

## HIGHWAY 148 - LAND SALE

One (1) vacant lot owned by the Municipality is for sale. The lot is located between Breckenridge Road and 1751 Highway 148.

### Location



### Description

The lot number is 3 891 189;

Land shape: irregular rectangle;

Frontage on the Highway 148 :17.88 metres

Maximum lot depth: 16.93 metres

Area: 254.50 square metres

### Municipal Regulations

1. The land is in zone 8, only isolated single-family residential use is authorized. The prescribed setbacks in this zone for the construction of a main building are the following: front setback 10 metres, side setback 5 metres and rear setback 2 metres. The land is currently non-constructible, because the area of the lot does not comply with subdivision bylaw 178-01. A request for minor variance will be necessary to allow regularization of the lot area. The purchaser must demonstrate the possibility of building a house, the well and the septic system in accordance with the regulations in place for this purpose.

### Minimum amount for the land

2. No proposal lower than \$900 before taxes and fees will be considered by the Municipality.

### **Conditions of application**

3. Any individuals or corporate bodies, wishing to acquire the land, must submit a proposal to the Municipality using the proposal form annexed to this information document. This proposal form must be used by interested parties to send a proposal to the Municipality to acquire the land on the Highway 148.
4. The land survey costs are the responsibility of the purchaser.
5. Taxes, costs arising from the notarial deed of sale and property transfer rights are the responsibility of the purchaser.
6. This is not an offer to sell. The Municipality of Pontiac does not undertake accepting either the highest or any of the proposals received, and it incurs no obligation towards the proposers.
7. Any proponent undertakes, if the Municipality should accept his proposal, to become the owner of the land being accepted, by notarized deed of sale, the whole within three (3) months following the date of acceptance, and to pay the sums related to this acquisition on the day of the transaction.
8. Failure to sign a notarial deed within three (3) months of acceptance will release the Municipality from any obligation towards the defaulting applicant, and the Municipality may offer the land to any other applicant without further notice or delay and without prejudice to the rights and remedies against the defaulting applicant.
9. In the event of a tie between two or more proposals relating to this land, the Municipality will decide between them by means of a draw.
10. The applicant who acts on behalf of a legal person must provide the Municipality and the notary with the required documents authorizing him to act for and on behalf of the legal person, it being understood that the latter must assume the obligations and respect the conditions and deadlines resulting from this sale.

### **Submission of the proposal form**

11. The proposal form must be duly completed and signed by the interested parties then placed in an opaque sealed envelope bearing the following inscriptions:

Purchase of land lot 3 891 189 Hwy 148  
Att: Louis Montgrain, Director – Urban Planning Department  
Municipality of Pontiac  
2024 route 148  
Pontiac (Quebec) J0X 2G0

12. Proposals must be submitted before the deadline for the notice of the sale of this land.

**Sale of land lot 3 891 189 - Hwy 148**

**Proposal form**

I, the undersigned \_\_\_\_\_, declares to have read the document sale of land lot 3 891 189 - Route 148 "information documents relating to the sale of the land designated under lot 3 891 189 route 148".

I fully understand and accept the terms and requirements contained in this information document and I agree to comply fully with them.

Consequently, I offer to the Municipality of Pontiac to purchase lot 3 891 189 as described in the information document, for the sum of \$ , taxes and fees not included.

Signed at \_\_\_\_\_, this \_\_\_\_\_ 2021.

Proposer: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

**Appendix**



## Zone 8

Arrangements and zone number		<b>8</b>	<b>RESIDENTIAL CLASS R1 - 1 HOUSING</b>  This class of use includes any dwelling single family detached from one (1) dwelling. Building comprising a single unit of housing and intended to house a household. Isolated single-family dwellings: Residential single-family home not adjacent to another dwelling or not part of it. Additional accommodation is permitted. This one must occupy 25% or less of the area of the floor of the building in which it is located - or - If the additional accommodation is located in the basement, it can occupy the entire this one even if the percentage of this occupancy is greater than 25% - or - in the case where the 25% calculation is less than 500 feet squares, this minimum may always be increased to 500 square feet.
1 housing	R1	<b>x</b>	
2 accommodations	R2		
3 accommodations	R3		
4 accommodations	R4		
5 to 8 accommodations	R5		
Mobile home	R6		
Convenience store	C1		
Professional trade	C2		
Trade in services (retail)	C3		
Recreational, tourist and craft trade	C4		
Heavy trade	C5		
Trade - car recycling	C6		
Trade - performance hall	C7		
Trade - flea market	C8		
Trade - shooting range	C9		
Commerce - camp site	C10		
Leisure spaces and equipment	COM1		
Community, cultural and service facilities	COM2		
Public infrastructure	P		
Gatineau Park	PA		
Extraction	EX		
Light industrial and factory	II		
Heavy industrial	12		
Min area on the ground of the building. princ. when applicable			
Front setback - main and secondary buildings - Side setback - main building -		<b>10</b>	
Rear setback - main building -		<b>2</b>	
Setback - Roads under the responsibility of the MTQ * (Section 4.4.3)		<b>X</b>	
Buffer areas - art. <a href="#">4.8</a>			
Areas of mass movements - art. <a href="#">4.11</a>			
<b>SPECIAL PROVISIONS APPLICABLE:</b>			
(*) Hwy 148, Hwy 366, d'Eardley-Masham Road, Lac-Des-Loups Road.			