



# Municipal Vacant Lot Inventory & Property Details



**A Beautiful Place to Build**



## MUNICIPAL LOTS FOR SALE PROCEDURE

If you wish to purchase a lot from the Town, here are some of the things you need to do and know:

- 1) Ensure that the lot is still available for sale. You can check this on the Town's website [www.blindriver.ca](http://www.blindriver.ca) or by calling the CAO/Clerk, Kathryn Scott, at 705-356-2251 x 213 or by email at [katie.scott@blindriver.ca](mailto:katie.scott@blindriver.ca).
- 2) Submit your offer in writing to the Town office. Offers can also be mailed to the office at 11 Hudson St, PO Box 640, Blind River ON P0R 1B0 or by email to the Director of Finance/Treasurer. Please be sure to include your contact information (name, address, telephone number, email) so that we can reach you with any questions we have regarding your offer.
- 3) As the purchaser of the lot, you will be responsible not only for your own legal fees but also the Town's legal fees. You will also be responsible for the cost of a survey if it is required.
- 4) If your offer is LESS THAN the listed price, the offer must be presented to Council for their acceptance. (These prices are set out in Policy #1.3.9 Sale of Vacant Lots.) Any such offers will be presented at the next regularly scheduled Council Meeting. Please note that the cut-off date is the Wednesday prior to the meeting. To check the Council Meeting schedule, please consult the Town's website. Offers at or above the listed price do not require this approval.
- 5) If you are purchasing a serviced or partly serviced lot, (i.e. water & sewer are available or water only is available) you **MUST** connect to these services when you build. The current costs are:
  - water ¾" to 1" – At cost – all material and labour
  - sewer 4" to 6" – At cost – all material and labour
- 6) There are other fees that may apply depending on the current zoning of the lot and your intended use. Please contact the Building Department (705-356-2251 x 206) to determine what might be required.

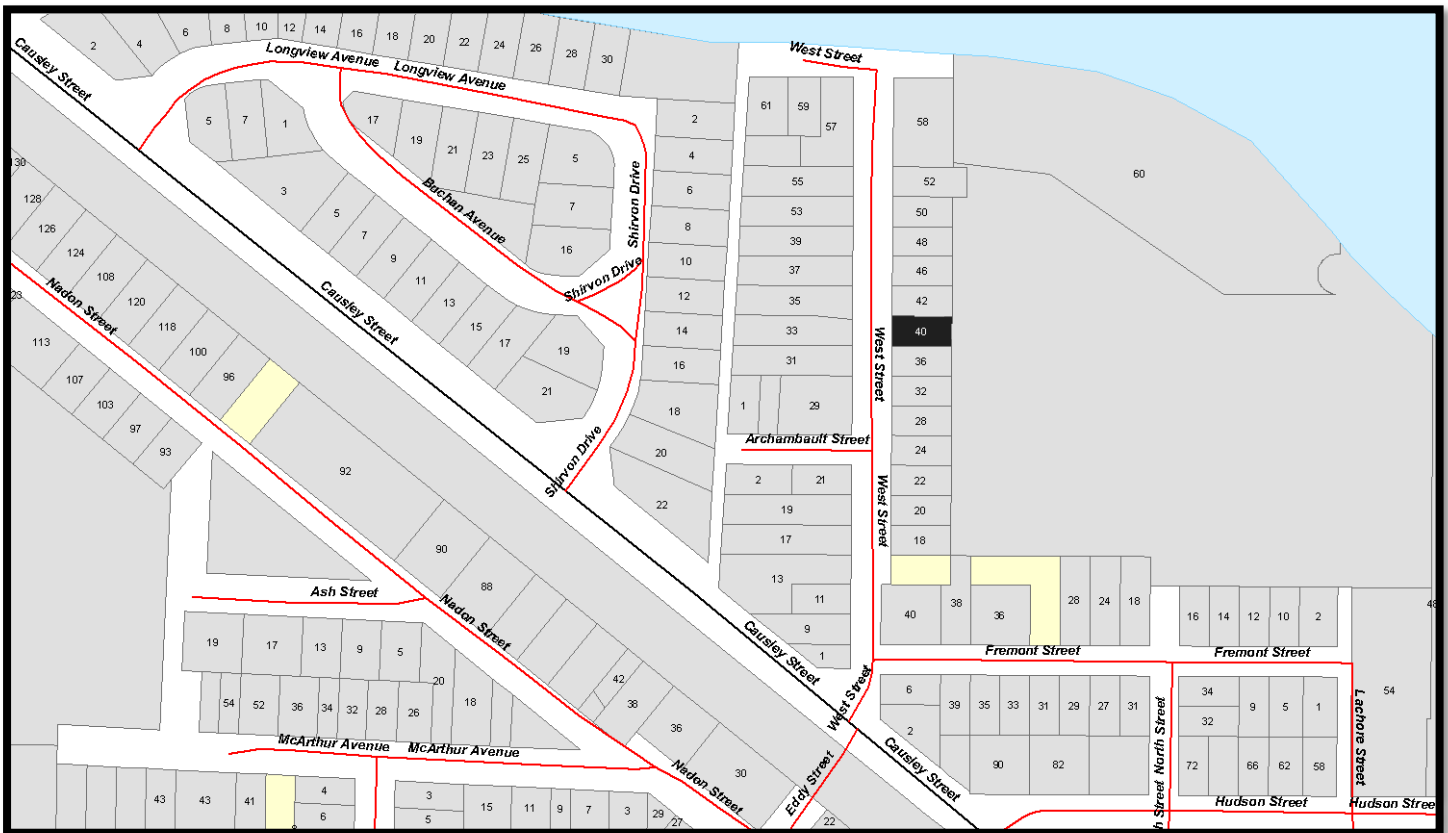
## PLEASE NOTE:

The following 'Conditions' will apply to all vacant lot sales; municipal lots sold are intended for immediate development.

1. The Purchasers shall apply for a Building Permit from the Town within one (1) year of the Completion Date of the Agreement of Purchase and Sale;
2. The Purchasers shall commence construction of any building or structures required to carry out the proposed residential or commercial use within two (2) year of the Completion Date of the Agreement of Purchase and Sale;
3. The proposed use shall be fully completed with an Occupancy Permit granted within three (3) years of the Completion Date of the Agreement of Purchase and Sale, unless extended in writing between the Town and the Proponent;
4. The Purchasers agree that prior to the Completion Date of the Agreement of Purchase and Sale, the Proponent will execute all documents required to authorize the Transfer of the Property back to the Vendor in the event the Proponent fails to comply with the conditions set out in #1- 3 herein. The Transfer of the property back to the Vendor shall be held in trust by the Vendor's solicitor and shall only be registered in the event the Proponent has failed to meet the timeframes set out in conditions #1-3. A Notice shall be registered on title of the Property setting forth the Vendor's right to the re-transfer of the property if the Proponent fails to meet the conditions set out in #1-3.

## PROPERTY DETAILS

STREET ADDRESS	<b>40 WEST STREET</b>
ROLL NUMBER	57 38 000 004 111 00.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	50.00 FT.
TOTAL LOT SIZE	0.12 ACRES (5227.2 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$8000.00



