



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 March 5, 2025, 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 21700 0000; 243 MOYNEUR AVE., MATACHEWAN ON; PIN 61256-0086 (LT); PCL 16877 SEC SST; LT 428 PL M122TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 23-06

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

Minimum tender amount: \$7,149.61

2. Roll No. 54 56 030 010 21800 0000; 241 MOYNEUR AVE., MATACHEWAN ON; PIN 61256-0087 (LT); PCL 7227 SEC SST; LT 427 PL M122TIM CAIRO SRO; MATACHEWAN; DISTRICT OF TIMISKAMING; File No. 23-07

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

Minimum tender amount: \$6,847.52

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
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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.**