



Council Meeting – April 28, 2026

Subject: Request for Closure and Conveyance of Part King Street South, Plan 139, (Port Ryerse) Norfolk County
Report Number: CDS-26-065
Division: Community Development
Department: Realty Services
Ward: Ward 4
Purpose: For Decision

Recommendation(s):

That Report CS-26-065, Request for Closure and Conveyance of Part King Street South, Plan 139, (Port Ryerse) Norfolk County, be received as information;

And That Part King Street South, Plan 139, as set out in the report, be declared surplus to municipal needs, approved for closure and conveyance to the Gosse's at a valuation of \$80,000.00;

And That Council provide an exemption to Policy AD-017 Permanent Road Allowances, Lanes and Alleys Closure to convey a road allowance leading to or abutting any body of water;

And That the property owners be responsible for all costs associated with the process for closure and conveyance of Part of King Street South, Plan 139, as set out in the report, including but not limited to, all relevant surveying costs, title searching costs, appraisal costs, advertising costs and all document registration costs;

And Further That the net proceeds from the sale of the subject property be recorded as revenue in the current year's operating budget, with the net proceeds to be transferred to the Land Reserve.

Executive Summary:

At the Public Hearings Committee (PHC) meeting of November 4th, 2025, Council approved the following recommendations:

That Report CS 25-076, Proposed Closure and Conveyance of Part King Street South, Plan 139, Norfolk County, be received as information;

And Further That any comments received as part of the Public Hearings Committee meeting, in addition to those already received, be considered in a future recommendation staff report.

The purpose of this report is to seek Council's direction to:

- Declare Part King Street South, Plan 139, Norfolk County, surplus to municipal needs and to authorize the closure of same;
- Authorize the conveyance of Part King Street South, Plan 139, Norfolk County to the adjacent property owner(s);
- Authorize a valuation as a selling price.

As per policy, all road allowance, lane and alley closure and conveyances are heard in open session to declare the lands surplus, authorize the conveyance and establish a valuation.

Discussions:

Background

Norfolk County received an application from the solicitor for Kevin and Anne Gosse for the closure and conveyance of a portion of the road allowance adjacent to their property, as shown in red on the attached mapping. The cottage that currently exists on the property was built in 1933 and has been in their family for many generations. The cottage and surrounding lands, including the requested portion of the unopened road allowance, has been occupied and maintained by the applicants since the construction of the cottage. They are now requesting to formalize their interest in this portion of the road allowance by obtaining ownership.

As the unopened road allowance abuts the shoreline of Lake Erie, staff reached out to the Ministry of Natural Resources (the "MNR") to obtain consent for the disposition of the lands. The MNR responded that it has no interest in the subject lands and had no comments regarding this portion of road allowance being conveyed to the applicants as adjoining property owners. Staff note that after many years of shoreline erosion, the shoreline now sits within the limits of the County road allowance. The conveyance will only include the portion of road allowance up to the water's edge at the time of the procurement of the Reference Plan.

Merger of Lands:

Policy AD-017 Permanent Road Allowances, Lanes and Alleys Closure requires that the conveyance of any road allowance, lane or alley merge in title with the abutting owner's property as it is not intended to create a separate lot. Realty staff will ensure that the necessary steps are taken to facilitate the merger of the road allowance with the applicants' existing parcels.

Policy Exemption

Policy AD-017 Permanent Road Allowances, Lanes & Alleys Closure states that a request to close and convey a road allowance, lane or alley will not proceed if: (f) the parcel of land leads to or abuts any body of water.

As this is a unique circumstance, staff are recommending that Council provide an exemption to the policy to close and convey the subject lands to the adjacent property owners. Staff have obtained confirmation from the Ministry of Natural Resources for our records that it has no issue regarding the conveyance of the road allowance to the adjoining property owners.

Valuation:

Staff Report CS 21-70 established the following valuations for the sale of road allowances, streets, lanes and alleys for applications received prior to January 1, 2026:

A predetermined valuation based on the geographic location of the road allowance, street, lane and alley sale request is set out below:

a. Rural location

\$12,000 to \$18,000 per acre (workable land) *

Staff is recommending a valuation of \$13,000 per acre, being more reflective of current market values

b. Urban location

\$1.07 per sq. ft. (\$46,609.20 per acre) to \$3.76 per sq. ft. (\$163,785.60 per acre)

Staff is recommending a valuation of \$2.00 per sq. ft. (\$87,120 per acre), being a reasonable increase and more reflective of current market values

c. Unique locations and/or situations (i.e. waterfront area, etc.)

With unique properties or situations, located within rural or urban locations, the County would reserve the right to review each road allowance, street, lane and alley sale request on a case by case basis in regards to the valuation to be applied, and seek an appraisal where it is deemed necessary. The cost of the appraisal would be the responsibility of the applicant(s).

As noted above, according to Policy AD-017 and Staff Report CS 21-70, the County reserves the right to review each road closure on a case by case basis with regards to the valuation to be applied. Given the uniqueness of this location due to its proximity to the water's edge of Lake Erie, the cottage structure sitting entirely on the road

allowance and the acquisition of the road allowance providing the Gosse's with an additional ~50.0 meters of frontage onto the water's edge of Lake Erie, staff obtained a Comprehensive Appraisal Report for the subject lands to set the valuation.

The table below provides Council with a comparison of sale prices based on the appraised current market value, the Council approved valuation of \$2.00 per square foot for urban properties and the high end of the Council approved predetermined valuation:

Street	Estimated Property Size (sq.f.)	Council Approved Standard Valuation \$2.00 p.s.f.	Council Approved High End of Valuation \$3.76 p.s.f.	Appraised Valuation ~\$9.27 p.s.f.
Part King Street South, Port Ryerse	8,632.66	\$17,265.32	\$32,458.80	\$80,000.00

As the acquisition and merger of the road allowance will increase the applicants' parcel size and value, including additional waterfront lands, and will provide ownership of the land on which the cottage structure lies, staff recommend that Council direct staff to proceed with the appraised valuation of \$80,000.00.

In addition to the cost of the land, all associated costs incurred by the County for the sale of the road allowance are the responsibility of the applicants.

Finance Comments:

If Council elects to proceed with the sale of the subject lands to the adjoining property owner, upon completion, all related revenues and costs are recorded as net proceeds within the net levy at the time of sale. The net proceeds will be transferred to the Land Reserve.

As described above, the adjoining property owner is responsible for all costs incurred by the County as a result of the sale of land, therefore, no net levy impact is anticipated as a result of this transaction. This one-time revenue source will increase the balance of the reserve.

Additionally, any increase in property value due to the property merger will result in a positive impact on assessment growth and tax revenues. The level of assessment growth is dependent on the assessed value of the combined property as determined by the Municipal Property Assessment Corporation (MPAC).

Interdepartmental Implications:

N/A

Consultation(s):

Chief Administrative Officer
Treasurer/Director of Finance
General Manager, Community and Development Services

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Serving Norfolk - Ensuring a fiscally responsible organization with engaged employees who value excellent service.

Explanation: The direction that Council provides with respect to the requested closure and conveyance of the road allowance will assist Council in meeting its priority initiatives in “Serving Norfolk” by divesting itself of assets that are no longer strategic for the County’s long-term needs assuring oversight and accountability for the County’s finances.

Attachment(s):

- GIS Mapping

Approval:

Approved By:
Al Meneses, Chief Administrative Officer

Reviewed By:
Bill Cridland, General Manager, Community and Development Services

Prepared By:
Kelly Darbishire, Realty Services Specialist