

<b>To:</b>	Warden Halliday and Members of Grey County Council
<b>Committee Date:</b>	September 27, 2018
<b>Subject / Report No:</b>	CCR-CW-10-18
<b>Title:</b>	Declaration of Surplus Land
<b>Prepared by:</b>	Heather Morrison
<b>Reviewed by:</b>	Kim Wingrove, Kevin Wepler
<b>Lower Tier(s) Affected:</b>	West Grey
<b>Status:</b>	Adopted by the Committee of the Whole as presented per Resolution CW241-18; Endorsed by County Council per Resolution CC97-18 on October 11, 2018.

## Recommendation

1. That the property described as **Part of Park Lot 8 North Side of Chester Street West Plan 500 Durham as in GS38555 except R443637, Geographic Township of Bentinck, Municipality of West Grey (Twin Pines)** be declared surplus as approved by resolution CW98-18; and
2. That the land be valued based on the **Municipal Property Assessment Corporation assigned value**; and
3. That the Clerk be directed to provide notice of Council's intent to sell the property in accordance with the **Sale of Land Procedure for affordable and market rent housing units following receipt of a successful proposal through the Request for Proposal process.**

## Executive Summary

Approval was received by Council to transfer the property adjacent to Twin Pines in Durham to the County's ownership under the Forfeited Corporate Property Act, 2015. The property ownership has since been transferred to Grey County. Report HDR-CW-07-18 approved proceeding with a Request for Proposal (RFP) for interested parties to build affordable and market rent housing on this land. The land needs to be declared surplus prior to entering into an Agreement of Purchase and Sale with a successful proponent received through the RFP.

## Background and Discussion

Council approved the resolution contained in report HDR-CW-07-18 to move forward with acquiring the vacant property adjacent to the County owned Twin Pines property in Durham.

The property was originally thought to be included in the downloaded properties from the Province during devolution in 2001. The County has maintained the property and paid taxes on it since that time. The ownership of the land has now been transferred to Grey County through an application under the Forfeited Corporate Property Act, 2015.

The approved resolution also supported a RFP be issued to seek interested parties to build affordable and market rent housing on this land.

The land needs to be declared surplus before it can be sold to the successful proponent of the RFP. This report is administrative in nature in order to declare the land surplus as per the County's Sale of Land Procedure.

Although the procedure notes that notice is not necessarily required to declare land surplus, only for an upcoming sale of land, it was thought that to be transparent, notice should be given about the declaration of surplus land and the impending release of the RFP. Notice will also be provided for the sale of land when the RFP is awarded. It is anticipated this will happen in October.

## Legal and Legislated Requirements

The Sale of Land Procedure does not require that notice of declaration of surplus land be provided, however to be transparent, notice was provided in the Hanover Post on August 30, 2018 and posted to the County website on August 30, 2018.

The County solicitor confirmed this course of action.

Although there are several options within the sale of land procedure to determine land value, staff felt that using the MPAC assigned value was the most cost effective way to reach a land value. MPAC assessed the property value at \$65,000.

If the land is not declared surplus the RFP cannot be awarded as it precedes the sale of land to the successful bidder.

## Financial and Resource Implications

The only financial implication will be the cost of the ad in the Hanover Post of \$489.29.

The land will be sold to the successful proponent for a nominal fee. This fee will cover costs such as

## Relevant Consultation

Internal-Director of Corporate Services, Director of Housing, Land Acquisition Specialist

External-County Solicitor

## Appendices and Attachments

[HDR-CW-07-18 Transfer of Twin Pines Property to Grey County](#)

[Sale of Land Procedure G-GEN-003-001](#)

[Notice of Surplus Land County Website](#)