

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

**From: Brad Hammond, Development Commissioner**

**Re: Update on a Proposed Sale of City-owned Land at 682 Sutherland Drive**

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**AIM**

To seek City Council's approval to accept an amended offer from the Woodstock Muslim Association for the purchase of a small piece of City-owned land at 682 Sutherland Drive.

**BACKGROUND**

On November 20, 2025, Woodstock City Council accepted an offer from the Woodstock Muslim Association for the purchase of a small parcel of land located at 682 Sutherland Drive. The property is a historic remnant of the Woodstock Public Utilities Commission and fell into City ownership upon the sale of Woodstock Hydro to Hydro One. The property currently contains a small solar panel that is subject to a Feed in Tariff (FIT) agreement that does not expire until July 2032.

The agreement presented to Council contemplated an extended closing whereby the property would not be transferred to the Muslim Association until the FIT contract expired. The reason for the extended closing was to provide certainty of ownership to the Muslim Association and also allow the City to collect future revenue until the FIT contract expires.

**COMMENTS**

The amended agreement presented by the Muslim Association is similar in many ways to the original agreement approved in November. The agreement is for the same parcel and for the same financial consideration. The key difference is that the purchaser would like to close sooner than originally contemplated.

The Muslim association had requested an early purchase of the property to allow them to file a single Record of Site Condition application for 690 and 683 Sutherland that will become a single property upon closing. This will save the association both effort and money and assist with the future use of the property.

In order to facilitate the earlier transfer of the property and allow the City to collect the remaining revenue from the FIT contract, the City has requested a no-cost lease of the property until the FIT contract expires in April 2032.

If this amendment is approved by City Council this transaction is conditional upon the purchaser completing environmental due diligence by August 15, 2026. This agreement is expected to close in September 2026.

**ATTACHMENTS**

None.

**RECOMMENDATION**

That Woodstock City Council accept the amended offer to purchase 682 Sutherland Drive from the Woodstock Muslim Association, and that the Mayor and Clerk be authorized to sign the necessary agreement.

And further, that Woodstock City Council agree to a lease of the subject property until July 2032 and that the Mayor and Clerk be authorized to sign the necessary agreement..

*Authored by: Brad Hammond, Development Commissioner*

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

Schedule 1

