

SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY

Take Notice that tenders are invited for the purchase of the land described below and will be received until 3:00 p.m. local time on 15 February 2012, at the South Glengarry Municipal Office, 6 Oak St., P.O. Box 220, Lancaster, Ontario K0C 1N0.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the South Glengarry Municipal Office, 6 Oak St., Lancaster.

Description of Lands:

Roll No. 01 01 001 002 49300 0000, Part of PIN 67137-0294(R) Part of Lots 8 and 9, Concession 1, Geographic Township of Lancaster, Township of South Glengarry, County of Glengarry Land Registry of the Registry Division of Glengarry designated Parts 6 and 7 Plan 14R-5912, being part of the PIN. File 10-02

Minimum Tender Amount: \$7,804.94

Roll No. 01 01 001 013 20000 0000; 21121 Concession 5 Rd. North Lancaster; PIN 67142-0057(LT) Part Lot 24 Concession 6 Lancaster, designated Parts 3 & 6 Plan 14R589; South Glengarry. File 10-03

Minimum Tender Amount: \$34,854.73

Roll No. 01 01 006 019 04000 0000; 19114 County Rd. 18 Martintown; PIN 67121-0064(LT) Part W1/2 Lot 39 Concession 1 North Side Faisin River Charlottenburgh as in AP122835; S/T execution 08-0000230, if enforceable; South Glengarry. File 10-07

Minimum Tender Amount: \$47,347.37

Roll No. 01 01 006 029 83000 0000; PIN 67112-0118(LT) Part Lot 9 Concession 8 Indian Lands Charlottenburgh, designated Part 1 Plan 14R3539; South Glengarry. File 10-09

Minimum Tender Amount: \$10,882.45

Tenders must be submitted in the prescribed form and must be accompanied by a deposit in the form of a money order or of a bank draft or cheque certified by a bank or trust corporation payable to the municipality and representing at least 20 per cent of the tender amount.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

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 the relevant land transfer tax.

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

Note: HST may be payable by successful purchaser.

For further information regarding this sale and a copy of the prescribed form of tender visit www.OntarioTaxSales.ca, or if no internet available contact:

Mr. Michel J. Samson
Treasurer
The Corporation of the Township of South Glengarry
6 Oak St.,
P.O. Box 220
Lancaster, Ontario K0C 1N0
613-347-1166
mike@southglengarry.com
www.southglengarry.com

TENDERER'S CHECKLIST FOR SUBMITTING A VALID TENDER

Have you done your homework?

