

## DISCLAIMER

The information and materials supplied are provided “as is”.

The City of Greater Sudbury does not warrant or make any representations, expressed or implied, concerning the accuracy, completeness, currency or reliability of the use of the materials contained herein.

Any and all liabilities for damage, direct or indirect, however caused, and resulting in any way by use of the supplied information is the full and final responsibility of the user.

## AVERTISSEMENT

Les renseignements et les documents sont fournis « tels quels ».

La Ville du Grand Sudbury ne donne aucune garantie ou ne fait aucune déclaration, exprès ou implicite, quant à l’exactitude, au caractère complet ou à jour, ou à la fiabilité des documents contenus dans le présent dossier.

Toutes responsabilités quant à des dommages, directs ou indirects, quelle qu’en soit la cause, résultant d’une façon ou d’une autre de l’utilisation des informations fournies incombent pleinement et finalement à l’usager.



**IMPORTANT INFORMATION REGARDING THE  
SALE OF LAND BY PUBLIC TENDER  
PLEASE READ INSTRUCTIONS**

**LEGAL REQUIREMENTS FOR COMPLETING FORMS**

1. Tender shall be submitted on the **Tender To Purchase Form**.
2. Tender form shall be typewritten or legibly handwritten in ink. Complete each section.
3. Tender shall be accompanied by a deposit of at least 20% of your tendered amount, which deposit shall be made by way of money order, bank draft or cheque certified by a Bank, Trust Corporation or Province of Ontario savings office.
4. Tender shall be submitted in sealed envelope with the address label sheet provided attached to the outside of which is indicated 'TAX SALE FOR.....' (Indicate File #). **Only one tender shall be in each envelope. Each tenderer will complete the Bidder's Information Section complete with their name and return address and telephone number.**
5. **Each tender shall relate to only one parcel of land.**
6. Your tender(s) must be received in the Purchasing Section, City of Greater Sudbury, 2<sup>nd</sup> Floor, Tom Davies Square, 200 Brady Street, P.O. Box 5000, Stn 'A', Sudbury, Ontario, P3A 5P3, before 3:00 p.m. local time, Wednesday, September 28<sup>th</sup>, 2016.
7. Municipal office hours are 8:30 a.m. to 4:30 p.m., Monday to Friday, holidays excluded.
8. All questions regard this tax sale must be submitted in writing via email to [tenders@greatersudbury.ca](mailto:tenders@greatersudbury.ca) or by fax to 705-671-8118.

**REPRESENTATION**

1. The City of Greater Sudbury makes no representation regarding the title to or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the tenderers.
2. The Municipality does not guarantee vacant possession of the property. This will be the sole responsibility of the tenderer.
3. **Potential Purchasers must obtain all information regarding these properties on their own. See attachment "Frequently Asked Questions" for more information.**

**CONCLUSION**

This sale is governed by the MUNICIPAL ACT 2001, and the Municipal Tax Sales Rules made under that Act. The successful purchaser shall be required to pay the amount tendered plus accumulated taxes and the relevant transfer tax.

**FORM 7  
TENDER TO PURCHASE**

**TO: The City of Greater Sudbury  
c/o Purchasing Section  
2<sup>nd</sup> Floor, Tom Davies Square,  
200 Brady Street  
Sudbury, ON P3A 5P3  
Telephone: (705) 674-4455, Ext. 2497**

**RE: File #15-01 (Roll #010.004.03800.0000)**

471 Howey Drive  
McKim Con 3 Lot 4 Plan 7S  
Lot 60 Inst 98308

**Assessed Value: Residential \$ 148,000.00  
Minimum Tender Amount: \$ 14,500.83**

1. I/we hereby tender to purchase the land described above for the amount (\$\_\_\_\_\_ dollars) in accordance with the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the Treasurer's Office, **c/o Purchasing Section, City of Greater Sudbury, 2<sup>nd</sup> Floor, Tom Davies Square, 200 Brady Street, Sudbury, ON, P3A 5P3 not later than 3:00:00 p.m., (local time) on Wednesday, September 28<sup>th</sup>, 2016**, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$\_\_\_\_\_ (dollars) in favour of the City of Greater Sudbury representing 20 percent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any land transfer tax and accumulated taxes within 14 days of the treasurer notifying me/us that I/we are the highest tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Name of Tenderer:	Name of Tenderer:
Address of Tenderer:	Address of Tenderer:
Phone Number of Tenderer:	Phone Number of Tenderer:
Signature of Tenderer:	Signature of Tenderer:



