



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Willoughby St. Land Acquisition

Date: Jan. 13, 2025

Report Number: PW-2025-03

Department: Public Works

File Number: C11 PW 25

Prepared By: John Yungblut, Director of Public Works

Attachments: Land Acquisition Map

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report PW-2025-01-03 prepared by John Yungblut, Director of Public Works;

AND FURTHER authorizes Staff to enter negotiations to purchase the property known as PLAN 31 PT BLK J WILLOUGHBY in Lucknow.

Background:

Township staff have been approached by the owner of a property that abuts Willoughby St. and the Ackert Drain in Lucknow (see attached map) regarding the possibility of the Township assuming ownership of the property. The preliminary discussions did not include any financial compensation by the Township except for legal expenses incurred to execute the sale of the property.

The property is currently used as an access to the rear of the buildings along the south side of Campbell St. Although the roadway is gravel, it is wide enough to comply with Township standards.

Discussion/Analysis/Overview:

Township staff believe that the Township assuming ownership of this property would be beneficial to the community. This is a similar situation to an alleyway off Wheeler St. in Lucknow the provides access to the buildings along the north side of Campbell St., which is owned and maintained by the Township.

The alleyway off Willoughby St. is used by property owners, tenants and the public and it would not be unreasonable for someone using this property to assume it is currently owned by the Township. By assuming ownership of the property, the Township can ensure that the access road is maintained to Township standards. It will also provide us with improved access to properties that we currently own and maintain in this area.

Although there currently is no Township infrastructure located on this property, there is a sanitary sewer located immediately to the north that services the Campbell St. properties from the rear. To access a section of this sewer with heavy equipment

for repair or maintenance purposes, this property will need to be used by the Township. Acquiring this property will also provide us with an opportunity to use this property as corridor for the installation of future infrastructure if necessary.

There may also be potential to create more parking areas on this property if deemed necessary in the future.

The Township currently has a winter maintenance contract to maintain the existing Township property the abuts this property, so adding this area to the contract would result in a minor increase in our operating costs.

Financial Impacts:

The only costs associated with the agreement will be legal expenses and future costs to maintain the access road.

Performance Measurement:

N/A

Strategic Area:

- | | |
|-------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input checked="" type="checkbox"/> Enhance Municipal Service Delivery |
| <input type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Encourage citizen first delivery

Respectfully Submitted By:

John Yungblut, Director of Public Works

Report Approved By:

Jodi MacArthur, Chief Administrative Officer