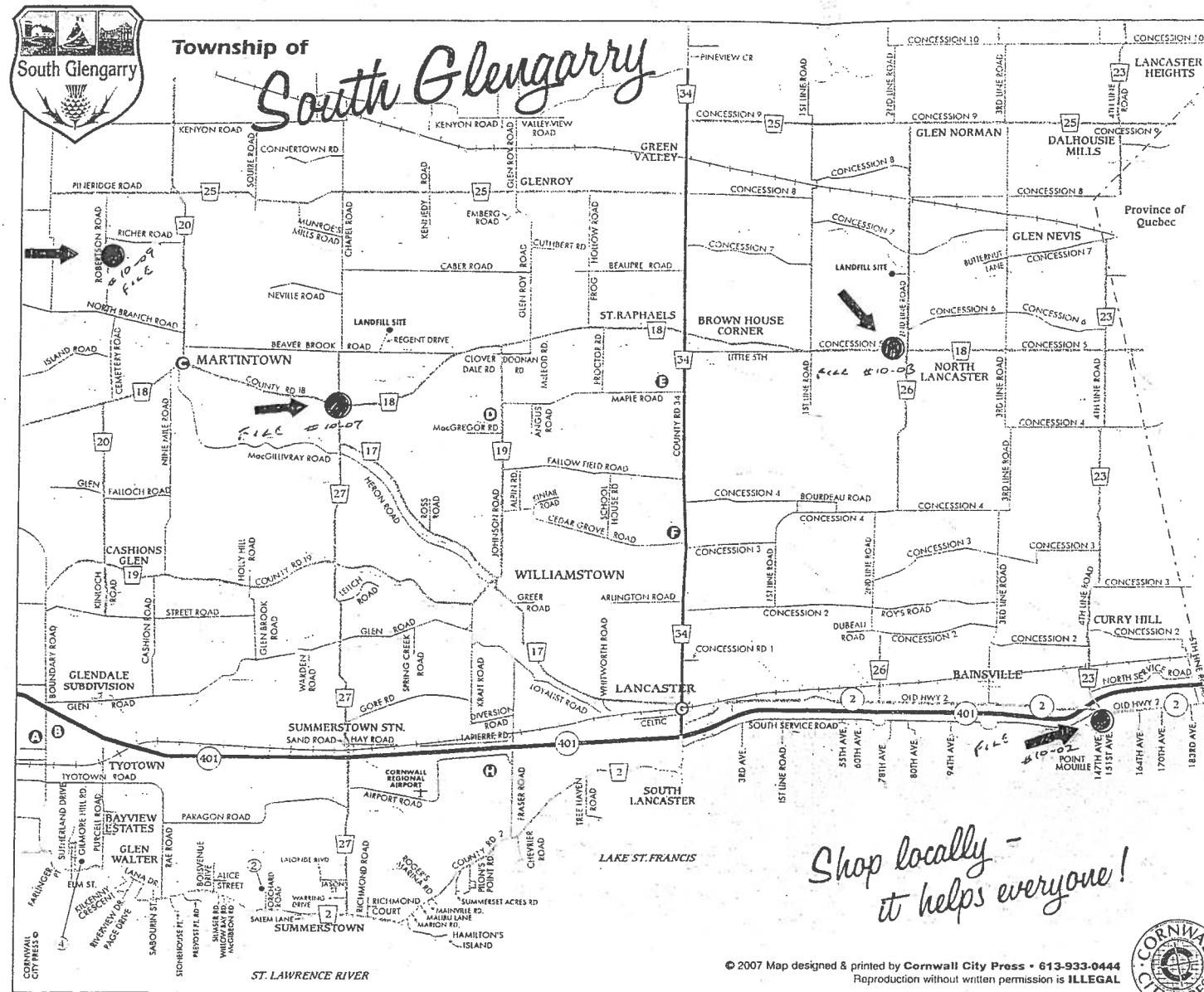
The municipality makes no representation regarding the title to the property or any other matters relating to the lands to be sold.

Responsibility for ascertaining these matters rests with YOU.

| YES | NO | |
|-----|----|---|
| | | Requirements for "Submitting a Tender" pursuant to the <i>Municipal Act, 2001</i> |
| | | Envelope is sealed |
| | | Envelope indicates it is for a Tax Sale |
| | | An identifiable description of the land or municipal address is shown on the envelope |
| | | Envelope is addressed to the Treasurer (or Deputy Treasurer) NOTE: Tenders must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different. |
| | | Tender is submitted in Form 7 NOTE: Form 7 must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different. |
| | | Form 7 is typewritten or legibly written in ink |
| | | Form 7 deals with one parcel only |
| | | Only one Form 7 per envelope |
| | | Tender includes only the terms and conditions as provided for in the Municipal Tax Sales Rules |
| | | Your Tender Amount is equal to or greater than the Minimum Tender Amount given for the property in the ad |
| | | Deposit is at least 20% of the amount you tender NOTE: Deposit of 20% must always be rounded off to the "HIGHER" cent (ie. Example: If you tender \$5,000.01 – 20% of \$5,000.01 is \$1,000.002 – therefore \$1,000.00 would be less than 20% of the amount you tendered - \$1,000.01 would be the minimum deposit required) |
| | | Deposit is made by way of money order, or by way of bank draft or certified cheque by a bank or trust corporation |

