

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

BY-LAW NO. 2024-39

BEING A BY-LAW TO CLOSE AND CONVEY A PART OF THE ORIGINAL SHORELINE ROAD ALLOWANCE ALONG LAKE NOSBONSING, DESCRIBED AS PARTS 1 TO 5, PLAN 36R-15286, 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 following road allowances identified as:

- 1) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 1, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING.
- 2) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 2, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING.
- 3) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 3, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING
- 4) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 4, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING
- 5) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 5, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING

AND WHEREAS the Council of the Corporation of the Municipality of East Ferris declared the above noted road allowances to be surplus;

AND WHEREAS the sale of the said lands is in accordance with By-law No. 2218 and 2015-35 of the Municipality of East Ferris;

AND WHEREAS Council of the Corporation of the Municipality of East Ferris has agreed to convey the following road allowances:

- 1) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 1, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING.
- 2) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 2, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING.
- 3) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 3, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING
- 4) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 4, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING
- 5) Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 5, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING

AND WHEREAS Council intends that these lands are to be bound to the respective properties that they are sold to and not to be independently transferred at any point in the future.

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, the following sections of road allowance are stopped up and closed:
 - i. Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 1, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING.
 - ii. Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 2, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING.

- iii. Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 3, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING
 - iv. Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 4, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING
 - v. Part of the Original Shoreline Road Allowance along Lake Nosbonsing, Described as PART 5, PLAN 36R-15286, EAST FERRIS, DISTRICT OF NIPISSING
-
- 2. That Part 1, Plan 36R-15286, East Ferris, District of Nipissing, hereinbefore described and closed will be conveyed to the property owner of CON 4 PT LOT 14 RP NR112 PART 6 REM PCL 11430 WF (23 Big Moose Road), East Ferris; District of Nipissing and is to be bound to these lands so that they cannot be transferred separately in the future;
 - a. Further, the registered easement (Instrument LT317374 PT3, 36R-8952) over the adjacent lands be removed from title prior to the transfer of the above noted road allowance.
 - 3. That Part 2, Plan 36R-15286, East Ferris, District of Nipissing, hereinbefore described and closed will be conveyed to the property owner of CON 4 PT LOT 14 RP 36R6849 PART 1 PCL 16481 WF (83 Big Moose Road), East Ferris; District of Nipissing and is to be bound to these lands so that they cannot be transferred separately in the future;
 - 4. That Part 3, Plan 36R-15286, East Ferris, District of Nipissing, hereinbefore described and closed will be conveyed to the property owner of CON 4 PT LOT 14 RP NR112 PART 8 PCL 7339 W/F (35 Big Moose Road), East Ferris; District of Nipissing and is to be bound to these lands so that they cannot be transferred separately in the future;
 - 5. That Part 4, Plan 36R-15286, East Ferris, District of Nipissing, hereinbefore described and closed will be conveyed to the property owner of CON 4 PT LOT 14 RP NR112 PART 9 PCL 7340 W/F (47 Big Moose Road), East Ferris; District of Nipissing and is to be bound to these lands so that they cannot be transferred separately in the future;
 - 6. That Part 5, Plan 36R-15286, East Ferris, District of Nipissing, hereinbefore described and closed will be conveyed to the property owner of CON 4 PT LOT 14 RP 36R2910 PART 10,19 PCL 11150,12644 W/F (44 Big Moose Road), East Ferris; District of Nipissing and is to be bound to these lands so that they cannot be transferred separately in the future;
 - 7. That the Council of the Corporation of the Municipality of East Ferris sets the sale price for Part 1, Plan 36R-15286, East Ferris, District of Nipissing at \$2,115.00 plus all municipal costs as per the Municipality's standard policy for the sale of surplus lands. This is based on the purchase rate of \$0.75 per square foot as per the East Ferris Fees and Charges By-law and applied to the land area of 2,820 sq. ft.;
 - 8. That the Council of the Corporation of the Municipality of East Ferris sets the sale price for Part 2, Plan 36R-15286, East Ferris, District of Nipissing at \$1,461.00 plus all municipal costs as per the Municipality's standard policy for the sale of surplus lands. This is based on the purchase rate of \$0.75 per square foot as per the East Ferris Fees and Charges By-law and applied to the land area of 1,948 sq. ft.;
 - 9. That the Council of the Corporation of the Municipality of East Ferris sets the sale price for Part 3, Plan 36R-15286, East Ferris, District of Nipissing at \$1,154.25 plus all municipal costs as per the Municipality's standard policy for the sale of surplus lands. This is based on the purchase rate of \$0.75 per square foot as per the East Ferris Fees and Charges By-law and applied to the land area of 1,539 sq. ft.;
 - 10. That the Council of the Corporation of the Municipality of East Ferris sets the sale price for Part 4, Plan 36R-15286, East Ferris, District of Nipissing at \$242.25 plus all municipal costs as per the Municipality's standard policy for the sale of surplus lands. This is based on the purchase rate of \$0.75 per square foot as per the East Ferris Fees and Charges By-law and applied to the land area of 323 sq. ft.;

11. That the Council of the Corporation of the Municipality of East Ferris sets the sale price for Part 5, Plan 36R-15286, East Ferris, District of Nipissing at \$2,091.00 plus all municipal costs as per the Municipality's standard policy for the sale of surplus lands. This is based on the purchase rate of \$0.75 per square foot as per the East Ferris Fees and Charges By-law and applied to the land area of 2,788 sq. ft.;
12. That the surveying fees of \$4,513.33, be split five ways with an equal share of \$902.67 being paid on top of the land purchase price by each of the five purchasers;
13. That all municipal legal costs associated with their respective transactions are to be paid by the purchaser;
14. 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 binding of the hereinbefore described lands.
15. This By-law shall take effect upon the final day of passing.

READ A FIRST AND SECOND time this 22nd day of October, 2024;

READ A THIRD TIME AND FINALLY passed this 22nd day of October, 2024.

Mayor
Pauline Rochefort

Clerk
Kari Hanselman