

## Tender Package No. 1

### THE CORPORATION OF THE TOWNSHIP OF MINDEN HILLS

**TAKE NOTICE** that tenders are invited for the purchase of the land(s) described below and will be received until 3:00 p.m. local time on the 29<sup>th</sup> day of September, 2017, at the Township Offices, 7 Milne Street, P.O. Box 359, Minden, Ontario, K0M 2K0.

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

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 (or board) 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 land(s) to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

This sale is governed by the *Municipal Act, 2001*, as amended, and the *Municipal Tax Sales Rules*, as amended, 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: H.S.T. may be payable by successful purchaser.**

PT LOT 16 CON 4 LUTTERWORTH, PT 2 19R1084; MINDEN HILLS. BEING ALL OF PIN 39207-0023 (LT).

Roll # 46 16 051 000 40500

**Minimum Tender Amount: \$4,727.78**

Zoning: Rural Residential (RR)

\*\*Please see the attached "Quick Reference Guide" for information regarding setback requirements of each zone and as well as exceptions for specific buildings.

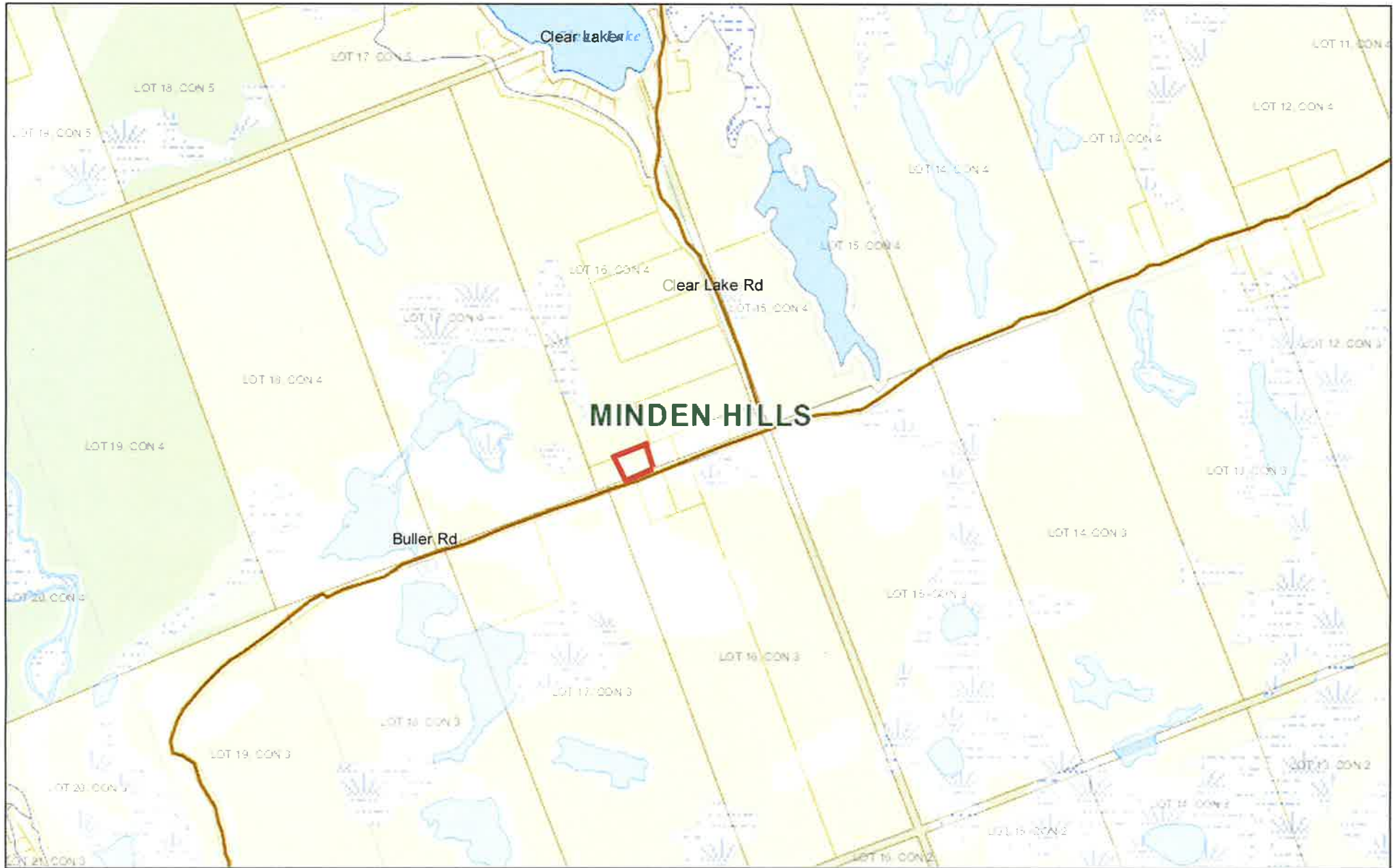
The following information is taken from the Assessment Roll:

