

Township of South Stormont
KEY INFORMATION REPORT
Planning and Building Department



To: Council
From: Karl Doyle, Director of Planning and Building
Date of Meeting: December 15, 2021
Subject: Update - Long Sault East Industrial Park & Donation Lands

Background:

In 2018, Council authorized the development of an expansion plan for the Long Sault East Industrial Park, due to the lack of available lots with road frontage. A development concept was completed with the potential for approximately 30-40 lots at a cost of \$11.8 million at full build out.

In January 2021, Council authorized staff to proceed with the design and tendering of the Long Sault East Industrial Park first (1st) phase expansion from Warner Drive to the former rail spur line and directed staff to include an expenditure for the project in the 2021 budget.

Discussion:

W.H. MacSweyn Inc. was awarded the contract to construct the new Industrial East Park road extension in July of 2021, the road was completed September 28, 2021. Ensuing the completion of the Road, IBW Surveyors proceeded with surveying the lands and have recently prepared a reference plan for the first (1st) phase (refer to the attachment 52R-8478), the plan was deposited and approved by Land Registry Office on November 24, 2021.

The parcels now have an accurate legal descriptor which enables the Township to proceed with passing the necessary by-laws to conclude the land transactions. It is anticipated that the necessary by-laws will be presented to Council early in the new year (January 2022). Township staff and our legal counsel are working with the four (4) purchasers and their legal representatives. We are currently reviewing conditions contained in the purchase and sale agreements to ensure they are fulfilled and, we are negotiating buy-back agreements that are required to be finalized prior to closing.

Furthermore, staff will proceed with a Road Dedication and Naming by-law for the new industrial road in the new year.

Phase 1 - Parcel Fabric (52R-8478) - General Industrial (MM):

Parts 1 & 2 - Storm Water Retention Facility

Part 3 - Development Parcel - 2.42 Acres

Part 4 - Development Parcel - 2.59 Acres

Part 5 - Right of Way (Road Extension)

Part 6 - Development Parcel - 0.62 Acres

Part 7 - Development Parcel - 4.35 Acres

South Stormont Donation Lands

In July 2021, The Township of South Stormont and the Raisin Region Conservation Authority (RRCA) announced that over 100 acres of wetland and forest, in the area known as Lakeview Marsh, are being donated by the Township to the RRCA.

The location, which is found north of Guindon Park, currently features an abandoned railway, and is already a popular birding spot and is home to many different species of plants and animals.

We currently have a purchase and sale agreement with the Conservation Authority that includes a land swap for lands fronting the Township Office (2.85 Acres) and donation of 100 acres of land for a future conservation area. The Township has retained the services of K. Adams Surveying Ltd. to proceed with preparing a reference plan for the donation lands. Considering the magnitude of the subject lands and challenging topography, the surveying work should be completed by late December early January 2022.

When we receive the draft survey both the Township and Conservation Authority will review the document. If both parties are satisfied with the draft, it will subsequently be deposited with the Ontario Land Registry. When we have an accurate legal descriptor, we will proceed with passing the necessary by-laws to conclude the land transaction.

Once the land transaction has concluded, the Township and the RRCA will engage with neighbouring landowners and the general public to consider any potential future plans for the property, including giving the site an official name.

