



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: January 27, 2021
Report Number: PDS.21.014
Subject: Request to Purchase Town Owned Lands- Gordon Street Right-of-way
Prepared by: Nathan Westendorp, Director of Planning & Development Services

A. Recommendations

THAT Council receive Staff Report PDS.21.014, entitled "Request to Purchase Town Owned Lands- Gordon Street Right-of-way";

AND THAT Council declare a portion of the Gordon Street ROW as depicted on Attachment 4 of Staff Report PDS.21.014 surplus to the needs of the Corporation;

AND THAT Council directs Staff to obtain an appraisal of said land;

AND THAT Council directs Staff to give notice to the public of the proposed sale of land as per the Corporate Policy POL.COR.07.02 "Sale and Other Disposition of Land";

AND THAT Council directs that a Deeming By-law and a survey be required prior to any sale of the aforementioned surplus lands.

B. Overview

In early 2020, the Town received a request to purchase a portion of the original Gordon Street Right-of-Way (ROW), as shown on Plan 1068 and Plan 16R-158 (please refer to Attachment 1 and Attachment 2 respectively).

C. Background

The purpose of this report is to consider declaring land owned by the Town adjacent to Grey County Road 19, forming a portion of a Right-of-Way (ROW) connecting to Pioneer Lane (referred to as the Gordon Street ROW). If the land is declared surplus the report asks Council to direct Staff to have the lands appraised, provide notice to the public regarding the proposed

sale of the land. Due to zoning and County Road entrance restrictions, Town staff recommend the Subject Lands should only be considered surplus as a lot addition to an abutting parcel.

The applicant is the adjacent landowner of Lot 1, Plan 527, known as 796397 County Road 19 immediately east of the Gordon Street ROW (please refer to Attachment 3). Specifically, the request is to purchase the southeast portion of the Gordon Street ROW. For clarity, this part of the Gordon Street ROW will be referred to as the Subject Lands and is shown on Figure 1.

Figure 1



Additional correspondence with the applicant has confirmed that the Subject Lands would be added to the existing parcel to the east as a “lot addition”, not as a separate parcel.

D. Analysis

Upon receipt of the request and subsequent direction from Council, staff undertook a property review using a Land Review Tool (checklist) for the subject lands. Unfortunately, the review took additional time to complete as there were some delays associated with other urgent matters, including response to the COVID-19 pandemic. The review includes an assessment by internal departments as well as other agencies/authorities that may have an interest in the Subject Lands. As a result of the review, the following are notable comments and considerations reviewed during staff’s analysis:

