



Staff Report

Administration – Chief Administrative Officer

Report To: COW- Admin, Corp and Finance, SI, Comm. Services
Meeting Date: August 25, 2025
Report Number: ADM.25.056
Title: Cameron Street Property Sale – Louise Street Road Allowance, Plan 753 - **REVISED**
Prepared by: Adam Smith, Interim Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report ADM.25.056, entitled “Cameron Street Property Sale – Louise Street Road Allowance, Plan 753”;

AND THAT Council approves the Bylaw to stop and close the unopened road allowance described as “Louise Street Plan 753 Collingwood, as attached to Staff Report ADM.25.056;

AND THAT Council approves the sale of the Louise Street road allowance in Plan 753, in the amount of \$720,000 to Mr. Kobi Joffe and authorizes the Mayor and Clerk to execute the Agreement of Purchase and Sale, and all associated documentation to effect the sale of the subject lands.

B. Overview

Through staff report [PBS.25.032](#), entitled “Cameron Street Property Purchase”, staff were directed to negotiate a direct sale of land with the owner of 216 Cameron Street being Mr. Kobi Joffe for the Town-owned road allowance adjacent to his property. Since that time, staff and the Town’s solicitor have negotiated the terms to disposition of the property and an agreement is now ready for execution.

C. Background

At the June 2nd 2025 Council meeting, the following direction was provided to staff;

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

Concurrent with the Agreement of Purchase and Sale is a by-law to stop up and close the unopened road allowance as required under the Municipal Act. This essentially serves to formally recognize the lands as being not required for a public highway.

Prior to the presentation and approval of the staff recommendation in PBS.25.032, the subject property was previously discussed through [Staff Report FAF.24.079](#) in which it was identified as surplus to the needs of the municipality.

D. Analysis

In negotiating the terms of the agreement, staff were keen to ensure that the Town received fair market value and could complete the sale in a timely manner recognizing that the subject property carries the highest value of all the lands identified as surplus in 2024. Stipulations within the agreement relate to formal closure of the unopened road allowance and confirmation of the zoning on the subject lands. In alignment with policy under the Zoning By-law, the lands will be considered as R1-1 enabling a future residential unit on the lands which as infill, provides value to the Town through increased assessment.

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.

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**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report.

Any comments regarding this report should be submitted to Adam Smith, Interim Chief Administrative Officer, cao@thebluemountains.ca.

J. Attached

1. Draft Stop-Up and Close By-law

Respectfully submitted,

Adam Smith
Interim Chief Administrative Officer

For more information, please contact:
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Report Approval Details

Document Title:	ADM.25.056 Cameron Street Property Sale – Louise Street Road Allowance, Plan 753.docx
Attachments:	- Attachment-1-Draft-Stop-Up-and-Close-By-law-.pdf
Final Approval Date:	Aug 18, 2025

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

Adam Smith - Aug 18, 2025 - 1:16 PM

The Corporation of the Town of The Blue Mountains

By-Law Number 2025 –

Being a By-law to permanently close a portion of Louise Street Plan 753 Road Allowance.

Whereas sections 9, 11 and 34 of the Municipal Act, 2001, S.O. 2001, c. 25 (the "Act"), enable a municipality to pass by-laws permanently closing highways;

And Whereas Council has deemed it to be in the public interest to permanently close a portion of a municipal highway known as Louise Street Road Allowance.

And Whereas Council did adopt, in accordance with Section 270 of the Act, Policy POL.COR.07.03 (the "Policy") to prescribe the form and manner for the giving of public notice of its intention to consider this by-law;

And Whereas public notice of the intention to enact this by-law has been given in accordance with the requirements of the Policy;

Now Therefore the Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

The following portions of the Louise Street Road Allowance are hereby closed:
Louise Street Plan 753 Collingwood; The Blue Mountains (PIN 37131-0222 LT)

This By-law shall come into force and take effect upon the registration of an executed and certified copy of this By-law in the Land Registry Office for the Registry Division of Grey (#16).

Enacted and passed this ____ day of _____, 2025.

Andrea Matrosovs, Mayor

Corrina Giles, Town Clerk