

**THE CORPORATION OF THE TOWN OF GREATER NAPANEE
BY-LAW NO. 2025-0048**

**Being a By-Law to Establish Procedures Governing the Sale and Other
Disposition of Land**

WHEREAS Section 270 of the Municipal Act, 2001, S.O.2001, c. 25, as amended, (the "Municipal Act") requires Council to adopt and maintain policies with respect to the sale and other disposition of land;

AND WHEREAS in recognition of the emphasis placed on transparency and accountability measures within the Municipal Act, the Town of Greater Napanee believes citizens should be aware what real property is held by the municipality and when and how that real property is dealt with;

AND WHEREAS the Town of Greater Napanee desires to establish a consistent, transparent and accountable procedure to be followed in the disposition of real property assets by the Town;

AND WHEREAS the Town of Greater Napanee has a responsibility to conduct property transactions in a manner that maximizes the benefit to the municipality as a whole;

NOW THEREFORE the Council of the Corporation of the Town of Greater Napanee enacts as follows:

Part 1 – Introduction

Short Title

1. This bylaw may be cited as the "Sale of Land Bylaw."

Purpose and Scope

2. The purpose of this policy is to provide a framework for the overall management of the Town's land assets. This policy applies to all sale of land by the Town, with the exception of:
 - a) the Sale of Lands for Tax Arrears which shall be subject to the procedures set out in Part XI of the *Municipal Act, 2001*, as amended; and
 - b) the sale of lands under the *Expropriation Act*.

Definitions

3. In this bylaw:
 - a) "**Appraisal**" means a formal written opinion of the fair market value of land which may be provided by:
 - i. An opinion of an independent Real Estate Agent, having knowledge

- of land values in the area; or
- ii. By a formal valuation by a qualified Real Estate Appraiser.
- b) **“Disposition”** means the sale, transfer, conveyance or exchange of the fee simple interest in land or the granting of a lease for a term of twenty-one (21) years or longer, and does not include the granting of an easement or right of way, and “disposal” shall have a similar meaning;
- c) **“Land”** or **“Property”** means real property owned by the Town and includes and building(s) located thereon;
- d) **“Clerk”** means the Clerk or Deputy Clerk of the Corporation of the Town of Greater Napanee as appointed under Section 228 of *The Municipal Act, 2001*, as amended;
- e) **General Manager of Growth & Infrastructure** means the Town employee holding the position of General Manager of Growth & Infrastructure, or the Town employee holding the responsibility for Planning and Development, or their designate appointed in writing;
- f) **“Surplus Land”** means land that the Town does not require to meet its present or anticipated future needs that has been declared surplus by resolution of Council passed in open session;
- g) **“Town”** or **“Municipality”** means the Corporation of the Town of Greater Napanee.

Severability

4. If a court or tribunal of competent jurisdiction declares any portion of this bylaw to be illegal or unenforceable, that portion of this bylaw shall be considered to be severed from the balance of the bylaw, which shall continue to operate in full force and effect. In the event that the provisions of this Policy are inconsistent with the provisions of the *Municipal Act, 2001*, as amended, its Regulations or any other applicable legislation, the provisions of such Acts or Regulations shall prevail.

Part 2 – General

5. Land required for any municipal purpose, including but not limited to present or future municipal facilities, infrastructure and parks, is not available for sale to the public.
6. The Town is under no obligation by virtue of the sale of land to grant any approvals, including approvals for changes to the Official Plan or Zoning By-law or with respect to site plan control, minor variances, and building permits, or to support approvals required by any other approval authority, which may be necessary for any contemplated use of the land by the purchaser.
7. This policy shall be read and applied fairly with such variations as circumstances or the nature of the subject matter require provided the general purpose, intent, meaning and spirit of the policy are maintained. Council may, by resolution, waive

specific requirements of this policy when deemed to be in the best interest of the municipality and where the spirit of the policy is maintained.

