



Information Memo

To: Council Meeting
Date: September 23, 2025
Division: Community Development
Department: Realty Services
Ward: Multiple Wards
Subject: Property Sales and Acquisitions Update

Recommendation(s):

That the Information Memo regarding the Property Sales and Acquisitions Update be received as information.

Background

On April 9th, 2024, Council authorized the sale of 197 Queen Street East, St. Williams (one of the properties through County Land Review Project) (Report CS-24-030).

On April 9th, 2024, Council authorized the sale of Lot 19, Kenneth Avenue, Port Dover (one of the properties through County Land Review Project) (Report CS-24-030).

On March 11th, 2025, Council authorized the acquisition of the Causeway Bridge, Port Rowan, being Part of Lot 14, Marsh Concession, South Walsingham, being Parts 1, 2 and 3 on Plan 37R11347; Norfolk County (Report EIS-25-003).

On May 13, 2025, Council authorized the sale of 113A Croton Avenue, Delhi after declaring the property surplus to convey the lands pursuant to a reversion clause stated in the Deed when the County initially obtained this land (Report CS-25-050).

On June 20th, 2023, Council authorized the closure and conveyance of the portion of King Street, Plan 48B, Windham, being Part 4 on Plan 37R11694 (Report CS-23-062).

On November 13th, 2024, Council authorized the acquisition of 12 Gilbertson Drive, Simcoe, Ontario (Report OPS-24-029).

The purpose of this Information Memo is to advise Council that the above sales, purchases and acquisitions have closed.

Discussion:

The property at 197 Queen Street East, St. Williams, sold to Cameron Todd Hall for \$91,000.00. The sale transaction closed on June 13, 2025.

Lot 19, Kenneth Avenue, Port Dover sold to Gregory Michael Organ and Ruth Ellen Organ for \$100,000.00. This sale transaction closed on August 1, 2025.

Causeway Bridge, Port Rowan, being Part of Lot 14, Marsh Concession, South Walsingham, being Parts 1, 2 and 3 on Plan 37R11347; Norfolk County, was transferred to The Corporation of Norfolk County, at no consideration. This transaction was completed on April 23rd, 2025.

113A Croton Avenue, Delhi, was transferred to The Plantation Ltd., at no consideration. This transaction was completed on August 23rd, 2025.

Part Road Allowance of King Street, Plan 48B; Windham, being Part 4 on Plan 37R11694, sold to adjacent owner, Andrew Michael Noorenberghe for \$9,856.00. This sale transaction closed on August 15, 2025.

12 Gilbertson Drive, Simcoe was acquired by The Corporation of Norfolk County from Blue Egg Properties Inc. for a purchase price of \$4,750,000.00. This purchase transaction closed on January 22nd, 2025.

Attachment(s):

N/A

Conclusion:

The sales of the above properties have been completed and have resulted in a positive impact to the Land Reserve.

The acquisition of 12 Gilbertson Drive, Simcoe has been completed and has resulted in a positive addition to the County's facility inventory.

Approval:

Approved By:
Bill Cridland
General Manager, Administration, Community and Development Services

Reviewed & Approved By:
Bohdan Wynnyckyj
Director, Planning and Realty, Community and Development Services

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