



Subject: Surplus Land Declaration – Part 2, 41R-7347 – Venison Street East

Report Number: EDM 24-033

Department: Economic Development Department

Submitted by: Cephas Panschow, Development Commissioner

Meeting Type: Council Meeting

Meeting Date: Monday, September 9, 2024

RECOMMENDATION

- A. THAT report EDM 24-032 titled Surplus Land Declaration – Part 2, Plan 41R-7347 – Venison Street East be received; and,
- B. THAT the municipally owned parcel of land located on the South side of Venison Street East, described as Part 2, Plan 41R-7347, be declared surplus to the needs of the Town of Tillsonburg in accordance with Bylaw 2021-031 (land disposition) including suitable notification to the public; and,
- C. That the Development Commissioner be authorized to negotiate an Agreement of Purchase and Sale with the adjacent property owner(s) subject to being brought back to Council for approval.

BACKGROUND

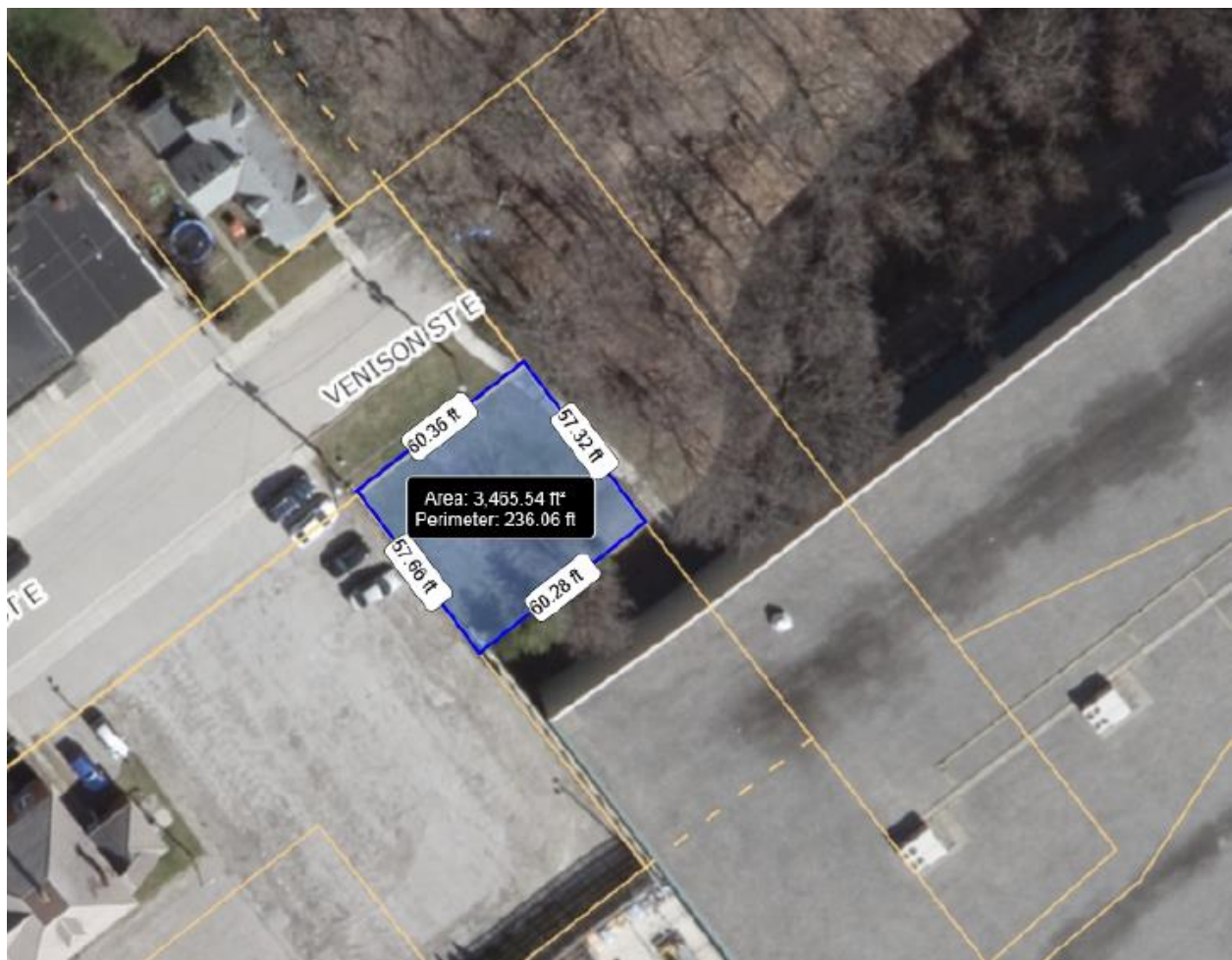
The Town of Tillsonburg has been contacted by a property owner who is interested in acquiring a portion of the Town owned parcel of land located on the South side of Venison Street East. In reviewing this request, it has been determined that these lands are not required for municipal purposes, and hence, can be considered for surplus and potential sale.