Part 3 – Procedures for Property Disposition

Land Inventory

8. The General Manager of Growth & Infrastructure is responsible for reviewing the Town's land portfolio on an ongoing basis to determine which lands are required to be retained for current and future municipal needs, and which lands are not required and can be proactively identified as lands to be declared surplus and offered for sale to promote economic development and growth.
 - a) Authority and responsibility is delegated to the General Manager of Growth & Infrastructure to proactively identify lands which may be beneficial to the Town to acquire and to sell, and to engage in preliminary discussions with other parties to facilitate such transactions. However no offer shall be made or accepted without the approval of Council, ratified by resolution made in open session.
9. The General Manager of Growth & Infrastructure is responsible to establish and maintain a public register of all lands owned or leased by the Town which contains sufficient information to identify the parcel of land.
10. Notwithstanding the provisions of Section 6, the public register shall not be required to include the following classes of land:
 - a) lands 0.3 metres or less in width acquired in connection with any planning matter;
 - b) all highways, roads and road allowances, whether or not opened, unopened, closed or stopped up; and
 - c) land formerly used for railway branch lines.

Categories of Property for Disposition

11. Land held by the Town shall be categorized into one of the following classes, and disposition of such land shall follow the procedures established for that class:
 - a) **Class One – Independently Developable Land** means land which would, in the opinion of the General Manager of Growth & Infrastructure, be of interest to potential purchasers on the open market and includes property which is zoned to permit, and that can generally accommodate, both residential and non-residential uses.
 - b) **Class Two – Non-Developable Land** means land which would, in the opinion of the General Manager of Growth & Infrastructure, be of limited ability to develop or sell on the open market, and includes property which, in the opinion of the Town, is non-developable except as an addition to one or more abutting properties as it does not meet requirements for development on its own.

12. Class Two – Non Developable Land may only be sold to an abutting owner(s) whose property if combined with the Town's land creates a configuration which is acceptable to the General Manager of Growth & Infrastructure, in accordance with good planning principles
13. Where appropriate, Non-Developable Land sold by the Town shall be required to legally merge in title with the abutting owner's property. Where necessary, Council shall pass a by-law deeming the Town land and/or the abutting owner(s) land not to be part of a registered plan of subdivision in order to effect the merger, and the by-law shall be registered on title by the Town prior to the registration of the Transfer/Deed to the purchaser. No fee shall be charged to the abutting owner for the preparation and registration of the Deeming By-law.

Procedures and Methods of Disposal for Surplus Lands

14. The following procedures shall apply to the disposal of land by the Town:
 - a) **Declaration of Surplus Property**
 - i. Prior to a property being declared as surplus, the General Manager of Growth & Infrastructure shall conduct an internal review to determine if the lands are required for municipal purposes or can be considered surplus to the Town's needs. The General Manager of Growth & Infrastructure may also circulate the Town's intent to declare the land surplus to other government agencies that may have an interest in the land for comments.
 - ii. If the property is deemed surplus to the needs of the municipality, the General Manager of Growth & Infrastructure will prepare a report to Council recommending declaration of the land as surplus.
 - iii. A property is not deemed surplus and may not be sold until Council has, by bylaw or resolution passed at a meeting open to the public, declared the property to be surplus to the needs of the municipality.
 - b) **Establishing Fair Market Value**
 - i. Prior to offering any surplus lands for sale, the Town shall obtain at least one appraisal of the land, and the appraised value will be considered valid for a period of two years.
 - ii. An appraisal shall not be required to determine the fair market value of the following classes of land or sales of land to a public body:
 1. Land 0.3 meters (1 foot) or less in width acquired in connection with an approval or decision under the *Planning Act*;
 2. A closed highway sold to an owner of land abutting the closed highway;
 3. Land formerly used for railway lines if sold to an owner of land abutting the former railway land;
 4. Land that does not have direct access to a highway if sold to the