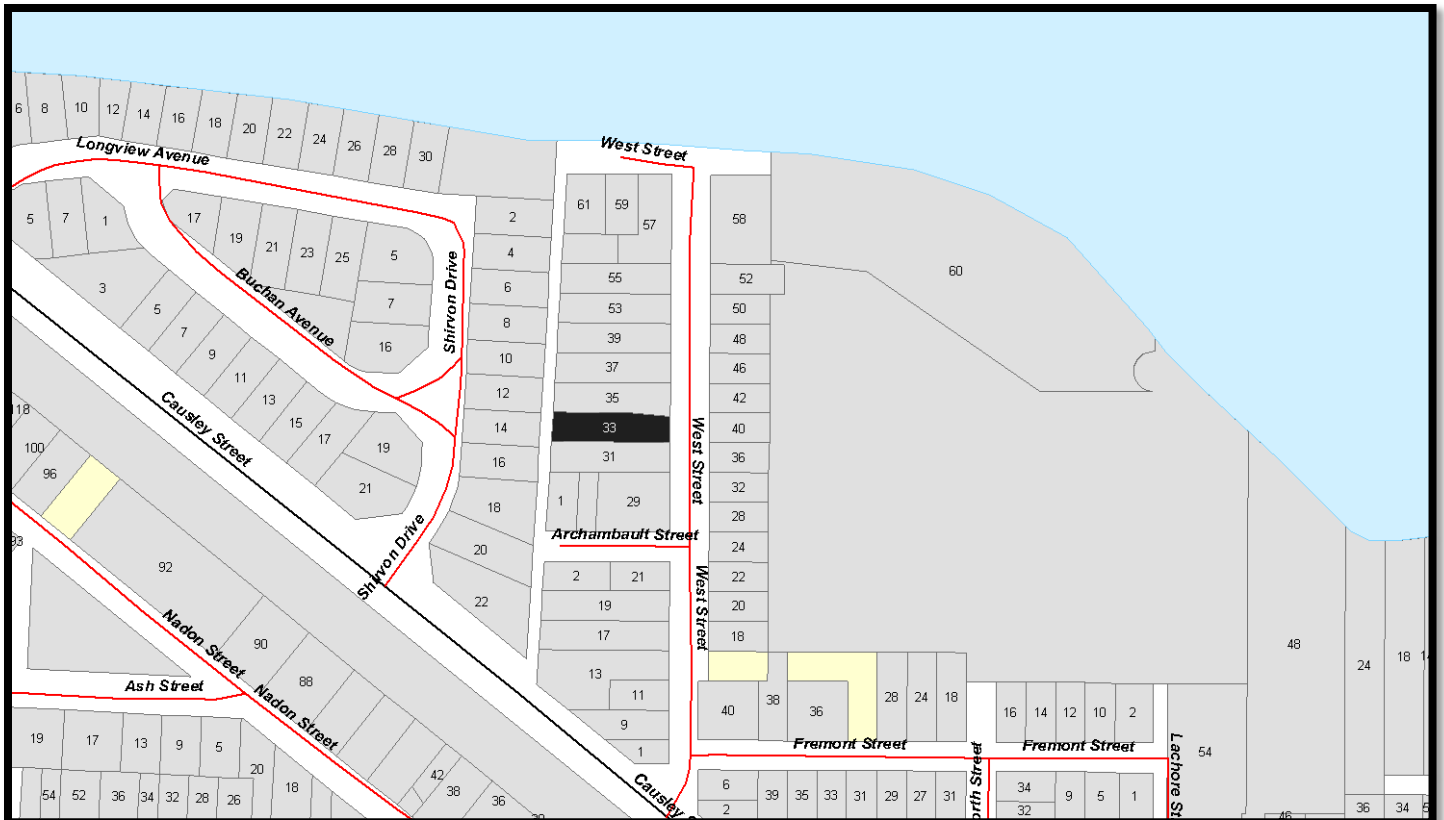






## PROPERTY DETAILS

STREET ADDRESS	<b>33 WEST STREET</b>
ROLL NUMBER	57 38 000 004 129 00.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	44.70 FT.
TOTAL LOT SIZE	0.21 ACRES (5227.2 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$8000.00



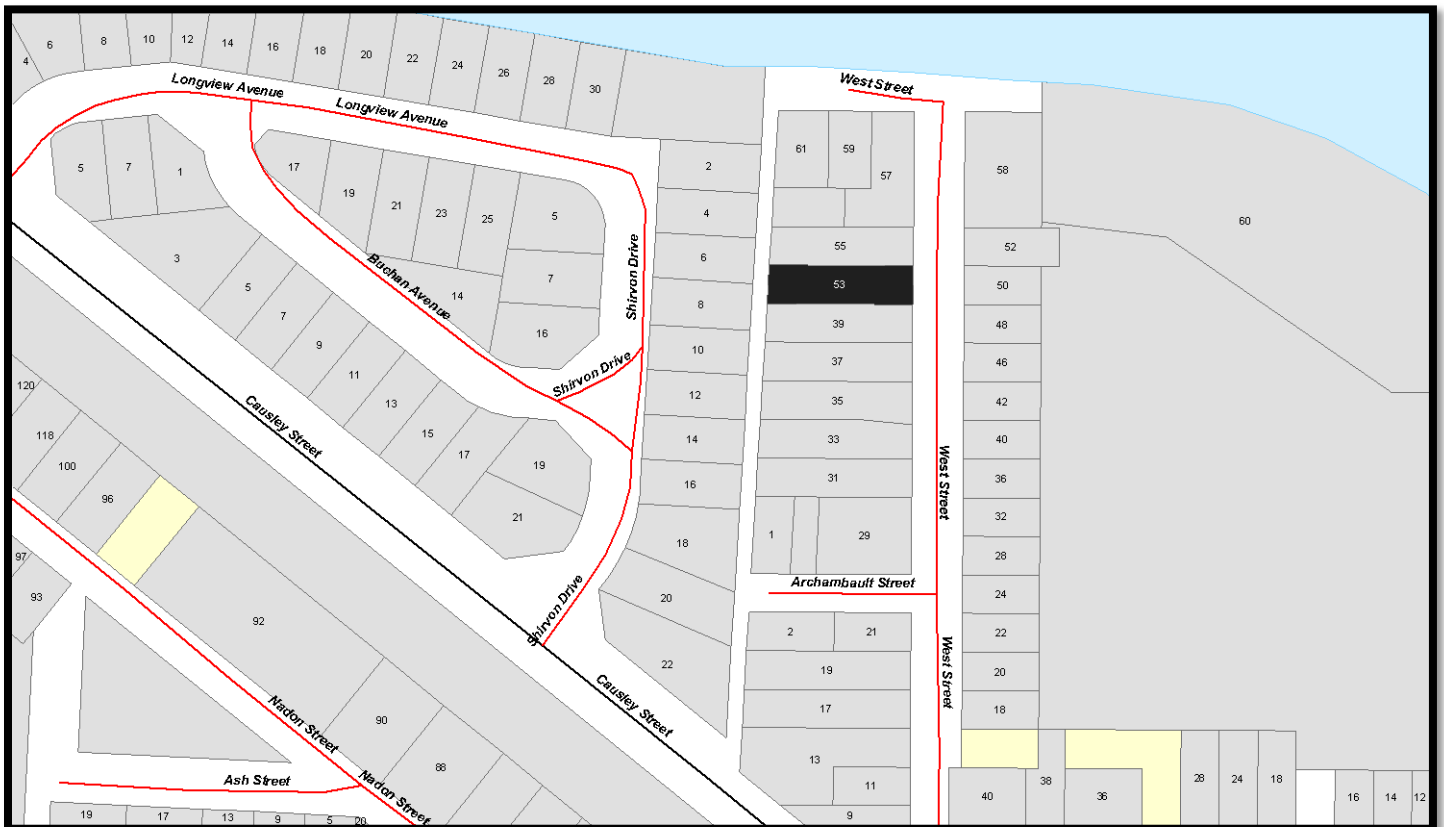






## PROPERTY DETAILS

STREET ADDRESS	<b>53 WEST STREET</b>
ROLL NUMBER	57 38 000 004 125 00.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	50.00 FT.
TOTAL LOT SIZE	0.21 ACRES (9147.6 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$8000.00



