



ADMINISTRATION REPORT TO COUNCIL

DATE: September 6, 2017

TO: Barry Elliott, Chief Administrative Officer

FROM: Jeff Hrynkiw, Land Planning Advisor

SUBJECT: Offer to Purchase – 105 West Spruce Avenue

Purpose: For Council to hear a proposed land purchase by Nipawin residents.

Background: Administration received an option to purchase 105 West Spruce Avenue in the amount of \$2,000.00. The applicants want to clear the site of trees, add fill if necessary, and create a fenced compound for personal storage of equipment. The applicants are residents of Nipawin and currently store the equipment in residential areas. In the future, a garage may be built on the property but no plans have been included at this time. The listed price for this property and others in the area is \$5,000.00. Included below is a picture of the area and 105 West Spruce Avenue is outlined in yellow.

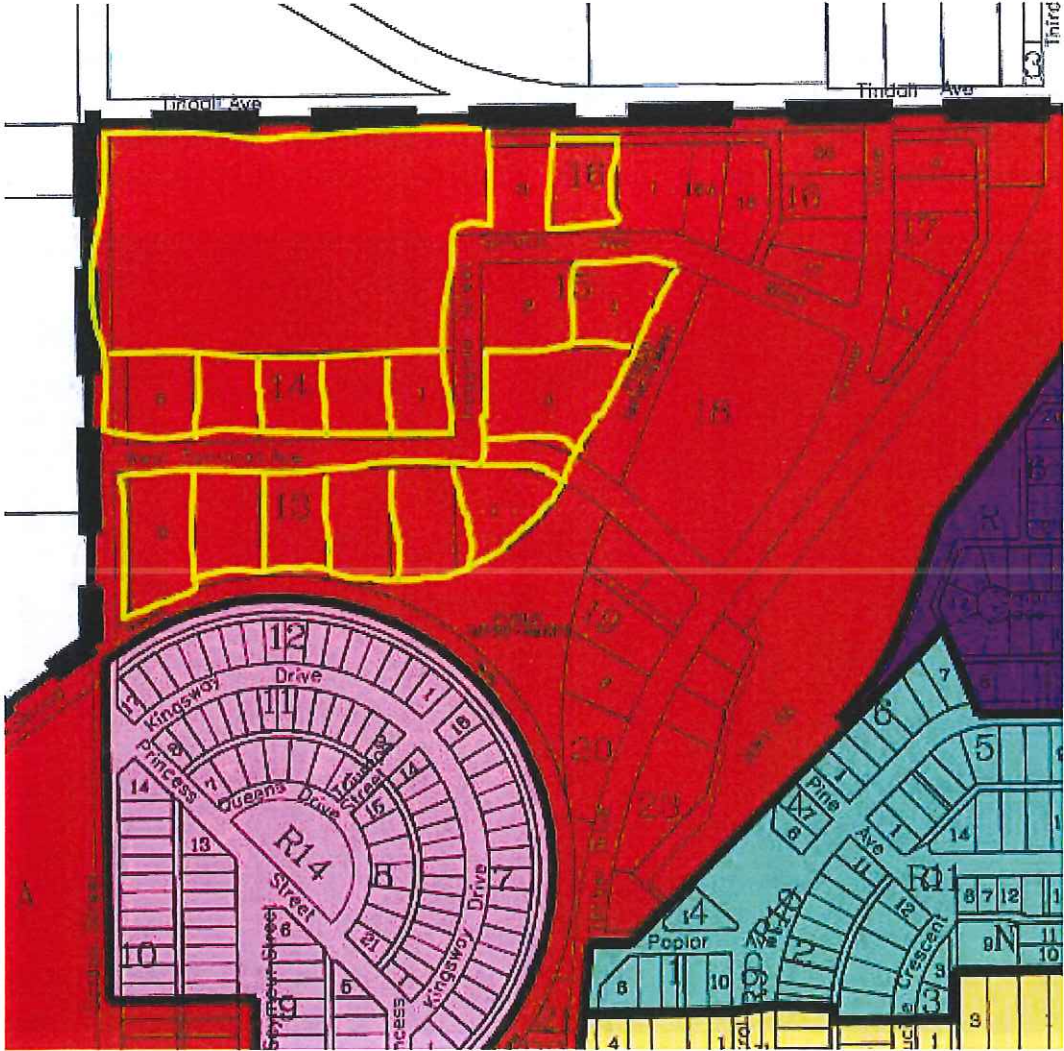


Zoning and Servicing Information:

The area shaded in red below is zoned M2 Limited Industrial. The intent of the M2 zone is to accommodate those uses which require no water and sewer services from the town; hence the name Limited Service. Rather, owners can use sand points and sewage tanks when approved through public health.

Warehouses and storage yards are a permitted use in the M2 zone which is what the applicants are proposing. Landscaping is a requirement for this use. This means the first 5m of depth throughout the frontage of the site must be landscaped, except where driveway access exists. An elevation plan showing proposed grades must also be included.

The Town of Nipawin owns the properties outlined in yellow. Out of all these properties, 105 West Spruce Avenue is one of 2 that currently have access to electrical and natural gas services. 105 West Spruce Avenue is also situated slightly higher making development a bit more affordable than on the other properties. The recommendation will take these items into consideration.



Land Appraisal Report

In November 2016, Precision Appraisal completed a report of the area and determined that a price of \$5,000.00 per acre is already below cost of development for new land. The report concluded that the price of \$5,000.00 per acre should remain unchanged. The site in question is one acre.

District Official Community Plan

The DOCP indicates that all new industrial development will be located and serviced in conformity with the existing industrial zoned lands. This is in line with the current proposed use and the land is not serviced as the M2 zone indicates.

Industrial Objectives include:

- Facilitating and promoting a variety of appropriate industrial development uses.
- Ensure that municipal infrastructure can support identified locations and types of industrial development.

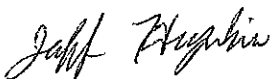
Industrial Policies Include:

- Priority will be given to infilling vacant and underutilized industrial land for appropriate development within the designated industrial areas prior to the development of new areas.
- Industrial development shall occur in a continuous and orderly manner.
- Industrial areas shall be provisioned with adequate infrastructure that can accommodate industrial development in a timely, economical, and environmentally sustainable manner.

Recommendation:

THAT Council not accept the offer of \$2,000.00 for Lot 2 Block 16 Plan 78PA02021 (105 West Tamarac Avenue) and counter offer with the original asking price of \$5,000.00.

Respectfully submitted,



Jeff Hrynkiw, Land Planning Advisor

Reviewed and Concurred:



Blaine Crowley, Director of Public Works

Reviewed and Concurred:



Barry Elliott, CAO