

## 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'utilisateur.



**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 office of Supplies and Services, 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 26<sup>th</sup>, 2018.
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 The Supplies & Services Section  
2<sup>nd</sup> Floor, Tom Davies Square,  
200 Brady Street  
Sudbury, ON P3A 5P3  
Telephone: (705) 674-4455, Ext. 2497**

**RE: Sale of Land: File#14-31 (Roll#120.002.10202.0000)**  
5280 Regional Rd 55 Whitefish ON  
DENISON CON 1 PT LOT 4 RP 53R3794  
PT PART 1 PCL 31297 REG

**Assessed Value: Commercial \$181,000  
Minimum Tender Amount: \$51,462.85**

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 The Supplies & Services Section, City of Greater Sudbury, 2<sup>nd</sup> Floor, Tom Davies Square, 200 Brady Street, Sudbury not later than 3:00:00 p.m., (local time) on Wednesday, September 26<sup>th</sup>, 2018**, 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 \_\_\_\_\_, 2018

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:



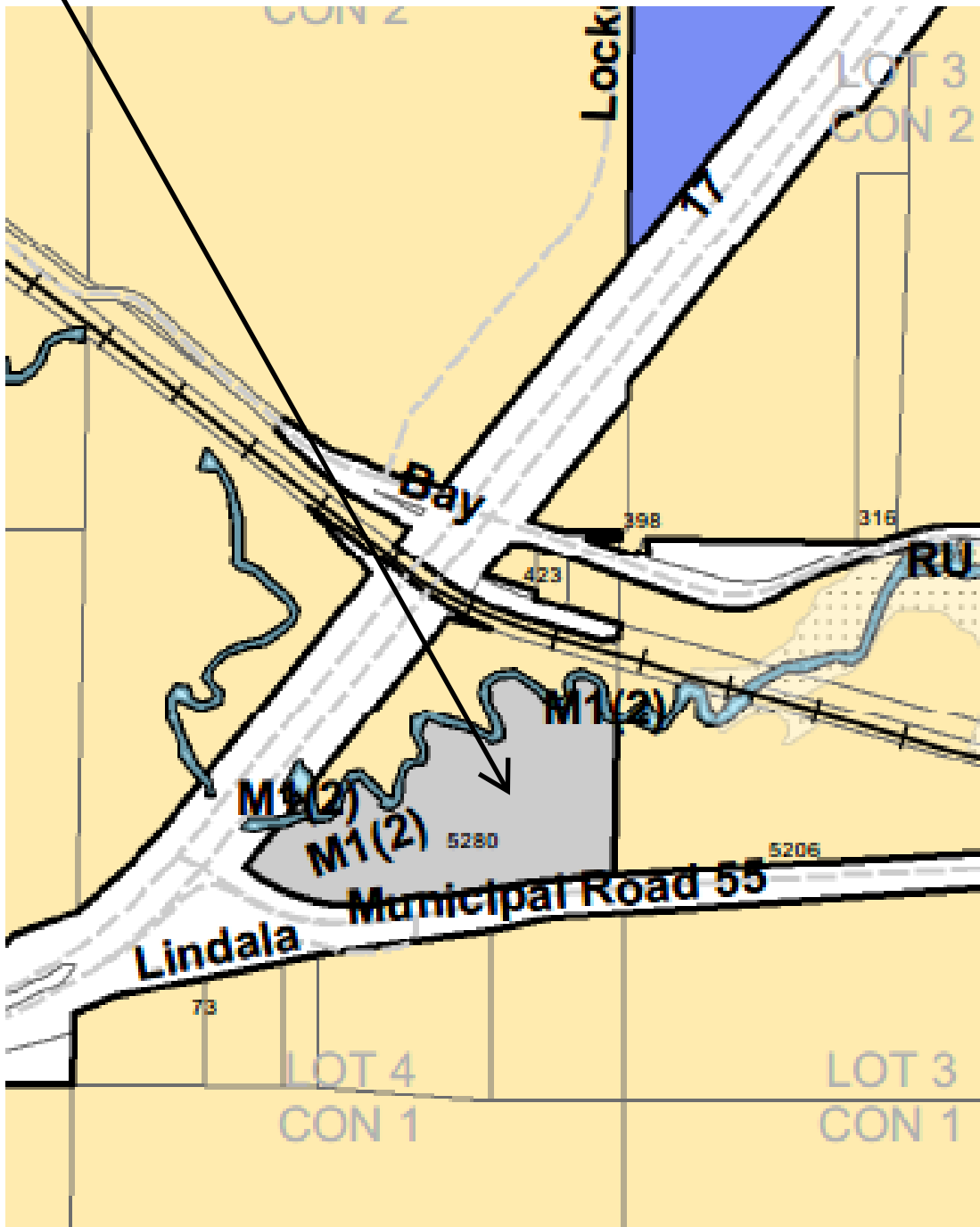
## MAPS

**File#14-31 (Roll#120.002.10202.0000)**

5280 Regional Rd 55 Whitefish ON  
DENISON CON 1 PT LOT 4 RP 53R3794  
