

THE MUNICIPALITY OF LAMBTON SHORES

Report CL 10-2024

Council Meeting Date: May 14, 2024

TO: Mayor Cook and Members of Council

FROM: Stephanie Troyer-Boyd, Director of Corporate Services

RE: Request to Purchase Municipal Property

RECOMMENDATION:

THAT Report CL 10-2024 – Request to Purchase Municipal Property be received; and

THAT the parcel of land described as Part 1 RPlan 25R11410 be declared surplus to the needs of the municipality; and

THAT land described as Part 1 RPlan 25R11410 be sold directly to the abutting landowner at 50 Main Street West, Grand Bend in the amount of \$ 298,000; and

THAT the Mayor and Clerk be authorized to execute any documents relating to the sale.

SUMMARY

The purpose of this report is for Council to declare surplus a part of the Eilber Street parkette to sell to the abutting landowner at 50 Main Street West, Grand Bend.

BACKGROUND

Council will recall a presentation and staff report (attached) at the October 17, 2023 Council meeting where the owner of 50 Main Street West, Grand Bend made a presentation to Council requesting to purchase a 14m piece of property off the back of Eilber Street parkette property to use as an access to the Main Street property. At the time, the owner of 50 Main Street, Antler Developments, offered to upgrade Dietrich Ave as part of the payment for the Eilber parkette property. Council passed the following resolution:

***THAT** staff be authorized to finalize an agreement with the property owner of 50 Main Street West Grand Bend for the sale of the requested 14m of municipal property subject to the Sale and Other Disposition of Land Policy.*

The municipality's solicitor has been working with the solicitor for Antler Developments to come to an agreement where road work would be done by Antler in exchange for the property. Both parties agree that it would be cleaner to have Antler purchase the property outright at the appraised price of \$ 298,000 and any agreement for road upgrades be negotiated at the time of the development. As such, this report follows the process outlined in the Sale and Other Disposition of Land Policy.

Staff have arranged to have a survey completed of the 14m wide access lane. In anticipation of the property being declared surplus to the needs of the municipality, the notice of intent to sell was posted on the municipal website, provided directly to abutting landowners and included in the municipal newsletter. At the time of writing, one comment in support of the sale had been received (attached).

In accordance with the Sale and Other Disposition of Land Policy, Council has discretion in selecting the method of disposal and staff are recommending it be sold directly to the abutting landowner at 50 Main Street West as the request to purchase was an unsolicited request from that landowner. Lambton Shores staff engaged a professional land appraiser and calculated a \$298,000 appraised land value for a 14m by 32m piece of land. All requirements of the policy have been met and once Council declares the property surplus, the matter will be forwarded to the municipal solicitor to finalize the sale.

ALTERNATIVES TO CONSIDER

No alternatives have been considered at this time. Staff noted in the October 17, 2023 report to Council that preference was for a 6m lane but Council directed staff to proceed with the requested 14m lane.

RECOMMENDED ACTIONS

Staff recommend that the subject property be declared surplus to the needs of the municipality in accordance with the Sale and Other Disposition of Land Policy and that the property be disposed of in the amount of \$ 298,000 plus all municipal costs.

FINANCIAL IMPACT

There is no financial impact to the municipality as the purchaser will be responsible for all costs associated with the sale. The applicant has provided a \$5,000.00 deposit.

CONSULTATION

Steve McAuley, CAO
Nick Verhoeven, Director of Public Works