



Subject: Offer to Purchase – Venison Street East Parcel (Verhoeve)

Report Number: EDM 25-008

Department: Economic Development Department

Submitted by: Cephas Panschow, Development Commissioner

Meeting Type: Council Meeting

Meeting Date: Monday, February 24, 2025

RECOMMENDATION

- A. THAT report EDM 25-008 titled “Offer to Purchase – Venison Street East Parcel (Verhoeve)” be received; and,
- B. THAT a by-law be brought forward authorizing the Mayor and Clerk to enter into an Agreement of Purchase and Sale with Maurice J. Verhoeve Funeral Homes Burial and Cremation Services Inc for lands located on the south side of Venison Street East described as part of Lot 994, Plan 500, and more particularly described as Part 2, Plan 41R-7347 and to execute any documents required to effect the transfer of these lands.

BACKGROUND

Tillsonburg Town Council passed the following resolution at their September 9, 2024, Council Meeting:

- 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 subject to it being brought back to Council for approval.*

An offer to purchase has now been received by the Town and the Development Commissioner is seeking Council approval to move forward with the sale of these surplus lands.

DISCUSSION

The Venison Street East parcel of land is approximately 18 metres (60 feet) wide and 17 metres (57 feet) deep, more or less.

Figure 1 – Subject Property



The offer to purchase received is summarized as follows:

Company	Maurice J. Verhoeve Funeral Homes Burial and Cremation Services Inc
Purchase Price	\$16,500
Irrevocable Date	January 30, 2025 (to be revised)
Conditional Date	10 days prior to closing
Closing Date	14 days after any legal plan deposited, or other such date as may be agreed upon or February 28, 2025

Purchaser Conditions (if any)	None, but Easement Agreement is required to be provided by the Town at the Town's cost
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Based on there being no municipal need for these parcels, the Development Commissioner is recommending that the Town enter into an Agreement of Purchase and Sale with Maurice J. Verhoeve to enable them acquire these lands.

CONSULTATION

The Town's solicitor, Duncan, Linton LLP, has been provided a copy of the offer to purchase for review and completion should Town Council approve the above recommendations. The offer to purchase is a template that has been prepared in consultation with Duncan, Linton LLP.

FINANCIAL IMPACT/FUNDING SOURCE

The real estate Opinion of Value, dated October 1, 2021, obtained for this parcel estimated the value of the lands at \$16,500 since it was not deemed to be a suitable building lot and due to existing site existing conditions. The offer to purchase has been submitted at the estimated value.

In addition to the value of the land, the Purchasers would be responsible for the Town's legal and survey costs with net proceeds going into Town Hall Reserve.

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.

EDM 25-008 Offer to Purchase – Venison Street East

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 – Offer to Purchase – Maurice J. Verhoeve