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**Date:** February 16, 2021  
**To:** Mayor and Council  
**Author:** G.A. Plancke / Director of Infrastructure & Engineering  
**RE:** Lorna St. Conveyance  
**Report No.:** IED 2021 04

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## **AIM**

To recommend to Council that the Town accepts the offer of conveyance of Lorna St. from the Cedar Island Yacht Club (CIYC) to the Town of Kingsville.

## **BACKGROUND**

In a written letter by the Cedar Island Yacht Club (CIYC) dated November 05, 2019, the "Club" expressed interest in conveying a private road (Lorna St.) to the Town of Kingsville for the purchase price of \$1, with the understanding that all related legal costs for the conveyance would be assumed by the Town.

Lorna St. - Legally known as Parts 4, 5, 6, 7 and 8 Plan 12R 4461. Part of Lot 15 Concession 1 Western Division – Town of Kingsville formerly Gosfield South is currently maintained and operated as a private access road by the owner.

## **DISCUSSION**

Informal initial discussions with the CIYC started in June of 2019. In a series of email, and phone calls with the former C.A.O. and the Director of Municipal Services, for the purpose of formalizing a strategy to move forward with the conveyance based on several factors:

1. Confirmation that the Town was in fact interested in the property.
2. That all legal costs for the conveyance / transfer of the property would be assumed by the Town.
3. That the Town would inform the local Lorna St. residents of the proposed change in ownership of the property, and allow them an opportunity to express any concerns regarding the conveyance.

Lorna St. is a 20' x 280' (6m x 85m) gravel roadway subject to several easements in favour of the municipality, and others. There is currently town watermain, and sanitary sewer, as well as natural gas, phone, and cable infrastructure. There is also reciprocal access easements across Lorna St. to allow residents unobstructed ingress / egress to their properties. As such, Lorna St. currently operates like a de facto municipal R.O.W. To assume Lorna St. as a Town R.O.W. is consistent with the current use and definition. Many of the Lorna St. residents are informally aware of the proposed change in ownership through conversation and have offered no comment at this time. A letter formally advising the residents of the proposed change in ownership was circulated to allow local residents an opportunity to express specific concerns to be incorporated into future improvements, and or enhancements plans for Lorna St. on a go forward basis. To the date of this report, no responses have been received.

At this time, there are no specific plans to upgrade Lorna St. however, should residents want to expedite enhancements or improvements they could proceed under the current Local Improvement Policy to request upgrades to the road surface, street lighting, sidewalks or other improvements as applicable.

At this time we do not expect there to be any encumbrances on the property, however it is recommended that we confirm by conducting a Title search.

## **LINK TO STRATEGIC PLAN**

Effectively manage corporate resources and maximize performance in day-to-day operations.

## **FINANCIAL CONSIDERATIONS**

Estimated legal, title search, survey, and land transfer registry cost anticipated to be less than \$10,000.

Future costs to improve Lorna St. to be consistent with the current Local Improvement Policy, however, estimates for the following improvements are as followed:

Asphalt placement estimate - \$ 32,000 provided no drainage improvements are required.  
Streetlight installation - approximately \$2500 per installation based on simple connection assumption.

Future routine maintenance related costs.

## **CONSULTATIONS**

Cedar Island Yacht Club (CIYC)  
Verhaegen Land Surveyors (OLS)  
Senior Management Team (SMT)  
Lorna St. residents

## **RECOMMENDATION**

That Council accepts the offer of conveyance of Lorna St. - Legally known as Parts 4, 5, 6, 7 and 8 Plan 12R 4461, Part of Lot 15 Concession 1 Western Division, Town of Kingsville formerly Gosfield South from the Cedar Island Yacht Club for the purchase price of \$1.00;

And Further That:

The Clerk's office circulate a letter to Lorna St. residents formally advising them upon registration of the conveyance to the Town;

And Further That the Clerk prepare the necessary by-law for adoption at a future meeting of Council to reflect the assumption of Lorna St. as a public road allowance and ensure that the requisite paperwork is prepared and filed with the land registry office to reflect the adjustments as may be required.

*G.A. Plancke*

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