



Report to Council

Department: Office of the CAO
Division: Legal and Legislative Services
Date: October 6, 2025
Prepared by: Joe Malandruccolo, Director, Legal and Legislative Services/Clerk
Report Number: Legal and Legislative Services-2025-22
Subject: Kayoshik Road Surplus Land Report
Number of Pages: 6 plus attachments

Recommendation(s)

That Legal and Legislative Services Report 2025-22 entitled Kayoshik Road Surplus Land Report prepared by Joe Malandruccolo, Director, Legal and Legislative Services/Clerk dated October 6, 2025, be received, and

That By-Law 2481 being a by-law for the declaration and disposition of surplus lands (Parcel on Kayoshik Road) by the Corporation of the Town of Essex be read a third time and finally passed on October 6, 2025.

Purpose

The purpose of this report is to consider declaring land owned by the Town of Essex located east of 263 Kayoshik Road as surplus.

Background and Discussion

In May of 2025 a resident contacted the Town to purchase the property located east of 263 Kayoshik Road. Upon review, it was determined by Administration that the property requested by the potential purchaser was suitable for sale. As a result, Administration is bringing forward a by-law to seek Council's interest in selling the property.

At its September 15, 2025, Regular Council Meeting, Council read twice and provisionally passed By-Law 2481, being a by-law for the declaration and disposition of surplus lands (Parcel on Kayoshik Road) by the Corporation of the Town of Essex.

Through comments made by Council members during the consideration of the by-law's provisional passing, Administration was requested to conduct further investigations on the property to clarify the land sought to be purchased and the outcome on neighbouring properties and beach access as a result of a sale of the property.

Through a site visit, Administration was able to determine the following (Administration will require a survey prior to the sale of the property to confirm the following):

1. The home of the proposed purchaser sits on the Town's property line. The five foot wide piece of property proposed to be purchased (outlined in red below) is already covered by a concrete walkway to the proposed purchaser's back yard and does not include the trees abutting the neighbouring beach.



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2. The property that is proposed to be purchased leads to the water where approximately \$40,000 of boulders have already been placed on Town land to protect the shoreline. Upon the purchase and sale of the Town land, the proposed purchaser intends to place more boulders on the Town land at an additional value of approximately \$10,000.



3. The property that is proposed to be purchased (outlined in red below) does not conflict with the Town's beach access (circled in blue below).



Should this property be declared as surplus, Administration will advertise the potential sale, seek an appraisal of the property, obtain a survey at the cost of the purchaser and return to Council for approval on the terms of the sale.

Financial Impact

No financial impact at this time.

Consultations

Kate Giurissevich, Chief Administrative Officer Shelley Brown, Deputy Clerk

Link to Strategic Priorities

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.