



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 BLACK RIVER-MATHESON

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 May 4, 2023, at the Black River-Matheson Municipal Office, 367 Fourth Avenue, Matheson Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Vern Miller Community Centre, 1 Arena Avenue, Matheson.

Description of Lands:

1. Roll No. 56 14 000 001 13000 0000; Matheson; PIN 65380-0464 (LT); PCL 18275 SEC SEC SRO; N 1/2 LT 5 CON 3 HISLOP; BLACK RIVER-MATHESON; File No. 21-04

According to the last returned assessment roll, the assessed value of the land is \$31,500

Minimum tender amount: \$23,539.34

2. Roll No. 56 14 000 002 07403 0000; Matheson; PIN 65381-0580 (LT); PCL 17948 SEC SEC; SE QUARTER OF N 1/2 LT 3 CON 3 BOWMAN; BLACK RIVER-MATHESON; File No. 21-06

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

Minimum tender amount: \$13,546.95

3. Roll No. 56 14 000 005 22102 0000; Matheson; PIN 65366-0038 (LT); PCL 17156 SEC SEC; SE 1/4 OF S 1/2 LT 3 CON 6 BEATTY; TOWNSHIP OF BLACK RIVER-MATHESON; File No. 21-07

According to the last returned assessment roll, the assessed value of the land is \$14,500

Minimum tender amount: \$7,181.52

4. Roll No. 56 14 000 006 00800 0000; 1098 Forestry Rd., Matheson; PIN 65365-0381 (LT); PCL 11688 SEC SEC SRO; PT N PT BROKEN LT 2 CON 1 CARR AS IN C75374; BLACK RIVER-MATHESON; File No. 21-08

According to the last returned assessment roll, the assessed value of the land is \$13,100

Minimum tender amount: \$7,625.20

5. Roll No. 56 14 000 008 14700 0000; Concession Rd. 5; PIN 65363-0138 (LT); SECONDLY: PCL 24361 SEC SEC SRO; NW 1/4 OF N 1/2 LT 2 CON 4 STOCK; BLACK RIVER-MATHESON [BEING PIN 65363-0138 (LT)]; PIN 65363-0139 (LT); FIRSTLY: PCL 17539 SEC SEC; NE 1/4 OF N 1/2 LT 2 CON 4 STOCK; BLACK RIVER-MATHESON [BEING PIN 65363-0139 (LT)]; File No. 21-09

According to the last returned assessment roll, the assessed value of the land is \$29,000

Minimum tender amount: \$14,956.21

6. Roll No. 56 14 000 011 01301 0000; Val Gagne; PIN 65364-0323 (LT); PCL 21131 SEC SEC; PT LT 9 CON 6 TAYLOR PT 1 6R4026; BLACK RIVER-MATHESON; File No. 21-10

According to the last returned assessment roll, the assessed value of the land is \$7,000

Minimum tender amount: \$12,892.47

7. Roll No. 56 14 000 012 01200 0000; 437 Pearl St., Holtyre; PIN 65380-0341 (LT); PCL 14753 SEC SEC SRO; LT 207 PL M21C HISLOP; BLACK RIVER-MATHESON; File No. 21-11

According to the last returned assessment roll, the assessed value of the land is \$1,100

Minimum tender amount: \$7,106.74

8. Roll No. 56 14 000 012 11000 0000; 623-627 Gleason Ave., Holtyre; PIN 65380-0245 (LT); PCL 24768 SEC SEC; SRO LT 287-289 PL M21C HISLOP; BLACK RIVER-MATHESON; File No. 21-13

According to the last returned assessment roll, the assessed value of the land is \$29,500

Minimum tender amount: \$14,607.86

9. Roll No. 56 14 000 012 01300 0000; 439 Pearl St., Holtyre; PIN 65380-0340 (LT); PCL 14752 SEC SEC SRO; LT 206 PL M21C HISLOP; BLACK RIVER-MATHESON; File No. 21-14

According to the last returned assessment roll, the assessed value of the land is \$1,100

Minimum tender amount: \$7,050.24

10. Roll No. 56 14 000 012 14600 0000; 711 Gleason Ave., Holtyre; PIN 65380-0282 (LT); PCL 5982 SEC SEC SRO; LT 326 PL M21C HISLOP; BLACK RIVER-MATHESON; File No. 21-16
According to the last returned assessment roll, the assessed value of the land is \$3,100
Minimum tender amount: \$6,597.53

11. Roll No. 56 14 000 013 21901 0000; Matheson; PIN 65381-0079 (LT); PCL 21375 SEC SEC SRO; LT 213 PL M97NB CARR; LT 214 PL M97NB CARR S/T THE RIGHT TO FLOOD SAID LAND, GRANTED TO ABITIBI POWER AND PAPER COMPANY LIMITED, BY TRANSFER TEM7782, DATED 20TH JANUARY 1917, REGISTERED 26TH FEBRUARY 1917; BLACK RIVER-MATHESON; File No. 21-17
According to the last returned assessment roll, the assessed value of the land is \$800
Minimum tender amount: \$6,850.79

12. Roll No. 56 14 000 012 23700 0000; 653 Edward Ave., Holtyre; PIN 65380-0150 (LT); PCL 17571 SEC SEC SRO; LT 416 PL M21C HISLOP; BLACK RIVER-MATHESON; File No. 21-19
According to the last returned assessment roll, the assessed value of the land is \$3,100
Minimum tender amount: \$6,635.17

13. Roll No. 56 14 000 013 22000 0000; Matheson; PIN 65381-0051 (LT); PCL 22287 SEC SEC SRO; LT 215 PL M97NB CARR; LT 216 PL M97NB CARR S/T THE RIGHT GRANTED TO ABITIBI POWER AND PAPER COMPANY, LIMITED, BY TRANSFER 7782 TEMISKAMING, DATED 20TH JANUARY, 1917, REGISTERED 26TH FEBRUARY, 1917, TO FLOOD THE ABOVE LAND.; BLACK RIVER-MATHESON; File No. 21-20
According to the last returned assessment roll, the assessed value of the land is \$1,000
Minimum tender amount: \$6,394.45

14. Roll No. 56 14 000 012 15300 0000; 447 Ross Ave., Holtyre; PIN 65380-0289 (LT); PCL 15737 SEC SEC SRO; LT 333 PL M21C HISLOP; BLACK RIVER-MATHESON; File No. 21-21
According to the last returned assessment roll, the assessed value of the land is \$17,100
Minimum tender amount: \$9,995.24

15. Roll No. 56 14 060 009 07500 0000; 364 Ferguson Ave., Ramore; PIN 65449-0201 (LT); PCL 2176 SEC SEC; LT 3 PL M25T PLAYFAIR; BLACK RIVER-MATHESON; File No. 21-23
According to the last returned assessment roll, the assessed value of the land is \$5,100
Minimum tender amount: \$9,819.53

16. Roll No. 56 14 060 009 12800 0000; 359 Timmins Ave., Ramore; PIN 65449-0212 (LT); PCL 3168 SEC SEC; LT 15 PL M25T PLAYFAIR; BLACK RIVER-MATHESON; File No. 21-27
According to the last returned assessment roll, the assessed value of the land is \$37,500
Minimum tender amount: \$11,583.55

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, availability of road access 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.