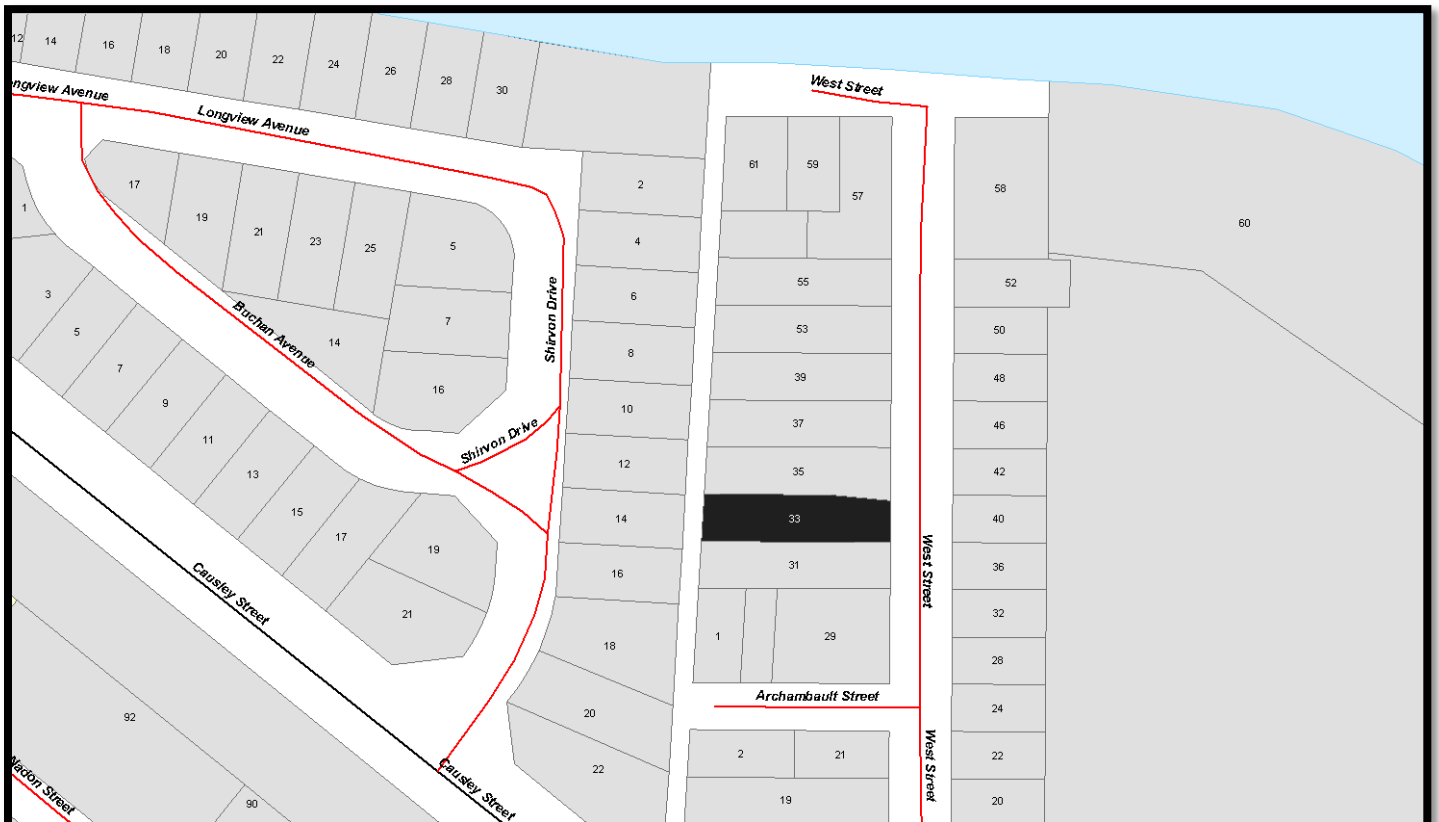






## PROPERTY DETAILS

STREET ADDRESS	<b>33 WEST STREET</b>
ROLL NUMBER	57 38 000 004 129 00.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	44.70 FT.
TOTAL LOT SIZE	0.21 ACRES (9147.6 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$8000.00

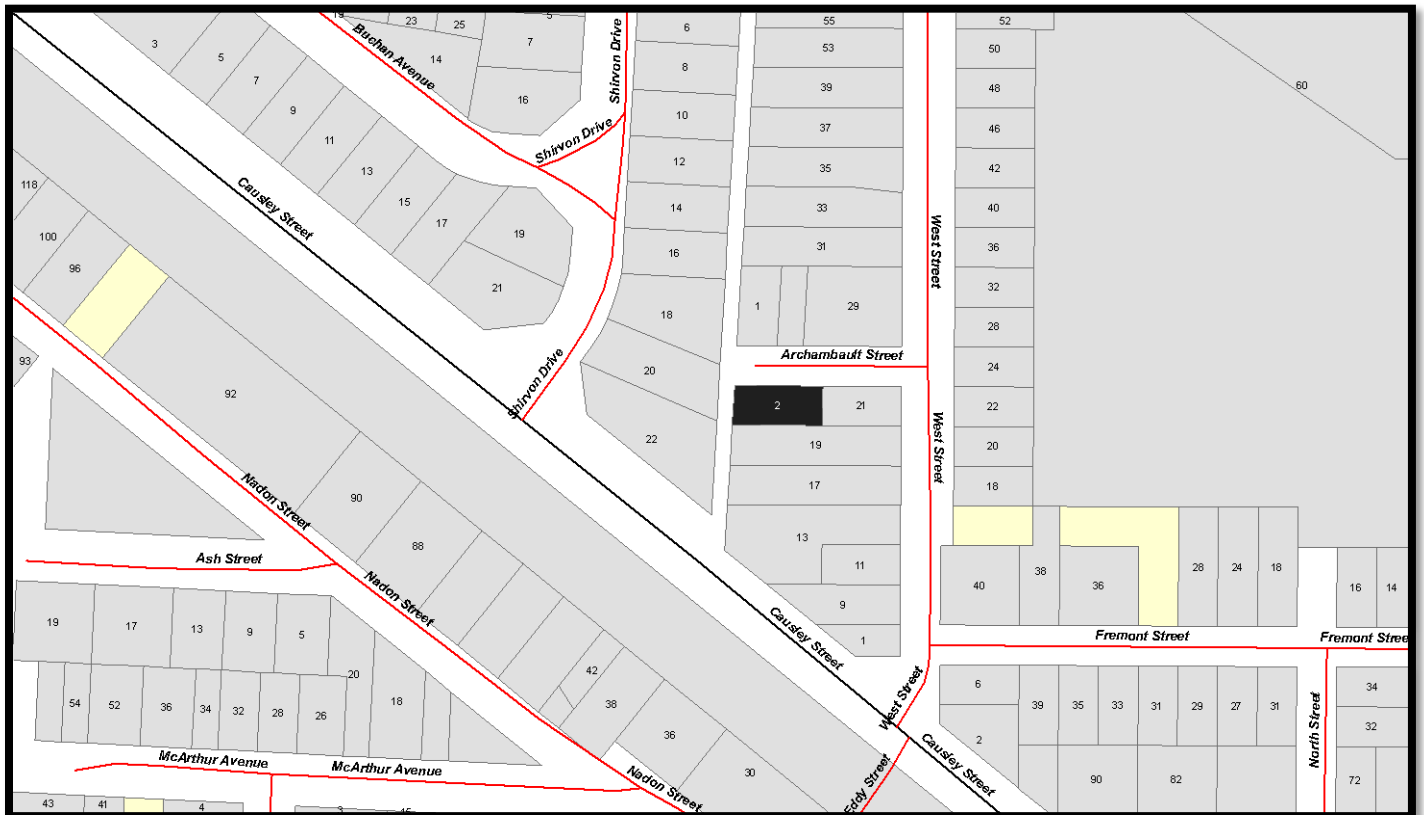






## PROPERTY DETAILS

STREET ADDRESS	<b>2 ARCHAMBAULT STREET</b>
ROLL NUMBER	57 38 000 004 133 00.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	109.33 FT.
TOTAL LOT SIZE	0.13 ACRES (5662.8 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$8000.00





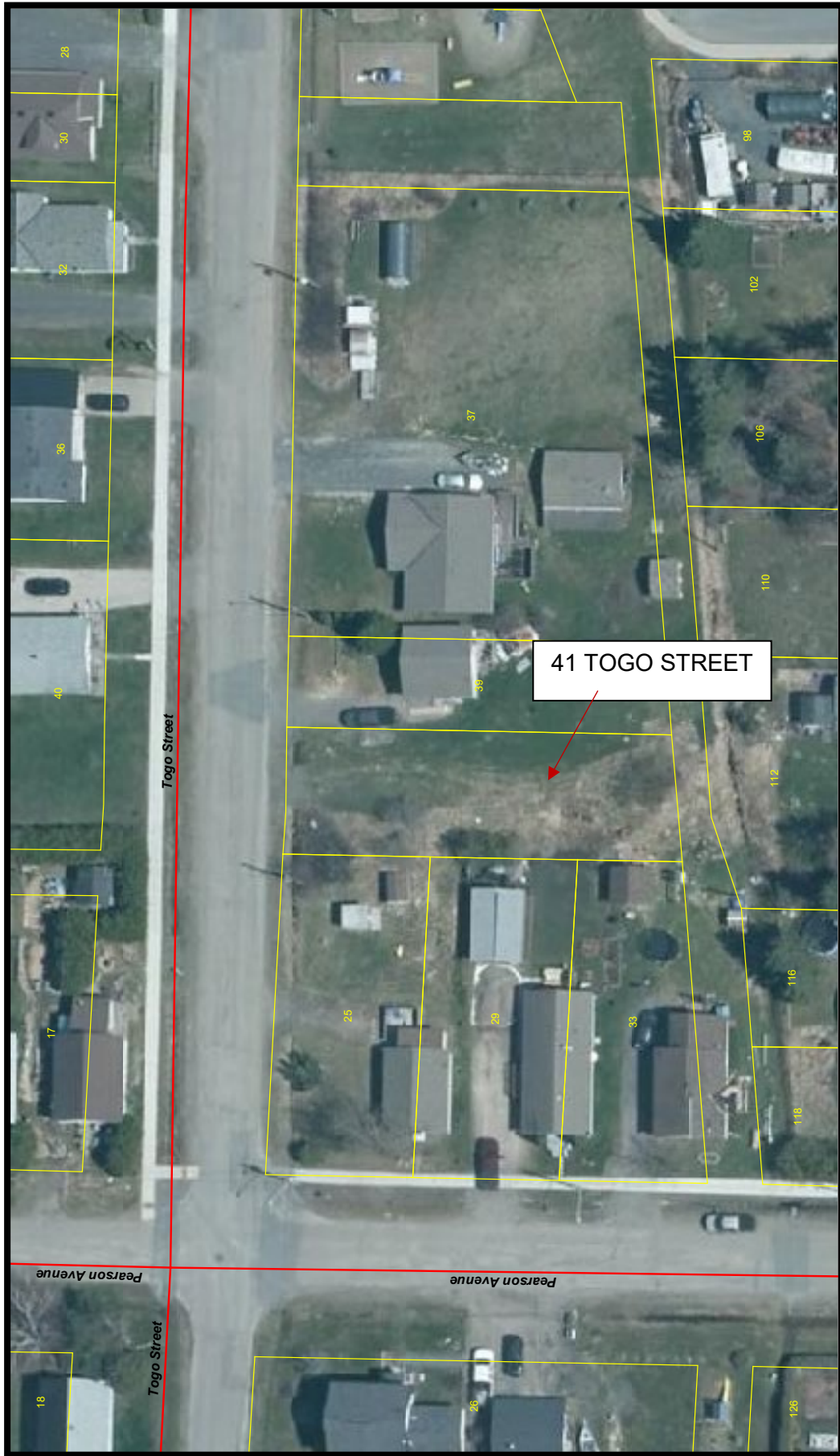




## PROPERTY DETAILS

STREET ADDRESS	<b>41 TOGO STREET</b>
ROLL NUMBER	57 38 000 005 072 00.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	49.50 FT.
TOTAL LOT SIZE	0.16 ACRES (6969.6 SQ. FT.)
ZONING	'R1 - RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$8000.00







