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solicitor and client privilege which should
not be disclosed to any third party.***

BY EMAIL (dleroux@uxbridge.ca)

September 5, 2024

Township of Uxbridge
51 Toronto Street South
Uxbridge, ON L9P 1T1

Attn: Mayor & Members of Council

Re: Township of Uxbridge – Downtown Revitalization

Background

The Township of Uxbridge Downtown Revitalization Project was launched in August 2020, and is intended to develop a cohesive, long-term vision for the downtown area. Township Council approved the Strategic Plan and Action Plan in March 2022, which focuses on the longer-term economic development and well-being of the downtown. The Project is now in the implementation phase.

The Township also adopted By-law 2009-145 to establish the Downtown Uxbridge Community Improvement Project Area and adopt the Community Improvement Plan (“CIP”) for the Project Area. The CIP contemplates municipal land sales for redevelopment purposes and provides a framework for the process.

As part of the Downtown Revitalization Project implementation phase, the Township is currently undertaking a land assembly process with the intention of initiating a Request for Expression of Interest (“RFEI”) process to facilitate the redevelopment of Township landholdings within the CIP, generally in the area bounded by Toronto Street North to the north and west, Main Street North to the east, and Brock Street West to the south.

Sale and Disposition of Municipally-owned Land

The *Municipal Act, 2001*, S.O. 2001, c. 25 (the “*Municipal Act*”) requires a municipality to adopt and maintain policies in respect of its sale and other disposition of municipally-owned land¹.

¹ *Municipal Act, 2001*, S.O. 2001, c. 25, s. 270(1)(1)



In accordance with the requirements of the *Municipal Act*, the Township adopted the Sale and Disposition of Land By-law 2008-109 on August 25, 2008.

Section 8 of By-law 2008-109 was originally passed with the following provision:

Council shall have the absolute discretion to select the particular method of exposing property to the public for sale or to change the proposed method of sale, provided that this discretion is exercised in compliance with Schedule "A".

Subsequently, By-law 2008-109 was amended by By-law 2012-053 to delete and replace the aforementioned section 8, with the following:

Notwithstanding any other provision of this By-law, Council shall have the absolute discretion to select a particular method of exposing property to the public for sale, if at all, and/or to select any method of sale as, in the opinion of Council, the circumstance require.

As already noted, the Township adopted By-law 2009-145 to establish the Downtown Uxbridge Community Improvement Project Area and adopt the Community Improvement Plan for the Project Area. The area affected by the CIP by-law is illustrated on Attachment "1", centered on the Uxbridge downtown. The CIP has been updated as recently as June 2022 and now includes reference to the 2022 Downtown Revitalization Strategic Plan & Action Plan.

Section 7.4 of the CIP sets out a detailed process for the sale or lease of municipal buildings or landholdings in the CIP area in furtherance of the objectives of the CIP and the Downtown Revitalization Strategic Plan & Action Plan.

In an effort to move the Downtown Revitalization plan forward, Township Staff have identified the need for publishing a Request for Expression of Interest to the general public, seeking qualified individuals or firms interested in the purchase of Township-owned lands in the CIP area for redevelopment in line with the Township's downtown revitalization vision.

The proposed process is intended to implement the intentions and objectives of the CIP and the Downtown Revitalization Strategic Plan & Action Plan, but in order to move that process forward as expediently as possible, we recommend that Council pass a resolution, exempting any Township sale or disposition of land within the CIP area, from any particular provisions of By-law 2008-109 and the CIP. This type of flexibility in process is contemplated by section 8 of By-law 2008-109, as amended, which provides that Council may dispose of any Township-owned land using any method of exposing the property to the public for sale and to select any method of sale as in the opinion of Council, the circumstances require, without requiring any amendment to By-law 2008-109.

Recommendation

1. That Council pass the Resolution as set out in Schedule "A".



I trust this is satisfactory, however please do not hesitate to contact me should you have any questions or concerns.

Yours truly,

LOOPSTRA NIXON LLP

A handwritten signature in blue ink, appearing to read 'Q. Annibale', is written over a faint, light blue circular stamp or watermark.

