



TOWN OF MINTO

DATE: March 30, 2017

REPORT TO: Mayor & Council

FROM: Belinda Wick-Graham, Business & Economic Manager

SUBJECT: Palmerston Industrial Land Agreement of Purchase & Sale
Lot 3, Shrimp Canada

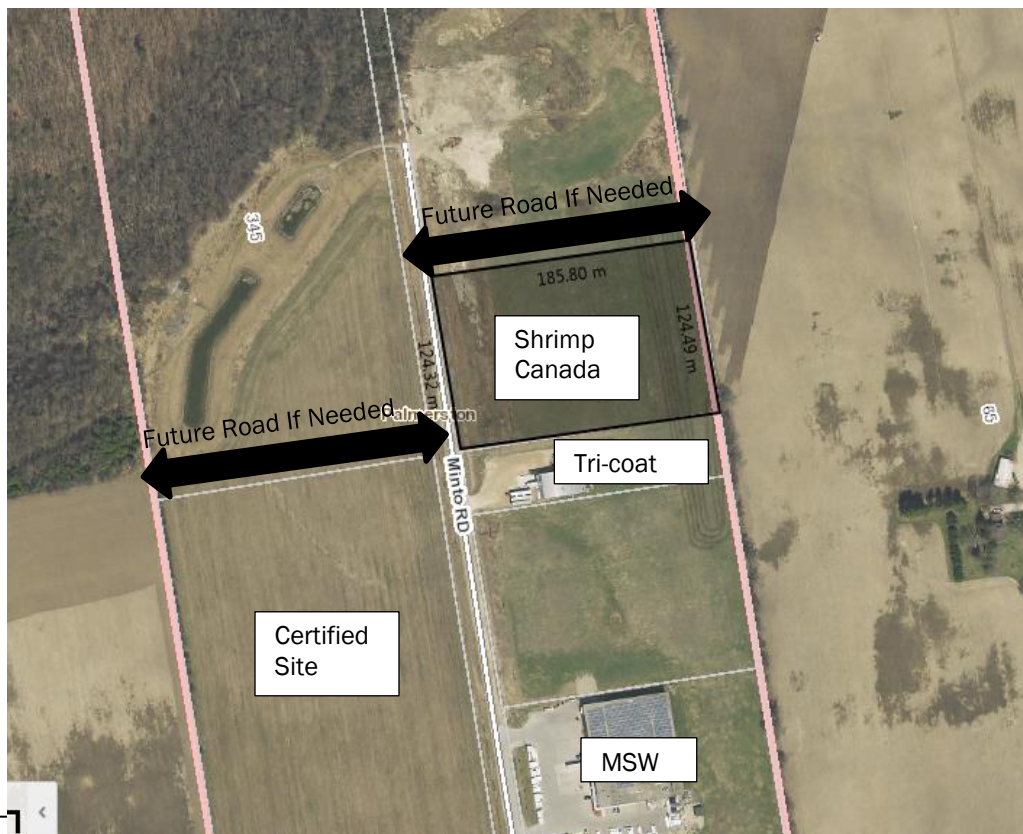
STRATEGIC PLAN:

4.3 Ensure there is sufficient serviced/serviceable land for a variety of uses in Minto's three urban areas, and maintain a supply of municipally owned serviced industrial land for sale to business in accordance with Town policies.

BACKGROUND:

On February 10, 2017 Mayor Bridge, CBO Kuipers and Wick-Graham met with Ranjan Pradhan, President of Shrimp Canada. This lead was supplied to the Town of Minto via the Wellington County Economic Development Office. Mr. Pradhan was looking for an affordable property to construct a 5,000 sq. ft. shrimp hatchery.

On February 24, 2017 the Town received a Letter of Intent for Lot 1A on Frank Lambier Court in the Palmerston Industrial Park from Mr. Pradhan. Mr. Pradhan requires the use of a private well for the breeding portion of his business, so after further review staff it was agreed that creating a one acre lot out of Lot 3, an un-serviced parcel would be a better fit for his use now and into the future. He also requested first right of refusal for five years on the abutting 5 acres. This sketch shows the entire 6 acres in context with other lands.



Palmerston Industrial Land Agreement of Purchase & Sale Lot 3, Shrimp Canada

Mr. Pradhan is offering full asking price of \$10,000/acre. This parcel requires a 6,400 sq. ft. building as per our development covenants.



COMMENTS:

Initially staff had concerns about this type of use in the Industrial Park, as it doesn't comply with our current zoning by-law. However, after speaking to County Planner Mark Van Patter staff confirmed that a zoning by-law amendment to allow this use in the industrial park may have merit without triggering an Official Plan Amendment. The zoning for this property would be a site specific industrial zone to allow for aquaculture. The Town would need to initiate the zoning amendment if the agreement of purchase and sale is accepted.

Mr. Pradhan is aware that this is an un-serviced parcel of land and when the time comes for the Town to extend services past the property his will be required to connect to those services but keep his well for the breeding portion of the business. This requirement is also set out in the agreement of purchase and sale. Mr. Pradhan has received funding from Bio Enterprise for this initiative. Minto is seen as a progressive rural community. Staff feels it would be great to be connected to this innovative project, which would create local higher end jobs, improve biosecurity and create a higher quality local food source, as well as see the potential for increased aquaculture in our region.

FINANCIAL CONSIDERATIONS:

Mr. Pradhan is offering full asking price of \$10,000/acre.

RECOMMENDATION:

That Council receives the March 30, 2017 report from the Business and Economic Manager regarding the Agreement of Purchase & Sale for Lot 3 in the Palmerston Industrial Park and that a bylaw come forward authorizing the Mayor and the Clerk to sign the Agreement of Purchase & Sale and all other documents to close this transaction.

Belinda Wick-Graham, Business & Economic Manager