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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#17-140(Roll#120.003.12100.0000)
209 Graham Rd Whitefish ON
GRAHAM CON 2 LOT 12 PLAN
M245 LOT 34 PCL 20283 IRREG**

**Assessed Value: Residential \$211,000
Minimum Tender Amount: \$17,248.09**

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# 17-140 (Roll# 120.003.12100.0000)

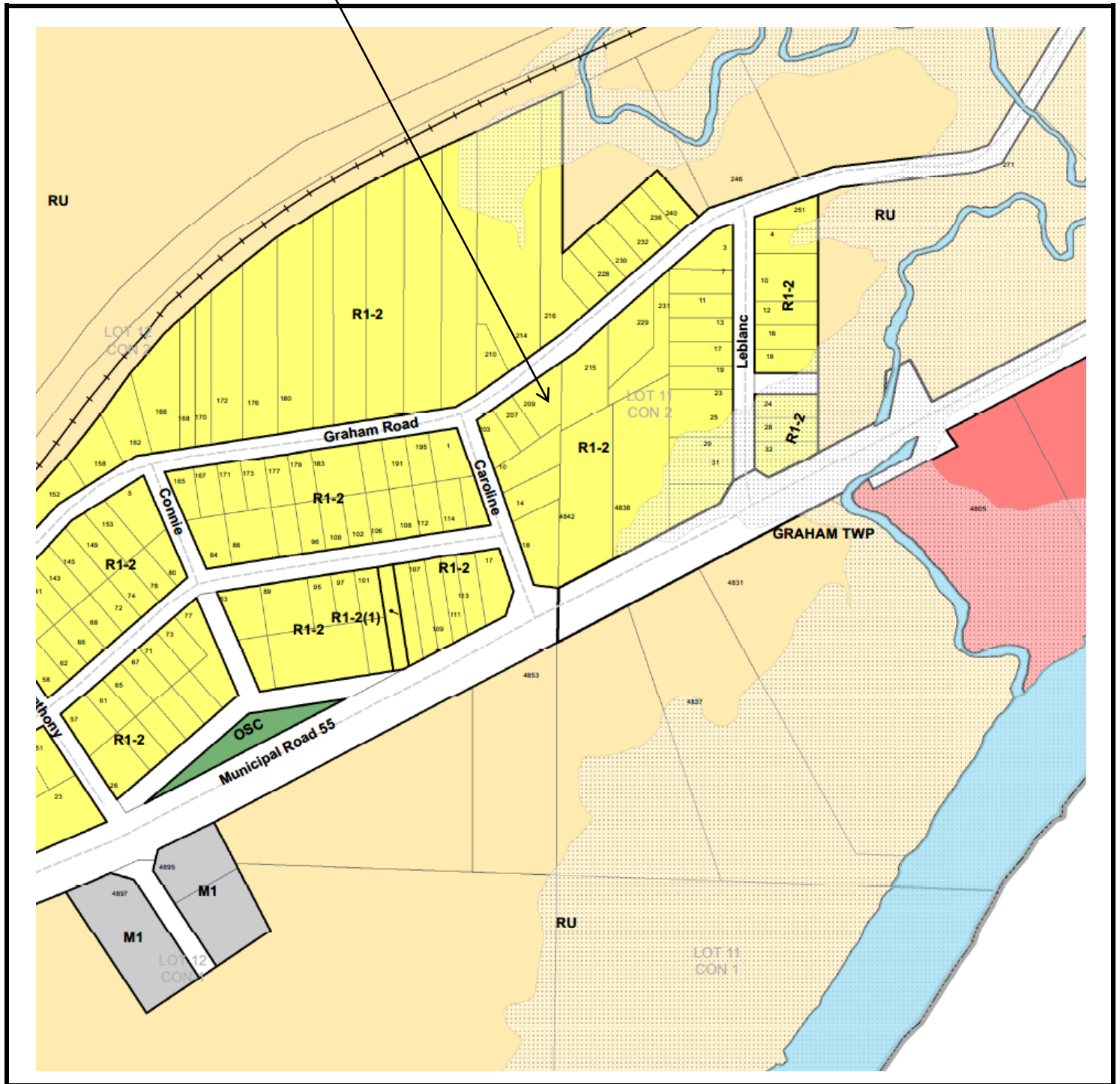
209 Graham Rd Whitefish ON

GRAHAM CON 2 LOT 12 PLAN

M245 LOT 34 PCL 20283 IRREG

Assessed Value: Residential	\$211,000
Minimum Tender Amount:	\$17,248.09

SUBJECT PROPERTY



TS File No.	Roll No.	Municipal Address	Legal Description
TS 17-140	120.003.12100.0000	209 Graham Rd, Whitefish, ON	Graham, Lot 12 Con 2 Plan M-245 Lot 34 PCL 20283 SWS Now PIN 73380-0189



1: 1,128



Notes

209 Graham Road, Whitefish, ON
Graham, Lot 12 Con 2
Plan M-245 Lot 34
PCL 20283 SWS
Now PIN 73380-0189

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.

