



2021 Division Road North
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Date: June 9, 2021
To: Mayor and Council
Author: Ryan McLeod, Director of Financial and IT Services
RE: West Side Collector Road – Partial Land Acquisition
Report No.: FS-2021-13

RECOMMENDED ACTION

That Council authorize the Mayor and Clerk to enter an agreement with Amico Properties Inc. to accept the assignment of a purchase agreement, and then to authorize Administration to immediately complete and close on the purchase, for 3.181 acres of a portion of land situated on Fox Lane in the Town of Kingsville and legally described as Pt Lt 4 Con 1 Western Division Gosfield as in R1069204 Kingsville, being a portion of PIN 75173-0125 (LT), subject to satisfactory terms and conditions agreed upon by the Chief Administrative Officer.

BACKGROUND

On March 22, 2021, Council endorsed the concept of a West Side Collector Road in principle and identified a preferred road alignment subject to the Town's ability to acquire the necessary lands.

As outlined in the report presented at the March 22nd council meeting, this Collector Road is expected to help facilitate additional traffic flow resulting from future residential development west of Division Road, and to alleviate traffic congestion along the Main St corridor by providing an alternate route for those wishing to bypass the downtown core.

DISCUSSION

Amico Properties Inc. ("Amico") has entered a purchase agreement with John Harris and Debbie Lynne White, for the acquisition of a 3.181 acre strip land, which is identified as the "subject land" in appendix A.

Amico has expressed an interest in assigning this purchase agreement to the Town, subject to certain terms and conditions. By assigning the vacant property directly to the Town, Amico will avoid certain costs associated with acquiring this land which will eventually transfer to the Town once the road is constructed. The Town benefits from

assuming ownership of this vacant land immediately and will be able to exercise greater control over the construction of the eventual roadway.

An assignment agreement between the Town and Amico has been drafted and is currently under review. To enter this agreement and complete the acquisition, Administration requires approval from Council.

This matter is now urgent because Amico which has an Agreement of Purchase and Sale with the vendor and needs to complete the transaction.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

Link to Council 2021-2022 Priorities

- COVID-19 and the health and safety of the community
- Customer Service: Training, Technology, Staff, Review Standards/Level of service
- Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- Programming Increase: Youth and Seniors
- A development plan for Downtown Kingsville / Main Street
- Financial savings: Schools closings, Migration Hall
- Economic Development: strengthen tourism/hospitality
- COVID - economic recovery
- Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- Committees / Boards: Review and Report
- Policy Update: Procedural Bylaw
- Economic Development: diversify the economy, create local jobs, industrial, Cottam
- Infrastructure (non-Municipal): Union Water expansion & governance
- Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- No direct link to Council priorities

FINANCIAL CONSIDERATIONS

The accepted purchase price for this land is \$32,000 per acre, which is considerable reasonable based on recent appraisals of similar farmland with speculative development potential.

CONSULTATIONS

Director of Infrastructure & Engineering

Director of Legislative Services, Town Solicitor, Clerk

Chief Administrative Officer

Ryan McLeod

Ryan McLeod, CPA, CA

Director of Financial & IT Services