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:

Cassandra Child
Clerk/Treasurer
The Corporation of the Township of Black River-Matheson
367 Fourth Avenue
P.O. Box 601
Matheson ON P0K 1N0
705-273-2313 Ext. 311
cchild@twpbrm.ca
www.twpbrm.ca

Form 7
Municipal Act, 2001
TENDER TO PURCHASE

THE CORPORATION OF THE TOWNSHIP OF BLACK RIVER-MATHESON

To: Name: **Cassandra Child**
Clerk/Treasurer
 Address: **367 Fourth Avenue**
P.O. Box 601
Matheson ON P0K 1N0
 Telephone: **705-273-2313 Ext. 311**

Re: Sale of: (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

1. I/we hereby tender to purchase the land described above for the amount of \$.....
 (.....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 not later than **3:00 p.m.** local time on **May 4, 2023**, 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 Corporation of the Township of Black River-Matheson** representing 20 per cent 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 taxes that may be applicable, such as a land transfer tax and HST and any accumulated taxes within 14 days of the mailing of the notice by 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, 2023.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Email &/or Phone Number of Tenderer (optional)	Email &/or Phone Number of Tenderer (optional)

Pursuant to subrule 6(2) of the Municipal Tax Sales Rules, this tender shall relate to only one parcel of land.

Personal Information contained on this form, collected pursuant to the *Municipal Act, 2001* and Regulations thereunder, will be used for the purposes of that Act. Inquiries should be directed to the Freedom of Information and Privacy Coordinator at the organization responsible for the procedures under that Act.

Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-04
Roll Number	56 14 000 001 13000 0000
Minimum Tender Amount	\$23,539.34
Property Location	NOT ASSIGNED
Legal description and PIN	PIN 65380-0464 (LT); PCL 18275 SEC SEC SRO; N 1/2 LT 5 CON 3 HISLOP; BLACK RIVER-MATHESON
Annual Taxes	\$449.50
Assessed value	\$31,500.00
Approximate property size per Assessment Roll	157.5AC
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	RU – VACANT RESIDENTIAL LAND NOT ON WATER
<u>With the existing zoning</u> , is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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CEBR21-04

5614 000 001 13000 0000

Hislop



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-06
Roll Number	56 14 000 002 07403 0000
Minimum Tender Amount	\$13,546.95
Property Location	NOT ASSIGNED
Legal description and PIN	PIN 65381-0580 (LT); PCL 17948 SEC SEC; SE QUARTER OF N 1/2 LT 3 CON 3 BOWMAN; BLACK RIVER-MATHESON
Annual Taxes	\$378.15
Assessed value	\$26,500.00
Approximate property size per Assessment Roll	40.13AC
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	RU – VACANT RESIDENTIAL LAND NOT ON WATER
<u>With the existing zoning</u> , is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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CEBR21-06

5614 000 002 07403 0000

Bowman



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-07
Roll Number	56 14 000 005 22102 0000
Minimum Tender Amount	\$7,181.52
Property Location	NOT ASSIGNED
Legal description and PIN	PIN 65366-0038 (LT); PCL 17156 SEC SEC; SE1/4 OF S1/2 LT 3 CON 6 BEATTY; TOWNSHIP OF BLACK RIVER-MATHESON
Annual Taxes	\$206.92
Assessed value	\$14,500.00
Approximate property size per Assessment Roll	40.38AC
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	NO
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	RU – VACANT RESIDENTIAL LAND NOT ON WATER
<u>With the existing zoning</u> , is it possible to obtain a building permit?	TBD
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023

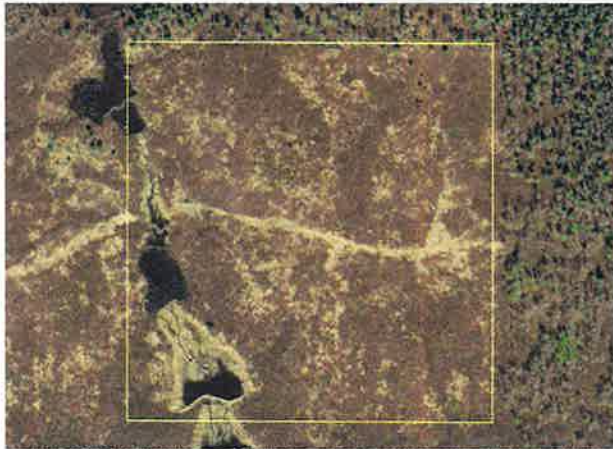


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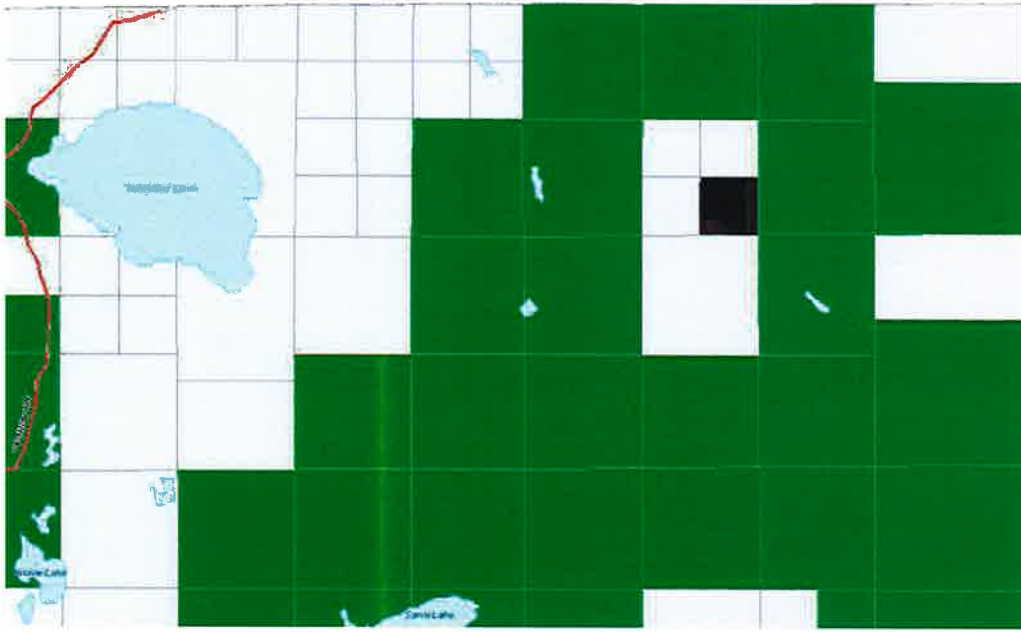
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CEBR21-07