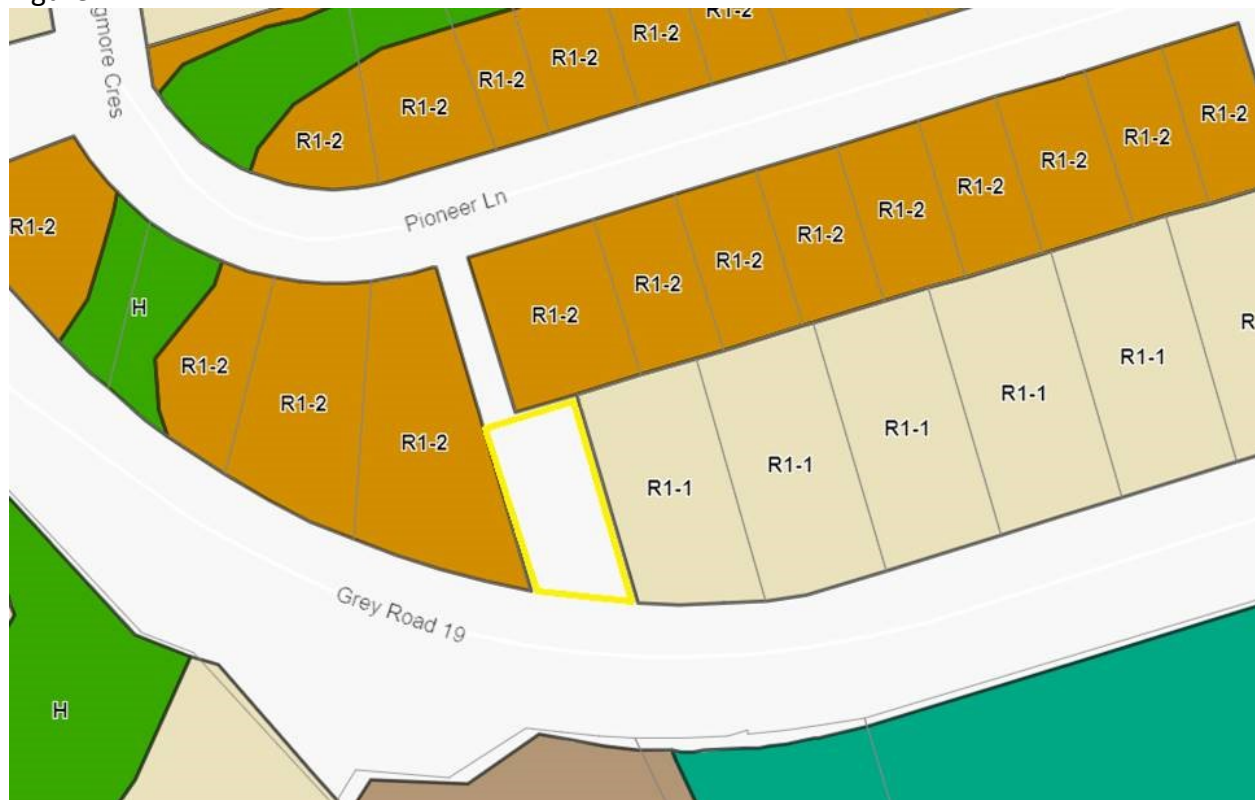
Roads & Drainage – The Gordon Street ROW is not open to vehicular traffic but does have a municipal trail connecting County Road 19 and Settler’s Way. There is no apparent need to open the ROW to vehicular traffic given existing roads in the area. Furthermore, the northern portion of Town-owned lands has a narrow width that would not facilitate the construction of a municipal road.

Water/Wastewater – No water or wastewater infrastructure is located within the Gordon Street ROW.

Community Services – There is no concern with the proposed sale of the Gordon Street ROW provided a minimum 6.0 metre block is retained along the western boundary of the ROW so the trail/walkway can continue on Town-owned lands.

Land Use & Zoning – The parcel to the east is Zoned R1-1, while the residential properties to the immediate north and east are zoned R1-2 (please refer to Figure 2).

Figure 2



As per Section 2.4 of Zoning Bylaw 2018-65, the boundary indicated as following a lot line abutting an unopened road allowance shall follow the centerline of such road allowance. If the Subject Lands were added to the applicant’s property, they would continue to be zoned as R1-1. However, it is not recommended that an additional lot be created in this location. If the Subject Lands are considered surplus and added to the Applicant’s property, it is recommended that a condition of sale be added such that a Bylaw be enacted to deem Lot 1, Plan 547, as not to be a part of a plan of subdivision and the Subject Lands (eastern portion of the Gordon Street ROW) and the former Lot 1 merged on title.

County of Grey – County Transportation Services would not support a new lot at this location as there are insufficient sightlines to warrant a new entrance off of Grey Road 19. If the Subject Lands were a lot addition to the lands to the north (i.e. 112 Pioneer Lane), the County would then require a 1 foot reserve along Grey Road 19 to prevent a new entrance off of Grey Road 19. If the Subject Lands were a lot addition to the lands to the east (Lot 1, Plan 527) Transportation Services does not require a 1 foot reserve along County Road 19.

- The southern portion of the Gordon Street ROW currently extends into the County Road. If the Subject Lands are declared surplus, the County requires clear title to the southern portion of the Gordon Street ROW to ensure the existing curve of County Road allowance is maintained.

Other – A natural gas line is located along County Road 19 on the front portion of the Gordon Street ROW. An easement may be required and would be confirmed with the appropriate utility provided if the lands are declared surplus.

