



FORM 6
SALE OF LAND BY PUBLIC TENDER
Municipal Act, 2001

Ontario Regulation 181/03, Municipal Tax Sale Rules

SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE

Take Notice that tenders are invited for the purchase of the lands described below and will be received until 3:00 p.m. local time on March 30, 2023, at the Township of Manitouwadge Municipal Office, 1 Mississauga Dr., Manitouwadge Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Township of Manitouwadge Municipal Office, 1 Mississauga Dr., Manitouwadge.

Description of Lands:

1. Roll No. 58 66 000 001 15200 0000; 11 Adjala Ave., Manitouwadge; PIN 62428-0158 (LT); PCL 20471 SEC TBF; LT 152 PL M162 MANITOUWADGE; MANITOUWADGE; File No. 21-01

According to the last returned assessment roll, the assessed value of the land is \$39,500

Minimum tender amount: \$30,633.46

2. Roll No. 58 66 000 001 08100 0000; 11 MANITOU RD. W, MANITOUWADGE; PIN 62428-0143 (LT); PCL 20639 SEC TBF; LT 81 PL M162 MANITOUWADGE RESERVING UNTO THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE REAR 20 FEET IN PERPENDICULAR WIDTH THROUGHOUT FROM SIDE TO SIDE OF THE SAID LOT-81, FOR THE LAYING DOWN, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, ALTERATION, REMOVAL, REPLACEMENT, RECONSTRUCTION AND REPAIR OF WATER, SEWER, GAS, HYDRO-ELECTRIC, TELEPHONE AND OTHER UTILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND ITS OR THEIR SERVANTS, AGENTS, WORKMEN, VEHICLES AND EQUIPMENT FOR ALL PURPOSES NECESSARY OR INCIDENTAL TO THE EXERCISE AND ENJOYMENT OF THE RIGHTS HEREIN RESERVED AND TOGETHER WITH THE RIGHT TO THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE TO GRANT EASEMENTS OF A SIMILAR NATURE IN RESPECT OF THE SAME TO SUCH OTHER PERSONS AND CORPORATIONS AS MAY BE DETERMINED BY THE CORPORATION OF THE TOWNSHIP OF MANITOUWADGE; MANITOUWADGE; File No. 21-05

According to the last returned assessment roll, the assessed value of the land is \$21,500

Minimum tender amount: \$15,986.03

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/ money order payable to the municipality.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. The assessed value, according to the last returned assessment roll, may or may not be representative of the current market value of the property.

Pursuant to the Prohibition on the Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 10, s. 235 (the "Act"), effective January 1, 2023, it is prohibited for a non-Canadian to purchase, directly or indirectly, any residential property, as those terms are defined in the legislation. Contraventions of the Act are punishable by a fine, and offending purchasers may be ordered to sell the residential property.

The municipality assumes no responsibility whatsoever for ensuring bidders/tenderers comply with the Act, and makes no representations regarding same. Prospective bidders/tenderers are solely responsible for ensuring compliance with the Act and are advised to seek legal advice before participating in this sale.

Transfers of properties that contain at least one and not more than six single family residences and are transferred to non-residents of Canada or foreign entities, are subject to the Province's Non-Resident Speculation Tax (NRST).

This sale is governed by the *Municipal Act, 2001* and the Municipal Tax Sales Rules made under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable, such as a land transfer tax and HST.

The municipality has no obligation to provide vacant possession to the successful purchaser.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs.

For further information regarding this sale contact:

Aaron MacGregor, Deputy Treasurer
Corporation of the Township of Manitouwadge
1 Mississauga Drive – PO Box 910
Manitouwadge, ON P0T 2C0
deputytreasurer@manitouwadge.ca
(807) 826-3227 ext. 225



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Description of Lands:

1. Roll No. 58 66 000 001 15200 0000; 11 Adjala Ave., Manitouwadge; PIN 62428-0158 (LT); File No. 21-01; **Minimum Tender Amount: \$30,633.46**
2. Roll No. 58 66 000 001 08100 0000; 11 MANITOU RD. W, MANITOUWADGE; PIN 62428-0143 (LT); File No. 21-05; **Minimum Tender Amount: \$15,986.03**

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. This sale is governed by the Municipal Act, 2001 and the Municipal Tax Sales Rules made under that Act. A full copy of the tax sale advertisement and further information about this matter is available on line at www.OntarioTaxSales.ca or www.manitouwadge.ca or you may contact Aaron MacGregor, Deputy Treasurer, The Corporation of the Township of Manitouwadge, 1 Mississauga Dr., P.O. Box 910, Manitouwadge, ON P0T 2C0, Phone: 807-826-3227 Ext 225, Email: deputytreasurer@manitouwadge.ca