- owner of land abutting that land;
 - 5. Land repurchased by an owner in accordance with Section 42 of the *Expropriations Act*;
 - 6. Land sold under Sections 107 and 108 of the *Municipal Act, 2001*, as amended;
 - 7. Easements granted to public utilities or agencies;
 - 8. Land sold to public bodies including a municipal corporation, local board (including a school board and a conservation authority), and the Crown in right of Ontario or Canada and their agencies; and
 - 9. Land to be used for the establishment and carrying out of industries, industrial operations and incidental uses or other uses that are deemed to be in the public interest subject to section 106 of the *Municipal Act, 2001*, as amended.
- iii. Council shall, at its discretion and in accordance with the provisions of the *Municipal Act, 2001*, as amended, determine the sale price of any land or minimum tender bid. The sale price or minimum bid shall include the sale price of the land plus the anticipated costs by the Town with respect to the sale including, but not limited to, legal, survey, appraisal fees, encumbrances, advertising, improvements, demolition, administrative fees, land transfer and registration fees.
 - iv. Council may, by policy, establish flat valuation rates for the sale of small or irregular parcels, closed roadways, Class Two – non-developable lands, or similar properties. Such rates shall be set by obtaining a generic appraisal and once established should be reviewed at least once every five years.

c) Method of Sale

The General Manager of Growth & Infrastructure will recommend, and Council shall approve, the method of sale of all surplus land. Such method may include any of the following options:

- i. Listing with a Real Estate Broker or Other Agent:
 - 1. The Town may deem it appropriate to secure the services of one or more real estate brokers or other qualified agents to assist with the marketing and sale of surplus municipal property. In such cases, the Town will undertake a competitive public process to select preferred service providers to be retained by the Town for this purpose.
- ii. Public Tender or Auction:
 - 1. Public tender or auction may be used to sell routine surplus municipal property.
 - 2. Public tender or auction will involve the municipality offering lands for sale or lease to the general public through a formal and open public process requiring the submission of sealed competitive bids.

- iii. Direct Sale:
 - 1. The Town does not accept unsolicited proposals or offers for Class 1 municipal lands, and such proposals shall be redirected to a public sale process.
 - 2. Generally, direct sales will only be considered in cases involving Class Two – Non-Developable Land or government partnerships that would be in the best interest of the public.
- iv. Land Exchange
 - 1. Land exchanges involve a reciprocal transfer of parcels owned by the Town for other parcels, which generally hold a higher value for the municipality, such as land required for public infrastructure. Such exchanges will generally be negotiated privately.
- v. Request for Proposals
 - 1. Where it is deemed to be in the best interest of the Town, the Request for Proposals process may be utilized for the public sale of properties that are of greater interest to the community due to their size, significance, or other unique characteristic.
- vi. Other Sale Method
 - 1. Should the General Manager of Growth & Infrastructure identify another method of land sale which allows for an equitable sale process and is advantageous to the municipality, such method may be recommended to Council for consideration and approval.

d) Public Notice

- i. Unless Council directs for additional notice to be undertaken, the minimum public notice shall be as set out in the Town's Public Notice Bylaw. Public notice shall be undertaken after Council has declared the land surplus in open meeting and authorized the sale of the land.
- ii. In addition to the above, for Class One Property, independently developable land, notice shall also be provided by posting of a sign on the property in question.
- iii. In accordance with the Public Notice Bylaw, the contents of the public notice for sales of surplus land will include at minimum:
 - 1. Sufficient details, in the opinion of the Clerk, to clearly identify the land in question such as reference to a municipal address or street intersection, a legal description, or key map;
 - 2. The date, time and location of the meeting where the matter will be considered by Council; and
 - 3. The name and contact information of the person who will receive written comments and the deadline for comments.
- iv. The purpose of the notice is to invite purchase offers for surplus municipal property in the case of a public sale and also offer the opportunity for public comments or concerns with respect to the

