REPORT

MEETING TYPE: Regular Council Meeting

To:	Council
From:	Jody Brinkman, Manager of Development Services
Date:	June 18, 2025
Subject:	Land Sale and Transfer - Sturgeon River Road
Report No.:	2025-585

TITLE: Land Sale and Transfer - Sturgeon River Road

RECOMMENDATION:

THAT Council authorizes the passing of By-law No. 45-25, Being a By-law to Authorize the Mayor and the Clerk to Execute Agreements and Documents Regarding the Sale of hereinafter described Land by The Corporation of the Municipality of Sioux Lookout to the Sioux Lookout Hotel Investment Corporation; and further,

THAT Council authorizes the passing of By-law No. 46-25, Being a By-law to Authorize the Conveyance of Certain Hereinafter Described Land by The Corporation of the Municipality of Sioux Lookout to the Sioux Lookout Hotel Investment Corporation.

PURPOSE:

The purpose of this report is to enable Council to authorize the passing of By-Law Nos. 45-25 and 46-25 for the sale and transfer of Municipally owned land adjacent to 10 Sturgeon River Road.

BACKGROUND:

10 Sturgeon River Road is currently owned by the Sioux Lookout Hotel Investment Corporation (SLHIC), these developers plan to construct a 70 unit hotel on the property. The property being purchased abuts the existing site. The purpose for the purchase is to increase the size of the overall site in order to provide additional parking spaces to better meet the minimum parking requirements for the proposed development. The Committee of Adjustment recently approved a Minor Variance for the subject property to reduce the number of parking spaces required. The original application requested a reduction of 38 parking spaces from the required 90 parking spaces. In purchasing these additional lands the developer feels they can meet the 90 parking spaces required, staff had some concerns about the topography of the site and the ability to develop the 97 parking spaces the new site plan indicated could be constructed. Staff recommended approving a reduction of 10 parking spaces for total of 80

parking spaces. The Committee agreed and approved the reduction to 80, this provides some flexibility to the developer in case the 97 spaces are not feasible and protects the Municipality by requiring a minimum 80 spaces.

DISCUSSION:

Council reviewed the offer to purchase during the Closed Session at the May 21, 2025 Council meeting. Council has accepted the offer of $21,617 for the purchase of approximately 0.43 acres of land adjacent to 10 Sturgeon River Road. The formal agreement of purchase and sale is being finalized, the approval of By-law Nos. 45-25 and 46-25 will allow for the sale and transfer of these lands.

RELATIONSHIP TO THE STRATEGIC PLAN:

Community Development

FINANCIAL IMPLICATIONS:

The property is being sold for $21,617.

ATTACHMENTS:

1. By-Law_No_45-25_-_Offer_to_Purchase.docx
2. By-Law_No__46-25_--_Conveyance_of_Land (1).docx

Written By:
Jody Brinkman, Development Services Manager

Approved By:
Brian P. MacKinnon, CAO/Municipal Clerk