



November 29, 2024

Interested Parties

Re: Calls for Expressions of Interest for Sale of Marketable Land at 6 Municipal Rd., Bayfield, ON.

Property information has been collected for the call of expressions of interest for potential sale of land as described above by the Owner, The Corporation of the Municipality of Bluewater.

Please review the information below and direct your questions to:

Planning Coordinator

Lindsay Whalen

planninginfo@municipalityofbluewater.ca

519-236-4351, ext:235

Geographic Detail:

Located in the former Township of the Village of Bayfield.

Street Name is Municipal Road.

Civic Address is 6 Municipal Road, Bayfield, ON.

Legal Description: PLAN 147 LOT 236 PT LOT 237;PT LOT 238 PT LOT 239 PT;UNNAMED ST

Irregular Shape. Approximate Frontage: 30.4 m (99.8 ft)
 Approximate Depth: 36.6- 40.4 m (120.10-132.55 ft)
 Approximate Area: 1161 sq m (12,507 sq ft) (0.28
 acres)

Servicing:

Municipal Water

Official Plan:

Designated as Commercial.

Zoning By-law Information:

Core Commercial Zone (C4) pursuant to the Bluewater Zoning By-law No. 43-2015, Zone Map 1A (attached). Section 9 provides the provisions for the C4 Zone (attached). Also review Section 3, General Provisions. Please ensure your proposed use is in conformance with the zoning by-law. The entire zoning by-law is available on the By-Laws page of the municipal website <https://www.municipalityofbluewater.ca/municipal-office/by-laws/>

Other Authorities:

The property at 6 Municipal Rd. is within the permit control area for Provincial Highway No. 21 (Bluewater Highway) therefore is controlled by the Ministry of Transportation (MTO). Visit MTO website for more information. <https://www.hcms.mto.gov.on.ca/PermitsControlledArea>

Attachments:

1. C4 Zone
2. Zone Map 1A
3. Notice and instructions: Calls for Expression of Interest, LA01-2024
4. Huron County GIS Map (illustrative)
5. Application for Sale of Land
6. Policy Highway Closure Sale of Land By-law#30-2021(b)
7. Addendum 1 dated December 3, 2024

Section 9 Core Commercial Zone (C4)

Within this Zone, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

9.1 PERMITTED USES

- art or cultural facility
- art gallery
- artist, dance, exercise or photographic studio
- assembly hall
- bake shop
- bank or a financial institution
- bed and breakfast establishment (maximum of four guest rooms)
- brewers retail outlet
- brewing establishment
- bus depot
- business or professional office
- catalogue store
- clinic
- clothing store
- commercial school
- community facility within the Bayfield Settlement Area (amended by By-law 105-2023)
- convenience store
- converted dwelling
- department store
- dress making or tailor shop
- dry cleaning depot
- dwellings existing on the date of passage of this By-law
- dwelling units in combination with any permitted use provided the dwelling units are located above the ground floor and/or to the rear of the main commercial use holding within Bayfield Settlement Area (amended by By-law 105-2023)
- farm produce sales outlet
- farmers market
- food store
- fraternal lodge or association
- funeral home
- general store
- hardware store
- health club
- home occupation in any permitted dwelling
- hotel
- laundromat
- liquor store
- night club
- parking area, accessory
- parking lot
- personal services shop
- place of entertainment
- post office
- printing establishment
- private club
- restaurant

- retail store except those dealing with heavy machinery, fuels, factory equipment, building materials, new or used automobiles, boats, trailers, motorcycles or snowmobiles
- service and repair shop
- take-out restaurant
- tavern
- taxi stand
- theatre
- u-brew
- video rental store
- uses accessory to the permitted use, including wholesale, warehouse, a refillable propane exchange program, or second unit in a single detached dwelling

9.2 PERMITTED STRUCTURES

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

9.3 ZONE PROVISIONS

	Full services (Public Water & Public Sewer)	Public Water & Private Septic	Private Water & Private Septic
Zone area (min.)	no minimum	1,650 m ²	1,850 m ²
Frontage (min.)	no minimum	30 metres	
Property depth (min.)	no minimum	46 metres	
Front yard (min.)	no minimum	3 metres	
Interior side yard (min.)	no minimum, except where the interior property line abuts a residential zone: 3 metres.	3 metres except in the Bayfield Settlement Area where the minimum is 1.5 metres. (amended by By-law 105-2023)	
Exterior side yard (min.)	no minimum	3 metres	
Rear yard (min.)	7.5 metres		
Zone coverage (max.)	no maximum	40%	
Landscaped open space (min.)	no minimum	20%	
Setback from a Lane or Easement (min.)	no minimum		

MAIN BUILDING HEIGHT

Abutting a 2 storey or higher building (min.): 2 storeys
 except where an existing 1 storey building is being rebuilt (minimum): 1 storey
 All other buildings (minimum): 1 storey
 Maximum height outside the Bayfield Settlement Area: 18 metres
 Maximum height within the Bayfield Settlement Area: 12 metres
 (amended by By-law 105-2023)

9.4 SPECIAL PROVISIONS

9.4.1. Re-establishment of a Residential Use

Any *building* which had been used as a *residence* and subsequently converted to a *commercial use* may be returned to a *residence* as a *single detached dwelling* subject to the provisions of the R1 Zone.

9.4.2. Existing Dwellings & Accessory Dwelling Units Combined with a Commercial Use – Zone Provisions

The R2 zone provisions apply to an existing dwelling and an existing dwelling that is being converted to create one or more additional dwelling units.

A group home may be established in an existing dwelling subject to the provisions of the R1 Zone.

All or a portion of an existing dwelling may be used for a permitted commercial use.

Any portion of the existing dwelling which is retained as an accessory dwelling unit(s) or new dwelling unit(s) accessory to a commercial use shall be subject to the following:

- any dwelling unit or units shall form part of the main building and shall be to the rear and/or above the commercial use.
- the minimum depth within the building of the non-residential use shall be 7 metres.
- the dwelling unit or units shall be completely self-contained and have separate and direct access to a yard or street.

9.4.3. Core Area Parking

Off-street parking areas are prohibited from occupying any street frontage so as not to create a void in the built-up streetscape.