**If you answered "NO" to any of the above questions,
the Tender may be rejected!**

Maps are provided as a courtesy only and the Municipality makes no warranties as to the accuracy of this information



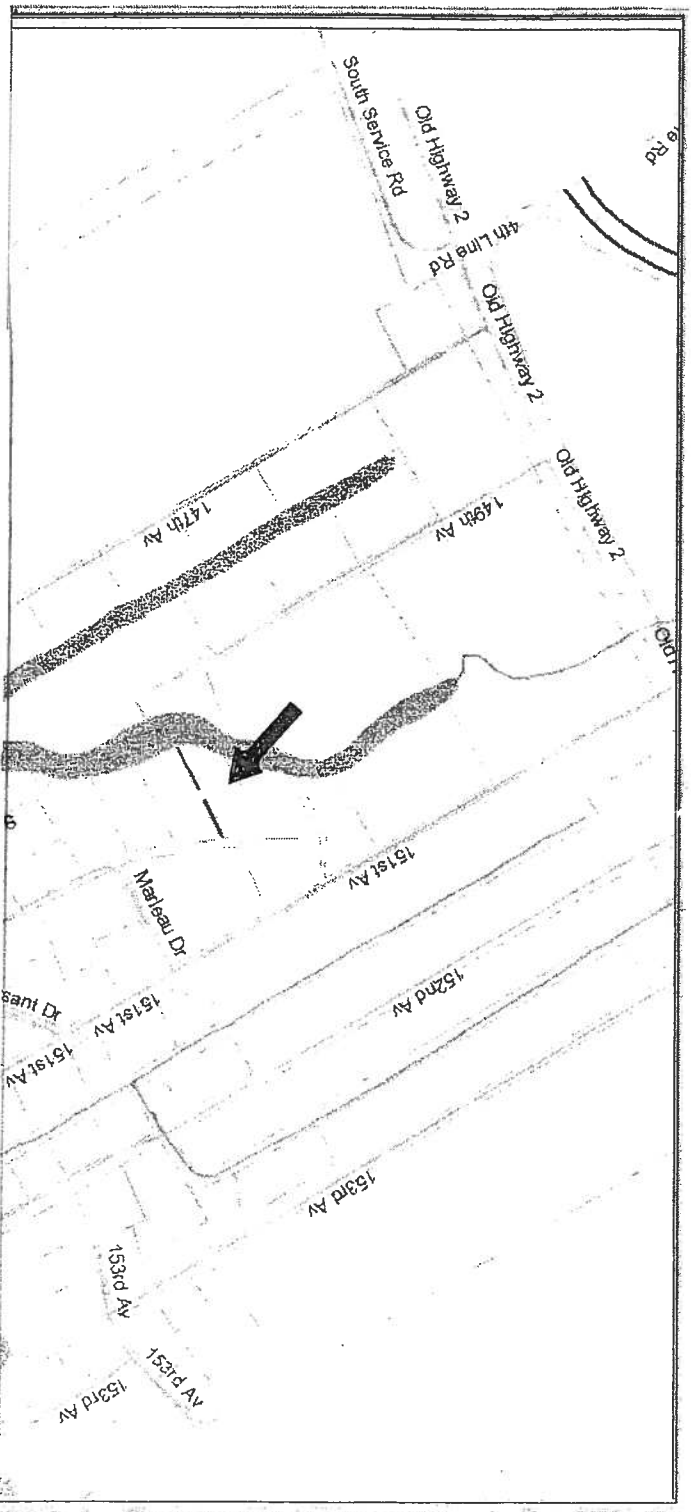


OntarioTaxSales.ca™

Property Information

| | |
|--|--|
| Municipality | Township of South Glengarry |
| File Number | 10-02 |
| Roll Number | 01 01 001 002 49300 0000 |
| Minimum Tender Amount | \$7,804.94 |
| Municipal Address | Not Assigned |
| Property Identification Number | Part of PIN 67137-0294(R) |
| Brief legal description | Part of Lots 8 and 9, Concession 1, Geographic Township of Lancaster, Township of South Glengarry, County of Glengarry Land Registry of the Registry Division of Glengarry designated Parts 6 and 7 Plan 14R-5912, being part of the PIN |
| Annual Taxes | \$170.41 |
| Assessed value | 13,000 (2012) |
| Approximate property size | 0.06 Acre, 231.45 ft depth |
| Is the property on a lake or a bay or a river? | No |
| Is the property accessible by a public or private road or a right-of-way? | Private right-of-way (not defined on site) |
| Is there a house on the property? | No |
| Is there some other structure on the property? | No |
| Zoning | Limited Service Residential (LSR) & Floodplain Holding |
| <u>With the existing zoning, is it possible to obtain a building permit?</u> | No |
| Is it possible to have the property re-zoned? | No |
| For further information regarding Zoning, contact: | Patricia Trainor (613) 347-1166 Ext 258 |
| Additional information | Access cannot be guaranteed |

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Roll No. 01 01 001 002 49300

