

Sale of Land by Public Tender  
Municipal Act, 2001  
Ontario Regulation 181/03, Municipal Tax Sales Rules

**This is all of the information available on the subject lands.**

**Description of Lands:**

Legal Description:

PCL 18247 SEC NS; PT LT 14 CON 6 NIPISSING PT 3 42R7698; NIPISSING  
BEING ALL OF PIN 52214-0047 (LT).

Roll # 49 71 000 001 20120 0000 – Township of Nipissing

Municipal Address: N/A

Minimum Tender Amount: \$6,846.61

According to the last returned assessment roll, the assessed value of the land is \$18,000.00.

Located on Barrett Road

**Contained in information package:**

Form 6 – Sale of Land by Public Tender

Form 7 – Tender to Purchase Property

Key Map

Survey

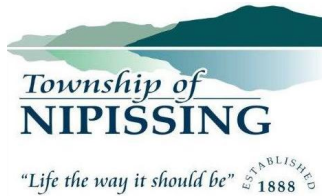
Zoning By-Law 2020-20, Section 4.17 Rural (RU) Zone (A complete copy of the Zoning By-Law 2020-20 can be found on our website, <https://nipissingtownship.com/land-planning/planning/>)

Tender Envelope

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

All successful tenderers will need to contact their own legal counsel in order to complete the transaction.

All Tenders Please Note: All tenders that are received and are not the highest tender will be returned using registered mail. Please ensure that the address provided is written clearly and is sufficient to return the tender and deposit cheque to you by registered mail. 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 THE TENDERERS IN PERSON ON THE DAY THAT THE TENDER OPENING IS COMPLETED OR AT ANY TIME THEREAFTER.



## **FORM 6 - SALE OF LAND BY PUBLIC TENDER**

**Municipal Act, 2001  
Ontario Regulation 181/03, Municipal Tax Sales Rules**

### **THE CORPORATION OF THE TOWNSHIP OF NIPISSING**

**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 August 5, 2026, at the Municipal Office, 45 Beatty Street Nipissing, ON P0H 1W0.

The tenders will then be opened in public on the same day at 3:30 p.m. at the Township of Nipissing Community Centre, 2381 Highway 654, Callander, ON P0H 1H0.

#### **Description of Lands:**

#### **Legal Description:**

- PCL 18247 SEC NS; PT LT 14 CON 6 NIPISSING PT 3 42R7698; NIPISSING BEING ALL OF PIN 52214-0047 (LT).  
Roll # 49 71 000 001 20120 0000 – Township of Nipissing  
Municipal Address: N/A  
Minimum Tender Amount: \$6,846.61  
According to the last returned assessment roll, the assessed value of the land is \$18,000.00**

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the municipality (or board).

**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.**

Pursuant to the Prohibition on the Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c.10 s.235 (the "Act"), effective January 1, 2023, it is prohibited for a non-Canadian to purchase, directly or indirectly, any residential property, as those terms are defined in the legislation. Contraventions of the Act are punishable by a fine, and offending purchasers may be ordered to sell the residential property. The municipality assumes no responsibility whatsoever for ensuring bidders/tenderers comply with the Act and makes no representations regarding same. Prospective bidders/tenderers are solely responsible for ensuring compliance with the Act and are advised to seek legal advice before participating in this sale.

Transfers of property that contain at least one and not more than six single family residences and are transferred to a non-resident of Canada, foreign entity or taxable trustee are subject to the Province's Non-Resident Speculation Tax (NRST).

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 and any taxes that may be applicable, such as Land Transfer Tax, Non-Resident Speculation Tax and Harmonized Sales Tax.

**Take Notice:** The municipality requires the successful purchaser to retain their own legal counsel to complete the tax deed.

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

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the list for the Ministry of Municipal Affairs.

For further information regarding this sale and a copy of the prescribed form of tender contact:

**Kris Croskery-Hodgins, Municipal Administrator-Clerk-Treasurer  
The Corporation of the Township of Nipissing  
45 Beatty Street, Nipissing, ON P0H 1W0**

**Telephone: 705-724-2144**

**Email: [admin@nipissingtownship.com](mailto:admin@nipissingtownship.com)**

**Township website: [www.nipissingtownship.com](http://www.nipissingtownship.com)**



To: The Treasurer of THE CORPORATION OF THE TOWNSHIP OF NIPISSING  
Name of Municipality or Board

**Re: Sale of:** (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

PCL 18247 SEC NS; PT LT 14 CON 6 NIPISSING PT 3 42R7698; NIPISSING  
BEING ALL OF PIN 52214-0047 (LT).  
Roll # 49 71 000 001 20120 0000 – Township of Nipissing  
Municipal Address: N/A