Per: Quinto M. Annibale

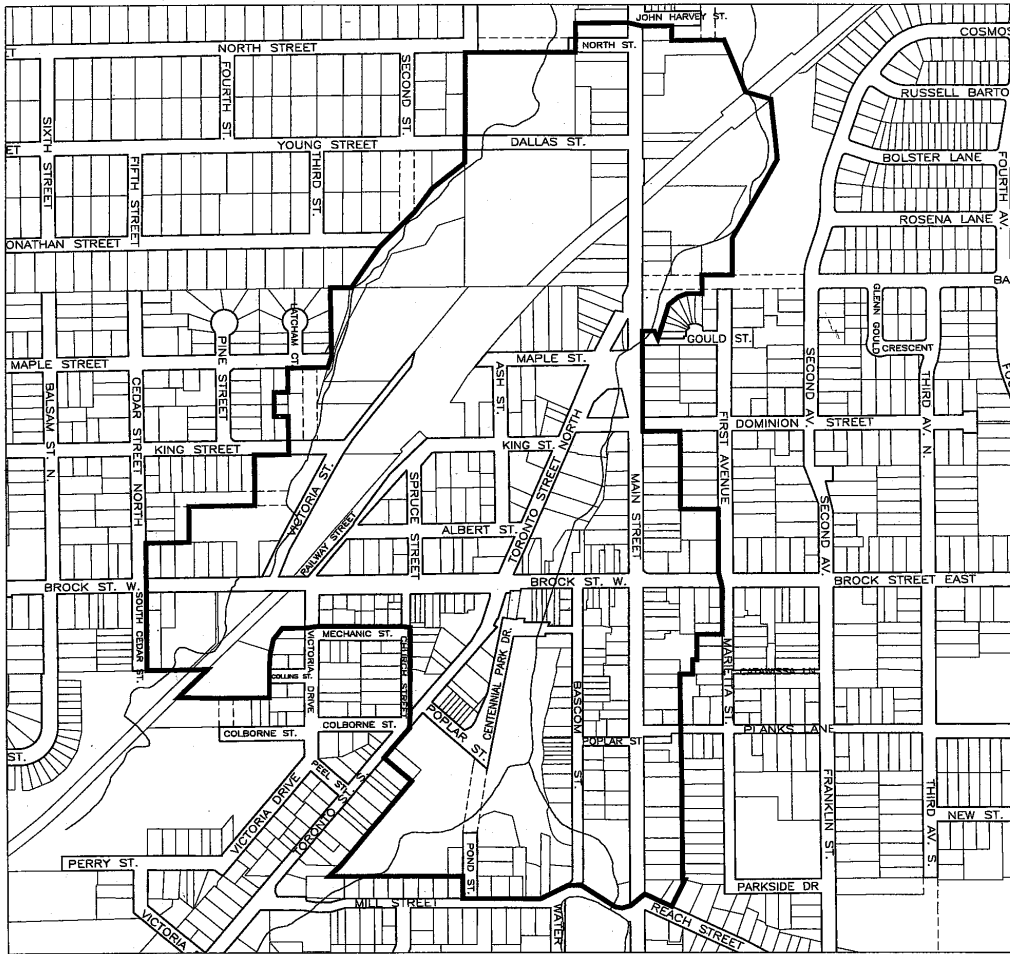
ATTACHMENT "1"

Downtown Uxbridge Community Improvement Plan

Map 1

By-law No. 2009-145

Uxbridge Downtown Community Improvement Plan



AREA AFFECTED BY THIS BY-LAW



SCHEDULE "A"

RESOLUTION NO.

DATE:

MOVED BY:

SECONDED BY:

WHEREAS the Township of Uxbridge Council passed By-law 2008-109 dealing with the Sale and Disposition of Land pursuant to s. 270 of the Municipal Act;

AND WHEREAS the Township of Uxbridge Council passed By-law 2012-053, amending the Sale and Disposition of Land By-law;

AND WHEREAS the Township of Uxbridge Council passed By-law 2009-145 establishing the Township of Uxbridge Downtown Community Improvement Plan;

AND WHEREAS the Township of Uxbridge Council approved the Downtown Revitalization Strategic Plan & Action Plan;

AND WHEREAS in furtherance of the objectives of the Community Improvement Plan and the Downtown Revitalization Strategic Plan & Action Plan, the Township plans to issue a Request for Expression of Interest to the public for the redevelopment of lands within the Community Improvement Plan Area;

THEREFORE BE IT RESOLVED THAT notwithstanding any particular provisions of By-law 2008-109, as amended, or the Community Improvement Plan, any future sale and disposition of municipally-owned land in the Community Improvement Area is exempt from the particular requirements of By-law 2008-109 and the particular requirements of s. 7.4 of the Community Improvement Plan.

AND THAT Township staff are authorized and directed to prepare and issue a Request for Expression of Interest for the redevelopment of municipally-owned property in the area bounded by Toronto Street North to the north and west, Main Street North to the east, and Brock Street West to the south, to the satisfaction of the Chief Administrative Officer.

MAYOR

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

RESOLUTION

RESOLUTION NO. **2024-07**

DATE: **SEPTEMBER 10, 2024**

MOVED BY: **COUNCILLOR SNOOKS**

SECONDED BY: **COUNCILLOR POPP**

WHEREAS the Township of Uxbridge Council passed By-law 2008-109 dealing with the Sale and Disposition of Land pursuant to s. 270 of the Municipal Act;

AND WHEREAS the Township of Uxbridge Council passed By-law 2012-053, amending the Sale and Disposition of Land By-law;

AND WHEREAS the Township of Uxbridge Council passed By-law 2009-145 establishing the Township of Uxbridge Downtown Community Improvement Plan;

AND WHEREAS the Township of Uxbridge Council approved the Downtown Revitalization Strategic Plan & Action Plan;

AND WHEREAS in furtherance of the objectives of the Community Improvement Plan and the Downtown Revitalization Strategic Plan & Action Plan, the Township plans to issue a Request for Expression of Interest to the public for the redevelopment of lands within the Community Improvement Plan Area;

THEREFORE BE IT RESOLVED THAT notwithstanding any particular provisions of By-law 2008-109, as amended, or the Community Improvement Plan, any future sale and disposition of municipally owned land in the Community Improvement Area is exempt from the particular requirements of Bylaw 2008-109 and the particular requirements of s. 7.4 of the Community Improvement Plan;

AND THAT Township staff are authorized and directed to prepare and issue a Request for Expression of Interest for the redevelopment of municipally-owned property in the area bounded by Toronto Street North to the north and west, Main Street North to the east, and Brock Street West to the south, to the satisfaction of the Chief Administrative Officer.


MAYOR