



Staff Report

Planning & Building Services

Report To: COW - Operations, Planning and Building Services
Meeting Date: May 20, 2025
Report Number: PBS.25.032
Title: Cameron Street Property Purchase
Prepared by: Adam Smith, Acting Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report PBS.25.032, entitled "Cameron Street Property Purchase";

AND THAT Council direct staff to negotiate a direct sale of the land to the owner of 216 Cameron Street in the amount of \$720,000.

B. Overview

This staff report provides a follow up to [Staff Report FAF.24.079](#) with regard to disposing of Town-Owned Property 5: Cameron Street.

C. Background

At the October 2024 Council meeting, the following resolution was passed with respect to the Cameron Street property:

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 5 "Cameron Street", with Option 2 to Declare the land surplus and proceed on the basis of offering the land to the adjacent landowners as an undevelopable lot at the highest and best use of the property, at a formal appraised value with the purchasers of the land being responsible for all legal, land transfer and registry costs;

AND THAT Council direct that should Option 2 not be amenable to the adjacent landowners, Council direct staff to move forward with Option 1 as described in Staff Report FAF.24.079

Option 1 was described as such in the staff report: "Explore the requirements for rezoning the land to a residential lot with the intention of declaring this land surplus and selling it as a serviced, residential building lot. This option provides direction to staff to proceed with declaring the land surplus for the purposes of selling the land."

Comments received through the public meeting process associated with the land emphasized a preference for the land to remain undeveloped. However, both the neighbouring property owners use the land to some degree, be it for access purposes and/or maintenance.

Since Council direction has been given related to this file, there has been difficulty in gaining consensus on the appraised value between both neighbouring property owners. However, the property owner at 216 Cameron Street does not have a concern with purchasing the land for the full value. The caveat to this purchase is that the Town does not impose any covenants and/or restrictions through the sale to the future use of the property. The property would lend itself to supporting a residential dwelling, but would be subject to Council approval through a Zoning By-law Amendment.

Property 5: Cameron Street



D. Analysis

The offer from 216 Cameron Street represents an alternative option not previously contemplated within the initial staff report in 2024. This would be a direct sale with no expectations on the Town in rezoning the land, which is distinct from Option 1 in the initial Staff Report. Through the Town's Sale and Other Disposition of Land Policy there is discretion afforded to Council in the manner in which land is sold as long as it is tied to fair market value.

The recommendation is tied to the certainty in being able to receive the fair market value with the owner of 216 Cameron Street willing to pay the appraised value \$720,000, staff do not expect offers that would significantly exceed the appraised value through the Option 1 process. Further, with the proceeds of sale being directed towards the Community Improvement Plan reserve, there is an urgency to capitalize the Housing Within Reach CIP to offer meaningful incentives to facilitate affordable and attainable housing projects in the community. If Council is

supportive of the recommendation, staff would seek to work with the proponent in a timely fashion to have an Agreement of Purchase and Sale prepared and brought to the attention of Council at a future meeting.

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

N/A

G. Financial Impacts

Selling the land for \$720,000 will represent fair market value, and proceeds could be used to provide a significant source of revenue to the Community Improvement Plan program.

H. In Consultation With

Corrina Giles, Town Clerk

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 Adam Smith, Acting Chief Administrative Officer at cao@thebluemountains.ca.

J. Attached

N/A

Respectfully submitted,

Adam Smith
Acting Chief Administrative Officer

For more information, please contact:

Adam Smith

cao@thebluemountains.ca

519-599-3131 extension 234

Report Approval Details

Document Title:	PBS.25.032 Cameron Street Property Purchase.docx
Attachments:	
Final Approval Date:	May 6, 2025

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

Adam Smith - May 6, 2025 - 11:55 AM