- 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* and the Municipal Tax Sales Rules.
- I/we understand that this tender must be received by the treasurer's office not later than 3:00 p.m. local time on August 5, 2026, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
- 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

THE CORPORATION OF THE TOWNSHIP OF NIPISSING

Name of Municipality or Board

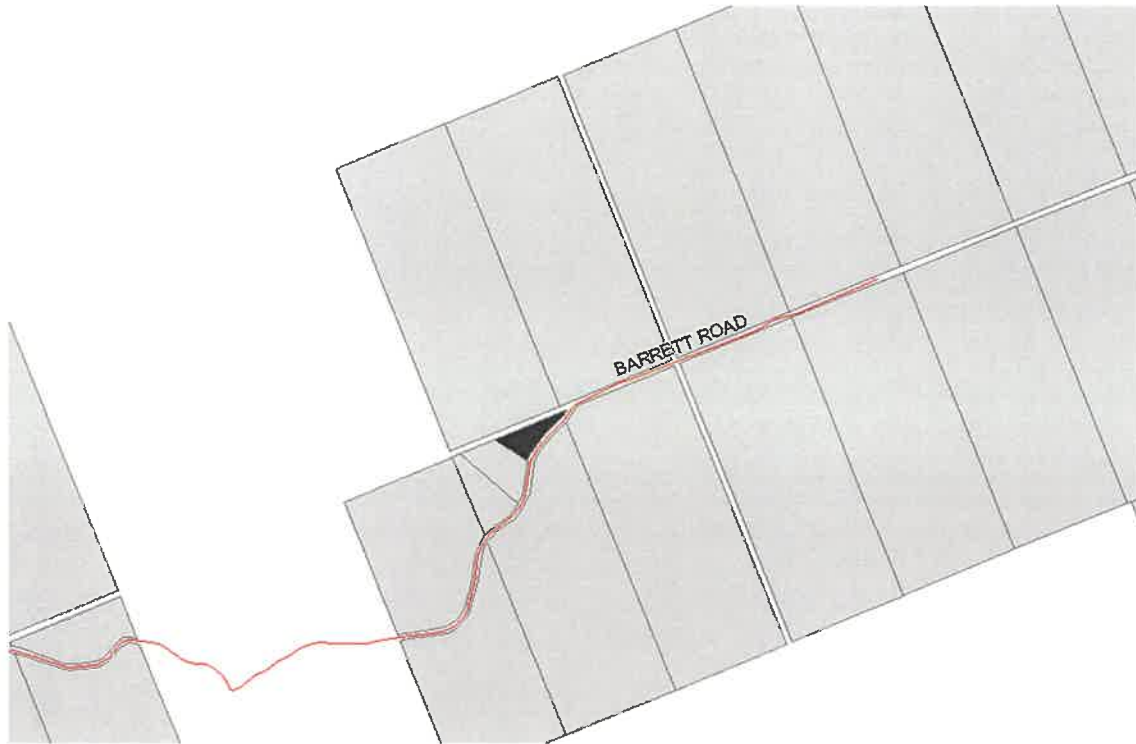
representing 20 per cent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any taxes that may be applicable, such as a land transfer tax, and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that I/we are the successful tenderer.

