

BID PACKAGE

TAX SALE

BY PUBLIC AUCTION

- RE: ROLL NO. 41 07 160 009 01700 0000
NOT ASSIGNED, KINCARDINE
PIN 33320-0509 LT
PT LT 52 CON LAKE RANGE OR CON A HURON AS IN R259697 FIRSTLY E OF LAKE
RANGE DR; S/T EXECUTION 06-0000198, IF ENFORCEABLE; S/T EXECUTION 94-
0000594, IF ENFORCEABLE; HURON-KINLOSS
FILE BEHK22-001
- RE: ROLL NO. 41 07 160 009 01900 0000
127 BOILER BEACH RD, KINCARDINE
PIN 33320-0496 LT
PT LT 52 CON LAKE RANGE OR CON A HURON AS IN R259697 FIRSTLY, BTN PARK
PLACE & LAKE RANGE DR; S/T EXECUTION 06-0000198, IF ENFORCEABLE; S/T
EXECUTION 94-0000594, IF ENFORCEABLE; HURON-KINLOSS
FILE BEHK22-002
- RE: ROLL NO. 41 07 160 009 01920 0000
NOT ASSIGNED
KINCARDINE
PIN 33320-0488 LT
PT LT 52 CON LAKE RANGE OR CON A HURON AS IN R259697 W OF 3R5009; S/T
R259697; S/T EXECUTION 06-0000198, IF ENFORCEABLE; S/T EXECUTION 94-
0000594, IF ENFORCEABLE; HURON-KINLOSS
FILE NO. BEHK22-003

DATE OF AUCTION

June 12, 2024

FORM 8
SALE OF LAND BY PUBLIC AUCTION
Municipal Act, 2001
Ontario Regulation 181/03
Municipal Tax Sales Rules

THE CORPORATION OF THE TOWNSHIP OF HURON - KINLOSS

Take Notice that the land described below and will be offered for sale by public auction at 10:00 o'clock a.m. on Wednesday, June 12, 2024, at the Municipal Office Council Chambers, 21 Queen Street, Ripley, ON N0G 2R0.

Description of Lands:

ROLL NO. 41 07 160 009 01700 0000, KINCARDINE, PIN 33320-0509 LT, PT LT 52 CON LAKE RANGE OR CON A HURON AS IN R259697 FIRSTLY E OF LAKE RANGE DR; S/T EXECUTION 06-0000198, IF ENFORCEABLE; S/T EXECUTION 94-0000594, IF ENFORCEABLE; HURON-KINLOSS, FILE BEHK22-001

Minimum Tender Amount: \$91,548.95

According to the last returned assessment roll, the assessed value of the land is \$569,000

ROLL NO. 41 07 160 009 01900 0000, 127 BOILER BEACH RD, KINCARDINE, PIN 33320-0496 LT, PT LT 52 CON LAKE RANGE OR CON A HURON AS IN R259697 FIRSTLY, BTN PARK PLACE & LAKE RANGE DR; S/T EXECUTION 06-0000198, IF ENFORCEABLE; S/T EXECUTION 94-0000594, IF ENFORCEABLE; HURON-KINLOSS, FILE BEHK22-002

Minimum Tender Amount: \$70,152.56

According to the last returned assessment roll, the assessed value of the land is \$396,000.

ROLL NO. 41 07 160 009 01920 0000, KINCARDINE, PIN 33320-0488 LT, PT LT 52 CON LAKE RANGE OR CON A HURON AS IN R259697 W OF 3R5009; S/T R259697; S/T EXECUTION 06-0000198, IF ENFORCEABLE; S/T EXECUTION 94-0000594, IF ENFORCEABLE; HURON-KINLOSS, FILE BEHK22-003

Minimum Tender Amount: \$123,638.35

According to the last returned assessment roll, the assessed value of the land is \$578,000.

All amounts payable by the successful purchaser shall be payable in full at the time of the sale by cash/money order/bank draft/certified cheque.

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 land(s) 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.

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 of the bid plus accumulated taxes and any taxes that may be applicable, such as a land transfer tax and HST.

Effective January 1, 2023, in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (SC 2022, c 10, s 235) (the "Act"), non-Canadians are now prohibited from purchasing residential property in Canada, directly or indirectly, pursuant with the terms as set out in the Act and Regulations under the Act.

Any non-Canadian who contravenes the Act, or any person who knowingly assists in contravening the Act is liable to a fine of up to \$10,000 and may be ordered that the property be sold, therefore it is highly recommended that any potential purchasers obtain independent legal advice to ensure they will not be in contravention of the Act.

