

## Appendix 3: DRAFT SURPLUS BY-LAW

### THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NO. 2025 - \_\_\_\_\_

**Being a By-law to declare certain lands as surplus and convey those surplus lands.**

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**WHEREAS** the Corporation of the Town of Grand Valley (the “Town”) has provided notice of the proposal to declare the lands (the “Lands”) subject to this By-law, the legal description of which is set out in Schedule “A” hereto, as surplus and to convey those surplus lands to the abutting landowner;

**AND WHEREAS** the public meeting has been held on December 10, 2024, and Council has duly considered all submissions made at the public meeting;

**AND WHEREAS** the provisions of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, have been and are being complied with;

**AND WHEREAS** Council for the Town has determined that Lands described in Schedule “A” to this By-law are surplus to the Town’s needs in accordance with the requirements of By-law 2006-47;

**AND WHEREAS** Town Council shall accept \$10,000.00, plus applicable taxes, if any, for the said surplus parcel and the owner of the adjacent parcel to whom it is being conveyed shall further pay all Town, Public Notice and Legal Costs of the Town;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRAND VALLEY HEREBY ENACTS AS FOLLOWS:**

1. That the parcel described in Schedule “A” to this By-law is hereby declared surplus.
2. That the parcel described as Part 1 on Plan 7R-6901, in Schedule “A” to this By-law shall be conveyed to the registered owners of 321339 Concession Road 6-7 (Roll #122600) in the Town of Grand Valley, in the County of Dufferin.
3. That Town Administration and the Town Solicitor are authorized to take all steps necessary to implement this By-law, including the preparation of execution of an Agreement or Purchase and Sale and all the preparation and execution of all other land conveyancing documentation necessary for the conveyance of the Lands.
4. That Schedule “A” shall form part of this By-law.
5. That Schedule “B” shall form part of this By-law.

By-law read a First, Second and Third Time this 28<sup>th</sup> DAY OF January 2025.

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Steve Soloman, Mayor

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Meghan Townsend, CAO/Clerk-Treasurer

**SCHEDULE A to BY-LAW 2025 - \_\_\_\_\_**

1. The Surplus Lands are identified as Part of Lot 7 Concession 24, being Part 1, Plan 7R-6901, adjacent to 321339 Concession Road 6-7 (Roll #122600), Geographic Township of East Luther, now the Town of Grand Valley, County of Dufferin.

## **SCHEDULE B to BY-LAW 2025 - \_\_\_\_\_**

### **CONVEYANCE CONDITIONS for B02-2024**

1. The Surplus Lands are identified as Part of Lot 7 Concession 24, being Part 1, Plan 7R-6901, adjacent to 321339 Concession Road 6-7 (Roll #122600), Geographic Township of East Luther, now the Town of Grand Valley, County of Dufferin.
2. The set price of the parcel shall be \$10,000.00 plus applicable taxes.
3. The requestor (Brakke Farm Inc.) shall be responsible for all Town, Public Notice and Legal Costs incurred by the Town in connection with this conveyance of the Surplus Lands, which costs shall be added as an adjustment on closing in favour of the Town.
4. The requestor shall retain its own solicitor to act for the requestor in connection with the acquisition of the Surplus Lands and to carry out the requirements of this By-law and any applicable Agreement of Purchase and Sale.
5. The requestor shall file the necessary documents with the Land Registry Office, to consolidate the PINs for the Surplus Lands with the requestor's adjacent property identified as 321339 Concession Road 6-7 Municipal Roll Number #122600, under one Municipal Roll Number.
6. That the requestor agrees that no future severances for the merged parcels will be permitted without bringing the appropriate application, which application shall be considered on its merits.
7. That the requestor agrees that Zoning Application Z04-2024 cannot be finalized (By-law passed by Council) until the said parcel is purchased by the requestor and all costs have been paid to the Town.