9.4.4. Maximum Business Size within Bayfield Settlement Area

Within the Bayfield Settlement Area, on lands zoned C4 which front Main Street North, Catherine or Charles Streets or The Square west of Highway 21, the following permitted uses have a maximum gross area of 275 square metres including all storage, mezzanine and other accessory areas:

- Business or professional office
- Department store
- General store
- Retail store

(amended by By-law 105-2023)

9.5 SPECIAL ZONES

9.5.1. C4-1

In addition to the list of permitted uses in the C4 Zone, in the area zoned C4-1 and subject to the requirements of the C3 Zone, the permitted uses in the C3 Zone that are not already listed as permitted uses in the C4 Zone are permitted, except for a kennel.

9.5.2. C4-2

Notwithstanding the parking requirements containing in the General Provisions section to the contrary, in the area zoned C4-2 off-street parking may occupy the street frontage provided the off-street parking complies with all other parking requirements.

9.5.3. C4-3

The provisions of the C4-1 Zone apply in the area zoned C4-3 and in addition furniture refinishing, woodworking, and upholstery shops are permitted uses.

9.5.4. C4-4 (As amended by By-law 25-2020)

Notwithstanding the provisions to the contrary, in the area zoned C4-4 an off-street parking area may occupy street frontage. The area zoned C4-4 may also be used for a gasoline bar subject to the C3 Zone special provisions for a gasoline bar.

9.5.5. C4-5

Notwithstanding the provisions to the contrary, the area zoned C4-5 is permitted one (1) Additional Residential Unit (ARU) in the existing accessory structure accessory to the existing dwelling, with a 12 foot rear yard setback to the existing accessory structure, a minimum 2 metre setback to the west interior side yard, a maximum driveway width of 11 metres, a setback of 0 metres between the driveway and west property line, and with human habitation and plumbing permitted in the existing accessory structures.

Notwithstanding the provisions to the contrary, the area zoned C4-5 may also be used for a home occupation, including a woodworking shop, accessory to an existing dwelling and subject to the home occupation definition requirements. (As amended by By-law 35-2023)

9.5.6. C4-6-h

Notwithstanding the provisions to the contrary, in the area zoned C4-6 the provisions of the C4-1 zone apply and a *contractor's yard* is also a *permitted use*. For a *contractor's yard use*, a solid fence, including a solid gate if access is required through the fence, shall be installed and maintained along the west, north, and east *property lines* as per the required *site plan* approval.

9.5.7. C4-7

Notwithstanding the provisions of Section 9 and Section 3 to the contrary, on the lands zoned C4-7 the C4-1 provisions shall apply with the required minimum *rear yard* being 3 metres and the required number of *parking spaces* being 6 spaces with a reduced *parking aisle* width of 5.38 metres. In addition, the *permitted use* of the lands zoned C4-7 is limited to a commercial shop, vehicle and equipment storage, and shop, including a *contractor's yard*, as well as associated *accessory uses*

9.5.8. C4-8

In addition to the list of permitted uses in the C4 Zone, in the area zoned C4-8 and subject to the requirements of the C3 Zone, the permitted uses in the C3 Zone that are not already listed as permitted uses in the C4 Zone are permitted, except for a kennel. In addition, in the area zoned C4-8, the permitted uses also include, inside the main building only, the grooming, puppy imprinting (including housing), and training of dogs. All other provisions of By-law 43-2015 shall apply. (As amended by By-law 1-2020)

9.5.9. C4-9a

The area zoned C4-9 may also be used for a hand assembly manufacturing use that is limited to assembly by hand only (hand

tools only) subject to the M1 zone provisions. All other provisions shall apply (As amended by By-law 3-2020)

9.5.10. C4-9b

Notwithstanding the provisions to the contrary, the area zoned C4-9 Miniature Commercial Storage (Rental Units) are also a permitted use subject to the provisions of the C4 zone (As amended by By-law 21-2021)

9.5.11 C4-11

Notwithstanding the provisions to the contrary, the area zoned C4-11, a veterinary clinic is also a permitted use subject to the provisions of the C4 zone and that a minimum of 6 parking spaces shall be provided. All other provisions of By-law 43-2015 shall apply. (As amendment by By-law 40-2021)

9.5.12 C4-12

Notwithstanding the provisions to the contrary, the area zoned C4-12, an auto body shop is an additional permitted use. Uses also permitted in addition to those identified in the C4 zone on land zoned C4-12 include a warehouse or storage building and commercial storage warehouse rental units. Notwithstanding other parking provisions to the contrary, a minimum of five (5) parking spaces are required on the lands zoned C4-12. All other provisions of By-law 43-2015 shall apply. (As amendment by By-law 136-2022)

- 1 Amended by By-law 88-2015
- 2 Amended by By-law 62-2016
- 3 Amended by By-law 63-2016
- 4 Amended by By-law 72-2016
- 5 Amended by By-law 32-2018
- 6 Amended by By-law 40-2021
- 7 Amended by By-law 67-2021
- 8 Amended by By-law 30-2021
- 9 Amended by By-law 105-2023

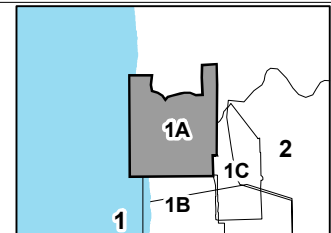
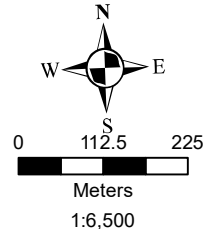
Municipality of Central Huron



See Zone Map 1C

- AG1 (Unless otherwise noted)
- NE2
- Flood Fringe
- NE3
- Top Of Bank
- Watercourses

- Waterbodies
- Parcel Fabric
- NE Notification Area
- Wells
- Municipal Wellhead Protection Areas
- 5yr Time of Travel (Zone A, B, C)





CALL FOR EXPRESSION OF INTEREST - SALE OF LAND

THE CORPORATION OF THE MUNICIPALITY BLUEWATER

MUNICIPAL SURPLUS PROPERTY

TAKE NOTICE that an application to purchase municipal land has been received by the Municipality of Bluewater from Zulk Enterprises Inc.

Expressions of Interest are being sought for the purchase of the land(s) described below and will be received until **3:00 p.m. local time on Friday, December 20th, 2024**, at the Municipal Office, 14 Mill Ave. Zurich, ON. N0M 2T0.

