



Meeting Date: August 16, 2023

Submitted by: Michael Di Lullo, CAO

Report No: CAO-23-2023

Subject: Surplus Property – Former Treatment Plant Property in Kilworth

Recommendation:

THAT Report CAO-23-2023, re: Surplus Property – Former Treatment Plant Property in Kilworth be received;

AND THAT the property located at 22265 Jeffries Road referred to as the Former Kilworth Treatment Plant be declared surplus;

AND FURTHER THAT staff proceed with the sale of the subject lands with funds to be invested in the Build Middlesex Centre Reserve Fund.

Purpose:

The purpose of this report is to proceed with the sale of property located in Kilworth, being the former Treatment Plant located at 22265 Jeffries Road (see Attachment).

Background:

The former treatment facility ceased operations and was decommissioned in 2018. The lands have remained in-tact and since being decommissioned, the property has been restored following completion of demolition.

Analysis:

The former wastewater treatment plant in Kilworth was decommissioned a few years ago. The demolition of the site infrastructure was completed earlier this year (with the exception of the chainlink fence that was left in place), and the site has been returned to a grass surface.

Staff have been on-site throughout the demolition process which is approximately 2 acres and are of the opinion that this area would serve as an economic opportunity. The reason for this observation is that the Municipality does not require these lands and has no use after exploring options.

The recommendation is to declare the lands surplus to municipal needs as the lands are suitable for residential development, albeit minor in nature with initial concepts being two perhaps three building lots.

There are some considerations that staff will also address as the surplus process is adhered to. The two considerations include stable top of slope setbacks with the Upper Thames Conservation Authority (UTRCA) and existing easements required to permit access to underground infrastructure which runs from Jeffries Road to Rivers Edge Lane. On behalf of Middlesex Centre, WSP Golder completed a Geotechnical Exploration and Scope Stability Assessment Report for the property and adjacent slope towards the Thames River. Staff will discuss the results with the UTRCA to confirm agreed upon setbacks and staff will identify any required easements so that prior to declaring surplus, that there is full understanding of the site constraints for those intending to put forward a submission

Financial Implications:

Funds raised from the proceeds of these lands would be directed to the Build Middlesex Centre Reserve Fund which will enable future investment opportunities.

Strategic Plan:

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services
- Vibrant Local Economy

Reviewing property needs are important for the longevity and well being of the municipality as we continue to grow.

Attachments:

Attachments – Site Plan for Kilworth Former Treatment Plant

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