



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF DEVELOPMENT SERVICES

Mission Statement: As stewards of the Town of Amherstburg, we strive to improve the quality of life of all residents through the delivery of effective, efficient, and affordable services.

Author's Name: Melissa Osborne	Report Date: January 27, 2025
Author's Phone: 519 736-0012 ext. 2137	Date to Council: January 14, 2025
Author's E-mail: mosborne@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Belle Vue Update

1. **RECOMMENDATION:**

It is recommended that:

1. The report **BE RECEIVED** for information.

2. **BACKGROUND:**

At the September 23, 2024 Council meeting the following directions were provided by Council:

Resolution: 20240923-003

Moved By Councillor Crain

Seconded By Deputy Mayor Gibb

That:

1. Administration **BE DIRECTED** to prepare a by-law to deem the entirety of the Belle Vue property, (the "Subject Lands") as surplus; and,
2. Administration **BE DIRECTED** to proceed with negotiations with Amico/Loop regarding their Expression of Interest for Belle Vue and bring a report back to Council on the matter by March 31, 2025; and,
3. Use of the balance of funding in the Belle Vue Expression of Interest Project (Project #721002) **BE APPROVED** for use on the next steps in negotiations; and,

4. Administration **BE DIRECTED** that should negotiations on the Amico/Loop proposal fail, a report back on options regarding the procedure for the disposition of the Subject Lands be provided to Council; and,
5. Administration **BE DIRECTED** to provide a formal statement to the Belle Vue Conservancy (BVC) advising that Council has elected to divest itself of the Subject Lands and as such Council cannot support the further collection of donations of any kind for the restoration / maintenance of the Belle Vue Manor and grounds; and,
6. Administration **BE DIRECTED** to enter into discussions with the BVC regarding donor recognitions it has guaranteed as well as how the remaining donations, both cash and assets, should be addressed and report back to Council on those discussion for further direction.

	YES/CONCUR	NO/ NOT CONCUR
Councillor Allaire	x	
Councillor Courtney	N/A	
Councillor Crain	x	
Deputy Mayor Gibb	x	
Councillor McArthur	x	
Councillor Pouget	DECLARED CONFLICT	
Mayor Prue		x

The Mayor put the Motion.

Motion Carried.

At the November 12, 2024 meeting Council approved funding for Administration to proceed various activities related to the negotiations. This report is to provide an update on those activities to date which can be made public.

3. DISCUSSION:

Specific details associated with any negotiation are discussed in camera with Council. This is consistent with the *Municipal Act* which outlines reasons Council can meet in camera. It also ensures the Town's position on negotiations are not made public, thereby eroding their ability to successfully negotiate the best outcome for the Town. This report provides an update on specific activities related to the Belle Vue negotiations, which are able to be made public and do not at this point in negotiations put the Town at a disadvantage.

The value of the Belle Vue property is a key piece of the negotiations ensuring the Town receives a fair value for the property. While an estimated range of the per acre cost on the property has been preliminarily completed it is not deemed an actual value at this time. There are several risks associated with development on this property which can influence the value. More specifically the property requires the following planning approvals prior to any work being able to be done on the property:

- Official Plan Amendment
- Zoning Amendment;
- Plan of Condominium;
- Site Plan Control Application and Agreement (applicable to the non-residential portion of the property);
- Development Agreement (applicable to the residential portion of the property)

Upon completion of all of these approvals the property will be in a position whereby development and restoration of the manor can commence as the necessary approvals are in place for the site to be developed as presented.

The studies to be completed under the Official Plan Amendment are integral to the Town's ability to determine its position on the valuation. More specifically:

- Archeological Phase I and II;
- Natural Heritage;
- Geotechnical;
- Excess Soil and;
- Planning Justification Report

These studies will provide clarity on areas of risk on the property which could result in unexpected costs to develop and or may indicate areas which cannot be developed. These are costs and implications which may result in the project in whole or in part not being feasible and will inform the value of the property the Town can negotiate for. If the Town was only interested in selling the property at highest and best use with no concern for the restoration of the manor and site and or public access and on-going preservation of the property then a simple property sale would have been appropriate, understanding the Town would lose control over what happens at the site and manor at that point. Any agreements in that situation to restore the manor could easily be dismissed if development of the entire plan were impacted leaving the Town with a property value however no guarantee the manor and grounds would be restored.

Given the Town's key outcomes for this negotiation are proper value for the property, restoration of the manor, on-going perseveration of the manor, and defined public access a simple sale would not achieve these goals. Administration met on several occasions to outline the approval processes and risks associated with determining a value and ensuring the manor would be restored. The results of those discussions were to recommend to Council the Town execute the Official Plan Amendment process and studies. This work will be of value to the Town not only for the current negotiation, it will inform alternative options for the Town should negotiations with Amico not result in an agreement. Having the information from the OPA and related studies puts the Town in a better position to proceed with alternatives if necessary. The costs associated with this work, as well as addition costs for negotiations, was approved by Council and included in the 2025 Capital Budget under EDC-001-24 for \$110,000.

