



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Meghan Townsend, CAO/Clerk
Meeting Date: March 11, 2025
Report Number: 2025-051
Subject: Rental Lease with Tom Tindall (1976) Limited

Recommendation

THAT Council receives Report – Rental Lease with Tom Tindall (1976) Limited,
AND FURTHER THAT Council directs the CAO to contact the representatives of Tom Tindall (1976) Limited to discuss termination of the lease, with an effective date of termination being no later than May 31, 2026.

Executive Summary

Purpose

To advise Council of the nature of the lease for the land and building located at the Upper Grand Trailway and discuss terminating this lease agreement.

Key Findings

If the Town wants to make use of its land, the lease agreement will need to be terminated.

Financial Implications

The Town will lose \$2,000.00 in rent and may have to assume tax payments, depending on the future use of the site, but will gain use of its land for future projects.

Report

Background

When the Town of Grand Valley assumed ownership of what is now known as the Upper Grand Trailway, a rental lease was also transferred to the Town. This lease was originally between Canadian Pacific Limited and Tom Tindall (1976) Limited, and the Canadian Pacific Limited's interest in the lease was transferred to the Town. The lease agreement is attached as Attachment 1.

The lease is for the building and 2 acres of grounds surrounding the building beside the rail line, now the trailway, just off Water Street, as shown on Schedule A to the lease. Its municipal address is 242 Water Street.

Since that lease transfer occurred, the Town has collected \$2,000 per year in rent, per the terms of the lease. The leaseholder has also paid the property taxes. The Town has not provided maintenance to the building under the lease, but has cut the grass around the building in order to maintain access to the trailway.

Discussion

The land covered by this lease is fully owned by the Town. It has been suggested in past council discussions that this site could be used for Town services, including parkland, and those services would need vacant land in order to be developed. Therefore, notice to Tom Tindall (1976) Limited is required in order to terminate the lease and assume vacant possession of the property.

While Council considers a decision on how the land will be used, and also to give time for the occupant to clear out the property, staff are proposing that the representatives for Tom Tindall (1976) Limited be contacted by the CAO, and discussions for a one-year notice of termination take place, with vacant possession to be achieved by May 31, 2026.

Certain types of property do not have to pay property taxes, depending on the use of the lands. Once the land is vacant, if Council's decision on its future use is made by that time, staff could investigate property tax exemption status so that the Town does not have to pay property tax on the land going forward.

Financial Impact

The Town will lose \$2000.00 in rent and may have to assume tax payments depending on the use of the site, but the Town will gain use of its land for future projects.

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Limited

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Consultations

none

Attachments

Attachment 1 – Lease Agreement

This report was submitted by

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This report was approved by

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