



Staff Report

Planning & Building Services

Report To: COW - Operations, Planning and Building Services
Meeting Date: May 20, 2025
Report Number: PBS.25.033
Title: Huron and Elma Street Property Purchase
Prepared by: Adam Smith, Acting Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report PBS.25.033, entitled "Huron and Elma Street Property Purchase";

AND THAT Council direct staff to execute an Agreement of Purchase and Sale with Martha & Connor Malloy in the amount of \$4,940 for the property described as the 'Corner of Elma and Huron Street'

B. Overview

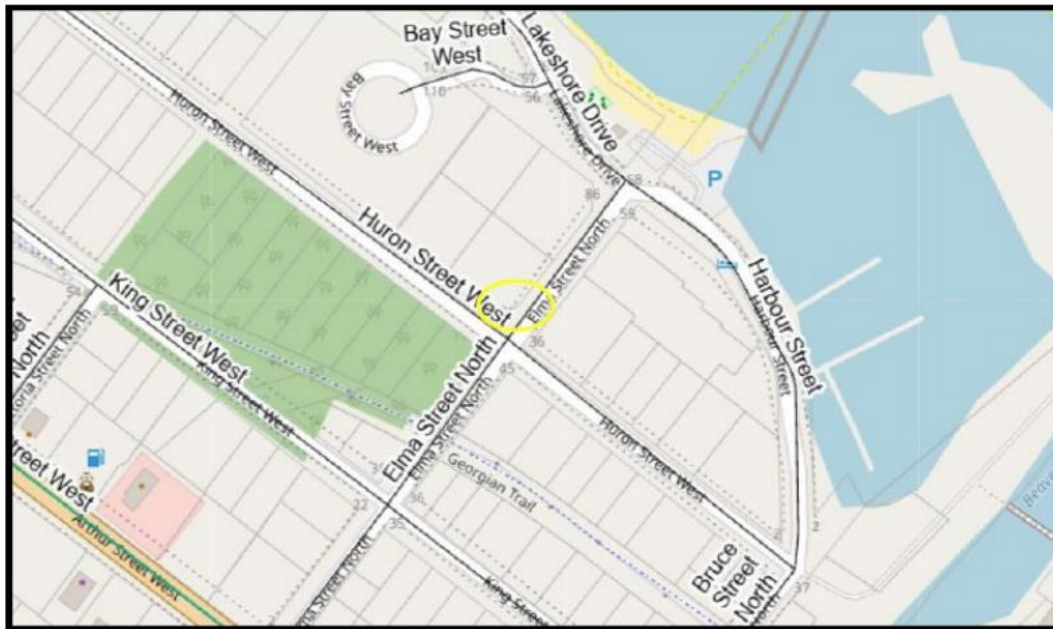
This staff report provides a follow up to [Staff Report FAF.24.079](#) with regard to disposing of Town-Owned Property 9: Huron Street and Elma Street.

C. Background

At the October 2024 Council meeting, the following resolution was passed with respect to the Huron and Elma 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 9 "Corner of Elma and Huron Street" by declaring the land surplus and proceed with offering the land to the adjacent land owner 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.

Property 9: Corner of Huron Street and Elma Street



D. Analysis

The property highlighted above has been deemed surplus to the needs of the municipality recognizing it does not hold value for the Town. In acquiring the subject land, the intent is to merge the property to the existing lot of record. 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 \$4,940 in revenue to be directed towards the CIP reserve.

H. In Consultation With

N/A

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.25.033 Huron and Elma Street Property Purchase.docx
Attachments:	
Final Approval Date:	May 9, 2025

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

Adam Smith - May 9, 2025 - 11:55 AM