At this time the consultants required to execute the studies noted above have been contracted and work will commence as early as January 20th on site. The public will see activity on the Belle Vue property as these consultants complete their work. This report provides Council and the public awareness of these activities. Once all of the studies are completed, including the Planning Justification Report being written by Town planners, an application will be made to the County for the Official Plan Amendment. Once the

submission is received and reviewed by the County Planner she will provide direction to the Town to hold a Statutory Public Meeting, at which members of the public can attend to share comments with Council regarding the OPA. Those comments will be summarized and a report brought back to Council for their recommendation on the matter which will be shared with the County Planner who will make the final decision on the OPA. There will be additional studies required under the zoning by law amendment application. Those studies, such as traffic, storm water and others, will be specific to the development and executed by the developer.

4. RISK ANALYSIS:

There are no risks associated with this report as it is only to provide information to Council and the public.

5. FINANCIAL MATTERS:

There are no financial implications with this report. All costs associated with the work being completed are within approved budget funding.

6. CONSULTATIONS:

- Todd Hewitt – Manager of Engineering
- Chris Aspila – Manager of Planning
- Heidi Baillargeon – Director Parks, Recreation and Facilities
- Adam Coates – Heritage Planner III
- Angelo Avolio – Chief Building Official
- Jen Ibrahim – Manager Economic Development and Tourism
- Sarah French – Planner I
- Janine Mastronardi – Planner I

7. CORPORATE STRATEGIC ALIGNMENT:

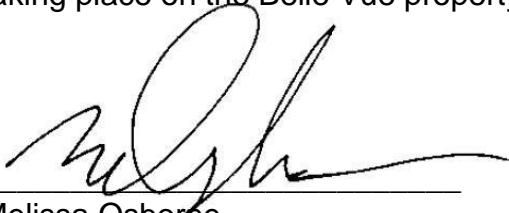
Vision: Preserving our past while forging our future.

<i>Amherstburg Community Strategic Plan 2022 - 2026</i>	
<p style="text-align: center;">PILLAR 1 Deliver Trusted & Accountable Local Government</p> <ul style="list-style-type: none"> ✓ Improve trust between council and staff, and residents, by strengthening governance and internal accountability structures. <input type="checkbox"/> Deliver transparent and efficient financial management. ✓ Increase effective communication and engagement with residents. 	<p style="text-align: center;">PILLAR 3 Encourage Local Economic Prosperity</p> <ul style="list-style-type: none"> ✓ Encourage development of commercial and industrial lands. <input type="checkbox"/> Continue to promote local tourism industry, especially overnight accommodation. <input type="checkbox"/> Continue to facilitate downtown development for residents and visitors.

<ul style="list-style-type: none"> <input type="checkbox"/> Develop our staff team, resources, and workplace culture. <input type="checkbox"/> Continue to deliver strong core municipal services. <input type="checkbox"/> Ensure Amherstburg is an inclusive accessible and welcoming community committed to reconciliation. 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to leverage partnership opportunities with other provincial, federal, and local governments, agencies, and organizations.
<p style="text-align: center;">PILLAR 2</p> <p style="text-align: center;">Invest in Community Amenities and Infrastructure</p> <ul style="list-style-type: none"> <input type="checkbox"/> Maintain safe, reliable and accessible municipal infrastructure and facilities. <input type="checkbox"/> Increase access to recreation opportunities for all ages. ✓ Finalize and execute plans for town-owned lands (e.g. Duffy’s site, Belle Vue) <input type="checkbox"/> Create public access to water and waterfront <input type="checkbox"/> Prioritize opportunities to reduce environmental impacts of Town operations and increase Town resilience to climate change. 	<p style="text-align: center;">PILLAR 4</p> <p style="text-align: center;">Shape Growth Aligned with Local Identity</p> <ul style="list-style-type: none"> <input type="checkbox"/> Define and communicate a vision for the Town’s future and identity. <input type="checkbox"/> Promote and plan for green and “climate change ready” development. <input type="checkbox"/> Review and implement policies that promote greater access to diverse housing. <input type="checkbox"/> Protect the Town’s historic sites and heritage. <input type="checkbox"/> Preserve the Town’s greenspaces, agricultural lands, and natural environment.

8. CONCLUSION:

That Council receive this report for information and awareness of activities which will be taking place on the Belle Vue property.



Melissa Osborne
Deputy CAO/Director of Development Services

Report Approval Details

Document Title:	Belle Vue Update.docx
Attachments:	
Final Approval Date:	Jan 16, 2025

This report and all of its attachments were approved and signed as outlined below:



Tracy Prince



Valerie Critchley



Kevin Fox