



Subject: Declaration of City Property Surplus – Elgin Street
To: Council
From: Development and Government Relations Department

Report Number: 2025-149

Meeting Date: July 8, 2025

Recommendation:

That Development and Government Relations Department Report 2025-149 be received; and

That the property with the unaddressed municipal address on Elgin Street legally described as Plan 59M 282 Blk 12, as shown in Appendix A attached hereto, be declared as surplus.

Purpose:

The purpose of this report is to seek Council support to have the City-owned property, shown in Appendix A, declared as surplus.

Background:

City staff are always reviewing City-owned property to identify potential surplus lands that could be made available to support development opportunities and expand the City's tax base. Development attracts new residents, creates additional assessment on the City's tax roll, and adds users to the water and wastewater system to help improve efficiency and financial sustainability.

Staff have applied this rationale when analyzing properties for potential disposition. City staff believe that the subject parcel located on Elgin Street and legally described as Plan 59M 282 Blk 12, meet some of these objectives.

It is located north of Elgin on the west side of Maple Street residents' backyards running north. The properties surrounding it are zoned R4 and R3. The residents of #2 – 50

even numbers have expressed interest in the property along with the property owner on the east side of the parcel.

Discussion:

The subject parcel is not generating tax revenue for the City. Staff believe a better use of the parcel would be achieved through private ownership. Selling this parcel to the private sector would fulfill the goals of the surplus land review. Any future sale would be conducted in accordance with the Sale of Land Policy.

Internal Consultations:

The parcel is not required by the City based on an internal review by City departments. Staff are recommending that this parcel be declared surplus and divested to increase the City's tax base.

Financial Implications:

There are no financial implications associated with this report and recommendation. If the parcel is declared surplus and sold, there will be future legal and survey costs. These costs can be funded by the Economic Development Land Reserve and would be recovered from any sales of the subject parcel.

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
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Conclusion:

The City property shown on Appendix A with the municipal address of Elgin Street and is legally described as Plan 59M 282 Blk 12. It has been identified by staff as surplus to City needs. Declaring this property as surplus is the first step in making it available for private ownership which will increase the tax base of the City. It is recommended that the property be declared surplus to City needs and divested in accordance with the Sale of Land Policy.

Appendices:

- a. Property Map Elgin Street–City parcel to be declared surplus

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.