

## **ANNOUNCEMENT BY MAYOR**

### **RE: CONSIDERATION OF A PROPOSED DECLARATION TO CLOSE PART OF A ROAD ALLOWANCE BETWEEN CONCESSION 1 AND 2, RIVER THAMES SURVEY, GEOGRAPHIC TOWNSHIP OF HARWICH**

A portion of the property being considered to be closed legally described as: Plan of Survey of part of the road allowance between Concession 1 and 2, River Thames Survey, Geographic Township of Harwich, Municipality of Chatham-Kent depicted as Parts 1 - 7 of 24R10452, being part of PIN 00888 0036 (LT).

On August 1, 2, 8, and 9, 2018 a Notice of Intention to close a portion of the above noted street was published in the Chatham Voice and Thamesville Herald newspapers, and beginning on July 30, 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:** July 24, 2018

**Subject:** Offer to Purchase – Property Identification Number 00888 0036, Road Allowance between Concession 1 and 2 River Thames Survey, Harwich

---

#### **Recommendations**

It is recommended that:

1. A By-Law be passed to close the road allowance between Concession 1 and 2, River Thames Survey, part of Property Identification Number 00888 0036, legally described as: Plan of Survey of part of the road allowance between Concession 1 and 2, River Thames Survey, Geographic Township of Harwich, Municipality of Chatham-Kent depicted as Parts 1 - 7 as in 24R10452, being part of PIN 00888 0036 (LT).
2. The above property be declared as surplus to municipal needs.
3. The offers to purchase from five parties for \$1.00 per foot for each of their parts of abutting property to Property Identification Number 00888 0036, legally described as Plan of Survey of part of the road allowance between Concession 1 and 2, River Thames Survey, Geographic Township of Harwich, Municipality of Chatham-Kent as in 24R10452 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 received signed Agreements of Purchase and Sale in the amount of \$7,700 for this property 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 \$7,700. At the June 11, 2018 closed session meeting, Council directed administration to negotiate the sale.

A notice describing the potential closure was published in the Chatham Voice on August 2 and 9, 2018 and in the Thamesville Herald on August 1 and 8, 2018, as well as on the municipal website beginning July 30, 2018. At this time no objections have been received; however, members of the public may ask to be heard at the August 13, 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(s): GIS Map of Parcel

C: Chief Building Official  
Chief Legal Officer

P:\RTC\F&PS\Finance\2018\RTC036 – Offer to Purchase – PIN 00888-0036 River  
Thames Survey.docx

**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 Concession 1 and 2, River Thames Survey, Geographic Township of Harwich, Municipality of Chatham-Kent depicted as Parts 1 - 7 of 24R10452 being part of Property Identification Number 00888-0036.

**FINALLY PASSED THE 13th day of August, 2018.**

-----

**WHEREAS** Council of the Municipality of Chatham-Kent wishes to close part of the road, legally described as Plan of Survey of part of the road allowance between Concession 1 and 2, River Thames Survey, Geographic Township of Harwich, Municipality of Chatham-Kent depicted as Parts 1 - 7 of 24R10452, being part of PIN 00888 0036 (LT) 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.

