



## TOWNSHIP OF NORTH HURON

## REPORT

Item No.

**REPORT TO:** Reeve Vincent and Members of Council  
**PREPARED BY:** Dwayne Evans, CAO  
**DATE:** 16/10/2017  
**SUBJECT:** Land Purchase from Bi-Ax International  
**ATTACHMENTS:**

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### **RECOMMENDATION:**

THAT the Council of the Township of North Huron hereby receives the report of the CAO dated October 16, 2017 regarding the purchase of land from Bi-Ax International;

AND FURTHER, that Council adopts By-law No. 89-2017 being a By-law to enter into a purchase and sale agreement with Bi-Ax International Inc. for the purchase of a twenty (20) feet strip of land along the south side of North Street for the purposes of road widening;

AND FURTHER THAT Council approves an exception to Section 19.1 of the Procedural By-Law to allow By-Law 89-2017 to be passed at the October 16, 2017 Council Meeting.

### **EXECUTIVE SUMMARY**

During a review of the proposed North Street/Arthur Street joint servicing project, Morris-Turnberry and North Huron identified a need for servicing along North St. To avoid the necessity of tearing up North St., staff recommended Council enter into discussions with Bi-Ax International to purchase a twenty (20) feet strip of land along on the south side of North Street for the purposes of road widening in order to install the proposed watermain. Council supported the recommendation and authorized staff to enter into negotiations with Bi-Ax International Inc. for the purchase of the necessary land.

### **DISCUSSION**

North St is a boundary road between Morris-Turnberry and North Huron. Morris-Turnberry has industrial land on the north side of North St. available for development. Future potential industrial development on the south side of North St. in North Huron also exists. Development of both the north and south side of North St. is limited by the lack of water services. In a letter dated September 28, 2017 Morris-Turnberry advised that it supported the purchase of land on the south side of North for a road widening and for the expansion of watermain into the Municipality of Morris-Turnberry. An agreement has been reached with Bi-Ax International Inc. for the purchase of twenty (20) feet of land along the South side of North St. By avoiding any disturbance of North St. the estimated construction savings is \$65,000 to \$75,000.

### **FINANCIAL IMPACT**

Based on two letters of opinion from two real estate agents and with Council's permission, staff offered \$25,000 for the 20 feet strip of land. All costs incurred by both the purchaser and seller to complete this transaction will be paid by the purchaser (North Huron) and survey rods will be installed on each corner of the new lot line. The lands will be maintained in accordance with municipal standards. In a letter dated September 28, 2017 Morris-Turnberry has agreed to pay for

half of all costs involved with the road widening, including the land purchase, legal costs, survey costs and incidental expenses.

#### **FUTURE CONSIDERATIONS**

The purchase of a twenty (20) feet strip of land along the south side of North St. for road widening purposes will facilitate the potential for future industrial growth on the south and north side of North St.

#### **RELATIONSHIP TO STRATEGIC PLAN**

Goal #1-Our community is attractive to new business and residents.

A handwritten signature in black ink, appearing to read "Dwayne Evans", written in a cursive style.

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Dwayne Evans, CAO