

CORPORATION OF THE TOWNSHIP OF EAST FERRIS

BY-LAW NO. 2218

BEING A BY-LAW TO ESTABLISH PROCEDURES FOR THE SALE OF REAL PROPERTY OWNED BY THE CORPORATION OF THE TOWNSHIP OF EAST FERRIS.

WHEREAS pursuant to Section 268 (1) of the Municipal Act, 2001, c.25 the municipality shall pass by-laws to establish procedures, including the giving of notice to the public, governing the sale of certain real property by the municipality;

AND WHEREAS Section 270 (1) (1) of the Municipal Act, 2001, c.25 requires the municipality to adopt and maintain policies with respect to the sale and other disposition of land in the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF EAST FERRIS ENACTS AS FOLLOWS:

- 1.** That where made applicable by Section 268 of the Municipal Act, 2001, c. 25 this By-law shall apply to the sale of real property by the Corporation of the Township of East Ferris including a lease of 21 years or longer.
- 2.** Notwithstanding Section 1, the following classes of land are exempt from this By-law:
 - (1) Land 0.3 metres or less in width acquired in connection with an approval or decision under the Planning Act;
 - (2) Sale of land under Part XI, Municipal Act, 2001 - Tax Arrears;
 - (3) Closed highways if sold to an owner of land abutting the closed highway;
 - (4) Land formerly used for railway lines if sold to an owner of land abutting the former railway land;
 - (5) Land that does not have direct access to a highway if sold to the owner of the abutting land;
 - (6) Land repurchased by an owner in accordance with Section 42 of the Expropriations Act;
 - (7) Land sold under Sections 107, 108, 109 of the Municipal Act, 2001;
 - (8) Easements granted to public utilities or to the telephone companies; and
 - (9) The disposition of shoreline road allowances in the Township of East Ferris which shall be sold in accordance with the policies and procedures adopted by By-law No. 2195.
- 3.** Prior to the disposal of any property by the municipality, the Council of the Township of East Ferris shall by resolution declare the property to be surplus.
- 4.** That prior to the disposal of real property and where there is no exemption under the regulations, the Council of the Township of East Ferris shall obtain at least one appraisal of the fair market value of the real property.
- 5.** That the form of appraisal shall be an "Opinion of Value" from a Realtor.
- 6.** That the Council may direct by resolution that this appraisal shall be conducted by an independent qualified appraiser who is a registered member in good standing of the Appraisal Institute of Canada.
- 7.** That notice to the public of the proposed sale shall be given at least 10 days, including holidays, prior to the disposal of real property by posting a notice on the subject property or at a nearby location chosen by the Township Clerk or his designate.
- 8.** That the Council of the Township of East Ferris may direct by resolution that the notice to the public be given by publication in a newspaper having general circulation in the

municipality.

9. That unsolicited offers to purchase real property may be processed on a first come first serve basis.
10. That when more than one party has expressed an interest in purchasing real property or where the Council believes it to be in the best interest of the community, the Council of the Township of East Ferris may by resolution direct that the real property be sold by tender.
11. That the purchaser shall be responsible for all costs incurred or required to dispose of the real property including legal, survey, appraisal, encumbrances, advertising, improvements, administrative fees and so on.
12. That where the real property is not to be disposed of by tender, the purchaser shall pay in advance, the appraisal costs and the cost of giving notice to the public.
13. The municipality shall establish and maintain a public register listing and describing the land owned by the municipality or local board and this register is attached hereto as Schedule "A" to this By-law. The following classes of land are exempt from the register:
 - (1) Land 0.3 metres or less in width acquired in connection with an approval or decision under the Planning Act;
 - (2) Lands acquired for road widening acquired in connection with an approval or decision under the Planning Act or for the reconstruction of highways;
 - (3) Highways; and
 - (4) Land formerly used for railway lines.
14. The Minister of Municipal Affairs and Housing may make regulations:
 - (1) exempting the sale of prescribed classes of land from all or any of the provisions of this By-law;
 - (2) removing the requirement to obtain an appraisal of land that is being sold to a prescribed public body; and
 - (3) prescribing classes of land that are not required to be contained in the public register of land under this By-law.
15. That By-law No. 1757 is hereby repealed.
16. This By-law shall come into effect on the date it received third reading by the Council of the Corporation of the Township of East Ferris.
17. Each and every one of the provisions of this By-law is severable and if any provisions of this By-law should for any reason, be declared invalid by any Court, it is the intention and desire of Council that each and every one of the then remaining provisions hereof shall remain in full force and effect.

READ A FIRST AND SECOND TIME IN OPEN COUNCIL THIS 27th DAY OF DECEMBER, 2007.

