



DATE: May 30, 2018
REPORT TO: Mayor Bridge & Council
FROM: Belinda Wick – Graham
Business & Economic Manager
SUBJECT: APS - Palmerston Industrial Park – Metzger Heating Ltd.

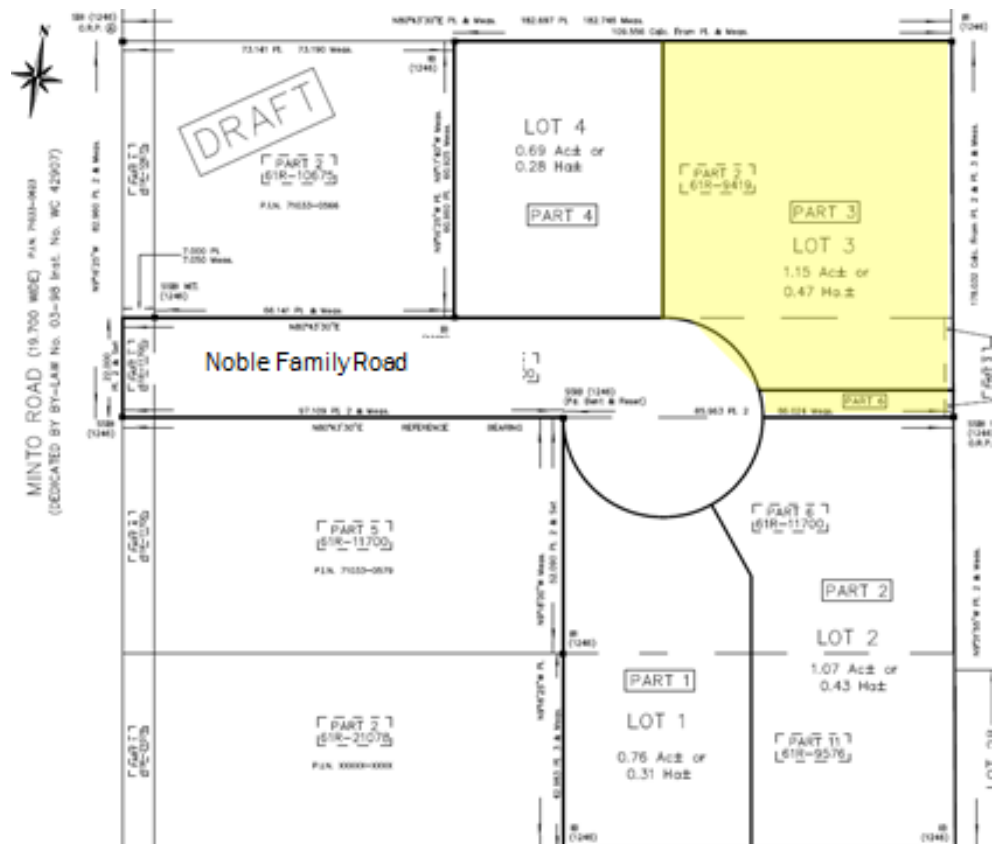
STRATEGIC PLAN:

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

In 2017, Jeremy Metzger of Metzger Heating Ltd. expressed interest in developing on Noble Family Road and during the week of February 19th, 2018 both CBO Kuipers and I had meetings with Mr. Metzger to discuss the options on Noble Road.

On February 26, 2018 we received a formal Letter of Intent for approximately 1 acre on Noble Road from Metzger Heating Ltd. In closed session at their March 6, 2018 meeting, Council directed staff to proceed toward an Agreement of Purchase and Sale under previous pricing of \$15,000 per acre.



Metzger Heating Ltd. is purchasing Part 3 and Part 6 on the above draft survey plan, with the Town maintaining an easement on Part 6 for servicing. This will allow watermain to be looped into the Heinmiller Subdivision when it proceeds.

Metzger Heating Ltd. plans to construct a 7,000 sq. ft., 3 bay building with office frontal for the purpose of housing Metzger Heating Ltd. and renting two units. This meets the development covenant for 15% lot coverage.

COMMENTS

This lot has two different zones on it which are M2 Light Industrial and M1-30 which is a site specific. Once the lot transfer takes place the development will require formal site plan approval before a building permit can be issued.

Mr. Metzger has outgrown the current space he is leasing and is prepared to begin construction quickly. He is requesting to begin construction this summer.

FINANCIAL CONSIDERATIONS

Due to the fact that this Letter of Intent was submitted prior to our price increase the purchase price for this parcel of land is \$15,000/acre. Servicing work on Noble Family Road has been tendered and awarded by Council to Hanna and Hamilton at \$251,908

RECOMMENDATION:

THAT the Council receives the May 30, 2018 report from the Business and Economic Manager regarding the Agreement of Purchase & Sale for Parts 3 & 6 on Noble Family Road in the Palmerston Industrial Park and considers a By-law in open session authorizing the Mayor and CAO Clerk to sign the Agreement of Purchase & Sale.

Belinda Wick-Graham, Business & Economic Manager