Expressions of Interest must be submitted in the prescribed form:

1. Must submit a completed, signed Application form (see Enclosure 1 attached) in-person or by courier to the mailing address listed in the contact info at the bottom of this notice.
2. All submissions must include the following information in the application form:
 - A summary of your proposed use/development
 - A summary of how your proposed use/development would benefit the community
3. All submissions must be submitted by the above deadline in a self-contained envelope with cover reading "**LA01-2024, 6 Municipal Rd. Expression of Interest YOUR LAST NAME**". Submissions not following this naming convention will not be accepted.
4. Submission must be accompanied by a deposit of \$525.00. Deposit shall be made by way of a certified cheque/bank draft/money order payable to the Municipality of Bluewater. The deposit is refundable upon completion of the project.

Based on the expressions of interest received, Council **may** decide to move forward with a formal RFQ or a direct sale to the aforementioned applicant. If Council moves forward with a formal RFQ, then a RFQ will then be published to the public and interested parties notified including the RFQ details, deadlines, and price of the land. Those who submit an Expression of Interest will also be subject to the Procurement Policy should they wish to proceed.

A letter expressing concern with the sale of land advising that their land(s) may be adversely impacted by the sale of land and outlining what those impacts may be, may be submitted to the contact person in this notice at no fee by the deadline for Expression of Interest above.

Description of Lands:

6 MUNICIPAL RD. Bayfield, ON.
PLAN 147 LOT 236 PT LOT 237;PT LOT 238 PT LOT 239 PT;UNNAMED ST **PART X**

The lands are not a highway and so the lands are not subject to a By-law to close a highway, the lands are considered "Marketable" as per By-law#30-2021(b).

Except as follows, the municipality makes no representation regarding the title to, existing interests in favour of the Crown, environmental concerns or any other matters relating to the land(s) to be sold. Any existing Federal or Provincial Crown liens or executions registered on title that may become the responsibility of the potential purchaser. Responsibility for ascertaining these matters rests with the potential purchasers.

Public viewing of the property can be arranged with the Manager of Development Services.

This call for expression of interest will serve as Public Notice as outlined in section 4 of the Highway Closure Sale of Land By-law#30-2021(b) policy.

For further information regarding this Call for Expression of Interest, to book a viewing of the lands, or request a copy of the Highway Closure Sale of Land policy or Fees & Charges By-law, please reach out to the contact person in this notice.




Contact:


Lindsay Whalen, Planning Coordinator
The Corporation of the Municipality of Bluewater
14 Mill Ave.
Zurich, Ontario N0M 2T0
Tel: (519) 236-4351 Ext. 235
Email: planninginfo@municipalityofbluewater.ca

6 MUNICIPAL ROAD - POSSIBLE LAND DISPOSITION



Legend

-  Lands to be severed and disposed /sold
-  No change (Retained by Bluewater)
-  Lands to be retained by Bluewater

1: 1,128 

57.3 0 28.66 57.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

- ORANGE - CURRENT BUILDING AND LANDS TO BE DISPOSED
- RED - FIRE STATION - NOT AFFECTED
- BLUE- LANDS TO REMAIN MUNICIPAL

Municipality of *Bluewater*

APPLICATION FOR CALLS FOR EXPRESSION FOR PURCHASE MUNICIPAL LAND

Applicant Information	
Name	
Property Address In Bluewater	
Mailing Address	
Phone	
Email	

Municipal Property Information	
Legal Description	PLAN 147 LOT 236 PT LOT 237;PT LOT 238 PT LOT 239 PT;UNNAMED ST PART X
PIN	
Roll Number	
Is the property a road allowance?	
<p>What is the intended use of the property? (attached an additional page if necessary)</p> <p>1.The type of development proposed, intended use, and “fit” with the surrounding area;</p> <p>2.Perception of the probability of success of the development at the location;</p> <p>3.Benefit to the Municipality, the ability of the development proposal to advance the Municipality’s strategic plan and the community;</p> <p>4.Purchase price you will wish to offer;</p>	

The evaluation of proposals will consider a balance between financial capability, experience and skills, the quality and integrity of the Applicant(s) overall understanding of the Municipality’s objectives, and the quality of the development concept.

Have you spoken to any abutting owners to determine if they are interested in participating in a potential purchase? Yes No

Print Name: _____

Date: _____

Signed: _____

Refer to: Highway Closure & Disposition of Land Policy; Fees & Charges By-law.

The information collected on this form is being collected pursuant to Section 9 and 270 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended for the purpose of processing your application. Questions about this collection should be directed to the Clerk at 519-236-4351 x 223.

Office Use Only

Amount of Fee Collected:

Receipt No.:

THE CORPORATION OF THE MUNICIPALITY OF BLUEWATER

BY-LAW NUMBER 30 – 2021 (b)

Being a By-law to authorize a Highway Closure and Disposition of Land Policy

WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (“*the Act*”) provides that a Municipality has the capacity, rights, powers and privileges of a natural person for the purposes of exercising its authority under this or any other Act; and

WHEREAS section 270 of the *Act* provides that a Municipality shall adopt and maintain policies with respect to the sale and other disposition of land; and

WHEREAS subsection 11(3) of the *Act* provides that a Municipality may pass By-laws respecting highways; and

WHEREAS section 28 of the *Act* sets out the highways that a Municipality has jurisdiction or joint jurisdiction, as the case may be, over; and

WHEREAS under section 23.1 (1) without limiting sections 9, 10 and 11, those sections authorize a municipality to delegate its powers and duties under this or any other Act to a person or body subject to the restrictions set out in this Part; and

WHEREAS Council of the Corporation of the Municipality of Bluewater deems it advisable to establish policies and procedures to govern the closure of highways and disposition of land;

NOW THEREFORE the Council of The Corporation of the Municipality of Bluewater enacts as follows:

1. That the Corporation of the Municipality of Bluewater (“Bluewater”) establishes the policies and procedures governing the closure of highways and disposition of land, as set out in the attached Schedule “A”, Highway Closure and Disposition of Land Policy. Schedule “A” is hereby incorporated into and forms part of this By-law;
2. That the procedures governing the closure of highways and disposition of land apply to the closure and disposition of Bluewater highways and to the disposition of Municipal land unless specifically stated otherwise in this By-law and/or the Highway Closure and Disposition of Land Policy;
3. That Council delegates its municipal powers to the Manager of Development Services as set out in the Highway Closure and Disposition of Land Policy;
4. That the Clerk is hereby authorized to enter into and execute under its corporate seal and to deliver whatever documents are necessary to effect the closing of highways and disposition of municipal land in accordance with the policies and procedures set out in Schedule “A”;

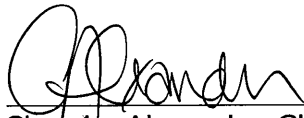
5. By-law Number 117 - 2020, Being a By-law to authorize a Highway Closure and Disposition of Land Policy is hereby repealed.
6. That this By-law shall come into effect on April 6, 2021.