5614 000 005 22102 0000

Beatty



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-08
Roll Number	56 14 000 006 00800 0000
Minimum Tender Amount	\$7,625.20
Property Location	1098 FORESTRY RD., MATHESON
Legal description and PIN	PIN 65365-0381 (LT); PCL 11688 SEC SEC SRO; PT N PT BROKEN LT 2 CON 1 CARR AS IN C75374; BLACK RIVER-MATHESON
Annual Taxes	\$186.93
Assessed value	\$13,100.00
Approximate property size per Assessment Roll	1AC: 208FR, 208D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	RU – VACANT RESIDENTIAL LAND NOT ON WATER
With the existing zoning, is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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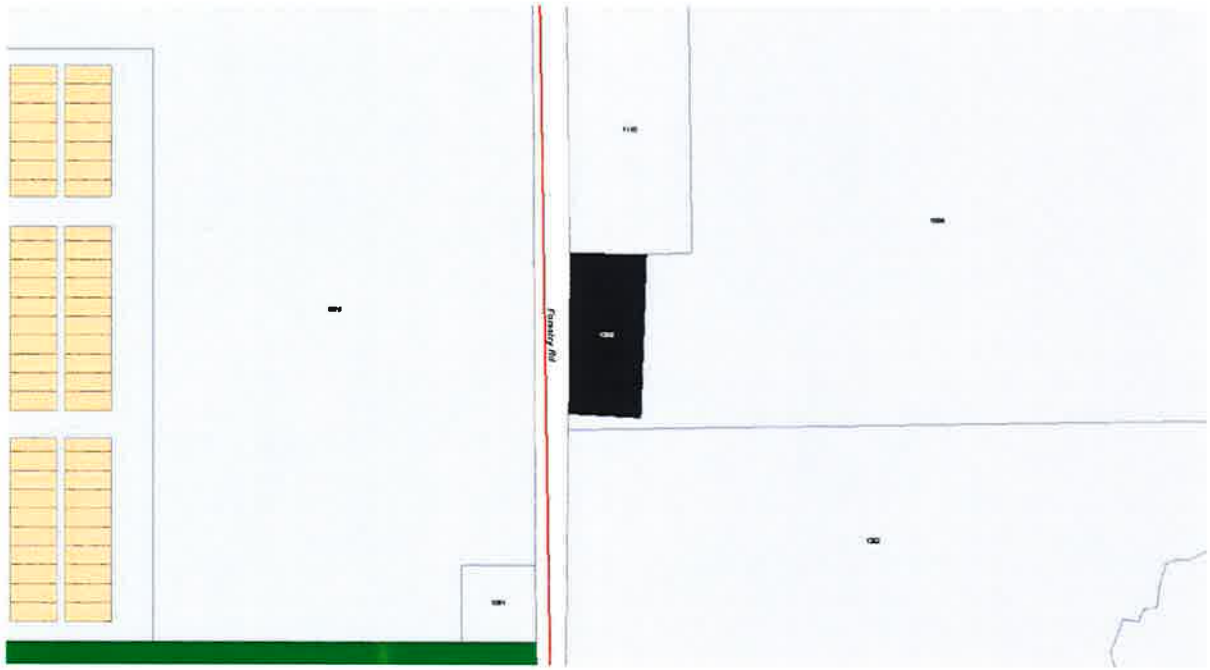
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CEBR21-08

5614 000 006 00800 0000

1098 Forestry Rd, Matheson



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-09
Roll Number	56 14 000 008 14700 0000
Minimum Tender Amount	\$14,956.21
Property Location	CONCESSION RD. 5
Legal description and PIN	PIN 65363-0139 (LT); FIRSTLY: PCL 17539 SEC SEC; NE 1/4 OF N 1/2 LT 2 CON 4 STOCK; BLACK RIVER-MATHESON [BEING PIN 65363-0139 (LT)]; PIN 65363-0138 (LT); SECONDLY: PCL 24361 SEC SEC SRO; NW 1/4 OF N 1/2 LT 2 CON 4 STOCK; BLACK RIVER-MATHESON [BEING PIN 65363-0138 (LT)]
Annual Taxes	\$413.82
Assessed value	\$29,000.00
Approximate property size per Assessment Roll	78.76AC
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	RU- VACANT RESIDENTIAL LAND NOT ON WATER
<u>With the existing zoning</u> , is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023

