

Municipality of East Ferris

Report to Council

Report No.: PLAN-2021-19

Date: October 12, 2021

Originator: Greg Kirton, Manager of Planning and Economic Development

Subject: Request to Purchase Municipal Land – Vacant Land on Derland Road

RECOMMENDATION

1. That the request made by Lance and Alexandra Johnson of Bur Oak Resources be granted, in accordance with the provisions of By-law 2218. This request would be conditional upon the completion of the Zoning By-law Amendment application under file C-2021-08 to establish the permitted uses for Bur Oak Resources to operate their business from this location.
-

BACKGROUND

Staff have been working with Lance and Alexandra Johnson, the owners of Bur Oak Resources, to help facilitate their business moving into East Ferris. In December of 2019, the Johnson's addressed Council to discuss their intention of moving their business and inquired about potential land purchase opportunities. At that time direction was given to staff to work with the Johnson's to facilitate the purchase of a portion of municipal land owned off Eglington Road North; however, due to environmental constraints that arose after site visits with the North Bay-Mattawa Conservation Authority it was not possible to proceed with that sale.

Staff continued to work with the Johnson's to attempt to find alternate locations that would be suitable for their business operations and ended up finding suitable property on Derland Road that would accommodate Bur Oak Resources. The property on Derland Road is made up of a number of small parcels and road allowance sections which have historically existed in this location. The process to consolidate these parcels is nearing completion. Staff went ahead with this process as it would be required for any future use of this property regardless of whether a sale to Bur Oak Resources goes forward. The property in question can be seen on Schedule A of this report. The total combined area of all individual parcels and the road allowance sections is approximately 4.45 ha (11 ac).

This property was declared surplus as part of our comprehensive land inventory review in 2020 by way of Council Resolution 2020-108, passed on May 12, 2020.

This property has a pond along much of the front of the property, but through site visits with the North Bay-Mattawa Conservation Authority (NBMCA) it has been determined that there are no environmental constraints that would prevent a driveway to be installed that accessed the higher ground to the south of the property. An application for a Development, Interference and Alteration (DIA) Permit has already been initiated with the NBMCA by the applicant so that they are able to move forward with their project immediately should Council grant approval of this request.

The lands are currently zoned Agricultural, the standard rural zoning in the East Ferris Zoning By-law, which permits residential uses and a variety of farm related uses. A Zoning By-law Amendment application is scheduled to go before the Planning Advisory Committee on October 20, 2021 for a recommendation to Council. Staff recommend making this sale conditional upon the approval of this rezoning application to ensure that the land use permissions are in place before the sale is completed to the Johnson's. The outcome of the rezoning will be known before the by-law to authorize the sale can be brought before Council, so this condition will not delay the sale process.

OPTIONS

1. Option 1

That the request made by Lance and Alexandra Johnson of Bur Oak Resources be granted in accordance with the provisions of By-law 2218. This request would be conditional upon the completion of the Zoning By-law Amendment application under file C-2021-08 to establish the permitted uses for Bur Oak Resources to operate their business from this location.

2. Option 2

That the request made by Lance and Alexandra Johnson of Bur Oak Resources **not** be granted. This would result in the file being closed and no further action being taken with regards to this request.

FINANCIAL IMPLICATIONS

The sale of this land would generate additional income through the sale of a piece of property that has already been declared surplus and not necessary for municipal operations. The value of the land will be determined by way of appraisal and will include the combined value of the property itself as well as the road allowance value as per the values set out in the East Ferris Fees and Charges By-law.

RECOMMENDATION

It is recommended that the request made by Lance and Alexandra Johnson of Bur Oak Resources be granted in accordance with the provisions of By-law 2218. This request would be conditional upon the completion of the Zoning By-law Amendment application under file C-2021-08 to establish the permitted uses for Bur Oak Resources to operate their business from this location.

Respectfully Submitted,



Greg Kirton
Manager of Planning and
Economic Development

I concur with this report,
and recommendation



Jason H. Trottier, HBBA, CPA, CMA
CAO/Treasurer

Schedule 'A'

