



**PORT COLBORNE**

**Subject: Declaration of Land as Surplus– Progress Drive North**

**To: Council**

**From: Development and Government Relations Department**

Report Number: 2025-35

Meeting Date: March 25, 2025

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**Recommendation:**

That Development and Government Relations Department Report 2025-35 be received;  
and

That Council declare two City properties on Progress Drive legally described as Humberstone Con 3 PT Lot 25 RP 59R12470 PT Part 1; and Humberstone Con 3 PT Lot 24 RP 59R17094 Part 1 as depicted in Appendix A and Appendix B attached hereto as surplus.

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**Purpose:**

The purpose of this report is to provide information on the two Progress Drive North (formerly Ramey Road) properties shown in Appendix A as Property A and in Appendix B as Property B and to seek approval to declare them as surplus.

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**Background:**

The Development and Government Relations team created a City Real Estate Initiative focused on identifying property that may be declared surplus and marketed for residential, commercial, and industrial development.

Two City-owned properties located within the East Side Employment Lands (ESEL) are zoned industrial and have development potential.

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## **Discussion:**

The Progress Drive North – Property A is a large 56.54-acre parcel and has been owned by the City since Feb 14, 2006. The Progress Drive North – Property B is an 11-acre parcel purchased by the City in 2022 (Report 2021-234). Neither of these parcels currently generate tax assessment for the City.

With the Asahi Kasei development north of 3rd Concession, and Forks Road, the two City parcels on Progress Drive North are prime land for future industrial development.

Both properties are in the ESEL area and zoned Gateway Industrial (GI). Both properties also are covered under the Gateway Community Improvement Plan (CIP) area and would qualify for the 10 – year Tax Increment Grant (TIG).

One of the required steps in preparation for any future divestiture of these properties is that the properties be declared surplus by the City.

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## **Internal Consultations:**

The Development and Government Relations team has consulted with the Public Works Department, and they foresee no planned use or future need for these properties by the City. The Planning Division has indicated the highest and best use of these properties would be for their current zoning of Gateway Industrial development.

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## **Financial Implications:**

There are no direct financial implications related to this report.

Any future sale of the properties would result in an increase in property taxes to the City, water and wastewater charges once the property is developed, and proceeds from sale. Any divesture would reduce City risk.

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## **Strategic Plan Alignment:**

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

- Welcoming, Livable, Healthy Community
  - Economic Prosperity
  - Sustainable and Resilient Infrastructure
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## **Conclusion:**

The two City properties on Progress Drive North, shown as Property A and Property B, have been identified by staff as surplus. Declaring these properties as surplus is the first step in making them available to support future industrial development opportunities, expanding the employment base of the City and increasing the tax base of the City.

It is recommended that the two properties be declared surplus to City needs.

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## **Appendices:**

- a. Progress Drive North – Property A
- b. Progress Drive North – Property B

Respectfully submitted,

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## **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.