



**FORM 6**  
**SALE OF LAND BY PUBLIC TENDER**  
*Municipal Act, 2001*  
Ontario Regulation 181/03, Municipal Tax Sale Rules

**SALE OF LAND BY PUBLIC TENDER**

**THE CORPORATION OF THE TOWNSHIP OF MATACHEWAN**

**Take Notice** that tenders are invited for the purchase of the lands described below and will be received until 3:00 p.m. local time on October 2, 2024, at the Matachewan Municipal Office, 283 Moyneur Avenue, Matachewan Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Matachewan Municipal Office, 283 Moyneur Avenue, Matachewan.

**Description of Lands:**

1. Roll No. 54 56 030 010 32300 0000; 313 DALES ST., MATACHEWAN; PIN 61400-0175 (LT); PCL 23810 SEC SST; LT 9 PL M155TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-01  
According to the last returned assessment roll, the assessed value of the land is \$6,200

**Minimum tender amount: \$5,604.29**

2. Roll No. 54 56 030 010 04100 0000; 206 HELEN AVE., MATACHEWAN; PIN 61401-0116 (LT); PCL 4822 SEC SST; LT 181 PL M108TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-02

According to the last returned assessment roll, the assessed value of the land is \$6,100

**Minimum tender amount: \$6,123.48**

3. Roll No. 54 56 030 010 09000 0000; 210 DAVIDSON AVE., MATACHEWAN; PIN 61401-0097 (LT); PCL 6651 SEC SST; LT 108 PL M108TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-04

According to the last returned assessment roll, the assessed value of the land is \$6,200

**Minimum tender amount: \$5,636.12**

4. Roll No. 54 56 030 010 12800 0000; 390 MATHESON ST., MATACHEWAN; PIN 61401-0059 (LT); PCL 22508 SEC SST; LT 57 PL M108TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-05

According to the last returned assessment roll, the assessed value of the land is \$6,200

**Minimum tender amount: \$9,577.78**

5. Roll No. 54 56 030 010 26600 0000; 355 GEORGINA ST., MATACHEWAN; PIN 61400-0272 (LT); PCL 17068 SEC SST; LT 222 PL M117TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-06

According to the last returned assessment roll, the assessed value of the land is \$6,100

**Minimum tender amount: \$5,295.88**

6. Roll No. 54 56 030 010 32400 0000; 311 DALES ST., MATACHEWAN; PIN 61400-0174 (LT); PCL 23987 SEC SST; LT 10 PL M155TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-07

According to the last returned assessment roll, the assessed value of the land is \$6,200

**Minimum tender amount: \$4,950.96**

7. Roll No. 54 56 030 010 58400 0000; 312 BERNARD ST., MATACHEWAN; PIN 61400-0066 (LT); PCL 6127 SEC SST; LT 458 PL M130TIM CAIRO SRO S/T FLOODING RIGHTS FOR WATER POWER PURPOSES ON & OVER THE ABOVE LT, SHOULD SAID LT BE BELOW THE CONTOUR ELEVATION OF 1000 FT ABOVE SEA LEVEL; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-22

According to the last returned assessment roll, the assessed value of the land is \$4,700

**Minimum tender amount: \$5,128.74**

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/ money order payable to the municipality.

**Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. The assessed value, according to the last returned assessment roll, may or may not be representative of the current market value of the property.**

Pursuant to the Prohibition on the Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 10, s. 235 (the "Act"), effective January 1, 2023, it is prohibited for a non-Canadian to purchase, directly or indirectly, any residential property, as those terms are defined in the legislation. Contraventions of the Act are punishable by a fine, and offending purchasers may be ordered to sell the residential property.

The municipality assumes no responsibility whatsoever for ensuring bidders/tenderers comply with the Act, and makes no representations regarding same. Prospective bidders/tenderers are solely responsible for ensuring compliance with the Act and are advised to seek legal advice before participating in this sale.

Transfers of properties that contain at least one and not more than six single family residences and are transferred to non-residents of Canada or foreign entities, are subject to the Province's Non-Resident Speculation Tax (NRST).

This sale is governed by the *Municipal Act, 2001* and the Municipal Tax Sales Rules made under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable, such as a land transfer tax and HST.

The municipality has no obligation to provide vacant possession to the successful purchaser.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs.

For further information regarding this sale and a copy of the prescribed form of tender, visit:

**[www.OntarioTaxSales.ca](http://www.OntarioTaxSales.ca)**

or if no internet access available, contact:

Cheryl Swanson  
CAO/Clerk-Treasurer  
The Corporation of the Township of Matachewan  
283 Moyneur Avenue  
P.O. Box 177  
Matachewan ON P0K 1M0  
705-565-2274  
clerktreasurer@matachewan.ca  
www.matachewan.com

Before you submit a tender for a tax sale property, be aware of the following:

1. This process is **buyer beware**. You must undertake due diligence with respect to all aspects of the property.
2. You may drive past the property, but site visits are not available.
3. There is no vacant possession. The successful bidder will not receive a key to the property. The successful bidder is responsible for the eviction process if necessary.
4. You are responsible for any Federal or Provincial liens on title. We recommend you do a title search before submitting your bid.
5. You should investigate zoning, planning or building restrictions, and work orders.
6. You are responsible for any environmental concerns if there are contamination issues with the property.
7. The onus is on you to conduct your own inquiries for water/hydro and other arrears.
8. **You should retain a lawyer to protect your interests before submitting a bid.**



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**Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.** This sale is governed by the Municipal Act, 2001 and the Municipal Tax Sales Rules made under that Act. A full copy of the tax sale advertisement and further information about this matter is available on line at [www.OntarioTaxSales.ca](http://www.OntarioTaxSales.ca) or [www.matachewan.com](http://www.matachewan.com) or you may contact Cheryl Swanson, CAO/Clerk-Treasurer, The Corporation of the Township of Matachewan, 283 Moyneur Avenue, P. O. Box 177, Matachewan ON P0K 1M0, Phone: 705-565-2274, Email: [clerktreasurer@matachewan.ca](mailto:clerktreasurer@matachewan.ca)

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