

SALE OF LAND FOR TAX ARREARS BY PUBLIC TENDER

Form 6

MUNICIPAL ACT, 2001

Ontario Regulation 181/03 Municipal Tax Sales Rules

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

TAKE NOTICE that tenders are invited for the purchase of the land(s) described below and will be received until 3pm. local time, Tuesday, April 28, 2026 at the Municipal Office, Box 130, 285 County Road 44, Kemptville, Ontario K0G 1J0.

The tenders will then be opened in public on the same day at 3:30 p.m.

DESCRIPTION OF LANDS

Roll No. 07.19.716.040.11800

Part LT 30, CON 1, OXFORD, on PR33557, Municipality of North Grenville, County of Grenville PIN 68130 - 0434 (LT)
Known municipally as: vacant land, cedar Beach Lane, Kemptville.

According to the last returned assessment roll, the assessed value of the land is \$25,500

Minimum Tender Amount \$14,190

Roll No. 07.19.719.015.45302

PART LT 26, CONCESSION 3 OXFORD, Being Part 2 on 15R-11902, Municipality of North Grenville, County of Grenville
PIN 68124-0555 (LT)

Known municipally as: 144-146 George Street West, Kemptville

According to the last returned assessment roll, the assessed value of the land is \$100,000.00

Minimum Tender Amount \$8,902

Roll No. 07.19.716.020.12100

Lot 6, NE/S, Water Street, 8 NE/S Water Street, Plan 4, Oxford Mills, Municipality of North Grenville, County of Grenville
PIN 68117-0175 (LT)

Known municipally as: 8 Water Street, Oxford Mills

According to the last returned assessment roll, the assessed value of the land is \$244,000.00

Minimum Tender Amount \$108,375.00

Roll No. 07.19.716.010.11002

Part Lot 12, Concession 1, Oxford, being Part 1 on 15R7346, Municipality of North Grenville, County of Grenville
PIN 68113-0264 (LT)

Known municipally as: 1205 River Road, Kemptville

According to the last returned assessment roll, the assessed value of the land is \$205,000.00

Minimum Tender Amount \$23,945.00

Tenders must be submitted in the prescribed form along with the address or roll number of the property noted on the outside of the envelope and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the municipality.

Except as follows, the municipality makes no representation regarding the title to, existing interests in favour of the Crown, environmental concerns or any other matters relating to the lands to be sold. Any existing Federal or Provincial Crown liens or executions will remain on title and may become the responsibility of the potential purchaser. Responsibility for ascertaining these matters rests with the potential purchasers. The assessed value, according to the last returned assessment roll, may or may not be representative of the current market value of the property.

The land(s) does (do) not include mobile homes situate on the land(s).

This sale is governed by the Municipal Act, 2001 and the Municipal Tax Sales Rules made under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable, such as Land Transfer Tax, Non-Resident Speculation Tax and HST.

The municipality has no obligation to provide vacant possession to the successful purchaser.

A copy of the prescribed form of tender is available on the web site of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs. Further information regarding this sale and a copy of the prescribed form of tender can be viewed on the Municipality of North Grenville web site www.northgrenville.ca or if no internet access available, contact:

Ann Miller, Accounting and Tax Co-ordinator Corporation of the Municipality of North Grenville 285 County Road 44, P.O. Box 130 Kemptville, Ontario K0G 1J0 613-258-9569 x 136

Parcel #2



PARCEL



30 Zoom to

ROLL	071971901545302
MUN	NORTH GRENVILLE
LOCATION	144-146 GEORGE ST W
PROPERTY CODE	100
FRONTAGE	49.21
DEPTH	125.10
AREA	6156.9600
UNIT MEASURE	F
MAIL1	146 GEORGE ST W
MAIL2	
MAIL3	
CITY/PROV	KEMPTVILLE ON
POSTAL CODE	K0G 1J0
DESCRIPTION	OXFORD CON 3 PT LOT 26 RP-15R11902 PART 2
ROLL CREATE DATE	20180426
ACCESS	Y
FARM CODE	00

