



Staff Report

Community Services

Report To: COW_Finance_Admin_Fire_Community_Services
Meeting Date: November 18, 2024
Report Number: CSOPS.24.063
Title: Options for use of 130 King St. West Property
Prepared by: Ryan Gibbons, Director Community Services

A. Recommendations

THAT Council receive Staff Report CSOPS.24.063, entitled “Options for use of 130 King St. West Property”;

AND THAT Council directs staff to complete a community engagement process to consider recreational uses of 130 King St. West;

AND THAT Council directs staff to include \$10,000 to complete a community engagement process in the 2025 proposed budget.

B. Overview

This report provides Council with options to consider for the use of the land known as 130 King St. West, that currently has a tennis court used by the Cameron Shores Tennis Club.

C. Background

Town records indicate that the Town has previously held an agreement for the use of the property known as Cameron Shores Tennis Club, Peel St.

To the best of staff’s knowledge, a group of residents in the Cameron St. area entered into an agreement with the municipality to use the property to construct a tennis court for the use of residents that would invest in the capital and operating expenses of the court. Funding and operations of the courts were the responsibility of the Cameron Shores Tennis Club and required a lease to be paid to the municipality as well as property taxes. Following review of available information, it appears that all lease payments have been paid and no property taxes have accumulated. and property taxes have been paid.

Further review of this file indicates that there has not been an executed agreement since the 1990’s.

Over the period of time that the Cameron Shores Tennis Club has operated, it is likely that there were few if any tennis facilities available in the municipality and this court served the group of interested residents that were willing to build and operate the courts when there weren’t other opportunities.

Funds from property taxes and lease payments have been included in general revenue by the municipality.

Town Departments have reviewed this property and provided the following information:

130 King St. W (Tennis Courts)

Parcel Registry – (PIN) 37131 - 0134

No identified restrictions or easements.

Community Services

Distance from the Georgian Trail – 350 meters

Distance to closest park – 10th Line Recreation Complex (49 Acres) – 1.2 km:

Amenities - Soccer Fields, Golf Course, Shade Shelters, Privies

Distance to Moreau Park (5 acres) – 1.4 km:

Amenities - Skateboard Park, Baseball Diamonds, Dog Park, Playground Equipment, Shade Shelter, Privies

Financial Services

2023 Taxes – \$729.53; 2024 Taxes – \$756.80 (second installment remains outstanding - \$392.04)

Annual Lease Payments - \$1,100.00

2024 Development Charges for this area – Town \$137.12 + Water/Wastewater \$624.14 + County \$19.27 = \$780.53

Operations

Water – Property fronts water services.

Wastewater – Property does not front sanitary services, however, there is a sanitary main slightly north of the property boundary. Once Peel Street is reconstructed, this property will front services. Capacity will have to be assessed at the Mill Street pumping station and the Thornbury WWTP.

Roads – This site will need an entrance permit and site lines will need to be reviewed.

Drainage – Drainage study will need to be required to confirm an appropriate outlet.

Planning

County Official Plan – Primary Settlement Area

Town Official Plan – Community Living Area

Zoning: Development (D) Zone

A small portion of the Northeast corner of the property is regulated under the GSCA

D. Analysis

This property was the subject of a previous report as directed by Council. During that process there was resident feedback requesting Council to maintain it as parkland or develop it into parkland. The current Official Plan designation of this property is Primary Settlement Area and the zoning is Community Living Area. If Council directs staff to consider this property for recreational use, staff will seek further direction on the type of use. For example, the property could be considered for parkland, recreational facilities or a combination thereof. This will result in the appropriate Official Plan Amendment and or Zoning Bylaw Amendment request for the use of the land.

This property is also valuable as identified in attachment 2 which notes the land value as of April 21st, 2024 “in its Highest and Best Use has current market value of Two Million & Fifty Thousand Dollars (\$2,050,000).”

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

To be considered following direction for use of the property.

Any new or additional use on this property will result in the loss of some trees and or vegetation.

G. Financial Impacts

Community Engagement Process - \$10,000

H. In Consultation With

Monica Quinlan – Director of Corporate Services

I. Public Engagement

The topic of this Staff Report has not been the subject of 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 Ryan Gibbons, Director Community Services directorcs@thebluemountains.ca.

J. Attached

1. Site Map
2. Land Appraisal

Respectfully submitted,

Ryan Gibbons
Director Community Services

For more information, please contact:
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Report Approval Details

Document Title:	CSOPS.24.063 Options for use of 130 King St. West Property.docx
Attachments:	- Attachment-1-Site-Map.pdf - Attachment-2-Land-Appraisal.pdf
Final Approval Date:	Nov 8, 2024

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

Ryan Gibbons - Nov 8, 2024 - 9:21 AM