



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: October 10, 2023

Subject: SRCLK.2023.07 - Surplus Lands Review

Report from: Christine Fraser-McDonald, Clerk

Appendices: Appendix A – Available Lands - 2023
Appendix B – Air Photos – July 2023

Recommendation

Be It Resolved that Council hereby,

1. Directs staff to proceed with any necessary title searches for the parcels identified as surplus to the Municipality's needs to confirm ownership and identification of any encumbrances;
2. Directs staff to undertake appraisals for the identified parcels;
3. Directs staff to work with local real estate brokers for the sale of the identified parcels.
4. Directs staff to negotiate and execute a conditional Agreement of Purchase and Sale with the successful proponent.
5. That any and costs incurred in 2023 will be funded by a transfer from Reserve 01-0000-7270 Planning and Development; and
6. Directs that the CAO and Clerk have the authority to execute a conditional Agreement of Purchase and Sale on behalf of the Municipality.

Report Summary

Lands that are excess to the Municipality's needs may be declared surplus by Council as per the Sale of Surplus Municipal Lands Policy – CLK01-2021.

Staff are seeking Council's initial recommendations regarding the proposed list of possible surplus lands and their interest to dispose of these sites as identified. If Council supports the disposition of certain locations, then staff will undertake the required legal and appraisal reviews prior to bringing forward a final recommendation report on the disposal of these properties.

Background

The Municipality has numerous properties (vacant or not vacant) throughout the Municipality. Staff have reviewed these properties and undertook an assessment of the zoning, road frontage, Conservation regulations etc. From this evaluation, staff have presented Council with the attached properties (Appendix A) that could be declared surplus.

The potential disposal of these properties would be subject to a legal review which would include a title search to ensure that the property is in full municipal ownership and identify any registered encumbrances. The Municipality has a qualified Appraiser (AACI) to establish property values for the surplus lands.

Analysis

With the current housing market and development growth within the municipality, it is in the Municipality's best interest to take advantage of the current market and sell land that is deemed surplus to the Municipality's current and future needs. Proceeds from the disposition of these properties would be directed to the Municipality's reserves, while at the same time, cleaning up unused land inventory through the vacant parcels.

It should be noted that there is a portion of an unopened, 66-foot road allowance in Paisley (Alma Street between Albert and James Street). It was suggested by the Works Manager that this unopened road allowance be stopped up and closed so that three (3) residential lots could be created. Staff have had discussions with Bruce County Planning Staff who were in support of this proposal in principle (Appendix B). The property is regulated by the Saugeen Valley Conservation Authority who will also need to be contacted in this regard.

Staff recommends the following:

- that the unopened road allowance on Alma Street in Paisley be surveyed, stopped up and closed and declared surplus for disposal in 2024.
- that the lot located at 4th Ave SW and 7th St SW in Chesley be surveyed this year and declared as surplus and sold on the open real estate market in 2024.

Link to Strategic/Master Plan

6.4 Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

Any monies received from the disposal of surplus lands will be directed to Reserve– 01-0000-7270 – Planning and Development.

The proposed lots at Alma Street will require surveys to be completed to ensure the exact location of the unopened road allowance.

The lot located at 4th Ave SW and 7th St SW in Chesley will require a survey. A quote has been received at an approximate cost of \$4,900 to \$7,860. If Council directs staff to move forward with the sale of this surplus lot, the company can be onsite within eight (8) weeks to complete the survey.

Staff recommend financing any costs incurred in 2023 with a transfer from Reserve 01-0000-7270 – Planning and Development. The current reserve balance is \$331,036.37.

Approved by: Sylvia Kirkwood, Chief Administrative Officer