File No. 10-2

No CURVE ADDRESS

DIMENSIONS 10.55 FT X 231.45 FT

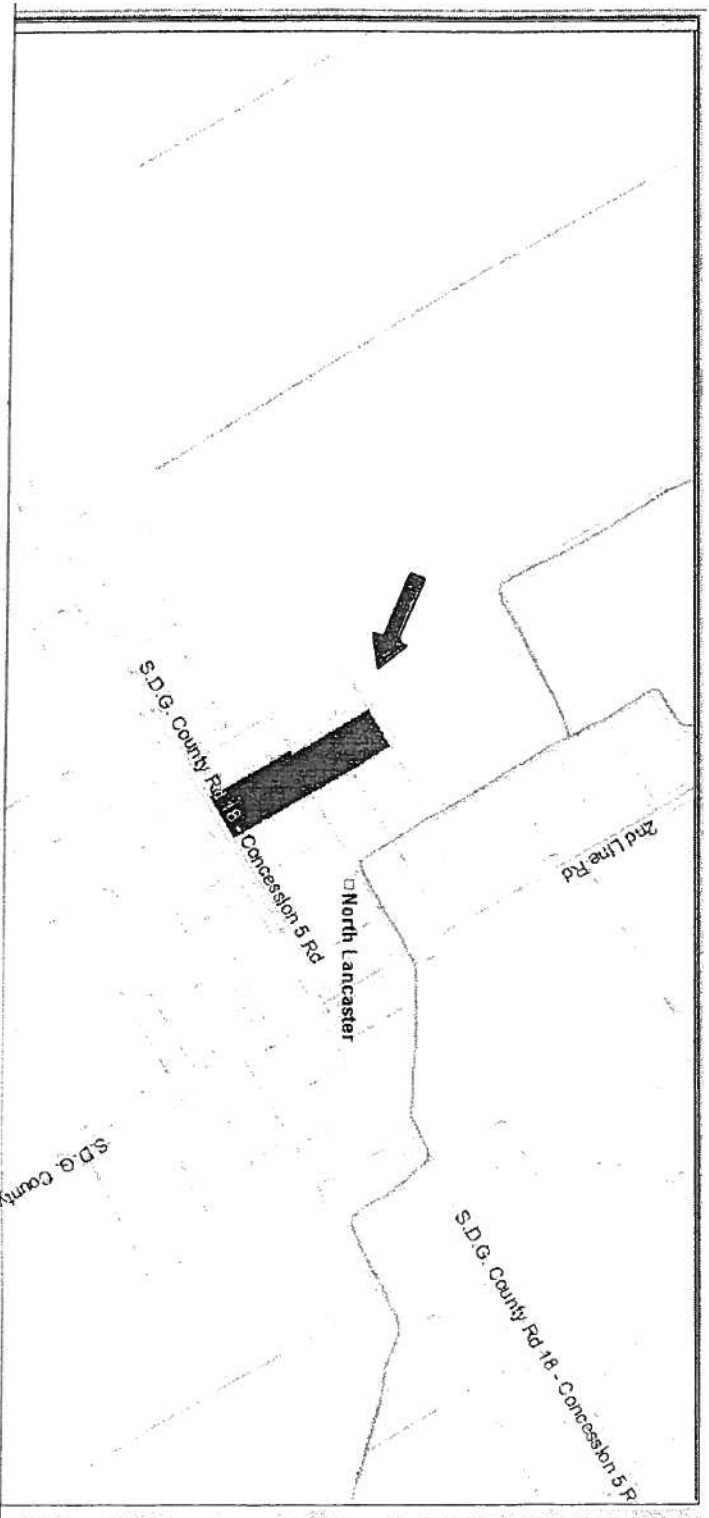
PART 6470N R014R 5912



Property Information

| | |
|--|---|
| Municipality | Township of South Glengarry |
| File Number | 10-03 |
| Roll Number | 01 01 001 013 20000 0000 |
| Minimum Tender Amount | \$34,854.73 |
| Municipal Address | 21121 Concession 5 Rd. North Lancaster |
| Property Identification Number | 67142-0057(LT) |
| Brief legal description | Part Lot 24 Concession 6 Lancaster, designated Parts 3 & 6 Plan 14R589; South Glengarry |
| Annual Taxes | \$3,989.53 |
| Assessed value | RT 78,000 & CT 83,000 |
| Approximate property size | 1.05 Acre, 114.7 ft frontage & 419.2 ft depth |
| Is the property on a lake or a bay or a river? | No |
| Is the property accessible by a public or private road or a right-of-way? | Public Road |
| Is there a house on the property? | House & Store |
| Is there some other structure on the property? | Garage |
| Zoning | Residential 1 – Low Density (R1) |
| <u>With the existing zoning, is it possible to obtain a building permit?</u> | Yes |
| Is it possible to have the property re-zoned? | Yes – (Core Commercial or R2) |
| For further information regarding Zoning, contact: | Patricia Trainor (613)347-1166 Ext 258 |
| Additional information | Property was used as a general store & gas bar |

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Roll No. 0101001013 ~ 2000

File No. 10-0

2121 CONCESSION
NORTH LANCASTER



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and the municipality makes no
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information.

