

PROPERTIES FOR SALE – Island Avenue

The Municipality offers for sale Lots 23 and 24, Plan M-555. Both of these lots are zoned “Recreation Two Zone”. Both properties include the former shoreline road allowances (i.e. the land goes right to the water’s edge).

The asking price for each lot is \$150,000.00. A form of Agreement of Purchase and Sale which can be used to submit offers is enclosed.

There are conditions associated with the property sales.

Purchasers will be required to enter into a development agreement, which will be registered on title to the property in question (after purchase) that requires the owner (and binds subsequent purchasers) to complete construction of a residential building on the lot within three (3) years of the date that the deed transferring title from the Municipality is registered. Failure to abide by the development agreement will result in a transfer of the property back to the Municipality, at a pre-determined sum being a discounted amount associated with the original sale price. A copy of the proposed agreement is enclosed.

The dimensions of the Lots are:

Lot 23		Lot 24	
South boundary line (depth)	164.76m (540.55')	South boundary line (depth)	162.62m (533.53')
North boundary line (depth)	162.62m (533.53')	North boundary line (depth)	165.45m (542.81')
West boundary line (street frontage)	40.03m (131.33')	West boundary line (street frontage)	38 m (124.67')
East boundary line (lake frontage)	50.05m (164.21')	East boundary line (lake frontage)	38.12m (125.07')
Approximate area	0.74 ha (1.83 a)	Approximate area	0.62 ha (1.53 a)
Entrance	none	Entrance	driveway
Property to south	Residentially developed	Property to south	Municipal lot for sale for residential development
Property to north	Municipal lot for sale for residential development	Property to north	Municipal lot zoned “open space”

Lot 23 is slightly larger than Lot 24. Lot 24 already has a driveway entrance. Lot 23 does not. There is no fee to apply to the Municipality for an entrance approval.

Both lots are subject to easements at the street side of the property that run along the street for the purposes of utility provision. The easement on Lot 23 is over part 70 on Reference Plan 55M-9479; the easement on Lot 24 is over part 71 on the same plan.

Lot 25 (to the north of Lot 24) is zoned "open space" and owned by the Municipality. Anticipated future use is as a passive park/recreation area. Current use is unmaintained/forested municipal (public) property.

Recreation 2 Zoning allows the following uses:

- (1) a recreational dwelling
- (2) a recreational modular home
- (3) a guest cottage
- (4) a bed and breakfast
- (5) a boat house
- (6) buildings, structures and uses accessory to the above uses in accordance with Section 2.1.

The relevant zoning by-law is under review at present. It is anticipated that permanent year-round homes will be added as permitted uses in this zone as part of that review.

Building regulations in this zone are:

- (1) Minimum Lot Area 3700 square metres
- (2) Minimum Lot Frontage 35 metres
- (3) Minimum Lot Depth 50 metres
- (4) Minimum Front Yard 10 metres
- (5) Minimum Side Yard
 - for a recreational dwelling 5 metres
 - for accessory buildings 1.5 metres
- (6) Minimum Rear Yard
 - when abutting a shoreline road allowance 1 metre
 - when not abutting a shoreline road allowance 15 metres
- (7) Maximum Building Height 10 metres
- (8) Minimum Floor Area 55 square metres

Island Avenue Lots:

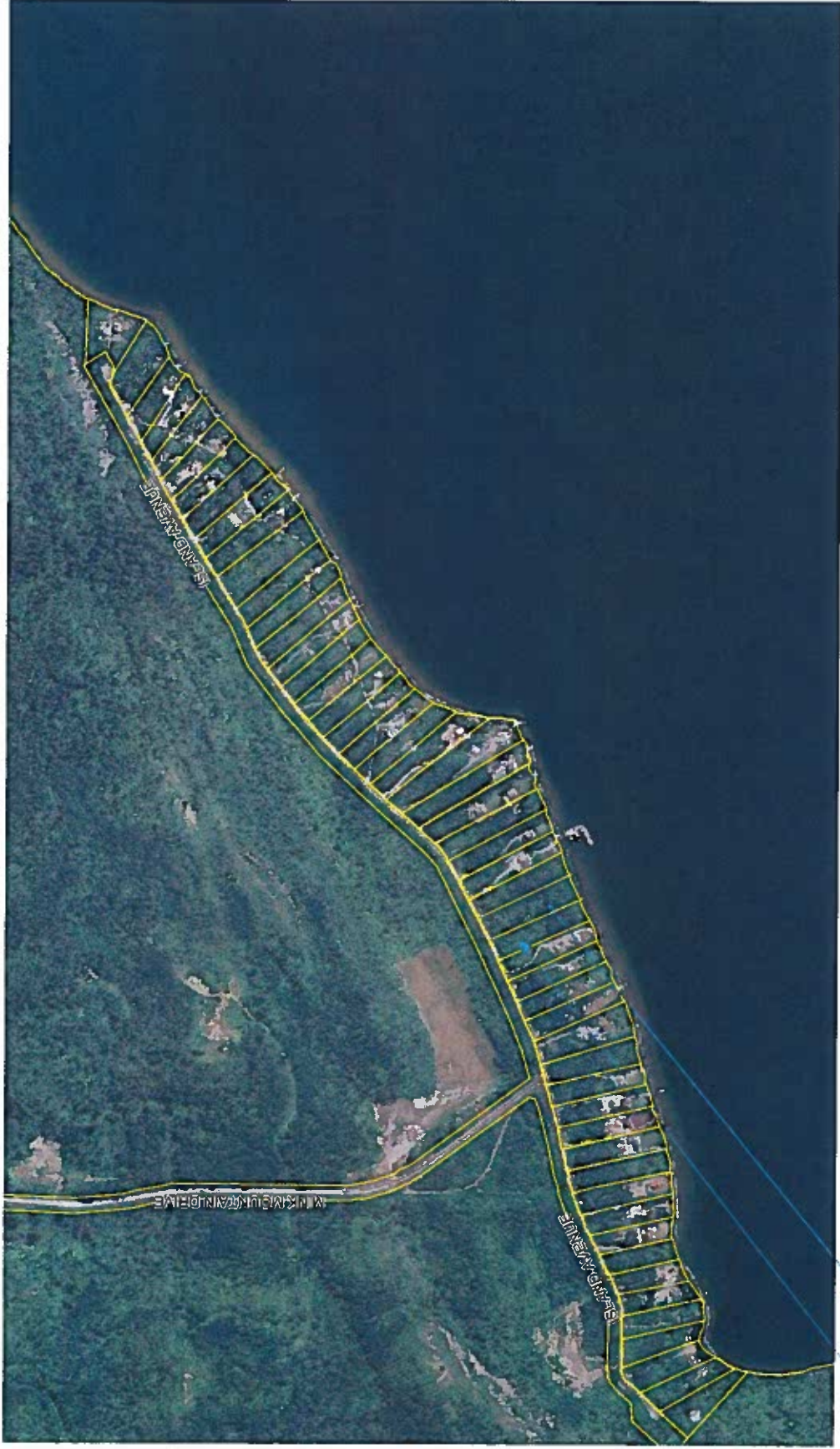
Lot fabric in Neighbourhood:



This block represents 3 lots: 23, 24 and 25. Lots 23 and 24 are for sale. Lot 25 will be retained. See next page for Subdivision Plan detail.

Island Avenue Lots:

Aerial View:



Lots 23 and Lot 24 (Lot 25 is not for sale) Note: Lot lines approximate on this view