It is the sole responsibility of the tenderers to investigate into the details of what constitutes a non-Canadian, residential property, any exceptions or exclusions, or any other matters or determinations relating to the Act. The municipality accepts no responsibility whatsoever in ensuring that any potential purchasers comply with the Act.

Non-Resident Speculation Tax (NRST) applies to the purchase price for a transfer of residential property located in Ontario which contains at least one and not more than six single family residences if any one of the transferees is a non-resident of Canada, foreign entity or taxable trustee.

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

For further information regarding this sale or to obtain a Bid Package, contact:

Christine Heinisch, Treasurer
The Corporation of the Township of Huron - Kinloss
P.O. Box 130, 21 Queen Street
Ripley, ON N0G 2R0
(519) 395-3735 Ext. 121
www.huronkinloss.com

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	Township of Huron - Kinloss	Minimum Tender Amount	\$91548.95
Region	The County of Bruce	Property Identification No.	33320-0509 (LT)
Municipal Address	Not Assigned	Assessment Roll No.	41 07 160 009 01700 0000
Closing Date	June 12, 2024	Municipal File No.	BEHK22-001-TT

Legal Description
PT LT 52 CON LAKE RANGE OR CON A HURON AS IN R259697 FIRSTLY E OF LAKE RANGE DR; S/T EXECUTION 06-0000198, IF ENFORCEABLE; S/T EXECUTION 94-0000594, IF ENFORCEABLE; HURON-KINLOSS

Advanced Property Details

Approximate Property Size	23.88 ha / 59 ac
Municipal Assessment Value	\$569,000
Annual Property Taxes	\$7,840.45
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Concession 10 and Lake Range Dr
Are there any Nearby Amenities?	Boiler Beach

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	AG1 / EP
Zoning Code Description (Please provide a short description)	General Agricultural / Environmental Protection
Can the Property be Re-Zoned?	No Comment
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	No

