

**To:** Warden and Members of County Council

**From:** Director of Public Works

## Declaration of Surplus Land – Oxford Road 22

### RECOMMENDATIONS

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1. That County Council enact a by-law at the January 12, 2022 Council meeting to remove part of the road allowance located on Oxford Road 22, Property PIN 0008-00102, identified as Part 1 of Plan 41R-10209;
2. And further, in accordance with the Disposal of Land Policy No. 6.15, that County Council enact a by-law at the January 12, 2022 Council meeting to declare the land legally described as RDAL BTN TWP OF BURFORD AND TWP OF EAST OXFORD BEING MUIR LINE OF PL 1657 W OF THE CENTERLINE; NORWICH, identified as Part 1 of Plan 41R-10209, as surplus property.

### REPORT HIGHLIGHTS

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- A public meeting is being held at the January 12, 2022 Council meeting to discuss the enactment of two by-laws regarding a property located along Oxford Road 22 in Norwich Township, one to remove the property from the Oxford Road 22 road allowance and one to declare the property as surplus.
- The existing property identified as Part 1 of Plan 41R-10209 is currently registered as road allowance; however, it is no longer required (deemed surplus) following previous road realignment undertakings. The subject property is not required for current or future County operational purposes and has value only to the adjacent landowner. With the potential surplus land declaration, the remaining road allowance would be consistent with the County's typical road right-of-way width requirements.
- Declaring Part 1 of Plan 41R-10209 as surplus will allow for the sale of the property to an adjacent landowner and will provide funds to be contributed to the Affordable Housing Reserve.

### Implementation Points

Following the two by-law enactments, staff will (1) proceed to register a certified copy of the road allowance closure by-law on the title of the subject property as well as any affected abutting lands in accordance with the County's Public Notice Policy No. 6.13, and (2) proceed with the land disposal in accordance with the Oxford County Disposal of Land Policy No. 6.15.

## Financial Impact

All costs associated with the requirements to declare County land surplus will be included in the sale price of the property with all other proceeds being transferred to the Affordable Housing Reserve fund.







## Communications

A public meeting is to be held at the January 12, 2022 Council Meeting for public consultation regarding the enactment of two by-laws for (1) the removal of the subject land from Oxford County road allowance and (2) for the declaration of surplus lands. This public meeting has been advertised via public notice (Attachment 1) in accordance with the Public Notice Policy No. 6.13 and the Disposal of Land Policy No. 6.15. The public meeting will be communicated to affected residents through direct notice delivered to homes and through the Oxford County website.

All public comments will be considered and reviewed prior to the enactment of either by-law and promptly addressed by Public Works staff for stakeholder resolution. All resolutions will be communicated to stakeholders and the general public, as required, in the most suitable means, including but not limited to direct notice or the County website.

Following the public meeting and the report to Council, the adjacent landowner that has expressed an interest to purchase said land will be informed of Council's decision and staff will take the next appropriate steps.

## Strategic Plan (2020-2022)

					
<b>WORKS WELL TOGETHER</b>	<b>WELL CONNECTED</b>	<b>SHAPES THE FUTURE</b>	<b>INFORMS &amp; ENGAGES</b>	<b>PERFORMS &amp; DELIVERS</b>	<b>POSITIVE IMPACT</b>
1.i. 1.ii.		3.ii.			

## DISCUSSION

### Background

An adjacent landowner to the subject property has contacted County staff with the intent of purchasing County land. Further investigation into this property revealed that after past road realignment work, this property is no longer required for road allowance. This property was not identified in Report No. [PW 2019-27](#) regarding surplus land monetization as existing road allowances were excluded from that exercise.

Disposal of the identified property, which has no requirement for current or future operational use, will reduce the County's liability and responsibility associated with property ownership.

## **Comments**

Due to the existing property make-up, a small part of the property is located within the road allowance of Pattullo Avenue, as shown in Attachment 2. A registered survey has been completed to sever off this area of Pattullo Avenue to allow for the disposal of the remaining land. The entire subject property is currently deemed as road allowance. Following removal from road allowance through by-law enactment, Part 1 of Plan 41R-10209 (Attachment 3) will be removed from Oxford County's road allowance while Part 2 of Plan 41R-10209 (Attachment 3) will remain as part of the road allowance. Following the removal from road allowance with by-law enactment, a copy of the by-law will be registered to the title of the property.

In addition to the removal of the road allowance, staff are also seeking approval for Part 1 of Plan 41R-10209 to be declared as surplus land. The subject property is not required for current or future County operational purposes and has value only to the adjacent landowner. The required road right-of-way of Oxford Road 22 will still be maintained with the disposal of this property.

## Conclusions

With the enactment of the by-laws to remove Part 1 of Plan 41R-10209 from Oxford County road allowance and to declare Part 1 of Plan 41R-10209 as surplus land, staff can proceed to dispose of the property and provide funds to the Affordable Housing Reserve.

## SIGNATURES

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### Report Author:

Original signed by

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Cole Warwick  
Facilities Technician

### Departmental Approval:

Original signed by

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David Simpson, P.Eng., PMP  
Director of Public Works

### Approved for submission:

Original signed by

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Michael Duben, B.A., LL.B.  
Chief Administrative Officer

## ATTACHMENTS

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Attachment 1 - Muir Line Public Notice, December 8, 2021  
Attachment 2 - Oxford Road 22 / Muir Line Part 1 & 2 Map, November 1, 2021  
Attachment 3 - Survey Plan 41R-10209, October 4, 2021