



# Staff Report

## Legal Services

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**Report To:** Committee of the Whole Meeting  
**Meeting Date:** August 30, 2022  
**Report Number:** FAF.22.137  
**Title:** Primont Block 38 – Disposition of Lands  
**Prepared by:** Will Thomson, Director of Legal Services

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### A. Recommendations

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THAT Council receive Staff Report FAF.22.137, entitled “Primont Block 38 – Disposition of Land”;

AND THAT Council declares Parts 1 & 2 on Plan 16R-11712 (Subject Lands) surplus to the needs of the Municipality;

AND THAT Council directs authorizes the sale of the Subject Lands to the owner of Block 38 Plan 16M-24 for \$21,500.00 plus costs; and

AND THAT Council authorizes the Mayor and Clerk to sign all necessary documentation to facilitate the sale of the Subject Lands.

### B. Overview

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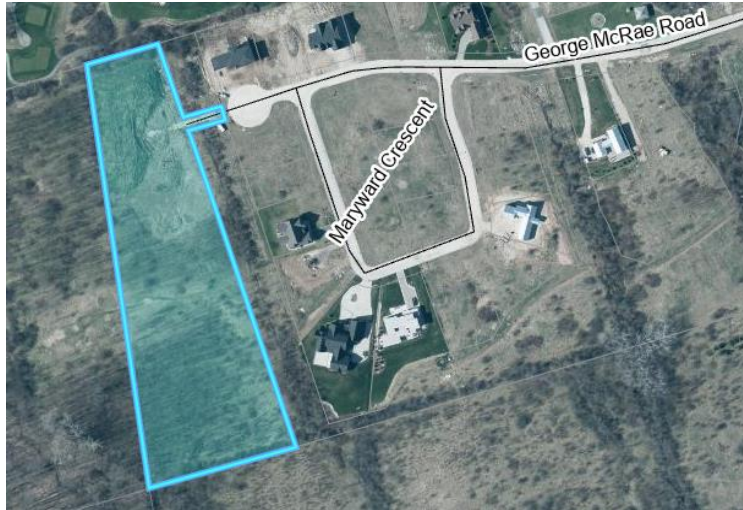
Staff are seeking Council direction to transfer two small slivers of Town owned land to the developer to facilitate road, access and drainage improvements.

As the proposed transfer is for property valued at less than \$50,000.00 it is not caught by the “lame duck” provisions and can be considered by Council.

## C. Background

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The purchaser is the developer of Block 38, located at the Western end of George McCrae Rd.:



The Town owns the block(s) of land to the immediate east of Block 38, they contain a drainage watercourse/hazard lands which extend to the south and east (uphill) of the George McCrae Rd/ Maryward Cres. Neighbourhood.

The developers access to Block 38 is currently a 10m strip of land extending eastward and bisecting the Town owned lands to connect to George McCrae Rd.

The Developer is proposing to service Block 38 with a condo rd. that will commence from the public cul-de-sac on George McCrae Rd.

To improve the access to Block 38 and improve the under-road drainage through the Town-owned lands and onward down the escarpment, the Developer is seeking to purchase 5 meters on either side of their “driveway” from the Town.

## D. Analysis

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At the Public Meeting the Town heard comments related to the cutting of trees in the Town owned lands; Staff can advise that this was done on the Town’s request to clear the growth from what is intended to be a drainage course.

Additionally, comments were received regarding the impact from the adjacent private landowners (abutting the Town-owned lands to the east, north and south of the cul-de-sac) regarding the impact on their properties; Staff can advise that the Developer is working with these landowners and has designed an access which will not impact the private property.

As such, Staff are recommending proceeding with the disposition of these small parcels of land for the appraised price of \$21,500, plus costs.

## **E. Strategic Priorities**

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### **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**

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NIL

## **G. Financial Impacts**

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The funds from the disposition will be deposited in the Community Improvement Plan.

## **H. In Consultation With**

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NIL

## **I. Public Engagement**

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The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **May 30, 2022**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Will Thomson, Director Legal Services [directorlegal@thebluemountains.ca](mailto:directorlegal@thebluemountains.ca).

## **J. Attached**

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1. Attachment 1 - Plan 16R-11712.

Respectfully submitted,

Will Thomson  
Director Legal Services

For more information, please contact:  
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**Report Approval Details**

Document Title:	FAF.22.137 Primont Block 38 - Disposition of Land.docx
Attachments:	- Attachment 1 -16R-11712.pdf
Final Approval Date:	Aug 18, 2022

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

**Will Thomson - Aug 18, 2022 - 3:50 PM**