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AVERTISSEMENT

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**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, 2nd 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 26th, 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 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 Purchasing Section
2nd Floor, Tom Davies Square,
200 Brady Street
Sudbury, ON P3A 5P3
Telephone: (705) 674-4455, Ext. 2497

RE: Sale of Land: File#17-102 (Roll#170.007.01300.0000)
 3124 River Rd Val Caron ON
 BLEZARD CON 6 LOT 6 PLAN
 M486 LOT 7 PCL 34048 CORNER

Assessed Value: Residential \$204,000
Minimum Tender Amount: \$20,334.34

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, 2nd Floor, Tom Davies Square, 200 Brady Street, Sudbury not later than 3:00:00 p.m., (local time) on Wednesday, September 26th, 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#17-102 (Roll#170.007.01300.0000)

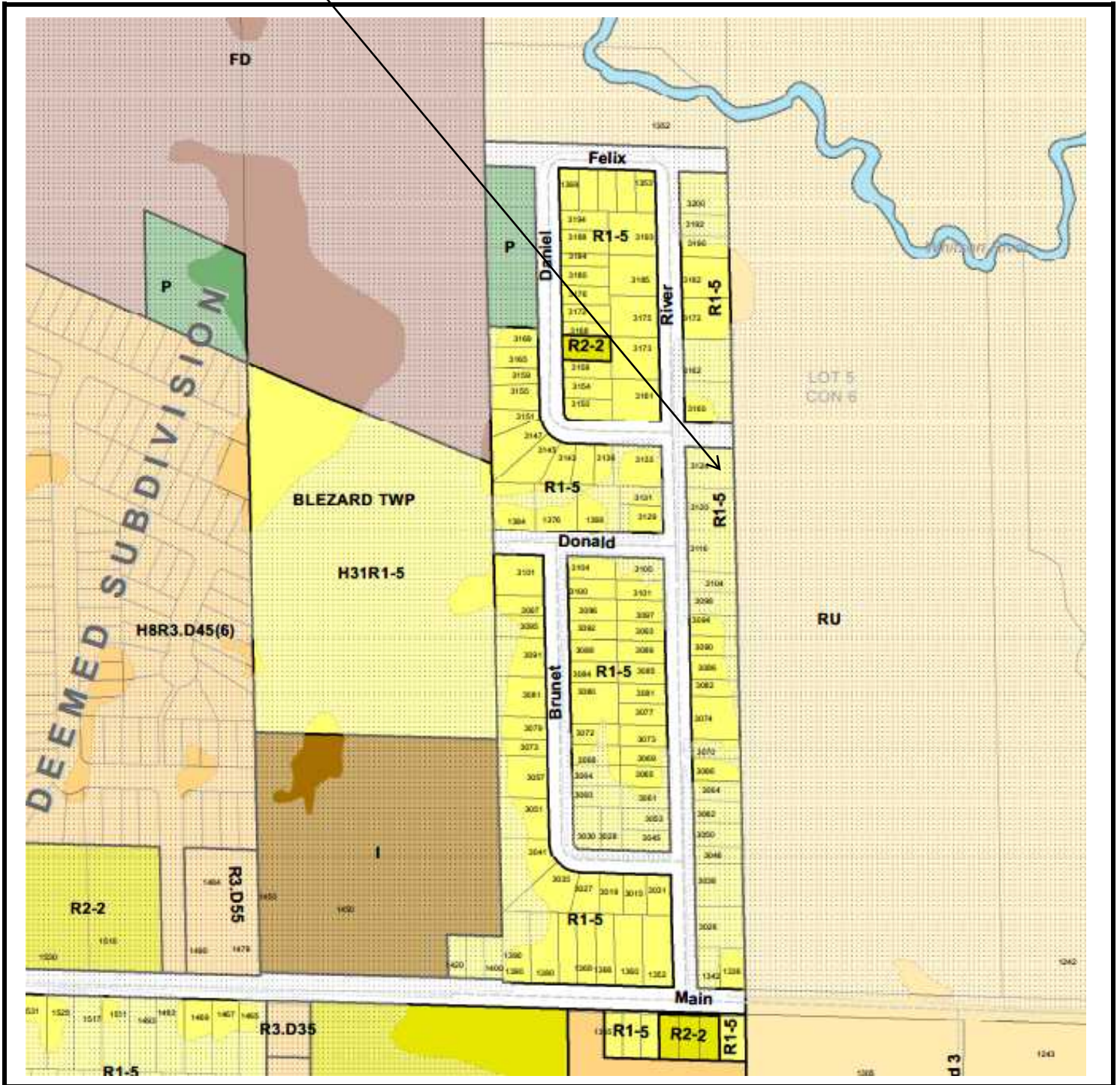
3124 River Rd Val Caron ON

Blezzard Con 6 LOT 6 Plan

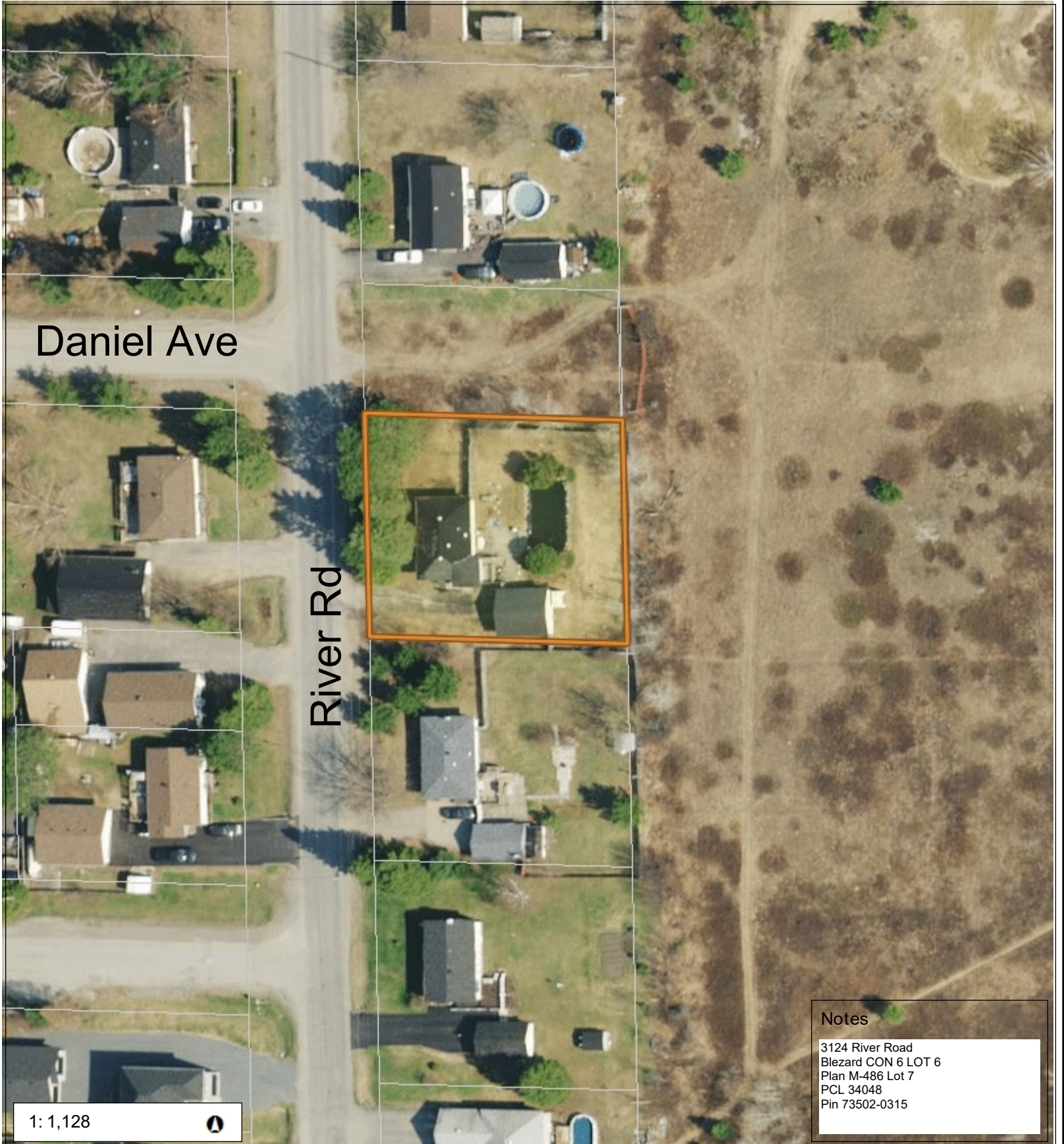
M486 Lot 7 PCL 34048 Corner

Assessed Value: Residential	\$204,000
Minimum Tender Amount:	\$20,334.34

SUBJECT PROPERTY



TS File No.	Roll No.	Municipal Address	Legal Description
TS 17-102	170.007.01300.0000	3124 River Rd , Val Caron, ON	Blezard, Lot 6 Con 6 Plan M-486 Lot 7 PCL 34048 PIN 73502-0315



Daniel Ave

River Rd

Notes
3124 River Road
Blezard CON 6 LOT 6
Plan M-486 Lot 7
PCL 34048
Pin 73502-0315

1: 1,128 

