

THE CORPORATION OF THE TOWNSHIP OF HILTON

By-Law No. 1453-25

Being a by-law to establish procedures for the sale of land owned by the Municipality.

WHEREAS Section 268(1) of the Municipal Act, 2001, C. 25, requires the adoption of a by-law to govern the sale of land owned by the Municipality;

NOW THEREFORE the Council of the Corporation of the Township of Hilton hereby enacts as follows:

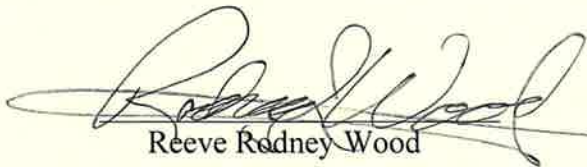
1. THAT where made applicable by Section 268 of the Municipal Act, 2001, this by-law shall apply to the sale of land owned by the Corporation including land leased for a period of 21 years or longer.
2. THAT prior to the disposal of municipally owned land the Council shall by resolution declare the land to be surplus.
3. THAT prior to the disposal of municipally owned land and where there is no exemption under the regulations, the Council shall obtain at least one appraisal of the fair market value of the subject land.
4. THAT the form of appraisal shall be an "Opinion of Value" from a Realtor.
5. THAT the Council may direct by resolution that the appraisal shall be conducted by an independent qualified appraiser who is a registered member in good standing of the Appraisal Institute of Canada.
6. THAT notice to the public of the proposed sale shall be given at least ten days, including holidays, prior to the disposal of the municipally owned land through publication, one time, in a newspaper having general circulation in the municipality. Notice may be extended by posting a notice on the subject property or at a nearby location chosen by the Clerk or his delegate.
7. THAT unsolicited offers to purchase municipally owned land may be processed on a first come, first serve, basis.
8. THAT when more than one party has expressed an interest in purchasing the municipally owned land or where the Council believes it to be in the best interest of the community, the Council may by resolution direct that the subject land be sold by tender or public auction.
9. THAT when the Council directs that the municipally owned land be sold by tender, the tendering policy and procedures in effect at the time shall apply with necessary modifications.
10. THAT the purchaser shall be responsible for all costs incurred or required to dispose of the municipally owned land including legal, survey, appraisal, encumbrances, advertising, improvements, administrative fees and any other such reasonably related costs.
11. THAT where the municipally owned land 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.
12. THAT where the municipally owned land is to be disposed of through public auction, the Treasurer of the municipality or a person named by the Treasurer shall act in the position of auctioneer.
13. THAT the fee for issuing a "Certificate of Compliance" pursuant to the Act shall be in accordance to the township's fees and charges schedule.

THE CORPORATION OF THE TOWNSHIP OF HILTON

By-Law No. 1453-25 (Continued)

14. THAT the price for shoreroad allowances shall be in accordance with Schedule "A" attached to, and forming part of, this by-law.
15. THAT By-law 843-05 is hereby rescinded.
16. THAT this by-law shall come into force on the date it is finally passed.

READ a first, second and third time, and finally passed this 20th day of March 2025.


Reeve Rodney Wood


Acting Clerk-Treasurer Sara Dinsdale

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Schedule "A" to By-Law No. 1453-25

Shoreroad Allowances shall be sold according to the following prices and all such costs shall be the financial responsibility of the purchaser:

1. \$30.00 per linear foot of water frontage; plus
2. Application/Administrative Charge of \$240.00; plus
3. All costs of the land transaction including the cost of all required notices, surveys, legal fees, and all documents required to be registered in the Land Registry Office.