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

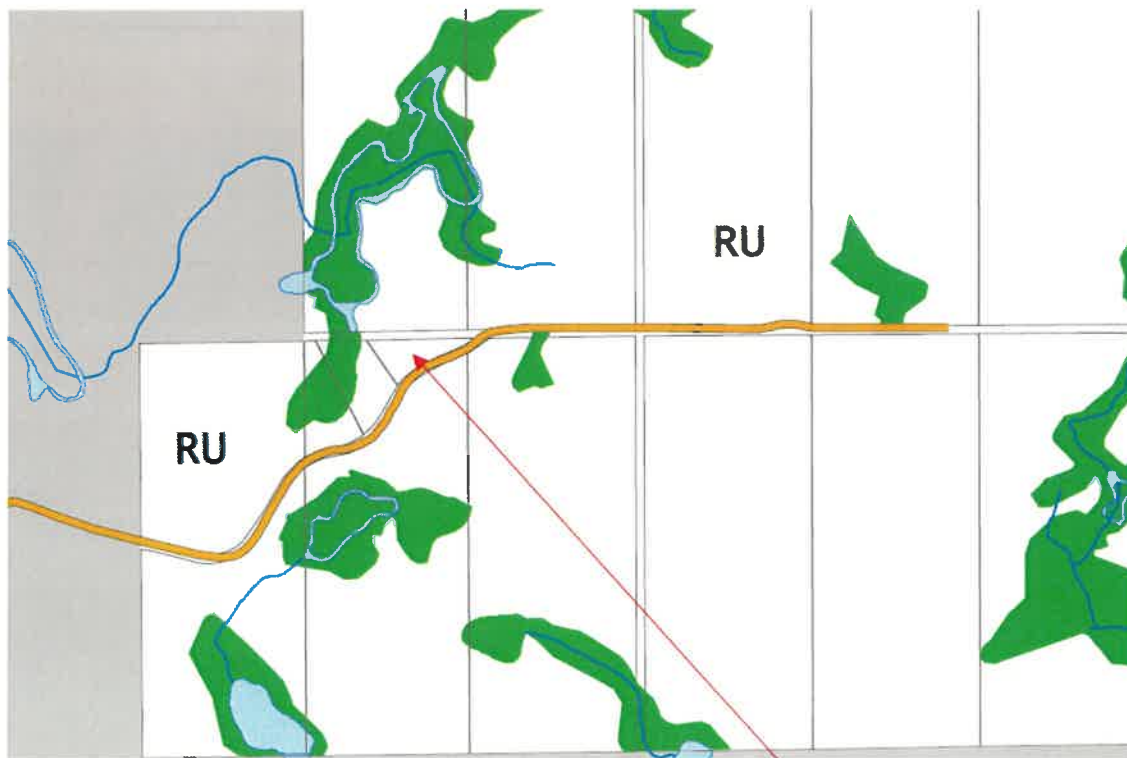
Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2026

Name of Tenderer	Address of Tenderer
1.	
2.	
3.	

# Key Map



Source: CGIS

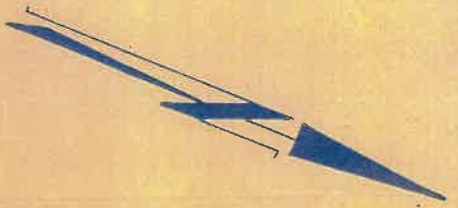
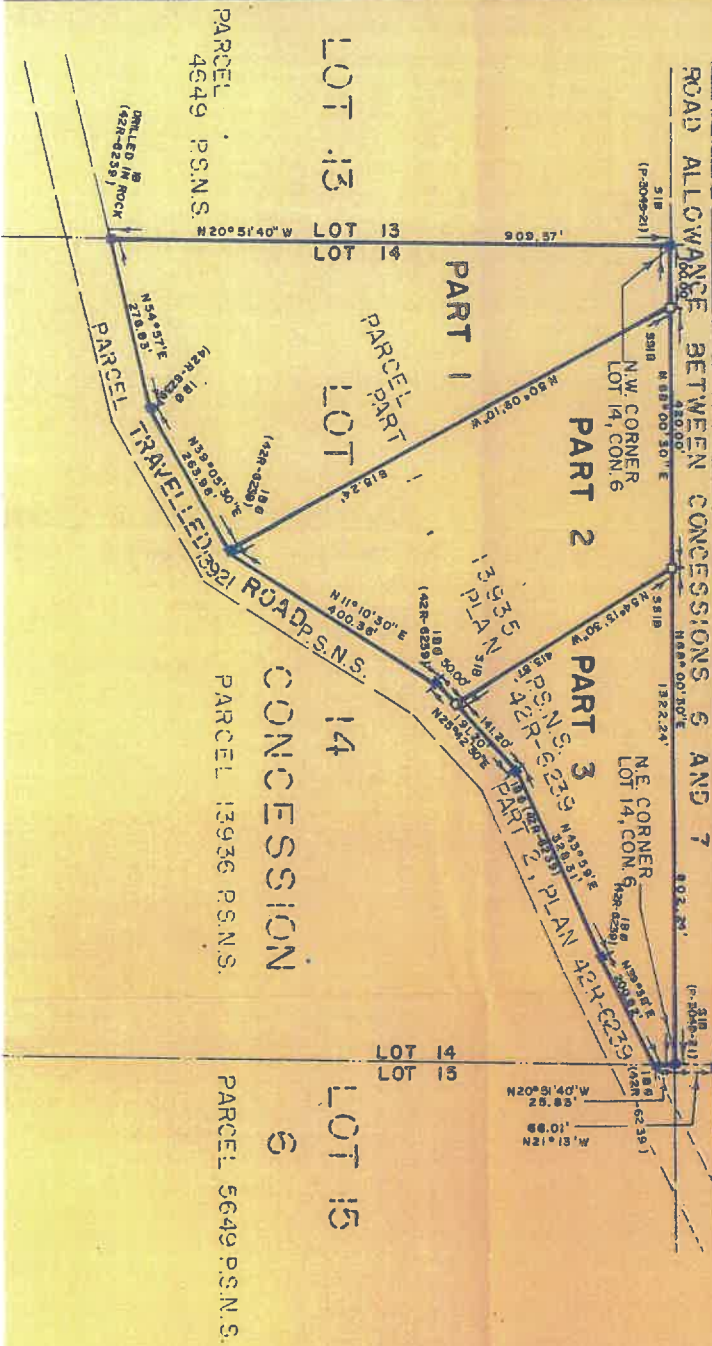