## PROPERTY DETAILS

STREET ADDRESS	<b>18 INDIANA AVENUE</b>
ROLL NUMBER	57 38 000 006 161 00.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	33.00 FT.
TOTAL LOT SIZE	0.10 ACRES (4356 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$4000.00







## PROPERTY DETAILS

STREET ADDRESS	<b>26 SOLOMON STREET</b>
ROLL NUMBER	57 38 000 007 044 01.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	69.07 FT.
TOTAL LOT SIZE	0.23 ACRES (10015.15 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00

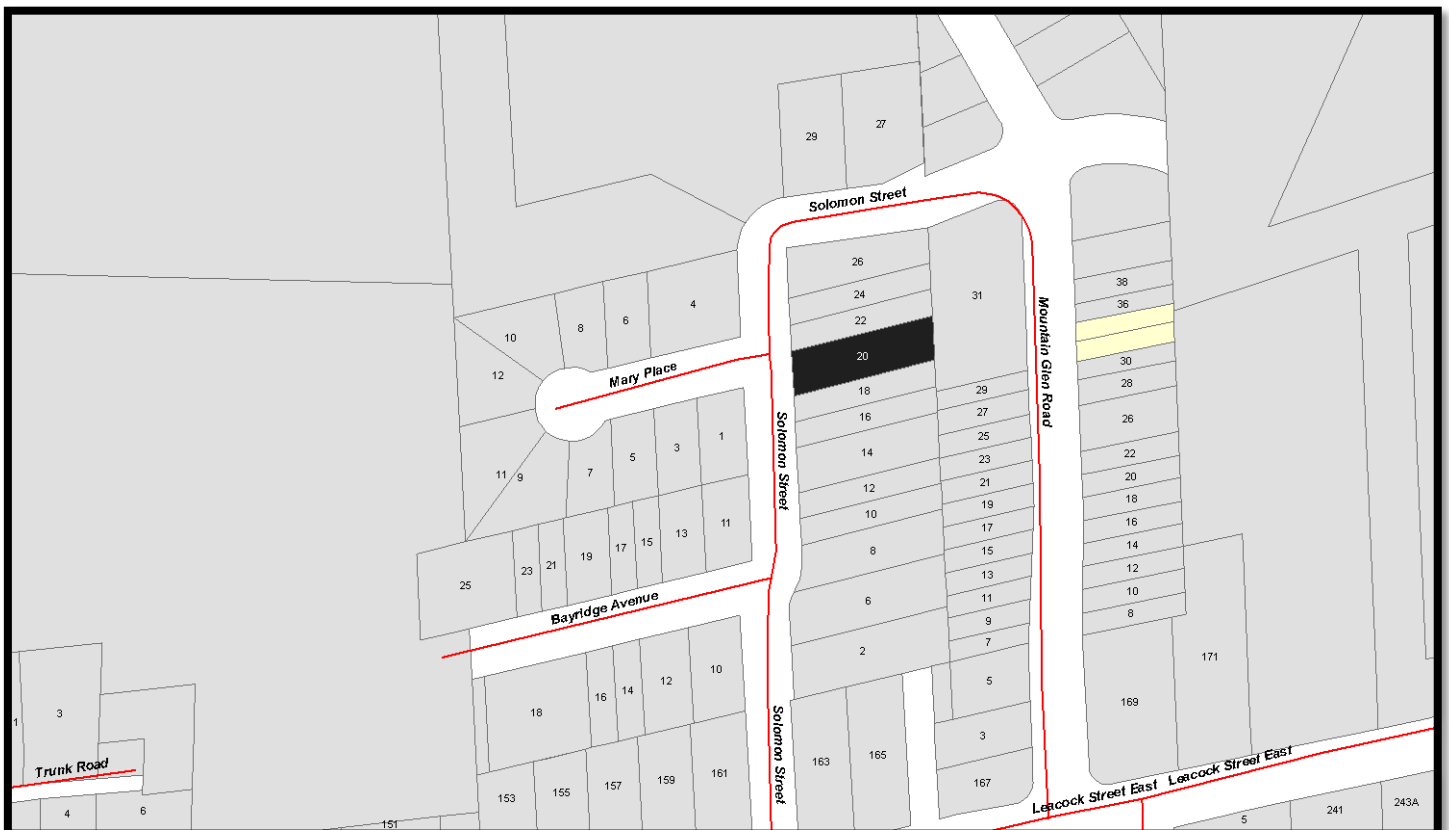






## PROPERTY DETAILS

STREET ADDRESS	<b>20 SOLOMON STREET</b>
ROLL NUMBER	57 38 000 007 044 04.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	60.04 FT.
TOTAL LOT SIZE	0.20 ACRES (8819.87 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00



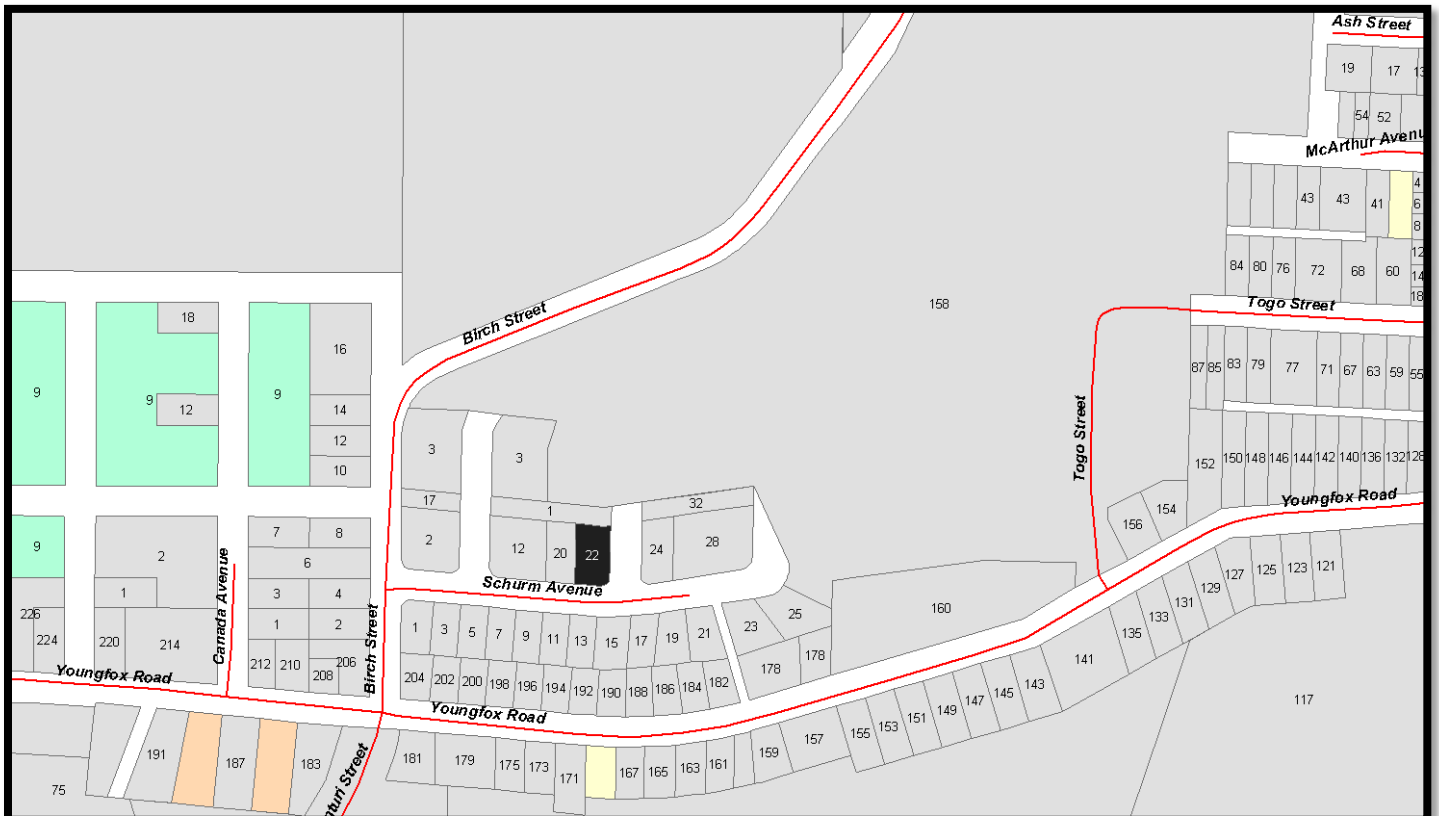






## PROPERTY DETAILS

STREET ADDRESS	<b>22 SCHURM STREET</b>
ROLL NUMBER	57 38 000 008 028 71.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	87.62 FT.
TOTAL LOT SIZE	0.23 ACRES (10018.8 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00



