

Type of Decision									
Meeting Date	Thursday, June 13, 2013				Report Date	Monday, June-10-13			
Decision Required	X	Yes		No	Priority	X	High		Low
Direction	x	Information Only			Type of Meeting	X	Open		Closed
REPORT TITLE									
Sale of Land Report #13/06/13/1204									

Subject: Request has been received for purchase of surplus land owned by municipality by neighbouring property owners.

RECOMMENDATION: That Council pass the attached resolution providing for the sale of a small parcel of surplus land, too small to build on.

WHEREAS staff has received a request from an adjacent landowner to purchase the small parcel of municipal land located across Logger's Road from the Community Centre;

AND WHEREAS this land is considered surplus to municipal purposes due to its location and size and is not a "buildable" lot as per the Municipal By-Law;

THEREFORE BE IT RESOLVED THAT the Council of the United Townships of Head, Clara & Maria does hereby declare that the following lands surplus and that they be offered to Vic Richardson for the sum of \$1.00 and all survey, legal and appraisal costs:

- (1) Part Lot 26, Concession A, Head Township, known as roll #4798 015 13490.

AND FURTHER THAT the Clerk is hereby authorized to sign all necessary transfer documents.

BACKGROUND/EXECUTIVE SUMMARY: Mr. Richardson has recently purchased the land surrounding the surplus municipal land and is looking to purchase our section as well with a goal to consolidate the properties and "clean them up".

The property does not have sufficient frontage to meet our current by-law requirements nor does it have sufficient area. Required – 100 ft. frontage and 2025 m² – actual 50 ft. frontage and 445 m². The assessed value of the property is currently \$600.

In 2007 Council did direct staff to contact neighbouring property owners to determine interest and did not receive a response from the previous property owner.

It is staff recommendation that the property be offered to Mr. Richardson for a nominal amount - \$1 as well as all costs associated with the offer, valuation, transfer including: survey (if required), all legal costs, transfer taxes etc..

As the property is not a buildable lot and is being sold to adjacent landowners, no further process is required.

Options/Discussion: Council may choose another valuation amount, may choose not to sell, or may request that the purchaser make an offer.

Financial Considerations/Budget Impact: minimal revenues to the municipality through sale and through minimal increased taxes. This may change if the new owners ever decide to develop the property.

Policy Impact:.. None – as per policy.

Approved and Recommended by the Clerk

Melinda Reith,

Municipal Clerk

Melinda Reith