



## The Corporation of the Town of LaSalle

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<b>Date:</b>	April 20, 2017	<b>Report No:</b>	DS-15-2017
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figure 1
<b>Department:</b>	Development & Strategic Initiatives	<b>File No:</b>	
<b>Prepared By:</b>	Allen Burgess, RPP, MCIP Supervisor of Planning and Development Services		
<b>Subject:</b>	<u>Application:</u>	Request to Purchase Lot 342 and Pt Block "B", Plan 979,	
	<u>Applicant &amp; Registered Owner:</u>	Valente Development Corporation	
	<u>Location:</u>	Lot is located south of 6605 Malden Road	

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### **RECOMMENDATION:**

Based on the information provided within this report, it is recommended that Lot 342 and Pt Block "B", Plan 979 be declared surplus and disposed of in accordance with municipal policy.

### **REPORT:**

This report is intended to provide members of Council with recommendations regarding a request that has been received to purchase Lot 342 and Pt Block "B", Plan 979, as depicted on Figure 1.

In accordance with Council policy, for the sale of lands other than Alleys, Roads or Highways, a "Property owned by the Town will normally be sold equally to the abutting owners, unless the sale of the entire property could create a building site for one of the abutting owners, at which time consideration will be given to sell the entire property to the property owner that could create a potential building site."


The Valente Development Corporation owns Lot 341 and Pt Block "B", Plan 979; these lands once merged with the subject lands will create a 62' by 108' single detached building site. Pursuant to this policy, the abutting owner at 6605 Malden was not notified, as they do not have surplus lands to be consolidate to create a building lot.

If Council concurs with this application, the applicant should be required to enter into a development agreement for the servicing, lot grading and make all municipal contributions in addition to the initial purchase of the vacant lot.

Respectfully,



A. Burgess, RPP, MCIP  
Supervisor of Planning and  
Development Services

Reviewed by:						
<input checked="" type="checkbox"/> CAO 	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire





Legend:



Subject Lands



Applicants Property

Title:

## FIGURE 1 - KEY PLAN



Scale:	NTS	File No:	Land Sale
Prepared For:	Planning Dept.	Applicant:	Valente Development Corp.
Prepared By:	DSI	Date:	April 6, 2017
Notes:	This document is not a Legal Plan of Survey.		



# OFFER TO PURCHASE MUNICIPALLY OWNED PROPERTY

Mayor and Members of Council  
Town of LaSalle  
5950 Malden Road, LaSalle, Ontario

I/We, VALENTE DEVELOPMENT CORPORATION hereby offer to  
purchase Lot Numbers Lot 342 Pt Block B  
according to Registered Plan 979 060-002-00


It is understood and agreed that if the price set by Council is not acceptable to me/us then  
I/we am/are in no way bound by the signing of this offer.

The intended use of the property being acquired is Residential SINGLE DWELLING.

It is also understood that the Town has not made a site visit of the lot(s) that is/are  
subject of this application, and therefore is not aware of the existence of any possible  
encroachments or structures or other obstructions existing on the subject lot(s). I/We  
therefore acknowledge that the Town is not making any representations with regard to the  
existence or non-existence of any encroachments or structures or obstructions on the  
subject lot(s), and I/we hereby agree to accept responsibility for any and all costs that may  
be incurred with regard to the removal of such encroachments, structures or obstructions,  
if any, on the subject lot(s) once the transfer of the title to me/us has been completed.

DATED LASALLE ON  
at 01-31-2017.

A.M. P.M.

  
Signature

2985 DOUGLAS AVE

Address

WINDSOR ON

Postal Code

N9E 1S1

Phone #

519-966-7777

ARE YOU COVERED UNDER THE CAW LEGAL SERVICES PLAN?

YES \_\_\_\_\_

NO ☒

DO YOU OWN PROPERTY IN ANY OF THE FOLLOWING REGISTERED PLANS?

660 \_\_\_\_\_

664 \_\_\_\_\_

674 \_\_\_\_\_

779 \_\_\_\_\_

963 \_\_\_\_\_

1001 \_\_\_\_\_

1007 \_\_\_\_\_

1349 \_\_\_\_\_

**PLEASE NOTE** – If an appraisal is requested by the applicant or required by Council, the cost  
for preparing this appraisal will be assumed by the applicant, and prior to proceeding with  
ordering this appraisal, the applicant must deposit \$500.00 with the Town.

## POLICY 3

### LANDS OTHER THAN ALLEYS, ROADS OR HIGHWAYS

1. Offers to purchase will not be accepted for property contained within provincially or locally designated environmentally significant areas, specifically those portions of lands contained within Registered Plans 660, 664, 674, 779, 963, 1001 and 1349, or within the LaSalle Woods, the Reaume Prairie, the Ojibway Prairie and the Spring Garden Area of Natural and Scientific Interest. In addition, the Town will require a prospective purchaser to file an Environment Impact Study with the Town prior to the Town considering the sale of any property owned by the Town in those areas identified as Candidate Natural Heritage Sites (CNHS), as set out in Discussion Paper No. 1 to the Official Plan of the Town of LaSalle.
2. (1) If the land owned by the Town is the size of a building lot or less (i.e. 60 ft. frontage), the lands are to be offered to the abutting owners to the centerline. If the land owned by the Town can be developed into two (2) or more building lots, then the Town has no obligation to offer these lands to abutting owners and can offer the lands for sale on the open market.

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(2) Should an offer to purchase be received from a person who is not an abutting property owner(s), all abutting owner(s) may be notified, by regular mail, and may be given the first opportunity to purchase the subject property.

(3) Each abutting owner(s) shall have twenty-one (21) days from the date of written notification to inform the Clerk's office in writing of their decision to purchase or not to purchase the subject property regardless of the size of the property. The property shall be divided equally or as mutually agreed upon by affecting abutting property owner(s) and the Town.

(4) Should the abutting property owner(s) inform the Clerk's office that they are not interested in purchasing the subject property, or upon expiration of the twenty-one (21) days described above, the original offer to purchase shall be submitted to Council for its consideration.
3. Property owned by the Town will normally be sold equally to the abutting owners, unless the sale of the entire property could create a building site for one of the abutting owners, at which time consideration will be given to sell the entire property to the property owner that could create a potential building site.
4. Council retains the right to refuse, in its sole discretion, any submission to purchase Town-owned property, regardless of whether the applicant has met all of the policies herein.
5. The sale price of property sold by the Town pursuant to this policy shall be the fair market value of the subject property as determined by appraisal.
6. (a) The purchaser shall be responsible for and all costs incurred by the Town attributable to the sale, (including but not limited to legal, appraisal, surveying, plans, studies and report costs) and the purchaser shall pay these costs, including the purchase price, directly to the solicitor appointed by Council.
- (b) In the event an appraisal of the land is required by the Town, the purchaser shall pay a deposit to the Town for the costs of the appraisal before the appraisal is ordered by the Town, and the amount of the deposit required will be determined by the Town.
7. The solicitor appointed by Council shall be instructed to prepare all legal documentation for the sale of the said property.