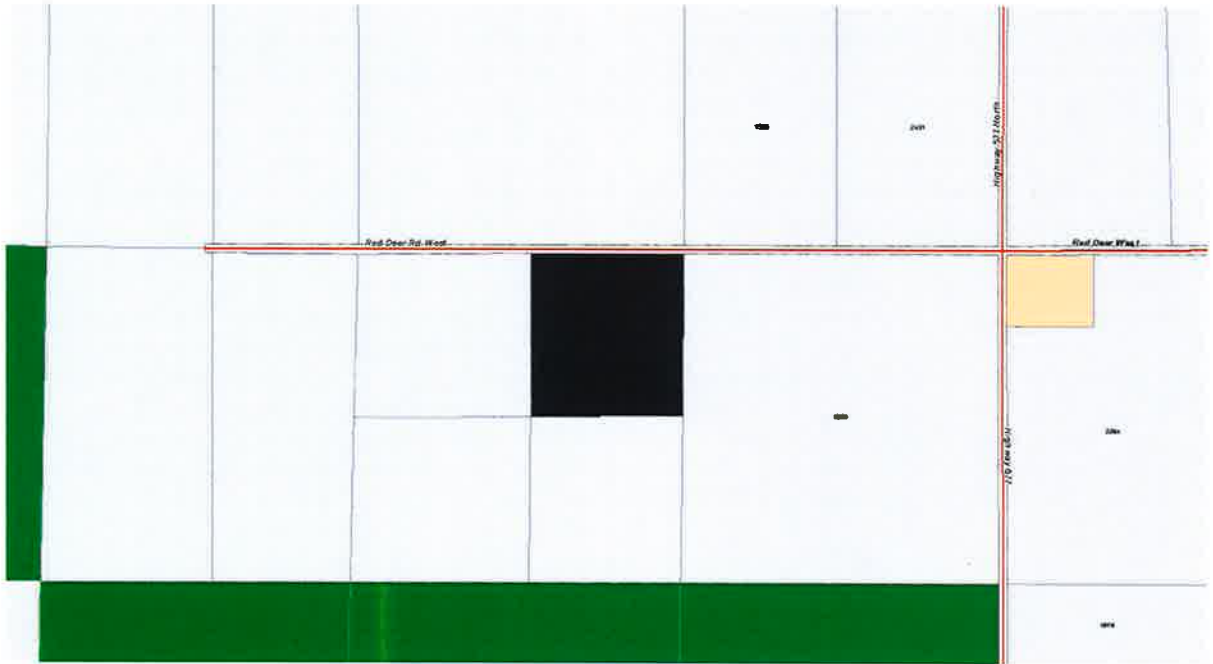


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CEBR21-09

5614 000 008 14700 0000

Stock



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Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-10
Roll Number	56 14 000 011 01301 0000
Minimum Tender Amount	\$12,892.47
Property Location	NOT ASSIGNED
Legal description and PIN	PIN 65364-0323 (LT); PCL 21131 SEC SEC; PT LT 9 CON 6 TAYLOR PT 1 6R4026; BLACK RIVER-MATHESON
Annual Taxes	\$238.17
Assessed value	\$7,000.00
Approximate property size per Assessment Roll	0.22AC: 136FR
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	YES
Zoning	R3 – VACANT COMMERCIAL LAND
With the existing zoning, is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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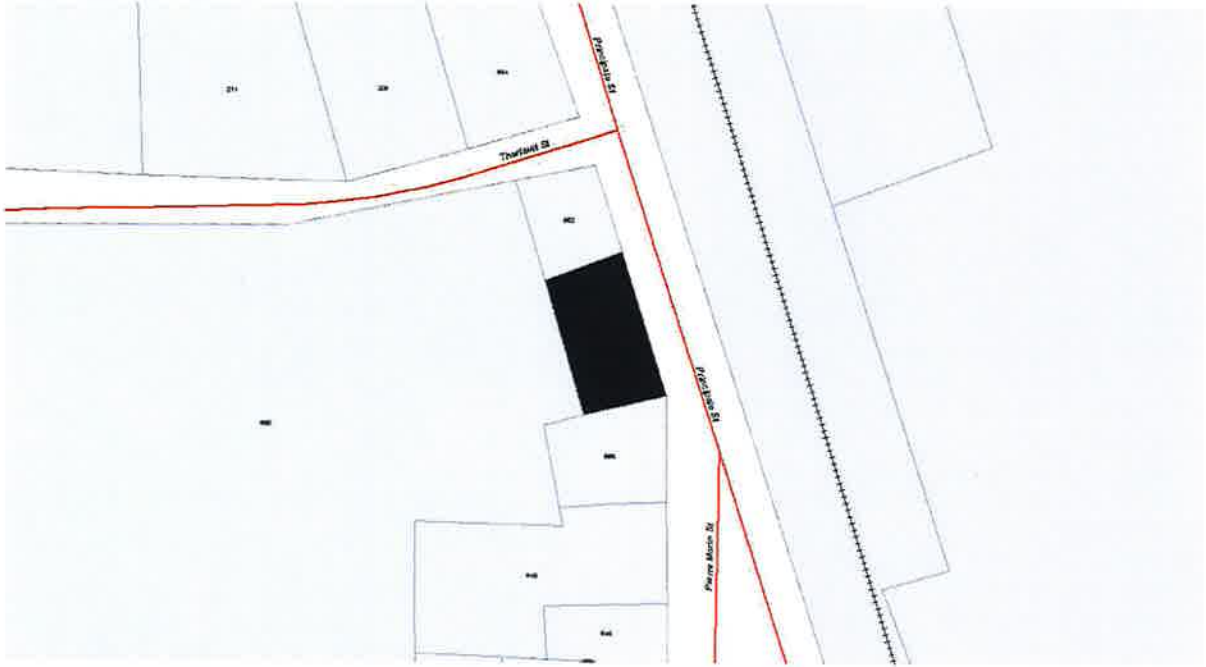
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CEBR21-10

5614 000 011 01301 0000

Taylor



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Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-11
Roll Number	56 14 000 012 01200 0000
Minimum Tender Amount	\$7,106.74
Property Location	437 PEARL ST., HOLTYRE
Legal description and PIN	PIN 65380-0341 (LT); PCL 14753 SEC SEC SRO; LT 207 PL M21C HISLOP; BLACK RIVER-MATHESON
Annual Taxes	\$15.69
Assessed value	\$1,100.00
Approximate property size per Assessment Roll	43FR X 100D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	R1 – VACANT RESIDENTIAL LAND NOT ON WATER
With the existing zoning, is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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CEBR21-11

5614 000 012 01200 0000

437 Pearl St, Holtyre



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-13
Roll Number	56 14 000 012 11000 0000
Minimum Tender Amount	\$14,607.86
Property Location	623-627 GLEASON AVE., HOLTYRE
Legal description and PIN	PIN 65380-0245 (LT); PCL 24768 SEC SEC; SRO LT 287-289 PL M21C HISLOP; BLACK RIVER-MATHESON
Annual Taxes	\$1,003.73
Assessed value	\$29,500.00
Approximate property size per Assessment Roll	120FR X 100D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	YES
Zoning	R3 – AUTOMATIVE FUEL STATION WITH OR WITHOUT SERVICE FACILITIES
With the existing zoning, is it possible to obtain a building permit?	TBD
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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CEBR21-13

