



Subject: Merkel Road Property – Surplus

To: Council

From: Office of the Chief Administrative Officer

Report Number: 2022-158

Meeting Date: July 12, 2022

Recommendation:

That Chief Administrative Office-Economic Development and Tourism Services Report 2022-158 be received; and

That Council declare the Merkel Road property, legally described as CON 1 PT LOT 13 LALLOUET; SKETCH LOT 51 L and shown in Appendix A, as surplus to the City's need.

Purpose:

The purpose of this report is to request that Council declare a City-owned Merkel Road property legally described as CON 1 PT LOT 13 LALLOUET; SKETCH LOT 51 L which is identified in Appendix A as surplus to City needs.

Background:

The Economic Development and Tourism Services Division (EDTS) 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. The Merkel Road property is one such property.

The subject parcel is .355 acres and is zoned RU (Rural). Currently Niagara Region's standard for septic is a minimum of 1 acre. Although less than an acre, the subject property would be considered an "existing" property and not a new property. As such, it would be accommodated by the Region with regards to the minimum lot size for septic and any future property owner would need to work closely with the Niagara Region to meet their requirements for septic and natural heritage if they were interested in developing a single-family home on the property.

RU Permitted uses:

- a) Accessory Agricultural Activities;
 - b) Agriculture Use;
 - c) Agri-tourism and Value-Added Uses;
 - d) Cannabis Production Facility;
 - e) Conservation Uses;
 - f) Dwelling, detached existing at the date of the passing of this By-law as a principal use on a new lot;
 - g) Dwelling, detached as a principal use on an existing lot of record;
 - h) Kennel; and
 - i) Uses, structures and buildings accessory thereto
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Discussion:

During the EDTS review of City Real Estate, this property was identified as having some potential for development and this would increase the City tax base. This City property is currently not generating any taxes for the City. The possible disposition of this land can accomplish both of the stated objectives of the review.

Internal Consultations:

City Planning staff in consultation with Niagara Region, determined the septic requirements of a minimum 1 acre could be accommodated for this smaller lot.

Public Works confirmed that the roadway on which the property sits is a private road.

Financial Implications:

There are no financial implications at this time. Any future expenses such as an appraisal, and legal costs would be funded from the sale of this property.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
- Attracting Business Investment and Tourists to Port Colborne

Conclusion:

It is recommended that Council declare the Merkel Road property as surplus to the City's need. Staff will come back to Council with an update report outlining proposals for review and direction at a future meeting.

Appendices:

- a. Merkel Road Map
- b. RU (Rural) Zoning

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.