Assessment (January 1, 2016):	16,500
Frontage:	220.0 Feet
Acreage:	1.0 Acre
Other:	Vacant Land

The information provided above is informal and should not be relied upon by a potential purchaser. Persons interested in submitting a tender should satisfy themselves through independent sources.

**"ALL TENDERERS PLEASE NOTE:** All tenders that are received and are not the highest tender will be returned using courier. Please ensure that the address provided is written clearly and is sufficient to return the tender and deposit cheque to you by courier. If the address is deficient your tender will be returned by regular mail and the municipality will not be responsible for any lost or stolen deposit funds. **NO TENDERS WILL BE RETURNED TO TENDERERS IN PERSON ON THE DAY THAT THE TENDER OPENING IS COMPLETED OR AT ANY TIME THEREAFTER."**

51-40500



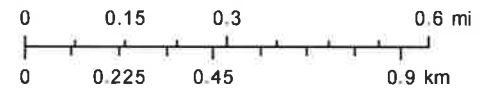
August 16, 2017

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# FORM 7 TENDER TO PURCHASE

*Municipal Act, 2001, as amended*

TO:

Name (Treasurer) <b>Lorrie Blanchard, CAO/Treasurer</b>
Address and Telephone Number of Municipality or Board <b>7 Milne Street, P.O. Box 359, MINDEN, Ontario, K0M 2K0                  (705) 286-1260</b>

RE: SALE OF: (Description of Land)

**PT LT 16 CON 4 LUTTERWORTH, PT 2 19R1084; MINDEN HILLS.  
 BEING ALL OF PIN 39207-0023 (LT). Roll # 46 16 051 000 40500.**

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*, as amended, and the *Municipal Tax Sales Rules*, as amended.
2. I/we understand that this tender must be received by the Treasurer's office not later than 3:00 p.m. local time on **September 29, 2017**, 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 **Corporation of the Township of Minden Hills** representing 20 per cent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any land transfer tax and any accumulated taxes within 14 days of the Treasurer notifying me/us that I/we are the highest tenderer.

**Note: H.S.T. may be payable by successful purchaser.**

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

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Telephone #: Facsimile #: Email:	Telephone #: Facsimile #: Email:

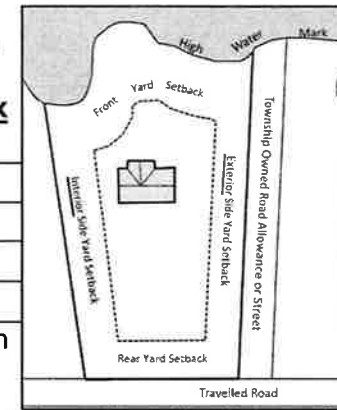


## ZONING BY-LAW 06-10 QUICK REFERENCE GUIDE

### LOT REGULATIONS:

<u>Zone</u>	<u>Front Yard</u>	<u>Side Yard: Interior / Exterior</u>	<u>Rear Yard</u>	<u>Lot Coverage - max</u>
SR	30 m. (98' 5")†	4.5 m. (14' 9") / 6 m. (19' 8")	12 m. (39' 4")	15%
RU	15 m. (49' 3")	15 m. (49' 3") / 15 m. (49' 3")	15 m. (49' 3")	10%
RR	15 m. (49' 3")	10 m. (32' 10") / 15 m. (49' 3")	15 m. (49' 3")	15%
HR	10 m. (32' 10")	3 m. (9' 10") / 10 m. (32' 10")	10 m. (32' 10")	25%
R1 & R2	7.5 m. (24' 7")	1.2 m. (3' 11") / 4.5 m. (14' 9")	7.5 m. (24' 7")	30% R1 / 35% R2

† For lots created before Feb. 22, 2005 the required front yard is 23 m. (75' 6"); for lots NOT fronting on either a watercourse or a Shore Road Allowance the required front yard is 15 m. (49' 3").



