THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY LAW NO. 76-2018

“A BY-LAW TO SELL PROPERTY, LOCATED IN THE GEOGRAPHIC TOWNSHIP OF TURNBERRY, being a property located in the Geographic Township of Turnberry, Municipality of Morris-Turnberry, being described as:

236 Alice Street, Lower Town, Wingham, Ontario, more particularly described as Plan 410 Park Lots 31 and 34; Pt Park Lot 33, Parts 1,2,3,4 and 5 on RP 22R – 6718 (being all of PIN 41052-0137), Turnberry

WHEREAS PURSUANT TO THE MUNICIPAL ACT 2001, S.O. 2001, c. 25, SECTION 270 (1), states that a Municipality shall adopt and maintain policies with respect to the following matters:
1. Its sale and other disposition of land;

AND WHEREAS, “The Corporation of the Municipality of Morris-Turnberry” has enacted By-law No. 79-2007 being a by-law to establish Notice procedures and By-law No. 58-2003 being a bylaw to establish procedures for the sale of real property owned by the Municipality;

AND WHEREAS it is deemed expedient in the interest of “The Corporation of the Municipality of Morris-Turnberry”, hereinafter called the “Corporation”, that the surplus land, located at 236 Alice Street, Lower Town, Wingham, Ontario, more particularly described as Plan 410 Park Lots 31 and 34; Pt Park Lot 33, Geographic Township of Turnberry, Municipality of Morris-Turnberry, being described as Schedule ‘A’, to this by-law, be sold;

AND WHEREAS the property was declared as surplus to the needs of The Corporation of the Municipality of Morris-Turnberry on the 4th day of September, 2018 and public notice was given as set out in By-law No. 58-2003;

AND WHEREAS notice of intent to sell and dispose of the property was given in the local newspaper on the 11th day of September, 2018; and by posting of notices in conspicuous locations in the Municipality and by posting on the Municipal Website on the 11th day of September, 2018;

NOW THEREFORE THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY HEREBY ENACTS AS FOLLOWS:

1/ That upon and after passing of this By-law the property, as set out and described in Schedule ‘A’, attached hereto, be transferred to the persons listed on Schedule ‘C’;

2/ That the Compliance Certificate attached as Schedule ‘B’, attached hereto, forms part of this By-law;

3/ That the property be sold for the price of $570,000.00 plus costs;

4/ That the property be transferred to the following companies:
Plan 22R-6718 Part 1 to 1264752 Ontario inc.,
Plan 22R-6718 Part 2 to Britespan Building Systems Inc.,
Plan 22R-6718 Part 3 to Fabric Building Covers International Inc.,
Plan 22R-6718 Part 4 to Britespan Building Systems Inc.,
Plan 22R-6718 Part 5 to Fabric Building Covers International Inc.,
or ‘as directed by it’;

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That the Mayor and Clerk of The Corporation of the Municipality of Morris-Turnberry are hereby authorized to sign or execute such deeds or other documents as may be necessary to effect conveyance of the land as hereinbefore described.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED this 20th day of November, 2018.

Paul Gowling, Mayor

Nancy Michie, Clerk

I, Nancy Michie, Clerk of The Corporation of the Municipality of Morris-Turnberry do hereby certify this to be a true copy of By-law No. 76-2018, passed by the council of The Corporation of the Municipality of Morris-Turnberry on the 20th day of November, 2018.

Nancy Michie, Clerk
1. ALL AND SINGULAR THAT CERTAIN PARCEL OR TRACT OF LAND AND PREMISES
SITUATE, located at Geographic Township of Turnberry, Municipality of Morris-Turnberry, being described as:
236 Alice Street, Lower Town, Wingham, Ontario, more particularly described as Plan 410 Park Lots 31 and 34; Pt Park Lot 33; Plan 22R-6718 Parts 1,2,3,4 and 5 (being all of PIN 41052-0137), Turnberry

And being all or Part of PIN Number:

<table>
<thead>
<tr>
<th>PIN Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan 410 Park Lots 31 and 34; Pt Park Lot 33, Turnberry PIN 41052-0137</td>
</tr>
<tr>
<td>Plan 22R-6718 Parts 1,2,3,4 and 5</td>
</tr>
</tbody>
</table>

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SCHEDULE 'B' of By-law No. 76-2018

CERTIFICATE OF COMPLIANCE

Certificate of Compliance with respect to the sale or disposition of the real property described as:

ALL AND SINGULAR THAT CERTAIN PARCEL OR TRACT OF LAND AND PREMISES SITUATE, being located at 236 Alice Street, Lower Town, Wingham, Ontario, more particularly described as: Plan 410 Park Lots 31 and 34; Pt Park Lot 33; Plan 22R-6718 Parts 1, 2, 3, 4 and 5 (being all of PIN 41052-0137), Geographic Township of Turnberry, Municipality of Morris-Turnberry, described as:

<table>
<thead>
<tr>
<th>Part of Plan</th>
<th>PIN Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan 410 Park Lots 31 and 34; Pt Park Lot 33, Turnberry</td>
<td>PIN 41052-0137</td>
</tr>
<tr>
<td>Plan 22R-6718 Parts 1, 2, 3, 4 and 5</td>
<td></td>
</tr>
</tbody>
</table>

I, Nancy Michie, Clerk of The Corporation of the Municipality of Morris-Turnberry do hereby certify that:

1. The Corporation of the Municipality of Morris-Turnberry passed By-law No. 58-2003, on September 2nd, 2003, being the procedural by-law for the purposes of the sale or other disposition of real property and such by-law was in force on the date of the sale or disposition of the property above;

2. The property was declared surplus by resolution of Council passed on the 4th day of September, 2018;

3. That appraisal of the fair market value of the property was waived by Council.

4. Public Notice of the intent to sell and dispose of the property was given by the following notice:

   1. General circulation in the following newspaper:
      Wingham Advance Times, Wingham, ON, on September 11th, 2018.

   2. Notice was posted in a conspicuous location in the Municipality and on the Municipal Website, on September 11th, 2018.

Dated this 20th day of November, 2018.

Nancy Michie, Clerk
SCHEDULE ‘C’ of By-law No. 76-2018

1. Application of Consolidation of Parcel:

*Owner as listed or such Owner’s transferee as recorded in the land registry office records

Buyer/transferee
RP 22R-6718 Part 1 to 1264752 Ontario inc.,
RP 22R-6718 Part 2 to Britespan Building Systems Inc.,
RP 22R-6718 Part 3 to Fabric Building Covers International Inc.,
RP 22R-6718 Part 4 to Britespan Building Systems Inc.,
RP 22R-6718 Part 5 to Fabric Building Covers International Inc.,
‘or ‘as directed by it’;

Consolidation of parcels is not required.
NOTES:

1. CAUTION: COORDINATES CANNOT BE USED IN THEMSELVES, PLAN 22R-5900.

2. DISTANCES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE PLAN 22R-5900.

3. DISTANCES ShOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE PLAN 22R-5900.

4. COORDINATES DERIVED FROM GPS OBSERVATIONS USING SMARTNET NETWORK AND ARE REFERRED TO UTM COORDINATES OF NAD83 (CSRS) AND ARE REFERRED TO UTM ZONE 11E (WGS84). PLAN 22R-5900.

5. DISTANCES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE PLAN 22R-5900.

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