

Traditional Neighbourhood Developments Inc.

Unit 205 – 111A Garrison Village Drive,
Niagara-On-The-Lake, ON L0S 1J0
Tel:289.868.8617
www.TheVillageNiagara.com

To : Committee of the Whole

June 17th, 2024

Re: Agenda Item 8.3 - COTW Meeting June 18th, 2024

Dear COTW Members,

As background for this item in previous correspondence with Staff I indicated the following,

- 1) this is part of the land we originally gave the Town for parkland dedication for The Village which greatly exceeded the required 5% for parkland dedication by almost 40% (over 7%)
- 2) the costs associated with removing the existing curb, disconnecting and moving the light standards back 3 ft (all new cabling is required), installing new curb, and for installing provision for future electric charging stations is substantial,
- 3) there are other associated costs related to this boundary adjustment (advertising, legal and administrative, survey, etc.)
- 4) this benefits all present and future tenants and patrons of the plaza, and the neighbouring adjacent residential properties by making it easier and safer to park in front, and by facilitating the continuation of deliveries from Stone Road.

Paragraph 4 (a) (ii) D, of the NOTL Surplus Land Policy CS-CL-010A (attached) exempts this land from requiring an appraisal.

Further, attached is the letter from my appraiser indicating the difficulties with trying to establish a value for Open Space lands, especially the thin strip involved here. He advised me that the costs of an appraisal would almost certainly be worth more than the value of the strip of land.

Respectfully, it is our opinion there is no commercial value to this strip of land.

Given all of the above, we ask the Committee of the Whole to approve the Staff Report with the modification to Recommendation 1.2 to read as follows:

"1.2 Council recognizes that Policy CS-CL-010A exempts this disposition from an appraisal and authorizes Staff to transfer this surplus land for nominal consideration; and"

Regards,



John Hawley | President
Traditional Neighbourhood Developments Inc.
C: (905) 321-8744
E: John.Hawley12@gmail.com
www.TheVillageNiagara.com