**HIGH WATER MARK:** The normal ordinary or regulated high water mark of any body of water, as indicated by the character of the vegetation or soil, or, where the high water mark is indeterminate, the normal or regular water level as shown on a plan of survey prepared by an Ontario Land Surveyor.

**SETBACK FROM HIGH WATER MARK:** For all lots created after Feb. 22, 2005, and all lots within the RU Zone the setback from the High Water Mark is 30 m. (98' 5"). For lots created before Feb. 22, 2005 the required setback is 23 m. (75' 6"). Note that for waterfront properties, or properties fronting onto the Shore Road Allowance, the Zoning By-law considers the front yard to be the side facing the water or Shore Road Allowance.

### ACCESSORY BUILDINGS:

- The maximum lot coverage for all accessory buildings and structures on a lot is 5% and is included in the maximum lot coverage referenced above.
- An accessory building may not be more than 1 storey, or higher than 4.5 m. (14' 8"), and must be at least 1.5 m. (4' 11") from the principal building.
- Any structure that is less than 10.3 m<sup>2</sup> (108 sq.ft.) and NOT ATTACHED to an existing structure does not require a building permit BUT the above noted setbacks still apply.

### SPECIFIC PROVISIONS FOR CERTAIN BUILDINGS & STRUCTURES:

**Decks/Porches/Balconies:** Unenclosed decks/porches/balconies may project 3.5 m. (11' 6") into any required yard provided such structure complies with the required side yard.

**Docking Facilities:** A dock may be located in the required front yard provided it complies with the required side yard (and its projection into the water), and does not extend more than 15 m. (49' 3") into the water, or 6 m. (19' 8") where the waterbody is less than 30 m. 98' 5" wide.

**Dwelling:** A dwelling must have a minimum size of 55 m<sup>2</sup> (592 sq.ft.), and be limited to 11 m. (36' 11") in height.

**Garage:** a private detached garage may be located in any required side yard or rear yard provided it is no closer than the required yard or 2.0 m. (6' 7") to the interior side or rear lot line, whichever is less. A garage may not be located in the front yard except in the RU Zone.

**Gazebo or Outdoor Sauna:** A gazebo or outdoor sauna may be erected and used in the required front yard of a lot abutting a watercourse provided it is setback a minimum of 6 m. (19' 8") from a side lot line, does not have a total floor area greater than 9 m<sup>2</sup> (97 sq.ft.), and, is located a minimum 10 m. (32' 10") from the high water mark.

**Pump House:** A pumphouse may not exceed 2.5 m<sup>2</sup> (22 sq.ft.) nor be higher than 2 m. (6' 7") and may be located in the required front yard of a lot abutting a watercourse or shore road allowance provided it complies with the minimum required side yard.

**Shoreline Structures:** The cumulative width of all shoreline structures (i.e., accessory buildings/structures at or near the shoreline in the required yard located between the shoreline and the dwelling) may not exceed 30% of the lot frontage up to a maximum of 15 m. (49' 3") of the shoreline.

**Sleeping Cabin:** A maximum of one sleeping cabin, may be erected within the SR or RU Zones. The sleeping cabin may not be larger than 35 m<sup>2</sup> (377 sq.ft.), located to the front of the principal dwelling, or contain cooking or kitchen facilities, but may contain sanitary facilities.

**Utility Shed:** A utility shed shall not be larger than 9 m<sup>2</sup> (97 sq.ft.) and may be erected and used in any required interior side or rear yard provided that it is not located closer than the required yard or 2.0 m. (6' 7") to the interior side or rear lot line, whichever is less.

**PLEASE NOTE THAT THE ABOVE INFORMATION ARE EXCERPTS FROM ZONING BY-LAW 06-10 AND SHOULD BE USED FOR REFERENCE PURPOSES ONLY.**

Revised – June 17, 2015

**To: The Treasurer  
The Corporation of the  
Township of Minden Hills  
7 Milne Street, P.O. Box 359  
MINDEN, Ontario  
K0M 2K0**

**Tax Sale For: PT LT 16 CON 4 LUTTERWORTH, PT 2 19R1084; MINDEN HILLS.  
BEING ALL OF PIN 39207-0023 (LT). Roll # 46 16 051 000 40500.**