

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 #4



PARCEL



Zoom to

| | |
|------------------|--------------------------------------|
| ROLL | 071971601011002 |
| MUN | NORTH GRENVILLE |
| LOCATION | 1205 RIVER RD |
| PROPERTY CODE | 313 |
| FRONTAGE | 135.00 |
| DEPTH | 540.00 |
| AREA | 2.0100 |
| UNIT MEASURE | A |
| MAIL1 | 1205 RIVER RD |
| MAIL2 | PO BOX 425 |
| MAIL3 | |
| CITY/PROV | KEMPTVILLE ON |
| POSTAL CODE | K0G 1J0 |
| DESCRIPTION | CON 1 PT LOT 12 RP 15R7346;PART 1 |
| ROLL CREATE DATE | 19971115 |
| ACCESS | Y |
| FARM CODE | 00 |

Zone: Rural (RU), and Flooding & Erosion Protection (FEP)

Assessed value: \$205,000

Minimum tender amount: \$23,945

Section 9 – RU – Rural Zone

Within the Rural (RU) 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.

9.1 Permitted Uses

a) Residential Uses

- single detached dwelling accessory to an agricultural use
- a single detached dwelling
- Additional Residential Unit
- a Type A group home

b) Non-Residential Uses

- agricultural uses
- bed and breakfast
- conservation uses including reforestation and other activities connected with the conservation of soil or wildlife
- equestrian centre
- forestry
- home occupation – domestic and household arts
- home occupation – farm vacation
- home occupation – professional use
- home occupation – rural business
- hunt or fishing camp
- sugar bush
- buildings, structures and uses accessory to a permitted use

9.2 Zone Provisions

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|----------------------|---------------------------|
| Minimum lot area | 1.0 hectares (2.47 acres) |
| Minimum lot frontage | 60 m (196.8 ft) |
| Minimum side yard | 6 m (19.68 ft) |
| Minimum rear yard | 12 m (39.4 ft) |

| | |
|---|-----------------|
| Minimum front yard | 12 m (39.4 ft) |
| Minimum exterior side yard | 12 m (39.4 ft) |
| Minimum height of detached dwelling | 11 m (36.1 ft) |
| Maximum height non-residential structures | See Section 6.1 |
| Maximum lot coverage | 15 % |

9.3 General Provisions

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

Section 30 – FEP – Flooding & Erosion Protection Zone

Within the Flooding & Erosion Protection 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.

30.1 Permitted Uses

- agricultural uses, exclusive of buildings
- building or structure required by a public authority for flood and/or erosion control, slope stability or for conservation or wildlife management purposes
- conservation uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife
- marine facility
- parking facilities incidental to a permitted use
- passive outdoor recreational uses
- active outdoor recreational use, excluding any buildings
- passive outdoor recreational use, excluding any buildings
- public parks, conservation areas, picnic areas, historic sites excluding any buildings, except for non-habitable, non-enclosed buildings or structures such as picnic structures and rest facilities
- existing buildings and uses that were lawfully established prior to the date of the passage of this By-Law
- accessory uses to the above uses, excluding any buildings or structures

30.2 Zone Regulations

| | |
|--|----------------------|
| Minimum front yard | 20 metres (65.6 ft.) |
| Minimum rear yard | 10 metres (32.8 ft.) |
| Minimum interior side yard | 3 metres (9.8 ft.) |
| Minimum exterior side yard | 20 metres (65.6 ft.) |
| Minimum distance to the normal highwater mark of any waterbody | 30 metres (98.4 ft.) |
| Maximum building height | 6 metres (19.7 ft.) |
| Maximum lot coverage | 15 % |

30.3 General Provisions

All special provisions of Section 6 General Provisions shall apply, where applicable, to any land, lot, building, structure or use within the Flooding & Erosion Protection 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 |