

THE RURAL MUNICIPALITY OF PINEY

“Land Sales Policy”

Subject: Land Sales

Effective Date: February 26th, 2025

Replaces Policy: Resolution No. 09 January 11th, 2022

Resolution No.: 404 **Resolution Date:** February 25th, 2025

PURPOSE

The purpose of this policy is to outline which land owned by the Rural Municipality of Piney will be deemed available for purchase by following specific guidelines laid out in this policy.

POLICY STATEMENT

The Rural Municipality of Piney is committed to ensuring that land sales are done fairly and on a standard system each year. This policy breaks down what is and is not for sale, how the selling process will take place, and which guidelines are to be followed. This policy has been put in place to establish land the municipality is not willing to sell due to future development plans, land being agriculturally leased, with no road access, zoned general development, environmentally impacted or historical sites, or any parcels being held for land exchange with the province of Manitoba.

DEFINITIONS

Residential lots with Set Prices are defined as lots for sale that are five (5) acres or less and are located in a municipal owned subdivision which have been listed with a realtor for a set price amount.

Large Acre Parcels are defined as any parcel of land owned by the Rural Municipality of Piney that are five (5) plus acres in size.

Realtor is defined as a person hired by the Rural Municipality of Piney to act as the selling agent for the sale of lands by the municipality.

Estimate of Value is defined as the activity of gathering information by a third party about the conditions of a parcel of land that affect the marketplace value.

Set Price is defined as a price set and passed by council through resolution stating what the said price will be for each property for sale by the municipality based on the information provided by a third party.

Possession will be set for four (4) weeks from date on offer to purchase. For residential lots sold with set prices, the CAO can extend the possession up to another four (4) weeks past the agreed upon four-week possession date.

Development Agreements may be required for a sale, if deemed necessary by council through resolution.

Schedule A is defined by an attachment to this policy that will be known as 'RM of Piney – Offer to Purchase' and will act as the Rural Municipality of Piney Offer to Purchase for purchasing a parcel of land through the municipality.

Schedule B is defined by an attachment to this policy that will be known as 'RM of Piney – Land Not Available' that states all the land owned by the Rural Municipality of Piney that is not for sale.

Schedule C is defined by an attachment to this policy that will be known as 'RM of Piney – Other Lands' that states all the land owned by the Rural Municipality of Piney that is potentially for sale as per yearly review and resolution by council.

POLICY

Residential Lots (5 acres or less) with Set Prices:

- Lots within municipal owned subdivisions have prices set by council through resolution;
- any land with a price set by resolution of Council are not open for offers;
- sales will be through a realtor who requires a \$1,000.00 deposit to commence the sale process;
- the purchaser is responsible for all costs which will include the set price, GST on set amount, land transfer fees and registration fees, courier fees (if any), and the municipality's legal costs; base cost of RM legal services will be fees of \$400.00 plus taxes, in cases where the purchaser does not use a lawyer; if the purchaser uses a lawyer (which will be required if getting a mortgage for the purchase), the fees will be \$700.00 plus taxes;
- The purchaser will receive a letter stating the total costs owing to the Rural Municipality of Piney, where full payment must be in the form of a certified cheque or bank draft on or before the agreed upon possession date; but if a mortgage is needed, proceeds will follow in due course. *Due to security reasons, we do not except cash on land sales.

Large Parcels (5 plus acres):

- Land listed on Schedule C 'RM of Piney – Other Lands' will be potentially for sale as per a resolution established by council on a yearly basis;
- If council deems necessary, in accordance to the Financial Plan for that year, council may designate land for sale to achieve the financial plan set revenue goal for that current year by a set price passed by resolution; or
- If the Financial Plan allows for it, council can choose to not put any land for sale for that year;
- Set prices for these parcels will be based off receiving a minimum of two (2) estimates of value and will be decided at a regular council meeting each year;
- **If any parcels are set for sale by council, the land will go through an auction sale that will be held on the 1st Monday of May for that current year;**
- **If council has not achieved the revenue goals set out in the financial plan after the auction in May, council may choose additional land that will go through another auction sale held on the 2nd Monday of September for that current year;**
- Bidding at the auction will start at the set price established by council and parcel(s) will be sold to the highest bidder; parcel(s) will not be sold for anything lower than the set price;
- If interested in bidding, you must attend in person at the location announced prior to the auction;
- When sold at auction, the purchaser must leave a \$1,000 deposit and fill out an offer, Schedule A of this policy, at the time of auction;
- The purchaser is responsible for all costs which will include the set price, GST on set amount, land transfer fees and registration fees, courier fees (if any), and the municipality's legal costs; base cost of RM legal services will be fees of \$400.00 plus taxes, in cases where the purchaser does not use a lawyer; if the purchaser uses a lawyer (which will be required if getting a mortgage for the purchase), the fees will be \$700.00 plus taxes;
- The total amount owing will be due on or before possession date and must be in the form of a certified cheque or bank draft; but if a mortgage is needed, proceeds will follow in due course.
*Due to security reasons, we do not except cash on land sales.
- If an offer is received for a property that has not been approved for sale for that year, it will automatically be rejected and not viewed by council;

