



Council Report

Report Number: RS2025-005
Meeting Date: January 28, 2025
Title: **Surplus Property – 574 Hartley Road, Woodville (Hartley Depot)**
Description: Recommendation to Rescind Surplus Declaration of City-Owned Property Municipally known as 574 Hartley Road, Woodville (Hartley Depot)
Author and Title: Christine Oliver, Law Clerk – Realty Services

Recommendations:

That Report RS2025-005, **Surplus Property – 574 Hartley Road, Woodville**, be received;

That Resolution CR2014-147 be amended to remove the City-owned former Public Works Depot municipally known as Hartley (574 Hartley Road) from the list of properties to be sold; and

(A two-thirds majority vote is required to pass this specific resolution)

That the surplus declaration of 574 Hartley Road, Woodville, be rescinded.

(A two-thirds majority vote is required to pass this specific resolution)

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

At the Council Meeting of February 11, 2014, Council adopted the following resolution:

RESOLVED THAT Report LM2014-005, **Surplus Declaration of Various Public Works Depots**, be received;

THAT the City owned Public Works Depots municipally known as Dalton (7078 Sadowa Road), Hartley (574 Hartley Road) and Little Britain (552 Eldon Road) be declared surplus to municipal needs;

THAT notice be given in accordance with By-laws 2008-065 and 2010-118, as amended;

THAT all costs associated with investigating, preparing or marketing the properties be taken from the Property Development Reserve;

THAT the properties be marketed for sale to the general public in accordance with any current or future policies in place and be sold to the interested parties for no less than the appraised value plus any and all costs associated with the transaction;

THAT on completion of the public notice, Council shall consider any deputation or public input in opposition of the sale, if any, and if appropriate, pass a by-law (with any amendments deemed necessary) to authorize the disposition; and

THAT the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this decision.

CR2014-147

The purpose of this report is to recommend that this property no longer be considered surplus for the purpose of sale to the general public, for the reason provided below.

Rationale:

The subject property, which is municipally known as 574 Hartley Road, Eldon and legally described as Part of the West Half of Lot 10 Concession 10 Eldon as in A8240, VT65944, VT65955, VT71433; Subject to R168899; Kawartha Lakes, further described as Parts 1, 2 and 3 on 57R-10674 (Part of PIN: 63176-0158 (LT)), was acquired by the County of Victoria in 1962 and in 1970 for road purposes. The property was utilized as a Public Works road operations depot (known as the Hartley Depot).

The subject property was declared surplus in 2014 and steps were taken to prepare the property for sale on the open market. The property has a neighbour's well located on it due to salt contamination stemming from the depot. An easement for the well is

registered on title as instrument R168899 and identified as Part 3 on 57R-3366. A more recent survey was obtained to set out the location of the well and associated hydro infrastructure and is identified as Parts 2 and 3 on 57R-10674 (attached as Appendix D).

In June 2024, Realty Services reviewed the property and circulated the property to determine if there was any interest in repurposing the property for municipal use.

In response to the circulation, the Fire Chief expressed interest in repurposing the facility for use as storage for vehicles and equipment, as well as potentially a shop for vehicle repairs. The Director of Community Services also advised that Community Services would be interested in using the building for storage of vehicles and specialized equipment used by Forestry and Horticulture staff. The two departments have confirmed that there is enough space to accommodate the proposed usage of both departments.

On January 22, 2016, a Facility Condition Assessment was completed for the subject property by the Altus Group Limited (attached as Appendix E).

The Manager of Parks and Recreation recently assessed the building and was of the opinion that it is in good condition, but noted that three bay doors will need to be replaced, heating units will need to be repaired/replaced, and common areas will need to be updated.

Other Alternatives Considered:

Council could decide to keep the surplus declaration on the property and direct Staff to continue to prepare the property for sale on the open market. This is not recommended, given that City departments have expressed interest in repurposing the property.

Alignment to Strategic Priorities

The recommendations set out in this Report align with the following strategic priority of "Good Government" by providing responsible management of municipal assets.

Financial/Operation Impacts:

If Council decides to proceed with rescinding the surplus declaration of the subject property, the City will be unable to recover the survey cost of \$2,400.00. The City will also forgo the revenue from the sale itself.

Consultations:

City Solicitor

Fire Chief

Director of Community Services

Manager of Corporate Assets

Director of Corporate Services

Manager of Strategy and Innovation

Manager of Building and Property Management

Insurance and Risk Management Officer

Attachments:

Appendix A – Location Map



Appendix A - General
Location Map of 574

Appendix B – Map



Appendix B -Map of
574 Hartley Road

Appendix C – Aerial Map



Appendix C -Aerial
Map of 574 Hartley R

Appendix D – Reference Plan 57R-10674



Appendix D -
57R-10674

Appendix E - Facility Condition Assessment of Hartley Roads Operations Depot



Appendix E - Facility
Condition Assessment

Department Head E-mail: rcarlson@kawarthalakes.ca

Department Head: Robyn Carlson

Department File: L06-14-RS001