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## AVERTISSEMENT

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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.

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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, 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 Purchasing 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#17-219 (Roll#120.004.11200.0000)**  
30 Mary Ave  
GRAHAM CON 3 LOT 2 PLAN M136  
LOT 6 PCL 15096 REG

**Assessed Value: Residential \$210,000**  
**Minimum Tender Amount: \$19,077.72**

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#17-219 (Roll#120.004.11200.0000)**

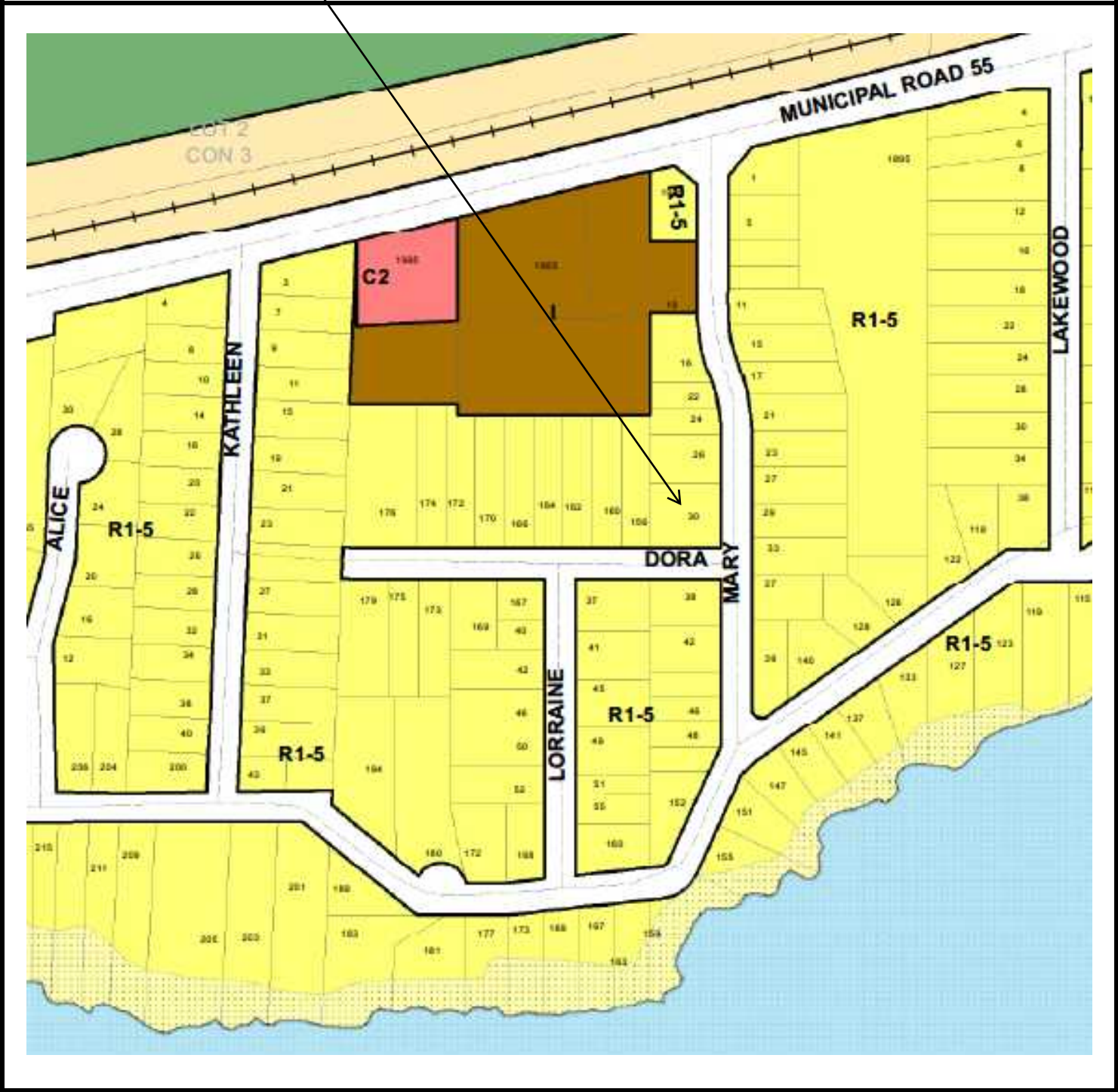
30 Mary Ave

GRAHAM CON 3 LOT 2 PLAN M427

LOT 6 PCL 15096 REG

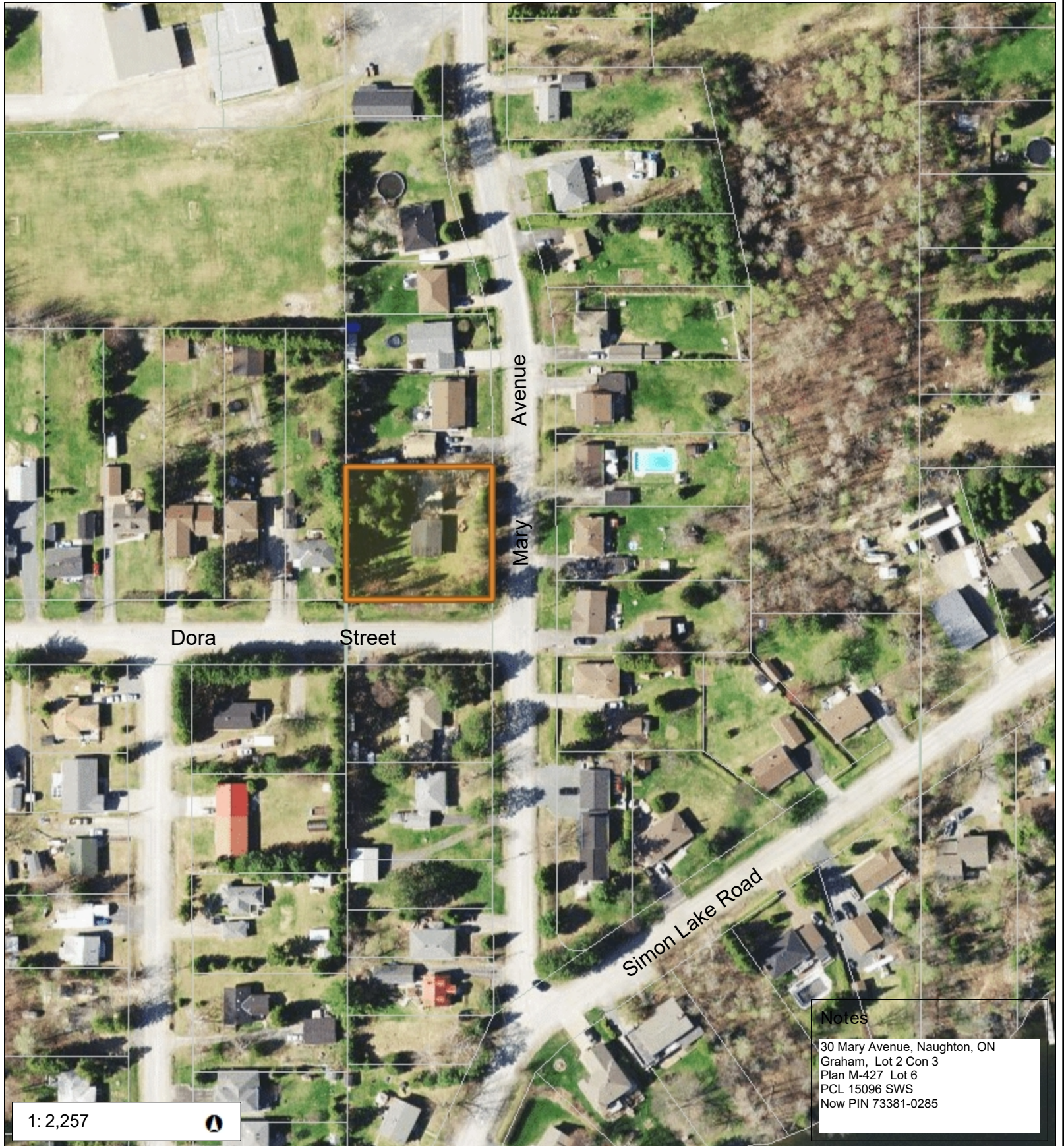
<b>Assessed Value: Residential</b>	<b>\$210,000</b>
<b>Minimum Tender Amount:</b>	<b>\$19,077.72</b>