‘Schedule A’

RM OF PINEY – OFFER TO PURCHASE

I/We _____
of _____, would like to offer the Rural Municipality of Piney
\$_____ on Legal Description: _____

OFFER IS TO BE ACCOMPANIED WITH A \$1,000.00 DEPOSIT

Possession date: _____
(Full payment of funds, if offer is accepted, must be received by this date)

If offer is accepted, I/we will be responsible for the purchase price, GST if the I/we are not a GST-registrant, land transfer fees, registrations fees, and taxes and the Municipality’s legal costs. The base cost of the Municipality’s legal services will be fees of \$400 plus taxes, in cases where I/we do not use a lawyer. If I/we use a lawyer (which will be required if getting a mortgage for the purchase), the Municipality’s legal fees will be \$700 plus taxes.

Title will be free of encumbrances except utility and municipal easements (if any).

I/We rely entirely upon my/our personal inspection and knowledge of the property independent of any representation made by or on behalf of the Municipality.

Signed by purchaser(s) on _____ day of _____, 20__.

Witness

Signature of Purchaser

Witness

Signature of Purchaser

The Rural Municipality of Piney accepts the above offer on ____ day of _____, 20__.

Reeve

Chief Administrative Officer

"SCHEDULE B"
RM OF PINEY - LAND NOT AVAILABLE

<u>Town</u>	<u>Legal Address</u>	<u>Acreage</u>	<u>Roll</u>
Sandilands	NE 22-4-9EPM	38.4	323020
Sandilands	NE 22-4-9EPM (69 10th St)	9.64	323025
Sandilands	NE 22-4-9EPM (9 11th St)	135 ft	323800
Sandilands	NE 22-4-9EPM (2-12-2555)	305.7 ft	326800
Sandilands	NE 22-4-9EPM (3-12-2555)	190 ft	326900
Sandilands	SW 27-4-9EPM	16.24	329920
Sandilands	NW 28-4-9EPM	40	330250
Sandilands	SW 28-4-9EPM (50036 PR 404)	40.02	330450
Woodridge	SW 1-4-10EPM (18070 Rd 60E)	80	333950
Woodridge	E 1/2 of NW 1/4 35-3-10EPM	78.48	267520
Woodridge	SW 1/4 6-4-10EPM	166	343000
Woodridge	NE 9-4-10EPM	147.66	343900
Woodridge	NW 2-4-10EPM (4-1-15655)	80 ft	334500
Woodridge	NW 10-4-10EPM (A-C--56114)	7.97	344549
Woodridge	NW 10-4-10EPM (10 Pinewood)	3.14	344655
Woodridge	SE 10-4-10EPM (4--1690)	107.7 ft	348500
Woodridge	SE 10-4-10EPM (15--1976)	0.22	353900
Woodridge	SW 11-4-10EPM	0.01	358022
Woodridge	NE 9-4-10EPM (Parcel A)	8.58	-
Woodridge	NE 9-4-10EPM (Parcel B)	16.62	-
Carrick	SE 28-3-11EPM	0.28	280210
Carrick	NE 1/4 10-3-10EPM	158.07	257200
Carrick	SW 1/4 14-3-10EPM	153.88	259300
Carrick	NW 1/4 19-3-11EPM	160	275900
Carrick	NE 1/4 10-3-11EPM	160	272000
Carrick	NE 1/4 30-3-11EPM	160	281500
Carrick	SE 1/4 30-3-11EPM	160	281700
Carrick	SW 1/4 25-3-10EPM	160	263700
Carrick	SE 1/4 26-3-10EPM	160	264000
Carrick	SW 1/2 NE 28-3-11EPM	65.68	279500
St. Labre	NW 1/4 1-5-11EPM	160	433700
St. Labre	SW 1/4 30-4-12EPM	161	397200
Badger	NE 25-2-11EPM	80	179300
Badger	NE 25-2-11EPM	80	179400
Badger	NE 12-3-11EPM (13090 PR 203)	1.97	272910
Badger	NE 6-3-12EPM	0.38	286086

