

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 #3



PARCEL



Zoom to

ROLL	071971602012100
MUN	NORTH GRENVILLE
LOCATION	8 WATER ST
PROPERTY CODE	471
FRONTAGE	132.00
DEPTH	120.00
AREA	0.3600
UNIT MEASURE	A
MAIL1	123 WELLINGTON ST W
MAIL2	PO BOX 112
MAIL3	
CITY/PROV	OXFORD MILLS ON
POSTAL CODE	K0G 1S0
DESCRIPTION	PLAN 4 LOT 6 LOT 8
ROLL CREATE DATE	19971115
ACCESS	
FARM CODE	00

Zone: Highway Commercial Zone (C3)

Assessed value: \$244,000

Minimum tender amount: \$108,375

Section 19 – C3 – Highway Commercial Zone

Within the Highway Commercial (C3) 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.

19.1 Permitted Uses

- agricultural and heavy equipment supply sales and repair dealer
- animal care
- auction hall
- automobile sales or rental agency
- automobile service station
- bakery
- brewery
- building supply outlet
- carwash
- chip wagon under licenced by the Municipality
- clinic
- commercial club
- commercial garage
- commercial recreation centre
- commercial school
- contractor's or trades establishment
- contractor's yard
- convenience store
- custom workshop
- dry cleaner's distribution station
- equipment sales, rental and repair establishment
- financial services
- funeral home
- furniture and appliance dealer
- gas bar
- health clinic
- health spa
- hotel
- institutional uses
- marine/snowmobile sales and service establishment
- meeting or assembly hall

- merchandise service shop
- mini-storage facility
- mobile home or travel trailer sales and service establishment
- motel
- nursery/garden centre/greenhouse
- office
- outdoor patio
- parking lot
- personal service shop
- pharmacy
- place of entertainment
- post office
- printing establishment
- recreational establishment
- restaurant, including a drive-through or take-out restaurant
- retail establishment,
- service outlet
- specialty food store
- supermarket
- tavern or liquor licensed premises
- taxi station
- theatre
- tourist establishment
- transportation depot
- veterinary clinic
- warehouse
- wholesale outlet
- workshop
- buildings, structures and uses accessory to a permitted use

19.2 Zone Regulations

<u>Provisions</u>	<u>No Municipal Water or Sewer</u>	<u>Municipal Water and Sewer</u>
Minimum lot area	2000 m ² (21528 ft ²)	Nil
Minimum lot frontage	30 metres (98.43 feet)	23 metres (75.9 feet)
Minimum front yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)

Minimum rear yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum side yard	6 metres (19.7 feet)(a)	3 metres (9.8 feet)(c)
Minimum exterior side yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Maximum building height	13 metres (42.7 feet)	13 metres (42.7 feet)
Minimum landscaped open space	10 % (b)	10 % (b)
Maximum lot coverage	40 %	40 %
Maximum gross leasable floor area (d)	1,850 m ² (19,914. ft ²)	1,850 m ² (19,914. ft ²)

Footnotes:

- (a) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 12 metres (39.4 ft.).
- (b) Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone.
- (c) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 6 metres (19.7 ft.).
- (d) Maximum gross leasable floor area shall only apply to building supply outlets, furniture and appliance dealers, retail establishments, supermarkets, and wholesale outlets

19.2.1 Automobile Services Stations

According to the provisions of Section 6.6 of this By-Law.

19.2.2 Outside Display and Storage

Outside display and storage of goods and materials:

- a) Shall not be closer not than 2 metres (6.6 ft.) To the front lot line;
- b) Shall not be located closer than 2 metres (6.6 ft.) to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6

metres (19.7 ft.) of an interior side or rear lot line where the lot line abuts a lot zone for other than commercial or industrial purposes;

- c) Shall not exceed 30 percent lot coverage; and,
- d) Shall not occupy any required parking or area.

19.3 General Provisions

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Highway Commercial (C3) 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