

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: July 15, 2024

Subject: Offer to Purchase – Property Identification Number 00776 0001, Town Line, Community of Pain Court

Recommendations

It is recommended that:

1. A By-law be passed to close Property Identification Number 00776 0001, in the Community of Pain Court, legally described as: Road Allowance between Concession 4 and Concession 5 Dover West; Municipality of Chatham-Kent, being the whole of PIN 00776 0001.
2. The above property be declared as surplus to municipal needs.
3. The offer to purchase from Environment and Climate Change Canada for \$1,000 for Property Identification Number 00776 0001, legally described as: Road Allowance between Concession 4 and Concession 5 Dover West; Chatham-Kent be accepted in the negotiation process on as “As Is, Where Is” basis.

Background

Environment and Climate Change Canada approached the Municipality of Chatham-Kent to express interest in purchasing the road allowance that abuts their property. Notice of the proposed road allowance disposition was circulated to the other abutting property owners of the parcel. No objections were received.

Environment and Climate Change Canada has completed an appraisal and conducted testing at their own expense through permitted agreements with the Municipality of Chatham-Kent.

The road allowance is being divested although it is submerged under water and runs to the eastern shore of Lake St. Clair as the water levels are unstable and the thick marsh vegetation does not make practical sense for the public to make use of it for access to the water.

Comments

Administration has negotiated a purchase price of \$1,000 for this parcel. Administration supports the sale of this property for \$1,000. At the November 27, 2023 closed session meeting, Council directed administration to negotiate the sale.

Administration has confirmed no easements are required by any utility agency for this disposition.

A notice describing the potential closure was published in the Sydenham Current online newspaper for a two-week period beginning the week of July 1, 2024 as well as on the municipal website beginning July 1, 2024. At this time no objections have been received; however, members of the public may ask to be heard at the July 15, 2024 Council meeting.

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

Council Term Priorities

This report supports the following Council Term Priorities:

			
Deliver Excellent Service	Promote Safety & Well-Being	Grow Our Community	Ensure Environmental Sustainability
5a.			

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.

Prepared by: Amy McLellan, CPA, CGA, Manager, Revenue

Reviewed by:

Matt Torrance, MBA, CPA, CGA, Director, Financial Services
Gord Quinton, MBA, CPA, CGA, Chief Financial Officer, Treasurer

Attachments: GIS Map of Parcel
Bylaw