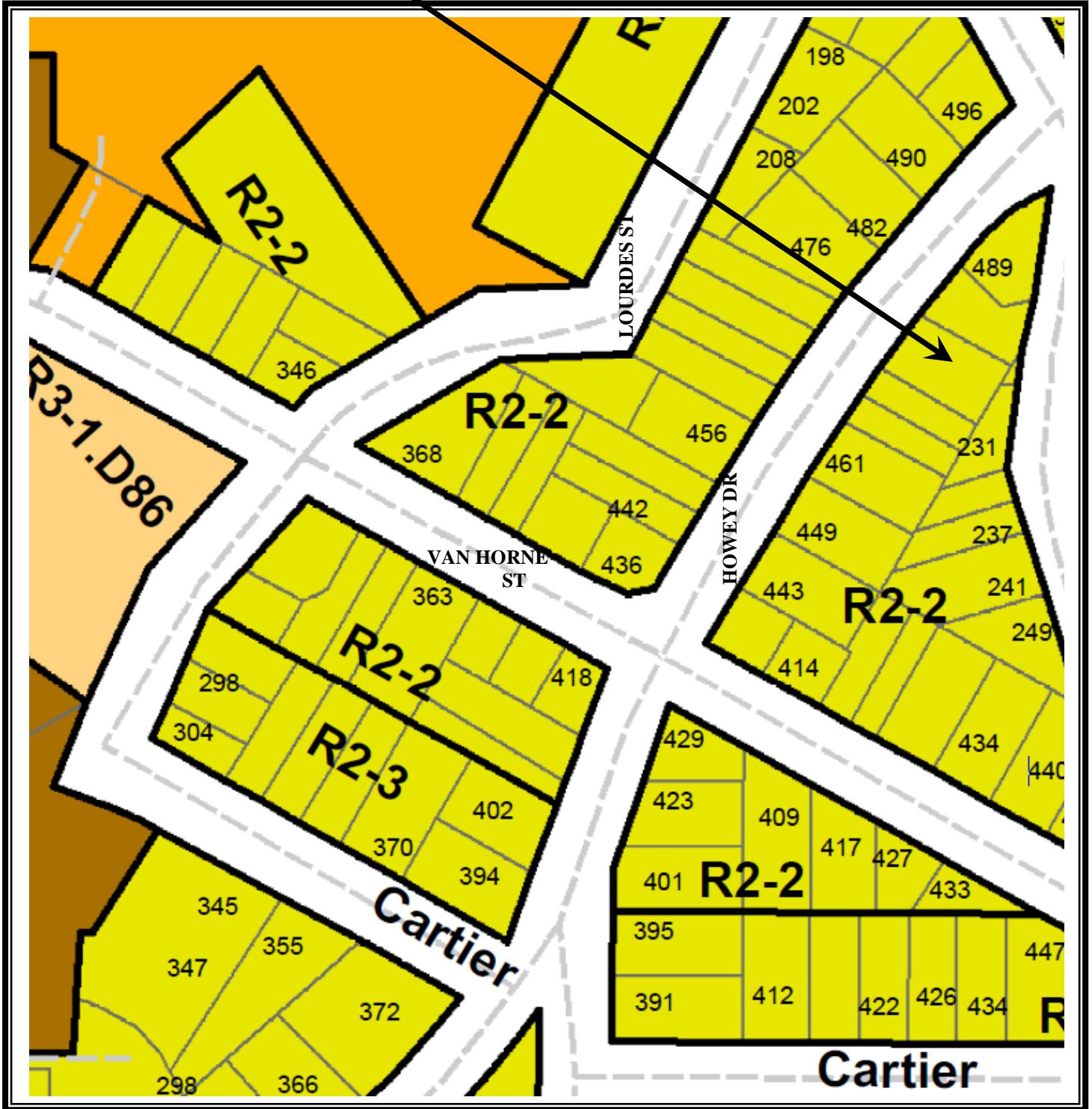
# MAPS

**File #15-01 (Roll #010.004.03800.0000)**

471 Howey Drive  
McKim Con 3 Lot 4 Plan 7S  
Lot 60 Inst 98308

<b>Assessed Value: Residential</b>	<b>\$ 148,000.00</b>
<b>Minimum Tender Amount:</b>	<b>\$ 14,500.83</b>