By-law read a first and second time this 6th day of April, 2021.

By-law read a third time and finally passed this 6th day of April, 2021.



Paul Klopp, Mayor



Chandra Alexander, Clerk

Municipality of <i>Bluewater</i>	HIGHWAY CLOSURE & DISPOSITION OF LAND POLICY
COUNCIL	
POLICY	HIGHWAY CLOSURE & DISPOSITION OF LAND POLICY
EFFECTIVE DATE	APRIL 6, 2021
APPROVED BY	BY-LAW NUMBER 30 (b) - 2021
SUPERSEDES	BY-LAW NUMBER 117-2020
PAGES	15

PURPOSE:

The Municipality will dispose of its Land only when in the best interest of the Municipality and in a consistent, efficient manner that is transparent, fair, reasonable and addresses needs for flexibility.

SCOPE AND APPLICABILITY:

This policy applies to all Municipality owned Land.

RESPONSIBILITY:

The responsibilities related to the use of this policy are:

The Mayor and Council are responsible for approving, supporting and enforcing the Highway Closure & Disposition of Land Policy; resolving any exceptions or disagreements.

The Chief Administrative Officer is responsible for supporting and enforcing the Highway Closure & Disposition of Land Policy.

The Manager of Development Services is responsible for administering, ensuring compliance with and enforcing the Highway Closure & Disposition of Land Policy. The Manager of Development Services may delegate their authority with respect to all or part of the administration of this Policy in writing to any Municipality of Bluewater staff member.

Related Documents:

- Fees & Charges By-law
- Procurement Policy

DEFINITIONS:

The following terms shall have the following meaning in this policy:

“Abutting” means Land adjoining another parcel having one (1) or more lot lines in common;

“Agency” means the following but is not limited to, a Ministry of the Government of Canada, a Ministry of the Government of Ontario, a Conservation Authority, or a public/private utility;

“Applicant” means a person who makes an application to purchase Land;

“Appraisal” means an opinion of the Market Value by an Accredited Appraiser in good standing with the Appraisal Institute of Canada;

“As Is” means without regard for state of repair, location of any and all structures, walls, retaining walls, fences or encroachments by buildings or fences or otherwise on the Land and without warranty or representation as to use, environmental contamination, hazards or risks;

“Clerk” means the Clerk of the Corporation of the Municipality of Bluewater;

“Council” means the Council of the Corporation of the Municipality of Bluewater;

“Disposition” means sale, transfer or conveyance of Land for consideration, which consideration can include exchanges of interests in Land, and includes granting of leases for a term of 21 years or longer;

“Dispose” “Disposal” “Sale” and “Sell” shall have the same meaning.

Disposition does not include:

1. a transfer made by the Municipality for the purpose of correcting or clarifying title or boundaries of its Lands or of Land not owned by the Municipality.
2. releases of restrictive covenants by the Municipality;
3. releases of rights of first refusal by the Municipality; and,
4. leases of Municipal land for periods of less than 21 years;

“Easement” means a legal interest in land that provides limited rights to the beneficiary over another property owner(s)’s lands for specific purposes;

“Exempt Land” means Land that is exempt from Notice and Appraisal requirements;

“Highway” means the following over which the Municipality owns and has jurisdiction:

(a) a common and public highway and includes any bridge, trestle, viaduct or other structure forming part of the highway, and except as otherwise provided, includes a portion of a highway;

(b) a Highway allowance laid out in the original Crown surveys that are located in the Municipality;

- (c) Highway allowances, highways, streets, lanes, walks and promenades shown on a registered plan of subdivision;
- (d) all highways transferred to the Municipality under the *Public Transportation and Highway Improvement Act*, R.S.O. 1990, c. P. 50, as amended;
- (e) all highways established by by-law of the Municipality on or after January 1, 2003; and
- (f) all highways that existed on December 31, 2002;

“Land” means Real Property and improvements or any right or interest in Real Property which is owned or held by the Municipality in fee simple or otherwise, including but not limited to easements, rights-of-way, leases exceeding twenty-one (21) years, and an interest in Real Property under an agreement of purchase and sale;

“Letter of Opinion” means an opinion of value prepared by a Realtor, commissioned by the Municipality.

“Limited Marketability Land” means Land which would, in the opinion of the Manager of Development Services, be of limited interest to potential purchasers due to size, shape, location, topography, environmental condition, land use restrictions or any other factor that the Manager of Development Services considers relevant unless such land, when assembled with other land may increase the possibility of development or redevelopment;

“Manager” means the Manager of Development Services of the Municipality of Bluewater or their designate, or any successor to that position and in their absence includes the acting Manager of Development Services;

“Market Value” means the most probable price that the Land should bring in a competitive and open market with an arm’s length buyer as of a specified date under all conditions necessary for a fair sale, the buyer and seller each acting prudently, knowledgeably and in their own best interests;

“Marketable Land” means Land which would, in the opinion of the Manager of Development Services, be of interest to potential purchasers in the open market due to size, shape, location, topography, permitted land uses or any other factor which the Manager of Development Services considers relevant and includes Land which may be assembled with other land to increase the development or redevelopment potential of the whole or abutting parcels, or by assembly and severance;

“Municipality” means The Corporation of the Municipality of Bluewater;

“Realtor” means a broker or salesperson registered under the *Real Estate and Business Brokers Act, 2002*.

“Reserves” means Land 0.6 metres in width or less, related to Highways, acquired in conjunction with an approval or decision under the *Planning Act*;

“Security” means Land that was acquired by the Municipality in accordance with the terms and conditions of a development agreement;

1.0 POLICY:

The Highway Closure and Disposition of Land Policy is referred to herein as the “Policy”.

The Policy does not apply to the disposition of Land pursuant to other legislation including but not limited to:

- (a) Land to be repurchased by an owner in accordance with Section 42 of the *Expropriations Act*, R.S.O. 1990, c. E. 26, as amended;
- (b) Part XI of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;
- (c) sale of internment rights as defined by the *Funeral, Burial and Cremation Services Act, 2002* S.O. 2002, c. 33, as amended;
- (d) By-law Number 126 – 2019, Being a By-law to adopt an Encroachment Policy and Procedure for Municipal Highways and Municipal Public Lands;
- (e) Any legislation that amends or supersedes the above noted legislation.

