



STAFF REPORT TO COUNCIL

Report No: AD-2022-19

November 28, 2022

From: Sarah Huskinson, Chief Administrative Officer

RE: Habitat for Humanity Land Transfer

Recommended Motion:

THAT the Council of the Township of North Glengarry approves the sale of vacant land located in the Village of Maxville, Plan 32 Lot 21 E Main Street, to Habitat for Humanity, Cornwall and the Counties, for \$1;

And THAT Council authorizes the Mayor and Clerk to execute the Purchase and Sale Agreement for the transfer of land.

Background / Analysis:

In September, Habitat Humanity, Cornwall and the Counties, made a presentation to Council on their overall program. During the presentation, the Habitat staff had indicated that they had been in contact with the Township over the years with the possibility of building a Habitat house in North Glengarry. Council were open to the idea and ask the Chief Administrative Officer to follow up and gather more information.

The CAO and Economic Development Officer met with Habitat staff to discuss the possibility of building a house in North Glengarry. Criteria and timelines were discussed. During an in-camera session in October, the CAO brought proposed parcels to Council to discuss. Direction was given to the CAO to bring a report to Open Council report to approve the transfer of land to Habitat for a house in Maxville.

The proposed site, shown in the attached document, is located in the Village of Maxville on Main Street, with access onto Marlborough Street. The lot is serviced by both water and sewer and could accommodate a semidetached home, with rezoning. Habitat staff are in support of the build in Maxville and have indicated it may be possible as soon as 2023.

Staff are proposing the transfer of ownership of the lot in Maxville to Habitat for \$1, a nominal fee. Once approved, the work from Habitat will begin, from fundraising, build planning and find the partner family. The partner family will be from North Glengarry and are selected based on the following criteria:

1. Families with children
2. Household income limits based on family size
3. Must demonstrate a significant need for safe, decent, affordable and healthy housing
4. Must be willing to partner with Habitat Cornwall and complete 500 hours of volunteer work.

The partner families build the homes alongside volunteers, donors and professional tradespeople. The family purchases the home at fair market value with an interest free mortgage which is geared to income.

Alternatives:

Option 1: Recommended: THAT the Council of the Township of North Glengarry approves the sale of vacant land located in the Village of Maxville, Plan 32 Lot 21 E Main Street, to Habitat for Humanity, Cornwall and the Counties, for \$1.

Option 2: Not recommended: That Council does not approve the sale of land to Habitat.

Financial Implications:

None. The land is currently vacant and was vested to the municipality.

Attachments & Relevant Legislation:

Proposed site of the Habitat House

Others Consulted:

Jacob Rheaume, Director of Building, Planning, By-law

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk