



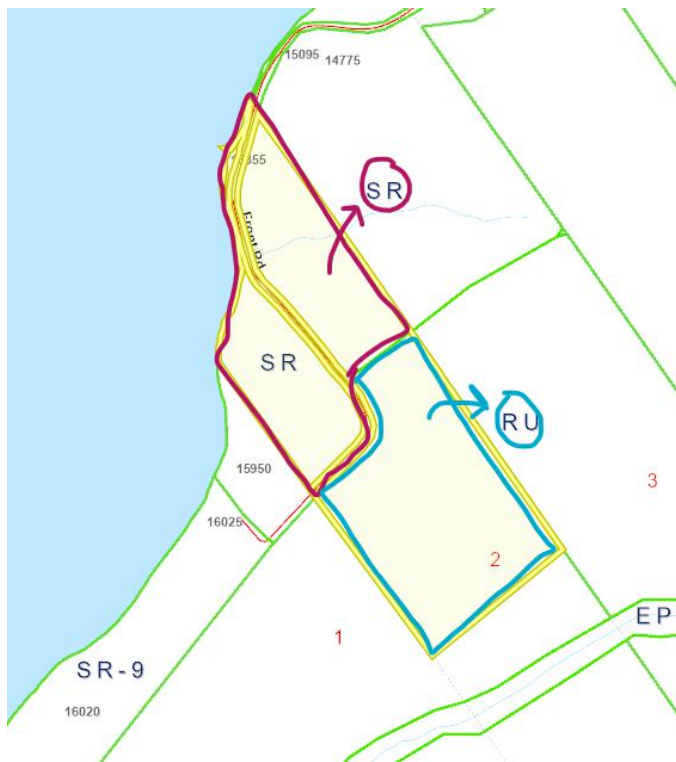
Supplementary Information

15355 Front Road

Amherst Island

Thank you for your interest in this property. The following information is provided to assist you in completing due diligence in your consideration of this property. The Seller does not represent or warrant the accuracy of this information.

Zoning – information provided by Loyalist Township



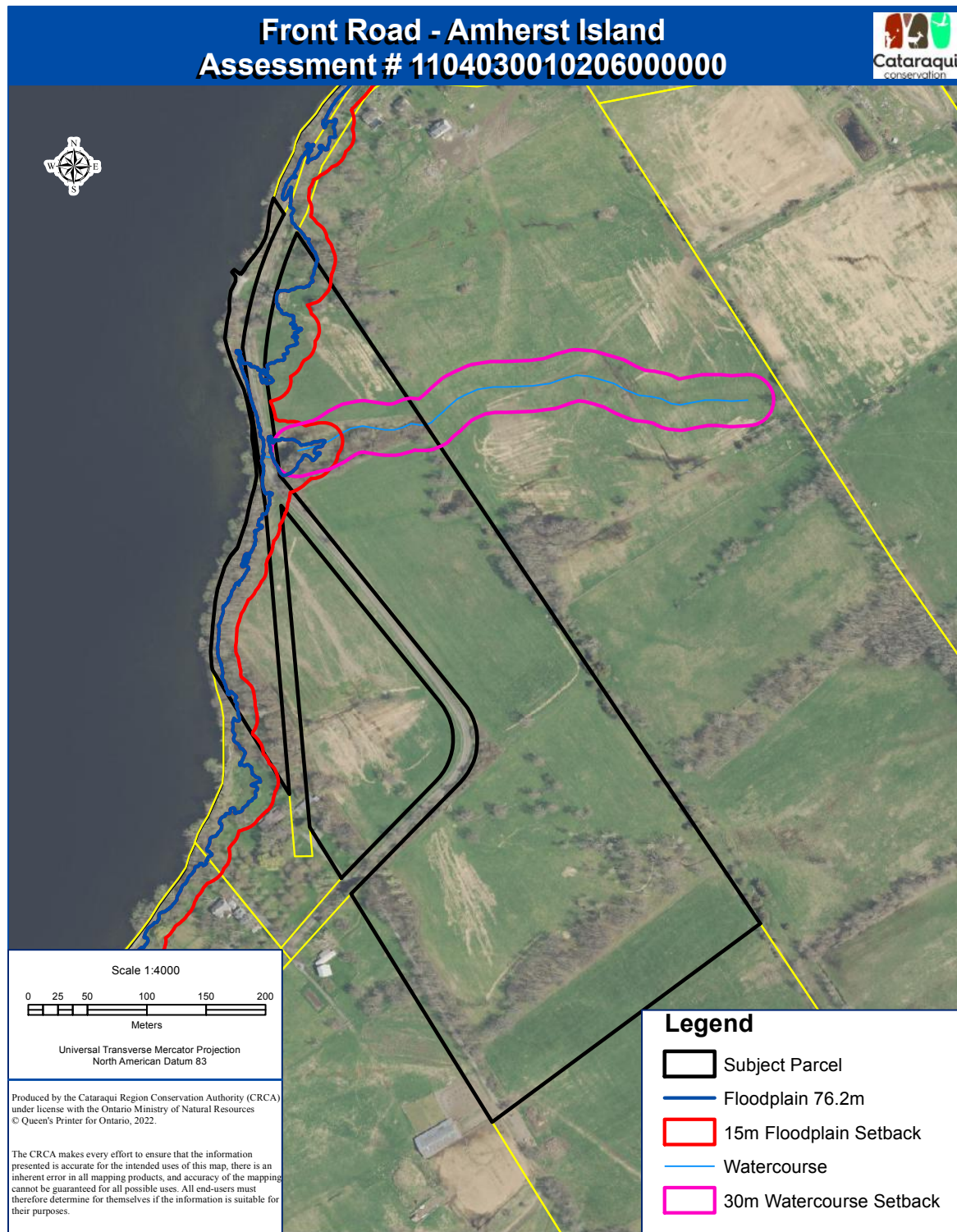
For more information on Loyalist Township Zoning use this link – [LOYALIST TOWNSHIP ZONING](#)

