

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: November 4, 2022

Subject: Offer to Purchase – Part of Property Identification Number 00599 0232, Freedom Rd (formerly known as Uncle Toms Rd), Community of Dresden

Recommendations

It is recommended that:

1. A By-law be passed to close Part of Property Identification Number 00599 0232, in the Community of Dresden, legally described as: Plan of Survey of Part of the Road Allowance Between Concessions 3 & 4 Gore of the Geographic Township of Camden being Part 1; Municipality of Chatham-Kent as depicted in 24R11117.
2. The above property be declared as surplus to municipal needs
3. The offer to purchase from the abutting property owner, for a sale price of \$11,000 for Part of Property Identification Number 00599 0232, legally described as: Plan of Survey of Part of the Road Allowance Between Concessions 3 & 4 Gore of the Geographic Township of Camden being Part 1; Municipality of Chatham-Kent as depicted in 24R11117, plus additional costs for reference plan and 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 a portion of the road allowance that abuts their property. Administration circulated notice of the proposed road allowance disposition to the other abutting property owners of the parcel. No objections were received.

Comments

Administration has negotiated a purchase price of \$11,000 for this parcel plus additional costs incurred by the Municipality in preparing the property for sale, specifically being the reference plan and advertising. Administration supports the sale of this property for

\$11,000. At the May 16, 2022 closed session meeting, Council directed administration to negotiate the sale.

Administration has confirmed an easement is required from Hydro One to protect their infrastructure within the road allowance.

A notice describing the potential closure was published in the Sydenham Current for a two week period beginning the week of November 7, 2022 as well as on the municipal website beginning November 7, 2022. At this time no objections have been received; however, members of the public may ask to be heard at the November 21, 2022 Council meeting.

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

Areas of Strategic Focus and Critical Success Factors

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

- ☒ Economic Prosperity:
Chatham-Kent is an innovative and thriving community with a diversified economy
- ☐ A Healthy and Safe Community:
Chatham-Kent is a healthy and safe community with sustainable population growth
- ☐ People and Culture:
Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community
- ☐ Environmental Sustainability:
Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendations in this report support the following critical success factors:

- ☒ Financial Sustainability:
The Corporation of the Municipality of Chatham-Kent is financially sustainable
- ☐ Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership
- ☐ Has the potential to support all areas of strategic focus & critical success factors
- ☐ Neutral issues (does not support negatively or positively)

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.

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: Lisa Bennett, Collections Analyst

Reviewed by:

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Matt Torrance, MBA, CPA, CGA, Director, Financial Services

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

Attachments: GIS Map of Parcel
Bylaw