

To: Warden and Members of County Council

From: Director of Public Works

Declaration of Surplus Land – 71 Cowan Street, Princeton

RECOMMENDATION

1. That, in accordance with the Disposal of Land Policy No. 6.15, County Council enact a by-law at the August 9, 2023 Council meeting to declare property legally described as Part of Lot 13, Concession 1 (Blenheim) Part 6 of Plan 41R-2908 Township of Blandford-Blenheim, as described in Report No. PW 2023-35, as surplus lands.

REPORT HIGHLIGHTS

- A public meeting is being held at the August 9, 2023 Council meeting to discuss the enactment of a by-law regarding the property located at 71 Cowan Street in Princeton, to declare the property as surplus.
- The subject property is not required for current or future County operational purposes and has value only to the adjacent landowner.
- Declaring the property as surplus will allow for the transfer of the property to an adjacent landowner, for whom the remaining well equipment provides the adjacent building fire protection in the event of an emergency.

Implementation Point

Following the by-law enactment, staff will proceed with the land disposal in accordance with the Oxford County Disposal of Land Policy No. 6.15.

Financial Impact

All costs associated with the requirements to declare County land surplus will be funded from the Facilities land sales account. While these costs were not anticipated in the 2023 budget, they are anticipated to be minor and funded through savings within the Facilities budget.







Communications

A public meeting is to be held at the August 9, 2023 Council Meeting for public consultation regarding the enactment of a by-law for the declaration of surplus lands. This public meeting has been advertised via public notice (Attachment 1) in accordance with the Public Notice Policy No. 6.13 and the Disposal of Land Policy No. 6.15, and has been posted to the [Public Notices section](#) of the Oxford County website.

All public comments will be considered and reviewed prior to the enactment of the by-law and promptly addressed by Public Works staff for stakeholder resolution. All resolutions will be communicated to stakeholders and the general public as required, in the most suitable means including, but not limited to, direct notice or the County website.

Following the public meeting and the report to Council, if Council approves the declaration of surplus land, a follow up report will be presented to authorize the land transfer.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
1.ii.				5.i.	

DISCUSSION

Background

The County property located at 71 Cowan Street in Princeton (refer to map included as Attachment 2) houses a former water distribution pumping station that previously was part of the local water system. The original pumping facility was initially constructed in 1984 and expanded in 1989. The system was placed offline after the Drumbo to Princeton 200mm transmission watermain and Princeton Roper Street station was constructed and put into operation.

Comments

While the original system was in operation, it was connected to the adjacent Princeton Seniors facility which also included pumps for fire protection for the facility. This fire suppression system makes use of the former well and a fire cistern on site. Upon completion of the new water distribution system, the intent was that Public Works would transfer ownership of 71 Cowan Street to the Princeton and District Housing association, who owns the adjacent property. However, during asset review activities, it was identified that this was not completed and the ownership deficiency remains outstanding.

Disposal of the identified property, which has no requirement for current or future operational use, will reduce the County's liability and responsibility associated with property ownership.

Conclusions

It is County staff's recommendation to declare this property surplus in order to proceed with the transfer of ownership to the adjacent property owner and complete the property disposal. This property no longer serves an operational purpose for the County and has fire suppression infrastructure required by the adjacent owner.

SIGNATURES

Report Author:

Original signed by

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Departmental Approval:

Original signed by

David Simpson, P. Eng., PMP
Director of Public Works

Approved for submission:

Original signed by

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Public Notice, July 17, 2023
Attachment 2 – 71 Cowan Street Map, July 2023