

Municipality of East Ferris

Report to Council

Report No.: PLAN-2023-07

Date: September 12, 2023

Originator: Greg Kirton, Director of Community Services

Subject: Municipal Land Consolidation on Derland Road

RECOMMENDATION

1. That Council for the Municipality of East Ferris directs staff to initiate a land consolidation process for the subject lands in accordance with either Option 2 (Schedule D) or Option 3 (Schedule E).
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BACKGROUND

The municipality owns a series of parcels of land off of the south side of Derland Road near the corner of Eglington Road South. In order to be effectively usable for future development projects, the municipality should consider a consolidation of these parcels and the adjacent road allowances.

The total area of the land available is approximately 8.5 acres and is shown on **Schedule A**. The same area is also shown on **Schedule B** with aerial imagery included. **Schedule C** shows the land with contour lines super imposed to give an idea of topographical challenges across the lands.

These lands are adjacent to residential lands on the north and the west but still have development potential for less intensive commercial uses or residential projects. The area has an existing mixed use layout with industrial zoned properties to the northwest. The layout of the lots and road allowances mean that there are multiple potential access points to the lands from both Derland Road and Eglington Road South. This also allows for an option for multiple configurations of the land when consolidating the parcels, which could allow for multiple development opportunities.

These lands could potentially be serviced with municipal sewer and water from Callander, which runs along Eglington Road South. This would depend upon capacity and whether Callander would be willing to provide an extension of our service agreement.

Staff have prepared different theoretical lot consolidation layouts to serve as a starting point for discussion on how Council may wish to proceed to with getting these lands ready for development.

Option 1 – Schedule A/B

- Consolidate land as one large parcel for development

Option 2 – Schedule D

- Consolidate into 2 lots:
 - Lot 1 with access off Eglinton Road South and Derland Road
 - Lot 2 with 2 accesses off of Derland Road

Option 3 – Schedule E

- Consolidate into 3 lots:
 - Lot 1 with access off of Eglinton Road South and Derland Road
 - Lot 2 with access off of Derland Road. Although tucked away, this configuration may still work well for a use that does not need any direct road presence.
 - Lot 3 with access off of Derland Road onto the higher part of the land.

These 3 options present the most standard shaped lots with the most straightforward access options, but other consolidation options could be viable for specific uses.

In nearly all cases these lands would need to be rezoned after consolidation in order to facilitate most uses aside from standard detached residential units. The rezoning process could go forward as a municipally lead process prior to marketing these lands in order to pre-zone the lands for a variety of desired uses. The benefit of this approach would be that the lands would be entirely shovel ready for any potential uses that fit within the pre-zoned categories. The downside of this approach is that if a business that is not captured in the zoning classification wants to build on these lands, then a second rezoning process would be required which would require a second set of notices and public meetings for the surrounding residents.

OPTIONS

1. Option 1

That staff initiate a land consolidation process for the subject lands in accordance with either Option 2 (Schedule D) or Option 3 (Schedule E).

2. Option 2

That staff initiate a land consolidation process for the subject lands in accordance with Option 1 (Schedule A/B).

3. Option 3

That no land consolidation process be undertaken at this time.

FINANCIAL IMPLICATIONS

Expenses for this project would include legal fees related to land consolidation, which would be approximately \$4,000.00 as well as survey costs, which would be approximately \$9,500.00.

However, the upfront expense of going through this consolidation project would put us in a position to market these lands and generate significantly more revenue from them than what was required to consolidate them.

RECOMMENDATION

It is recommended that staff initiate a land consolidation process for the subject lands in accordance with either Option 2 (Schedule D) or Option 3 (Schedule E).

Respectfully Submitted,



Greg Kirton, RPP, MCIP
Director of Community Services

I concur with this report,
and recommendation



Jason H. Trottier, HBBA, CPA, CMA
CAO/Treasurer

Schedule A
Total Lands – 8.5 acres



Schedule B
Aerial Imagery - Total Land – 8.5 acres



Schedule C
Contour Mapping



Schedule D

2 Lots: Lot 1 – 5.3 acres. Lot 2 – 3.2 acres



Schedule E

3 Lots: Lot 1 – 2.5 acres. Lot 2 – 3.5 acres. Lot 3 – 2.5 acres.