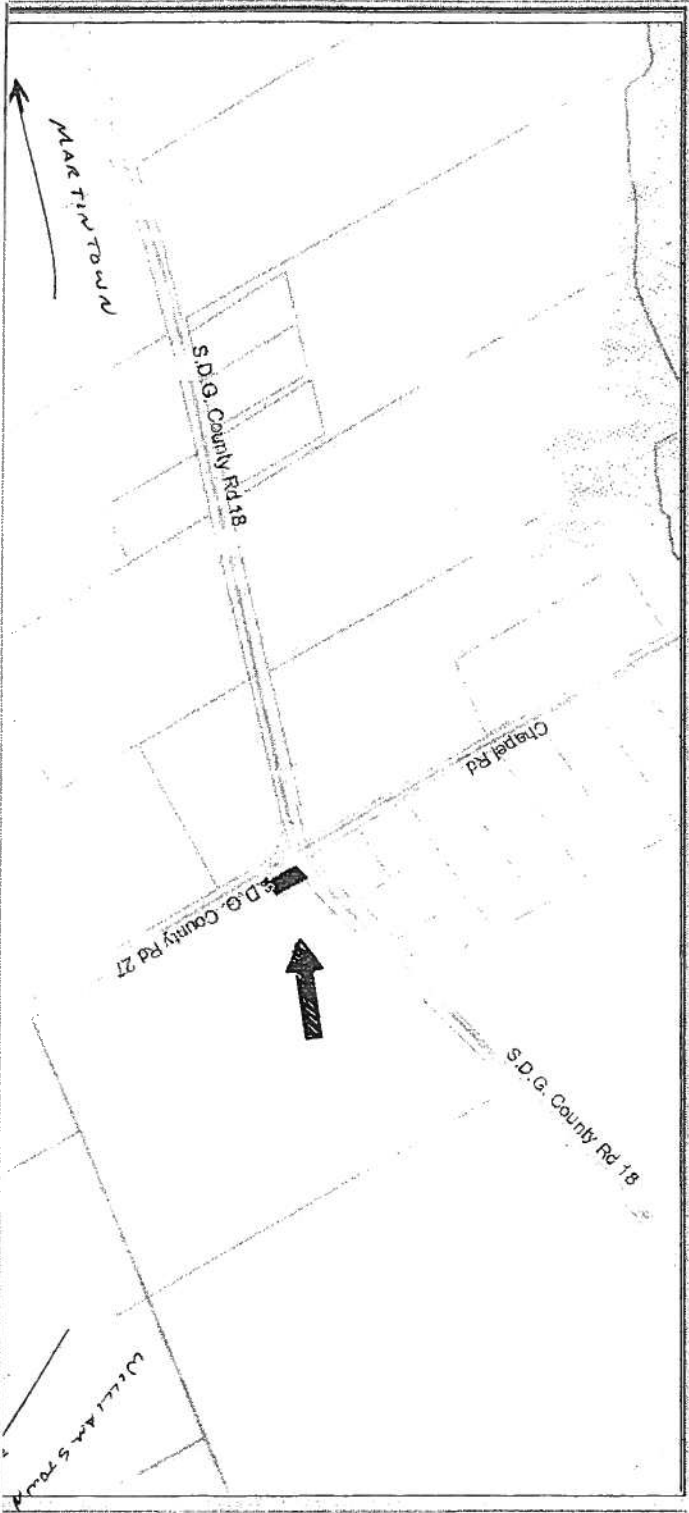
ROLL NO. 01 01 001 013-2000
FILE 10-03



Property Information

| | |
|--|--|
| Municipality | Township of South Glengarry |
| File Number | 10-07 |
| Roll Number | 01 01 006 019 04000 0000 |
| Minimum Tender Amount | \$47,347.37 |
| Municipal Address | 19114 County Rd. 18 Martintown |
| Property Identification Number | 67121-0064(LT) |
| Brief legal description | Part W1/2 Lot 39 Concession 1 North Side Raisin River Charlottenburgh as in AR122835; S/T execution 08-0000230, if enforceable; South Glengarry. |
| Annual Taxes | \$1,963.48 |
| Assessed value | 147,000 |
| Approximate property size | 0.25 acre, 79 ft frontage & 138.2 ft depth |
| Is the property on a lake or a bay or a river? | No |
| Is the property accessible by a public or private road or a right-of-way? | Yes |
| Is there a house on the property? | House |
| Is there some other structure on the property? | No |
| Zoning | Rural (RU) |
| <u>With the existing zoning, is it possible to obtain a building permit?</u> | Yes |
| Is it possible to have the property re-zoned? | Yes (R2 or Commercial) |
| For further information regarding Zoning, contact: | Patricia Trainor (613)347-1166 Ext 258 |

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Roll No. 0101 006 019 04000

File No 10-07

19114 County Rd 18

(INTERSECTION OF CTY RD 18 & CTY RD 27)



ROLL No. 01 01 006 019 0400

FILE 10-07

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information.

