



Subject: Declaration of City Land to be Surplus – Invertose A and B
To: Council
From: Development and Government Relations Department

Report Number: 2025-56

Meeting Date: May 13, 2025

Recommendation:

That Development and Government Relations Department Report 2025-56 be received;
and

That the two City-owned properties on Invertose Drive legally described as part of Lots 27 & 28 Concession 3, being Part 1 on Plan 59R-18323, geographic township of Humberstone now in the City of Port Colborne; and Part of Lot 27 Concession 3 Part of the Road Allowance Between Lots 26 & 27 (closed by By-Law No.567 as described in Inst. BB53056) Geographic Township of Humberstone, now in the City of Port Colborne, being Part 1 on Plan 59R-18344 depicted in Appendix B and Appendix C attached hereto, be declared as surplus.

Purpose:

The purpose of this report is to provide information on the two Invertose Drive parcels shown in Appendix B as “Parcel A” and in Appendix C as “Parcel B”, as well as to seek approval to declare them as surplus.

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. In 2022, the City engaged Terrastory Environmental Consulting Inc. to conduct an Environmental Impact Assessment (EIS) on Parcel A which is City owned land on the northeast portion of Invertose Drive. This was done in preparation of a future potential sale. This EIS preparation supported the development of potential site plan designs and concepts. In

2023, to improve access to the parcel, the fire hydrant was relocated. Water / wastewater was brought to the property line to increase the shovel readiness of the property parcel.

During the EIS, the property parcel known as Parcel B, shown in Appendix C, was determined to have been mapped incorrectly in the past and was in fact not part of the Provincially Significant Wetland (PSW). Terrastory determined the developable area, setbacks, and filed this information with the Ministry of Natural Resources - Wetlands to be removed from the PSW Registry. This was approved by the province in late 2024.

City staff placed a culvert to create an entrance to the property and completed a survey for the area. Once this was completed, the City engaged a company to clear the land of tree and brushes and this has been completed. Both parcels are zoned HI, Heavy Industrial, and are serviced to the lot lines. One of the required steps in preparation for any future divestiture of these properties is that the properties be declared surplus by the City.

Discussion:

The Invertose Drive Parcel A is a large 21.82-acre parcel, Property B is a 4.54-acre parcel. These two parcels have been created out of a large City owned parcel on Invertose which was purchased by the City in 2013. They do not generate tax assessment for the City.

Both properties are located within the boundaries for the Gateway Community Improvement Plan (CIP) incentives. This would qualify purchasers for the 10 – year Tax Increment Grant (TIG) provided they meet the eligibility criteria.

Internal Consultations:

The Development and Government Relations team have 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 Heavy Industrial development.

Financial Implications:

There are no direct financial implications related to this report. Any future sale of the properties would result in land proceeds and an increase in property taxes to the City, new users to the water/wastewater system. Any divestiture would reduce City risk. As the municipal drain runs on the east side of the property, a set back is included to allow for the ongoing maintenance of the drainage system.

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 Invertose Drive, shown as Parcel A and Parcel 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.

Appendices:

- a. City Property Invertose
- b. Invertose Drive– Parcel A
- c. Invertose Drive – Parcel 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.