

ANNOUNCEMENT BY MAYOR

RE: CONSIDERATION OF A PROPOSED DECLARATION TO CLOSE PART OF A ROAD ALLOWANCE BETWEEN PRINCESS STREET AND ST. PATRICK STREET IN THE COMMUNITY OF SHREWSBURY

A portion of the property being considered to be closed legally described as: Plan of Survey of St. George Street, Registered Plan 109, Part 1 and Part 3 on Reference plan 24R10456, being part of Property Identification Number 00938 1266; Municipality of Chatham-Kent.

On September 19th and 26th, 2018 a Notice of Intention to close a portion of the above noted road allowance was published in the Blenheim News Tribune and beginning on September 17th, 2018 a notice was published on the municipal website.

I will now invite any person wishing to be heard in this regard to approach the podium and give reasons why their lands will be adversely affected or their objections to this declaration to close this portion of the road allowance.

Municipality Of Chatham-Kent
Finance, Budget & Information Technology Services
Financial Services

To: Mayor and Members of Council

From: Steve Brown, CPA, CMA
Director, Financial Services

Date: September 5, 2018

Subject: Offer to Purchase – Property Identification Number 00938 1266, Road Allowance between Princess Street and St. Patrick Street, posted as St. George Street, Shrewsbury

Recommendations

It is recommended that:

1. A By-law be passed to close the road allowance between Princess Street and St. Patrick Street in the community of Shrewsbury, legally described as: Plan of Survey of St. George Street, Registered Plan 109, Part 1 and Part 3 on reference plan 24R10456, being part of Property Identification Number 00938 1266; Municipality of Chatham-Kent.
2. The above property be declared as surplus to municipal needs.
3. The offers to purchase from two parties for \$800 for each of their parts of abutting property to Property Identification Number 00938 1266, legally described as Plan of Survey of St. George Street, Registered Plan 109, Part 1 and Part 3 on reference plan 24R10456, being part of Property Identification Number 00938 1266; Municipality of Chatham-Kent, 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 the unopened road allowance that abuts their property. Administration circulated notice of the proposed road closing to all abutting property owners of the unopened road allowance. Administration is in favour of this disposition as there is no intention to open this road.

Comments

Administration has negotiated a purchase price of \$800 per piece, \$1,600 in total, plus additional costs incurred by the Municipality in preparing the property for sale, specifically being the reference plan and advertising costs. Administration supports the sale of this property for \$1,600. At the September 10, 2018 closed session meeting, Council directed administration to negotiate the sale.

A notice describing the potential closure was published in the Blenheim News Tribune on September 19 and September 26, 2018 as well as on the municipal website beginning September 17, 2018. At this time no objections have been received; however, members of the public may ask to be heard at the October 1, 2018 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:

Amy McLellan, CPA, CGA
Manager, Revenue

Reviewed by:

Steve Brown, CPA, CMA
Director, Financial Services

Mike Turner, CPA, CMA
Chief Financial Officer, Treasurer

Attachment: GIS Map of Parcel

C: Chief Building Official
Chief Legal Officer

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BE IT THEREFORE ENACTED by the Municipal Council of the Municipality of Chatham-Kent as follows:

1. That portion of the road, legally described as Plan of Survey of St. George Street, Registered Plan 109, Part 1 and Part 3 on Reference plan 24R10456, being part of Property Identification Number 00938 1266; Municipality of Chatham-Kent be closed.
2. That the Mayor and Clerk are hereby authorized and directed to execute on behalf of the Municipality of Chatham-Kent and to seal with the seal thereof any and all documents necessary to implement the foregoing.

THIS By-law shall come into full force and effect upon the day on which it is registered in the Land Titles Division of the Land Registry Office of Kent (No. 24).

READ A FIRST, SECOND AND THIRD TIME this 1st day of October, 2018.

Mayor – Randy R. Hope

Clerk – Judy Smith



Legend

- Settlement Areas
- Address Point
- Road network
- + Railway
- Assessment Parcel

Notes

0.1 0 0.05 0.1 Kilometers

NAD_1983_UTM_Zone_17N
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BY-LAW NUMBER -2018
OF THE CORPORATION OF THE
MUNICIPALITY OF CHATHAM-KENT

A By-law to provide for the closing of Part of the road allowance between Princess Street and St. Patrick Street, Plan of Survey of Part of St. George Street, Registered Plan 109; Municipality of Chatham-Kent depicted as Parts 1 and 3 of 24R10456 being part of Property Identification Number 00938-1266.

FINALLY PASSED THE 1st day of October, 2018.

WHEREAS Council of the Municipality of Chatham-Kent wishes to close part of the road, legally described as Plan of Survey of St. George Street, Registered Plan 109, Part 1 and Part 3 on Reference plan 24R10456, being part of Property Identification Number 00938 1266; Municipality of Chatham-Kent pursuant to the provisions of Section 34 of the Municipal Act, 2001, R.S.O. 2001, Chapter 25 and amendments thereto provides that the Council of a municipality may pass by-laws to close Public Highways.

AND WHEREAS notice of the proposed By-Law for the closing of the road allowance was published in the local Blenheim News Tribune newspaper, having a general circulation throughout the Chatham-Kent communities of Blenheim, Ridgetown, and Shrewsbury which the publication appeared in the September 19th and September 26th, 2018 issues of this paper.

AND WHEREAS notice of the proposed By-Law for the closing of the unopened road allowance has been advertised on the Chatham-Kent website since September 17th, 2018.

AND WHEREAS the said notice did provide that any person who claims that his land might be prejudicially affected by the By-Law will be heard either in person or by his counsel on the day fixed and set out in the said Notice, namely October 1st, 2018.

AND WHEREAS Council heard all parties that requested to speak about their concerns regarding this By-Law.

AND WHEREAS after considering the matter of the proposed By-Law, Council authorized passage.

BE IT THEREFORE ENACTED by the Municipal Council of the Municipality of Chatham-Kent as follows:

1. That portion of the road, legally described as Plan of Survey of St. George Street, Registered Plan 109, Part 1 and Part 3 on Reference plan 24R10456, being part of Property Identification Number 00938 1266; Municipality of Chatham-Kent be closed.
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