

Tender to Purchase

TO: The Corporation of the
Township of Stirling-Rawdon,
2529 Stirling-Marmora Road,
P.O. Box 40
Stirling-Rawdon, ON K0K 3E0
(613) 395-3380

RE: Sale of: PT LT 13-14 CON 13 RAWDON PT 1 21R4612; STIRLING-RAWDON
COUNTY OF HASTINGS
PIN: 40320-0061 (LT)
Address: 5852 Stirling-Marmora Road, Stirling
Roll: 12-20-119-035-08110-0000

1. I/We hereby tender to purchase the land described above for the amount of \$ _____ (_____ Dollars) in accordance with the terms and condition of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/We understand that this tender must be received by the Treasurer's Office not later than 2:00 p.m. local time on May 8th, 2025 and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. 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 Corporation of the Township of Stirling-Rawdon representing 20 percent or more of the tendered amount which will be forfeited if I/we are the successful tenderers and I/we do not pay the balance of the tendered amount, any land transfer tax and any accumulated taxes within 14 days of the treasurer notifying me/us that I/we are the highest tenderer.

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

Dated at _____, this _____ day of _____, 2025

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Email Address of Tenderer	Email Address of Tenderer

SECTION 17 - RC - RURAL COMMERCIAL ZONE

17.1 Within a RC - Rural Commercial Zone, no person shall use any land, erect, alter, enlarge, or maintain any building or structure for any use other than as permitted in this section and such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

17.2 PERMITTED USES

- 1) a farm implement and supply dealer, including the sale and service of snowmobiles and lawn and garden equipment,
- 2) an agricultural equipment supply and repair outlet,
- 3) an auction outlet,
- 4) a butcher shop and retail meat establishment,
- 5) a fertilizer mixing and sales establishment,
- 6) a feed and seed mill,
- 7) a sawmill or planing mill,
- 8) a greenhouse, nursery, or garden centre,
- 9) a bulk fuel dealer,
- 10) a craft shop,
- 11) an abattoir,
- 12) a merchandise service shop,
- 13) an accessory building or use to the above uses,
- 14) self-storage buildings,
- 15) flea market,
- 16) a warehouse,
- 17) commercial kennel,
- 18) drive-in restaurant,
- 19) a diesel, propane and/or natural gas outlet,
- 20) a retail or wholesale lumber and building supply outlet,
- 21) an automobile, snowmobile, motorcycle, or boat service station,
- 22) an automobile, mobile home, or travel trailer sales agency,
- 23) an automatic or coin operated car wash with the sale of petroleum products incidental thereto,
- 24) a hotel/motel,
- 25) an assembly hall,
- 26) an eating establishment, including an assembly hall,
- 27) a tavern,
- 28) an establishment for the sale, service, storage, or repair of small internal combustion engines such as snowmobiles, outboard motors, and lawnmowers,
- 29) a retail and/or wholesale outlet for the storage, display, and sale of lumber, building supplies and other similar new goods or materials,
- 30) a motorcycle, snowmobile, boat and machinery sales and service establishment, including the sale of parts and petroleum products incidental thereto,
- 31) a convenience retail store,
- 32) a convenience retail store and a restaurant as an accessory use to an automobile service station,
- 33) an accessory building or use to the above uses,
- 34) one dwelling or dwelling unit as an accessory use for the owner or operator of a principal use to any of the foregoing except automobile service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of Section 5.19,

35) an agricultural produce sales outlet.

17.3 ZONE REGULATIONS

a) For the Principal Building

Lot Area (Minimum)	4,000 m ² (43,057.1 sq. ft)
Lot Frontage (Minimum)	45 metres (147.6 ft)
Front Yard (Minimum)	8 metres (26.2 ft)
Rear Yard (Minimum)	8 metres (26.2 ft)
Interior Side Yard (Minimum)	3 metres (9.8 ft)
Exterior Side Yard	8 metres (26.2 ft)
Building Height (Maximum)	11 metres (36.1 ft)
Lot Coverage (Maximum)	40 percent
Off-Street Parking and Off-Street Loading Facilities shall be provided in accordance with Sections 5.31 and 5.32	
Access to a dwelling unit shall be separate from access to a rural commercial use	