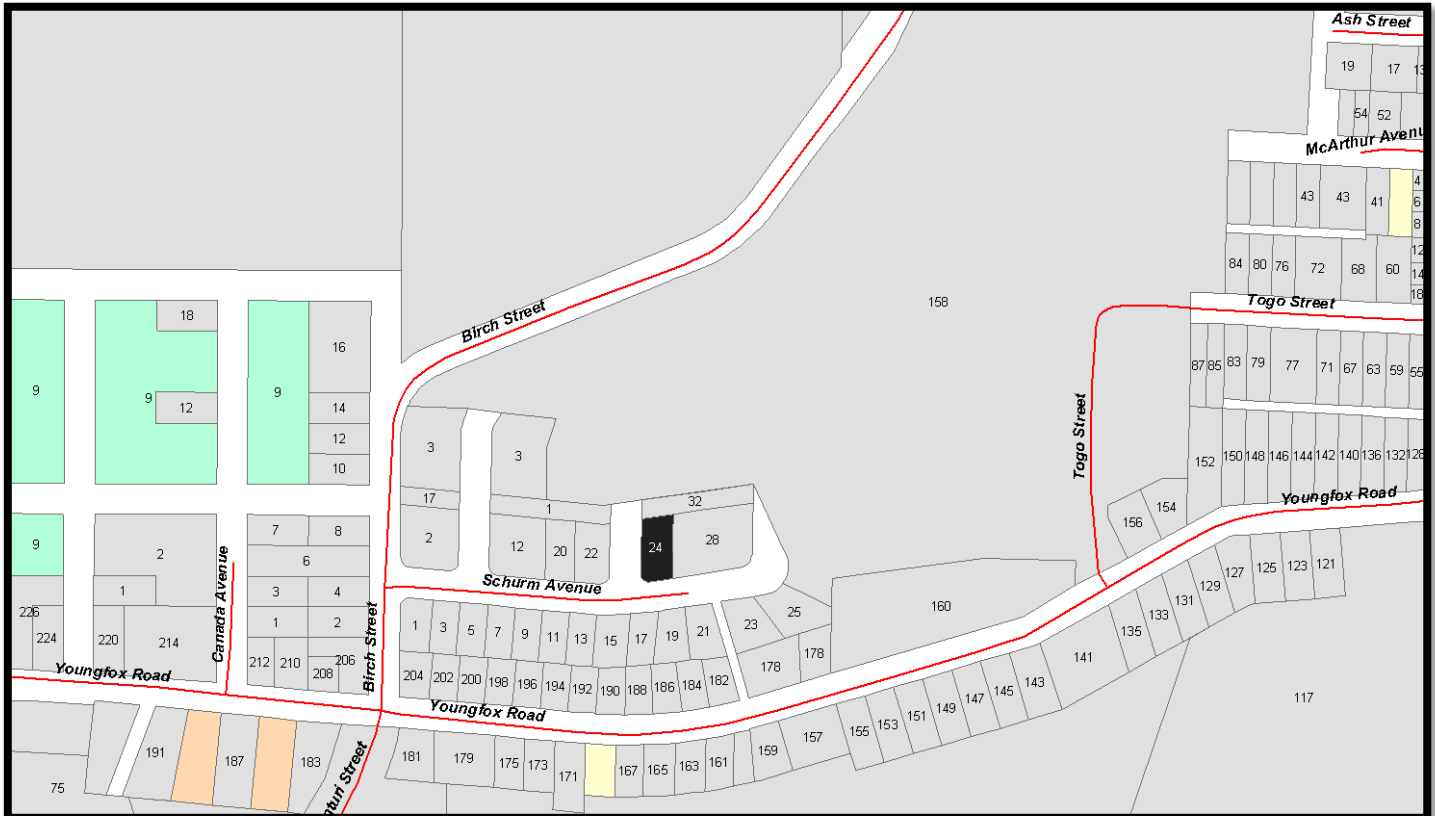






## PROPERTY DETAILS

STREET ADDRESS	<b>24 SCHURM STREET</b>
ROLL NUMBER	57 38 000 008 028 82.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	87.62 FT.
TOTAL LOT SIZE	0.22 ACRES (10018.8 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00



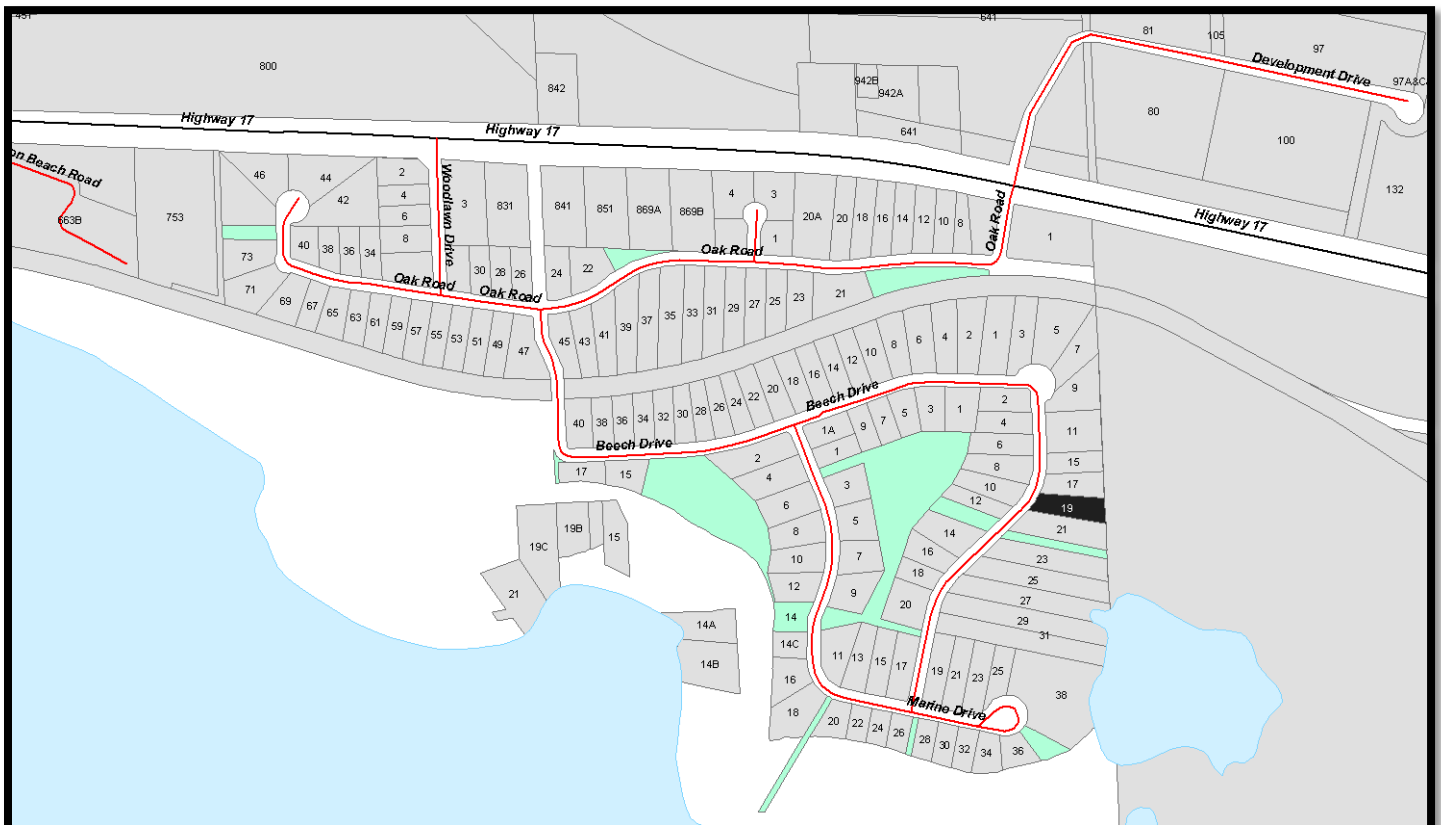






## PROPERTY DETAILS

STREET ADDRESS	<b>19 LAKE DRIVE</b>
ROLL NUMBER	57 38 000 013 011 00.0000
SERVICE	MUNICIPAL WATER – <b>YES</b> MUNICIPAL SEWER - NO
FRONTAGE	100.27 FT.
TOTAL LOT SIZE	0.90 ACRES (39,204 SQ. FT.)
ZONING	'RR – RURAL RESIDENTIAL'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00



