

## Sale Of Surplus Land

TAKE NOTICE that tenders are invited for the purchase of lands described within and will be received until July 29<sup>th</sup>, 2022 at the Township of the North Shore municipal office, 1385 Highway 17 W, Algoma Mills, ON P0R 1A0 at 2:00 PM

**Tenders MUST BE submitted** on the prescribed form of tender and must be accompanied by a deposit in the form of a bank draft or cheque certified by a bank or trust corporation, payable to the Corporation of the Township of the North Shore and representing at least 10% of the tender amount. **Tenders MUST BE submitted** in sealed envelopes addressed to the Clerk of the Township of the North Shore and clearly marked "Tender for Surplus Land – Wagoosh Lake Road". An envelope must contain only one tender.

The Municipality makes no representation regarding the title to or any other matters relating to the land. Surplus land is sold "as is, where is".

Information regarding the zoning designation can be found in the tender package and can also be obtained from the Municipal office.

In addition to the purchase price, the successful purchaser shall be responsible for all municipal costs incurred or required to disposed of the property. The costs include, but are not limited to appraisal fees, advertising, encumbrances, legal fees, survey costs, if applicable and land transfer costs. This sale is subject to Harmonized Sales Tax (H.S.T.) and such H.S.T. shall be in addition to and not included in the tender amount purchase price. H.S.T. shall be collected and remitted in accordance with applicable legislation.

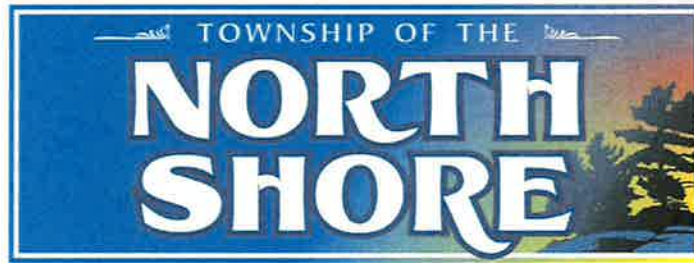
The highest, or any offer, may not necessarily be accepted and Council may defer the decision until a later date.

Tender packages can be found on our website at <https://townshipofthenorthshore.ca/governing/tenders-rfps/> or at the Municipal office.

The Tender Opening is schedules on August 2<sup>nd</sup>, 2022 at 10:00 a.m. local time.

For further information regarding this sale and a copy of the Prescribed Form of Tender, contact:

Rachel Schneider, Clerk  
municipalclerk@townshipofthenorthshore.ca  
705-849-2213 Ext. 25



## **SALE OF SURPLUS LAND FORM OF TENDER**

The Township of The North Shore invites tenders for the sale of property described as: **SPRAGGE PT SEC 28 MINING CLAIM S64036 PT MINING CLAIM S65793 PT MINING CLAIM S65792 PCL 4583 4674 4324 AES (Parcel on Wagoosh Lake Road in Spragge - Roll# 5740 030 001 00800 0000)**

**Minimum Tender Amount: \$299,900**

The highest or any tender may not necessarily be accepted.

The property will be sold "AS IS, WHERE IS".

**How to Tender:**

This tender should be filled out, signed and placed in a sealed envelope marked "Tender for Surplus Land – Wagoosh Lake Road".

Tenders must include a deposit in the form of a bank draft or cheque certified by a bank or trust corporation, payable to the Corporation of the Township of the North Shore and representing at least 10% of the tender amount.

Sealed tenders must be addressed to:

**Rachel Schneider, Clerk  
Corporation of the Township of the North Shore  
1385 Highway 17 W  
P.O. Box 108  
Algoma Mills, ON  
P0R 1A0**

Tenders are to be received at the Township of the North Shore municipal office in Algoma Mills until 2:00 p.m. on Friday, July 29<sup>th</sup>, 2022.