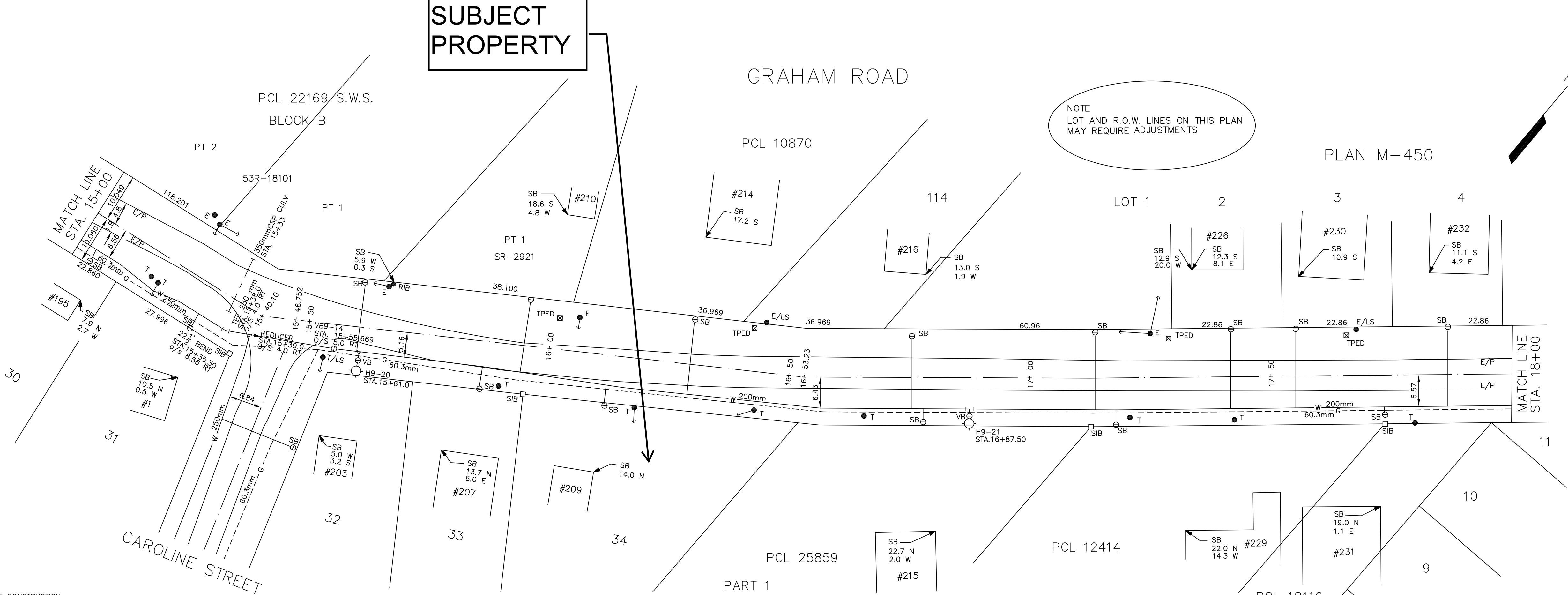
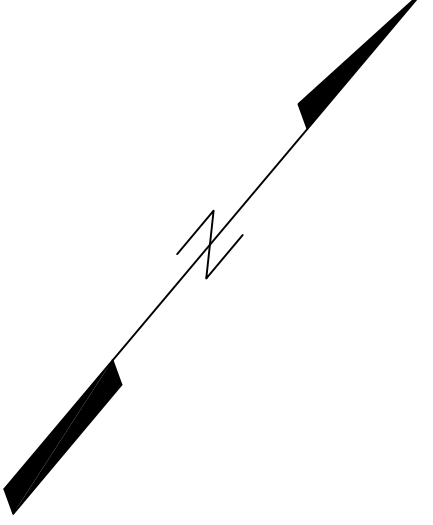
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**SUBJECT
PROPERTY**