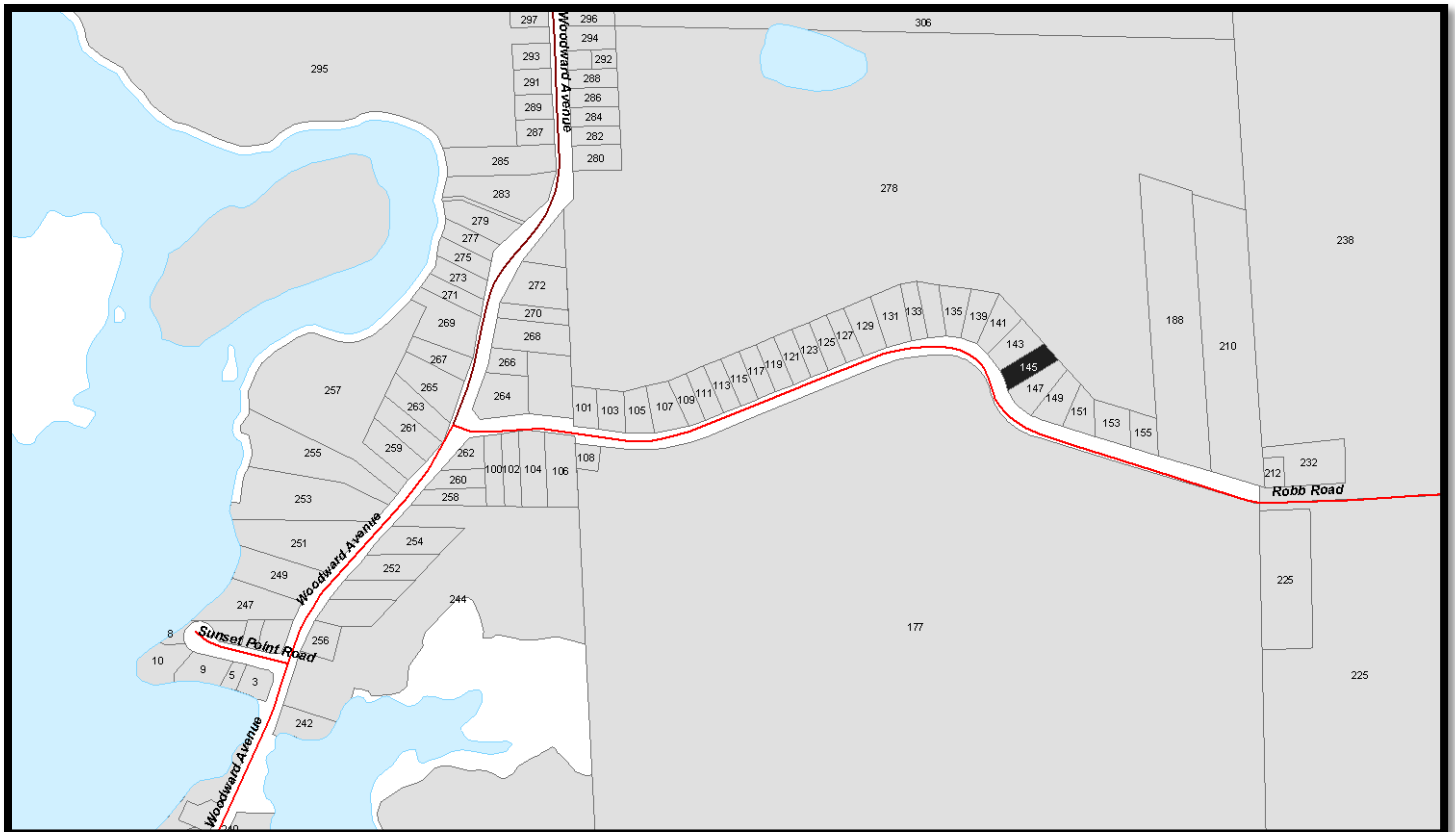






## PROPERTY DETAILS

STREET ADDRESS	<b>145 ROBB ROAD</b>
ROLL NUMBER	57 38 000 014 087 00.0000
SERVICE	<b>NO MUNICIPAL WATER &amp; NO MUNICIPAL SEWER</b>
FRONTAGE	89.01 FT.
TOTAL LOT SIZE	0.41 ACRES (17,859.6 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00



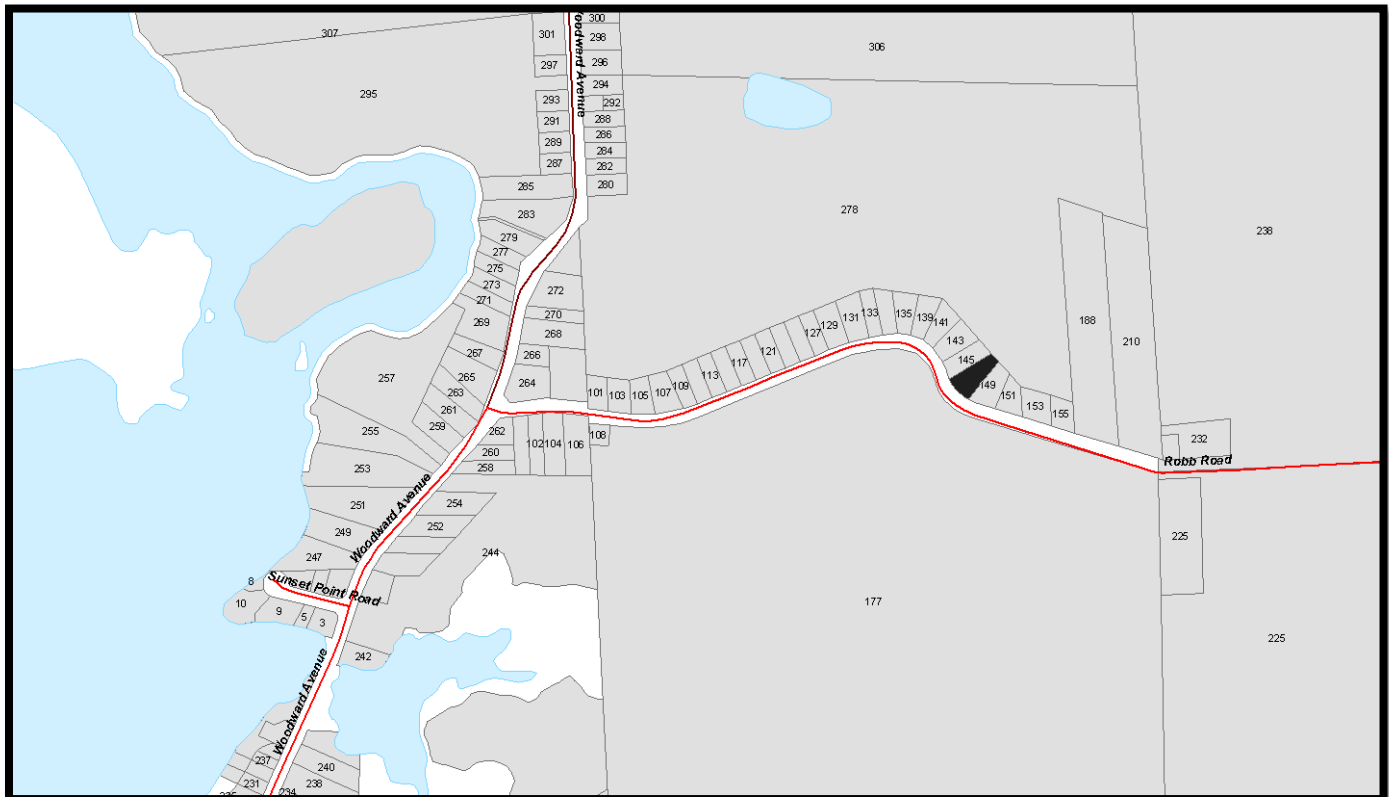






## PROPERTY DETAILS

STREET ADDRESS	<b>147 ROBB ROAD</b>
ROLL NUMBER	57 38 000 014 088 00.0000
SERVICE	<b>NO MUNICIPAL WATER &amp; NO MUNICIPAL SEWER</b>
FRONTAGE	134.02 FT.
TOTAL LOT SIZE	0.48 ACRES (20,908.8 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00







