



TOWN OF MINTO

DATE: June 29, 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

A report was provided to Council at the June 7th Council Meeting and Council passed the following Motion:

MOTION: COW 2016-147

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.

Declaring the lots surplus and giving notice of the Town's intention to consider a by-law to authorize the sale of certain lands is required under the disposition of property by-law. It is recommended Council pass individual by-laws for each agreement of purchase and sale.

COMMENTS

The following map shows lots with offers meeting the Town's purchase price of \$22,500/lot.



The offers all contain conditions that prohibit resale of the lots until a home is constructed, require a building permit to be taken out for a home within six months of closing the transaction and completion of a house within 18 months of closing. The Town retains a conditional “buy back” clause similar to industrial lots. As a result some purchasers have staggered closing dates for different lots.

Staff ordered the reference plan of survey to be completed mid-July which will allow some lots to close in August so building permits could be available this year. Once these purchase and sale agreements close there will be 2 serviced lots left in Block B. Blocks C and D contain 10 more lots that are currently un-serviced. Council passed a resolution last meeting not to consider offers on these lots until they are serviced.

FINANCIAL CONSIDERATIONS:

Once all 24 serviceable lots are sold \$540,000 will be recovered toward purchasing the lands (to settle a lawsuit) and servicing necessary for development.

RECOMMENDATION:

THAT Council receives the June 29, 2016 report from the Deputy Clerk regarding the Sale of Lands, Ann Street, Clifford 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 in open session.

Annilene McRobb, CMO, Deputy Clerk