Source: Zoning By-Law 2020-20 - Schedule A

Subject Lands

PLAN AND FIELD NOTES OF SURVEY OF  
**PART OF LOT 14, CONCESSION 6**  
 TOWNSHIP OF GURD  
 NOW IN THE  
**TOWNSHIP OF NIPISSING**  
 DISTRICT OF PARRY SOUND  
 SCALE: 1" INCH = 200 FEET  
 D. K. MAYNARD, O.L.S. — 1982

LOT 14, CONCESSION 7



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: AUGUST 24, 1982  
*D. K. Maynard*  
 D. K. MAYNARD  
 ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED:  
 DATE: OCT 7, 1982  
*Thomas L. Glassford*  
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND

**CAUTION**  
 THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

**THOMAS L. GLASSFORD**  
 ASSISTANT EXAMINER OF SURVEYS

PARTS 1, 2 AND 3 — ALL OF  
 PARCEL 13935 P.S.N.S.  
 MPS — 9752

**NOTES**

BEARINGS ARE ASSUMED AND ARE DERIVED FROM THE NORTHERLY LIMIT OF LOT 14, CONCESSION 6, HAVING AN ASTRONOMIC BEARING OF N68°00'30"E, AS SHOWN ON PLAN 42R-6239.

- ALL HANGING LINES HAVE BEEN VERIFIED
- 1B — DENOTES IRON BAR
  - 1BØ — DENOTES ROUND IRON BAR.
  - 1B — DENOTES STANDARD IRON BAR.
  - SS1B — DENOTES SHORT STANDARD IRON BAR.
  - — DENOTES FOUND MONUMENT.
  - — DENOTES PLANTED MONUMENT.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND  
 2. THE DETAILS WERE MADE THEREUPON.

- a) Residential Uses
  - a single unit dwelling
  - a recreational dwelling unit
  - a home occupation
  - accessory storage of 1 ice hut
  - accessory dock
  - accessory boathouse

#### **4.15.2 Zone Requirements**

No person shall within any Shoreline Residential (SR) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule “B” - Zone Requirements Table as applicable to a (SR) Zone, and the applicable provisions of Section 3 - General Provisions.

### **4.16 LIMITED SERVICE RESIDENTIAL (LSR) ZONE**

#### **4.16.1 Permitted Uses**

No person shall within any Limited Service Residential (LSR) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Residential Uses
  - a single unit dwelling
  - a recreational dwelling unit
  - a home occupation
  - accessory storage of 1 ice hut
  - accessory dock
  - accessory boathouse

#### **4.16.2 Zone Requirements**

No person shall within any Limited Service Residential (LSR) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule “B” - Zone Requirements Table as applicable to a (LSR) Zone, and the applicable provisions of Section 3 - General Provisions.

### **4.17 RURAL (RU) ZONE**

#### **4.17.1 Permitted Uses**

No person shall within any Rural (RU) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Residential Uses

- a recreational dwelling
- a converted recreational dwelling
- a single unit dwelling
- a secondary dwelling unit
- a group home
- a home occupation
- a home industry
- a bed and breakfast establishment
- accessory storage of 1 ice hut or ice bungalow

b) Rural Uses

- an artisan shop
- an agricultural service establishment
- an agricultural use
- a bus storage area
- a cemetery
- a community facility
- a conservation use
- a farm implement sales and service establishment
- a farm produce outlet or storage facility
- a fruit and vegetable market
- a forestry use
- a hunt camp
- a livestock facility
- a maple syrup operation
- a nursery garden or commercial greenhouse
- a private park
- a public park
- a riding stable
- a wayside pit
- a wayside quarry

c) Special Uses

- an abattoir
- an animal hospital or kennel

#### 4.17.2 Zone Requirements

No person shall within any Rural (RU) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule "B" -Zone Requirements Table as applicable to a (RU) Zone, the applicable provisions of Section 3 - General Provisions and with the following additional provisions:

a) Minimum Distance Separation

- ii) All new development shall comply with the Minimum Distance Separation formulae.
- ii) Minimum Distance Separation I (MDS I) Notwithstanding any other provisions of this By-law to the contrary, lands to be rezoned from a Rural (RU) Zone to permit a residential, institutional, commercial, industrial or recreational use, shall comply with the MDS I. c Notwithstanding any other provisions of this By-law to the contrary, a residential use to be located upon an existing lot of record and permitted by a Rural (RU) Zone, shall not be required to comply with the MDS I.
- iii) Minimum Distance Separation II (MDS II) Notwithstanding any other provisions of this By-law to the contrary, a new or expanding livestock facility permitted by a (RU) Zone, shall comply with the MDS II. Notwithstanding any other provisions of this By-law to the contrary, the MDS II calculated separation distances will be measured from the nearest point of an existing lot of record 3.0 hectares in size or less, to the nearest point of the proposed livestock facility where the existing lot of record is permitted by a Rural (RU) Zone and the proposed livestock facility is permitted by a Rural (RU) Zone.

b) Hunt Camps

Hunt Camps, as defined in this By-law, are permitted in the Rural (RU) Zone subject to the following special provisions:

- i) minimum lot area - 20 hectares
- ii) minimum setback from opened public road allowance - 100 metres
- iii) minimum setback from any lot line - 50 metres
- iv) maximum floor area - 70 square metres
- v) maximum number of units - 1

c) Kennels

Kennels, as defined in this By-law, are permitted in the Rural Zone subject to the following special provision:

- i) minimum setback from any lot line - 150 metres

d) Abattoirs

Abattoirs, as defined in this By-law, are permitted in the Rural Zone subject to the following special provisions:

- i) New abattoir minimum setback from a dwelling - 300 metres

- ii) Existing abattoir minimum setback from a dwelling - 150 metres.

Notwithstanding any other provision in this By-law to the contrary, no new dwelling shall be constructed, located or erected within 300 metres of a new abattoir constructed after the date of passing of this By-law and 150 metres of an existing abattoir.

#### **4.18 WASTE DISPOSAL (WD) ZONE**

##### **4.18.1 Permitted Uses**

No person shall within any Waste Disposal (WD) Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Permitted Uses

- an existing closed or abandoned waste disposal site
- a waste disposal site
- a recycling depot
- a conservation use

##### **4.18.2 Zone Requirements**

No person shall within any Waste Disposal (WD) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to a (WD) Zone, and the applicable provisions of Section 3 - General Provisions and with the following additional provisions:

- a) Minimum Distance Separation Notwithstanding any other provision of this By-law to the contrary, no dwellings shall be permitted within 100 metres of the zone boundary of a Waste Disposal (WD) Zone.

**SCHEDULE “B” TO BY-LAW NO. 2020-20**

Zone Symbol	Zone	Min. Lot Front.	Min Lot Area	Max Lot Cov.	MINIMUM YARDS (1)				Max Height
					Front (1)	Ext. Side (1)	Int. Side (1)	Rear (1)	
					m	m	m	m	
SR	Shoreline Residential	60	0.8	10	15	6	6	15	10
LSR	Limited Service Residential	60	0.8	10	15	6	6	15	10
RH	Hamlet Residential	60	0.4	15	15	6	6	15	10
RE	Estate Residential	60	0.8	15	15	6	6	15	10
C1	General Commercial	60	0.8	50	15	6	6	15	10
C2	Highway & Tourist Commercial	60	0.8	50	15	6	6	15	10
C3	Resort Commercial	90	0.8	30	20	6	6	15	10
M1	General Industrial	60	0.8	30	15	6	6	15	-
MX	Extractive Industrial	60	0.8	-	15	15	15	15	-
RU	Rural	60	0.8	15	15	6	6	15	10
OS	Open Space	-	-	20	15	15	15	15	10
FP	Flood Plain	-	-	-	15	6	6	15	-
EP	Environmental Protection	-	-	-	-	-	-	-	-
HAZ	Hazard	-	-	-	-	-	-	-	-
WD	Waste Disposal	-	-	-	30	30	30	30	-
SZ	Special Zone	See Section 5							
BH	Boathouse	See Section 4.4							

(1) In the case of a lot which abuts a body of water shown on Schedule A, the minimum setback from the normal ordinary water's edge is 30 m (See Subsection 3.37).

**To: The Treasurer  
The Corporation of the  
Township of Nipissing  
45 Beatty Street  
Nipissing, ON P0H 1W0**

**Tax Sale For: PCL 18247 SEC NS; PT LT 14 CON 6 NIPISSING PT 3 42R7698; NIPISSING  
BEING ALL OF PIN 52214-0047 (LT).  
Roll # 49 71 000 001 20120 0000 – Township of Nipissing  
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