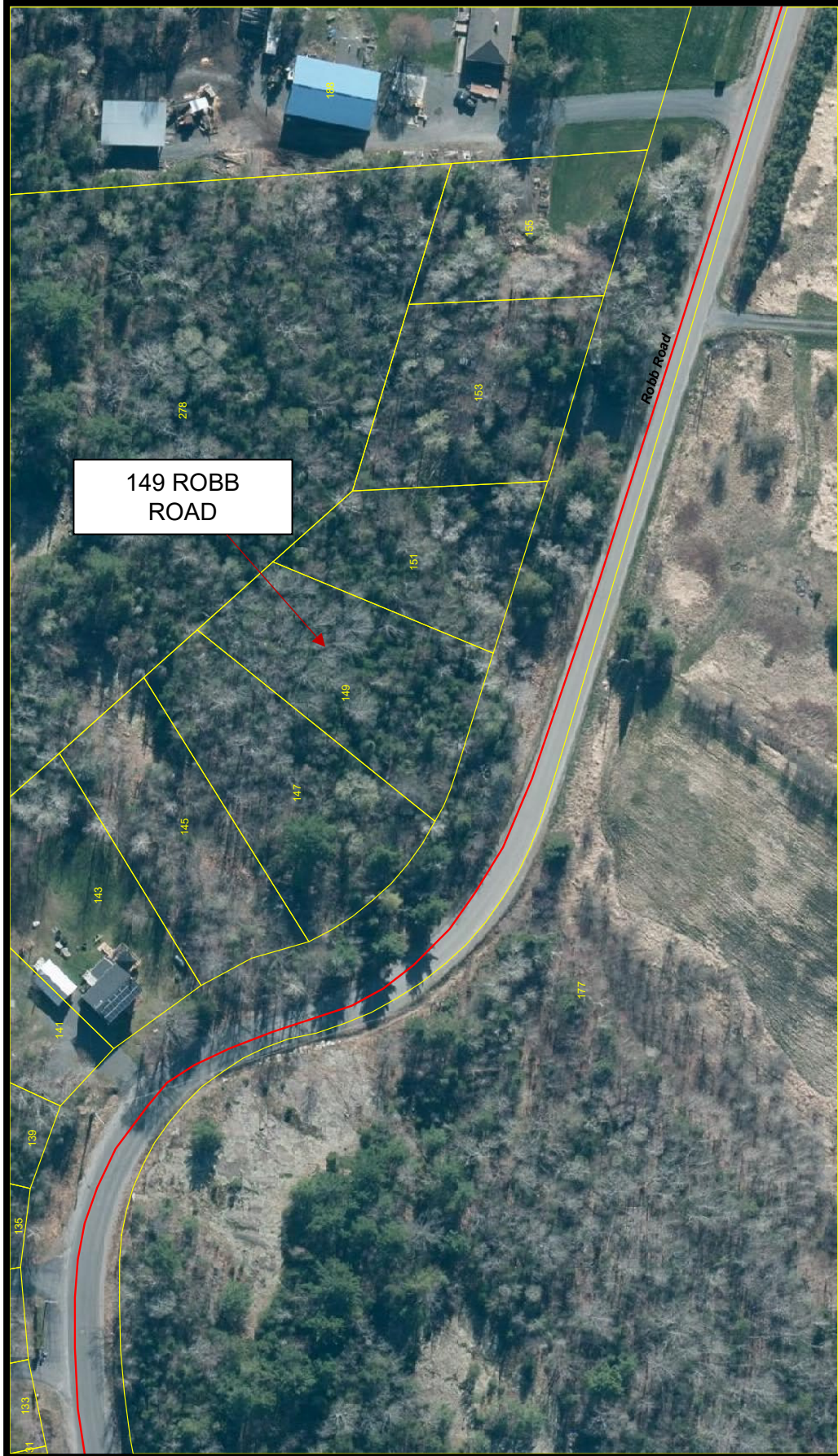


## PROPERTY DETAILS

STREET ADDRESS	<b>149 ROBB ROAD</b>
ROLL NUMBER	57 38 000 014 089 00.0000
SERVICE	<b>NO MUNICIPAL WATER &amp; NO MUNICIPAL SEWER</b>
FRONTAGE	136.91 FT.
TOTAL LOT SIZE	0.49 ACRES (21344.4 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00



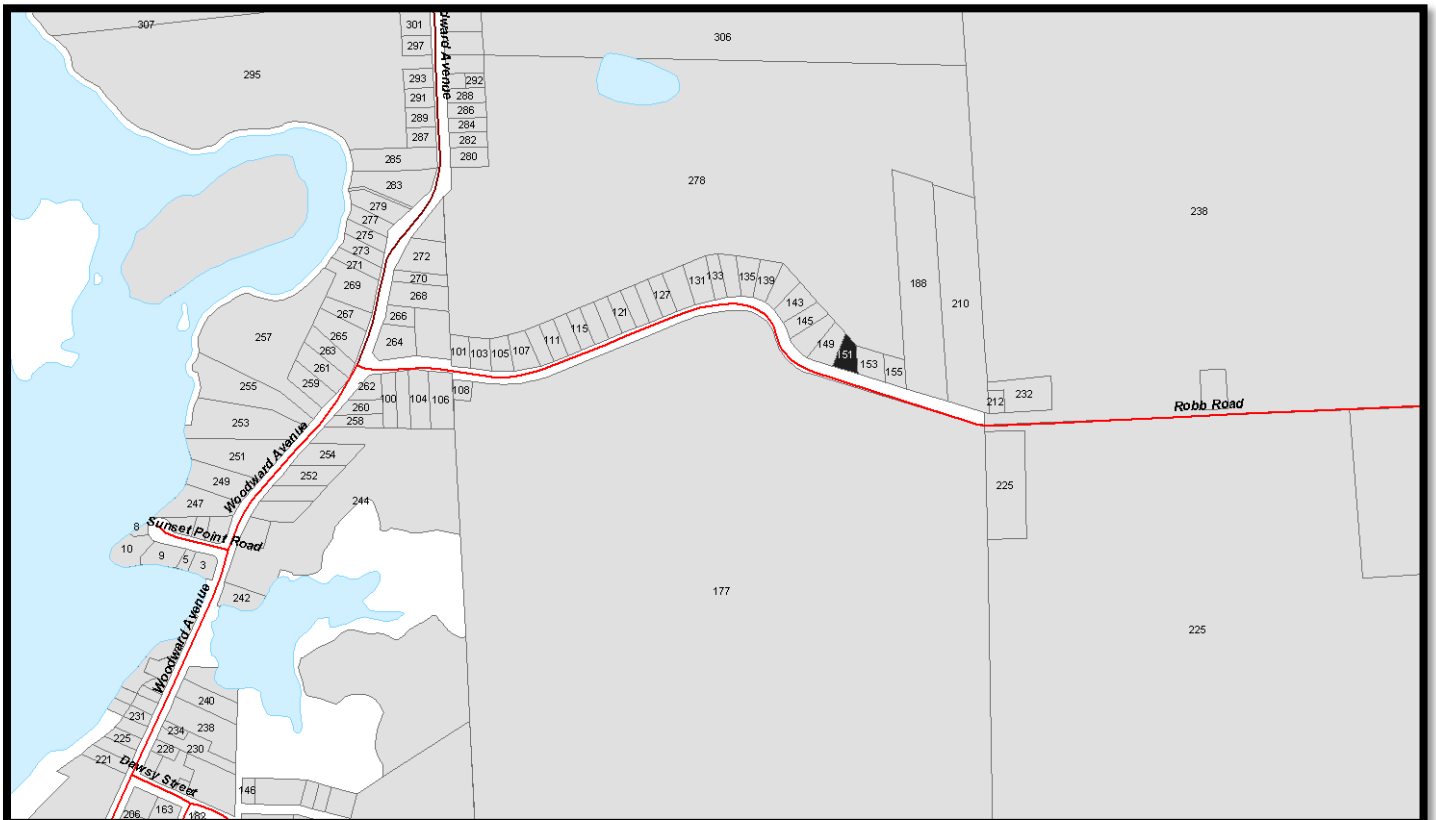






## PROPERTY DETAILS

STREET ADDRESS	<b>151 ROBB ROAD</b>
ROLL NUMBER	57 38 000 014 090 00.0000
SERVICE	<b>NO MUNICIPAL WATER &amp; NO MUNICIPAL SEWER</b>
FRONTAGE	135.00 FT.
TOTAL LOT SIZE	0.36 ACRES (15,681.6 SQ. FT.)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$16,000.00