57.3 0 28.66 57.3 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**PLAN OF SUBDIVISION
OF PART OF
OF THE EAST QUARTER
LOT 6 - CONCESSION VI.
TOWNSHIP OF BLEZARD
DISTRICT OF SUDBURY**

**SUBJECT
PROPERTY**

SCALE 1" = 100'
STANDARD IRON BARS SHOWN THUS □ S.I.B.

Certificate of Surveyor

I, **RAY T. LAINE** an Ontario Land Surveyor, hereby certify that
(a) I was present at and did personally superintend the survey represented by this plan.
(b) This plan accurately shows the manner in which the land edged in red being THE SURFACE RIGHTS ONLY OF PART OF PARCEL 178 IN MAPS FILED in the Office of Land Titles at SUDBURY and being part of THE EAST QUARTER OF LOT 6 - CONCESSION VI. TOWNSHIP OF BLEZARD has been surveyed and subdivided by me.
(c) Every angle of the exterior boundary of the plan is defined in the survey thereof by a monument and a monument is placed at one angle of each street intersection shown on the plan.
(d) I have indicated on the plan the position and form of each of the monuments.
(e) The monuments conform in all respects to requirements of section 1 of The Surveys Act.
(f) The survey was made by me between the 28th day of JUNE, 1957 and the 18th day of JULY, 1957.
(g) The survey has been accurately made in accordance with all the provisions of The Planning Act, The Surveys Act and the Land Titles Act relating thereto.
Dated at SUDBURY
the 9th day of AUGUST, 1957.

Ray T. Laine
Ontario Land Surveyor

Affidavit of Surveyor

Ontario I, **RAY T. LAINE** of the CITY OF SUDBURY
To Wit the Ontario Land Surveyor above named, make oath and say that the contents of this certificate are true.