- proposed sale of Town owned property.
 - v. Should any submissions or concerns be received from the public, such comments shall be directed to the Clerk and shall be considered by Council during an open public meeting prior to a bylaw authorizing the sale being passed.
 - vi. Prior to a land sale transaction being ratified by by-law, Council retains the right, at its sole discretion, to reverse a decision to sell or declare land surplus in consideration of comments received through the public notice process.
- e) **Subsequent Notice Not Required**
If a final decision is not made at the Council meeting specified in a notice given under this Bylaw and Council refers consideration of the matter to a future Council or Committee meeting for discussion, no further notice is required provided that a resolution is passed indicating Council's decision to refer the matter.
- f) **Standardized Forms to be Used**
- i. In cases where the municipality elects to proceed with a public Request for Proposal or Public Tender/Auction or listing with a Real Estate Broker or Other Agent, or other public offering, the Town should ensure that appropriate wording be included in such public notices and related documents that "the highest or any offer may not necessarily be accepted."
 - ii. The Town should utilize standardized Request for Proposal (RFP) and Public Tender/Auction documents for the advertising of the sale of surplus municipal property wherever reasonably possible.
 - iii. The Town shall require prospective purchasers to submit a deposit of the greater of \$1,000 or 5% of the value of their respective offers. The purpose of the deposit is to ensure that the successful purchaser satisfies all conditions of the sale. Failing to do so may result in the purchaser forfeiting the deposit to the Town for compensation
- g) **Receipt, Evaluation and Negotiation of Purchase Offers**
- i. Purchase offers for surplus municipal property shall as a general rule be presented to Council in Closed Session for deliberation in accordance with Section 239(2)(c) of the *Municipal Act, 2001*, as amended, unless Council direction has been given to staff to negotiate the sale within certain terms.
 - ii. Notwithstanding clause 9(g)(i), unless the integrity of the process would be jeopardized by doing so, all closed session reports shall be accompanied by an open session supplemental report that indicates the description of the property and proposed method of sale that Council is considering.
 - iii. Appraisals or other means used to establish a fair market value for

surplus municipal lands are to be used as a guide only and Council may ultimately decide to accept offers of purchase that are below, at, or above such established values, or may decide not to accept any offers.

- iv. Notwithstanding clause 9(f)(i), as a general principle, no offer of purchase accepted shall be less than the cost to the Town to convey the property, and the Town reserves the right to recover certain costs relating to the sale of surplus lands from the purchaser including, but not limited to the appraisal, surveys, title searches, notice and legal costs, and general administration costs unless such costs are waived in writing within the provisions of an offer to purchase. When calculating the cost to convey the property, the Town shall also consider any uncollected debt associated with the property as well as value of the asset disposition in the Town's financial statements.

h) **Acceptance of Offer**

- i. All offers of purchase and sale must be approved by Council by Bylaw passed in open meeting.
- ii. Council may impose conditions of sale if deemed appropriate.

Additional Policies for the Sale of Specific Lands

15. Road Allowance Closures and Sale

In addition to the requirements of this Bylaw, requests to the Town for the closure and sale of a road allowance shall adhere to the Town's Road Closing and Sale Request Policy and the provisions of the *Municipal Act, 2001*, as amended.

16. Class Two – Non Developable Lands

The process for the disposition of Class Two – Non Developable Lands shall generally be consistent with the policies and procedures associated with the closure and sale of road allowances as established or amended by Council.

Part 3 – Record Keeping

Proceeds from Sale of Land

17. All proceeds from the disposition of land shall be managed by the Treasurer and may be placed into a reserve or other dedicated fund as Council may direct for the purpose of capital projects that support future development and community growth.
18. If applicable, the proceeds of the sale of commercial and industrial land holdings of the former municipalities prior to amalgamation shall be allocated in accordance with the Ministerial Order dated January 7, 1997 by the Minister of Municipal Affairs and Housing. For greater clarity, the relevant excerpt of this order is appended to this Bylaw as Schedule A.