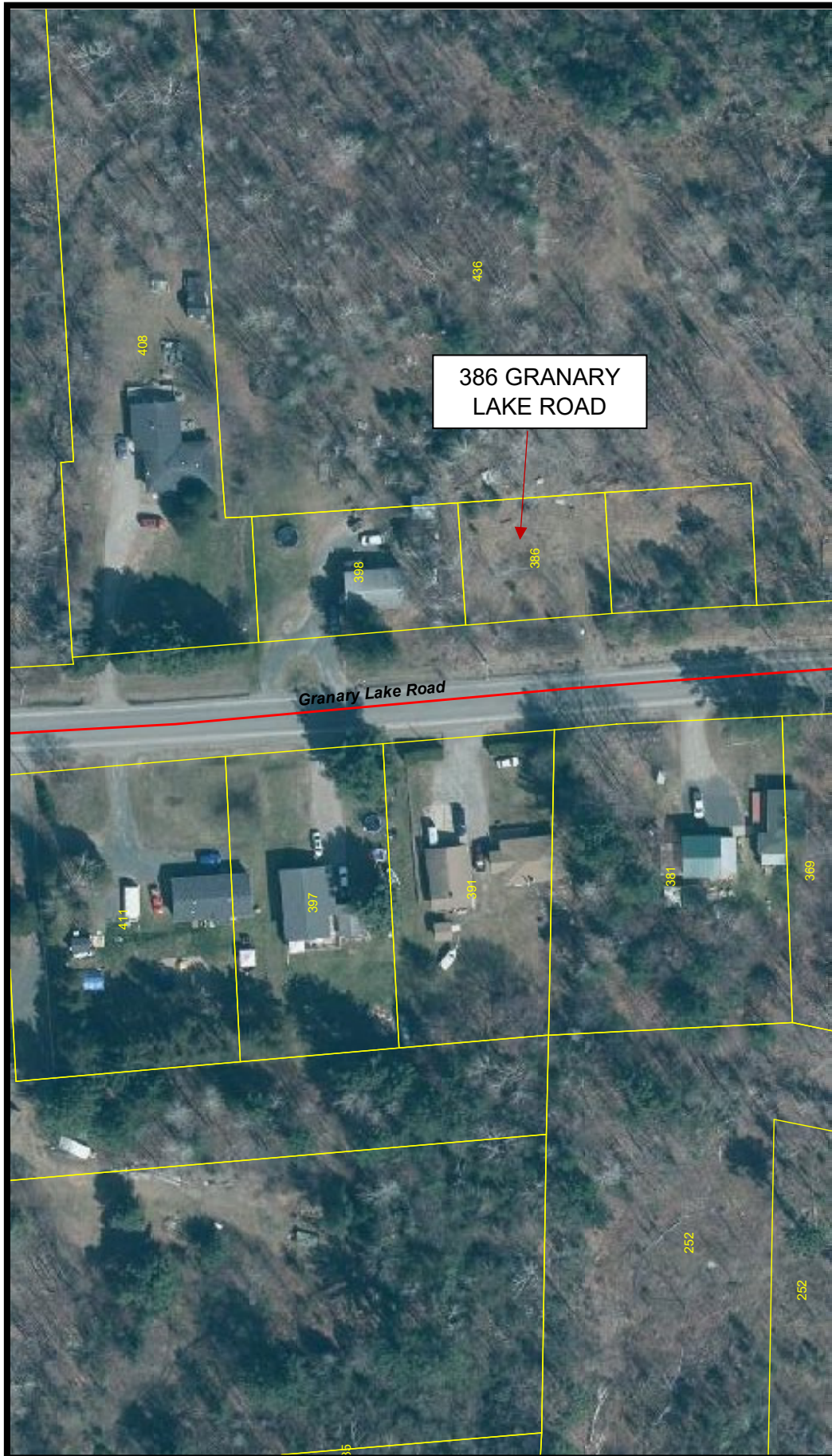


## PROPERTY DETAILS

STREET ADDRESS	<b>386 GRANARY LAKE ROAD</b>
ROLL NUMBER	57 38 000 015 185 00.0000
SERVICE	<b>NO MUNICIPAL WATER &amp; NO MUNICIPAL SEWER</b>
FRONTAGE	99.98 FT.
TOTAL LOT SIZE	0.23 ACRES (10018.8 SQ. FT.)
ZONING	'RURAL AND RESOURCE'
OFFICIAL PLAN DESIGNATION	'ENVIRONMENTAL PROTECTION AREA'
SUGGESTED PRICE	







386 GRANARY  
LAKE ROAD

Granary Lake Road

408

436

386

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411

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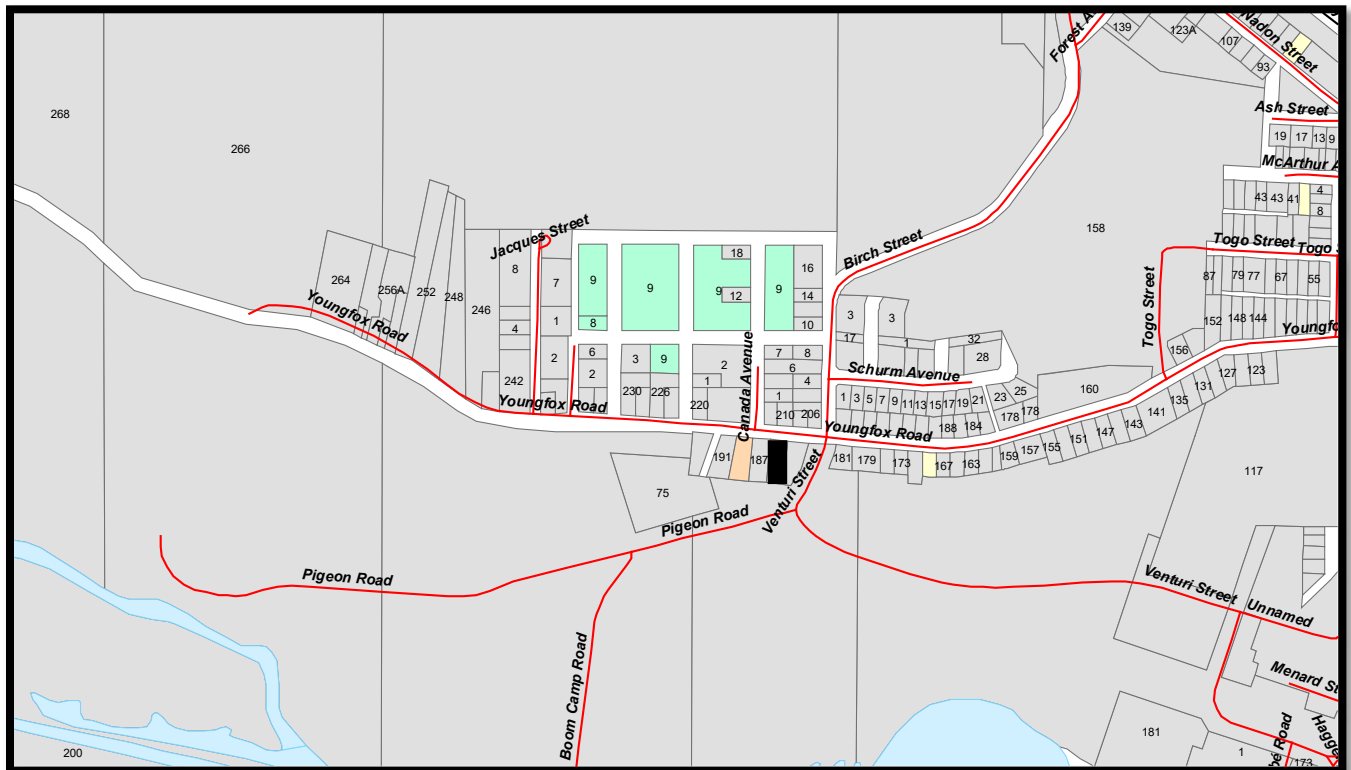
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## PROPERTY DETAILS

STREET ADDRESS	<b>185 YOUNGFOX ROAD</b>
ROLL NUMBER	57 38 000 006 258 09.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	80.97 FT.
TOTAL LOT SIZE	0.37 ACRES (16188.92 FT)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$20 000











## PROPERTY DETAILS

STREET ADDRESS	<b>189 YOUNGFOX ROAD</b>
ROLL NUMBER	57 38 000 006 258 08.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	71.75 FT.
TOTAL LOT SIZE	0.39 ACRES (17006.98FT <sup>2</sup> )
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$20 000







## PROPERTY DETAILS

STREET ADDRESS	<b>193 YOUNGFOX ROAD</b>
ROLL NUMBER	57 38 00 006 258 07.0000
SERVICE	MUNICIPAL WATER AND SEWER SERVICE
FRONTAGE	101.35 FT.
TOTAL LOT SIZE	0.34 ACRES (14843.43 FT2)
ZONING	'R1 – RESIDENTIAL SINGLE DETACHED'
OFFICIAL PLAN DESIGNATION	'LIVING AREA'
SUGGESTED PRICE	\$20 000