Description	Amount of Bid
SPRAGGE PT SEC 28 MINING CLAIM S64036 PT MINING CLAIM S65793 PT MINING CLAIM S65792 PCL 4583 4674 4324 AES (Parcel on Wagoosh Lake Road in Spragge - Roll# 5740 030 001 00800 0000)	\$

1. I hereby tender for the sale of the land described above in the amount shown above.
2. I understand I must enclose a bank draft or cheque certified by a bank or trust corporation for the amount of 10% of my tender.
3. I understand this tender must be received by the Clerk's office in a sealed envelope, no later than 2:00 p.m. local time on Friday, July 29<sup>th</sup>, 2022, and that in the event this tender is accepted, I shall be notified of its acceptance.
4. I understand that this purchase is an "AS IS, WHERE IS" sale.
5. I enclose a bank draft or cheque certified by a bank or trust corporation in the amount of 10% of my tender payable to the Corporation of the Township of The North Shore.
6. I understand that the successful purchaser shall be responsible for all municipal costs incurred or required to disposed of the property. The costs include, but are not limited to appraisal fees, advertising, encumbrances, legal fees, survey costs, if applicable and land transfer costs. This sale is subject to Harmonized Sales Tax (H.S.T.) and such H.S.T. shall be in addition to and not included in the tender amount purchase price. H.S.T. shall be collected and remitted in accordance with applicable legislation.

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Name of Tenderer

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Signature of Tenderer

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Phone #

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E-mail Address

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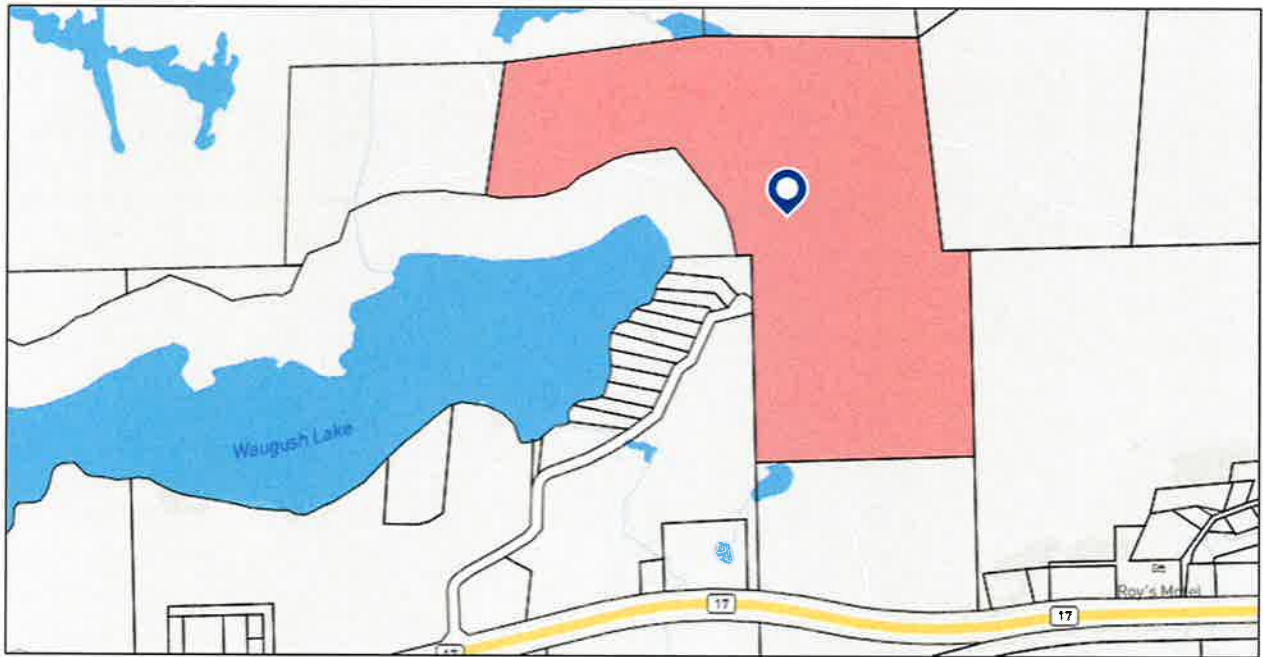
Mailing Address