Certificate of Compliance

19. Following completion of a sale under this Bylaw, the Clerk shall, on request, issue a certificate with respect to the disposition of the land.
20. The certificate shall verify that, to the best of the Clerk's knowledge and belief, all obligations and requirements of this Bylaw have been complied with, and that any appraisal required by this Bylaw has been obtained. Where an appraisal was not obtained, the Clerk shall set out in the certificate the reasons why an appraisal was not required.
21. The Clerk's Certificate of Compliance shall, when issued, unless a person to whom the land is sold has notice to the contrary, be deemed to be sufficient proof that the provisions of this Bylaw have been complied with.

Reports to Council

22. When Council is presented with a report considering the declaration of Property to be surplus, the report shall include at minimum:
 - a) A description, location, and sketch of the subject Property and its current uses;
 - b) A description of how the property came to be in the Town's possession;
 - c) The reason why the Property should be declared surplus to the Town's needs;
 - d) Associated risk with selling or not selling the Property;
 - e) Persons, corporations, authorities, and bodies that should be contacted and given notice (other than the general public notice), if applicable;
 - f) Whether an Expression of Interest has been provided for the subject Property and details provided therein;
 - g) The recommended method of disposition; and
 - h) Recommendations to terms and conditions of a potential disposition.
23. When Council is presented with a report to consider an offer to purchase Property from the Town, the report shall include at a minimum
 - a) A summary of the process used to offer the Property for disposition and results thereof.
 - b) Potential purchaser and offered price for the subject Property; and
 - c) The proposed future use of the Property.

Part 4 – Coming Into Force

24. Any actions initiated under the authority of By-law 2022-0009 or any preceding by-law with respect to the disposition of land are hereby continued under the authority of this By-law.
25. Bylaw No. 2022-0009 is hereby repealed.

26. This bylaw shall come into force and take effect on the date of passage.

Read a first and second time and finally passed this 11th day of June, 2025

Terry Richardson, Mayor

Jessica Walters, Clerk

Schedule A – Ministerial Order Regarding Amalgamation and Land Sale Proceedings

Excerpt from Order Made Under Section 25.2 of the Municipal Act to Implement the Proposal for the Restructuring of the County of Lennox and Addington and Its Constituent Municipalities dated January 7, 1997

8.4 Disposition of the Proceeds from the Sale of Assets Including the Sale of Commercial and Industrial Land Holdings

8.4(1)(a) Prior to December 31, 1997 the councils of the former municipalities which will constitute part of the new Corporation of the Town of Greater Napanee shall ensure that all lands listed in Schedule “1” are appraised by two certified appraisers, whose businesses are located outside of the boundaries of the new Town, in order to determine the market value of the lands as of December 31, 1997.

8.4(1)(b) The average of the two appraisals referred to in paragraph (a) of subsection 8.4(1) shall be considered the market value of the land.

8.4(1)(c) At the time of the sale of the land by the new Town the proceeds shall be allocated as follows:

- i) to the cost, if any, incurred by the new Town to improve and appraise the lands prior to the sale;
- ii) the balance of the proceeds, up to the amount of the market value appraisal referred to in paragraph (b) of subsection 8.4(1), to be paid into a capital reserve to be used for capital projects within the area of the former municipality in which the property is located; and
- iii) the balance, if any, to general revenues of the new Town.