b) For an Automobile Service Station

Lot Frontage (Minimum)	45 metres (147.6 ft)
Lot Depth (Minimum)	45 metres (147.6 ft)
Front Yard (Minimum)	15 metres (49.2 ft)
Rear Yard (Minimum) except where the rear yard abuts a residential zone the rear yard shall be a minimum of 15 metres (49.2 ft) of which the 4.5 metres (14.8 ft) adjacent to the lot line shall be maintained in an open space condition	7.5 metres (24.6 ft)
Side Yards (Minimum) except where one or both side yards abut a residential zone the side yard shall be a minimum of 15 metres (49.2 ft) of which the 4.5 metres (14.8 ft) adjacent to the lot line shall be maintained in an open space condition	7.5 metres (24.6 ft)
A sight triangle of 8 metres (26.2 ft) minimum shall be provided on a corner lot	
Light stands and signs may be located in any required minimum yard at a minimum distance of 2.5 metres (8 ft) from any street line	
Fuel pump islands and fuel pumps may be located in any required minimum yard at a minimum distance of 6 metres (19.7 ft) from any street line. A sight triangle is not to be construed to be part of the required minimum yard for the purposes of this paragraph. Where a lot is a corner lot, no portion of any pump island or gasoline pump shall be located closer than 3 metres (9.8 ft) to a straight line between a point in the front lot line and a point in the exterior side lot line, each point being distant 15 metres (49.2 ft) from the intersection of such lot lines	
The distance between means of access or ramps shall be 12 metres (39.4 ft) and on a corner lot, no ramp may be located within 11.5 metres (49.2 ft) of the intersection of the street lines	
Each ramp shall have a width of 7.5 metres (24.6 ft) and the interior angle	

formed between the lot line and the centre line of the ramp shall be between seventy (70) and ninety (90) degrees
No ramp shall be located within 4.5 (14.8 ft) of a side lot line
Off-Street Parking and Off-Street Loading Facilities shall be provided in accordance with Sections 5.31 and 5.32

c) For Commercial Kennels

- i) Kennels shall be separated from a residential use by a minimum of 100 metres (328.1 ft.).
- ii) No more than 8 dogs over the age of 4 months shall be kept in the kennels.
- iii) No commercial kennel shall be erected within 45 metres (147.6 ft.) of the lot line of adjacent lands which are held in separate and distinct ownership.
- iv) Enclosed exercise areas or runs shall be provided.
- v) A minimum of 9.3 square metres (100 square feet) shall be provided for each animal.
- vi) Where a commercial kennel existed as of the date of passing of this by-law which does not comply with the foregoing setback or yard requirements, such commercial kennel shall not be extended, enlarged, reconstructed, or altered if the effect of such extension, enlargement, reconstruction, or alteration thereof is to further reduce or encroach on the setback, yard or yards that is or are less than required.

d) For Accessory Buildings Not Attached to The Principal Building

Rear Yard (Minimum)	1.5 metres (4.9 ft)
Interior Side Yard (Minimum)	1.5 metres (4.9 ft)
Exterior Side Yard (Minimum)	8 metres (26.2 ft)
Building Height (Maximum)	5 metres (16.41 ft)
Gross Floor Area for Access Only Single Detached Dwelling	92.9 m ² (1,000 sq. ft)

e) For Land Abutting a Residential Zone or Residential Use

Notwithstanding the provisions of subsection 17.3, where an interior side yard and/or a rear yard abuts a residential zone or any existing residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 10 metres (32.8 ft.). The 3 metre (9.8 ft.) strip immediately adjacent to the rear and/or interior side lot lines shall be landscaped.

17.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the RC - Rural Commercial Zone.

