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# HALDIMAND COUNTY

Report LSS-13-2020 Unsolicited Offer – Vacant Land on the East Side of  
Thorburn Street South, Cayuga



For Consideration by Council in Committee on September 15, 2020

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## OBJECTIVE:

To provide details of an unsolicited offer to purchase vacant County owned property in Cayuga to facilitate the development known as of Thorburn Village.

## RECOMMENDATIONS:

1. THAT Report LSS-13-2020 Unsolicited Offer – Vacant Land on the East Side of Thorburn Street South, Cayuga be received;
2. AND THAT Memorandum LSS-M05-2020 Additional Information Related to Report LSS-13-2020 be received as information and remain confidential;
3. AND THAT the property legally described as PIN # 38230-0114(LT), Part Lot 22, S/S Chippewa Street, Village of Cayuga; Part Lot 23, S/S Chippewa Street, Village of Cayuga; Part Lot 18, N/S Princess Street, Village of Cayuga; Part Lot 19, N/S Princess Street, Village of Cayuga; Haldimand County, be declared surplus to the needs of the municipality;
4. AND THAT staff be authorized to negotiate the sale of the property legally described as PIN # 38230-0114(LT), Part Lot 22, S/S Chippewa Street, Village of Cayuga; Part Lot 23, S/S Chippewa Street, Village of Cayuga; Part Lot 18, N/S Princess Street, Village of Cayuga; Part Lot 19, N/S Princess Street, Village of Cayuga; Haldimand County, to 2271313 Ontario Inc., in accordance with the parameters outlined in Option \_\_\_\_ of Memorandum LSS-M05-2020;
5. AND THAT public notice of the pending sale be published in the local newspaper;
6. AND THAT the Mayor and Clerk be authorized to execute all necessary documents.

**Prepared by:** Sandra Marsh, Property Coordinator

**Reviewed by:** Michelle Brandt, Supervisor, Risk Management & Legal Services

**Respectfully submitted:** Cathy Case, General Manager of Corporate & Social Services

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

## EXECUTIVE SUMMARY:

An unsolicited offer to purchase County owned lands, being Part of Lots 22 and 23, south side of Chippewa Street and Part of Lots 18 and 19, north side of Princess Street in Cayuga has been received. Closed session Memorandum LSS-M05-2020 provides an analysis of the options available to Council.

## BACKGROUND:

Staff have received an Unsolicited Offer to Purchase vacant County owned land located in Cayuga from 2271313 Ontario Inc. (Michael Corrado and David Eccles), who have advised staff that they intend to add the lands to their abutting properties if the purchase is approved by Council. The subject property is legally described as PIN # 38230-0114(LT), Part Lot 22, S/S Chippewa Street, Village of Cayuga; Part Lot 23, S/S Chippewa Street, Village of Cayuga; Part Lot 18, N/S Princess Street, Village of Cayuga; Part Lot 19, N/S Princess Street, Village of Cayuga; Haldimand County. A map of the subject property is shown as Attachment #1. The surrounding properties previously owned by the County were transferred to the same buyers as part of a larger application to purchase; however the subject lands were inadvertently missed in the original offer that the buyers submitted to the municipality, even though these lands are included in the proposed development known as Thorburn Village in Cayuga. The previous circulation process did not include this parcel of land and likewise, the purchase price for the lands in the previous transaction did not include the value of the subject lands to this report. Therefore a new report is necessary to address a separate transaction for the subject lands in order to transfer ownership and for the County to ensure the appropriate process and values are taken into consideration.

The subject property has a total area of approximately 0.5 acres.

## ANALYSIS:

In order to determine the feasibility of the sale of this property, staff contacted all County Divisions to determine if there is a municipal need for the lands, in whole or in part, or if there are certain restrictions or provisions that should be placed on the sale. All comments received supported the sale. Staff recommend that the subject lands be declared surplus to the needs of the municipality as the property is not required for municipal purposes.

The following are the comments of the Planning and Development Division.

- *The subject lands will be included as part of a draft plan of subdivision and the applicable conditions required to register the development.*
- *Planning Staff have no concerns with the proposed sale.*
- *Sale of the subject lands will aid in residential development.*

The offer to purchase from 2271313 Ontario Inc. is in the amount of \$5,000, plus applicable HST. The applicant owns the surrounding lands and would like to purchase the subject lands and add it to the surrounding property they currently own. Staff have reviewed the offer and have prepared a confidential Memorandum LSS-M05-2020, which provides additional information regarding negotiations for the sale for discussion during the Closed session of the Council in Committee meeting of September 15, 2020. Analysis of the options available to Council will be reviewed in order for staff to be given direction regarding the potential sale of this vacant property.

## FINANCIAL/LEGAL IMPLICATIONS:

If the property is declared as surplus and sold, net revenue generated from the sale of the property would be placed in the Land Sales Reserve, in accordance with County Policy.

If sold, the property would generate property tax revenue and would no longer be the responsibility or liability of the County.

## **STAKEHOLDER IMPACTS:**

Planning and Development Division has provided information for the report.

## **REPORT IMPACTS:**

Agreement: Yes

By-law: Yes

Budget Amendment: No

Policy: No

## **ATTACHMENTS:**

1. Map of the Subject Lands.
2. Unsolicited Offer from 2271313 Ontario Inc.