

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low
Submitted by:	Melissa Graham Small Business Facilitator Economic Development mgraham@cobourg.ca	Meeting Type:	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
Meeting Date:	February 1, 2021		
Report No.:	Corporate Services-027-21		
Submit comments to Council			

Subject/Title: Lucas Point Land Sale – 1978327 Ontario Ltd. Loadstar Trailers

RECOMMENDATION:

THAT Council approve the amendment of the initial agreement between Loadstar Trailers Inc. for a total of 6.25 acres of light industrial land located in Lucas Point Business & Industrial Park. The parcel is located on Dodge Street fronting east as depicted in the attached aerial map.

1. STRATEGIC PLAN

Prosperity: The Town of Cobourg plans for, markets and develops assets for economic growth and financial security.

2. PUBLIC ENGAGEMENT

Lucas Point Business & Industrial Park Lands are municipally-owned, serviced lands which have been available for sale to proponents of light industrial and similar business uses since the 1980's. Development is subject to Site Plan Approval by Cobourg Municipal Council, which includes the installation of a development sign on the property and staff reports to Council.

3. PURPOSE

This report is to provide council an overview of the options available for council to consider, and to provide further direction to staff on the pending municipal land sale.

4. ORIGIN AND LEGISLATION

The Economic Development Department received correspondence for a request to amend the current offer to purchase of the 6.25 acres by 1978327 Ontario Ltd (Loadstar Trailers Inc.)

5. BACKGROUND

The initial correspondence with Mr. Joseph Hopper of Loadstar Trailers Inc. started in July of 2015. Currently, Loadstar Trailers is located at 2655 Lakeshore Road, Port Hope Ontario and the company is expanding and has outgrown its current buildings. Mr. Hopper plans on constructing a basic metal clad building of approximately 20,000 square feet including office space. There will be space available to the rear for the circulation of trailers and the erection of an accessory building for sandblasting and storage requirements. Loadstar Trailers manufactures trailers of all types and sizes. The company currently employs 28 Northumberland County employees. With employment estimated to increase by 10 – 15 employees when they move to Cobourg.

[Loadstar Trailers](#) manufactures trailers of all types and sizes (example below)



As per By-Law 070-2019, Council authorized and directed the Mayor and Municipal Clerk to execute a Sale of Land Agreement with 1978327 Ontario Ltd. (Loadstar Trailers) for the total of 6.25 acres of light industrial land located in Lucas Point Business and Industrial Park, including any required extensions or minor amendments to the Agreement of Sale. The municipality has provided the client minor extensions to the Sale of Land Agreement with the most recent extension expiring September 25, 2020. However, prior to this expiration of the land sale, Mr. Hopper had been granted an approved site plan, with signature of a development agreement to be completed.

6. ANALYSIS

The Town's Planning Department staff have been consulted with regard to the location of the building and agree, that based upon the information provided, that the Dodge Street location is suitable, taking into account future development of this particular parcel of land within the park. It is further staff's opinion that the activities, as described by the proponent to be undertaken, are of an industrial nature and fit within the permitted uses of the Light Industrial zoning for this property. Through the Town's Planning Department, a site plan application was received and presented to Council on August 12, 2019 with the site plan application being approved by Council in March 2020. The Town's Planning Department had also issued a Development Agreement for the client's signature in July 2020.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

An offer has been received in the amount of \$30,000 per acre. A deposit has also been received in the sum of \$5000 on January 9, 2019.

8. CONCLUSION

THAT Council approve the amendment of the initial agreement between Loadstar Trailers Inc. for a total of 6.25 acres of light industrial land located in Lucas Point Business & Industrial Park. The parcel is located on Dodge Street fronting east as depicted in the attached aerial map.

Report Approval Details

Document Title:	Lucas Point Land Sale - Loadstar Trailers Agreement - Corporate Services-027-21.docx
Attachments:	
Final Approval Date:	Feb 10, 2021

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

Tracey Vaughan, Chief Administrative Officer - Feb 10, 2021 - 9:34 AM