General:

1.1 The following Land shall not be disposed of:

- (a) any Land which Council has by resolution declared shall not be disposed of;
- (b) unopened Highway allowances leading to water unless alternate access to water in the immediate vicinity can be provided. Such alternate access must be the same area and suitable to be used for or able to be developed, within reason, for access;
- (c) Land required for any municipal purpose including but not limited to present or future municipal facilities, infrastructure, trails and parks, protection of natural features;
- (d) cemeteries.

1.2 Municipal approval of Land disposal does not in any way imply a Municipal promise or support for future development or redevelopment applications that may be submitted for the Land.

1.3 Easements shall not be granted to private interests that confer rights for a benefit that has no contribution to the public interest.

- 1.4 To prevent risk to a utility's infrastructure, if a utility requests an easement, Council will authorize the easement prior to the Disposition of Land. The utility will provide their standard form of easement for authorization by By-law. The By-law and registration of same will be at the cost of the Applicant.
- 1.5 All Lands are disposed of on an As Is basis. Servicing or the removal and/or relocation of servicing of any Land is the responsibility of a purchaser.
- 1.6 Council may unilaterally and without the agreement of neighbouring residents initiate and conclude a Highway closure and/or Disposition of Land at its discretion.
- 1.7 Council may pass or not pass, at its sole discretion a By-law to close Highways and sell Land, subject to this Policy. In all cases, Highways must be closed prior to selling the Land. All provisions for the closure of Highways required by the *Municipal Act, 2001*, S.O. 2001, C. 25, as amended are to be followed.
- 1.8 Highways that are closed under this Policy must also be purchased to prevent the creation of land locked parcels or undevelopable land within the Municipality.
- 1.9 Council will decide whether or not to proceed with an application to purchase Marketable Land in whole or in part.
- 1.10 Council may choose to undertake improvements to any Land to increase its marketability.
- 1.11 The Municipality will receive only written applications to close Highways and dispose of Land. Prior to submission of an Application, a person considering making an application must pre-consult with the Municipality to canvass possible issues which may arise and to gain an understanding of the time and costs involved. A comprehensive sketch must be provided by the person making an application.
- 1.12 All applications for Highway closures and Land disposition are evaluated as to whether the Municipality or a public agency has a current or future need for the Land. The Manager will circulate applications to close Highways and dispose of Land to all Municipal Departments and relevant agencies. Municipal Departments will analyze whether there is a current or future Municipal need for the Highway/Land, whether closure of a Highway/Land will conflict with existing, proposed or planned public infrastructure, conflict with existing or proposed public use, if the Highway/Land is required for public access to surface water, if closure conflicts with legislation or if it will have a potential negative impact on natural features. Additionally, zoning provisions, servicing requirements, encumbrances on the Land, access, protection and promotion of public enjoyment of natural features, housing, parkland, sports fields, recreation trails and development potential will be assessed.
- 1.13 Applications are forwarded for review by (as applicable):
Ausable Bayfield Conservation Authority
Tuckersmith or Hay Communications; Bell Canada

Hydro One or Festival Hydro
Enbridge

Parties to Highway/Road User Agreements

Ministry of Environment, Conservation and Parks. A municipality that permanently closes a highway requires the consent of the Ministry to convey the land forming the highway if the land is covered with water.

Government of Canada. A municipality that permanently closes a highway requires the consent of the Government of Canada if the highway abuts on land, including land covered by water, owned by the Crown in right of Canada or leads to or abuts a bridge, wharf, dock, quay or other work owned by the Crown in right of Canada.

Plus additional or successor agencies, as applicable.

1.14 If, at the conclusion of staff and commenting agency review, an apparent municipal need to retain the Land or not dispose of the Land is identified, the Manager will advise the Applicant that the Municipality requires the Land.

1.15 Following review, the Manager shall advise the Applicant at a minimum:

- (a) which category the Manager has assigned the subject land to
- (b) whether the Manager requires an appraisal of Limited Marketability Land.

1.16 The Manager may require a survey showing all buildings if there is a possibility that any structures are encroaching on Municipality owned Land.

1.17 Should any Municipal departments or commenting agencies raise concerns, the Manager will attempt to resolve the concerns in consultation with the Applicant.

1.18 The Applicant may request a delegation to ask Council to make a determination of whether the Land should be disposed of, which category the Land shall be assigned to and/or whether an Appraisal of Limited Marketability Land is required. The Manager will prepare a report to be presented to Council at the time of delegation. Council at its sole discretion will make the requested determination(s). No refund of any portion of the application processing fee shall be made.

1.19 When an application for Highway closure/Marketable Land is received the Manager will arrange for the appropriate review(s) to be completed. The Manager shall prepare a report to Council setting out the details of the review(s) and including a recommendation as to whether the Highway should be closed and/or the Land disposed of, the extent and method of notice and the method of sale. Council shall decide by resolution whether to proceed with an Application, in whole or in part.

1.20 The Manager shall address in a report to Council the relationship of the Applicant when the Applicant is

- i. a Councillor, member of a local board or employee of the Corporation;
- ii. a parent, child or spouse of the persons as defined in the *Municipal Conflict of Interest Act*, R.S.O. 1990, c. M. 50;

iii. a corporation owned by or a partnership including the persons in i. and ii.;

The report will be provided to Council at the first instance of Council consideration.

1.21 All proposed or pending acquisitions or dispositions of Land by the municipality are considered by Council in closed session.

1.22 All Dispositions must be authorized by Council by By-law. The By-law shall include the legal description of the Land and the identity of the purchaser.

1.23 An application to close a Highway or purchase Land may be deemed by the Municipality to be expired if it has been inactive for a period of more than one (1) year.

2.0 Delegation of Authority

2.1 Council's authority is delegated to the Manager of Development Services as set out in this Policy.

2.2 Applications to purchase Exempt and Limited Marketability Land are administered and processed by the Manager in accordance with this Policy.

2.3 Whatever documents are required to effect a Highway closure or disposition of Land shall be executed by the Clerk upon the passage of a By-law to authorize a Highway closure and/or a disposition of Land by Council.

