
HALDIMAND COUNTY

Report FPC-02-2020 Oneida Ball Park Property

For Consideration by Council in Committee on February 4, 2020



OBJECTIVE:

To obtain authorization to dispose of the Oneida Ball Park Property in Hagersville.

RECOMMENDATIONS:

1. THAT Report FPC-02-2002 Oneida Ball Park Property be received;
2. AND THAT the land described as PIN # 38180-0021(LT) being Part of Lot 16, Range west of Plank Road Oneida as in HC94275, HC81042, HC81040 and Part 1 on 18R-3115 (SRO), subject to 06859; Haldimand County, be declared surplus to the needs of the municipality;
3. AND THAT public notice of the proposed sale be given;
4. AND THAT a by-law be presented to authorize the sale;
5. AND THAT the Mayor and Clerk be authorized to execute all necessary documents.

Prepared by: David Pressey, Manager, Facilities, Parks, Cemeteries and Forestry Operations

Respectfully submitted: Philip Mete, P. Eng., General Manager of Public Works Operations

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

Staff are recommending that the lands commonly known as the Oneida Ball Park in Hagersville, be declared surplus and offered for public sale. It is recommended that the property be listed with a local realtor for 90 days and results be presented to Council.

BACKGROUND:

The 9.28 acre subject property, commonly known as the Oneida Ball Park, legally described as PIN # 38180-0021(LT) being Part of Lot 16, Range west of Plank Road Oneida as in HC94275, HC81042, HC81040 and Part 1 on 18R-3115 (SRO), subject to 06859; Haldimand County. A map of the subject land is included as Attachment #1.

The Oneida Ball Park property, located at 4691 Highway 6 in between Caledonia and Hagersville, has not been used for baseball or any other recreational purposes for more than a decade, but has been maintained by the County. During that time, staff have attempted on several occasions to determine if existing or potential sports groups (baseball or soccer) would have use for the property and/or interest in offering programming at this location. Given adequate recreational fields and parks elsewhere in the County for programming, and the costs associated with operating and maintaining the property, no interested parties were identified.

Haldimand County's Disposal of Surplus Lands Policy No. 2002-06 governs the process established by Council for the sale of surplus property, which includes:

- a) Tender according to the purchasing policies of the Corporation of Haldimand County;
- b) Listing the site with a licensed real estate agent practicing in Haldimand County;
- c) Negotiation between staff and potential purchasers with ratification by Council;
- d) Auction;
- e) Land Exchange; or
- f) Any other method established by Council satisfying the requirements of By-law 269/02 and provincial legislation.

Listing the site with a licensed real estate agent practicing in Haldimand County as a means of selling public lands has been approved by Council in past years and satisfies all requirements of the Disposal of Surplus Lands Policy.

ANALYSIS:

In order to ensure the subject parcel was not necessary for municipal purposes, staff circulated a Surplus Property Designation comment form. Finance Division and Planning & Development Division provided comments regarding decommissioning and disposal of this County asset. All other comments received support for the disposal of this property.

Finance Division comments:

Finance Division supports the disposal of the property. Once the property is declared surplus, the assets located on the ballpark property (building, machinery and equipment), will no longer be in service. Since these assets will be taken out of service earlier than anticipated, a County loss will need to be reported.

Planning & Development Division comments:

The subject property is zoned IR – Rural Institutional Zone.

Permitted uses include: School, place of worship, community centre, place of recreation, golf course, cemetery, day nursery, fire hall, police station, training and rehabilitation centre, museum, animal hospital, private club, one dwelling unit.

No water or sanitary servicing to the subject land.

The subject lands are outside of the Hamlet/Urban Area, severances for residential purposes cannot be supported. Proposals for uses not identified in the list of permitted uses will require an OPA/ZBA, and planning justification report identifying how proposal maintains intent of PPS policy: 2.3.6.

Pre-consultation meeting may be required for redevelopment of the site.

May need to consult with the Ministry of Transportation (MTO) if proposing a new use.

No Conservation Authority regulation limited.

Archeological assessment may be required for future development.

Contact Ministry of Natural Resources/Ministry of Northern Development and Mines for information pertaining to the nearby gypsum mine.

The subject property is located at the southwest intersection of Highway 6 and Third Line in Hagersville and is near several local businesses, including the CGC Gypsum plant. Due to the possible significant interest in this land, the property could be marketed by a local realtor for 90 days with a list price based on the recommendation of a realtor. Staff would report back to Council on the outcome of this process.

FINANCIAL/LEGAL IMPLICATIONS:

All costs associated with the property transactions will be borne by the purchaser. If sold, the property would no longer be the legal responsibility or liability of the County.

Given the requirement to record tangible capital assets in the County's financial records, the transfer of this parcel of property will need to be reflected as a disposition. Given it is land; the current carrying value would be the historical cost as land is not amortized/depreciated on an annual basis. Although a minor carrying value currently exists for this parcel, it will be reflected as a "loss on disposition" for accounting purposes.

STAKEHOLDER IMPACTS:

In order to ensure the subject parcel is not required to be retained for any reason, staff circulated a Surplus Property Designation comment form. All comments received support the disposal of this property as staff were unable to identify any reason to retain its ownership.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Map of the subject property