

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

BY-LAW NO. 2022-33

BEING A BY-LAW TO CLOSE AND CONVEY ALL ROAD ALLOWANCES ON PLAN M-180, BEING MANN AVE, CANADA AVE, GIBSON PLACE, MINTO PLACE, AND ALL LANEWAYS WITH THE ADJACENT LANDS BEING LOTS 1-80 ON PLAN M180, DESCRIBED AS LOTS 1-80 INCLUSIVE, PLAN M-180; MANN AV PL M180; CANADA AV PL M180; MINTO PLACE PL M180; PT GIBSON PLACE, BTN MANN AV AND CANADA AVE, PL M180; LANE PL M180 N OF LT 9 AND 16; LANE PL M180 N OF LT 51 AND 39; LANE PL M180 N OF LT 23-30; LANE PL M180 N OF LT 63-68; LANE PL M180 N OF LT 74; LANE PL M180 BTN LT 9-15 AND 16-22; LANE PL M180 BTN LT 51-62 AND 3950; TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING.

WHEREAS Section 26 of the Municipal Act, S.O. 2001, C.25, defines all road allowances, highways, streets and lands shown on a registered plan of subdivision as a public highway;

AND WHEREAS Sections 27 and 34 of the Municipal Act, S.O. 2001, C.25, authorizes the Council of a Municipality to pass by-laws with respect to a highway over which it has jurisdiction;

AND WHEREAS the Council of the Corporation of the Municipality of East Ferris is the owner of the road allowance identified as ALL ROAD ALLOWANCES ON PLAN M-180, BEING MANN AVE, CANADA AVE, GIBSON PLACE, MINTO PLACE, AND ALL LANEWAYS.

AND WHEREAS the Council of the Corporation of the Municipality of East Ferris declared part of the road allowance identified as ALL ROAD ALLOWANCES ON PLAN M-180, BEING MANN AVE, CANADA AVE, GIBSON PLACE, MINTO PLACE, AND ALL LANEWAYS, to be surplus;

AND WHEREAS public notice of the proposed closing of the portion of the public highway was provided in accordance with By-law No. 2218 of the Municipality of East Ferris;

AND WHEREAS the sale of the said lands is in accordance with By-law No. 2218 of the Municipality of East Ferris;

AND WHEREAS Council of the Corporation of the Municipality of East Ferris has agreed to convey said ALL ROAD ALLOWANCES ON PLAN M-180, BEING MANN AVE, CANADA AVE, GIBSON PLACE, MINTO PLACE, AND ALL LANEWAYS TO BE MERGED WITH THE ADJACENT LANDS BEING LOTS 1-80 ON PLAN M180, DESCRIBED AS LOTS 1-80 INCLUSIVE, PLAN M-180; MANN AV PL M180; CANADA AV PL M180; MINTO PLACE PL M180; PT GIBSON PLACE, BTN MANN AV AND CANADA AVE, PL M180; LANE PL M180 N OF LT 9 AND 16; LANE PL M180 N OF LT 51 AND 39; LANE PL M180 N OF LT 23-30; LANE PL M180 N OF LT 63-68; LANE PL M180 N OF LT 74; LANE PL M180 BTN LT 9-15 AND 16-22; LANE PL M180 BTN LT 51-62 AND 3950; TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING ;

NOW THEREFORE, the Council of the Corporation of the Municipality of East Ferris hereby enacts as follows:

1. That upon and after passage of this By-law, that portion of the road allowance identified as ALL ROAD ALLOWANCES ON PLAN M-180, BEING MANN AVE, CANADA AVE, GIBSON PLACE, MINTO PLACE, AND ALL LANEWAYS, is stopped up and closed.
2. That ALL ROAD ALLOWANCES ON PLAN M-180, BEING MANN AVE, CANADA AVE, GIBSON PLACE, MINTO PLACE, AND ALL LANEWAYS hereinbefore described and closed will be conveyed for addition to the adjacent lands being LOTS 1-80 ON PLAN M180, DESCRIBED AS LOTS 1-80 INCLUSIVE, PLAN M-180; MANN AV PL M180; CANADA AV PL M180; MINTO PLACE PL M180; PT GIBSON PLACE, BTN MANN AV AND CANADA AVE, PL M180; LANE PL M180 N OF LT 9 AND 16; LANE PL M180 N OF LT 51 AND 39; LANE PL M180 N OF LT 23-30; LANE PL M180 N OF LT 63-68; LANE PL M180 N OF LT 74; LANE PL M180 BTN LT 9-15 AND 16-22; LANE PL M180 BTN LT 51-62 AND 3950;

TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING, on what is locally known as Derland Road and is to be consolidated with the said lands;

3. That the Council of the Corporation of the Municipality of East Ferris sets the sale price for ALL ROAD ALLOWANCES ON PLAN M-180, BEING MANN AVE, CANADA AVE, GIBSON PLACE, MINTO PLACE, AND ALL LANEWAYS and LOTS 1-80 ON PLAN M180, BEING LOTS 1-80 INCLUSIVE, PLAN M-180; MANN AV PL M180; CANADA AV PL M180; MINTO PLACE PL M180; PT GIBSON PLACE, BTN MANN AV AND CANADA AVE, PL M180; LANE PL M180 N OF LT 9 AND 16; LANE PL M180 N OF LT 51 AND 39; LANE PL M180 N OF LT 23-30; LANE PL M180 N OF LT 63-68; LANE PL M180 N OF LT 74; LANE PL M180 BTN LT 9-15 AND 16-22; LANE PL M180 BTN LT 51-62 AND 3950; TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING at \$30,250.00 plus all transaction fees for the sale and transfer as per the Municipality’s standard policy for the sale of surplus lands. This valuation was based on two separate appraisals of the lands, both done by Morland Real Estate Appraisals Ltd. One appraisal was done related to the lots on the M plan and one done related to the road allowances in between. The appraisals reflect the difficulty in combining and developing these lands, including the challenges and expenses related to accessing the usable rear portion of the lands. The first appraisal related to lots 1-80 on plan M-180 was done by Morland Real Estate Appraisals Ltd. on July 7, 2020 and provided a valuation of \$15,000.00. The second appraisal related to the road allowance sections was completed by Morland Real Estate Appraisals Ltd. on January 5, 2022 and provided a valuation of \$15,250.00.
4. That the Mayor and Clerk are hereby authorized to sign and execute such deeds or other documents as may be necessary to effect the conveyance and merger of the said LOTS 1-80 ON PLAN M180, DESCRIBED AS LOTS 1-80 INCLUSIVE, PLAN M-180; MANN AV PL M180; CANADA AV PL M180; MINTO PLACE PL M180; PT GIBSON PLACE, BTN MANN AV AND CANADA AVE, PL M180; LANE PL M180 N OF LT 9 AND 16; LANE PL M180 N OF LT 51 AND 39; LANE PL M180 N OF LT 23-30; LANE PL M180 N OF LT 63-68; LANE PL M180 N OF LT 74; LANE PL M180 BTN LT 9-15 AND 16-22; LANE PL M180 BTN LT 51-62 AND 3950; TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING.
5. This By-law shall take effect upon the final day of passing.

READ A FIRST AND SECOND time this 14th day of June, 2022;

READ A THIRD TIME AND FINALLY passed this 14th day of June, 2022.

Mayor
Pauline Rochefort

Clerk
Monica L. Hawkins