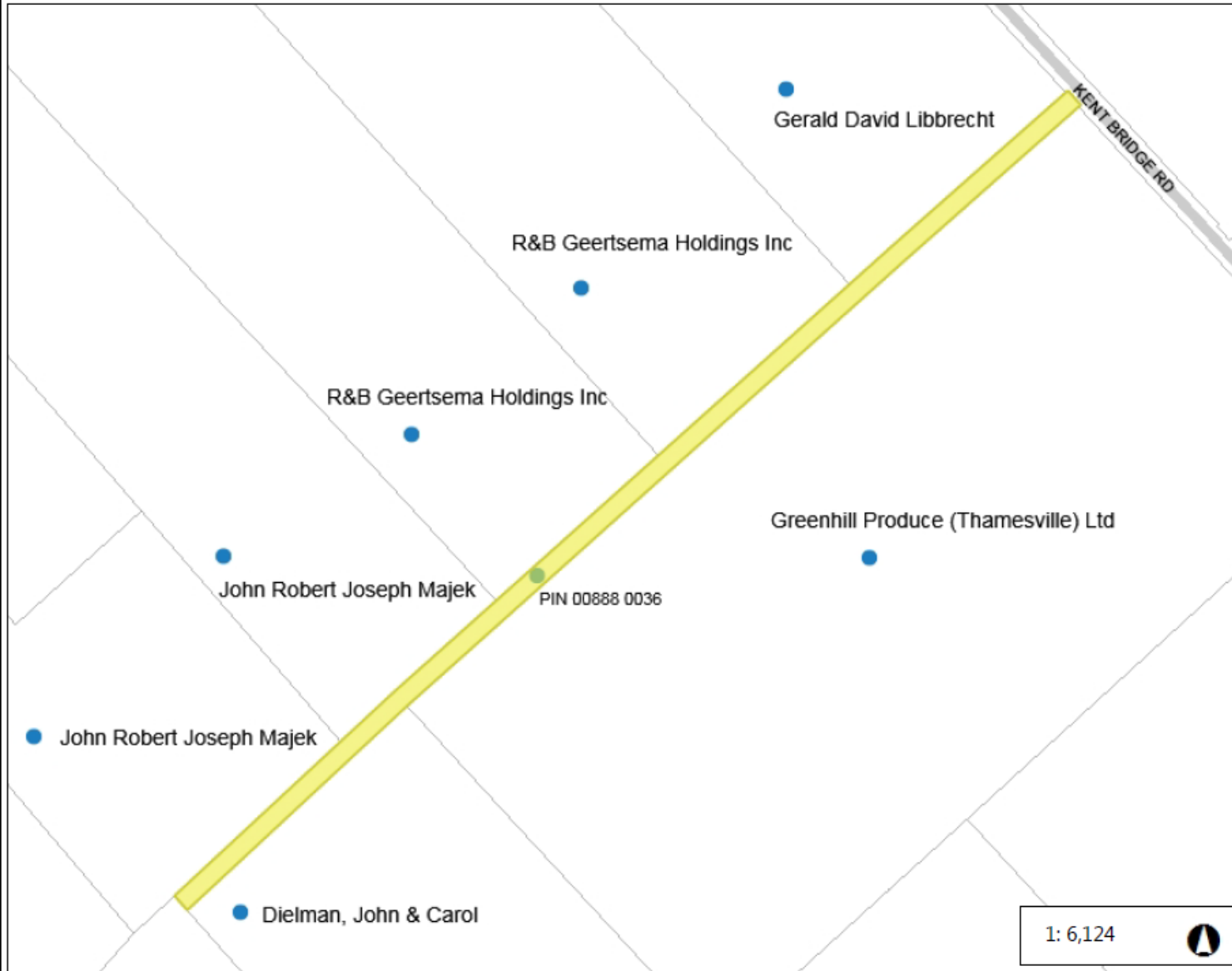
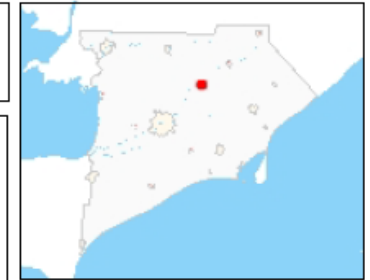
**AND WHEREAS** notice of the proposed By-Law for the closing of the road allowance was published in the local Chatham Voice newspaper, having a general circulation throughout all Chatham-Kent communities of which the publication appeared in the August 2, 2018 and August 9, 2018 issues of this paper.

**AND WHEREAS** notice of the proposed By-Law for the closing of the road allowance was published in the local Thamesville Herald newspaper, having a general circulation throughout the Chatham-Kent communities of Thamesville, Bothwell and Kent Bridge of which the publication appeared in the August 1, 2018 and August 8, 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 July 30, 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 August 13, 2018.

