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# HALDIMAND COUNTY

**Report LSS-16-2021 Unsolicited Offer to Purchase - 118 Talbot Street East,  
Jarvis**



**For Consideration by Council in Committee on December 7, 2021**

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## **OBJECTIVE:**

To provide details of an unsolicited Offer to Purchase vacant County-owned lands at 118 Talbot Street East, Jarvis.

## **RECOMMENDATIONS:**

1. THAT Report LSS-16-2021 Conveyance of 118 Talbot Street East, Jarvis legally described as Pt E 1/2 Lt 5 Con 8 Walpole as in HC126444; Haldimand County, be received;
2. AND THAT Memorandum LSS-M05-2021 Additional Information Related to Report LSS-16-2021 be received as information and remain confidential;
3. AND THAT PIN # 38247-0155 (LT) being Pt E 1/2 Lt 5 Con 8 Walpole as in HC126444; Haldimand County, with an approximate location as shown on Attachment #1 to Report LSS-16-2021, be declared surplus;
4. AND THAT staff proceed with Option # \_\_\_\_ as outlined in confidential Memorandum LSS-M05-2021 for the property legally described as part of PIN # 38247-0155 (LT) being Pt E 1/2 Lt 5 Con 8 Walpole as in HC126444; Haldimand County;
5. AND THAT a by-law be presented to authorize the sale, if applicable;
6. AND THAT the Mayor and Clerk be authorized to execute all necessary documents.

**Prepared by:** Melissa Lloyd, Property Coordinator, Legal & Support Services

**Reviewed by:** Lori Friesen, Manager of Legal & Support Services

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

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

## **EXECUTIVE SUMMARY:**

Staff have received an unsolicited offer to purchase 118 Talbot Street East, Jarvis. A location map of the subject property is shown as Attachment #1 and a copy of the offer is included as Attachment #2. The offer is from Trevor Nolan, who is the owner of the abutting property, 120 Talbot Street East, Jarvis. Closed Session Memorandum LSS-M05-2021 provides an analysis of the options available to Council.

## **BACKGROUND:**

The County received a request from Trevor Nolan to purchase 118 Talbot Street East, Jarvis for the purpose of building a residential home or residential unit complex. Due to his experience as a

commercial building owner in other areas of Haldimand, he has self-identified a demand for residential rental units in the area.

Mr. Nolan has provided a letter of opinion from a realtor, valuing the subject property at \$100,000.00 (Attachment #3). Mr. Nolan consulted Planning staff and was advised that the property is zoned as Community Institutional. In order to build residential units, the property requires rezoning and other studies to be completed as part of that process with the requirements to facilitate a change in the zoning as outlined below under the Analysis section. Based upon this, Mr. Nolan is offering a price of \$92,500 + HST which reflects the anticipated costs of the rezoning process. (Attachment #2).

## **ANALYSIS:**

Mr. Nolan has submitted an unsolicited offer to purchase 118 Talbot Street in Jarvis along with the County's application fee. Upon receipt of such request and payment, staff circulated notice to County divisions which included commentary from the offer letter that the requester is seeking to purchase the property for the purposes of building a residential home or to build a complex with residential units: Public Works, Facilities and Parks, Building Controls & By-Law Enforcement, Community Development & Partnerships, Economic Development & Tourism, Emergency Services, Engineering Services, Environmental Services and Planning; as well as the necessary utility companies and abutting land owners.

Planning comments: The lands are undisturbed which means it would likely need an archeological assessment done. The property is zoned Community Institutional. In order to facilitate a single detached dwelling an Official Plan and Zoning By-law Amendment would be required. A Planning justification report prepared by a professional planner will be required. Roads would have to be included to ensure an access can be provided to the lot and would likely require a lot grading plan to ensure that drainage is addressed appropriately.

The lands are not regulated by Long Point Conservation Authority. It looks as though there is a restaurant to the west of the site, residential north and east with some residential to the south. There is also a retirement home further west of the site. The property is approximately 250 meters from the MTO portion of the road way and staff does not believe the MTO would have concerns, however MTO would be included in the circulation process to confirm this. Mr. Nolan was advised of the Planning division comments and current restrictions on the property. He contacted Planning directly for further clarification and has submitted his unsolicited offer (Attachment #2) based upon his understanding.

No concerns or objections were brought forward by County divisions or utilities.

A call was received from an abutting land owner to inquire about the property zoning, but no other concerns or questions were received.

Staff have reviewed the offer and have prepared a Confidential Memorandum LSS-M05-2021, which Provides additional information regarding the disposal of this property, for discussion during the Closed Session of the Council in Committee meeting of December 7, 2021.

## **FINANCIAL/LEGAL IMPLICATIONS:**

If Council chooses to sell the property, net revenue generated from the sale of the property shall be placed in the Land Sales Reserve, in accordance with the Disposal of Surplus Lands Policy 2002-06.

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.

## **STAKEHOLDER IMPACTS:**

Not applicable.

## **REPORT IMPACTS:**

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

## **ATTACHMENTS:**

1. Map of the Subject Lands
2. Unsolicited Offer
3. Letter of Opinion