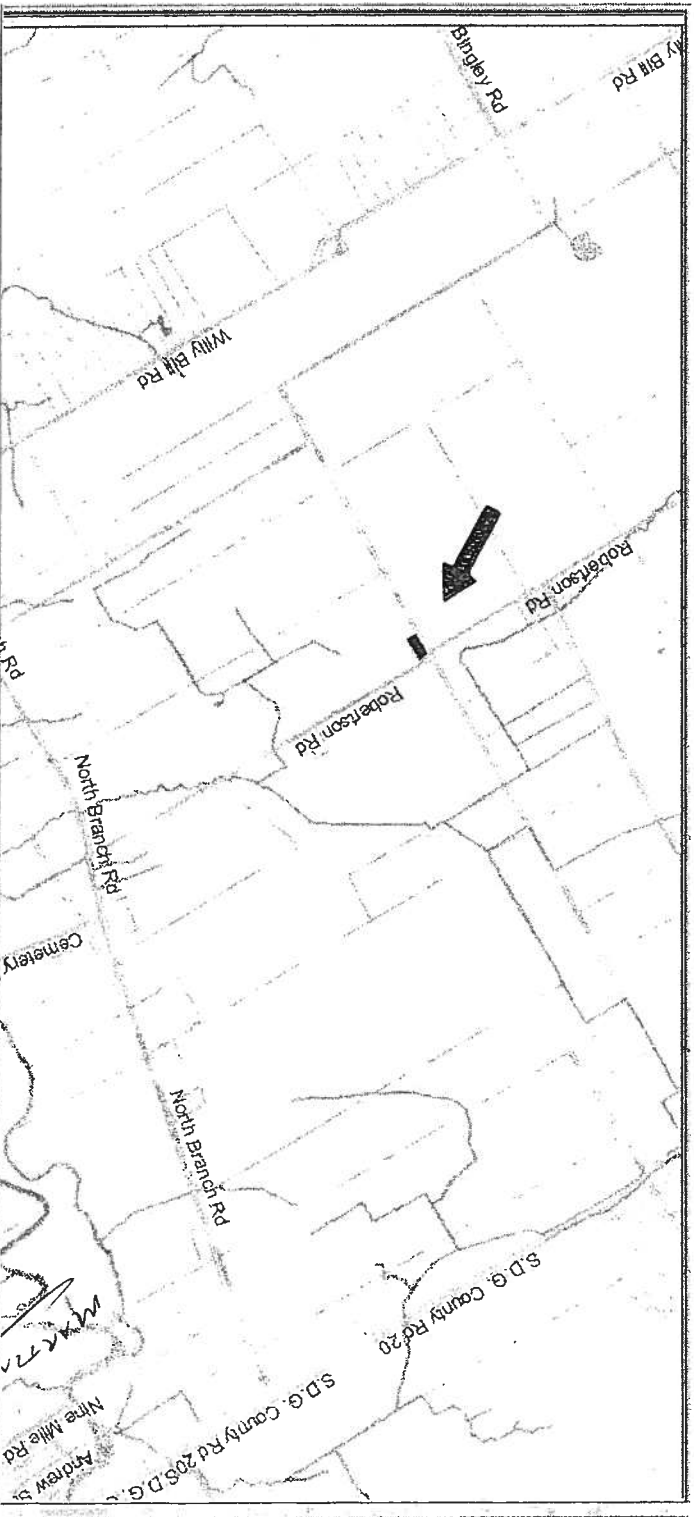


Property Information

| | |
|---|---|
| Municipality | Township of South Glengarry |
| File Number | 10-09 |
| Roll Number | 01 01 006 029 83000 0000 |
| Minimum Tender Amount | \$10,882.45 |
| Municipal Address | Not Assigned |
| Property Identification Number | 67112-0118(LT) |
| Brief legal description | Part Lot 9 Concession 8 Indian Lands Charlottenburgh, designated Part 1 Plan 14R3539; South Glengarry |
| Annual Taxes | \$294.87 |
| Assessed value | 22,000 |
| Approximate property size | 1.09 acre, 154 ft frontage & 300 ft depth |
| Is the property on a lake or a bay or a river? | No |
| Is the property accessible by a public or private road or a right-of-way? | Yes |
| Is there a house on the property? | No |
| Is there some other structure on the property? | No |
| Zoning | Agricultural (RU) |
| With the existing zoning, is it possible to obtain a building permit? | Yes |
| Is it possible to have the property re-zoned? | Yes (R2) |

For further information regarding Zoning, contact: Patricia Trainor (613) 347-1166 Ext 258

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Roll No. 01 01 006 029 83000 File no. 10-08
ON ROBERTSON RD (APPROX. 1.5 km N. OF NORTH BRANCH RD)
VACANT LOT IN SLIGHT CURVE



Pictures are provided as a courtesy only
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warranties as to the accuracy of this
information.

