



Staff Report

Planning & Building Services

Report To: COW - Operations, Planning and Building Services
Meeting Date: May 20, 2025
Report Number: PBS.25.034
Title: Gordon Street Property Purchase
Prepared by: Adam Smith, Acting Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report PBS.25.034, entitled "Gordon Street Property Purchase";

AND THAT Council direct staff to execute an Agreement of Purchase and Sale with Sean and Emily Rucker and in the amount of \$62,000 for the property described as 'Part of the Property Known as Gordon Street, Plan 547, Town of The Blue Mountains'.

B. Overview

This staff report provides a follow up to [Staff Report FAF.24.079](#) with regard to disposing of Town-Owned Property 10: Gordon Street West of Lot 1 (Plan 547).

C. Background

At the October 2024 Council meeting, the following resolution was passed with respect to the Gordon 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 a hybrid of the Options presented in the staff report, to work with the adjoining land owners to the east (owner abutting Grey Road 19) to sell a portion of the lands through a negotiated process, and with the Town retaining ownership of a significant portion of the lands for Property 10 "Gordon Street West", with the property owner responsible for all legal, land transfer and registry costs.

Since this resolution was approved by Council, staff have met with Sean and Emily Rucker to finalize the boundaries of the lands to be retained and severed by the Town. Figure 1 below illustrates the delineation and ensures the trail block to be retained by the Town is in alignment with Town standards.



(Figure 1: Property 10)

D. Analysis

In acquiring a portion of the Gordon Street road allowance, the owners of Grey Road 796397 will not be using the land for the purpose of development. Rather, staff understand the intent is to allow for enhanced site drainage. The agreement between Sean and Emily Rucker will be conditional upon the completion of a survey and enactment of a by-law to formally stop up and close the Gordon Street road allowance. Once completed, the sale will be finalized and the subject land to be transferred. 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 \$62,000 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

1. N/A

Respectfully submitted,

Adam Smith,
Acting Chief Administrative Officer

For more information, please contact:
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Report Approval Details

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| Document Title: | PBS.25.034 Gordon 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 - 11:52 AM