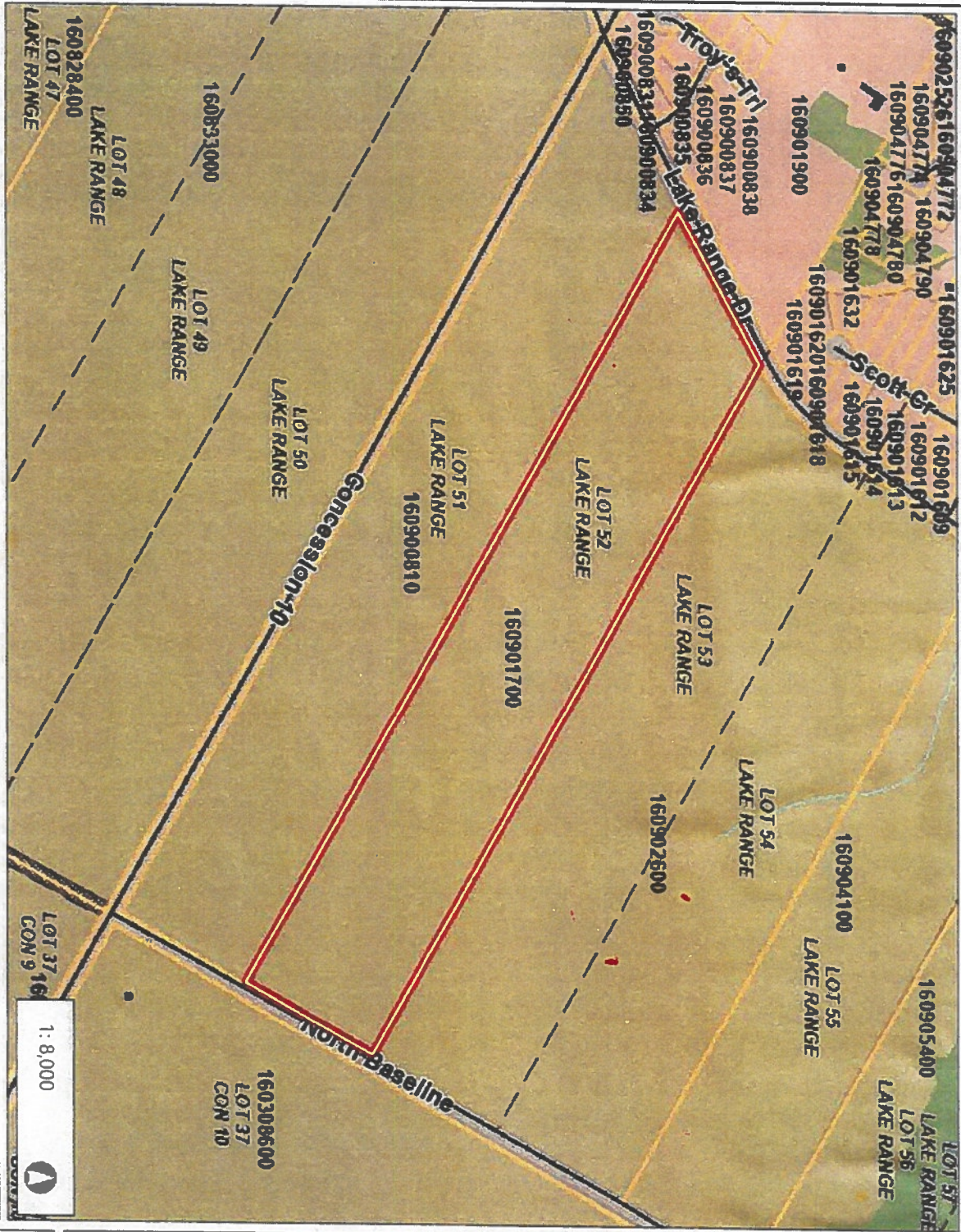
Building & Planning Contact Information

Name: Michele Barr	Title: Deputy Chief Building Official
Telephone: 519-395-3735	Ext: 132
	Email: mbarr@huronkinloss.com



County of Bruce

Bruce County



NAD_1983_UTM_Zone_17N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 8,000



Legend

- Rural Community point, labelled
- Ferry
- Provincial Highway
- County Road
- Municipal or Other Road
- OBM Building Location
- OBM Building Footprint
- Building Footprint
- Ownership Parcel
- Propane Facility Buffer
- Lot and Concession Fabric
- Severance
- ▨ Severed portion
- ▨ Retained portion
- Subdivision
- Draft Approved
- Final Approved
- Body of Water
- Evaluated Wetland
- Watercourse
- Permanent Stream
- Intermittent Stream
- Road Allowance/Right-of-way
- Private Road Allowance
- Right-of-Way
- Road Allowance or Condo Road
- Unopened Road Allowance
- Conservation Authority Property boundary
- Provincial Park
- Fathom Five
- County Forest Boundary
- County Forest

Notes

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	Township of Huron - Kinloss	Minimum Tender Amount	\$70,152.56
Region	The County of Bruce	Property Identification No.	33320-0496 (LT)
Municipal Address	127 Boiler Beach Rd	Assessment Roll No.	41 07 160 009 01900 0000
Closing Date	June 12, 2024	Municipal File No.	BEHK22-002-TT

Legal Description
PT LT 52 CON LAKE RANGE OR CON A HURON AS IN R259697 FIRSTLY, BTN PARK PLACE & LAKE RANGE DR; S/T EXECUTION 06-0000198, IF ENFORCEABLE; S/T EXECUTION 94-0000594, IF ENFORCEABLE; HURON-KINLOSS

Advanced Property Details

Approximate Property Size	8.9 ha/ 22 ac
Municipal Assessment Value	\$396,000
Annual Property Taxes	\$5,456.60
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	2 Outbuildings
If Yes, what do the Structures Appear to be?	Barn
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Lake Range Dr and Concession 10
Are there any Nearby Amenities?	Boiler Beach

Additional Information to include in Listing
Existing Shipping Containers / Trailers contravene the Zoning By-law

Building & Planning Details

Municipal Zoning Code	R1-H / EP
Zoning Code Description (Please provide a short description)	Residential One with a Hold/ Environmental Protection. Portion regulated by SVCA
Can the Property be Re-Zoned?	No Comment
Is a Building Permit Available?	Holding Provision to be lifted
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Water
Is the Property Accessible by a Public or Private Road?	Public
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	No