5614 000 012 11000 0000

623-627 Gleason Ave, Holtyre



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-14
Roll Number	56 14 000 012 01300 0000
Minimum Tender Amount	\$7,050.24
Property Location	439 PEARL ST., HOLTYRE
Legal description and PIN	PIN 65380-0340 (LT); PCL 14752 SEC SEC SRO; LT 206 PL M21C HISLOP; BLACK RIVER-MATHESON
Annual Taxes	\$15.69
Assessed value	\$1,100.00
Approximate property size per Assessment Roll	43FR X 100D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	R1 – VACANT RESIDENTIAL LAND NOT ON WATER
<u>With the existing zoning</u> , is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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CEBR21-14

5614 000 012 01300 0000

439 Pearl St, Holtyre



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-16
Roll Number	56 14 000 012 14600 0000
Minimum Tender Amount	\$6,597.53
Property Location	711 GLEASON AVE., HOLTYRE
Legal description and PIN	PIN 65380-0282 (LT); PCL 5982 SEC SEC SRO; LT 326 PL M21C HISLOP; BLACK RIVER-MATHESON
Annual Taxes	\$44.23
Assessed value	\$3,100.00
Approximate property size per Assessment Roll	40FR X 100D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	R1 – VACANT RESIDENTIAL LAND NOT ON WATER
<u>With the existing zoning</u> , is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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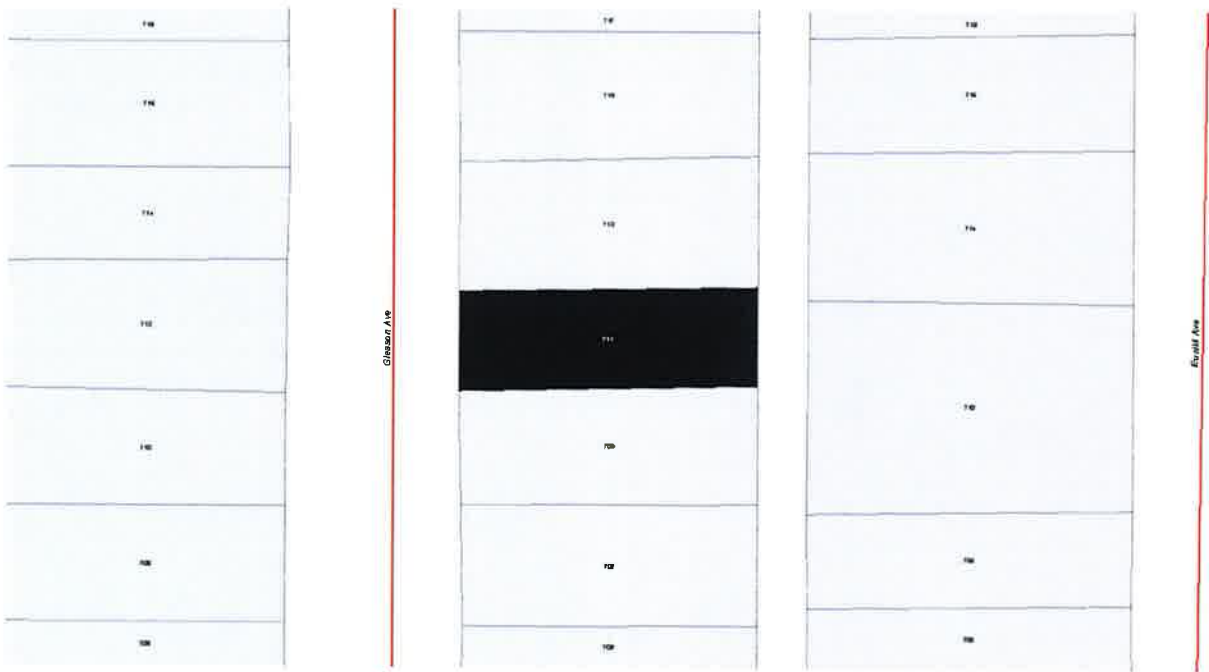
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CEBR21-16

5614 000 012 14600 0000

711 Gleason Ave, Holtyre



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-17
Roll Number	56 14 000 013 21901 0000
Minimum Tender Amount	\$6,850.79
Property Location	516 SEVENTH AVE., MATHESON
Legal description and PIN	PIN 65381-0079 (LT); PCL 21375 SEC SEC SRO; LT 213 PL M97NB CARR; LT 214 PL M97NB CARR S/T THE RIGHT TO FLOOD SAID LAND, GRANTED TO ABITIBI POWER AND PAPER COMPANY LIMITED, BY TRANSFER TEM7782, DATED 20TH JANUARY 1917, REGISTERED 26TH FEBRUARY 1917,; BLACK RIVER-MATHESON
Annual Taxes	\$11.41
Assessed value	\$800.00
Approximate property size per Assessment Roll	0.48AC: 168FR
Is the property on a lake or a bay or a river?	YES
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	HAZ – NON-BUILDABLE LAND (WATERWAYS, BUFFER/BERM, STORM WATER MANAGEMENT POND, ECT)
<u>With the existing zoning</u> , is it possible to obtain a building permit?	NO
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023