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Date Submitted (dd/mm/yyyy)

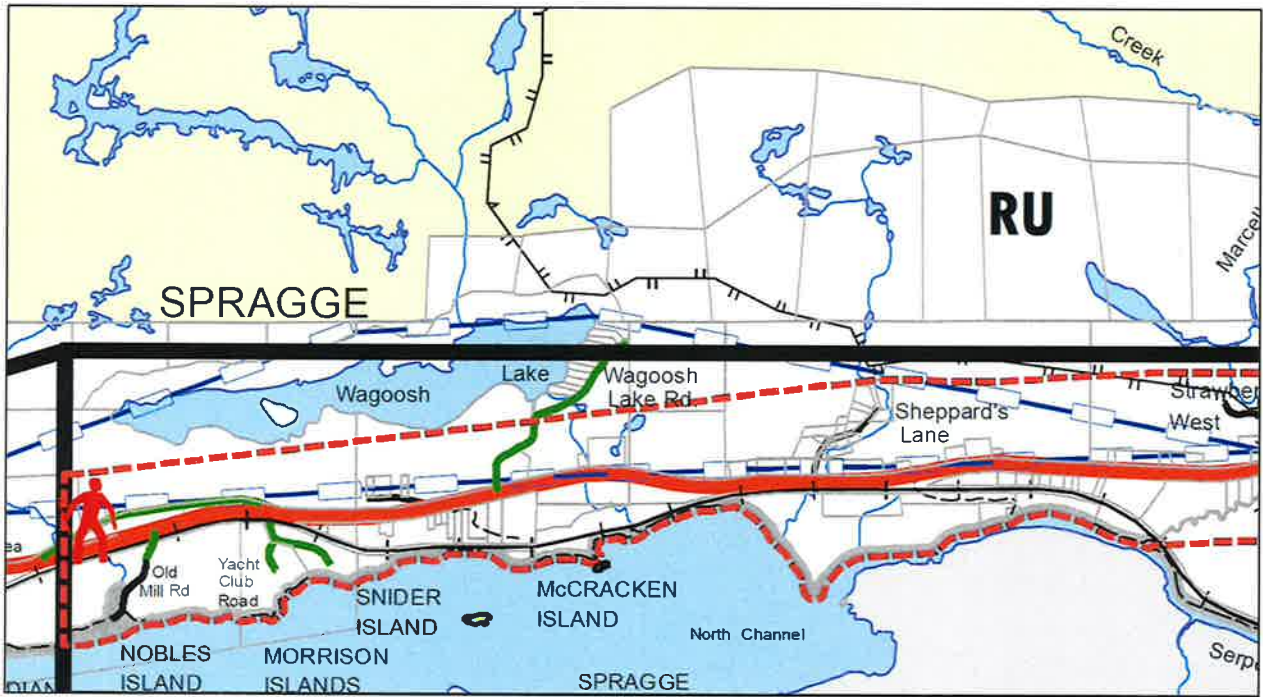
## Schedule "A"

Legal Description:	SPRAGGE PT SEC 28 MINING CLAIM S64034 PT MINING CLAIM S65793 PT MINING CLAIM S65792 PCL 4583 4674 4324 AES
Municipal Address:	Wagoosh Lake Road, Spragge, ON P0R 1K0  (The 911 number & road number is undetermined at this time)
<b>Minimum Tender Amount:</b>	<b>\$299,900</b>
Area:	110.9 acres
Roll Number:	574003000100800.000
Public Road Access:	YES
Site Access:	Summer or Seasonal Access Only (Per MPAC)
Hydro Service:	NO
Sanitary Service:	NO
Vacant Land:	YES
Current Land Type:	Residential
Is it possible to obtain a building permit:	YES – Upon the CBO's approval of a complete building permit application.
Is it possible to rezone:	YES – Upon approval of Council. Council reserves the right to approve or defuse any proposed amendment(s) to the Zoning By-Law.
Zoning By-Law Zone:	RU - Rural
Additional Information:	Crown land below the North-Ouest part of the parcel (Crown land North of Waugush Lake)