Sworn before me at SUDBURY
this 9th day of AUGUST, 1957.

Hulland
A Commissioner
Ray T. Laine
Ontario Land Surveyor

Certificate of Owner

Lots 1 to 76 and Blocks A, B, C, D coloured red and streets coloured brown within the boundaries edged in red have been laid out in accordance with our instructions and said streets namely Felix Street, Daniel Avenue, Brunet Crescent, River Road, George Street, Donald Street, and Public Road are hereby dedicated as Public Highways

Romeo De Longchamps
PRESIDENT
AIRO LIMITED
A. Laforge
VICE PRESIDENT
AIRO LIMITED

Jean Carrière
WITNESS

Affidavit of Witness

I Jean Carrière, of the city of Sudbury in the District of Sudbury hereby make oath and say:
1. That I am a Director of Airo Limited
2. Romeo De Longchamps who has affixed his signature to this plan is the president of Airo Limited and Aime Laforge who has also affixed his signature to this plan is the Vice President of Airo Limited and the seal affixed hereto is the corporate seal of the said company.
3. Under the by-laws of the said company, the President and Vice President are empowered to execute on behalf of the company all deeds and other instruments requiring the seal of the company.
4. I am well acquainted with Romeo De Longchamps and Aime Laforge and saw them execute this plan and I am a subscribing witness hereto
5. The said company is, I verily believe the owner of the lands subdivided by this plan

Sworn before me at Sudbury
in the District of Sudbury
This 10th day of August 1957.

