



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Ripley Industrial Park – Roads update

Prepared By: Jennifer White, Manager of Legislative Services, Clerk

Department: Clerk

Date: Dec. 5, 2022

Report Number: CLK-2022-12-107

File Number: C11 CLK22

Attachments: Draft Agreement of Purchase and Sale, Registered Plan 3R-10651, Ripley Industrial Park Developments Blocks,

Recommendation:

- 1) That the Township of Huron-Kinloss Committee of the Whole hereby approves report Number CLK-2022-12-107 prepared by Jennifer White, Manager of Legislative Services/Clerk;

AND FURTHER recommends that Staff be authorized to enter into an Agreement of Purchase and Sale, and submit an application to change name as outlined in the report.

- 2) THAT Committee of the Whole recommend that Angus road be opened and named and the necessary administrative actions be taken to bring forward the appropriate by-law.

Background:

The Township of Huron Kinloss has for many years, been planning for the development of the Ripley Light Industrial Park located on the east end of Ripley, off Bruce County Road 6. Lots are now being sold, and serviced, and there is a need to open and name the road infrastructure in this development.

The County has expressed an interest in the transfer of certain lands which are not intended for development by the Township. This report outlines the details and next steps to move forward with the necessary steps to develop the road infrastructure within the Ripley Industrial Park to permit continued development and lot sales.

Discussion:

County acquisition of Road Widening Allowance

Council through report CAO-2022-07-20 on July 4, 2022 considered and authorized a 17 foot road widening be transferred to the County of Bruce.

The County has expressed an interest in the acquisition of the 17ft widening at the north of lot 278 and Angus Street, abutting Bruce Road 6. This would be beneficial to the County for future ditch maintenance and as there are existing telephone pedestals already within this section of land. While it is within the parcel, this land is not intended to be developed as part of the Ripley Industrial Park project.

The County Solicitor has drafted an Agreement of Purchase and Sale (attached). This agreement would convey Part 16 and Part 17 on Plan 3R10651 to the County of Bruce.

As outlined in Report CLK-2022-12-106 this portion of the road has been registered with legal ownership as "Public Authority Having Jurisdiction". The Township would need to register an Application to Change Name to amend the legal title ownership from "Public Authority having Jurisdiction" to The Corporation of the Township of Huron-Kinloss (See Parcel Register property record attached).

Opening of Angus Road

An outline of the proposed roadway within the Ripley Industrial Park has been included with this report (Ripley Industrial Park Development Blocks). The development will include a portion of Angus Street (already designated as roadway) and will include Part 6 and Part 9 on plan 3R10651 as a roadway.

As parcels within the Ripley Industrial Park are being sold for development, Staff are recommending that the road now be opened and named to permit travel on the roadway and allow for continued acquisition of lands by interested parties. Council would be required to pass a by-law to name the road and declare the lands as a highway. This requires public notice in accordance with the Townships Notice By-law No. 2008-32.

Financial Impacts:

Included in the current budget as part of the development of the Industrial Park.

Strategic Alignment / Link:

P4.1 Ripley Industrial Park

Respectfully Submitted By:

Jennifer White, Manager of Legislative Services Clerk

Report Approved By:

Mary Rose Walden, Chief Administrative Officer