



Staff Report

Operations – Engineering and Capital Projects

Report To: Council Meeting
Meeting Date: July 14, 2025
Report Number: OPS.25.035
Title: Execution of Agreement - Sale of Block 29 Plan 16M-14 High Bluff Lane
Prepared by: Pruthvi Desai, Manager of Capital Projects

A. Recommendations

THAT Council receive Staff Report OPS.25.035, entitled “Execution of Agreement – Sale of Block 29 Plan 16M-14 High Bluff Lane”;

AND THAT Council directs the Mayor and Clerk to execute all required documents and land transfers to finalize the land sale;

AND THAT Council authorizes Town staff to undertake all administrative actions necessary to facilitate the completion of the sale and registration of the related documents.

B. Overview

The Town has negotiated an agreement with the owner of 189 Peel Street to sell Block 29, Plan 16M-14, to support the planned reconstruction of Peel Street North. This report seeks Council authorization for the Mayor and Clerk to execute the finalized agreements required to complete the transaction.

C. Background

On February 20, 2019, Council declared Block 29, Plan 16M-14 surplus to the Town’s needs and directed staff to initiate the sale process, including obtaining an appraisal and providing public notice in accordance with Corporate Policy POL.COR.07.02 “Sale and Disposition of Land”. Following a public meeting on July 8, 2019, Council directed staff to negotiate the sale of Block 29 to the owner of 189 Peel Street, in line with the intent to improve road safety and functionality through the Peel Street reconstruction project.

The Town and the property owner have since entered into a Memorandum of Understanding outlining the terms and conditions for the transfer of Block 29, the relocation of the driveway, and related responsibilities.

D. Analysis

The negotiated sale of Block 29 enables the following benefits:

- Safety Improvements: Relocating the entrance to 189 Peel Street away from the crest of a hill will significantly improve sightlines and road safety during and after Peel Street's reconstruction.
- Infrastructure Efficiency: The property will connect to existing municipal water and sewer infrastructure on High Bluff Lane, removing a septic system from a serviced area.
- Financial Fairness: The agreed-upon purchase price reflects the appraised value less compensation for required modifications, including entrance relocation and garage adjustments, consistent with the terms outlined in the MOU.
- Land Use Optimization: The merger of Block 29 with 189 Peel Street will eliminate redundant lot fabric, entrance encroachments, and service inefficiencies.

Failure to proceed may compromise the Town's ability to reconstruct Peel Street to modern standards and result in increased project costs or legal/land constraints. Conversely, executing the agreements allows the Town to realize multiple infrastructure and financial benefits, including new tax revenue and user fees.

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 will generate one-time revenue of \$71,990.10, a net of agreed adjustments, plus HST. The agreement includes appropriate compensation to the Owner for driveway works and structure modifications, already factored into the purchase price. Long-term financial benefits include new assessment value, sewer user fees, and elimination of maintenance costs for dormant land.

H. In Consultation With

Will Thomson, Town's Legal Counsel

Michael Campbell, Senior Capital Construction Coordinator

I. Public Engagement

The proposed sale of Block 29, Plan 16M-14 has undergone a comprehensive public engagement process, exceeding the requirements of the Town's Sale and Disposition of Land Policy (POL.COR.07.02). As directed by Council, public notice was issued on February 28, 2019, and mailed to all landowners within 120 metres of the subject property.

A Public Meeting was held on July 8, 2019, at a regularly scheduled Committee of the Whole meeting to provide residents with an opportunity to comment on the proposed sale. Staff received written comments from nearby residents and members of the public both prior to and following the meeting. Concerns were raised regarding the use of public land and potential impacts to the neighbourhood. Staff addressed these comments in Staff Report CSPW.19.054, confirming that the proposed sale would not increase development density and that the land is surplus to the Town's needs.

The public engagement process provided transparency and opportunities for feedback. All individuals who submitted comments or requested updates were notified of this report and invited to attend the Committee of the Whole meeting where it is being presented.

Any comments regarding this report should be submitted to Pruthvi Desai, Manager of Capital Projects pdesai@thebluemountains.ca.

J. Attached

1. CSPW.19.003 Declaration of Town Land Surplus Block 29 Plan 16M-14 High Bluff Lane
2. CSPW.19.054 Comments Received at Public Meeting and Direction Regarding Sale of Block 29 Plan 16M-14
3. Block 29 Site and Servicing Plan

Respectfully submitted,

Pruthvi Desai
Manager of Capital Projects

Alan Pacheco
Director of Operations

For more information, please contact:
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Report Approval Details

Document Title:	OPS.25.035 Execution of Agreement - Sale of Block 29 Plan 16M-14 High Bluff Lane.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 CSPW.19.003 Declaration of Town Land Surplus Block 29 Plan 16M-14 High Bluff Lane.pdf- Attachment 2 CSPW.19.054 Comments Received at Public Meeting and Direction Regarding Sale of Block 29 Plan 16M-14.pdf- Attachment 3 Block 29 Site and Servicing Plan.pdf
Final Approval Date:	Jul 11, 2025

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

Pruthvi Desai - Jul 11, 2025 - 9:19 AM

Alan Pacheco - Jul 11, 2025 - 9:24 AM