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



## Legend

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

1: 6,124



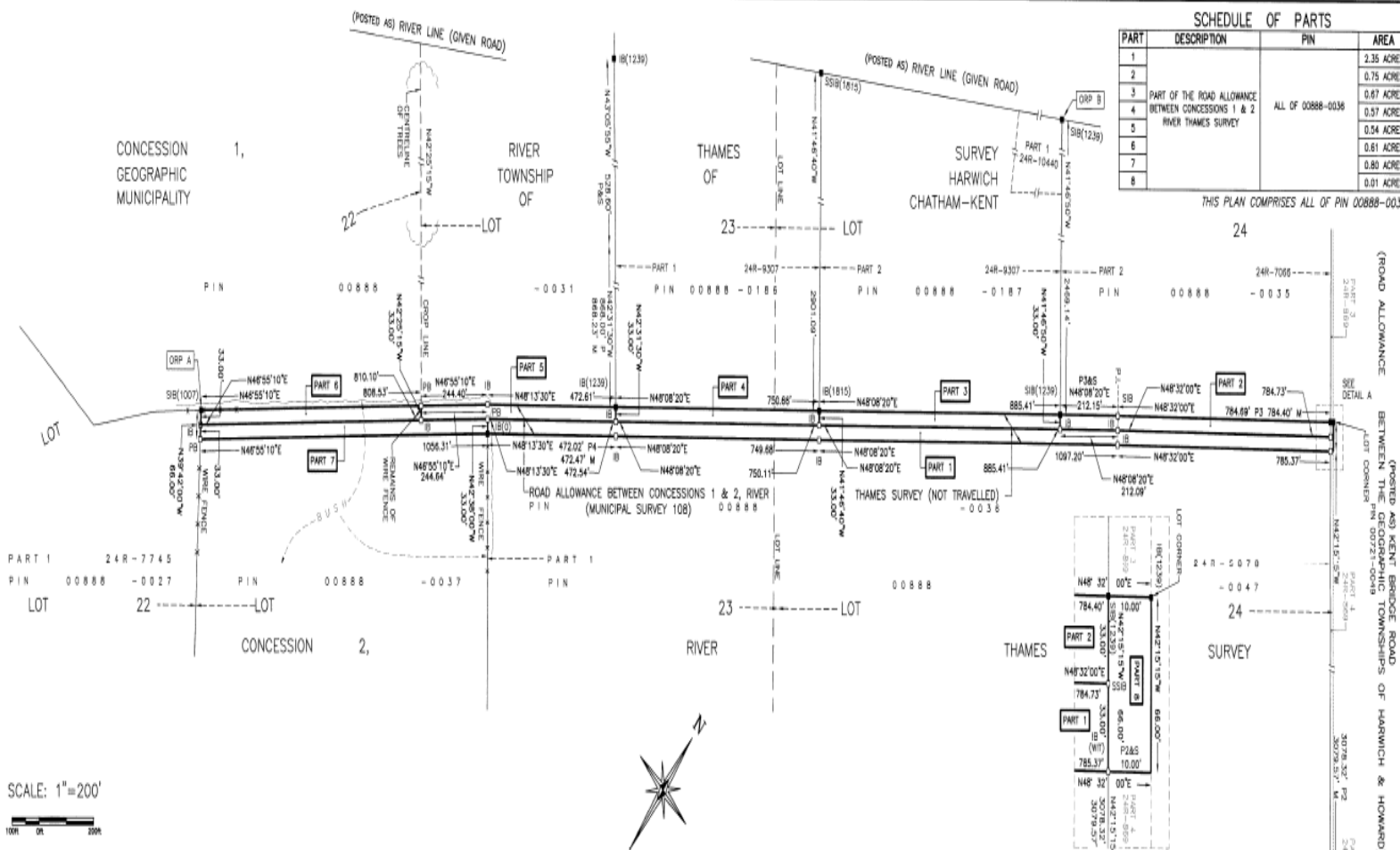
Notes

0.3 0 0.16 0.3 Kilometers

NAD\_1983\_UTM\_Zone\_17N  
© Latitude Geographics Group Ltd.

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



SCHEDULE OF PARTS			
PART	DESCRIPTION	PIN	AREA
1			2.35 ACRES
2			0.75 ACRES
3	PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2	ALL OF 00888-0036	0.87 ACRES
4	RIVER THAMES SURVEY		0.57 ACRES
5			0.54 ACRES
6			0.61 ACRES
7			0.80 ACRES
8			0.01 ACRES

THIS PLAN COMPRISES ALL OF PIN 00888-0036

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 24 R 10452

RECEIVED AND DEPOSITED

JULY 10, 2018 (DATE)

S. Hook (DATE)

S.D. HOOK (DATE)

ONTARIO LAND SURVEYOR

LONeil REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF KENT (24)

**PLAN OF SURVEY OF PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2 RIVER THAMES SURVEY GEOGRAPHIC TOWNSHIP OF HARWICH MUNICIPALITY OF CHATHAM-KENT**

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21st DAY OF JUNE, 2018.

JULY 10, 2018 (DATE)

S. Hook (DATE)

ONTARIO LAND SURVEYOR

**NOTES**

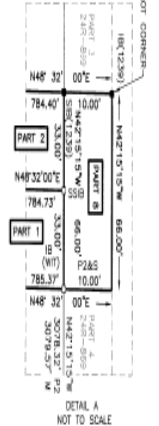
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) DATUM.

DISTANCES ARE OBSERVED AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.9999998.

OBSERVED REFERENCE POINTS (ORP) A & B UTM ZONE 17, NAD83 (CSRS) DATUM COORDINATES TO NAD83 ACCURACY PER SEC. 14 (2) OF O. REG. 216/16.

POINT ID	NORTHING	EASTING
ORP A	4705332.02	412113.94
ORP B	4705040.80	412325.64

COORDINATES SHOWN, IF THEREASLES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



SCALE: 1"=200'

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAWN BY: C.A.

CHECKED BY: S.D.H. / C.A.

PLAN NUMBER: 18156

**HOOK & TODGHAM SURVEYING INCORPORATED**

CHATHAM ONTARIO

PHONE: 1-519-354-6122 FAX: 1-519-354-6120