



## Municipal Surplus Land Disposition Program

### Purpose

To permit the sale and disposition of surplus lands owned by the City of Pembroke below market value to promote new residential, commercial, mixed use, or industrial development.

### Eligible Costs

- 1 Council will determine the percentage below market value which is to be applied to the property based on the proposed development's community benefits, and consistency with the vision and goals of this CIP.

### Program Details

- 1 Council will initiate the sale and disposition of certain municipal lands through Request for Proposal (RFP) processes, on a case-by-case basis.
- 2 Council will consider the sale and disposition of municipal lands below market value, at a cost to be determined by Council.
- 3 Market value will either be deemed to be the Municipal Property Assessment Corporation (MPAC) assessment value, or value determined by an independent appraiser retained and paid for by the City, as deemed appropriate by Council.
- 4 At its sole discretion, the City may require the applicant to submit a development schedule or phasing plan, prepared to the satisfaction of the City, in relation to an application for the Municipal Surplus Land Disposition Program.
- 5 The purchaser will be required to enter into a development agreement with the City acknowledging that they understand and abide by the terms of this program. The agreement will be registered against the lands to which it applies and the City will enforce the provisions of the agreement against any party to the agreement and, subject to the provisions of the Registry Act and the Land Titles Act, against any and all subsequent owners of the land.
- 6 If the purchaser fails to adhere to any requirements of the development agreement, the City will have the option of re-purchasing the property for the full price paid by the applicant, less any applicable legal costs.

### Eligibility Criteria

- 1 All General Eligibility Requirements outlined in **Section Error! Reference source not found.** shall apply.
- 2 Applications shall be in accordance with the application process set out in **Section Error! Reference source not found.**



**3** Eligible properties must:

- a. Be owned by the City of Pembroke;
- b. Conform to the City's Official Plan and be zoned in the City's Zoning By-law for residential, commercial, mixed use, or industrial uses, as applicable; and
- c. Be declared surplus by the City of Pembroke.

Applicants must present Council with sufficient information about the proposed development (e.g., renderings or concept plans) to demonstrate the project's desirability and feasibility.