



Staff Report

Planning & Building Services

Report To: COW - Operations, Planning and Building Services
Meeting Date: May 20, 2025
Report Number: PBS.25.035
Title: Purchase of Town Property – Portion of Arthur Street Parking Lot
Prepared by: Adam Smith, Acting Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report PBS.25.035, entitled “Purchase of Town Property – Portion of Arthur Street Parking Lot”;

AND THAT Council direct staff to execute an Agreement of Purchase and Sale with KD Turner & Family Holdings in the amount of \$15,550 for the property described as ‘Part of Lot 26 SW/S Arthur Street, Plan Thornbury’

B. Overview

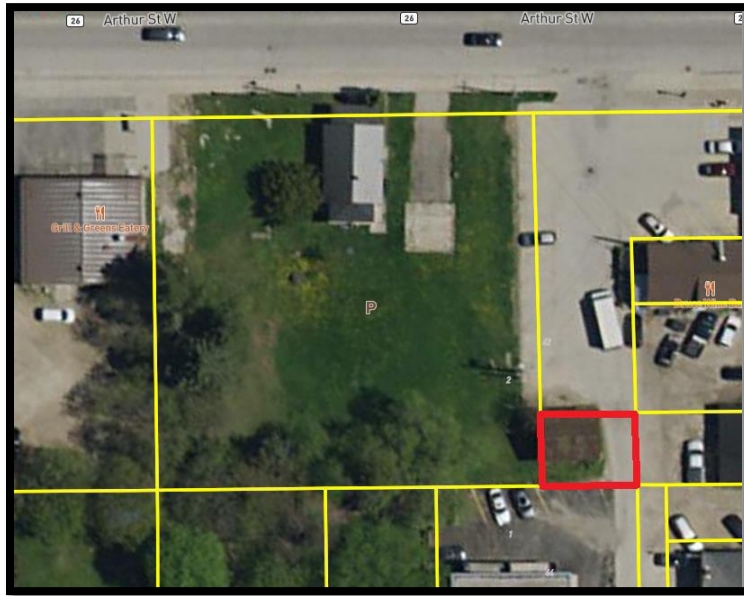
This staff report provides a follow up to [Staff Report FAF.24.079](#) with regard to disposing of Town-Owned Property 7: Southeast Edge of Town Parking Lot.

C. Background

At the October 2024 Council meeting, the following resolution was passed with respect to the Southeast edge of Town Parking Lot 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 7 “Southeast edge of Town Parking Lot” by declaring the land surplus and proceed with offering the land to the owner of 18 Bruce Street South as an undevelopable piece of land at a 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.

Following this direction, staff have negotiated the terms of agreement of purchase and sale for the land which is now ready for execution. The agreement will be conditional upon the completion of a survey to sever the subject lands from the Town parking lot and merge onto the title of 18 Bruce Street South. Figure 1 serves as an illustration of the land to be sold with the survey confirming the defined boundaries.



(Figure 1: Subject Land)

D. Analysis

The highest and best use of the land is intrinsically tied to 18 Bruce Street South. The Town does not require the property for the municipal parking lot and it is not a viable lot for development purposes. The proceeds of this sale will be directed to the Community Improvement Plan (CIP) reserve and to be used towards incentivizing affordable housing projects in the community.

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

The sale of the lands will generate \$15,550 in revenue to be directed towards the CIP reserve.

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.25.035 Purchase of Town Property - Portion of Arthur Street Parking Lot.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 - 11:54 AM