**SUBJECT PROPERTY**



TS File No.	Roll No.	Municipal Address	Legal Description
TS 17-219	120.004.11200.0000	30 Mary Avenue, Naughton, ON	Graham, Lot 2 Con 3 Plan M-427 Lot 6 PCL 15096 SWS Now PIN 73381-0285





1: 2,257



**Notes**

30 Mary Avenue, Naughton, ON  
Graham, Lot 2 Con 3  
Plan M-427 Lot 6  
PCL 15096 SWS  
Now PIN 73381-0285

114.7 0 57.33 114.7 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



M-427

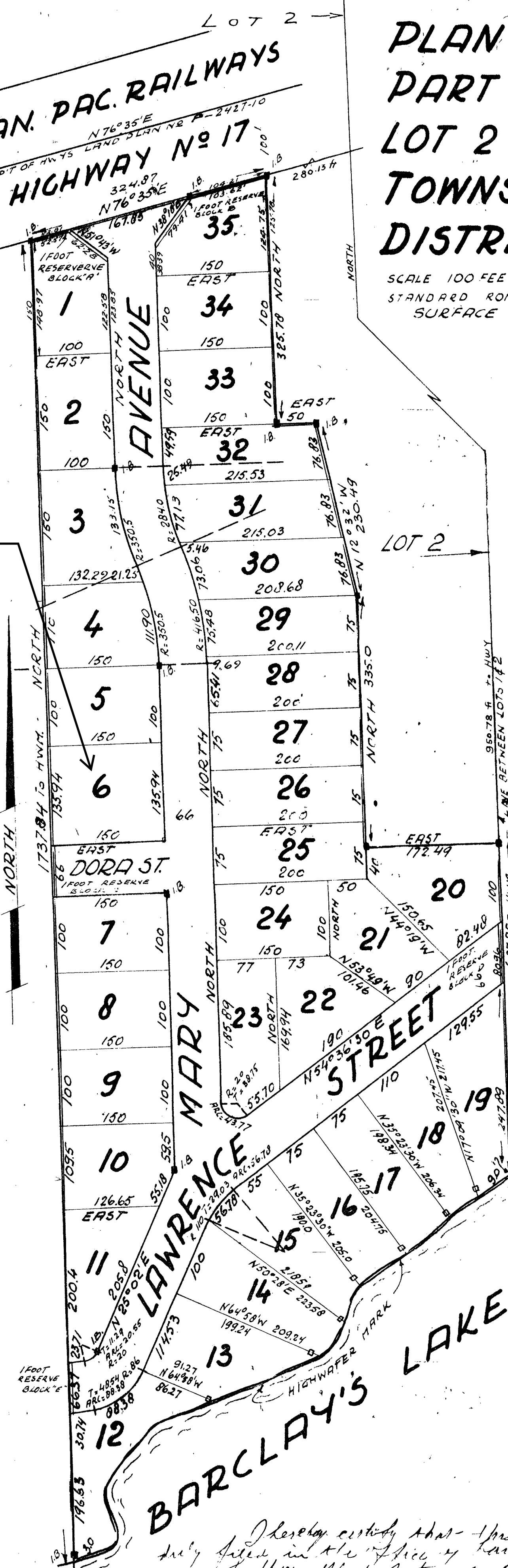
M-427

CAN. PAC. RAILWAYS  
HIGHWAY No 17

# PLAN OF SUBDIVISION OF PART OF EAST HALF OF EAST HALF LOT 2 - CONCESSION III TOWNSHIP OF GRAHAM DISTRICT OF SUDBURY

SCALE 100 FEET TO AN INCH  
STANDARD ROD BARS SHOWN THUS: ■ I.B.  
SURFACE RIGHTS ONLY

SUBJECT  
PROPERTY



## CERTIFICATE OF SURVEYOR

I, RAYMOND THOMPSON LANE, 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 SHOWN HEREON EDGED IN RED BEING THE SURFACE RIGHTS ONLY OF PART OF PARCEL 8446 S.W.S. IN THE OFFICE OF LAND TITLES AT SUDBURY BEING PART OF E 1/2 OF E 1/2 LOT 2 - CON. III Twp. GRAHAM, DISTRICT OF SUDBURY HAS BEEN SURVEYED AND SUBDIVIDED BY ME  
C. EVERY ANGLE IN THE EXTERIOR BOUNDARY IS DEFINED IN THE SURVEY THEREOF BY A MONUMENT AND A MONUMENT HAS BEEN PLACED AT ONE ANGLE OF BARN STREET INTERSECTION.  
D. I HAVE INDICATED ON THE PLAN THE POSITION AND FORM OF EACH MONUMENT  
E. THE MONUMENTS CONFORM IN ALL RESPECTS TO THE REQUIREMENTS OF SECTION 10 OF THE SURVEYS ACT  
F. THE SURVEY WAS MADE BY ME BETWEEN THE 5TH DAY OF JUNE AND 14TH DAY OF JUNE 1955  