17.5.3 RC-3 (Lots 13 and 14, Concession 13, Rawdon Township)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RC-3 and shown on Schedule 'A' attached, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted uses:

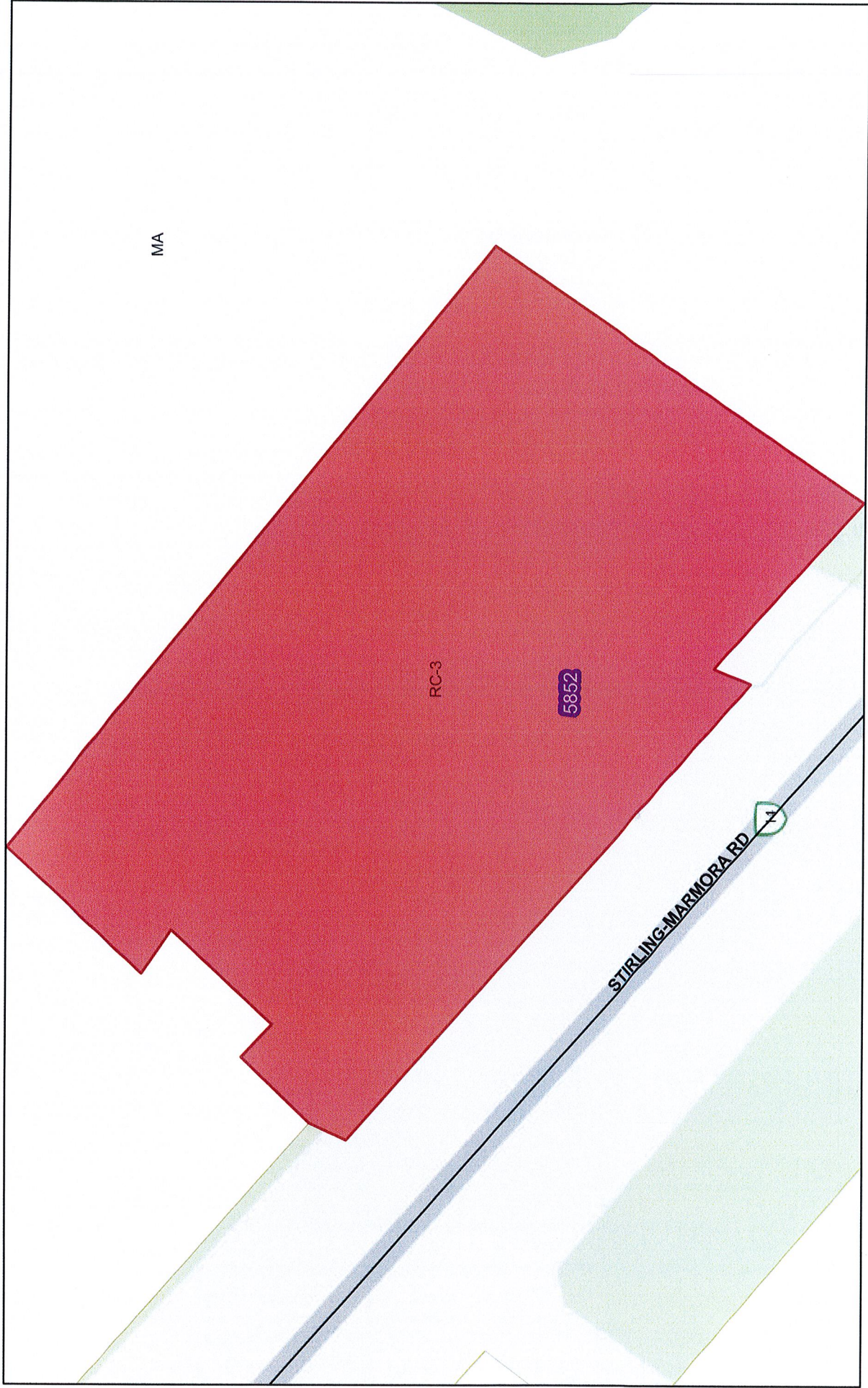
- i) furniture and cabinet-making;
- ii) furniture and cabinet retail and wholesale sales.

Zone Provisions

- i) the existing shed and its addition may be used for the above uses.

All other provisions of this by-law shall apply.

Municipal Staff Application - Restricted Access



2025-04-11, 9:24:41 a.m.