READ A THIRD TIME AND BE FINALLY PASSED THIS 27TH DAY OF DECEMBER, 2007.

MAYOR, WILLIAM VREBOSCH

CLERK, RAYMOND CHAMPAGNE

CORPORATION OF THE

TOWNSHIP OF EAST FERRIS

SCHEDULE "A" TO BY-LAW NO. 2218

PUBLIC REGISTER
PROPERTY OWNED BY THE TOWNSHIP OF EAST FERRIS
AS OF DECEMBER 27, 2007

Roll #	Description	Acreage
4834 001 020 000	Lot 14, Con 1, Hillcrest Rd.	100.00
4834 001 022 000	Lot 15, Con 1, Hillcrest Rd.	50.00
4834 001 023 000	Lot 16, Con 1, Hillcrest Rd.	50.00
4834 001 043 010	Lot 9, Con 2, Raspberry Lane	0.13
4834 001 157 010	Block A, Plan M409, Astor St.	0.73
4834 001 157 028	Block A, Plan M487, Astor St.	0.32
4834 001 191 000	Island F, Lake Nosbonsing	1.00
4834 001 207 050	Lot 9, Con 3 Kyle Rd.	0.43
4834 001 364 000	Blocks A & B, Plan M397 Blanche Rd.	Unknown
4834 001 365 000	Lot 18, Con 3, AZ Rd.	1.31
4834 001 388 000	Lot 21, Con 3, Arena/Library	7.34
4834 001 395 020	Lot 21, Con 3, Astorville Fire Hall	20.25
4834 001 413 000	Lot 26, Con 3, Groulx Rd.	1.00
4834 001 476 050	Lot 14, Con 4, Boat launch on Big Moose Rd.	0.17
4834 001 476 100	Water lot at Boat launch on Big Moose Rd.	0.23
4834 001 507 500	Block 12, Plan 36M621, Hillside Dr.	1.19
4834 001 507 550	Block 8, Plan 36M621, Hillside Dr.	1.18
4834 001 519 000	Lot 27, Con 4, south of Lake Nosbonsing Rd.	84.15
4834 001 520 000	Lot 27, Con 4, south of Lake Nosbonsing Rd.	5.80
4834 001 521 000	Lot 28, Con 4, south of Lake Nosbonsing Rd.	96.21
4834 001 523 000	Lot 29, Con 4, south of Lake Nosbonsing Rd.	5.00
4834 002 004 020	Blocks A & E, Plan M505, Nosbonsing Park. Rd.	15.40
4834 002 004 440	Block D, Plan M505, Glen Cedar Rd.	0.27
4834 002 070 000	Lot 3, Con 5, Park on Quae-Quae Rd.	0.05
4834 002 072 010	Lot 3, Con 5, Park on Quae-Quae Rd.	0.88
4834 002 076 010	Lot 5, Con 5, Nosbonsing Park. Rd.	21.50
4834 002 077 020	Block 41, Plan 36M551, Waukegan Rd.	7.22
4834 002 077 048	Block 42, Plan 36M551, Waukegan Rd. park	Unknown
4834 002 122 000	Lot 8, Con 6, Quae-Quae Rd.	0.46
4834 003 006 000	Lot 19, Con 6, Landfill site	100.00
4834 003 047 000	Lot 29, Con 7, Mountain Rd.	1.52
4834 003 050 000	Lot 29, Con 7, Mountain Rd.	.062
4834 003 068 010	Lot 19, Con 7, Bertha Rd.	15.18
4834 003 085 000	Lot 27, Con 8, Derland Rd.	0.34
4834 003 088 000	Lots 1 to 4, M180, Eglinton Rd. S.	0.39
4834 003 088 001	Lots 5 to 8, M180, Eglinton Rd. S.	0.34
4834 003 088 002	Lots 9 to 12, M180, Eglinton Rd. S.	0.47
4834 003 088 003	Lots 13 to 15, M180, Eglinton Rd. S.	0.36
4834 003 088 004	Lots 23 to 30, M180, Eglinton Rd. S.	0.61
4834 003 088 005	Lots 31 to 38, M180, Eglinton Rd. S.	0.61
4834 003 088 006	Lots 51 to 53, M180, Eglinton Rd. S.	0.37
4834 003 088 007	Lots 54 to 57, M180, Eglinton Rd. S.	0.39
4834 003 088 008	Lots 58 to 62, M180, Eglinton Rd. S.	0.40
4834 003 088 009	Lots 63 to 68, M180, Eglinton Rd. S.	0.43
4834 003 088 010	Lots 69 to 73, M180, Eglinton Rd. S.	0.40
4834 003 088 011	Lots 74 to 77, M180, Eglinton Rd. S.	0.39
4834 003 088 012	Lots 78 to 80, M180, Eglinton Rd. S.	0.82
4834 003 088 013	Lots 45 to 50, M180, Eglinton Rd. S.	0.45
4834 003 088 014	Lots 39 to 44, M180, Eglinton Rd. S.	0.48
4834 003 088 015	Lots 16 to 19, M180, Eglinton Rd. S.	0.53