Copy of Survey:

A survey was completed (2023) by IBW Surveyors. This survey has been registered as 29R-11274

[LINK TO PDF VERSION OF COPY OF SURVEY](#)

Cataraqui Region Conservation Authority – Floodplain Assessment:



Development Potential:

Loyalist Township has reviewed this property and has indicated that prior to any agreement to sever, the property owner would need to address a possible shore road allowance on Part 1 and the forced road identified on the survey.

Loyalist Township Contact:

Avinash Soni, MES

Planning Technician

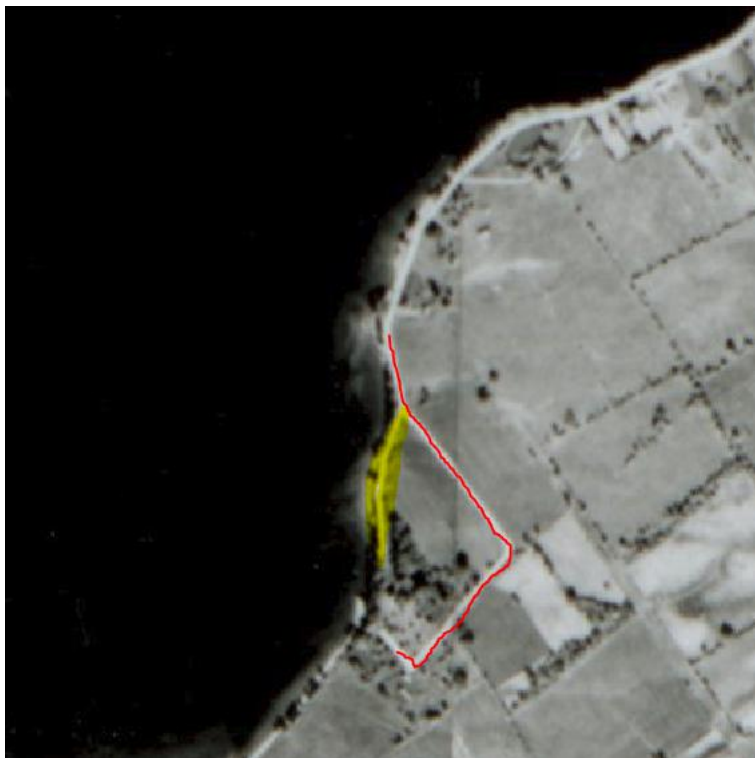
Loyalist Township

Economic Growth & Community Development Services | *"Building a Healthy, Engaged Community."*

[18 Manitou Crescent West | Amherstview, Ontario | K7N 1S3](#)

(613) 386-7351 x 156

asoni@loyalist.ca



Wells & Septic:

During their period of ownership, the Sellers have not occupied the dwelling on the property and have no information regarding any septic system that may have previously served the property.

The Ontario Well Records website ([LINK HERE](#)) suggests that a shore well and another well may have been established in 1956.

House – Hazardous Materials Assessment:

In 2013, Pinchin Environmental Limited completed an assessment of the dwelling on the property.

[LINK TO REPORT](#)

Questions?

Please feel welcome to contact us if we can provide any additional information.

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