2.4 At any time, Council may revoke any and all authority delegated to the Manager in respect of a particular application or all applications made under this Policy.

3.0 Land Categories:

3.1 Upon an application to purchase Land, the Manager shall classify the subject Land into categories identified as Exempt Land, Limited Marketability Land and Marketable Land. The Manager may refer the classification of a parcel of Land to Council if necessary.

3.2 **Exempt Lands** include but are not limited to:

- (a) reserves 0.3 metres in width or such other size which was acquired as a reserve relating to a Highway, temporary Highway widenings, security lots to be returned to pursuant to a Development Agreement, or other Land or works acquired in connection with an approval under the Planning Act;
- (b) easements to be transferred to public utilities and communication companies;
- (c) Block F, Plan 118 and Block B Plan 109;
- (d) Council initiated disposition of Land to a Municipality, a corporation incorporated by a Municipality, a Municipal service board of a municipality, a school board, a conservation authority, the Crown in right of Ontario or Canada and their agencies;

- (e) Council initiated Land exchanges for municipal or other government purposes;
- (f) Council initiated disposition of Land to support a matter of public interest.

3.3 **Limited Marketability Lands** include but are not limited to:

- (a) Lands formerly used for railway lines if sold to an owner of Land abutting the former railway Land;
- (b) Land that does not have direct access to a highway if sold to an owner of Land abutting that Land;
- (c) closed highways that cannot be developed and are added to an owner's Land abutting that Land;
- (d) a Land addition that has the effect of increasing a yard size but does not create the ability to sever or redevelop the Land when combined with abutting Land;
- (e) Land that is ineligible for a building permit on its own.

3.4 Upon receipt of notice an abutting owner may request to participate in an application for Limited Marketability Land of a proposed Highway closure and/or Disposition of the Land. Dividing the Land between the Applicant and the abutting owner must create a configuration acceptable to the Manager of Development Services in accordance with good planning principles.

3.5 Where applicable, Land shall be required to legally merge in title with the abutting owner's property. Council shall pass a By-law deeming the Land and/or the owner's land not to be a registered plan of subdivision in order to effect the merger. The Agreement of Purchase and Sale will contain a clause requiring the merger. If one or more parcels are in the Land Registry System the Applicant must ensure the parcel is moved to Land Titles.

3.6 Generally, parties whose lands are not abutting or related to the Land will not be permitted to purchase it.

3.7 **Marketable Land** includes Land that would be of interest to potential purchasers in the open market and Land which may be assembled with other land to increase the development potential.

3.8 Marketable Land will be marketed to the public; for clarity, an application to purchase Marketable Land does not affect this requirement

3.9 The Manager will arrange to refund the application fee to the applicant. The applicant may then make an offer by whichever means Council chooses to effect the sale.

3.10 Notice for Marketable Land shall be provided in addition to and coordinated with any marketing methods set out by the method of sale.

3.11 Where Marketable Land is to be marketed by listing with a real estate broker, an RFQ will be issued. The Manager will choose a broker to list the Land who will carry out their work concurrently with the requirements of this Policy.

3.12 Any offer(s) to purchase shall be submitted to the real estate broker or by any alternative method chosen by Council. The offer(s) will be provided to the Manager. The Manager will review all offers with Council in closed session in accordance with s. 1.19.

4.0 Notice:

Exempt Land At a minimum, notice is sent to abutting owners via regular mail or email for Land under s. 3.2 (a) (b) (c); and Council shall decide if additional methods or extent of notice are to be completed for Land under s 3.2 (d) (e)(f)

Limited Marketability Land At a minimum, notice is sent to abutting owners via regular mail or email; and The Manager shall decide if additional methods or extent of notice are to be completed

Marketable Land At a minimum, notice is sent to abutting owners via regular mail or email; and Council shall decide if additional methods or extent of notice are to be completed

4.1 Notice of Highway Closure/Land Disposal may be provided by regular mail or email to any, none or all of the following agencies at the Manager's or Council's discretion as the case may be:

- (a) the Government of Canada or its ministry's or agencies;
- (b) the Government of Ontario or its ministry's or agencies;
- (c) the County of Huron;
- (d) local boards including school boards;
- (e) conservation authority;
- (f) Land Trust;
- (g) A Corporation owned wholly or partly by The Corporation of the Municipality of Bluewater in which The Corporation of the Municipality of Bluewater owns at least 50% of the common or controlling shares of the Corporation
- (h) Habitat for Humanity;
- (i) not for profit housing entity.

4.2 Form of Notice:

- (a) if an application has been received the Notice shall state that an application to purchase has been received and the name of the Applicant;
- (b) a statement that Council intends to dispose of the Land by By-law and the date of the meeting at which the By-law is to be passed;
- (c) whether the Land is also a Highway to be closed;

- (d) a statement that “a letter expressing a concern with the sale of the Land and/or for a Highway closure, advising that their land may be adversely impacted by the Highway closure and what the impacts may be” may be submitted to the contact person in this Notice”;
- (e) if the Land is a Highway, a statement that “Any person who claims that their land might be adversely impacted by the closure and sale will be heard in person or by their counsel at a Council meeting at which the By-law will be considered”;
- (f) contact information for the person to direct written comments to or who can answer enquiries about the Land;
- (g) the legal description of the Land to be disposed of;
- (h) the nominal price, Schedule “A” price or appraised value;
- (i) a statement that “An abutting owner may request to participate in a proposed Highway closure and/or Disposition of Limited Marketability Land” by written request to the contact person in this Notice.

4.3 Method of Notice:

The Manager may provide notice to the public and agencies by any, all, or none of the following methods as at the discretion of the Manager or Council, as the case may be:

- (a) publication on the Municipality’s website on a page dedicated for this purpose;
- (b) posting a sign on the Land;
- (c) letters sent by regular mail or email to property owners abutting the Land (mandatory for Exempt Limited Marketability and Marketable Land)
- (d) posting on the social media channel used by the Municipality to disseminate general news information;
- (e) publication in a newspaper or online newspaper or community newsletter once not more than 30 days or less than 14 days prior to the meeting date;
- (f) by inclusion on the agenda of the Council meeting at which the intended Disposition is to be considered by Council;
- (g) any other method as determined by the Manager for Limited Marketability Land;
- (h) any other method expressed by a resolution of Council for Marketable Land.

4.4 Time of Notice:

Notice shall be provided not more than 30 days or less than 14 days prior to the Council meeting at which a By-law to authorize the Highway closure and sale of Land is considered for passage.

