

Sale Of Surplus Land

TAKE NOTICE that tenders are invited for the purchase of lands described within and will be received until Thursday, May 30th, 2024, 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 – 5740-040-000-07500-000 5665 Highway 17, Serpent River". 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 dispose 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.

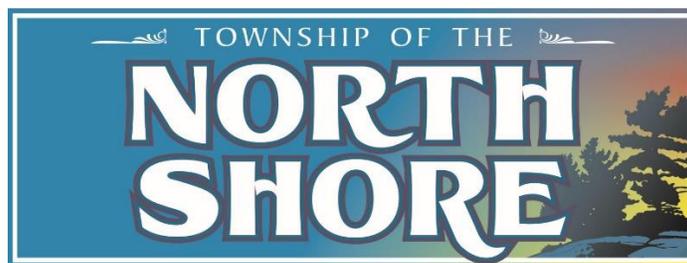
The highest, or any offer, may not necessarily be accepted and Council may defer the decision until a later date, may decide to sell the property through a real estate agent, or may decide to no longer sell the property.

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

The Tender Opening is scheduled for Thursday, May 30th, 2024, at 2:10 p.m. local time.

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

Rachel Schneider, Clerk/Deputy Treasurer
municipalclerk@townshipofthenorthshore.ca
705-849-2213 Ext. 204



SALE OF SURPLUS LAND FORM OF TENDER

The Township of The North Shore invites tenders for the sale of property described as: **5665 HIGHWAY 17, SERPENT RIVER; PIN 31420-0046 (LT) ; CON 2 LOT 10PT PCL 2939 AES (Roll# 5740 040 000 07500 0000)**

Tender Amount:

The highest tender, or any tender, may not necessarily be accepted and Council may defer the decision until a later date, may decide to sell the property through a real estate agent, or may decide to no longer sell the property.

If a tender is accepted by Council, 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 – 5740-040-000-07500-000 5665 Highway 17, Serpent River".

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/Deputy Treasurer
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 Thursday, May 30th, 2024.

Description	Amount of Bid
5665 HIGHWAY 17, SERPENT RIVER; PIN 31420-0046 (LT) ; CON 2 LOT 10PT PCL 2939 AES (Roll# 5740 040 000 07500 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 Thursday, May 30th, 2024, 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 dispose 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.

Name of Tenderer

Signature of Tenderer

Phone #

E-mail Address

Mailing Address

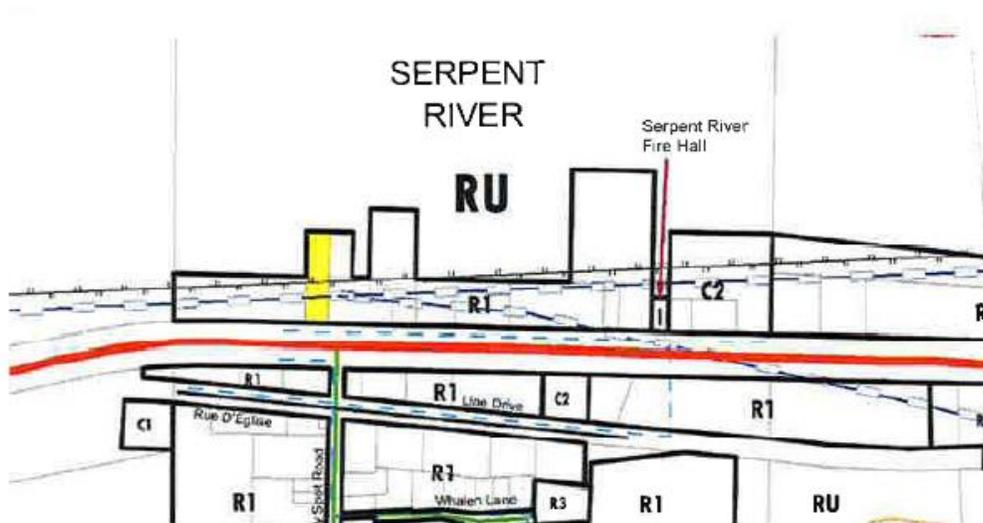
Date Submitted (dd/mm/yyyy)

