



## MUNICIPALITY OF **West Elgin**

### Staff Report

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**Report To:** Council Meeting  
**From:** Heather James, Planner  
**Date:** 2021-02-25  
**Subject:** Declare Municipal Lands Surplus Plan 75 Lot 318

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#### **Recommendation:**

That West Elgin Council hereby receives the report from Heather James to declare the lands legally described as Plan 75 Lot 318 as surplus to the needs of the municipality;

That West Elgin Council hereby declares the lands legally described as Plan 75 Lot 318 as surplus to the needs of the municipality;

That West Elgin Council hereby authorizes the disposition of the lands without an appraisal as it is in the best interest of the municipality; and, lastly,

That West Elgin Council hereby offers the lands for sale through posting of a sign and through a call for proposals.

#### **Purpose:**

The purpose of this report is to provide Council with information and a recommendation to declare municipal lands surplus to the needs of the municipality. The lands recommended to be declared surplus to the needs of the municipality are legally described as Plan 75 Lot 318 (as shown on the attached Key Map).

#### **Background:**

The municipally owned lands are vacant. It is unknown when the municipality acquired the lands. The municipally owned lands are designated Industrial, as shown on Schedule 'D' Village of West Lorne Land Use & Transportation Plan in the Municipality of West Elgin Official Plan and zoned General Industrial (M1) in the Municipality of West Elgin Comprehensive Zoning By-law 2015-36.

According to By-law 2019-14, being a By-law to Adopt and Maintain a Policy with Respect to the Sale and Other Disposition of Land Owned by the Municipality of West Elgin, at least one appraisal is required of lands to be disposed of, where the most recent assessed value of the lands is less than \$30,000.00. The most recent assessed value of the land from MPAC is \$38,000.00. The by-law does however authorize Council the ability to dispose of lands without an appraisal if in a public meeting, Council deems that to do so is in the best interest of the municipality.

The M1 zoned lands are undersized in lot area and lot frontage. Given that the lands are undersized in lot area and lot frontage, it would be challenging to develop this parcel on its own. Therefore, it is recommended that the lands be offered for sale through a call for proposals or offers from adjacent property owners.

**Financial Implications:**

As stated in By-law 2019-14, being a By-law to Adopt and Maintain a Policy with Respect to the Sale and Other Disposition of Land Owned by the Municipality of West Elgin.

**Policies/Legislation:**

By-law 2019-14, being a By-law to Adopt and Maintain a Policy with Respect to the Sale and Other Disposition of Land Owned by the Municipality of West Elgin.

**Related Documents**

None.

## Key Map



**Report Approval Details**

Document Title:	Declare Municipal Lands Surplus Plan 75 Lot 318 - 2021-11-Planning.docx
Attachments:	
Final Approval Date:	Feb 23, 2021

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott