



# Staff Report

## Administration

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**Report To:** Council  
**Meeting Date:** February 22, 2021  
**Report Number:** FAF.21.040  
**Subject:** Purchase of 125 Peel Street  
**Prepared by:** Shawn Everitt, Chief Administrative Officer

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### A. Recommendations

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THAT Council receive Staff Report FAF.21.040, entitled "Purchase of 125 Peel Street";

AND THAT Council approve the purchase of 125 Peel Street in the amount of \$3,450,000;

AND THAT Council approve funding to complete the land acquisition and transfer of ownership into the Town's land inventory including all legal costs, taxes and land transfer costs;

AND THAT Council authorize the Mayor and Clerk to execute all required documents and land transfers to finalize the land acquisition.

### B. Overview

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Due to the time sensitivity of negotiations for the purchase of 125 Peel Street, this report is being brought directly to Council for consideration. This report outlines the request to purchase the property at 125 Peel Street in Thornbury and requests authorization by Council for the Mayor and Clerk to execute all required legal documents and transfer the lands into the Town's land inventory.

### C. Background

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Staff have long identified this property (125 Peel Street) as a property of interest and prime location for range of future pieces of municipal infrastructure. The site provides an excellent opportunity to consider the following uses:

- Potential location of a future Multi-use Community Hub (8 - 12-year horizon)
- Potential location of a range of alternate municipal uses that may be identified in future years as key strategic plans are completed.
- Potential of providing area for an enhanced intersection at Grey Road 113, 10<sup>th</sup> Line and Highway 26

Property	Property Address	Legal Description	Property Size	Assessment
Property 1	125 Peel Street	Con 10PT Lot 35 RP 16R681 Part 1	<b>26.71 Acres</b> 10.80 Hectares	\$200,000 Grey County GIS Source
Property 2	125 Peel Street	Con 10PT Lot 35 RP 16R681 Part 1	<b>5.92 Acres</b> 1.39 Hectares	\$196,000 Grey County GIS Source
<b>Total</b>			<b>32.63 Acres</b> 13.20 Hectares	<b>\$396,000</b>

## D. Analysis

Staff recognize that the property’s proximity to existing development, and it being located within the Town’s Official Plan Future Secondary Planning Area, make it a property of particular interest to the local development community.

The subject property is comprised of two specific lots as identified in the chart in the background section of this report.

The Town’s Official Plan identifies the two properties as follows:

### **Property 1: 26.71 Acre Parcel**

- Farm property without any buildings or structures
- (2016) Official Plan identifies the property as “Future Secondary Plan Area”

**Constraints:** This property has an identified Hazard Area running through the middle of the property.

### **Property 2: 5.92 Acre Parcel**

- Farm with residence – with or without secondary structures; with farm outbuildings
- (2016) Official Plan identifies the property as “Future Secondary Plan Area”

**Constraints:** Need to consider change of permitted uses that would include public use or other uses associated with community needs that would be determined in the future. Historically, and currently used as a residence attached to a farming operation.

Current Official Plan Designation on these lands was taken from the Town’s Official Plan.

## **Conclusion**

This property is being considered a significant property of interest for the strategic long-term planning of our community. The following list provides high-level suggestions of potential uses:

- The proximity to 2 major transportation corridors being Grey Road 113 and Highway 26 provides good future transportation capacity;
  - Creating a collector's corridor in the 10<sup>th</sup> Line from Grey Road 13 at Matilda Street and 10<sup>th</sup> Line in Clarksburg to Grey Road 113 and Highway 26 aligns with potential traffic management plans;
  - Potential of enhancing the Peel Street connectivity to Grey Road 113;
  - Creating a significant community presence at the Western Gateway of the Town of The Blue Mountains along a major transportation corridor;
  - Proximity of the Town's western border would be an ideal location for a potential regional multi-use facility partnership with neighbouring and adjacent municipalities.
- Proximity to the existing 10<sup>th</sup> Line Recreation Complex provides for a combination of public use lands that is approximately 83 acres of land within a Future Secondary Plan Area.
- Securing these lands provides a great potential site for a Regional Multi-Use Community Hub that will be reviewed through the 2020 Leisure Activities Plan, and over the next 4 to 6 years, that would allow for potential construction of a facility in the next 8 to 12 years.
- These lands could also be considered as a site for the replacement water tower for the west end on the Town. The area needs for water storage and distribution are currently being considered through the West Side Water Storage and Distribution study.
- Securing these lands provides an opportunity for significant investment of facilities and infrastructure at both the east and west ends of the Town. Developing the existing 9.2 acres of Town owned lands on Grey Road 19 in the Craigeith area and potentially this property on Peel street in the Thornbury area.
- Securing these lands in 2021 would provide a great opportunity to complete the appropriate Official Plan Amendments while the Town is completing the Official Plan review and update along with any required zoning changes in the next couple of years.
- The subject lands do not have any limitations relating to the Special Agriculture designation. The Town lands that are approximately 80 meters away do have the constraints and limitations associated with the Special Agricultural designation.

Town staff have completed their due diligence for the purchase of this property and have also secured a third party Land Appraisal of the lands that provided support to purchase the lands at the negotiated and recommended purchase price.

