

## **Municipality of Chatham-Kent**

### **Finance, Budget, Information Technology & Transformation**

#### **Financial Services**

**To:** Mayor and Members of Council

**From:** Amy McLellan, CPA, CGA  
Manager, Revenue

**Date:** September 11, 2023

**Subject:** Offer to Purchase – Property Identification Numbers 00557 0113 and 00557 0118, Kimball Rd, Community of Wallaceburg

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#### **Recommendations**

It is recommended that:

1. By-laws be passed to close Property Identification Number 00557 0113, legally described as: Part Road Allowance Between Concessions 2 & 3 Chatham Gore, Property Identification Number 00557 0118, legally described as: Road Allowance Between Concession 2 & 3 Chatham Gore Lying Between Otter Creek & Road Allowance Between Lot 15 & 16, Property Identification Number 00588 0069, legally described as: Part Road Allowance Between Concession 2 and 3 Chatham Gore Part 6, 24R2301, Property Identification Number 00588 0071, legally described as: Part Road Allowance Between Concession 2 and 3 Chatham Gore Adjoining Lot 15 West of West Limit of Otter Creek and East of East Limit of Otter Creek; Municipality of Chatham-Kent all in the Community of Wallaceburg.
2. The offer to purchase of \$14,300 for Parcel Identification Number 00557 0113, legally described as: Part Road Allowance Between Concessions 2 & 3 Chatham Gore from A. DeBot and Sons Ltd and the offer to purchase of \$2 for Parcel Identification Number 00557 0118, legally described as Road Allowance Between Concessions 2 & 3 Chatham Gore Lying Between Otter Creek & Road Allowance Between Lot 15 & 16; Municipality of Chatham-Kent from St. Clair Region Conservation Authority plus additional costs for advertising, be accepted in the negotiation process on an “As Is, Where Is” basis.

#### **Background**

A property owner approached the Municipality of Chatham-Kent to express interest in purchasing one of the road allowances that abuts their property. A review by Administration determined Council declared these parcels as surplus to municipal needs April 8, 2013 authorizing Administration to proceed with the road closing process and offer these parcels for sale to all abutting owners. Administration circulated notice of the proposed road allowance dispositions to the other abutting owners in 2023, and

only one other abutting owner has confirmed their interest in purchasing the road allowance abutting their property. No objections were received.

### **Comments**

Administration has negotiated a purchase price of \$14,300 for Property Identification Number 00557 0113. The nominal purchase price of \$2 for Property Identification Number 00557 0118 is reflective of the purchaser, St. Clair Region Conversation Authority, and their involvement in the Peers Wetland project.

Administration has confirmed easements are required for Hydro One and Enbridge.

A notice describing the potential closure was published in the Sydenham Current for a two-week period beginning the week of September 11, 2023 as well as on the municipal website beginning September 11, 2023. At this time no objections have been received; however, members of the public may ask to be heard at the September 25, 2023 Council meeting.

This property is being offered for sale on an As Is, Where Is basis.

### **Areas of Strategic Focus**

The recommendations in this report support the following areas of strategic focus:

			
<b>Economic Prosperity</b>	<b>Healthy &amp; Safe Community</b>	<b>People &amp; Culture</b>	<b>Environmental Sustainability</b>
1.1			

### **Consultation**

Building Services confirmed the zoning of the property.

The Technical Advisory Committee confirmed this parcel to be surplus to municipal needs.

Legal Services will assist with closing of the sale once all conditions have been met.

### **Communication**

Communication is proposed to be through the inclusion of this report on the Council agenda and related communications.

**Diversity, Equity, Inclusion and Justice (DEIJ)**

This report does not have implications related to diversity, equity, inclusion or justice.

**Financial Implications**

The Property Disposition budget includes lot sales revenue. The sale proceeds offset the legal costs associated with the land transfer. Any surplus from the sale will contribute to the revenue line. The sale of surplus lands creates potential for assessment growth, generation of future tax revenue, and decreases municipal liability and maintenance costs.

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Gord Quinton, MBA, CPA, CGA, Chief Financial Officer, Treasurer

Attachments: GIS Map of Parcels  
Bylaws