

Sale of Land for Tax Arrears By Public Tender

Municipal Act, 2001

Ontario Regulation 181/03

Municipal Tax Sales Rules

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 November 20, 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 43500 0000; 330 ROCHE ST., MATACHEWAN; PIN 61400-0155 (LT); PCL 9439 SEC SST; LT 330 PL M117TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING;

File No. 22-13

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

Minimum tender amount: \$6,718.43

2. Roll No. 54 56 030 010 45300 0000; 327 GEORGINA ST., MATACHEWAN; PIN 61400-0145 (LT); PCL 9096 SEC SST; LT 354 PL M117TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-14

According to the last returned assessment roll, the assessed value of the land is \$11,300

Minimum tender amount: \$7,903.84

3. Roll No. 54 56 030 010 49300 0000; 338 GEORGINA ST., MATACHEWAN; PIN's 61400-0253 (LT), 61400-0254 (LT) and 61400-0255 (LT); FIRSTLY: PCL 8071 SEC SST; LT 372 PL M117TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; SECONDLY: PCL 7649 SEC SST; LT 371 PL M117TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; THIRDLY: PCL 6517 SEC SST; LT 370 PL M117TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-15

According to the last returned assessment roll, the assessed value of the land is \$6,900

Minimum tender amount: \$9,448.49

4. Roll No. 54 56 030 010 55300 0000; 199 RYE ST., MATACHEWAN; PART OF PIN 61399-0004 (LT); PART OF PCL 17210 SEC SST; LT 594 PL M157TIM CAIRO SRO RESERVING FLOODING RIGHTS UP TO 1000 FT CONTOUR; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-16

According to the last returned assessment roll, the assessed value of the land is \$6,500

Minimum tender amount: \$7,418.64

5. Roll No. 54 56 030 010 55400 0000; 201 RYE ST., MATACHEWAN; PART OF PIN 61399-0004 (LT); PART OF PCL 17210 SEC SST; LT 595 PL M157TIM CAIRO, SRO RESERVING FLOODING RIGHTS UP TO 1000 FT CONTOUR; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-17

According to the last returned assessment roll, the assessed value of the land is \$6,500

Minimum tender amount: \$7,224.88

6. Roll No. 54 56 030 010 55500 0000; 203 RYE ST., MATACHEWAN; PART OF PIN 61399-0004 (LT); PART OF PCL 17210 SEC SST; LT 596 PL M157TIM CAIRO SRO RESERVING FLOODING RIGHTS UP TO 1000 FT CONTOUR; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-18

According to the last returned assessment roll, the assessed value of the land is \$6,500

Minimum tender amount: \$7,224.87

7. Roll No. 54 56 030 010 57400 0000; ROCKCLIFF DR.; PART OF PIN 61399-0004 (LT); PART OF PCL 17210 SEC SST; LT 591 PL M157TIM CAIRO SRO RESERVING FLOODING RIGHTS UP TO 1000 FT CONTOUR; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-19

According to the last returned assessment roll, the assessed value of the land is \$22,000

Minimum tender amount: \$11,819.99

8. Roll No. 54 56 030 010 57500 0000; ROCKCLIFF DR.; PART OF PIN 61399-0004 (LT); PART OF PCL 17210 SEC SST; LT 592 PL M157TIM CAIRO SRO RESERVING FLOODING RIGHTS UP TO 1000 FT CONTOUR; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-20

According to the last returned assessment roll, the assessed value of the land is \$22,000

Minimum tender amount: \$11,820.01

9. Roll No. 54 56 030 010 57600 0000; ROCKCLIFF DR.; PIN 61399-0005 (LT); PCL 18462 SEC SST; LT 593 PL M157TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 22-21

According to the last returned assessment roll, the assessed value of the land is \$22,000

Minimum tender amount: \$11,989.33

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 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 POK 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 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 and will be subject to the eviction process if necessary.
4. You are responsible for any Federal or Provincial liens on title. We recommend you conduct a title search.

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.**