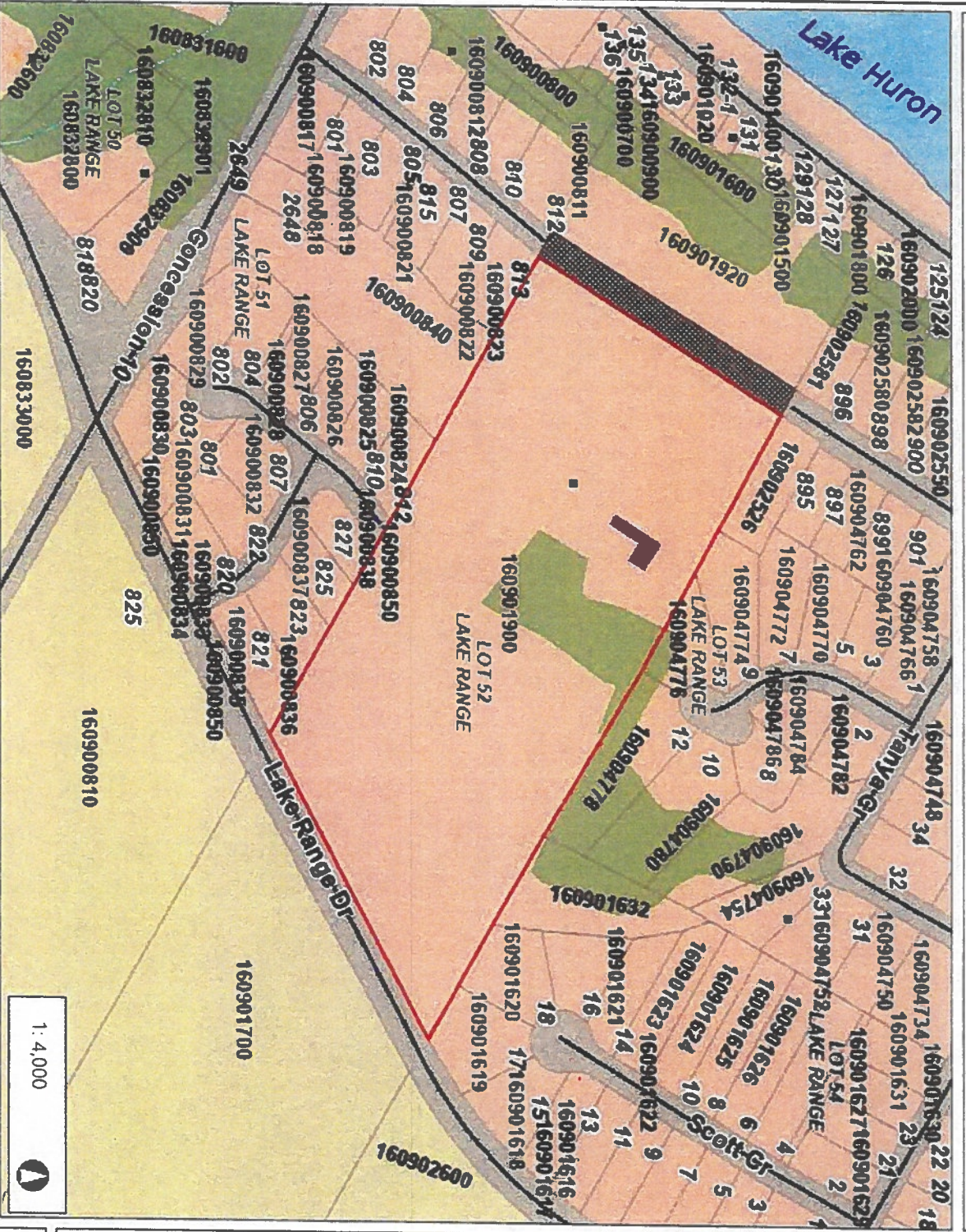
Building & Planning Contact Information

Name: Michele Barr	Title: Deputy Chief Building Official
Telephone: 519-395-3735	Ext: 132
	Email: mbarr@huronkinloss.com



County of Bruce

Bruce County



NAD_1983_UTM_Zone_17N
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0.2
 0
 0.10
 0.2 Kilometers

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1:4,000



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- OBM Building Location
- OBM Building Footprint
- Building Footprint
- Severance
- ▨ Severed portion
- ▨ Relined portion
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- ▨ Draft Approved
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- Road Allowance/Right-of-way
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- Conservation Authority Property boundary
- Provincial Park
- Fathom Five
- County Forest Boundary
- County Forest
- Wooded Area
- Conservation Authority Property
- Parkland

Notes

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	Township of Huron - Kinloss	Minimum Tender Amount	\$123,638.35
Region	The County of Bruce	Property Identification No.	33320-0488 (LT)
Municipal Address	Not Assigned	Assessment Roll No.	41 07 160 009 01920 0000
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Advanced Property Details

Approximate Property Size	2.22 ha / 5.5 ac
Municipal Assessment Value	\$578,000
Annual Property Taxes	\$7,964.45
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	Indirect – Road separated
If Yes, what Body of Water?	Lake Huron
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Boiler Beach Road / Concession 10
Are there any Nearby Amenities?	Boiler Beach