Based on the review and analysis, Town staff find the Subject Lands as Shown on Attachment 4 could be considered surplus. Therefore, Staff recommend that:

- i. Council declare the eastern portion of the Gordon Street ROW as depicted on Attachment 4 of PDS.21.014 surplus to the needs of the Corporation;
- ii. Council directs Staff to obtain an appraisal of said land as a development parcel and as land that must be added to an existing parcel;
- iii. Council directs Staff to give notice to the public of the proposed sale of land as per the Corporate Policy POL.COR.07.02 “Sale and Disposition of Land”.
- iv. Council require that a survey and Deeming Bylaw be prepared prior to sale of the Subject Lands.

Next Steps

If Staff’s recommendations are endorsed by Council, the next steps are as follows:

- An appraisal of the property will be obtained.
- Staff will give notice to the public of the proposed land sale including providing mailed notices to those within 120m of the Subject Lands.
- Conduct a public meeting at a regularly scheduled Committee of the Whole meeting to receive comments on the proposed sale.
- Report to Council on the comments received at the public meeting. The Report will outline any comments received resulting from the 21 day notice period and the public meeting, plus provide recommendations on proceeding based on comments.
- Act on direction of Council regarding the sale of the Subject Lands.

E. Strategic Priorities

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.

F. Environmental Impacts

No environmental impacts are directly associated with this report.

G. Financial Impact

If the lands are considered surplus and sold, the Town will receive the proceeds of the land sale.

H. In consultation with

Trevor Houghton, Manager of Community Planning

Shawn Carey, Director of Operations

Ryan Gibbons, Director of Community Services

Ruth Prince, Director of Finance & IT

Will Thomson, Director of Legal Services

Shawn Everitt, Chief Administrative Officer

I. Public Engagement

If the Subject Lands are considered surplus, the topic of this Staff Report will be the subject of a Public Meeting accordance with Corporate Policy POL.COR.07.02 "Sale and Other Disposition of Land".

Comments regarding this report should be submitted to Nathan Westendorp, Director of Planning & Development Services, directorplanningdevelopment@thebluemountains.ca

J. Attached

1. Attachment 1 – Plan 1068
2. Attachment 2 – Plan 16R158
3. Attachment 3 – Plan 547
4. Attachment 4 – Proposed Surplus Lands

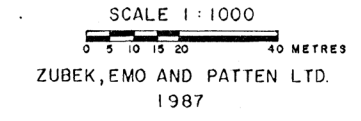
Respectfully submitted,

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
Nathan Westendorp, Director of Planning & Development Services,
directorplanningdevelopment@thebluemountains.ca
519-599-3131 extension 246

CURVE		DATA	
LOT NO	ARC	CHORD	RADIUS
1	29.42	28.99	N31°53'15" W 49.64
2	25.88	25.84	N41°14'30" W 178.50
3	30.18	30.00	N66°07'00" W 59.64
4	30.05	30.02	N56°13'25" W 178.50
5	20.14	20.00	N84°40'15" E 49.64
6	29.97	29.96	N65°51'00" W 178.50
7	42.37	42.29	N77°27'55" W 178.50
8	29.64	27.00	N69°55'55" W 20.00
9	15.10	14.75	N25°18'55" E 20.00
10	15.10	14.75	N18°57'00" W 20.00
11	15.10	14.75	N60°13'05" W 20.00
12	29.64	27.00	N55°41'40" E 20.00
13	30.01	44.24	N58°15'00" W 29.92
14	29.45	28.13	N31°46'40" W 54.74
15	5.27	5.27	N49°25'35" W 54.74
16	15.33	15.28	N44°08'45" W 54.71
17	18.38	18.30	N26°30'25" W 54.71
18	16.03	16.00	N19°20'30" E 72.87
19	16.03	16.00	N88°03'10" W 72.87
20	16.03	16.00	N75°28'45" W 72.87
21	20.34	20.00	N77°08'45" W 20.00
22	20.78	19.88	N55°05'15" E 20.00
23	19.99	19.90	N65°57'45" E 20.00
24	20.00	19.91	N45°35'45" E 20.00
25	47.39	44.34	N15°15'05" E 42.25
26	19.00	18.84	N60°15'35" E 42.25
27	20.84	19.90	N16°54'50" W 20.00
28	20.94	20.00	N43°14'30" E 20.00

