

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 CITY OF TEMISKAMING SHORES

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 April 15, 2026, at the Temiskaming Shores City Hall, 325 Farr Drive, Haileybury Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Temiskaming Shores City Hall, 325 Farr Drive, Haileybury.

Description of Lands:

1. Roll No. 54 18 030 002 00700 0000; 524 FERGUSON AVE., HAILEYBURY; PINs 61397-0149 (LT) & 61397-0150 (LT); FIRSTLY: PCL 2931 SEC TIM; LT 2 BLK F PL M13NB BUCKE; TEMISKAMING SHORES; DISTRICT OF TIMISKAMING; SECONDLY: PCL 3802 SEC SST; LT 1 BLK F PL M13NB BUCKE EXCEPT LT44503; S/T INTEREST AS IN LT44503; TEMISKAMING SHORES; DISTRICT OF TIMISKAMING; File No. 24-08

According to the last returned assessment roll, the assessed value of the land is \$173,000

Minimum tender amount: \$70,625.43

2. Roll No. 54 18 030 002 01000 0000; 374 BROWNING ST., HAILEYBURY; PINs 61397-0145 (LT), 61397-0146 (LT) & 61397-0147 (LT); FIRSTLY: PCL 1480 SEC SST; PT LT 5 BLK F PL M13NB BUCKE BEING THE WLY 17 FT; TEMISKAMING SHORES ; DISTRICT OF TIMISKAMING; SECONDLY: PCL 11773 SEC SST; PT LT 5 BLK F PL M13NB BUCKE AS IN LT105525; TEMISKAMING SHORES ; DISTRICT OF TIMISKAMING; THIRDLY: PCL 11523 SEC SST; LT 4 BLK F PL M13NB BUCKE; TEMISKAMING SHORES ; DISTRICT OF TIMISKAMING; File No. 24-09

According to the last returned assessment roll, the assessed value of the land is \$86,000

Minimum tender amount: \$47,673.59

3. Roll No. 54 18 030 009 02300 0000; THIRD ST., HAILEYBURY, PINS 61359-0016 (LT); 61359-0031 (LT), 61359-0035 (LT), 61359-0106 (LT), 61359-0107 (LT), 61359-0108 (LT) & 61359-0314 (LT) FIRSTLY: PCL 6851 SEC NND; LT 435 PL M75NB BUCKE; S/T LT108280; TEMISKAMING SHORES; SECONDLY: PCL 9014 SEC NND; LT 431 PL M75NB BUCKE; S/T LT108280; TEMISKAMING SHORES; THIRDLY: PCL 7997 SEC SST; LT 424 PL M75NB BUCKE; LT 425 PL M75NB BUCKE; LT 426 PL M75NB BUCKE; LT 427 PL M75NB BUCKE; LT 428 PL M75NB BUCKE; LT 429 PL M75NB BUCKE; N1/2 LT 430 PL M75NB BUCKE EXCEPTING THE MINES AND MINERAL UNDER THE ROW OF THE TEMISKAMING AND NORTHERN ONTARIO RAILWAY THIS EXCEPTION APPLIES TO ONLY THE ABOVE MENTIONED LTS 426, 428, 429; S/T LT108280; TEMISKAMING SHORES; FOURTHLY: PCL 7997 SEC SST; LT 432-433 PL M75NB BUCKE; S/T LT108280; TEMISKAMING SHORES; FIFTHLY: PCL 7997 SEC SST; LT 436 PL M75NB BUCKE; S/T LT108280; TEMISKAMING SHORES; SIXTHLY: PCL 3957 SEC TIM; S1/2 LT 430 PL M75NB BUCKE SRO; S/T LT108280; TEMISKAMING SHORES; SEVENTHLY: PCL 1633 SEC SST; LT 434 PL M75NB BUCKE SRO S/T TO ANY RIGHTS THAT THE PUBLIC OR ANY OTHER PERSONS MAY HAVE IN RESPECT TO THE LANES; S/T LT108280; TEMISKAMING SHORES; DISTRICT OF TIMISKAMING; File No. 24-11

According to the last returned assessment roll, the assessed value of the land is \$26,500

Minimum tender amount: \$10,176.01

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, crown interests, or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. Any interests of the Federal or Provincial Crown encumbering the land at the time of the tax sale will continue to encumber the land after the registration of the tax deed. 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.

TAKE NOTICE: Where a refund is claimed by a qualifying first-time Homebuyer under the Land Transfer Tax Act, the Municipality requires the purchaser to retain legal counsel to complete the transfer.

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 and a copy of the prescribed form of tender, visit:

www.OntarioTaxSales.ca

or if no internet access available, contact:

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