PT PART 1 PCL 31297 REG

<b>Assessed Value: Commercial</b>	<b>\$181,000</b>
<b>Minimum Tender Amount:</b>	<b>\$51,462.85</b>

**SUBJECT PROPERTY**



TS 14-31	120.002.10202.0000	5280 Municipal Road 55 Whitefish, ON	Denison, Lot 4 Con 1 Plan 53R-3794 Part 1 PCL 31297 SWS Now PIN 73382-0496
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# SUBJECT PROPERTY

5-3750

## PLAN-53R-3794

APPROVED 12 JAN. 1971

*E. J. Lackstrom*  
ASSISTANT EXAMINER OF SURVEYS

PLAN 53R - 3794

RECORDED UNDER No. 297818

DATE March 31, 1971

*H. Lafabre*  
MASTER OF TITLES

PART 1 PART OF PARCEL 1827 A.N.S.  
PART 2 PART OF PARCEL 1382 A.N.S.

**NOTE.**  
ALL BEARINGS SHOWN HEREON ARE ASSUMED AND DERIVED FROM THE BEARING OF N 78° 23' 30" E BEING THE NORTHERLY LIMIT OF HIGHWAY No. 17 AS SHOWN ON PLAN (P-2906-3) AND ON RECORD IN THE LAND TITLES OFFICE AT SUDBURY UNDER L.T.O. No. 86684.

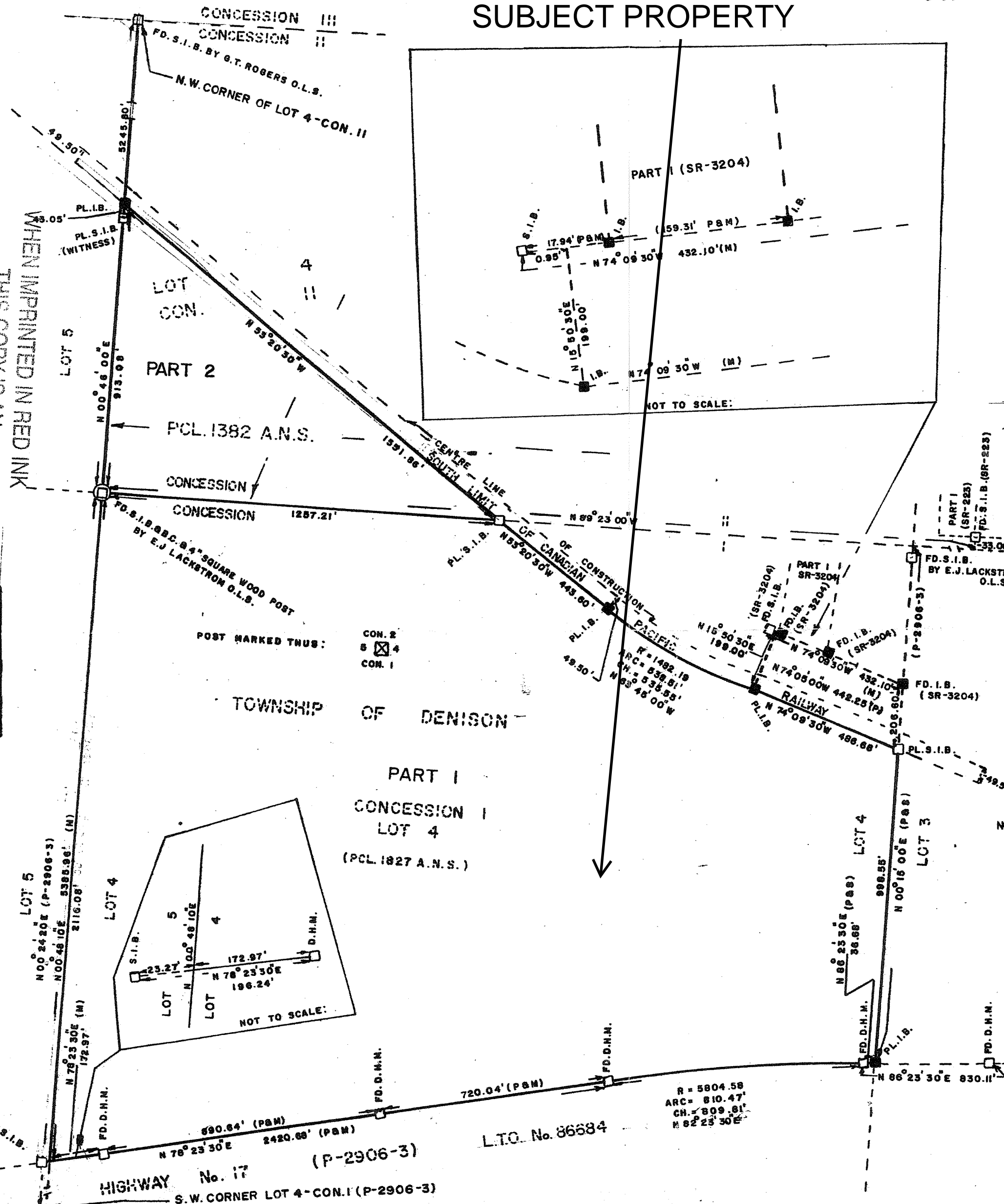
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY  
1) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;  
2) THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;  
3) THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;  
4) THAT THE SURVEY WAS COMPLETED ON THE 23<sup>rd</sup> DAY OF NOVEMBER, 1970.

