

Township of Southgate
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Staff Report EDO2022-003

Title of Report: EDO2022-003-2164130 Ontario Inc. Purchase of Eco Park Lands

Department: Economic Development

Council Date: February 2, 2022

Recommendation:

Be it resolved that Council receive Staff Report EDO2022-003 for information; and

That Council approve the purchase and sale agreement for lands in the Eco Park to 2164130 Ontario Inc.; and

That Council consider approval of Southgate By-law 2022-018 to execute this purchase and sale agreement.

Background: 2164130 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: 2164130 Ontario Inc., Calhoun Super Structures, has a 2-phase plan, as noted in the attachment 1 concept drawing. Phase #1: to construct a 20,000 square foot manufacturing facility. Construction to begin in the spring. Phase# 2: to construct a second 20,000 square foot manufacturing facility for future expansion.

Founded in 1992, Calhoun Super Structure is a Canadian, family-owned business in it's second generation of ownership. They are a leading, full-service manufacturing company that has been in business for almost 30 years and has 36 dealers across North America.

This expansion to the Eco Park will create 7-10 new jobs in the first phase and will support our agricultural and other sectors with affordable building options. The first facility will be manufacturing the new fabric covers for new buildings along with recovers of existing structures.

<https://calhounsuperstructure.com/>

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 (5.95 acres), initially \$267,700.00 in Development Charges.

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 2164130 Ontario Inc.
3. That Council approve Southgate By-law 2022-018 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