



**Subject: Stop up and Close Alma Street Road Allowance**

**To: Council**

**From: Office of the Chief Administrative Officer**

Report Number: 2022-118

Meeting Date: June 14, 2022

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### **Recommendation:**

That Chief Administrative Officer Report 2022-118 be received;

That the Stop Up and Close By-law, being a By-law to stop up and close the unimproved Alma Street Road Allowance, legally described as Plan 843 Pt Alma Street, west of Welland Street and abutting Canal Bank Road PIN 64149-01521 be approved; and

That the City owned Alma Street Road Allowance legally described as Plan 843 Pt Alma Street, west of Welland Street and abutting Canal Bank Road PIN 64149-01521 be declared surplus land.

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### **Purpose:**

The purpose of this report is regarding a Stop Up and Close By-Law for the Alma Street Road Allowance and having Council declare the property as surplus.

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### **Background:**

The Economic Development and Tourism Services Division has undertaken a review of City-owned property to identify potential surplus lands that could be made available to support development opportunities and expand the City's tax base. Infill development 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 sites for potential disposition.

This property is legally described as Plan 843 Pt Alma Street, west of Welland Street and abutting Canal Bank Road PIN 64149-01521.

City staff believe that the subject parcel meets these objectives. In order to advance this for a decision on the disposition and sale of the property, several actions must take place, including the passage of a by-law to Stop Up and Close the road allowance and declaring it as surplus.

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### **Discussion:**

The subject parcel is currently generating no tax revenue for the City and is not required for operational or maintenance reasons.

Staff believe that a better use of the property would be achieved through private ownership. Selling this property to the private sector would fulfill the goals of the surplus land review to support development opportunities and expand the City's tax base.

If Council chooses to proceed with the Stop Up and Close By-Law and declare the property as surplus to the City needs, staff will proceed with next steps to facilitate the sale of the subject parcel in accordance with the City's Sale of Land Policy. The successful purchaser of the property will be responsible for zoning of the property as it currently is not zoned as a road allowance.

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### **Internal Consultations:**

The Alma Street Road Allowance is surplus to the City's needs based on input from City departments and has no strategic value to the City.

Public Works has identified a drainage ditch which runs adjacent to the subject parcel, this would remain in ownership of the City. If an easement is required for City maintenance of the drainage ditch, it would be obtained to the satisfaction of the City, prior to any sale and registration on title.

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### **Financial Implications:**

There are no financial implications at this time.

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### **Public Engagement:**

A public notice, along with a property map, was placed in Niagara This Week/Port Colborne Leader, April 28, May 5, 12, and 19, 2022. This notice was also posted on the City's website under Public Notices and News and Notices starting April 28, 2022.

No public comments have been received through the Clerks Department since the public Notices were posted.

## **Strategic Plan Alignment:**

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

- Attracting Business Investment and Tourists to Port Colborne
  - Value: Financial Management to Achieve Financial Sustainability
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## **Conclusion:**

The Economic Development and Tourism Services Division has undertaken a review of City-owned property to identify potential surplus lands and maximize the value of City Real Estate.

The Alma Street Road Allowance has been identified by staff as potential surplus land that could be made available to support development opportunities and expand the City's tax base.

It is recommended that the Stop Up and Close By-law be approved and the property declared surplus to City needs to provide opportunity for future residential development.

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## **Appendices:**

- A. PIN Map
- B. Alma Street Road Allowance
- C. Stop Up and Close By-law

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.