



Municipality of the District of Argyle

Item: Garian Construction –
request to purchase land

Date: January 6, 2019

VISION

We see Argyle as home to a healthy and thriving rural population. Our municipality promotes and supports economic and social opportunities for the region and engages in the active expression of our unique Acadian heritage. We are a place of choice for rural living and are widely recognized for our warm hospitality and joie de vivre. Surrounded by fresh air and cool ocean breezes, we work and play in the great outdoors. People choose to live in Argyle because of our commitment to each other, to our community and to our neighbors. Argyle is a place we are proud to call home.

Background:

See attached letter. The property in question is lot 20 (see map attached), which is the property adjacent to Garian Construction's warehouse in the Tusket Park. The lot is just after Gardiner Lane. The company does not require the entire lot and would propose a 50 foot buffer to Gardiner Lane that would remain our land, for the purposes we see fit, but likely a form of green space between the lane and his lot.

Garian plans to expand his current facility with the same use as he has currently. The use would be as of right and would not require a development agreement. The company is planning a potential office expansion.

We have negotiated a price of \$8,300, which is about \$6,000 per acre.

MGA considerations:

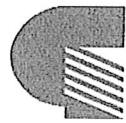
Municipality can sell land for market value, the price per acre is consistent with other sales in this area, and has been negotiated between to parties that are at arms-length.

CAO's Conclusion:

Recommend we sell the property as suggested in the letter attached for the price of \$8,300.

Suggested motion:

Move that lot 20 be sold for \$8,300 to Garian Construction Limited, conditional on an agreement on the Tusket Business Park covenants and zoning requirements.



Nov 12, 2018

Municipality of the District of Argyle

27 Courthouse Road
Tusket, NS
B0W 3M0

Dear Department of Public Works,

We would like to propose the purchase of lot 20 in the Tusket Business Park.

As this lot is adjacent to our current warehouse, it would provide our best option for an office expansion. With possible new tenants and current tenant expansions being discussed at our present office location in the Tusket Plaza, this lot would provide us with the space to build a new office if our current space must be leased to others (in order to provide them with HWY 308 and HWY 103 exposure).

I had originally made an error in review of the industrial lot plan that I had, thinking that our warehouse was presently on Lot 20. (Gardner's Lane was not shown on my plan). Now with the proposal by others to occupy lot 20, I realized the error. I would like to propose to purchase this lot. I always felt that our business would be best suited with offices attached to our warehouse. With the addition of a new office, we would remove the dome type building and blend the warehouse to the new construction, making a very eye appealing building. We would only require a portion of lot 20, leaving a green space strip of land of about 50' between Gardner's Lane and what would be office parking. We believe the residents in the subdivision would not have any concerns compared to other possibilities the land could be used for. We had not pursued this construction to date previously, as we would have required a new tenant in our present offices. This now could be a reality.

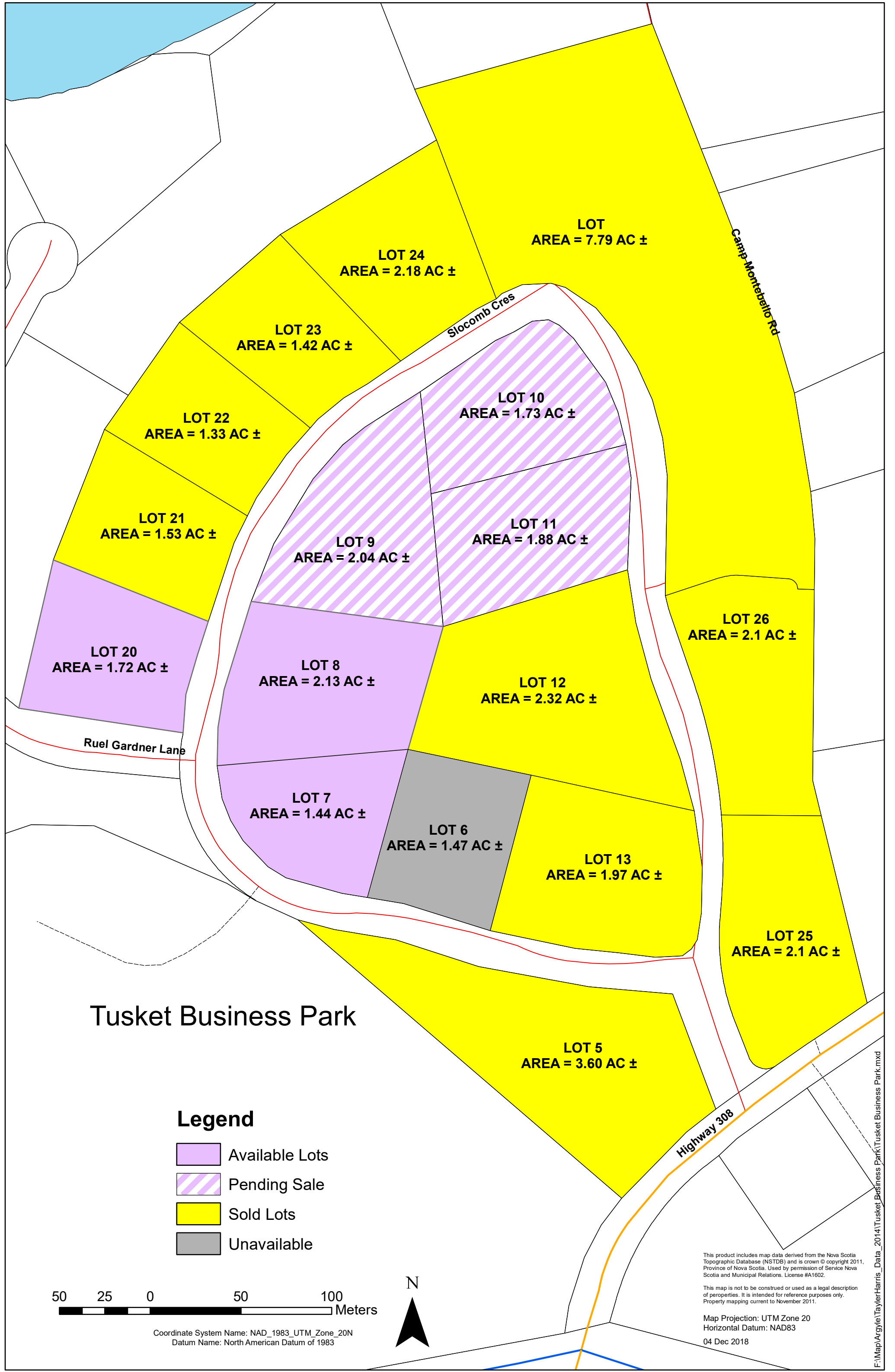
If we were to remain in our current building at The Tusket Plaza, there would not be any rental space for new possible tenants that we are currently having discussions with. Our building has been expanded 4 times since it was built, but due to the size of the lot we are restricted to further expansions. I have always felt that we had the opportunity to lease our current office space and relocate in the business park if required. We are very concerned to lose this option.

Alternatively, but not preferred, If lot 20 becomes unavailable for our use, (due to the current proposal that was in the vanguard) we would then wish to propose the purchase of lot 7 & 8 for the same use.

We look forward to hearing your thoughts at your earliest convenience

Yours truly,

Ian McNicol / President
Garian Construction Ltd.



Tusket Business Park

Legend

- Available Lots
- Pending Sale
- Sold Lots
- Unavailable



Coordinate System Name: NAD_1983_UTM_Zone_20N
Datum Name: North American Datum of 1983



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Map Projection: UTM Zone 20
Horizontal Datum: NAD83
04 Dec 2018