Schedule "A"

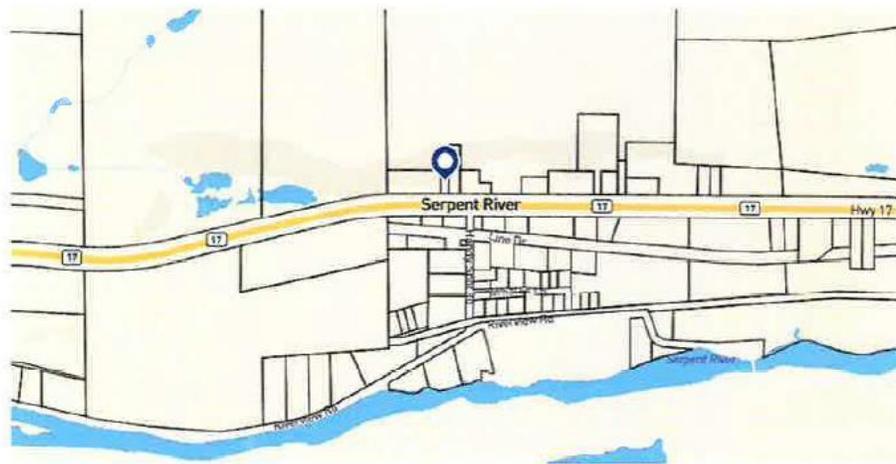
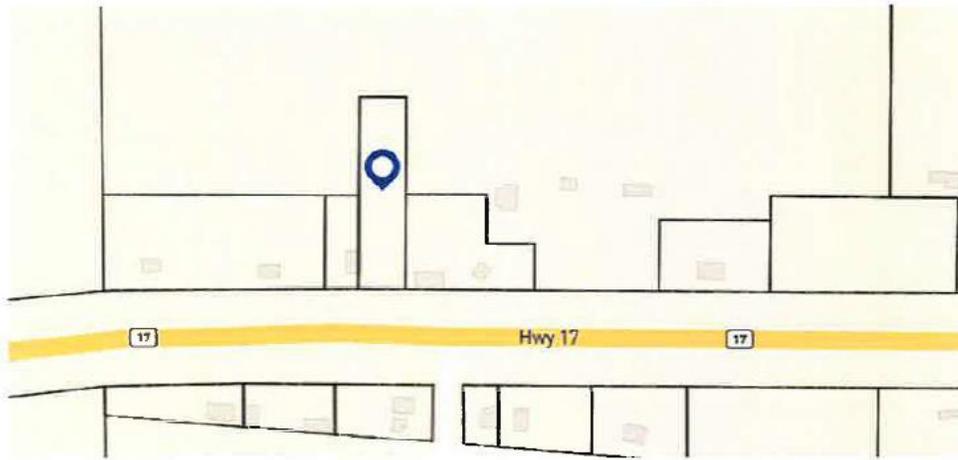
Legal Description:	CON 2 LOT 10PT PCL 2939 AES
Municipal Address:	5665 HIGHWAY 17, SERPENT RIVER
Property Identification Number (PIN)	31420-0046 (LT)
Area:	Area: 0.99 acres Frontage: 104 feet
Roll Number:	5740-040-000-07500-0000
Property Assessment Value (MPAC)	\$14,300
Public Road Access:	YES
Site Access:	Public Year-Round Road Access
Is the property on a lake or bay or a river?	NO
Hydro Service:	YES at owner's expense
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 application. If you are considering residential construction or renovation close to or adjacent to a provincial highway, you may require a residential building and land use permit from the MTO's Highway Corridor Management Office. Along provincial highways, the MTO setback requirements will apply, unless the municipal setback requirement is greater.
Is it possible to rezone:	Possibly, upon Council approval. Residents may apply for an amendment to the Zoning By-Law and pay the relevant application fee. Please note that not all applications are approved.
Zoning By-Law Zone:	R1 – Residential Single Detached



Maps and photos are provided as a courtesy only and the municipality makes no warranties as to the accuracy of this information. Boundaries on aerial photos may be skewed.







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