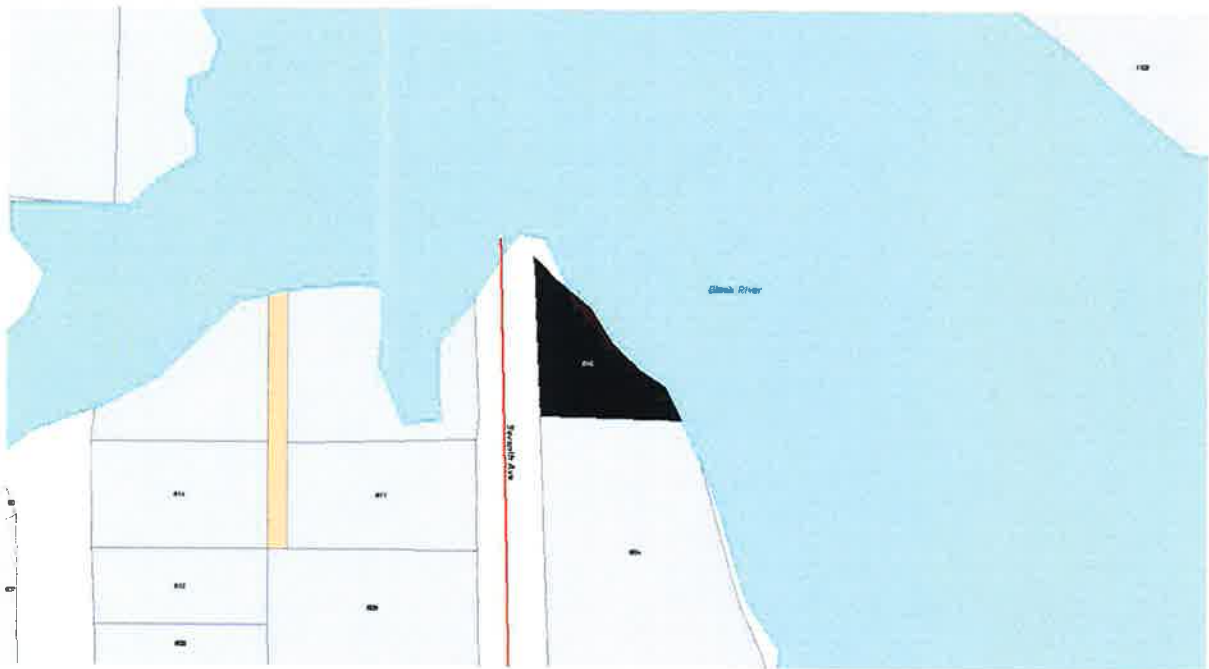


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CEBR21-17

5614 000 013 21901 0000

516 Seventh Ave



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-19
Roll Number	56 14 000 012 23700 0000
Minimum Tender Amount	\$6,635.17
Property Location	653 EDWARD AVE., HOLTYRE
Legal description and PIN	PIN 65380-0150 (LT); PCL 17571 SEC SEC SRO; LT 416 PL M21C HISLOP; BLACK RIVER-MATHESON
Annual Taxes	\$44.23
Assessed value	\$3,100.00
Approximate property size per Assessment Roll	40FR X 100D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	R1 – VACANT RESIDENTIAL LAND NOT ON WATER
<u>With the existing zoning</u> , is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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CEBR21-19

5614 000 012 23700 0000

653 Edward Ave, Holtyre



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-20
Roll Number	56 14 000 013 22000 0000
Minimum Tender Amount	\$6,394.45
Property Location	NOT ASSIGNED
Legal description and PIN	PIN 65381-0051 (LT); PCL 22287 SEC SEC SRO; LT 215 PL M97NB CARR; LT 216 PL M97NB CARR S/T THE RIGHT GRANTED TO ABITIBI POWER AND PAPER COMPANY, LIMITED, BY TRANSFER 7782 TEMISKAMING, DATED 20TH JANUARY, 1917, REGISTERED 26TH FEBRUARY, 1917, TO FLOOD THE ABOVE LAND.; BLACK RIVER-MATHESON
Annual Taxes	\$14.27
Assessed value	\$1,000.00
Approximate property size per Assessment Roll	0.32AC : 132FR
Is the property on a lake or a bay or a river?	YES
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	HAZ – NON-BUILDABLE
<u>With the existing zoning</u> , is it possible to obtain a building permit?	NO
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



Photo Date: 2016. NOT A PLAN OF SURVEY. Image © First Base Solutions Inc. & Teranel 2023. Boundary may not line up with aerial photo.



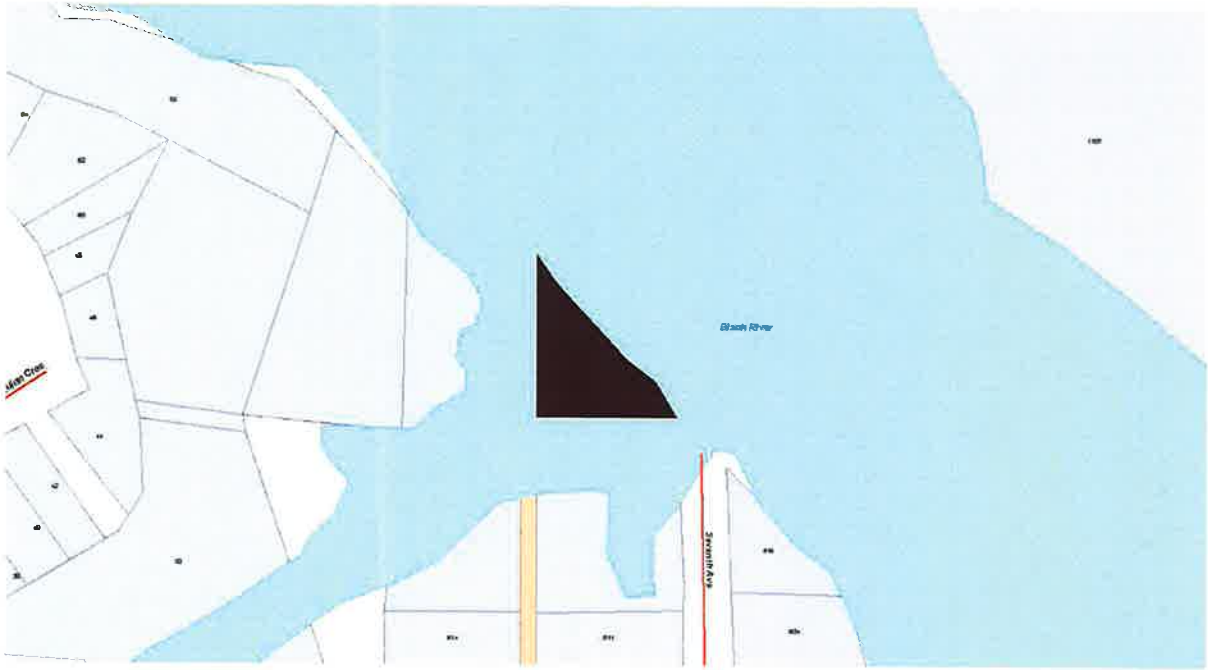
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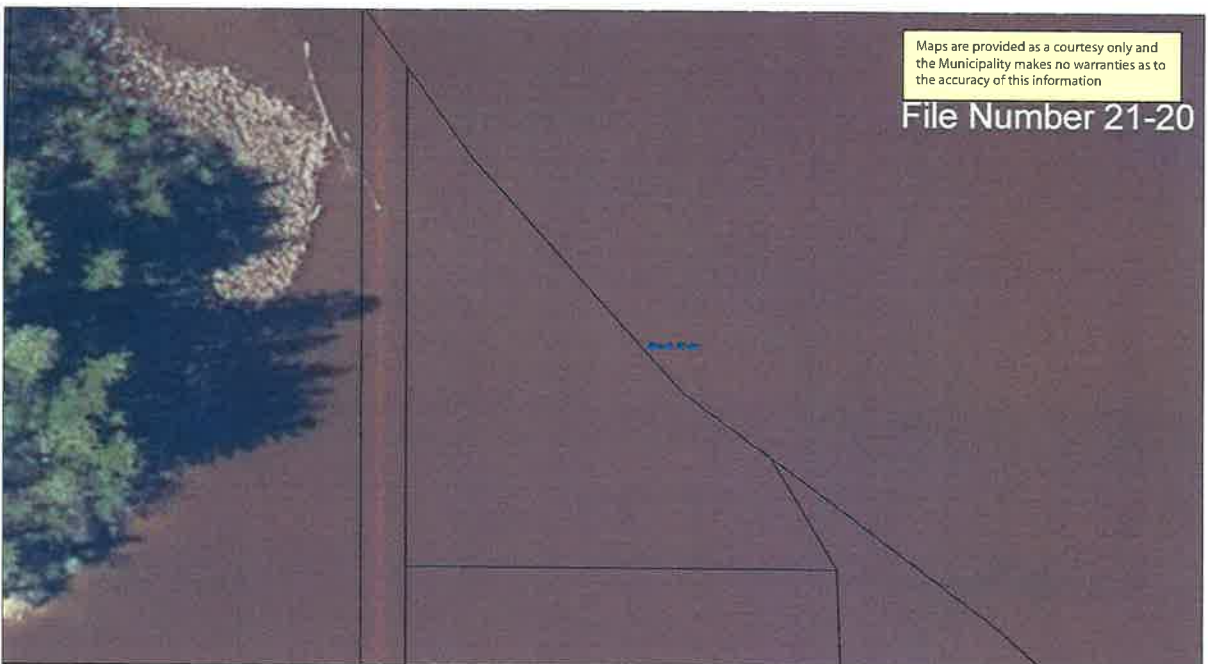
CEBR21-20

