



Council report

Meeting date:	March 16, 2021
Title:	5015685 Ontario Limited – Request to purchase municipal property (Neustadt)
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

The council direct staff to commence the disposal of land process and bring forward a by-law to council to deem the lands surplus.

Executive summary

5015685 Ontario Limited owns property at 368 John Street in the Village of Neustadt. The company in question has been operating as Diesel Dog Antiques and has requested the potential purchase to increase the available outside storage for the existing business.

The lands requested are a portion of property currently owned by the Municipality of West Grey and are comprised of approximately 1.5 acres (0.60 hectares).

Background and discussion

The lands owned by the Municipality of West Grey are legally described as follows:

NORMANBY CON 14 PT LOTS 3; AND 4 PLAN 161 LOT 1 QUEEN; ST N RP 17R1513 PART 1 PT;PARTS 2 TO 5 RP 17R3068 PT;PART 1 RP 16R6968 PT PART 3.

The overall parcel is comprised of twelve (12) reference plans that will required review as part of the land disposal process. If one (1) existing reference plan exists, and Council chooses to dispose of the property, it may be reused to facilitate the sale. Alternatively, a new reference plan may be required to accurately define the irregularly shaped parcel requested.

The subject lands are within the defined primary settlement area of the County of Grey Official Plan and the Municipality of West Grey Official Plan. Policy 3.5 (3) promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. Policy 3.5 (4) further states that where there are existing partially serviced or non-serviced areas in primary settlement areas, development must proceed in accordance with approved local official plans or official plan amendment policies.



March 2, 2021 (2)

The Municipality of West Grey Official Plan designates the subject lands industrial under schedule 'B'. Policy D6.2.1 of the Municipal official plan defines the objective of this designation as the provision of an adequate supply of vacant, serviced, industrial land within Neustadt in order to attract new industrial development to the Municipality. Policy D6.3.1 states that the predominate use of the lands under this designation include manufacturing, fabricating, processing, assembling, repairing and storage of goods, materials, and commodities. Planning staff are satisfied that the expansion of the existing land use for outside storage is consistent with the general intent and purpose of the County and local official plans.

The subject lands are zoned M2 (Restricted Industrial) under the Municipality of West Grey Comprehensive Zoning By-law 37-2006. Section 25.1 of the by-law outlines the permitted uses within this zone which include accessory uses, buildings and structures, including cafeteria factory outlet, storage yards, showrooms and places of recreation. Planning staff are satisfied that the intended use of the lands for a storage yard is a permitted use under the M2 zone.

The municipality does not require Planning Act consent to transfer land. As previously noted a reference plan would be required if one of the existing reference plans does not relate to the configuration of the lot addition lands requested. The cost of a new reference plan should be included in the purchase price.

In accordance with the disposition of land by-law no. 23-2008, the adjacent landowners will be notified. In this case, the adjacent landowners are limited to approximately four (4) that would be directly adjacent to the lands subject to this request for purchase.

Planning Staff have no concerns related the request and are prepared to commence the disposal of lands process at the direction of council.

Legal and legislated requirements

- Municipality of West Grey Disposition of Land By-law No. 23-2008
- Planning Act, R.S.O. 1990, as amended
- County of Grey Official Plan policy review
- Municipality of West Grey Official Plan policy review
- Municipality of West Grey Comprehensive Zoning By-law review

Financial and resource implications

- Completion and receipt of appraisals
- Review of existing reference plans and determination if a new plan is required
- Circulation regarding the offer to purchase to all abutting property owners
- A tender process regarding interest in the purchase of property

Staffing implications

None.

Consultation

- Municipal Solicitor

Alignment to strategic vision plan

Pillar: Build a better future

Goal: Preserve municipal assets

Strategy: Take a co-operative approach to development

Attachments

None.

Next steps

- Completion and receipt of appraisals for all properties
- Review of reference plans and determination whether a new reference plan is required
- Passage of a by-law deeming the subject lands surplus
- Circulation regarding the offer to purchase to all abutting property owners
- A tender process regarding interest in the purchase of property

Respectfully submitted:



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