**SUBJECT PROPERTY**

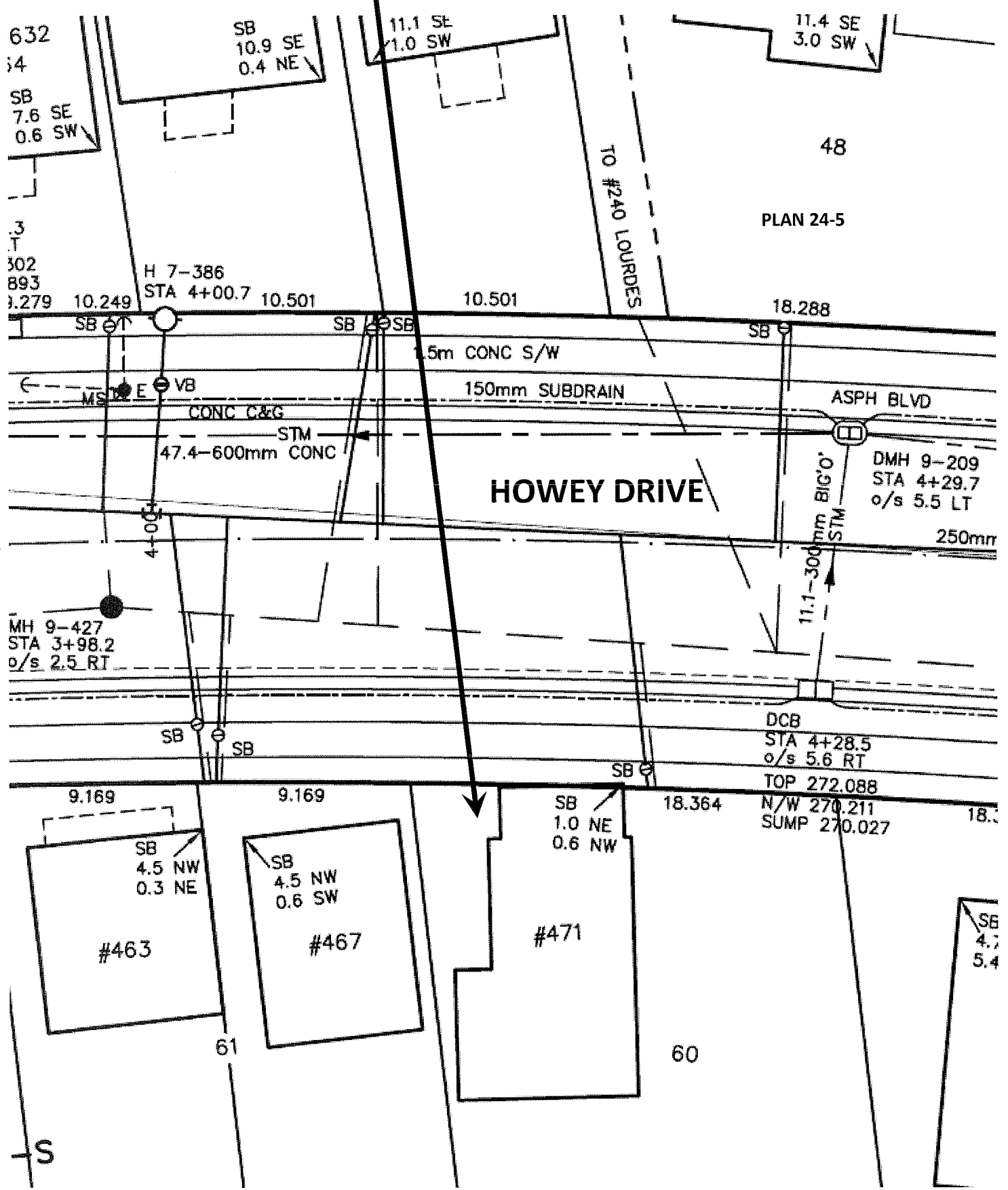


TS File No.	Roll No.	Municipal Address	Legal Description
TS 15-01	010.004.03800.0000	471 Howey Drive Sudbury, ON	McKim Lot 4 Con 3 Plan 7-S Lot 60 PIN 73583-0191