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R1-H/ EP/R1
Zoning Code Description (Please provide a short description)	Residential One with a holding provision/ Environmentally Protected / Residential One. Property is regulated by SVCA
Can the Property be Re-Zoned?	No Comment
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Water
Is the Property Accessible by a Public or Private Road?	Public
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	No

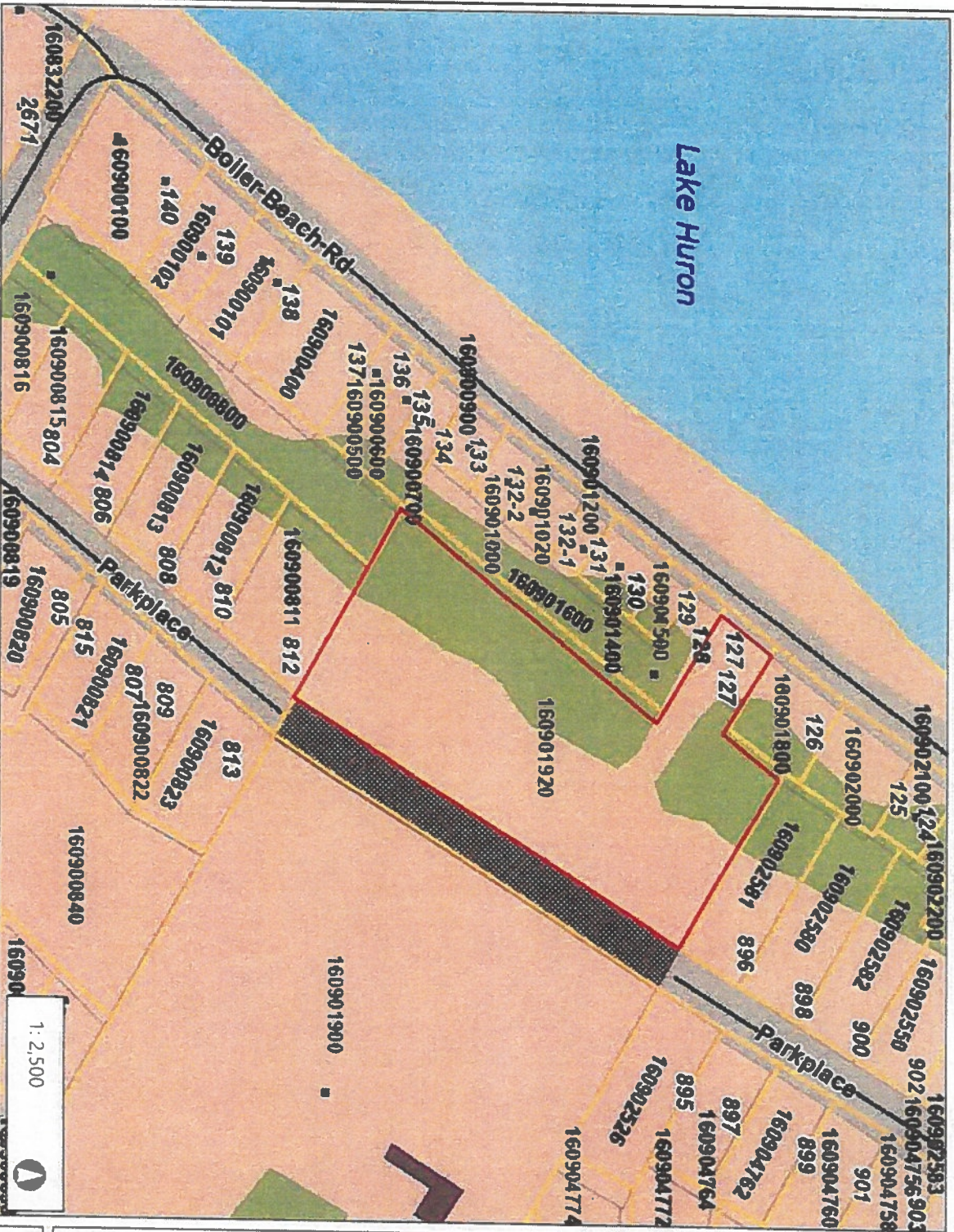
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Name: Michele Barr	Title: Deputy Chief Building Official
Telephone: 519-395-3735	Ext: 132
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County of Bruce

Bruce County



0.1
0
0.06
0.1 Kilometers

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