ROLL NO. 01 01 006 029 83000

FILE 10-09

PART 5 – ZONES, ZONE SYMBOLS, AND HOLDING (H) SYMBOL

PART 5 ZONES, ZONE SYMBOLS, AND HOLDING (H) SYMBOL

5.1 SCHEDULE OF ZONES AND SYMBOLS

For the purposes of this By-law, South Glengarry Township is divided into the following *Zones* as named and described in the following sections, the boundaries of which are shown on Schedule "A" which is attached and forms part of this By-law.

Residential Zones

| | |
|-----------------------------------|-----|
| Residential 1-Low Density..... | R1 |
| Residential 2-Low Density 2 | R2 |
| Residential 3-Medium Density..... | R3 |
| Residential 4-High Density..... | R4 |
| Limited Services Residential..... | LSR |

Commercial Zones

| | |
|--------------------------|----|
| Core Commercial..... | CC |
| General Commercial | CG |
| Hamlet Commercial..... | C1 |
| Highway Commercial..... | CH |

Industrial Zones

| | |
|-------------------------|----|
| Light Industrial..... | ML |
| Heavy Industrial..... | MH |
| Rural Industrial..... | MR |
| Airport Industrial..... | MA |
| Salvage Yard | SY |

| | |
|---------------------------------|----|
| <u>Institutional Zone</u> | IN |
|---------------------------------|----|

Rural Zones

| | |
|-------------------------|----|
| Agricultural..... | AG |
| Rural..... | RU |
| Estate Residential..... | ER |

Extractive Zones

| | |
|-------------------------|-----|
| Extractive Reserve..... | MXR |
| Extractive Pit..... | MXP |
| Extractive Quarry..... | MXQ |

| | |
|----------------------------------|----|
| <u>Waste Disposal Zone</u> | WD |
|----------------------------------|----|

Environmental Protection Zones

| | |
|---------------------------|----|
| Natural Hazard..... | NZ |
| Flood Plain | FP |
| Natural Conservation..... | NC |

PART 5 – ZONES, ZONE SYMBOLS, AND HOLDING (H) SYMBOL

Provincially Significant Wetland..... PSW

Open Space Zone..... OS

5.2 HOLDING (H) SYMBOLS

Any parcel or area of land in any *Zone* of this By-law may be further classified as a holding *Zone* with the applicable *Zone* symbol preceding the "H" symbol. The intent is to signify *Council's* approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given *Zone* shall restrict development of the land until such time as the demand for the development of the land is sufficient to warrant immediate development. The "H" symbol may be used for other purposes where holding measures to prevent or defer future development are deemed to be appropriate by the *Municipal Council*.

Where a holding *Zone* applies, no lands shall be used and no *buildings* or *structures* shall be erected or used for any purpose other than uses existing on the date of passing of this By-law and this may include erecting any new *accessory buildings* or *structures* for existing uses or additions not exceeding 25% of the *floor area* of the existing *main building*. "H" symbols may be removed from all or part of a *lot* to which the "H" symbol applies. Notice to remove an "H" symbol shall be in accordance with Regulation 199/96 of the *Planning Act*.

Where a holding *Zone* applies within a Flood Plain *Zone*, the "H" symbol may be removed from all or part of a lot to which the "H" symbol applies upon recommendation from the Raisin Region Conservation Authority. This may require studies such as a geotechnical investigation or an environmental impact assessment or study, etc.

There may be some parcels of property within the flood plain holding zone that will be undevelopable.