*Please note that the above images are not surveys and the parcel lines are not accurate. The above aerial images simply indicate an approximation of where the lot lines may possibly be.*





### Section 18 RURAL (RU) ZONE

No person shall use any land or erect, alter or use any building or structure in the Rural (RU) Zone except in accordance with the following **zone regulations**:

#### 18.1 Permitted Uses

18.1 – RU Permitted Uses		
Principle Use		Accessory Use
Residential Uses:		<ul style="list-style-type: none"> <li>• Accessory use, building or structure (see 4.1.1)</li> <li>• Accessory Residential Use (see 4.1.2)</li> <li>• Bed &amp; Breakfast Establishment (see 4.1.3)</li> <li>• Fences (see 4.1.6)</li> <li>• Garden Suite (see 4.1.8)</li> <li>• Storage Container (see 4.1.10)</li> <li>• Swimming Pools (see 4.1.12)</li> <li>• Home Industry (see 4.12)</li> </ul>
Rural Uses: <ul style="list-style-type: none"> <li>• Agriculture Use</li> <li>• Agriculture Related Use</li> <li>• Ambulance Facility</li> <li>• Animal Day Care Establishment</li> <li>• Animal Shelter</li> <li>• Cemetery</li> <li>• Conservation Use</li> <li>• Equestrian Establishment</li> <li>• Greenhouse</li> <li>• Fairground</li> <li>• Fish Farming</li> </ul>	<ul style="list-style-type: none"> <li>• Forestry Use</li> <li>• Hobby Farm</li> <li>• Kennel</li> <li>• Logging Operation</li> <li>• Marine Facility</li> <li>• Outdoor Recreation</li> <li>• Park</li> <li>• Pet Cemetery</li> <li>• Portable Asphalt Plant</li> <li>• Portable Concrete Plant</li> <li>• Public Service Use (see Section 4.29)</li> <li>• Shooting Range or Rifle Club</li> <li>• Wayside Pit or Quarry</li> <li>• Wildlife Management</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory use, building or structure (see 4.1.1)</li> <li>• Fences (see 4.1.7)</li> <li>• Accessory Dwelling to an Agricultural Use or Hobby Farm</li> <li>• Farm Produce Outlet accessory to an Agricultural Use</li> <li>• Home Industry (see 4.12)</li> <li>• Storage Container (see 4.1.11)</li> </ul>

18.2 Zone Regulations

18.2 - RU Zone Regulations		
	All Uses	Accessory Use, Building or Structure
Minimum Lot Area:		
1. Residential Use	1. 0.8 ha [2 acres]	n/a
2. All Other Uses	2. 2 ha [4.94 acres]	
Minimum Lot Frontage:		
1. Residential Use	1. 45 m [147.6 ft.]	n/a
2. All Other Uses	2. 100 m [328.0 ft.]	
Minimum Front Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Rear Yard	10 m [32.8 ft.]	3m [9.84 ft.]
Minimum Interior Side Yard	3m [9.84 ft.]	3m [9.84 ft.]
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height	10.5 m [34.4 ft.]	6 m [19.6 ft.] except a storage container
Maximum Lot Coverage:		
1. Residential Use	1. 5%	1. 1% included in total
2. All Other Uses	2. 5%	2. 2%
Minimum Dwelling Unit Area	65 m <sup>2</sup> [699.7 ft. <sup>2</sup> ]	65 m <sup>2</sup> [699.7 ft. <sup>2</sup> ]
Maximum Number of Dwellings (excluding a Garden Suite)	1	n/a

18.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. Any **commercial wind farm** and **commercial solar collector** shall meet the regulations of the *Green Energy and Green Economy Act, 2002*.
3. The minimum **separation distance** between a the main wall of a **kennef** and/or a dog run associated with a **kennef** and the main wall of an **existing dwelling** on an adjacent **lot** shall be 150 m [492 ft.].
4. **Development** may be serviced with **individual on-site water services** and **individual on-site sewage services**.