

THE MUNICIPALITY OF LAMBTON SHORES

Report DPW 50-2023

Council Meeting Date: October 17, 2023

TO: Mayor Cook and Members of Council
FROM: Nick Verhoeven, Director of Public Works
RE: DPW 25-2023 50 Main Street W Grand Bend Access.docx

RECOMMENDATION:

THAT Report DPW 50-2023 regarding the 50 Main Street West Grand Bend Access Lane be received; and

THAT staff be authorized to finalize an agreement with the property owner of 50 Main Street West Grand Bend subject to the Sale and Other Disposition of Land Policy.

SUMMARY

This report provides an update on the 50 Main Street West Grand Bend access project. Staff are seeking direction to finalize an agreement with the developer for creation of an access lane to the property subject to the land disposal process of the Municipality.

BACKGROUND

The property known as 50 Main Street West Grand Bend is currently a vacant parcel without a vehicle access to the property which limits development opportunities. Staff have reviewed the situation with the developer and prefer not to add a new vehicle access onto Main Street West. There is potentially a mutually beneficial solution by creating an access lane from the rear of the lot through Municipally owned property known as the Eilber Street parking lot.

An initial report was brought forward at the September 6th, 2022 meeting of Lambton Shores Council where Report DPW 14-2022 was received which brought forward the request from the owner of 50 Main Street West Grand Bend property to purchase a portion of the Eilber Street Property.

As a result of that report Council passed the following resolution:

THAT Report DPW 14-2022 regarding the “50 Main Street West Grand Bend Access Request” be received and;

THAT staff be directed to bring a draft agreement for a vehicle access to 50 Main Street West, Grand Bend to a future meeting.

The initial council report suggested a 6m wide access lane which was preferred by staff as it is the minimum width for a lane. The developer wishes to obtain a greater width. A proposal by the developer is attached to this report.

Discussions between staff and the developer have resulted in an impasse. Staff wish to seek council direction on this matter.

A summary of each option is provided below:

Option 1

6m wide access lane



Lambton Shores staff engaged a professional land appraiser and calculated a \$130,000 appraised land value for a 6m by 32m piece of land.

The 6m lane could be centered in the existing green space away from the existing cottages to the west however a land sale would then become problematic as it would split the existing property. In this case an easement would need to be considered.

Option 2

14m wide access lane plus parking



Lambton Shores staff engaged a professional land appraiser and calculated a \$298,000 appraised land value for a 14m by 32m piece of land.

Staff prefer Option 1 while the developer has indicated a strong preference for option 2. In either option potential road improvements on Dietrich Crescent could be offset by a purchase price of the land and may be part of an agreement brought forward depending on Council's decision.

The access issue for 50 Main Street W can be solved with an access lane between the property and Dietrich Crescent. Any width beyond staff's preference of a 6m access lane would certainly provide benefit to the development but it is unclear to staff how beneficial it is to the Municipality or if any benefits outweigh the disposal of green space. Staff believe that it is in the best interest of the Municipality to retain as much green space as possible. Staff have observed through public consultation on other projects that this continues to be a high priority of residents. Option 2 would reduce the green space significantly. Staff also recommend that despite losing 6m strip of green space, this solution is more desirable than having another entrance onto Main Street West.

Depending on Council direction we ask that staff be authorized to finalize an agreement subject to the property being sold through the Sale and Other Disposition of Land Policy.

ALTERNATIVES TO CONSIDER

Council could refuse to sell these lands, consider an easement, or provide direction on items within the agreement at their discretion.

RECOMMENDED ACTIONS

That staff be authorized to finalize an agreement with the developer in accordance with direction provided and subject to the Sale and Other Disposition of Land Policy.

FINANCIAL IMPACT

There are no financial impacts.

CONSULTATION

Stephen McAuley, CAO