



FORM 6
Municipal Act, 2001

SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE MUNICIPALITY OF HURON EAST

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 February 15, 2017, at the Huron East Municipal Office, 72 Main Street South, Seaforth Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Huron East Municipal Office, 72 Main Street South, Seaforth.

Description of Land:

Roll No. 40 40 160 031 21505 0000; 72 Crescent Dr., Vanastra; Part of PIN 41179-0131 (LT); Lot 2 Plan 133 Tuckersmith; Subject to R124197; Municipality of Huron East; File No. 15-02

Minimum Tender Amount: \$11,647.34

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, including any environmental concerns, relating to the land 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, HST if applicable and the relevant land transfer tax.

The municipality has no obligation to provide vacant possession to the 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 access available, contact:

Paula Michiels
Treasurer
The Corporation of the Municipality of Huron East
72 Main Street South
P.O. Box 610
Seaforth ON N0K 1W0
519-527-0160
www.huroneast.com

Property Information

Municipality	Municipality of Huron East
File Number	15-02
Roll Number	40 40 160 031 21505 0000
Minimum Tender Amount	\$11,647.34
Municipal Location	72 Crescent Dr. , Vanastra
Property Identification Number	PART OF PIN 41179-0131 (LT)
Brief legal description	Lot 2 Plan 133 Tuckersmith; Subject to R124197; Municipality of Huron East.
Annual Taxes	\$1,032.26
Assessed value	\$51,000
Approximate property size	258.87 frontage; 1.07 acres
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 access
Is there a house on the property?	No
Is there some other structure on the property?	Yes
Zoning	R3 – High density residential
With the existing zoning, is it possible to obtain a building permit?	Yes
Is it possible to have the property re-zoned?	Yes
For further information regarding Zoning, contact:	Cathy Garrick – 519-527-1710
Additional information	Given the condition of the building it is more than likely to be demolished & to do so the building will require a Designated substance report.



Maps and pictures 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

72 Crescent Drive

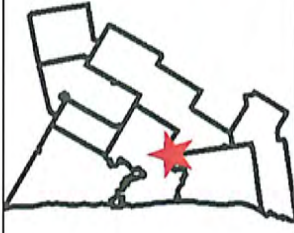


0 65 130 195 m.

457387, 4826003

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

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

- HC_Lower_Tier
- Hue_Assessment
- RoadsPUBLICMar182014
- County Roads
- Future Development
- Provincial Highway
- Municipal Rod
- Private Not Urbanized
- Not in Huron County
- County Road (town)
- Provincial Highway (town)
- Municipal Road (town)
- huron_city_boundary
- Huron2010_DVD.sid



Scale: 1:2,154



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>ENACTMENT PAGE</u>	<u>PAGE</u>
		6
	EXPLANATORY NOTE	7
1	APPLICATION, ADMINISTRATION, ENFORCEMENT, INTERPRETATION AND SCHEDULES	8
2	DEFINITIONS	15
3	GENERAL PROVISIONS	41
	ZONES	
4	General Agriculture (AG1)	64
5	Restricted Agriculture (AG2)	72
6	Agricultural Commercial Industrial (AG3)	74
7	Agricultural Small Holding (AG4)	77
8	Natural Environment - Full Protection (NE1)	82
9	Natural Environment - Limited Protection (NE2)	84
10	Natural Environment - Development Permitted (NE3)	86
11	Extractive Resource (ER1)	88
12	Extractive Industrial (ER2)	90
12.A	Protected Extractive Resources– Special Zones related to Agriculture (ER3-1, ER3-1-1, ER3-2, ER3-3, ER3-4)	91
12.B	Protected Extractive Resources – Special Zones related to Natural Environment (ER4-1, ER4-2, ER4-3)	92
13	Golf Course (RC1)	93
14	Recreational Trailer Park and Campground (RC2)	94
15	Recreational - Commercial Facility (RC3)	96
16	Salvage Yard (SY)	98
17	Disposal (DS)	100
18	Residential Low Density (R1)	101
19	Residential Medium Density (R2)	109
20	Residential High Density (R3)	116
21	Mobile Home Park (R4)	119
22	Urban Natural Environment and Open Space (OS)	122
23	Floodway (FW)	123
24	Flood Fringe (FF)	124
25	Future Development (FD)	125
26	Village Commercial (C1)	126
27	Fringe Core Area Commercial - Seaforth (C2)	130
28	Highway Commercial (C3)	132
29	Core Commercial – Seaforth / Brussels (C4)	136
30	Vanastra Commercial (C5)	140
31	Fringe Highway Commercial – Seaforth / Brussels (C6)	143
32	Industrial (IND)	147
33	Holding (-h)	151
34	Community Facility (CF)	152
35	Sinkhole (SH)	155