J. E. O'Connell
Commissioner

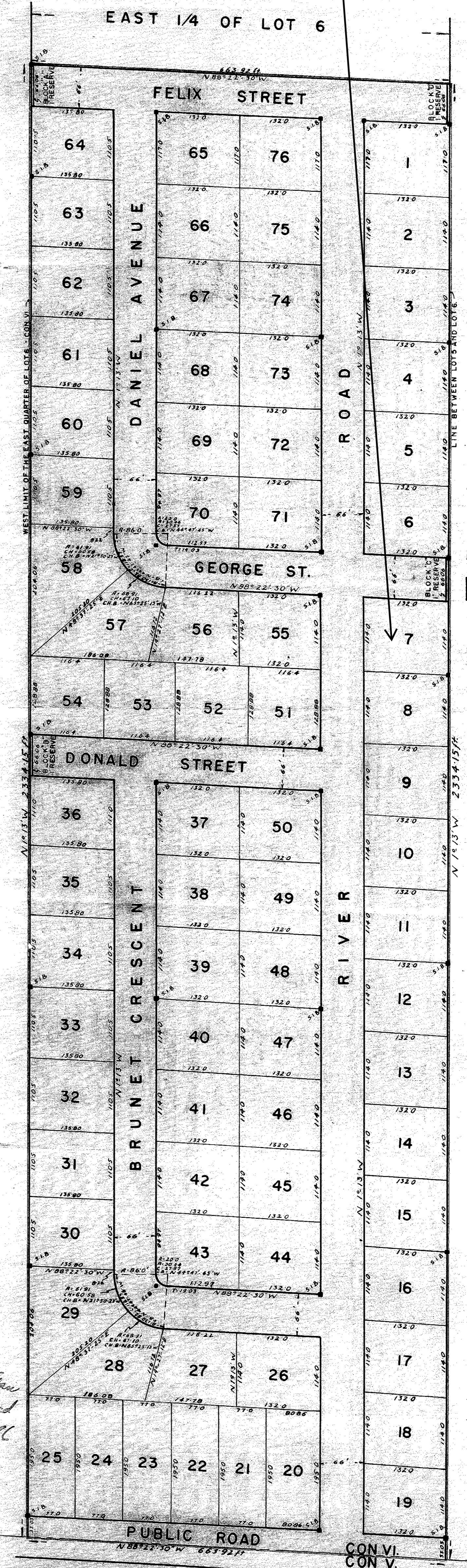
Approved under Section 26 of
THE PLANNING ACT, 1955
This 17th day of Sept 1957

NO SEAL
[Signature]
MINISTER OF PLANNING & DEVELOPMENT

I certify that this plan is a duplicate copy of a plan (being a subdivision of part of the East Quarter of Lot 6 Concession VI - Township of Blezard) prepared by me for AIRO LIMITED and dated 9th day of August A. D., 1957
Ray T. Laine
O. L. Surveyor

I hereby certify that this is a duplicate of a plan which was filed in the Office of Land Titles at Sudbury and entered at Parcel 22555 Sudbury East Section as Plan M-486 on the 29th day of October A. D. 1957.

[Signature]
Local Master of Titles



**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 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, 3rd Floor, Sudbury, ON, Phone 705-564-4300. The cost per search/per property is \$29.70 for the 1st 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
2ND Floor, Tom Davies Square, 200 Brady Street
P.O. Box 5000, Station 'A', Sudbury, Ontario P3A 5P3**

**File#17-102 (Roll#170.007.01300.0000)
3124 River Rd Val Caron ON
BLEZARD CON 6 LOT 6 PLAN
M486 LOT 7 PCL 34048 CORNER**

Assessed Value: Residential \$204,000
Minimum Tender Amount: \$20,334.34

Bidder to complete the following:

Bidder's Name: _____

Address: _____
(complete with Postal Code and Phone Number)

Phone Number: _____

<p>For City Use Only</p> <p>Date and Time Received:</p>

Attach this label to the front of your tender submission.

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