5614 000 013 22000 000

Black River-Matheson



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-21
Roll Number	56 14 000 012 15300 0000
Minimum Tender Amount	\$9,995.24
Property Location	447 ROSS AVE., HOLTYRE
Legal description and PIN	PIN 65380-0289 (LT); PCL 15737 SEC SEC SRO; LT 333 PL M21C HISLOP; BLACK RIVER-MATHESON
Annual Taxes	\$244.01
Assessed value	\$17,100.00
Approximate property size per Assessment Roll	4,000SF: 40FRX100D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	YES
Is there some other structure on the property?	YES
Zoning	R1 – SINGLE FAMILY DETACHED (NOT ON WATER)
<u>With the existing zoning</u> , is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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CEBR21-21

5614 000 012 15300 0000

447 Ross Ave, Holtyre



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-23
Roll Number	56 14 060 009 07500 0000
Minimum Tender Amount	\$9,819.53
Property Location	364 FERGUSON AVE., RAMORE
Legal description and PIN	PIN 65449-0201 (LT); PCL 2176 SEC SEC; LT 3 PL M25T PLAYFAIR; BLACK RIVER-MATHESON
Annual Taxes	\$133.40
Assessed value	\$5,100.00
Approximate property size per Assessment Roll	40FR X 100D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	NO
Is there some other structure on the property?	TBD
Zoning	C1 – VACANT COMMERCIAL LAND
<u>With the existing zoning</u> , is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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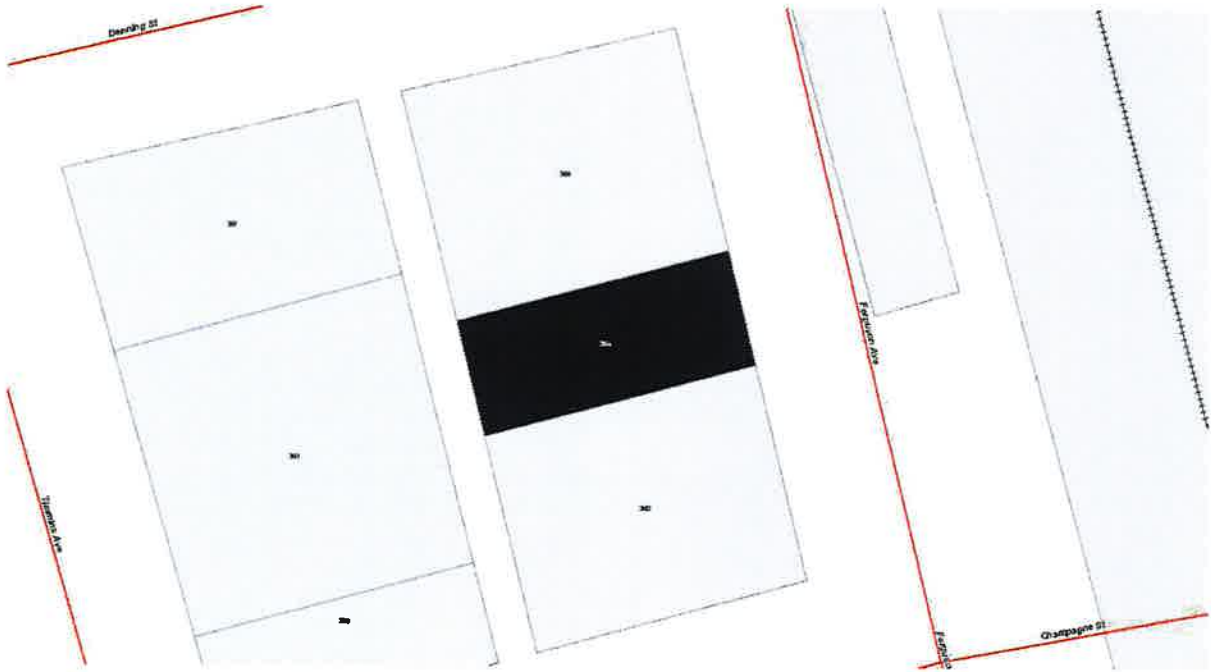
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CEBR21-23

