



Working together with our community

Council-In-Committee Meeting – January 14, 2025

Subject: Request to Declare Land Surplus – Clinton Street, Port Dover
Report Number: CS-25-004
Division: Corporate Services
Department: Realty Services
Ward: Ward 6
Purpose: For Decision

Recommendation(s):

THAT Report CS-25-004, be received as information;

AND THAT Council proceed to declare Part Lot 33, Block 50, Plan 207, Port Dover; Norfolk County surplus to municipal needs and to authorize a disposition of the lands provided that the land received in exchange for this parcel includes a fully completed parking lot of greater size;

AND THAT Council approve an unsolicited proposal from 1000033566 Ontario Inc. as further outlined in this report CS-25-004;

AND FURTHER THAT staff be directed to bring back a future report along with the Agreements of Purchase and Sale outlining the specifics of the proposed land exchange transaction.

Executive Summary:

County staff has received an unsolicited proposal by an adjacent property owner requesting to purchase the County owned land (identified below in Figure #1). In return for the County agreeing to dispose of this land to it, the property owner would transfer ownership of 25 St. Andrew Street, Port Dover, Ontario (identified below in Figure #2) to the County and provide a fully completed enhanced turn-key parking lot on the 25 St. Andrew Street property, at the total expense of the property owner. Hereinafter referred to in this report as a “land exchange”.

Figure #1 (Roll # 33 10 334 010 51100) – Parking Lot on Clinton Avenue, Port Dover
Part Lot 33, Block 50, Plan 207; Port Dover (Size: 0.19 acre)



Figure #2 (Roll # 33 10 334 010 50800) – 25 St. Andrew Street, Port Dover
Lot 35, Block 50, Plan 207; Port Dover (**Size: .25 acre**)



The purpose of this report is to seek Council's direction to:

- Declare the County owned land surplus; and,
- Authorize the conveyance of this land to the adjacent property owner as part of the land exchange

Discussion:

1000033566 Ontario Inc. is the owner of 25 St. Andrew Street, Port Dover and is proposing to construct a newly enhanced and larger municipal parking lot on that property, all at its expense, and also to the satisfaction and approval of the County, in exchange for the County disposing of the land identified in Figure #1 above to it. Once the municipal parking lot is fully completed on 25 St. Andrew Street, Port Dover, the land exchange will occur and lands would then be transferred accordingly.

Upon review and discussion, staff has determined that this land exchange would be very advantageous to the County for the following reasons:

1. the land the County would be acquiring is substantially larger than the size of the land the County currently owns (the Clinton Street parking lot);
2. a new enhanced parking lot would better meet parking needs in Port Dover for the following reasons:
 - (a) would increase parking at least double in size;
 - (b) would have conduits for future paid parking terminals and electrical vehicle charging stations;
 - (c) would have light poles installed to ensure being well-lit;
 - (d) would have better signage;
 - (e) would have an easily accessible public path/walkway from the new parking lot to Main Street to ensure pedestrian public access;
 - (f) possible future gated/paid parking lot; and,

The sale price of the County owned land would match the purchase price of the 25 St. Andrew Street property. To this extent, the sale/purchase price for each lot would therefore be set-off, with no payment owing by either party for the cost of the land. 1000033566 Ontario Inc. will however be responsible for all costs/disbursements/legal fees incurred by the County in respect of the contemplated land exchange resulting in the County acquiring a larger enhanced turn-key parking lot at no additional cost.

Therefore, based on the above, staff believe it is in the best interest of the County to declare the County owned land surplus to the County's needs and enter into an Agreement of Purchase and Sale to dispose of the property and complete a land exchange transaction.

Financial Services Comments:

There are no immediate financial implications as a result of the recommendations within this report. Should Council approve the proposed land exchange, all costs relating to disbursements and legal fees incurred to facilitate the transactions, demolition of the existing structure at 25 St. Andrew Street, and construction and enhancement of a municipal parking lot would be the responsibility of 1000033566 Ontario Inc. As such, there would be no additional cost to the County for obtaining additional parking capacity in Port Dover.

Future considerations could include increased maintenance costs as the property is bigger than the current municipal parking lot on Clinton St, however this is expected to be minor. Additionally, a larger parking lot could have opportunities for increased paid parking revenues if the paid parking program becomes permanent and includes this lot.

If Council approves the land exchange, future Levy Operating Budgets will be updated to reflect any necessary changes.

Interdepartmental Implications:

PLANNING

Both the Clinton St parking lot and 25 St. Andrew Street property are within the Downtown designation of the Official Plan and Central Business District (CBD) Zoning which permits 'parking lot' as a use.

As a result of the land exchange, any new development for the new parking lot or resultant development that includes the Clinton St property would be required to conform to the Official Plan, Zoning Bylaw and need a site plan application. Any requirements of an Agreement of Purchase and Sale that is related to the parking lot or development could be further embedded into any site plan and development agreement.

ECONOMIC DEVELOPMENT

Any additional parking would be a benefit for local downtown businesses and tourism.

Consultation(s):

CAO
Corporate Services
Community Development
Economic Development
Planning
Operations
Finance

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities.

Explanation:

Declaring the County owned land surplus and authorizing a sale will allow for the creation of a larger parking lot and will ensure that the County has all the hard infrastructure required to better meet the future parking needs in Port Dover.

Conclusion:

Staff believe this proposed land exchange is a strategic approach to better align the County's needs and objectives for improving our infrastructure and is therefore seeking Council's direction for the surplus and conveyance of the County owned land as identified in Figure #1 to the adjacent property owner as part of the land exchange.

Attachment(s):

N/A

Approval:

Approved By:
Al Meneses, CAO

Reviewed By:
Heidy VanDyk
General Manager, Corporate Services

Prepared By:
Karen Lambrecht
Realty Services Specialist