



PORT COLBORNE

Subject: Page Street Stop and Close and Surplus Declaration

To: Council

From: Development and Legislative Services Department

Report Number: 2024-190

Meeting Date: December 10, 2024

Recommendation:

That Development and Government Relations Report 2024-190 be received;

That the Stop-Up and Close By-law, being a By-law to Stop Up and Close a portion of Page Street registered as a public highway and described as Part of PIN 64150-0070 the public highway Part of Bell St PI 785 Humberstone (AKA Page St) Lying Between Main St E & Dolphin St; Port Colborne, shown in Appendix A be brought forward;

That the property described above be declared surplus; and

That the Mayor and City Clerk be directed to sign all necessary documents.

Purpose:

City staff are requesting Council approval for a Stop up and Close By-law (Appendix C) and that the property be declared surplus. This property is described as a public highway as Part of PIN 64150-0070 the public highway Part of Bell St PI 785 Humberstone (AKA Page St) Lying Between Main St E & Dolphin St; Port Colborne shown in Appendix A.

Background:

The owners 1000677999 Ontario Inc. 20 Main Street East (as shown in Appendix B) have made a request to purchase the City property as shown in Appendix A.

The subject property is currently considered a City road. Therefore, before the City property can be divested, a Stop Up and Close process must be initiated, a By-law must be approved by Council, and the property needs to be declared surplus.

Discussion:

The subject parcel is not generating any tax revenue for the City, it is not required for operational or maintenance reasons, and it is not zoned. Staff are supportive of the parcel being declared to facilitate and support the commercial business on the adjoining property.

Staff believe that a better use of this property would be achieved through private ownership. Closing this public highway, which is an unopened road allowance, to the private sector would fulfill the goals of the surplus land review to support development opportunities and expand the City's tax base.

The future divestment of this property which would be governed by the Surplus Land Sale Policy.

Internal Consultations:

Economic Development staff reviewed the request and circulated it to other departments for comments. Economic Development, Public Works, and Planning staff collaborated on the boundaries of the Stop Up and Close area requested in Appendix A. City departments have no plans for the property, and do not foresee any future use for the portion of the road network that is proposed to be closed in this report.

Financial Implications:

Costs associated with the divestment of this property namely the public notice and survey, will be recovered through the future land sale.

Public Engagement:

The Public Meeting notice was posted on the City's website starting on October 21st, 2024. The notice was also advertised for four consecutive weeks including October 31st, November 7th, 2024, November 14th, 2024 and November 21st, 2024, in the Welland Tribune as per the Public Notice Policy. The Public Meeting was held on November 26th, 2024.

Any comments received are included as Appendix D.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
-

Conclusion:

Economic Development staff received a request from the owners of 1000677999 Ontario Inc. at 20 Main Street East to purchase a portion of the adjoining City property. The City property, as shown in Appendix A, is registered as a City road allowance. It is recommended that a Stop Up and Close By-law be approved and the property declared surplus to facilitate the sale of the property to 100067799 Ontario Inc.

Staff have no concerns with this and are supportive of enhanced commercial development and expansion.

Appendices:

- a. Stop Up and Close – Portion of Road Network public highway
- b. Adjacent property – 20 Main Street East
- c. Stop Up and Close By-law
- d. Submitted Comments

Respectfully submitted,

Bram Cotton
Economic Development Officer
(905) 228-8063
Bram.Cotton@portcolborne.ca

Gary Long
Director of Development
(905) 228-8062
Gary.Long@portcolborne.ca

Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.