

RURAL MUNICIPALITY OF ARMSTRONG

BY-LAW NO. 04/20

Being a By-law of The Rural Municipality of Armstrong to amend By-Law 04/16; The By-Law Managing Municipal Land Long Term Forage Leases.

WHEREAS Schedule "A" to By-Law 4/16 Clause 31 and 32 (a) needs to be updated and amended to receive a fair price for municipal lands and to provide another option of purchasing leased lands to be in the best interest of the public;

NOW THEREFORE the Council of the Rural Municipality of Armstrong, in a meeting duly assembled, enacts as follows:

1. **THAT** Schedule "A" **PURCHASE OF LEASED LANDS** Clause 31 and 32 (a) be updated as follows:

31. **That this clause be deleted.** "Purchase price shall be the average of the last three assessment periods plus 10% prior to the sale plus transfer costs and any legal fees associated with the sale".

to be amended to read as follows:

31. Purchase price shall be the current years assessment as per the municipal roll book provided by Manitoba Assessment at the time of request. Any and all legal and transfer fees associated with the sale will be the responsibility of the purchaser.

32. A Lessee approved to purchase their leased lands will have the following option:

(a) That this clause be deleted "The Lessee may enter into a "Lease with Option to Purchase" over a five (5) year period. Interest of ten percent (10%) will be added on the purchase price. Purchase price being the average of the last three (3) assessment periods not including transfer or legal costs then divided into five (5) equal payments to be paid annually over a five (5) year period. The purchaser will be responsible for lease rental or land taxes or a portion of both depending on the date of sale. An amount based on current land taxes will be charge instead of lease payments starting at the date the lease with option to purchase comes into effect".

to be amended to read as follows:

32. A Lessee approved to purchase their lease lands will have the following options:

(a) The Lessee may enter into a "Lease with Option to Purchase" over a five (5) year period. Interest of ten percent (10%) will be added on the purchase price. Purchase price being the current years assessment not including transfer or legal costs then divided into five (5) equal payments to be paid annually over a five (5) year period. The first payment will be due upon entering into the lease with option to purchase and payments thereafter will be due annually upon that same date. The purchaser will be responsible for lease rental or land taxes or a portion of both depending on the date of the sale. An amount based on current land taxes will be charged instead of lease payments stating at the date the lease with option to purchase comes into effect. The Lease with Option to Purchase begins upon council's resolution approving the sale unless otherwise stated by council.


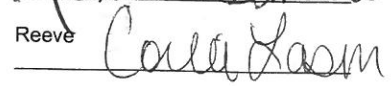
(b) The Lessee may pay the full purchase price. Purchase price being the current years assessment at the time of request not including transfer costs or any legal fees which are the responsibility of the purchaser. Full purchase price will be due upon council's resolution approving the sale or unless otherwise stated by council.

DONE AND PASSED in Council duly assembled at the Rural Municipality of Armstrong Council Chambers, Town of Inwood, in the Province of Manitoba this 17th day of April, 2020.

READ A FIRST TIME THIS 10th DAY OF March, 2020.

READ A SECOND TIME THIS 17th DAY OF April, 2020.

READ A THIRD TIME THIS 17th DAY OF April, 2020.


Reeve

Chief Administrative Officer