



Staff Report

Administration – Chief Administrative Officer

Report To: COW_Finance_Admin_Fire_Community_Services
Meeting Date: November 18, 2024
Report Number: FAF.24.146
Title: Disposition and Sale of Municipal Lands identified as Property 2 in Staff Report FAF.24.079
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.24.146, entitled “Disposition and Sale of Municipal Lands identified as Property 2 in Staff Report FAF.24.079”;

AND THAT Council approve the Disposition and Sale of Municipal Lands as identified in report FAF.24.146 as Property 2 at the selling price of \$12,000 with the three (3) purchasers of the property being responsible for all tax, legal, land transfer and surveying costs.

B. Overview

This report is a follow up to Council direction to negotiate directly with the appropriate adjacent property owners that abut existing municipally-owned land that has been deemed surplus by Council through a formal Public Consultation Process.

C. Background

Town staff have completed the formal Public Consultation Process and received direction from Council to proceed with the disposing and selling of land that is outlined in Attachment 1 of this report.

Council considered Staff Report [FAF.24.079 Public Meeting Follow Up](#) and approved the following Motion specific to the subject lands.

THAT with respect to Staff Report FAF.24.079, entitled “Follow Up to Public Meeting Regarding Declaring Municipally Owned Land Surplus”, Council direct staff to proceed with Property 2 “Leming Street” by declaring the land surplus and proceed with offering the land to the adjacent land owners as an undevelopable piece of land at the formal appraised value with the purchaser of the land being responsible for all legal, land transfer and registry costs. This option provides direction to staff to proceed with declaring the land surplus for the purposes of selling the land.

Staff can also confirm that the property extensions that would result from this sale of land does not provide for a building lot to be created in the future.

D. Analysis

As directed by Council, staff consulted with the three (3) appropriate neighbors of the subject property and a mutually agreed upon arrangement has been made that will essentially see the existing Town-owned land be divided into three (3) portions and thereby provide extensions ranging in size to each of the individual properties.

The three (3) property owners have agreed to the appraised value of \$12,000 that will be divided by the proportion of land provided for each property.

The Purchasers of the land shall be responsible for all Legal, Land Transfer and survey costs.

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

None at this time

G. Financial Impacts

The Town will receive funding from the sale of land.

The Town's current Policy is that funding from the sale of land shall go directly to the Community Improvement Plan.

H. In Consultation With

Senior Management Team

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on March 12, 2024. Any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer, cao@thebluemountains.ca.

J. Attached

1. Property 2: Surplus Property Assessment

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
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Report Approval Details

Document Title:	FAF.24.146 Disposition and Sale of Municipal Lands identified as Property 2 in Staff Report FAF.24.079.docx
Attachments:	- Att 1 Property 2 - Property-Assessment.pdf
Final Approval Date:	Nov 8, 2024

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

Shawn Everitt - Nov 8, 2024 - 11:28 AM