4.5 No Further Notice:

If a decision is not made at the Council meeting specified in a notice given under this Policy and Council refers consideration of the matter to a future Council meeting(s), no further notice is required provided that a resolution is passed indicating Council’s decision to defer.

5.0 Public Meeting for Road Closure

5.1 Public meetings for Highways Closures shall be held to hear representations from anyone who claims they will be adversely impacted by the Highway Closure. If no one appears before Council to represent that their property will be adversely affected by the proposed closure and sale, Council will decide to pass a By-law.

5.2 If Council determines in their absolute discretion that a resident or tenant of a property is sufficiently adversely affected by a Highway Closure, Council will decide not to pass a By-law. The Applicant(s) are responsible for all costs incurred to date.

5.3 A By-law to close a Highway is not in effect until the By-law is registered in the Land Titles or Land Registry Office.

6.0 Land Price:

Exempt Land s. 3.2 (a) (b) (c) shall be sold for a nominal price; and Council shall have the absolute discretion to require an Appraisal for Land in s. 3.2 (d) (e) (f).

Limited Marketability Land The sale price is set out in Schedule "A"; and The Manager may require an Appraisal.

Marketable Land The minimum sale price is established by an Appraisal subject to s. 3.0 and 6.0.

6.1 If an Applicant is not in agreement with the price in Schedule "A" the Applicant may request the Manager to commission an appraisal.

6.2 The sale price for Marketable Land will be established by an Appraisal.

6.3 Applicants shall submit a written offer, in the form of a letter in all cases.

6.4 Where the Land Price is nominal, where the Applicant offers the Schedule "A" price or where the Applicant offers the appraised price, the Manager will have a draft Agreement of Purchase and Sale prepared by Municipal counsel for review by the Applicant's counsel. The Agreement of Purchase and Sale will be presented to Council in closed session.

6.5 Where the Applicant offers a Land Price that is different from the nominal, Schedule "A" price or appraised price the Manager will present the offer to Council in closed session for decision. Council's decision will be presented to the Applicant and should the Applicant choose to proceed, a draft Agreement of Purchase and Sale will be prepared by Municipal counsel for review by the Applicant's counsel.

6.6 By-laws to authorize Agreements of Purchase and Sale will be presented along with all other required By-laws to Council for passage.

7.0 Appraisals:

7.1 The Manager may require an appraisal of Limited Marketability Land.

7.2 The Manager will commission Appraisals where indicated in this Policy and provide the terms of reference/criteria for the Appraisal.

7.3 All Appraisals are at the cost of the Applicant. The Manager will request quotes from more than one Appraisal provider. When multiple quotes are received, the lowest quote will be accepted.

7.4 Council reserves the right to require a second Appraisal at their discretion.

7.5 Where under section 3.4 there are two Applicants, separate appraisals of each separate part requested can be requested by either Applicant or at the discretion of the Manager.

7.6 Appraisals shall be considered current for a period of one (1) year. If the Applicant does not proceed with an offer to purchase within one (1) year they will be deemed to have abandoned their application.

8.0 Costs:

8.1 All costs in the processing of Highway closures and Dispositions of Land applications are to be paid by the Applicant. Costs include but are not limited to: property and title information, legal, engineering and survey costs, preparation and deposit of a reference plan, appraisal cost, costs relating to giving notice, disbursements, costs for easements, all by-laws, registrations, municipal processing fees and municipal legal fees.

8.2 Staff will acquire and review the property PIN sheets. A title search will be obtained if necessary.

8.3 Deposits are required to be submitted following the Manager's or Council's determination under sections 1.11 to 1.19. The amount of deposit is estimated based on the required activities: survey, reference plan, appraisal, title information, professional fees and additional Planning applications or registration of additional By-laws. If any agreements or additional By-laws are required as a term of sale they will be at the Applicant's cost.

8.4 All costs incurred in marketing and disposing of Marketable Land will be added to the Land price in the transaction.

8.5 Deposits and fees are set out in the current Fees & Charges By-law. Municipal legal fees for the transfer only are added to the land price at the time of transfer.

8.6 Where there is more than one Applicant who obtains the Land the costs shall be shared proportionally based on the size of land being acquired divided by the entire area of Land being disposed of.

8.7 If any person or party decides not to proceed at any juncture in the procedure, they are responsible for all costs incurred to that point.

9.0 Methods of Sale:

9.1 Exempt Lands and Limited Marketability Lands are sold by direct sale to a suitable party in accordance with this Policy.

9.2 Marketable Lands shall be sold by a method identified by Council and may include but is not limited to:

- (a) marketed by listing with a registered real estate broker;
- (b) direct sale;
- (c) land exchange;
- (d) any other method of disposal determined by Council. Such determination shall be expressed in a resolution which shall set out the terms and conditions of the disposal.

10.0 Terms of Sales of All Categories of Land:

10.1 Council may adjust the Land price, accept a proposal or offer for other than the Land Price and/or accept a Land Price which is not the highest price when, in the opinion of Council, if it is in the best interest of the Municipality to do so.

10.2 Municipal legal counsel may require additional terms of sale when preparing draft Agreements of Purchase and Sale.

Additional Terms of Sales of Marketable Land:

10.3 The purchaser shall not within 10 years of the registration of the deed or transfer, convey any vacant part of Marketable Land by deed, transfer, grant, assignment, appointment, mortgage, charge, lease or sub-lease, without first notifying the Municipality and, where it has been so notified, the Municipality may either grant its consent (which shall not be unreasonably withheld) to the conveyance or application or may in its sole discretion require the purchaser to reconvey the vacant part to the Municipality free and clear of all encumbrances, easements, restrictions or covenants except as to those originally assumed by the purchaser from the Municipality.

10.4 Where the whole or any part of land is reconveyed by the purchaser to the Municipality pursuant to a condition of sale or otherwise, the amount payable upon the reconveyance shall be 90 per cent of either the original purchase price (exclusive of interest thereon), if the whole land is reconveyed, or the portion thereof that is in the same ratio as the area of the reconveyed part is to the whole land, subject to adjustments as of the date of reconveyance for taxes, local improvements and other rates and subject, where the Municipality considers necessary, to the Municipality's withholding until a new purchaser is found, an amount sufficient to compensate the Municipality for the cost of restoring the land to its original condition if so required by the new purchaser.

