



Township of Ignace
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Township of Ignace – Public Update on Commercial Property

The Township of Ignace would like to provide an update regarding a commercial property within the community.

! First and most importantly: the property has NOT been sold.

The Township has received several expressions of interest and is currently reviewing options and having preliminary discussions. No final decision has been made, and no agreement is in place.

E What is happening right now?

At this stage, the Township is:

- Reviewing interest from multiple parties
- Exploring potential development opportunities
- Completing due diligence, including property valuation

👉 This is a normal part of the process and does not mean the property has been sold.

📄 What does the Township's by-law require?

Under By-law 08.2026, the Township is required to:

- Formally declare land as surplus before it is sold

However, the by-law does not require land to be declared surplus for:

- Expressions of interest
- Discussions
- Negotiations

👉 This means the Township is following the proper process by exploring options first.

💰 What about appraisals?

The Township is required to obtain an independent appraisal of the property as part of its due diligence.

👉 This ensures:

- The Township understands the property's value
- Decisions are made responsibly and in the public interest

This step does not indicate that a sale has occurred.

📣 Public Notice and Transparency

The Township has already made this opportunity known to the public:

- March 13 – Commercial property availability announced
 - Posted on the Township website
- March 23 – Discussed again at the Open House


The Township has taken steps to ensure the opportunity was publicly communicated and available to interested parties.

Understanding the Policy Framework

By-law 08.2026 recognizes that there are exemptions to the surplus declaration process where other legislative authorities apply.

In addition, provincial legislation provides municipalities with tools to support community improvement and redevelopment.

The Township has adopted a Community Improvement Plan, which is one of those tools.

 **In simple terms, this allows the Township to:**

- Support the improvement of older or underused properties
- Encourage new businesses and services
- Help facilitate redevelopment where significant investment is required

All such considerations are made in accordance with applicable legislation and remain subject to Council approval.

What happens next?

Before anything is finalized:

- The Township must receive an appraisal from a qualified professional
- Any required steps, including declaring the land surplus, will be completed
- The matter must return to Council for decision
- Decisions will be made in a public and transparent manner

 **No sale can occur without these steps.**

Final Message

The Township of Ignace is:

- Following its by-laws
- Acting transparently
- Exploring opportunities that may benefit the community

! No property has been sold

! No final decision has been made

Residents are encouraged to rely on official Township communications for accurate and up-to-date information.

Contact the Township Office for information. 807-934-2202