GRAHAM ROAD

NOTE
LOT AND R.O.W. LINES ON THIS PLAN
MAY REQUIRE ADJUSTMENTS

PLAN M-450



YEAR OF CONSTRUCTION

SANITARY SEWER
STORM SEWER
WATERMAIN - 1990

REG'D PLAN M-245

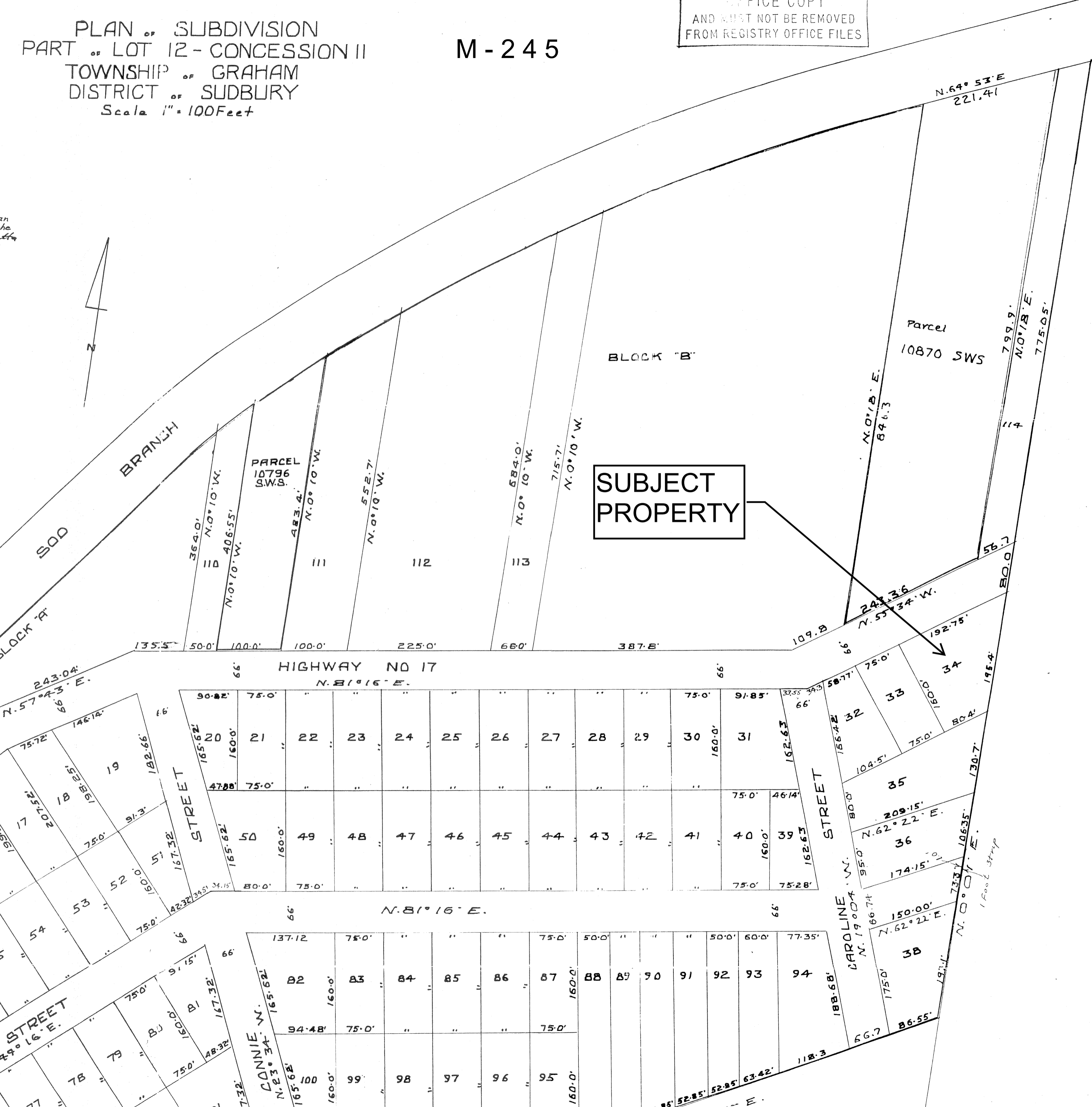
PART 1
PLAN 53R-6960

PCL 18116

PLAN OF SUBDIVISION
 PART OF LOT 12 - CONCESSION II
 TOWNSHIP OF GRAHAM
 DISTRICT OF SUDBURY
 Scale 1" = 100 Feet

M-245

OFFICE COPY
 AND MUST NOT BE REMOVED
 FROM REGISTRY OFFICE FILES



**SUBJECT
 PROPERTY**

PARCEL
 10796
 S.W.B.

Parcel
 10870 SWS

HIGHWAY NO 17
 N. 81° 16' E.

STREET

STREET

CAROLINE
 N. 19° 04' W.

CONNIE W.
 N. 23° 34' W.

STREET
 29° 16' E.

Block "A"

Block "B"

BRANCH

SOD



17	18	19
20	21	22
23	24	25
26	27	28
29	30	31
32	33	34
35	36	37
38	39	40
41	42	43
44	45	46
47	48	49
50	51	52
53	54	55
56	57	58
59	60	61
62	63	64
65	66	67
68	69	70
71	72	73
74	75	76
77	78	79
80	81	82
83	84	85
86	87	88
89	90	91
92	93	94
95	96	97
98	99	100

20	21	22	23	24	25	26	27	28	29	30	31
32	33	34	35	36	37	38	39	40	41	42	43
44	45	46	47	48	49	50	51	52	53	54	55
56	57	58	59	60	61	62	63	64	65	66	67
68	69	70	71	72	73	74	75	76	77	78	79
80	81	82	83	84	85	86	87	88	89	90	91
92	93	94	95	96	97	98	99	100	101	102	103

82	83	84	85	86	87	88	89	90	91	92	93	94
95	96	97	98	99	100	101	102	103	104	105	106	107

**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#17-140 (Roll#120.003.12100.0000)
209 Graham Rd Whitefish ON
GRAHAM CON 2 LOT 12 PLAN
M245 LOT 34 PCL 20283 IRREG**

Assessed Value: Residential \$211,000
Minimum Tender Amount: \$17,248.09

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.**