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# HALDIMAND COUNTY

## Report CS-SS-11-2018 Results of Marketing of Surplus Lands - Corner of Haldimand Road 20 and Concession 13, Walpole

For Consideration by Council in Committee on April 24, 2018

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### OBJECTIVE:

To provide results of the marketing of vacant surplus County-owned property at the corner of Haldimand Road 20 and Concession 13, Walpole, just outside of Hagersville.

### RECOMMENDATIONS:

1. THAT Report CS-SS-11-2018 Results of Marketing of Surplus Lands - Corner of Haldimand Road 20 and Concession 13, Walpole be received;
2. AND THAT Memorandum CS-SS-M04-2018 Supplemental Information Related to Report CS-SS-11-2018 be received as information and remain confidential;
3. AND THAT staff be authorized to negotiate the sale of the subject property, legally described as PIN # 38190-0241(LT), being Lot 14, Concession 14, Walpole, except HC53973, now Haldimand County, in accordance with Option \_\_\_\_ as outlined in Memorandum CS-SS-M04-2018;
4. AND THAT public notice of the pending sale be published in the local newspaper;
5. AND THAT the Mayor and Clerk be authorized to execute all necessary documents;
6. AND THAT once a final sale agreement has been reached, a by-law be presented to authorize the sale.

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

**Reviewed by:** Dana McLean, Risk Management and Insurance Coordinator

**Respectfully submitted:** Karen General, CPA, CGA, General Manager of Corporate Services

**Approved:** Donald G. Boyle, Chief Administrative Officer

### EXECUTIVE SUMMARY:

Through report CS-SS-29-2017, the property at the corner of Haldimand Road 20 and Concession 13, west of Hagersville, was declared surplus, and staff were directed to market the property for sale using a local realtor and report back to Council with the results. Two offers to purchase have been received. The purpose of this report is to provide Council with options for consideration.

### BACKGROUND:

The lands were declared surplus, via a Council resolution, in 2017. The subject property, totalling approximately 1.85 acres, is legally described as PIN # 38190-0241(LT), being Lot 14, Concession 14, Walpole, except HC53973, Haldimand County. The property, located at the intersection of Haldimand Road 20 and Concession 13, Walpole, just outside of Hagersville, is zoned Agricultural. A map of the subject property is included as Attachment #1.

The Agricultural zoning applicable to this property permits a single detached dwelling, on an existing lot of record that has frontage on an open public road and is capable of accommodating a water supply system, as well as an on-site sanitary system designated and installed as per the Ontario Building Code, together with appropriate drainage patterns. It will be a purchaser's responsibility to ensure compliance with all zoning provisions.

Under the County's current Land Disposal Policy, Council has discretion as to selling publicly owned land directly to a buyer, marketing property openly, listing the property with a realtor, conducting a sealed bid process using internal resources or retaining the property. Details that need to remain confidential, such as land values and negotiating parameters, are provided to Council through closed session memorandums.

## **ANALYSIS:**

Based on Council direction, the subject property was listed for sale with a local realtor on December 6, 2017, at a list price of \$110,000. There were two (2) offers to purchase submitted for this property during the listing period. One offer meets the list price, the other does not. One offer contains conditions, the other does not.

Staff have reviewed the offers and have prepared confidential Memorandum CS-SS-M04-2018, which provides additional information and options, regarding negotiations for the sale, for discussion during the Closed session of the Council in Committee meeting of April 24, 2018.

The County's past practice when selling any land has remained consistent and is always sold under the terms "as is/where is" and without any warranty as to its current or future use. This condition is included in the offers and the Buyer(s) will be required to sign an Acknowledgement confirming this. The offers received also included an Environmental Acknowledgement.

## **FINANCIAL/LEGAL IMPLICATIONS:**

If a sale transaction is approved, the County will be responsible for title searching and registration costs, which are estimated at approximately \$200.

If the property is sold, net revenue generated from the sale of the property would be placed in the Land Sales Reserve in accordance with County Policy. Disposal of this surplus property would also provide ongoing future benefits through annual property tax revenue and would no longer be the responsibility or liability of the County.

## **STAKEHOLDER IMPACTS:**

Not applicable.

## **REPORT IMPACTS:**

Agreement: Yes

By-law: Yes

Budget Amendment: No

Policy: No

## **ATTACHMENTS:**

1. Map of the Subject Property