SCHEDULE "1"

Commercial and Industrial Land Holdings
Town of Greater Napanee

(A) TOWNSHIP OF ADOLPHUSTOWN N/A

(B) TOWNSHIP OF NORTH FREDERICKSBURGH

Roll #1116-003-020-05600

RR #2

Napanee, Ontario K7R 3K7

Purchase Price \$72,500

Date Purchased - May 4, 1994

Inst. #204309

Former Quarry Site

(C) TOWNSHIP OF SOUTH FREDERICKSBURGH N/A

(D) TOWN OF NAPANEE

| Location | Roll # | Description | Size |
|----------------|-----------|--------------------|----------|
| Advance Ave. | 31-20-269 | Pt 1 to 19 29R1462 | 23.04 AC |
| Commercial Cr | 31-20-223 | Pt 1&5 29R3328 | 2.05 AC |
| Advance Ave. | 31-20-259 | Pt 1 29R4484 | 10.01 AC |
| Advance Ave. | 31-20-302 | Pt 1 49R4147 | 5.71 AC |
| Ind. Blvd. | 31-20-255 | Pt 1 29R4213 | 1.00 AC |
| Milligan Lane. | 31-20-237 | Pt 4 29R4229 | .46 AC |
| Dairy Ave. | 51-20-768 | Pt 1 29R6826 | 1.24 AC |
| Dairy Ave. | 51-20-769 | Pt 1 Plan 345 | 1.34 AC |
| Dairy Ave. | 31-20-322 | Con 2 L.F. 22 | .23 AC |
| Dairy Ave. | 31-20-323 | Pt 1 29R251 | 3.85 AC |
| Dairy Ave. | 51-10-400 | Blk A B40 | 2.30 AC |
| West St. | 21-10-85 | Pt 1 29R2566 | 13.42 AC |
| | | Pt 2 29R2567 | |
| | | Pt 1&2 29R6628 | |
| Belleville Rd. | 21-30-63 | Pt 1 29R2129 | 14.38 AC |
| | | Pt 3&4 29R6786 | |
| | None Yet | Pt 2 &12 29R7018 | 2.00 AC |

(E) TOWNSHIP OF RICHMOND

Plan 382 Lot 18
Riverview Drive
Frontage 100'
Acres 0.44
Roll # 1010-17300
Zoning R1 Residential Type One
O.P. Designation Low Density Residential

Part Lot 17 Concession 1 Sewage Pumping Station
Highway 2, South Side
RP 29R-677 Part 1
Frontage 104.48'
Acres 0.73
Roll #1010-17702
Zoning C1 District Commercial
O.P. Designation Low Density Residential, Environmental Constraint Area

Part Lot 19 Concession 1 HELD IN TRUST
Water Street West, South Side
RP 29R-3547 Part 1
Frontage 82.81'
Acres .17
Roll #1020-28600
Zoning R1 Residential Type One
O.P. Designation Industrial (Restricted)

Part Lot 19 Concession 1
Water Street West, South Side on Napanee River
RP 29R-2228 Part 1, 2
Frontage 137.00'
Acres
Roll #1020-28400
Zoning R1/EP Residential Type One, Environmental Protection
O.P. Designation Industrial (Restricted), Environmental Constraint Area

Part Lot 17 Concession 2 RICHMOND VILLAGE PARKLAND
Plan 1160 Blocks 98, 99, 100
Acres 4.06
Roll #1020-23740
Zoning RE Recreational Open Space
O.P. Designation Recreational Open Space

Plan 405 Lots 22, 23, 24 Rear of lot 25
Sunset Crescent / Bridge Street West / Park Street
Frontage 145.66'
Acres .53
Roll #1020-30700
Zoning RE Recreational Open Space
O.P. Designation Recreational Open Space

Part Lot 18 Concession 2
South of Road Allowance between Concessions 2 & 3
RP 29R-448 Part 3
Frontage 600.88'
Acres 4.15
Roll #2030-15100
Zoning D/EP Development, Environmental Protection
O.P. Designation Recreational Open Space, Environmental Constraint Area

Part Lot 22 Concession 3
Brandon Road, North Side
RP 29R-4403 Part of Part 4
Acres 4.58
Roll #2040-19110
Zoning M1-1 Restrictive Industrial Exception, One Environmental Protection
O.P. Designation Industrial, Environmental Constraint Area