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AS OF DECEMBER 27, 2007

Roll #	Description	Acreage
4834 003 095 000	Lots 1 & 2, M192, Derland Rd.	0.21
4834 003 107 000	Lot 17, M181, Eglinton Rd. S.	0.13
4834 003 117 000	Lots 54 & 55, Plan M181, Eglinton Rd. S.	0.22
4834 003 117 010	Lots 54 & 55, Plan M181, Eglinton Rd. S.	0.22
4834 003 125 000	Lots 76 to 78, Plan M181, Eglinton Rd. S.	0.20
4834 003 131 010	Lots 109 to 111, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 003	Lots 28 to 30, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 004	Lots 31 to 34, Plan M181, Eglinton Rd. S.	0.45
4834 003 151 005	Lots 35 to 38, Plan M181, Eglinton Rd. S.	0.47
4834 003 151 007	Lots 80 to 83, Plan M181, Eglinton Rd. S.	0.47
4834 003 151 008	Lots 84 to 87, Plan M181, Eglinton Rd. S.	0.45
4834 003 151 009	Lots 88 to 90, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 010	Lots 91 to 93, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 011	Lots 94 to 96, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 012	Lots 97 to 99, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 013	Lots 112 to 114, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 014	Lots 115 to 118, Plan M181, Eglinton Rd. S.	0.46
4834 003 151 015	Lots 119 to 122, Plan M181, Eglinton Rd. S.	0.45
4834 003 151 016	Eglinton Rd. S., Tower site.	7.42
4834 003 151 020	Lots 137 to 139, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 021	Lots 146 to 149, Plan M181, Eglinton Rd. S.	0.45
4834 003 151 022	Lots 150 to 153, Plan M181, Eglinton Rd. S.	0.46
4834 003 151 023	Lots 154 to 157, Plan M181, Eglinton Rd. S.	0.45
4834 003 151 024	Lots 158 to 157, Plan M181, Eglinton Rd. S.	0.46
4834 003 151 025	Lots 168 to 170, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 033	Lots 199 to 201, Plan M181, Eglinton Rd. S.	0.34
4834 003 151 038	Lots 232 to 234, Plan M181, Eglinton Rd. S.	0.34
4834 003 167 000	Lot 20, Con 9, Derland Rd.	0.50
4834 003 254 000	Lot 29, Con 9, Eglinton Rd. N.	22.10
4834 004 026 040	Blocks A.B & C, Plan M498, Meadow Dr.	1.13
4834 004 045 022	Block 39, Plan M522, Treadlightly Dr.	1.00
4834 004 045 044	Blocks 37 & 40, Plan M522, Treadlightly Dr.	1.70
4834 004 045 060	Block 38, Plan M522, Treadlightly Dr.	0.96
4834 004 045 062	Lot 24 of Plan M 522 Treadlightly Dr. Lot	2.00
4834 004 051 040	Lot 22, Con 10, Hwy #94	0.19
4834 004 093 032	Block D, Plan M473, Ridgemount Dr.	0.46
4834 004 093 050	Block A, Plan M473, Ridgemount Dr.	0.33
4834 004 093 056	Blocks B & C, Plan M473, Ridgemount Dr.	1.04
4834 004 095 000	Public Works garage	2.00
4834 004 104 000	Township office & Corbeil fire hall	8.09
4834 004 106 000	Township office & Corbeil fire hall	0.08
4834 004 109 001	Lot 15, Con 11, Hwy #94.	2.36
4834 004 141 000	Lot 11, Con 12, Johnson Rd.	0.17
4834 004 161 000	Lot 12, Con 12, Hwy #17	1.00
4834 004 166 000	Lot 13, Con 12	0.35
4834 004 221 000	Lot 15, Con 13, Hwy #17	0.24
4834 005 042 016	Block 8, Plan M631, Stepping Stone Lane.	0.37
4834 005 043 013	Lot 28, Plan M442, MacPherson Dr.	0.31
4834 005 043 014	Lot 28, Plan M442, MacPherson Dr.	2.44
4834 005 096 090	Lot 10, Con 15	0.31
4834 005 122 000	Lot 10, Con 15, Woodcliffe Rd.	0.002
4834 005 266 000	Lot 21, Con 17, Centennial Cres.	6.94
4834 005 359 010	Block A, Plan M475, Hemlock Is.	1.63