from Burnhamthorpe Rd. W. to Highway 403.

The Chappells will also be paid ad-

ditional money by the City of Mississauga which expropriated 1.3 acres of their land along Burnhamthorpe Rd. W.

Although the Chappells asked for a total of \$3.8 million for their property, the Land Compensation Board noted that there were several constraints to full development which would have affected the property's value. The 26.3 acres of Credit River Valley land, where no development can take place, was valued at \$3,000 per acre.

The 38.5 acres of tableland which could be built on, at a single-family density of some 2.5 units per acre, were valued at \$60,000 per acre by the Compensation Board.

Dirk Blyleven, the city's environmental planner, testified that part of the Chappell property was designated as Environmental Protection Area in the city's Official Plan. The development allowed on the property would have been less dense as a result, he explained.

The Compensation Board found that, had the expropriation not taken

place the Chappell lands would have been included in the Creditview Secondary Plan and development would likely have occurred in 1981. But the development would have been less intense than the 3.25 to 4 units per acre claimed by a planner who testified on behalf of the Chappells.

If the Chappells choose to remain on their property, they would be paid \$1.7 million for loss of value of their land.

If and when the remainder of their land was expropriated, they would be paid another \$700,000.

The Ministry of Government Services of Ontario was also ordered to pay the Chappells' legal, appraisal and other costs for the hearing which determined the value of their expropriated property, and the loss of value when they could not develop their remaining lands.

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