PLAN OF SUBDIVISION OF PART OF LOT 19, CONCESSION II TOWNSHIP OF COLLINGWOOD COUNTY OF GREY

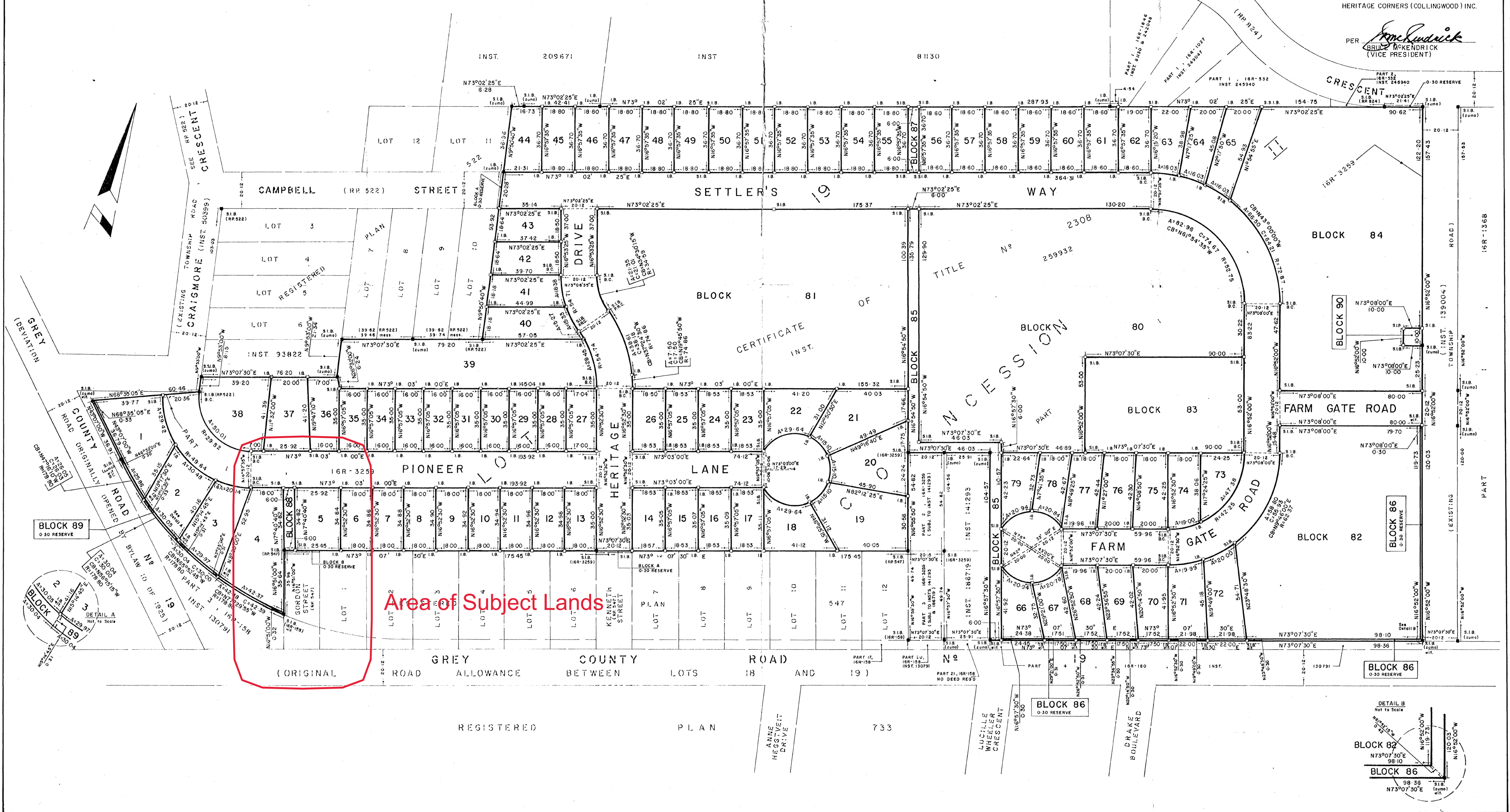


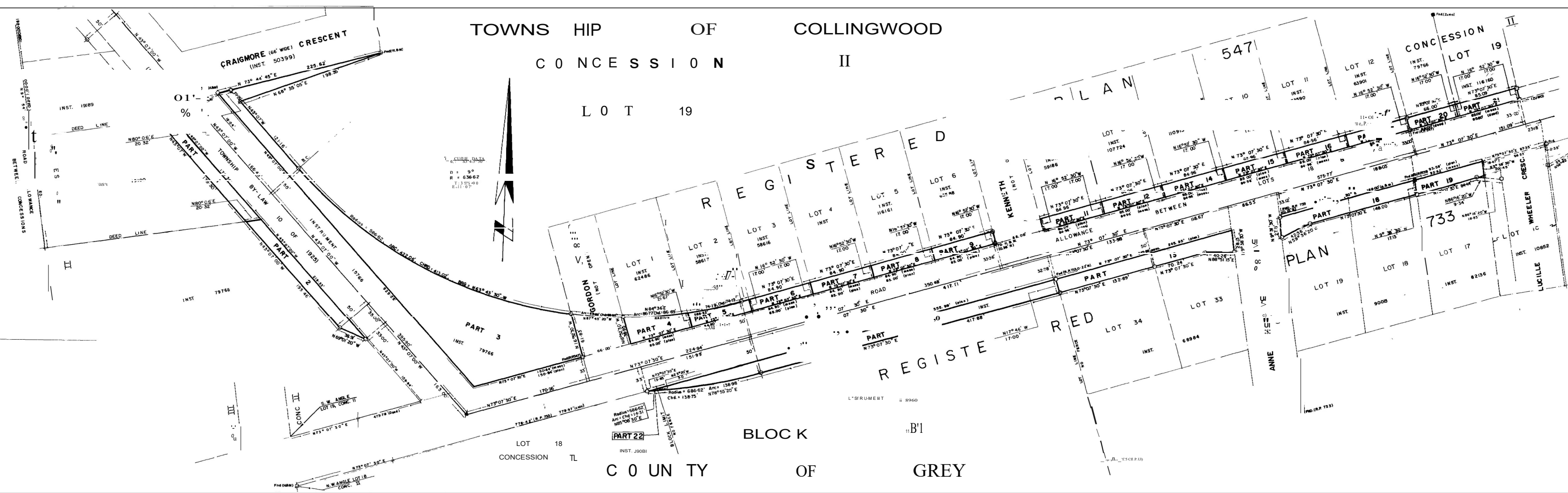
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT AND THE
REGISTRY ACT AND THE REGULATIONS MADE
THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF
DEC., 1987.
DEC. 24, 1987
RONALD EMO
ONTARIO LAND SURVEYOR
COLLINGWOOD

PLAN 1068
I CERTIFY THAT THIS PLAN
IS REGISTERED IN THE LAND REGISTRY OFFICE
FOR THE REGISTRY DIVISION OF GREY NORTH
(Nº 16) AT 1:53 O'CLOCK P.M. ON THE 22ND
DAY OF JAN., 1988 AND REQUIRED CONSENTS
AND AFFIDAVITS ARE REGISTERED AS PLAN
DOCUMENT Nº 260529
W. Lee
LAND REGISTRAR

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 79 (BOTH INCLUSIVE), BLOCKS 80, 81, 82,
83, 84, 85, 87, 88 AND 90, THE STREETS, NAMELY
PIONEER LANE, HERITAGE DRIVE, SETTLERS WAY AND
FARM GATE ROAD AND THE RESERVES, NAMELY BLOCKS
86 AND 89 HAVE BEEN LAID OUT IN ACCORDANCE WITH
MY INSTRUCTIONS.
2. THE STREETS AND BLOCKS 85, 87, AND 88 ARE
HEREBY DEDICATED TO THE CORPORATION OF THE
TOWNSHIP OF COLLINGWOOD AS PUBLIC HIGHWAYS
DATED THIS 31st DAY OF DECEMBER, 1987.
HERITAGE CORNERS (COLLINGWOOD) INC.





