

**Township of Southgate**  
**Administration Office**  
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## **Staff Report EDO2022-002**

**Title of Report:** EDO2022-002-1522431 Ontario Inc. Purchase of Eco Park Lands  
**Department:** Economic Development  
**Council Date:** February 2, 2022

**Recommendation:**

**Be it resolved that** Council receive Staff Report EDO2022-002 for information; and

**That** Council approve the purchase and sale agreement for lands in the Eco Park to 1522431 Ontario Inc.; and

**That** Council consider approval of Southgate By-law 2022-017 to execute this purchase and sale agreement.

**Background:** 1522431 Ontario Inc. has submitted a purchase and sale agreement and a concept drawing (Attachment 1) for a lot (Attachment 2) in Eco Park Phase 1.

**Staff Comments:** 1522431 Ontario Inc., has a 2-phase plan, as noted in the attachment 1 concept drawing. Phase #1: to construct 21 rental units at 1,500 square feet each. Construction to begin in the spring of 2022. Phase# 2: to construct 1 x 50,000 to 100,000 square foot manufacturing building for lease.

Paul Lisanti grew up on a farm on highway 10. In the 80's he built a few houses around Dundalk and in the early 2000's he developed a 63 home subdivision here in Dundalk long before any developers from the GTA. This project is a win/win. We have a local developer supporting other local small businesses by building affordable rental/lease units to not only attract business to Southgate but to give small businesses the opportunity to grow in Southgate. The 21 rental units have the potential to create many local jobs, conservatively if 4 jobs are created per unit, that would be a total of 84 new jobs created over time. Paul is also in conversation with a large manufacturer that is looking to expand into a new lease facility here in Southgate. This manufacturing facility would create approximately 50 new jobs.

Brad Wilson of Wilson Developments, Wilson Plumbing and Wilson Storage, is partnering with Paul Lisanti to bring this development to life. Wilson Plumbing Service Inc and Wilson Developments started with a 3000 sq ft space in an industrial park in Mt forest 3 years ago with 6 employees and have since grown to employ over 40 people. They have recently added a 1500 sq ft addition at their Mount Forest location and are now fully developed at that site. They will expand into one of the new 1,500 sq ft rental units at the Eco Park. They have current projects in Dundalk including

FLATO Developments. 10 new jobs are anticipated to be created upon start up at the new Dundalk location.

**Financial Implications:** There are no financial implications to this purchase and sale agreement other than the cost to provide wastewater force main connection to the property line that is also being extended to all the other lots sold west of the sewer trunk line to extend out to Ida Street.

The property is being sold for \$35,000.00 per acre (11 acres for \$385,000.00) plus the full proposed build out would generate Development Charges totalling \$1,760,127.50 based on 2022 DC rates.

**Communications & Community Action Plan Impact:** This report has been written and presented to Council to communicate accurate information to the public. Southgate CAP Goal – Trusted, Timely, Transparent, Decision Making.

**Goal 1-Attracting New and Supporting Existing Businesses & Farms**

**Action 1:** The residents and businesses of Southgate envision a growing and diverse local economy, which respects our agricultural background while also attracting new businesses and new employment opportunities in keeping with the renewed growth of our population.

**Concluding Comments**

1. That Council receive this report as information.
2. That Council approve the purchase and sale agreement for lands in the Eco Park to 1522431 Ontario Inc.
3. That Council approve Southgate By-law 2022-017 to execute this purchase and sale agreement.

Respectfully Submitted,

**Dept. Head:** *Original Signed By*  
Terri Murphy,  
Economic Development Officer

**CAO Approval:** *Original Signed By*  
Dave Milliner, CAO

**Attachment 1: Concept Drawing**  
**Attachment 2: Lot location in Eco Park**