5614 060 009 07500 0000

364 Ferguson Ave, Ramore



**please note map is not to scale*



Property Information Form

Municipality	Township of Black River-Matheson
File Number	CEBR21-27
Roll Number	56 14 060 009 12800 0000
Minimum Tender Amount	\$11,583.55
Property Location	359 TIMMINS AVE., RAMORE
Legal description and PIN	PIN 65449-0212 (LT); PCL 3168 SEC SEC; LT 15 PL M25T PLAYFAIR; BLACK RIVER-MATHESON
Annual Taxes	\$535.12
Assessed value	\$37,500.00
Approximate property size per Assessment Roll	4,000SF: 40FR X 100D
Is the property on a lake or a bay or a river?	NO
Is the property accessible by a public or private road or a right-of-way?	PUBLIC ROAD
Is there a house on the property?	YES
Is there some other structure on the property?	YES
Zoning	R1 – SINGLE FAMILY DETACHED NOT ON WATER
With the existing zoning, is it possible to obtain a building permit?	YES
Is it possible to have the property re-zoned?	TBD
For further information regarding Zoning, contact:	SCOTT VILLENEUVE, 705-221-4569
Date of tender opening:	MAY 4, 2023



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CEBR21-27

5614 060 009 12800 0000

359 Timmins Ave , Ramore



**please note map is not to scale*



Tenders must be prepared and submitted in accordance with the *Municipal Tax Sales Rules*

1. **Determine your tender amount:** Your tender must be equal to to the Minimum Tender Amount advertised or more. The successful tenderer will be required to pay Land Transfer Tax, any applicable HST, and accumulated taxes, which are any further taxes, interests or penalties that have accumulated since the first day of advertising.
2. **Prepare Form 7 (TENDER TO PURCHASE) – Copy of Form 7 is in the InfoPak:**
 - a. Form 7 must be typed or legibly handwritten in ink.
 - b. In the section of Form 7 that says “Re: Sale of: (description of land)” enter in the description of the land, including the roll number, file number and municipal address, if that information is available. This can be found on your Title Search Summary or on the Form 6 Tax Sale Ad included in your InfoPak.
 - c. Fill in the remaining information on Form 7.
3. **Prepare a deposit:**
 - a. **At least 20%:** The deposit must be at least 20 per cent of the amount of you tender.
(Example: If you tender \$5,000.01 – 20% of \$5,000.01 is \$1,000.002 – \$1,000.00 would be less than 20% of the amount you tendered - \$1,000.01 would be the minimum deposit required)
 - b. **Form of Deposit:** Money order, bank draft or cheque certified by a bank or authorized foreign bank within the meaning of section 2 of the Bank Act (Canada), a trust corporation registered under the Loan and Trust Corporations Act or a credit union within the meaning of the Credit Unions and Caisses Populaires Act, 1994.
 - c. **Deposit money order, bank draft or certified cheque must be made out in favour of the municipality.**
4. **Prepare a Tender envelope:**
 - a. Submit a sealed envelope, addressed to the treasurer, indicating on it that it is a tax sale. The tender envelope in this InfoPak is already properly pre-addressed and can be attached to your sealed envelope.
 - b. If a municipal address has been given for the property, enter that address under the heading “Tax Sale For”. If there is no municipal address, it will be necessary to include a short description of the property shown on your Title Search Summary or on the Form 6 Tax Sale Ad.
5. **One parcel only:** A tender shall relate to only **one** parcel of land. If there are two or more properties in a sale and you wish to submit tenders for two properties, you must submit two completely separate tenders and must be submitted in a separate envelope.
6. **No additional terms or conditions:** The treasurer will reject every tender that includes any term or condition not provided for in the *Municipal Tax Sales Rules*.
7. **Submitting your tender:** You can submit your tender in person, or by courier, or by mail. Your tender must be received by the treasurer on or before the time and date indicated in the advertisement for tax sale. If your tender is received late, it will be rejected. In the event of a postal strike or other work slowdown, mail might not be delivered in a timely manner. If the mailing address includes a Post Office Box, there is no guarantee the municipality will collect their mail before 3 pm on the day of the sale. It is the tenderer’s responsibility to ensure the tender is delivered to the treasurer by 3 pm on sale day.
8. **If you wish to withdraw your tender:** A tender is withdrawn if the tenderer's written request to have the tender withdrawn is received by the treasurer before 3 p.m. local time on the last date for receiving tenders. The envelope containing a withdrawn tender will be opened at the time of the opening of the sealed envelopes.
9. **Cancellation of sale:** A tax sale can be cancelled by the treasurer at any time before a tax deed or notice of vesting is registered on title.



TENDERER'S CHECKLIST

The municipality makes no representation regarding the title to the property or any other matters relating to the lands to be sold. The property may be worth much more *or* much less than the minimum tender amount.

The responsibility for researching this property to see if it is a good investment and researching the legislated requirements and provisions of the tax sale procedure is up to you.

A Title Search Summary includes an execution search and will outline what will stay on title and become your responsibility after the tax deed is registered, such as crown interests, easements, restrictions, etc. It could be helpful to obtain a Title Search.

It is important to **investigate** to find out the property condition, landuse, zoning, building permits, etc. You would want to make sure it fits in with your plans for the property.

If your tender is accepted and you do not pay the balance of the tender amount owing on time, **your deposit will be forfeited to the municipality** as set out in the *Municipal Tax Sale Rules*.

YES	NO	Requirements for "Submitting a Tender" pursuant to the <i>Municipal Act, 2001</i> and <i>The Municipal Tax Sale Rules</i>
		Tender is submitted in Form 7 NOTE: Form 7 must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different.
		Form 7 is typewritten or legibly written in ink
		Form 7 describes/relates to one parcel only (Description must be on envelope and on the Tender Form 7)
		Only one Form 7 per envelope
		Your Tender Amount is equal to or greater than the Minimum Tender Amount given for the property in the ad
		Deposit is at least 20% of the amount you tender
		Deposit is made by way of money order, or by way of bank draft or cheque certified by a bank or authorized foreign bank within the meaning of section 2 of the <i>Bank Act (Canada)</i> , a trust corporation registered under the <i>Loan and Trust Corporations Act</i> or a credit union within the meaning of the <i>Credit Unions and Caisses Populaires Act, 1994</i>
		Deposit money order, bank draft or certified cheque is made out in favour of the municipality
		Envelope is sealed
		Envelope indicates it is for a Tax Sale
		An identifiable description of the land or municipal address is shown on the envelope
		Envelope is addressed to the Treasurer (or Deputy Treasurer) NOTE: Tenders must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different.

If you answered "YES" to all of the above questions, you are ready to send in your tender!