Attachment 2

SCHEDULE

16 R - 15 i

PART LOT CONC. or R.R.

OWNER

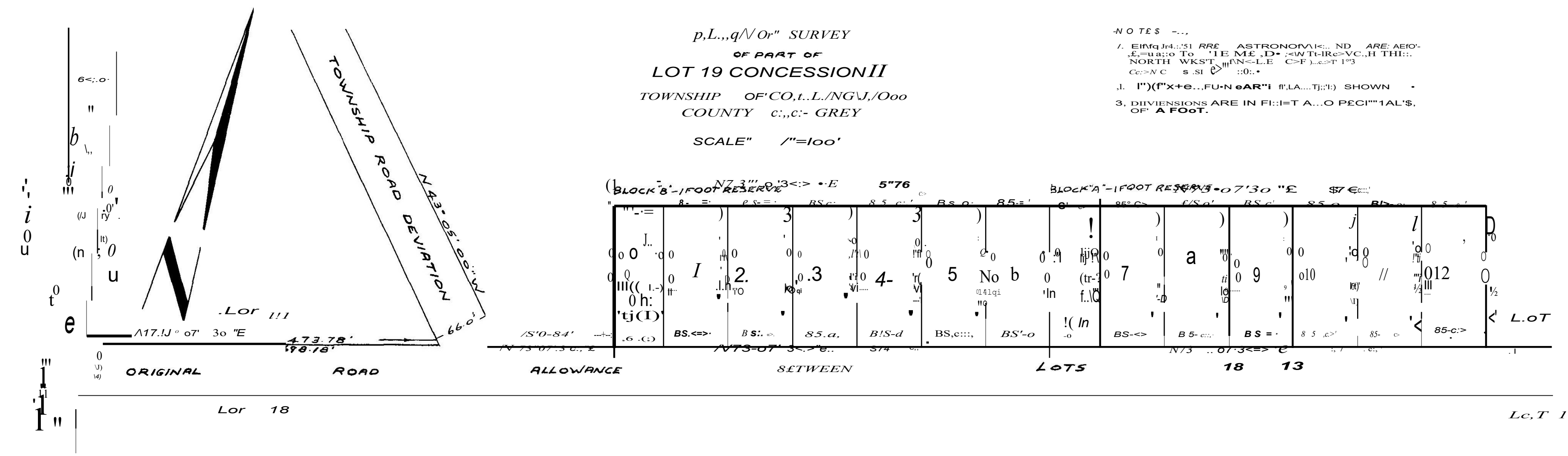
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AREA

RECEIVED AND DEPOSITED AS

PLAN 16 R.-J5J!

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REGISTRATION CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN ENTERED
AND REGISTERED IN THE REGISTRY OFFICE FOR THE REGIS-
TRY DIVISION OF THE NORTH RIDING OF THE COUNTY OF

GREY AT . . . 10:20 . . . O'CLOCK A.M. OF THE 21st
DAY OF . . . April 1958
AS PLAINLY WRITTEN: . . . 547

S. Dumbiar
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OVVNE'R'S C.F. fctIF'ICATE

I HEREBY CERTIFY THAT LOTS 1 TO 12 HAVE BEEN LAID OUT ACCORDING TO MY INSTRUCTIONS AND GORDON STREET AND KENNETH STREET ARE HEREBY DEDICATED AS PUBLIC HIGHWAY.

John McLean *For Charles R. Campbell*

----- WITNESS ----- OWNER -----

Sworn before me at Quincy, Mass. in the County of Suffolk
 of the State of Mass. this 21st day of December 1905.
 Notary Public for the State of Mass.
 My Comm. Expires Dec. 31, 1906.

Approved under Section 26 of
THE PLANNING ACT, 1955,
This 1st day of April 1958

MINISTER OF PLANNING & DEVELOPMENT

Ivan C. Dinamore
ONTARIO LAND SURVEYOR

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Area To Be Considered Surplus
Town To Retain For Trail

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