"SCHEDULE B"
RM OF PINEY - LAND NOT AVAILABLE

<u>Town</u>	<u>Legal Address</u>	<u>Acreage</u>	<u>Roll</u>
Sundown	S 1/2 of SE 1/4 3-1-10EPM	91.5	1400
Sundown	SW 7-1-10EPM (2--16999)	3.04	3300
Sundown	N 1/2 of NW 1/4 10-1-10EPM	80	4550
Menisino	NE 35-1-10EPM (58096 PR 201)	2	15400
Menisino	SW 13-2-10EPM (8007 Rd 59E)	1.5	157400
Menisino	SW/SE 23-2-10EPM (1--35449)	7.9	1611780
Menisino	SE 6-2-11EPM (60131 PR 201)	80	171550
Piney	SE 1/4 1-1-11EPM	172.71	17800
Piney	SE 1-1-11EPM (A--12239)	6.93	17850
Piney	SE 1-1-11EPM (A--12239)	6	17925
Piney	NE 1/4 4-1-11EPM	160	19100
Piney	W 1/2 of NW 1/4 9-1-11EPM	79.95	21200
Piney	NW 1/4 26-1-11EPM	160	30600
Piney	SW 31-1-12EPM (5001 PTH 89)	0.6	52701
Piney	SW 35-1-12EPM	1	54800
Piney	NW 1/4 8-2-12EPM	156.11	187200
Piney	SE 1/4 18-2-12EPM	160	191300
Piney	SW 35-1-11EPM	18.52	34300
Piney	NW 18-1-12EPM	3	44400
Piney	SW 22-1-12EPM	20	46710
Piney	SW 6-2-12EPM	3.49	186600
Vassar	NW 1/4 4-2-13EPM	160	200400
Vassar	NE 1/4 3-2-13EPM	160	199900
Vassar	SW 6-2-13EPM	96.34	209100
Vassar	B-28375	147 ft	209600
Vassar	18-3231	1.02	204200
Vassar	4-1-13664	202.7 ft	206420
Vassar	5-1-13664	202 ft	206425
Vassar	NW 7-2-13EPM	75.5	210745
Vassar	NW 31-1-13EPM	40	73100
Vassar	6092 Boundary St	2.01	184210
Vassar	SW 8-2-13EPM	6	211000
Whitemouth	NW 1/4 5-3-13EPM	160	303700
Whitemouth	SW 1/4 8-3-13EPM	160	305200
Whitemouth	NW 1/4 20-3-13EPM	160	309500
Whitemouth	SW 1/4 29-3-13EPM	160	311500

"SCHEDULE B"
RM OF PINEY - LAND NOT AVAILABLE

<u>Town</u>	<u>Legal Address</u>	<u>Acreage</u>	<u>Roll</u>
South Junction	S 1/2 of SW 1/4 28-1-13EPM	74.02	72000
South Junction	2-4-16066	1.63	62158
South Junction	4-8-16066	0.77	62320
Sprague	SE 1/4 23-1-14EPM	160	100200
Sprague	S 1/2 of SW 1/4 35-1-14EPM	80	106720
Sprague	W 1/2 of SW 1/4 32-1-14EPM	80	104800
Sprague	SW 1/4 11-2-14EPM	160	227610
Sprague	SE 1/4 14-2-14EPM	160	229100
Sprague	NW 1/4 16-2-14EPM	160	229900
Sprague	SE 15-1-14EPM	2	83150
Sprague	4-4218	1.68	87700
Sprague	5-4218	1.09	87800
Sprague	6-4218	1.7	87900
Sprague	12-4218	1.46	88700
Sprague	34-4218	2.79	91300
Sprague	52-4218	0.27	93400
Sprague	54-4218	0.57	93700
Sprague	56-4218	70.5 ft	94110
Sprague	59-4218	50.6 ft	95400
Sprague	SE 19-1-14EPM (78101 Rd 3N)	160	98300
Sprague	NW 33-1-14EPM (1-32820)	0.28	105250
Sprague	SW3-2-14EPM (50770)	0.4	224379
Sprague	NE 24-2-14EPM (52152)	0.38	233480
Middlebro	E 1/2 of SW 18-1-16EPM	5.12	144400

"SCHEDULE C"
RM OF PINEY - OTHER LANDS

<u>Town</u>	<u>Legal Address</u>	<u>Acreage</u>	<u>Roll</u>
Menisino	SE 1/4 9-2-10EPM	160	155600
Carrick	NW 1/4 8-3-11EPM	160	271300
Carrick	SE 1/4 24-3-10EPM	160	263200
St. Labre	SW 1/2 13-5-10EPM	80	429050
Piney	NE 1/4 23-1-11EPM	160	27300
Whitemouth	S 1/2 of SW 1/4 4-3-13EPM	84.42	303350
Whitemouth	N 1/2 of SW 1/4 4-3-13EPM	84.58	303500
Whitemouth	SE 1/4 8-4-13EPM	158.48	401820
Whitemouth	SW 1/4 18-4-13EPM	154.95	406900
South Junction	Pt of SW 1/4 3-1-13EPM	89.11	56900
South Junction	NE 1/4 28-1-13EPM	158.48	71620
Sprague	SW 1/4 17-1-14EPM	160	97600
Sprague	NE 1/4 28-1-14EPM	147.86	78600