

## THE CORPORATION OF THE TOWN OF WASAGA BEACH

### BY-LAW NO. 2026 - 32

A By-law to authorize the execution of an Agreement of Purchase and Sale for Surplus Real Property being Plan 837, Lot 45, municipally known as 373 Shore Lane

**WHEREAS** Section 8(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, (the “Municipal Act, 2001”) provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality’s ability to respond to municipal issues;

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** the Sale of Surplus Land Policy 2-21 (By-law 2023-109) sets out the provisions for the sale and other disposition of surplus land by the Council of The Corporation of the Town of Wasaga Beach (the “Town”), including the declaration as surplus and the giving of notice;

**AND WHEREAS** Council at their meeting on October 26, 2023 declared the lands legally described at Plan 837, Lot 45, municipally known as 373 Shore Lane surplus to the needs of the municipality in accordance with the Town’s Sale of Surplus Land Policy and no longer required for municipal purposes;

**AND WHEREAS** the Corporation of the Town of Wasaga Beach has fulfilled the requirements of its Sale of Surplus Land Policy and deems it advisable and in the best interests of the Municipality to sell the Subject Lands;

### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH HEREBY ENACTS AS FOLLOWS:**

1. That the Mayor and Clerk of the Town of Wasaga Beach are hereby authorized to execute an Agreement of Purchase and Sale with Nika Chaloux and Peter Ivanyi for the property legally described at Plan 837, Lot 45, municipally known as 373 Shore Lane.
2. That the Mayor and Clerk are hereby authorized to execute all necessary documents to complete the sales transaction subject to a final technical review by staff and legal review by the Town’s solicitor.

3. That this By-law shall come into force and effect on the final passage thereof.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 16<sup>th</sup> DAY OF APRIL, 2026.**

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

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Brian Smith, Mayor

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Laura Borland, Deputy Clerk