G. THE SURVEY HAS BEEN ACCURATELY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT, THE PLANNING ACT AND THE LAND TITLES ACT  
DATED AT SUDBURY  
THIS 14TH DAY OF JUNE 1955

*Ray. Lane*  
ONTARIO LAND SURVEYOR

## AFFIDAVIT OF SURVEYOR

ONTARIO I, RAYMOND THOMPSON LANE, THE ONTARIO LAND SURVEYOR, ABOVE NAMED TO WIT, MAKE OATH AND SAY THE CONTENTS OF THE ABOVE CERTIFICATE ARE TRUE.  
SAID BEFORE ME AT SUDBURY  
IN THE DISTRICT OF SUDBURY  
THIS 4TH DAY OF JUNE 1955

*Gerard Verlaik*  
A COMMISSIONER

## CERTIFICATE OF OWNER

BLOCKS A, B, C, D & E LOTS 1 TO 35 INCLUSIVE AND BLOCKS "A" AND "B", AND STRIPS COLOURED BROWN WITHIN THE BOUNDARIES EDGED IN RED HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS AND SAID STRIPS ADJACENT MARY AVENUE DORA ST AND LAWRENCE STREET ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

*Gerard Verlaik* *John Fedan* *Mary Fedan*  
WITNESS OWNER OWNER

## AFFIDAVIT OF WITNESS

DISTRICT OF SUDBURY I, GERARD VERLAIK  
TO WIT OF THE CITY OF SUDBURY IN THE DISTRICT OF SUDBURY  
MAKE OATH AND SAY:

1. THAT I AM WELL ACQUAINTED WITH JOHN AND MARY FEDAN WHO HAVE SIGNED THIS PLAN AND THAT THE SIGNATURES PURPORTING TO BE THEIR SIGNATURES ARE IN THEIR HANDWRITING.
2. THAT THE SAID JOHN AND MARY FEDAN ARE, I VERILY BELIEVE THE OWNERS OF THE LAND SHOWN HEREIN.
3. THAT THE SAID JOHN AND MARY FEDAN ARE OF THE FULL AGE OF 21 YEARS AND OF SOUND MIND.
4. THAT THE SAID JOHN AND MARY FEDAN SIGNED THIS PLAN VOLUNTARILY AT THE CITY OF SUDBURY, IN THE DISTRICT OF SUDBURY.
5. THAT I AM A SUBSCRIBING WITNESS TO THE SAID SIGNING.

