

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

BY-LAW NO. 2025-51

BEING A BY-LAW TO CLOSE AND CONVEY A PART OF THE ROAD ALLOWANCE ADJACENT TO 45 SCOTTSFIELD ROAD, DESCRIBED AS PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 6 AND 7, BEING PARTS 1, 2, 3 & 4 PLAN 36R15340, TOWNSHIP OF 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 road allowance identified as PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 6 AND 7, BEING PARTS 1, 2, 3 & 4 PLAN 36R15340, TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING.

AND WHEREAS the Council of the Corporation of the Municipality of East Ferris declared part of the road allowance identified as PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 6 AND 7, BEING PARTS 1, 2, 3 & 4 PLAN 36R15340, TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING, to be surplus;

AND WHEREAS public notice of the proposed closing of the portion of the public highway was provided in accordance with By-law No. 2218 and 2015-35 of the Municipality of East Ferris, as required;

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 said PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 6 AND 7, BEING PARTS 1, 2, 3 & 4 PLAN 36R15340, TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING.;

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, that portion of the road allowance identified as PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 6 AND 7, BEING PARTS 1, 2, 3 & 4 PLAN 36R15340, TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING., is stopped up and closed.
2. That Part 1, 2, 3 & 4, Plan 36R15340 hereinbefore described and closed will be conveyed for addition to the adjacent lands being:
 - a. PT LT 28 CON 6 EAST FERRIS AS IN NP7769; EAST FERRIS ; DISTRICT OF NIPISSING;
 - b. PT LT 28 CON 6 EAST FERRIS BEING A PIECE OF LAND FIFTY FEET WIDE FOR A DISTANCE OF 2,340 FEET NORTHERLY FROM THE SOUTHERLY LIMIT, THEN HAVING A WIDTH OF 116 FEET ON THE WESTERLY SIDE, BUT CONTINUING 50 FEET ON THE EASTERLY SIDE FOR THE REMAINDER OF THE

DISTANCE ACROSS SAID LOT, THE SAID CENTRE LINE. COMMENCING AT THE EASTERLY LIMIT OF SAID LOT 28; THENCE NORTH 41 DEGREES 55 MINUTES WEST 115 FEET; THENCE ON A CURVE TO THE RIGHT OF 5,780 FEET RADIUS 820 FEET; THENCE NORTH 33 DEGREES 43 MINUTES WEST, 1542 FEET; THENCE ON A CURVE TO THE LEFT OF 1,910 FEET RADIUS 566 FEET; THENCE NORTH 50 DEGREES 42 MINUTES WEST 40 FEET TO THE WESTERLY LIMIT OF SAID LOT AS SHOWN ON PLAN OF SURVEY BY H. J. BROWNE, P. L. S. DATED 14TH MARCH 1892 OF RECORD IN THE DEPARTMENT OF CROWN LANDS, CONTAINING BY ADMEASUREMENT 8 ACRES, BE THE SAME MORE OR LESS. PCL 12883 SEC WF SRO SECONDLY; PT LT 28 CON 6 EAST FERRIS BEING A STRIP OF LAND 100 FEET IN WIDTH IMMEDIATELY ADJOINING THE SOUTHERLY LIMIT OF THE ONE HUNDRED FOOT RIGHT-OF-WAY OF THE CANADIAN NATIONAL RAILWAYS HUNTSVILLE SUBDIVISION AS FOLLOWS: COMMENCING AT THE SOUTH-EAST ANGLE OF LOT 28, THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID LOT, A DISTANCE OF 83 FEET TO A POINT DISTANT 150 FEET MEASURED SOUTHWESTERLY AND AT RIGHT ANGLES FROM THE CENTRE LINE OF THE CANADIAN NATIONAL RAILWAY; THENCE NORTH-WESTERLY AT A CONSTANT DISTANCE OF 450 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES OF LAST MENTIONED COURSE A DISTANCE OF 100 FEET TO THE SAID SOUTHWESTERLY LIMIT OF RIGHT-OF-WAY; THENCE SOUTHEASTERLY FOLLOWING SAID LIMIT OF RIGHT-OF-WAY TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 28; THENCE SOUTHERLY ALONG SAID LOT LINE 58 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT AS SHOWN COLOURED IN RED ON PLAN OF SURVEY BY S. G. SMITH, O. L. S. DATED 25TH NOVEMBER 1941 OF RECORD IN THE DEPARTMENT OF LANDS AND FORESTS, CONTAINING BY ADMEASUREMENT ONE AND FOUR ONE-HUNDREDTHS ACRES, BE THE SAME MORE OR LESS. S/T RESERVATION IN LT164588; EAST FERRIS ; DISTRICT OF NIPISSING;

- c. and is to be consolidated with the said lands
3. That the Council of the Corporation of the Municipality of East Ferris sets the sale price for Part 1, 2, 3 & 4, Plan 36R15340 at **\$12,200.00** plus all municipal costs as per the Municipality's standard policy for the sale of surplus lands. This rate was established by way of an appraisal completed by Morland Real Estate Appraisals Ltd. on August 31, 2025 as per East Ferris By-law 2218.
4. 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 merger of the said PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 6 AND 7, BEING PARTS 1, 2, 3 & 4 PLAN 36R15340, TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING.
5. That By-law 2025-45 is hereby repealed.
6. This By-law shall take effect upon the final day of passing.

READ A FIRST AND SECOND time this 12th day of November, 2025;

READ A THIRD TIME AND FINALLY passed this 12th day of November, 2025.

MAYOR, RICK CHAMPAGNE

CLERK, KIM ROSE