**ASBUILT DRAWING**

**PLAN 7-S**



632  
SB  
7.6 SE  
0.6 SW

SB  
10.9 SE  
0.4 NE

11.1 SE  
1.0 SW

11.4 SE  
3.0 SW

302  
893  
3.279

H 7-386  
STA 4+00.7 10.501

10.501

PLAN 24-5

48

TO #240 LOURDES

18.288

1.5m CONC S/W

150mm SUBDRAIN

ASPH BLVD

CONC C&G  
STM  
47.4-600mm CONC

**HOWEY DRIVE**

DMH 9-209  
STA 4+29.7  
o/s 5.5 LT

250mm

MH 9-427  
STA 3+98.2  
o/s 2.5 RT

4+00.7

11.1-300mm BIG O' STM

SB  
SB

DCB  
STA 4+28.5  
o/s 5.6 RT

SB

TOP 272.088  
N/W 270.211  
SUMP 270.027

9.169

9.169

18.364

18.3

SB  
4.5 NW  
0.3 NE

SB  
4.5 NW  
0.6 SW

SB  
1.0 NE  
0.6 NW

SB  
4.7  
5.4

#463

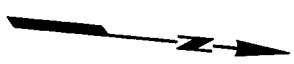
#467

#471

61

60

S



**FREQUENTLY ASKED QUESTIONS  
2016 MUNICIPAL TAX SALE**

**SALE OF LAND BY PUBLIC TENDER**

The following are frequently asked questions. Please review this information. If you require further information, please contact the Purchasing Section in writing via email or fax as follows: [tenders@greatersudbury.ca](mailto:tenders@greatersudbury.ca) or (705) 671-8118.

1. What do you mean by the successful purchaser will be required to pay the amount tendered plus accumulated taxes?

**Answer:**

**The purchaser is required to pay the minimum tendered amount plus any other accumulated taxes (the property taxes that have accumulated since the first day of advertising of the land for sale until a successful purchaser is declared) and any relevant federal or provincial taxes that may apply (including land transfer tax and HST).**

2. What do you mean by the City makes no representation regarding the title?

**Answer:**

**It is the purchaser's responsibility to take appropriate measures to transfer the property into their name. Potential purchasers must obtain all information regarding these properties on their own and the municipality does not provide an opportunity for potential purchasers to view properties nor is it in a position to provide successful purchasers with a key or vacant possession.**

3. Are there any liens, charges or executions, etc. on any of the properties listed?

**Answer:**

**The purchaser must satisfy themselves that the property is free and clear of liens, charges, executions, etc.**

**It is the potential purchaser's responsibility to search these properties on their own. You may attend at the Service Ontario Office at 199 Larch Street, 3<sup>rd</sup> Floor, Sudbury, ON, Phone 705-564-4300. The cost per search/per property is \$29.35 for the 1<sup>st</sup> page and \$1.05 for every additional page.**

4. What is the **zoning** of each property listed?

**Answer:**

**The zoning of each property may be obtained from the City of Greater Sudbury, Economic Development & Planning Department at 705-674-4455, Ext. 4295.**

5. Which properties are occupied at this time?

**Answer:**

**The City is not aware of which properties are occupied at this time. The onus is on the potential purchaser to investigate these matters themselves. The municipality does not provide an opportunity for potential purchasers to view properties.**

6. If the property is occupied, is it occupied by a legal tenant or a delinquent property owner?

**Answer:**

**The onus of obtaining this information rests with the potential purchaser. The City does not have information regarding occupancy status of the properties listed for tax sale.**

7. Please identify all properties that currently have a building on site.

**Answer:**

**The onus of obtaining this information rests with the potential purchaser.**

8. Please identify all properties that have frontage on water

**Answer:**

**The onus of obtaining this information rests with the potential purchaser. Maps have been provided with each tender package which clearly indicates if there are any properties with frontage on water.**

9. What are the annual taxes on these properties?

**Answer:**

**The onus is on each potential purchaser to obtain information regarding the annual taxes. You may contact the City's Tax Department at 705-674-4455, Ext. 2601.**

10. What amount should the bid deposit be if I am submitting a tender for one (1) property?

**Answer:**

**The bid deposit should be at least 20% or more of YOUR tendered amount. (e.g. Your bid is \$10,000.00 - your bid deposit should be a minimum of \$2000.00, in the form of a certified cheque or bank draft or money order and made payable to the City of Greater Sudbury.)**



# The City of Greater Sudbury

*SALE OF LAND BY PUBLIC TENDER*

*ATTENTION: CITY TREASURER*

**C/O THE PURCHASING SECTION**

**2<sup>ND</sup> Floor, Tom Davies Square, 200 Brady Street  
P.O. Box 5000, Station 'A', Sudbury, Ontario P3A 5P3**

**File #15-01 (Roll #010.004.03800.0000)**

471 Howey Drive

McKim Con 3 Lot 4 Plan 7S

Lot 60 Inst 98308

**Assessed Value: Residential \$ 148,000.00**

**Minimum Tender Amount: \$ 14,500.83**

**Bidder to complete the following:**

**Bidder's Name:** \_\_\_\_\_

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

(complete with Postal Code and Phone Number)

\_\_\_\_\_

\_\_\_\_\_

**For City Use Only**

**Date and Time Received:**

**Attach this label to the front of your tender submission.**

*\*\* Only one tender for one property in the envelope.*