

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 8, 2022

Subject: Offer to Purchase – Property Identification Number 00740 0102

Recommendations

It is recommended that:

1. The property described as Property Identification Number 00740 0102, legally described as: Part of the Road Allowance between Concessions 2 and 3, (stopped up by By-law 67-43, Instrument Number 188299) and Part of Lot 19, Concession 1, Geographic Township of Chatham, Municipality of Chatham-Kent be declared as surplus to municipal needs.
2. The offer to purchase from the abutting property owners, for a sale price of \$1,000 for Property Identification Number 00740 0102, legally described as: Part of the Road Allowance between Concessions 2 and 3, (stopped up by By-law 67-43, Instrument Number 188299) and Part of Lot 19, Concession 1, Geographic Township of Chatham, Municipality of Chatham-Kent 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 runs through their property to allow for the sale of the surrounding lands.

Comments

Administration has negotiated a purchase price of \$1,000 for this parcel. A Reference plan has been commissioned by the surrounding property owners and has been created by a surveyor and is awaiting deposit at the Ontario Land Registry Office. Administration supports the sale of this property for \$1,000.

The subject property was formally stopped up and closed by By-law 67-43 by the former Township of Chatham, therefore, no public notice of a potential road closing is required

as specified in By-Law 228-2021; a by-law to establish policies with the respect to the sale and other disposition of real property.

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: 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 – 00740 0102