



## TOWN OF MINTO

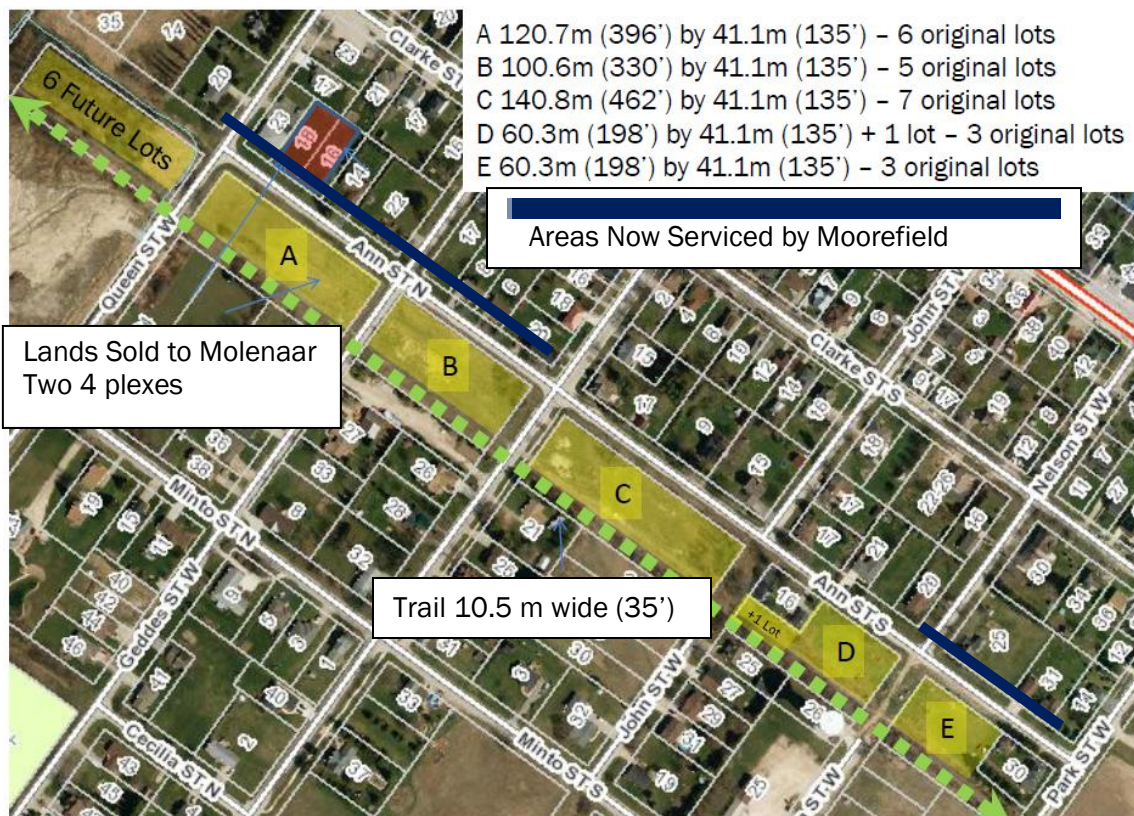
DATE: May 20, 2016  
REPORT TO: Mayor and Council  
FROM: Annilene McRobb, Deputy Clerk  
SUBJECT: Sale of Lots, Ann Street, Clifford

### STRATEGIC PLAN:

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

### BACKGROUND

- Previous Council acquired 32 lots along Ann Street in Clifford, the former rail line north to West Heritage Street, and the former rail line south to the 13<sup>th</sup> Line for \$440,000 as settlement of a \$1.8 million statement of claim
- A Record of Site Condition issued by RJ Burnside in January 2006 for Lots 294 to 327 certified the lands for residential use; this was updated and verified when the Town acquired the land
- Moorefield Construction began servicing last winter and will shortly finish serving work on Blocks A, B and E, which will include water and sewer laterals suitable for single family or semi-detached homes
- The lands are zoned to permit either single family or semi-detached homes
- The Town will keep a 10.67 metre (35 foot) wide strip of land at the back of the lots fronting on Ann Street for trail purposes.



The Town is fielding a number of inquiries and has received a signed offer and deposit cheque from John Mitchell for two lots in Block E and a second signed offer and deposit cheque from Christine Welsh for one lot in Block E. In both cases the lots are to be sold on the following terms:

- Purchase Price \$22,500.00 including deposit (+-\$1,000 per lot)
- Town provides one water and sewer connection to the lot line
- Closing date for sale 30 - 60 days or less from execution of agreement
- Site Grading and Drainage Plan required for construction
- Town to provide reference plan for the lot
- Lots are each 20m by 39.6m (66' by 130') with back 10.6m 35' kept by Town for rail trail
- Permit to build required within six months of lot closing, or Town can buy back the lots after one year at 90% cost
- No transfer or re-sale of vacant lots
- Home constructed within 18 months of closing date of lot

### **COMMENTS**

This report requests Council proceed with the land sales by confirming in a resolution the lands are surplus to the Town's needs. This is required by the disposition of lands by-law. If Council declares the lands surplus, public notice of the pending sale is required.

The sale of former rail lands is exempt from requiring an appraisal under the Town's disposition of land by-law. Previously lots have been sold in Clifford for in the range of \$20,000 to \$30,000 serviced depending on location. This is consistent with pricing for the Clifford Ballfield which will be sold at about \$21,428 per townhouse unit.

The Town will keep land at the back of the lots to maintain the "rail trail", consistent with our Walkable Community designation. The Clifford Trail Committee has worked hard to develop this trail system. With the interest in the lots on Ann Street, the front (66 feet by 130 feet) of Lots 294-315 should be declared surplus to the Town's needs. This will allow the front of the lots to be sold in the future.

Once the lands are declared surplus, staff will give notice in the local papers of any pending sales including the date a by-law authorizing the Mayor and C.A.O. Clerk will be considered.

### **FINANCIAL CONSIDERATIONS:**

Once all the lots are sold sufficient funds should be generated from the sale to cover the original purchase price of \$440,000 for all the former rail lands plus some amount

### **RECOMMENDATION:**

THAT Council receives the May 20, 2016 report from the Deputy Clerk regarding the Sale of Lands, Ann Street, Clifford, that Lots 294-315 inclusive be declared surplus to the needs of the Town of Minto, and that By-laws authorizing the Mayor and CAO/Clerk to execute all documents necessary to close transactions for which final offers have been received be considered upon completing of the required notice for the conditional agreements of purchase and sale.

Annilene McRobb, CMO, Deputy Clerk