Zone: Residential Density Two (R2)

Assessed value: \$100,000

Minimum tender amount: \$8,902

Section 14 – R2 – Residential Second Density Zone

Within the Residential Second Density (R2) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section, provided it is serviced by municipal water supply and sanitary sewers:

14.1 Permitted Uses

- a single detached dwelling in accordance with Section 13.2, municipal water and sewer provisions for the R1 zone
- boarding or rooming house
- duplex dwelling
- semi-detached dwelling
- Additional Residential Unit
- bed and breakfast
- home occupation – domestic and household arts
- home occupation - professional use
- a Type A group home
- buildings, structures and uses accessory to a permitted use

14.2 Zone Regulations

14.2.1 For a Semi-Detached Dwelling, A Duplex Dwelling, Boarding or Rooming House

<u>Provisions</u>	<u>Semi-detached Dwelling</u>	<u>Duplex Dwelling</u>	<u>Boarding/Rooming House</u>
Min. lot area	230 m ² (a) (2476 ft ²)	465 m ² (5005 ft ²)	465 m ² (d) (5005 ft ²)
Min. lot frontage	7 m (22.9 feet) (a)	15 metres (49.2 feet)	15 metres (49.2 feet)
Min. front yard	6 metres (19.7 feet)	6 metres (19.7 feet)	6 metres (19.7 feet)
Min. exterior side yard	6 metres (19.7 feet)	6 metres (19.7 feet)	6 metres (19.7 feet)

Min. side yard	1.2 m(e) (3.9 feet)	3 metres (b) (9.8 feet)	3 metres (b) (9.8 feet)
Min. rear yard	6 metres (24.6 feet)	6 metres (24.6 feet)	6 metres (24.6 feet)
Maximum building height	11 metres (36.1 feet)	11 metres (36.1 feet)	11 metres (36.1 feet)
Maximum lot coverage	35 %	35 %	35 %

Footnotes:

- (a) The minimum lot area and minimum lot frontage requirements are per dwelling unit.
- (b) The minimum interior side yard shall be 3 metres on one side and 1.2 metre on the other side, except where a garage or carport is attached to the main dwelling or the lot is a corner lot in which case the minimum side yard setback shall be 1.2 metre
- (c) The minimum dwelling unit area shall be based on the Ontario Building Code minimums.
- (d) The maximum density shall be one dwelling unit per 167 m² (1797 ft²) of lot area.
- (e) The minimum side yard between semi-detached dwelling units shall be 0 metres (0 feet)

14.3 General Provisions

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Residential Second Density (R2) Zone.

FORM 7
TENDER TO PURCHASE

TO: Ann Miller, Accounting and Tax Coordinator

Municipality of North Grenville
285 County Road 44
PO Box 130
Kemptonville, ON K0G 1J0
(613)258-9569 ext. 136

RE: Sale of:

Roll #0719 716 040 11800.0000
Vacant land, Cedar Beach Lane, Kemptonville, ON
Part LT 30, CON 1, OXFORD, on PR33557
Municipality of North Grenville, County of Grenville
PIN 68130-0434 (LT)

1. I/we hereby tender to purchase the land described above for the amount of \$ _____
(_____ dollars) in accordance with the terms and conditions of the *Municipal Act, 2001*, and the *Municipal Tax Sales Rules*.

2. I/we understand that this tender must be received by the Municipal Office not later than 3:00 p.m. local time on **Tuesday April 28, 2026** and that in the event of this tender being accepted, I/we shall be notified of its acceptance.

3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$ _____ (_____ dollars) in favour of the **Municipality of North Grenville** representing 20 per cent or more of the tendered amount which will be forfeited if I/we do not pay the balance of the tendered amount, any land transfer tax and any accumulated taxes within fourteen days of the treasurer notifying me/us that I/we are the highest tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the *Municipal Tax Sales Rules*.

Dated at _____, this _____ day of _____, 202_.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Phone #	Phone #
Email	Email