

**To: David Creery, Chief Administrative Officer**

**From: Brad Hammond, Development Officer**

**Re: Sale of City-owned Land to Demeter Veterinary Services**

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**AIM**

To seek City Council's approval to sell approximately 2 acres of City-owned industrial land on Alyea Street to Demeter Veterinary Services.

**BACKGROUND**

Staff in the Development Office have been working with the proponents of Demeter Veterinary Services for several months to assist the company in identifying a suitable parcel of land to grow their business. The company has now identified a suitable site on the east side of Alyea Street for it to grow its presence in Woodstock (see Schedule 1 attached).

Demeter is a veterinary clinic primarily specializing in serving the commercial swine industry and currently provides services to approximately 30% of Ontario swine herds. The company operates exclusively with all animal consultations conducted at on-farm locations.

The proposed new building will be used to warehouse supplies used and distributed by veterinary staff, and to house administrative staff that support the operation. This investment will help to retain/create as many as 25 jobs in Woodstock. The venture will work to further diversify the Woodstock economy and serves as a unique connection between an urban centre and its rural neighbours.

**COMMENTS**

An agreement of purchase and sale has been prepared by the City solicitor which contains all of the City's standard conditions and covenants. If this sale is approved by Council it is expected to close in December of this year. Following closing the company will be allowed 12 months to file for Site Plan Approval and an additional 18 months to complete construction of a main building. The company proposes an 18,000 sqft building of which approximately 16,000 sqft will be used as warehouse space.

The sale price for this property is approximately \$1,000,000 based on a price of \$500,000 per usable acre and \$150,000 per unusable acre. This pricing is consistent with the sale price of other properties sold on Alyea Street.

Staff in the Development Department are pleased to recommend the sale of the subject land to Demeter Veterinary Services.

**ATTACHMENTS**

N/A

**RECOMMENDATION**

That Woodstock City Council authorize the Mayor and Clerk to sign an agreement of purchase and sale with Demeter Veterinary Services for the sale of approximately 2 acres of City-owned industrial land on Alyea Street, and that the necessary By-law be read.

*Authored by: Brad Hammond, Development Officer*

*Approved by: Len Magyar, Development Commissioner*

*Approved by: David Creery, P. Eng, MBA, Chief Administrative Officer*

SCHEDULE 1