The purpose of this report is to seek Council direction with respect to declaring these lands as surplus to the Town's needs and proceed with soliciting interest from the adjacent property owners.

DISCUSSION

The Alley lands are approximately 18 metres (60 feet) wide and 17 metres (57 feet) deep, more or less.

Figure 1 – Subject Property



CONSULTATION

Department	Comment	Response/Reason
Building and Bylaw	<p>This might be a great parcel for a tiny home pilot project</p> <p>What is the intended use – parking lot???</p>	<p>Property would lend itself well to a tiny home project, but limited staff resources to develop on behalf of the Town. Could solicit interest through the surplus lands process.</p> <p>To be added to existing land holdings from adjacent property owner</p>

	Existing sidewalk from the Canadian Tire building rear/north exits to the street must be maintained. It appears that this would have to be altered/ relocated to be maintained as the path currently crosses over the proposed parcel.	The pedestrian access from the Canadian Tire building can be maintained in its existing location, but with an easement placed to protect it or could be relocated as suggested.
Clerks	No comments received	
Engineering	<ul style="list-style-type: none"> • Water and sanitary are available along the frontage • The property is within LPRCA regulation area so they should be consulted • The sidewalk has a stairway at the end of it, not sure where it leads • The rear of the property looks to slope towards the Canadian Tire Building possibly greater than 3:1 • There doesn't appear to be much developable land 	<p>A conservation authority regulation limit appears to cover the Eastern one third of the property so development would be subject to conservation authority review</p> <p>Sidewalk appears to be an exit for the rear door from the Canadian Tire building</p> <p>While the parcel is smaller in size, it does appear, with perhaps the exception of the regulated area, to be largely developable</p>
Fire Department	No comments received	
Planning	<ul style="list-style-type: none"> • Maintaining sidewalk access is preferred • Increasing pavement in this area will not benefit the adjacent 'OS1' 	<p>Agreed</p> <p>How significant is this presumed loss in the</p>

	<p>lands to the east (i.e. impacts of increased temperature of run-off; loss of area of infiltration)</p> <ul style="list-style-type: none"> • Investigation required with respect to drainage swale (mentioned in Richard’s email below) • Information re: proposed future use of property would be beneficial 	<p>context of the larger OS1 parcel?</p> <p>Noted. Presumably any development proposal would be required to address this through the site plan process</p> <p>Information not available at this time as formal interest has not been received</p>
<p>Public Works</p>	<ul style="list-style-type: none"> • Sidewalk access – there is a sidewalk access directly to a stairway • Stairwell – the metal stairwell (which may have been installed per a previous agreement with Canadian Tire) accesses the rear of Canadian Tire through a normally locked gate through a fence with barbed wire • Drainage swale – along the rear of the lot as defined exists a drainage swale which provides drainage from the adjacent parking lot. The swale accesses the rear ravine through a drainage pipe culvert under the sidewalk near the stairs. We believe this swale would still be required 	<p>See commentary above</p> <p>See commentary above</p> <p>Protections for drainage can be included in the proposed easement</p>

	<p>and an access easement be maintained unless a design be put in place to mitigate the need. The outlet to the swale on the other side of the sidewalk has two barrels as Public Works staff will be making some erosion repairs in the area as staff and time permits.</p>	
Recreation, Culture & Parks	No comments received	
Tillsonburg Hydro Inc	No comments received	
Duncan, Linton LLP	<p>A title search was conducted confirming that a notice of the Town’s ground lease with the Town Centre Mall was registered on title. Further, no easements are registered on title</p>	<p>Duncan, Linton advised as to the process for moving forward with a potential surplusing and were able to secure the release of various ground lease notices from being on title to the property, which is enabling the Town to move forward with considering these lands for surplusing</p>

Notice of the potential surplus property has been provided in accordance with Bylaw 2021-031, and specifically, by:

- Posting a notice on the Town’s website (August 23, 2024); and,
- Posting a notice on the property (August 26, 2024);
- Publishing a notice in the Tillsonburg News (August 29, September 5, 2024).

FINANCIAL IMPACT/FUNDING SOURCE

The value of the property will be established through an Opinion of Value obtained from a real estate broker. The purchasers will be responsible for the negotiated value of the land as well as all costs (legal, survey, etc) related to the transaction. Overall, the Development Commissioner anticipates a net positive impact to the Town.

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – The Town of Tillsonburg will strive for excellence and accountability in government, providing effective and efficient services, information, and opportunities to shape municipal initiatives.

Strategic Direction – Not applicable.

Priority Project – Not applicable.

ATTACHMENTS

Appendix A – Plan 41R-7347

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