NOVEMBER 23, 1970  
DATE  
*E. J. Lackstrom*  
E. J. LACKSTROM  
ONTARIO LAND SURVEYOR

**LEGEND**  
□ S.I.B. DENOTES 1" x 1" x 48" LONG IRON BAR.  
□ S.S.I.B. DENOTES 1" x 1" x 24" LONG IRON BAR.  
■ I.B. DENOTES 5/8" x 5/8" x 24" LONG IRON BAR.  
■ R.B. DENOTES 1" x 1" x 6" LONG IRON BAR IN ROCK.  
x C.C. DENOTES CUT CROSS.  
FD. DENOTES MONUMENT FOUND.  
(P & M) DENOTES PLAN AND MEASURED.  
(P & S) DENOTES PLAN AND SET.  
B.C. DENOTES CROWN LANDS BRONZE CAP.

PLAN AND FIELD NOTES OF SURVEY OF		
PART OF LOT 4 - CONCESSION I AND PART OF LOT 4 - CONCESSION II		
TOWNSHIP OF DENISON - DISTRICT OF SUDBURY		
DATE	SCALE	REF. No.
NOVEMBER 23, 1970	1" = 300'	84-896
E. J. LACKSTROM ONTARIO LAND SURVEYOR SUDBURY, ONTARIO		

WHEN IMPRINTED IN RED INK THIS COPY IS AN OFFICE COPY AND MUST NOT BE REMOVED FROM RECORDS IN OFFICE FILES



NOTE: D.H.M. DENOTES ONTARIO DEPARTMENT OF HIGHWAYS CONCRETE MONUMENT

## 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 \$29.70 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#14-31 (Roll#120.002.10202.0000)  
5280 Regional Rd 55 Whitefish ON  
DENISON CON 1 PT LOT 4 RP 53R3794  
PT PART 1 PCL 31297 REG**

Assessed Value: Commercial      \$181,000  
Minimum Tender Amount:      \$51,462.85

*Bidder to complete the following:*

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

**Address:** \_\_\_\_\_  
(complete with Postal Code and Phone Number)

**Phone Number:** \_\_\_\_\_

<p><b>For City Use Only</b></p> <p><b>Date and Time Received:</b></p>
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**Attach this label to the front of your tender submission.**

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