SWORN BEFORE ME AT SUDBURY  
IN THE DISTRICT OF SUDBURY  
THIS 14TH DAY OF JUNE 1955

*Gerard Verlaik*  
A COMMISSIONER

I certify that this plan is a duplicate copy of a plan  
(being a subdivision of PART OF E 1/2 OF E 1/2 - LOT 2 - CON. III  
Twp. OF GRAHAM) prepared by ME  
for JOHN & MARY FEDAN and  
dated 14TH day of JUNE A.D. 1955

*Ray. Lane*  
O.L. Surveyor

Whereby certify that this is a duplicate of a plan which was  
filed in the office of the City of Sudbury and entered as Plan  
14371 Sudbury West District as Plan M-427 on the 23rd day of July A.D. 1956  
B. St. Pierre, Local Master of T. the

RETURN TO LANE & LANE

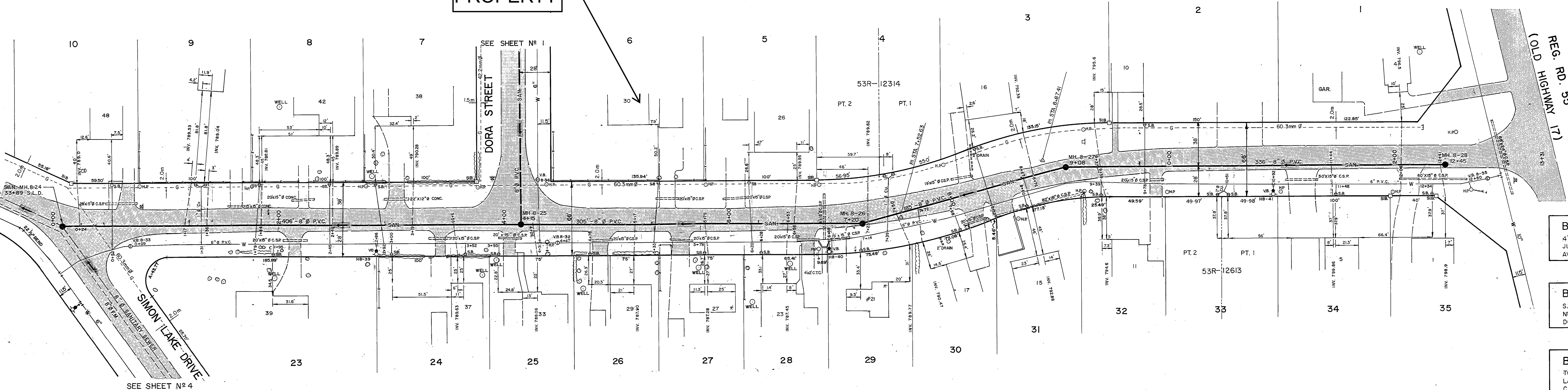
provided "as is", without warranty of any kind either expressed or implied. Any and all liabilities for damage, direct or indirect, however caused and resulting in any way by use of the supplied data is the full and final responsibility of the user. The user reserves the right to use the supplied data for any purpose, in any form or by any means, without the prior written permission of the CITY OF GREATER SUDBURY.

AS BUILT DRAWING

MARY AVENUE



SUBJECT  
PROPERTY



LEGEND  
59 INDICATES ELEVATION OF BASEMENT FLOOR

NOTE  
ALL WATER CONNECTIONS ARE 3/4" Ø Cu. UNLESS OTHERWISE SPECIFIED.  
ALL SANITARY SERVICES ARE 4" Ø P.V.C. UNLESS OTHERWISE SPECIFIED.  
ALL GASLINE INFORMATION TAKEN FROM N & C.G.C. LTD. PLANS.

BM 52 E ELEV. 787.83  
4" LAG SCREW IN NORTH FACE H & BP JUST WEST OF INTERSECTION MARY AVE. 29' RT. STA. 33+42 S.L.D.

BM 52 A ELEV. 798.50  
S.W. CORNER BOTTOM BRICK HSE NO 33 MARY STREET OPPOSITE DORA STREET.

BM 52 B ELEV. 806.23  
TOP SOUTH-EAST CORNER CONCRETE LANDING EMMANUEL UNITED CHURCH.

REG'D PLAN N° M-427

\* INDICATES PLOTTED AS PER O.L.S. PLANS.



## **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#17-219 (Roll#120.004.11200.0000)**  
30 Mary Ave.  
GRAHAM CON 3 LOT 8 PLAN M136  
LOT 6 PCL 15096 REG

Assessed Value: Residential      \$210,000  
Minimum Tender Amount:      \$19,077.72

**Bidder to complete the following:**

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

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

**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.**