



TOWN OF MINTO

DATE: September 29, 2016
REPORT TO: Mayor and Council
FROM: Bill White, C.A.O. Clerk
SUBJECT: Sale of Part Lot 313, Part Lot 314 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

Since servicing 14 of 32 lots along Ann Street in Clifford this summer (Blocks A, B and E), staff has received multiple offers to purchase using the Town's standard agreement. At the June 7th meeting Council passed a resolution declaring Lots 294-315 to be surplus to the Town's needs, which are all lots in Blocks A through E shown below.



Notice of the pending sale of was given that Council would consider by-laws July 5 and on other dates from time to time to conclude transactions for lots in Blocks A, B and E. This notice is required by the Town's disposition of land by-law. Council has also passed a resolution not to sell un-serviced lots on Ann Street in Clifford.

The Mayor and C.A.O. Clerk are authorized in By-laws 2016-52 to 2016-58 to sign documents needed to close transactions for the original offers. To date the transactions with Benson for Part Lot 317, Jeff Reidt Part Lot 312, Logan Reidt Part Lot 311, and Christine Welsh for Part Lot 298 closed. House construction has started on some of these lots. An offer was received September 29, 2016 at about noon from Benjamin J. Bray for Part Lot 13 which is one of two remaining lots in Block B. The \$1,000 in certified cheque was

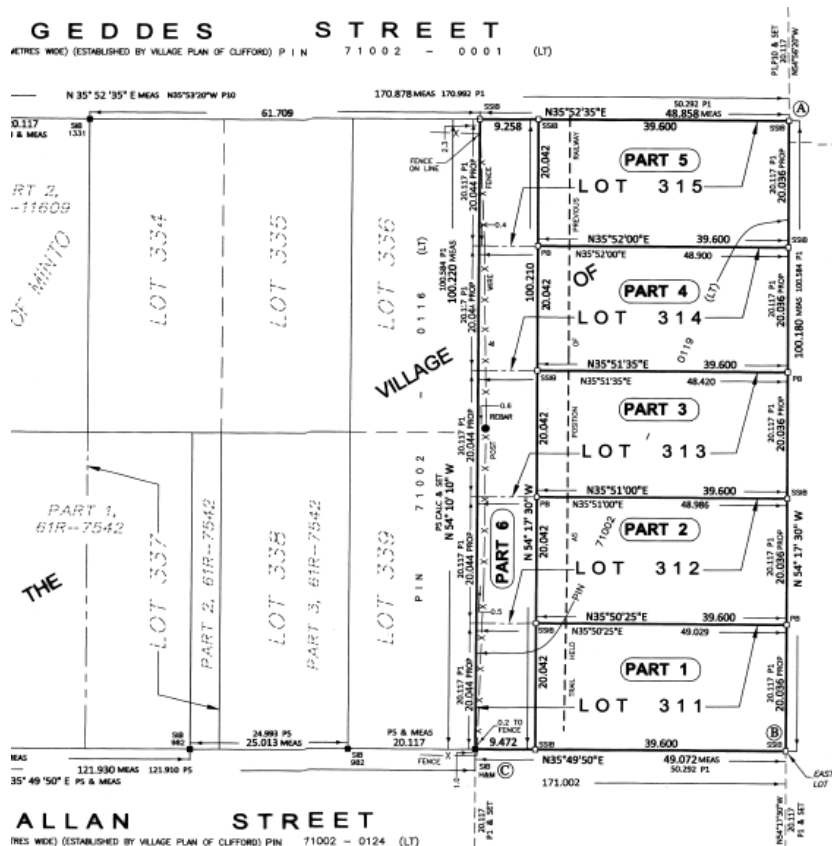
included and the offer otherwise meets all the Town's standard conditions. The Town has until Tuesday October 11 to respond.

Two more offers were faxed September 29 at about 5pm from Christine Welsh for both Part Lot 313 and Part Lot 314 including a deposit of \$500 per lot. Overnight certified cheques for \$1,000 per lot deposit were received along with a price increase for Lot 313 to \$23,000. There are Purchaser conditions in both revised offers regarding 120 days for sale of an existing property, confirmation of building permits, and retention of topsoil on-site for future grading. The offers both meet all the Town's standard conditions, and the Town has until Tuesday October 11 to respond.

COMMENTS

All the offers contain Town standard 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. The reference plan for these lots is complete and was provided to both purchasers.

The Town has to deal with the two offers for Part Lot 313. While the Welsh offer is for \$500 more it was received second and contains conditions that are not part of the Bray offer, Council could sign back only on the offer for Part Lot 314 with Christine Welsh. The conditions requested in her offers are not a serious issue for the Town, but the terms of the Bray offer are firm.



Over the summer, the Public Works Department completed considerable site work to ensure the public trail remained on Town owned lands (Part 6 in this block). Now that the lots are surveyed, the Town could consider adjusting lot depth in un-serviced Blocks D and E to suit site conditions. A lot depth of 39.6 metres is probably achievable in Block C, but a lot depth of +-30 metres in Block D would avoid significant regrading to ensure trail access. Staff has been working with Triton Engineering to ensure site grading and drainage is consistent with Town development standards.

Council can determine at budget if additional lots should be serviced in 2017. Opening up Block C might be considered, but Block D and lands north of Queen Street would be projects for 2018 or beyond.

FINANCIAL CONSIDERATIONS:

All 14 serviced lots are now under conditional offers. Four of the 13 lots under offer are transferred. In all cases these purchases have been by individuals and small buildings constructing one home

RECOMMENDATION:

THAT Council receives the September 29, 2016 report from the C.A.O. Clerk regarding Sale of Part Lot 313, Part Lot 314 Ann Street, Clifford and that By-laws authorizing the Mayor and C.A.O. Clerk to execute all documents needed to close the transactions be considered as follows:

1. Benjamin J. Bray for Part Lot 313, Part 3 Plan 61R-20886
2. Christine Welsh for Part Lot 314 Part 4 Plan 61R-20886

And that Council not sign back on Christine Welsh's offer for Part Lot 313.

Bill White C.A.O. Clerk