SCHEDULE "A"

Limited Marketability Land Sale Price

1. The sale price for Limited Marketability Land – Farm is the proportionate amount of assessed value of the abutting land to which the parcel will be joined, as set out in the current annual assessment roll prepared by the Municipal Property Assessment Corporation.
2. The sale price for Limited Marketability Land – Non Farm is amount of the value obtained by a Letter of Opinion.

Note: Owner or Manager may request an Appraisal

**CALL FOR EXPRESSION OF INTEREST - SALE OF LAND FILE#LA01-2024:
ADDENDUM 1, DECEMBER 03, 2024**

THE APPLICANT DECLARES:

1. This submission is made by the Applicant without any connection, knowledge or comparison of figures, or arrangements with, or knowledge of any other corporation, firm or person making a submission for the same property, and is in all respects fair and without collusion or fraud;
2. No member of the Municipal Council or any other officer of the Corporation will become interested directly or indirectly as a contracting party without disclosing his interest and otherwise complying with the *Municipal Conflict of Interest Act*, RSO 1990;
3. The content and requirements of this Request for Expression of Interest document have been read and understood.
4. The Applicant agrees to the conditions of this request for Expression of Interest set out herein.

Expression of Interest General Conditions

1. All expenses incurred through the preparation and submission of an Expression of Interest (“EOI”) will be borne by the Applicant. The Corporation of the Municipality of Bluewater (the “Municipality”) will not return the EOI submission or any accompanying documents submitted by an Applicant unless a request for return is received prior to the submission date.
2. Applicants are required to submit their proposal on the Application form provided, included in this document.
3. Any pricing information provided by the Applicant is for information purposes and is not intended to be binding. Any legally binding commitments will be established only by the express terms of a subsequent land sale process or where established through the execution of a written agreement.
4. Any submission may be withdrawn prior to the scheduled time for closing by submitting written notice to the Municipality contact. Replacement submissions are welcome until the date of closing.
5. Expressions of Interest will be evaluated based on:
 - The type of development proposed, intended use, and “fit” with the surrounding area;
 - Perception of the probability of success of the development at the location;
 - Benefit to the Municipality, the ability of the development proposal to advance the Municipality’s [strategic plan](#) and the community;

- Purchase price offered.
 - The evaluation of proposals will consider a balance between financial capability, experience and skills, the quality and integrity of the Applicant(s) overall understanding of the Municipality's objectives, and the quality of the development concept.
6. This request for EOI does not constitute an offer of sale by the Municipality, it is not a tender, and it is not intended to be a formal legally binding process. The request for EOI does not bind the Municipality to proceed with any subsequent bid process, negotiations, or contract and does not constitute a commitment by the Municipality to enter into any agreements. This request for EOI does not impose on the Municipality any duty of fairness or natural justice to the Applicant with respect to this request for EOI or the process it creates.
7. In addition to all other rights, the Municipality specifically reserves the following rights:
- a. to accept or reject any or all applications and submissions;
 - b. to cancel the request for EOI at any time for any reason without any liability;
 - c. to seek subsequent information or initiate discussions with any applicant or potential buyer, including those that did not respond to this request for EOI;
 - d. to forego an open bid process and to directly negotiate a sale of land with any applicant or potential buyer, which may include buyers that did not respond to this request for EOI;
 - e. to contact a limited number of applicants or potential buyers, which may include buyers that did not respond to this request for EOI, for the purpose of a competitive bid process;
 - f. to elect to proceed by way of an open competitive process where all potential buyers, including those that did not respond to this request for EOI, are eligible to compete; and
 - g. to elect not to proceed with the sale of land that is subject to this request for EOI.
8. Applicants shall be qualified individuals, legally incorporated entities, or groups formed by such as joint ventures;
9. All Applicants shall indemnify and hold harmless the Municipality, its officers and employees from and against any and all liabilities, claims, demands, loss, cost, expenses, damages, actions, suits or other proceedings by whomsoever made, directly or indirectly arising out of the project attributable to bodily injury, sickness, disease or death or to damage to or destruction of tangible property caused by any acts or omissions of the Applicant, its officers, agents, employees or other persons for whom the Applicant is legally responsible.

10. A prospective Applicant requiring any clarification of the solicitation documents may raise their enquiries through the contact listed in this document at least three (3) business days prior to the deadline for the submission of proposals. The response will be made in writing to any request for clarification by way of a published addendum no later than twenty-four (24) hours prior to the deadline for submissions. In addition, no later than twenty-four (24) hours prior to the deadline for submissions, the Municipality may, for any reason, amend the solicitation documents.

11. Amendments and changes to this request for EOI prior to the closing date and time stated herein will only be in the form of written Addenda and said Addenda will be issued by the Municipality. Wherever possible, addenda will be issued at least three (3) business days prior to the deadline for the submission of proposals. Addenda will be posted on the Municipality's website. It is the Applicant's sole responsibility to check this website regularly to inform itself of any posted Addenda. The Municipality makes no promise or guarantee that Addenda will be delivered by any means to any Applicant. By submitting a proposal in response to the request for EOI, the Applicant acknowledges and agrees that addenda shall be posted on the Municipality's website and it is the sole responsibility of the Applicant to check the website for said addenda. Any submission that does not acknowledge receipt of addenda may be considered as incomplete if the failure to acknowledge may have resulted in a material impact on the Applicant's submission.

12. To assist in the examination, evaluation and comparison of submissions, the Municipality may, at its discretion, ask the Applicant for clarification of its submission. The request for clarification and the response shall be in writing and no change in substance of the submission shall be sought, offered or permitted.

13. The Municipality is subject to the *Municipal Freedom of Information and Protection of Privacy Act*, as amended ("MFIPPA") with respect to, and protection of, information under its custody and control. Accordingly, all documents provided to the Municipality by the Applicant pursuant to this document may be available to the public unless the party submitting the information requests that it be treated as confidential. Any specific scientific, technical, commercial, proprietary, intellectual or similar confidential information, the disclosure of which could cause them injury or damage may be identified as confidential. Applicants are encouraged to place all such details and information within a separate section of their submission. Complete proposals are not to be identified as confidential.

14. The Applicant's attention is drawn to the regulations issued under the *Accessibility for Ontarians with Disabilities Act*. The Applicant acknowledges that they will comply with the Act as it relates to the completion of this project.
15. All EOIs submitted to the Municipality shall be the sole property of the Municipality, including any schedules, attachments and addenda thereto.