Part Lot 22, 23 Concession 3
Highway 41, East Side, Goodyear Rd. South Side, Kimmett Side Rd. West Side
Acres 155
Roll #2040-17801
Zoning M1-1/EP Restrictive Industrial Exception One, Environmental Protection
O.P. Designation Industrial, Environmental Constraint Area

Part Lot 23 Concession 3
Richmond Rd 3 South Side, Kimmett Side Road. West Side
RP 29R-765 Parts 4 to 7 Part of Part 3
Acres 67.64
Roll #2040-19850
Zoning M1-1/EP/C1-6 Restrictive Industrial Exception One, Environmental Protection
District Commercial Exception Six
O.P. Designation Industrial, Environmental Constraint Area, District Commercial

Part Lot 23 Concession 3
Keilwood Crescent North Side East of Dickson Transport
RP 29R-4331 Part 3
Frontage 35.68'
Acres 0.37
Roll #2040-19499
Zoning M1-1 Restricted Industrial Exception One
O.P. Designation Industrial

Part Lot 21 Concession 4 SELBY HALL / BALL PARK
Selby Village, Old Highway 41
RP 29R-1235 Part 1 Plan 24 SV Lots 6, 7, 8, 9, 10
Acres 7.6
Roll #3050-01500
Zoning C4/RE/EP Hamlet, Commercial, Recreational Open Space, Environmental
Protection
O.P. Designation Hamlet, Environmental Constraint Area

Part Lot 22 Concession 5 VILLAGE THEATRE
SV Lot 2 Hamlet of Selby, County Road 11 North Side
Frontage 99'
Acres .74
Roll #3050-05800
Zoning CF Community Facility
O.P. Designation Hamlet

Part Lot 22 Concession 5 MUNICIPAL GARAGE
Highway 41 East Side
Frontage 93.64'
Acres 4.0
Roll #3060-05000
Zoning M2-1 General Industrial Exception One
O.P. Designation Industrial

Part Lot 22, 23, Concession 5
County Rd 11 North Side
RP 29R-3893 Part of Part 1 RP 29R-4470 Part 1
Acres 112.15
Roll #3060-05100
Zoning HR/RU/EP Hamlet Residential, Rural, Environmental Protection
O.P. Designation Hamlet, Rural, Agricultural Priority Area, Environmental Constraint Area

Part Lot 12, Concession 7 ABANDONED GRAVEL PIT
South of County Road 12
Acres 6.08
Roll #3060-13530
Zoning RU Rural
O.P. Designation Rural, Agricultural Priority Area

Part Lot 16 Concession 7
Corner of County Road 12 and Richmond Road 7A
Frontage 217.5'
Acres 0.49
Roll #3060-14910
Zoning RU Rural
O.P. Designation Rural, Agricultural Priority Area

Part Lot 18 Concession 8 WEST OF ROBLIN DUMP
Forest Mills Road, South Side
Acres 30.0
Roll #3060-2110
Zoning RU/EP Rural, Environmental Protection
O.P. Designation Rural, Agricultural Priority Area

Part Lot 19, 20 Concession 8 ROBLIN DUMP
Forest Mills Road, South Side
Acres 65.0
Roll #3060-21101
Zoning RU/EP Rural, Environmental Protection
O.P. Designation Rural, Agricultural Priority Area

Part Lot 21 Concession 9 ROBLIN BALL PARK
Richmond Rd 9A South Side
RP 29R-5236 Part 4
Frontage 369.03'
Acres 7.03
Roll #4070-05504
Zoning RE Recreational
O.P. Designation Hamlet

Part Lot 21 Concession 9 ROBLIN HALL
Highway 41 West Side
RP 29R-3311 Part 1 & 2
Frontage 113.71'
Acres 1.04
Roll #4070-06701
Zoning CF Community Facility
O.P. Designation Hamlet

Part Lots 16-19 Concession 2
RP 29R-448
Parts 2, 4, 5, 6, 7
Acres 60.29
Roll #2030-17450