



Staff Report

Administration – Chief Administrative Officer

Report To: Council Meeting
Meeting Date: July 4, 2022
Report Number: FAF.22.109
Title: Deferral of the Consideration of the Sale of Town Lands
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.22.109, entitled “Deferral of the Consideration of the Sale of Town Lands”;

AND THAT Council set a formal moratorium of any new requests to consider the sale of Town owned lands;

AND THAT Council direct staff to continue the reviews for the potential consideration of the sale of Town owned lands as outlined in this report and already initiated.

B. Overview

The purpose of this report is to provide a follow up to the discussion that took place at the May 24, 2022 Council meeting regarding deferring the consideration of the sale of Town lands.

C. Background

A variety of requests have been submitted for Council to consider the sale of Town owned land to landowners over the past number of years.

Typically, these requests are submitted via email, or through formal correspondence to Council. Staff have shifted the process to have these requests come directly to Council so Council can provide direction to staff on whether to further review the requests or not.

Staff are currently drafting an additional follow up staff report resulting from the Public Meeting regarding suggested revisions to the Town’s existing [Sale and Disposition of Town Land Policy POL.COR.07.02](#). Shifting priorities over the past two months has delayed this report coming back to Council, however, requests for the Town to consider selling Town owned land have continued. Background information related to the Public Meeting and the suggested policy revisions is included in [Staff Report FAF.22.039](#) for reference.

After fulsome discussion, staff suggested that future consideration of the sale of Town owned land requests not be considered until after the revisions to the Town's Sale and Disposition of Town Land Policy POL.COR.07.02 are approved by Council.

On May 24, 2022 Council approved the following Resolution:

Moved by: Councillor Uram

Seconded by: Councillor Hope

THAT Council directs staff to provide a report to a future Committee of the Whole meeting regarding the deferral of the consideration of the sale of any Town lands until the Official Plan Review is complete, excluding and dispositions that are currently scheduled for a Public Meeting, or dispositions as recommended by staff.

In addition, in 2020 Council also approved the following resolution with regard to the consideration of any requests involving the sale of Town owned waterfront land:

July 13, 2020 Council Resolution:

Moved by: Rob Potter

Seconded by: Andrea Matrosovs

THAT Council confirms that Council of the Town of The Blue Mountains will not consider the sale of any water access points, consistent with its position of not selling waterfront;

AND THAT Council direct the Director of Community Services to report back through the Leisure Activities Plan with a full inventory of all Town owned waterfront access points within the municipality, including the following information:

- i) current uses, both authorized and unauthorized;
- ii) existing conditions, including fencing, or other physical barriers;
- iii) any limitations on the use of the waterfront access points;
- iv) highlight any existing formal agreements and encumbrances.

The Town's [Leisure Activities Plan](#) (LAP) was approved by Council in 2021. Through this process waterfront properties were reviewed and categorized into six (6) Classes with a number of Subclasses. Staff suggest that no Town owned waterfront be considered for sale until such time a fulsome updated Town Land Inventory has been completed and reviewed by Council. Staff are also recommending that this Land Inventory review also include recommendations for Town owned land that may be considered for sale. Staff further suggest that this process should be subject to a fulsome Public Consultation Process prior to the sale and disposition of any additional Town owned land.

D. Analysis

Staff suggest that the following pieces of Town owned land should be permitted to continue through the formal review process for sale and disposition by Council.

Subject Lands	Status of Review Completed	Public Meeting Scheduled	Public Meeting Held
15 Harbour Street Request to Purchase	Staff suggest not to consider land surplus due to proximity to waterfront and the land being used an existing Parkette	No	No
Cedar Street Road Allowance Request to Purchase	Staff have reviewed this request with adjacent Landowners and suggest the subject lands may be considered surplus	No	No
Plan 562 PT LOT 45 Clarksburg Request to Purchase	Staff suggest the subject lands may be considered surplus	Yes	July 11, 2022
171 King Street (Disposition to BMAHC)	Review has been complete and formal process initiated	Yes	May 30, 2022
Wellington Street North Road Allowance	Review has been complete and formal process initiated	Yes	May 30, 2022
150-160 King St Land Transfer Easement to EPCOR	Review has been complete and formal process initiated	Yes	May 30, 2022
Municipal Land (Block 38)	Review has been complete and formal process initiated	Yes	May 30, 2022
Manorwood Thornbury Lands	Review has been complete and formal process initiated	Yes	May 30, 2022
125 Peel Street (Community Campus of Care)	Council has approved these lands to be declared surplus	Yes	February 7, 2022
Plan 104, 107 Leming Street Right of Way	Staff have acknowledged that this request was brought forward to the requestor by the Town in 2007	No	No

Subject Lands	Status of Review Completed	Public Meeting Scheduled	Public Meeting Held
Bruce Street/Alice Street Lands West of Lot Bruce Street Lots 72,74, 78 and 80	Staff continues to review this request	No	No
Gordon Street Right of Way	Council requested LAP Committee to consider this land for a potential park and the LAP Committee recommended the lands could be considered surplus	No	No
Block 29 Peel Street	This Town owned property has an impact within the Peel Street North Re-Construction Project	No	No
Laneway west of Bruce Street and North of Louisa Street	Operations staff have identified this laneway as a potential for further consideration of declaring surplus to Town needs through the construction of the Towns new Public Parking Lot off of Arthur Street West	No	No

E. Strategic Priorities

1. Communication 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

When considering declaring any Town owned land surplus for disposition, the fulsome review is very mindful of potential impacts to the environment.

G. Financial Impacts

None.

H. In Consultation With

Senior Management Team

I. Public Engagement

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. However, any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer at cao@thebluemountains.ca.

J. Attached

None

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
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Report Approval Details

Document Title:	FAF.22.109 Deferral of the Consideration of the Sale of Town Lands.docx
Attachments:	
Final Approval Date:	Jun 27, 2022

This report and all of its attachments were approved and signed as outlined below:

Shawn Everitt - Jun 27, 2022 - 12:59 PM