



Staff Report PL2022-084

Title of Report: PL2022-084- Proposal to Declare Surplus Lands
Department: Planning Services
Council Date: December 21, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-084 for information; and
That Council declare the lands identified as Plan 852 BLK 58 & 59 as surplus; and
That Council Direct the Clerk to perform all necessary actions to prepare the lands for sale.

Subject Lands



The subject lands are described as Plan 852 BLK 58 and 59 and are approximately 1.28 acres in size. They are currently designated as Hazard in the Official Plan and zoned as EP within the Southgate Zoning Bylaw.

Staff Comments

The County of Grey initiated a call to identify lands within each municipality that could be used for residential development and potentially affordable housing. These lands are currently owned by the municipality but are landlocked as they do not have adequate road frontage. In the past the Township has had issues where by some

individuals have stored or placed their Rv on to camp there short term causing nuisance complaints to the Township.

Recently the 3.7 acre parcel of the land to the south has been purchased and a concept plan has been submitted for discussion to look at developing attainable town house units. It was noted that these lands are the only access for the Township owned parcel. The initial concept plan is attachment #2.

A solution to more appropriately develop the lands to the south would be to sell the Township owned lands to insure that they are integrated appropriately in the attainable housing concept plan.

Maintaining ownership of the Township parcel by the Township would result in inefficient development of the lands to the south because they would now have to provide an access easement to the Township owned lands. It would also continue the risk and complaint issue of people illegally camping or storing their RV's on the Township owned parcel.

Township staff have approached the Conservation Authority to obtain their feed back on the potential for development of these lands. The Conservation Authority has indicated that they would have no concern if development was maintained outside of the regulated area identified in Attachment #1. This is approximately one acre of land. Developing with the Permitting area could still take place but it would require a permit from the Conservation Authority.

Township staff approached public works staff and had a discussion with them and they indicated that they did not require the lands for stormwater management purposes or other purposes.

Financial Implications

The Township would benefit from the sale of the lands as well as the increased assessment that would result with its development. Furthermore, it would reduce risk and staff time for bylaw enforcement and property maintenance respectively as a result of unauthorized access to the lands. Ultimately it would be a net positive effect on Municipal finances.

Conclusions

Based on the above discussions it is recommended that the Township declare the lands surplus and that an opinion of value be sought for the lands.

Respectfully Submitted,

Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



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

Attachments:

1. Regulation Mapping from GRCA
2. Concept Plan submitted