The farmed portion of the property (Parcel 1) has historically been used as an active farm, most recently for cash crops (soybean, corn, etc.). Previous to this, the property was an active apple orchard similar to the Town’s Tomahawk Recreation Complex property and may have pesticide residuals in its soil that may require removal prior to it being developed. The Tomahawk Recreation Complex property contained residual levels of arsenic in the soil, however, the levels found did not require removal or any type of remediation.

The 2019 Development Charges Background Study: Appendix B.4 Table 2 (Attachment 2) outlines the Development-Related Capital Program for Parks and Recreation the following project:

**4.1 Indoor Recreation**

	<u>Project Description</u>	<u>Timing</u>	<u>Gross Project Cost</u>
4.1.1	Provision for Indoor Recreation Space	2025	\$80,000,000
	\$50,000,000 from Grants/Subsidies/Other Recoveries		
	\$30,000,000 Net Municipal Costs		
	\$27,000,000 from Development Charges – 90% Development Charges		
	\$3,000,000 from other to cover remaining 10%		

**E. Strategic Priorities**

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**1. Communications and Engagement**

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

**2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

**3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

**4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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The purchase of this property would provide the Town with a much greater level of development control over the Highway 26 corridor. The Town's Official Plan identifies the west side of Town, near Highway 26 as a Residential Recreation Area.

The subject lands include the constraint of Hazard Lands identified in Attachment 1 of this report.

## **G. Financial Impact**

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The current Parkland Dedication balance as of November 30, 2020 is \$810,000.

Staff suggest that the funding source at this time would be financed by debt.

The realized loss of Town Property Tax Revenue, based on 2020 assessment values, is a total of \$697.60 annually. The total annual tax revenues for Property 1 and Property 2 are listed below:

### **Property 1**

- Total Annual Tax is \$390.81
- Town of The Blue Mountains Portion is \$159.08

### **Property 2**

- Total Annual Tax is \$1,292.86
- Town of The Blue Mountains Portion is \$538.52

## **H. In consultation with**

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Council

Ruth Prince, Director of Finance and IT Services

Will Thomson, Director of Legal Services

Senior Management Team

## **I. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required.

## **J. Attached**

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1. Location Map
2. Development Charges Background Study Appendix B.4 Table 2

3. Official Plan Map

Respectfully Submitted,

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Shawn Everitt  
Chief Administrative Officer

For more information, please contact:  
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519-599-3131 extension 234





118  
APPENDIX B.4  
TABLE 2

TOWN OF THE BLUE MOUNTAINS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS AND RECREATION

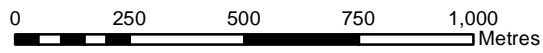
Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>4.0 PARKS AND RECREATION</b>											
<b>4.1 Indoor Recreation</b>											
4.1.1 Provision for Indoor Recreation Space	2025	\$ 80,000,000	\$ 50,000,000	\$ 30,000,000	0%	\$ -	\$ 3,000,000	\$ 27,000,000	\$ -	\$ 6,750,000	\$ 20,250,000
Subtotal Indoor Recreation		\$ 80,000,000	\$ 50,000,000	\$ 30,000,000		\$ -	\$ 3,000,000	\$ 27,000,000	\$ -	\$ 6,750,000	\$ 20,250,000
<b>4.2 Parkland Development</b>											
4.2.1 Parkland Development	2019	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 20,000	\$ 180,000	\$ 180,000	\$ -	\$ -
4.2.2 Waterfront Development	2019	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 30,000	\$ 270,000	\$ 270,000	\$ -	\$ -
4.2.3 7th Line to Camperdown Road	2020	\$ 160,000	\$ -	\$ 160,000	0%	\$ -	\$ 16,000	\$ 144,000	\$ 144,000	\$ -	\$ -
4.2.4 Parks Satellite Building	2024	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ 35,000	\$ 315,000	\$ 229,309	\$ 85,691	\$ -
Subtotal Parkland Development		\$ 1,010,000	\$ -	\$ 1,010,000		\$ -	\$ 101,000	\$ 909,000	\$ 623,309	\$ 85,691	\$ -
<b>4.3 Park Facilities</b>											
4.3.1 Tennis Court Construction/Pickle Ball	2024	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -
4.3.2 Additional Pavilion	2025	\$ 135,000	\$ -	\$ 135,000	50%	\$ 67,500	\$ 6,750	\$ 60,750	\$ -	\$ 60,750	\$ -
4.3.3 Trail Development	2028	\$ 150,000	\$ -	\$ 150,000	50%	\$ 75,000	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -
Subtotal Park Facilities		\$ 435,000	\$ -	\$ 435,000		\$ 142,500	\$ 29,250	\$ 263,250	\$ -	\$ 263,250	\$ -



# The Blue Mountains Official Plan Schedule 'A-2' Thornbury and Clarksburg

## Designations

- ★ Former Landfill
- ▭ Bruce St./Marsh St. Corridor
- ▭ Niagara Escarpment Plan Boundary
- ▭ Agricultural
- ▭ Commercial Corridor
- ▭ Community Living Area
- ▭ Downtown Area
- ▭ Future Secondary Plan Area
- ▭ Harbour Area
- ▭ Hazard
- ▭ Institutional Area
- ▭ Major Open Space
- ▭ Residential Recreational Area
- ▭ Rural
- ▭ Urban Employment Area



Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text. The information depicted on this Schedule has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist.

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June 2016

