



SALE OF LAND BY PUBLIC TENDER

Take Notice that tenders are invited for the purchase of the land described below and will be received until **3:00 p.m. local time on October 29, 2024**, at the Corporation of the Town of Kapuskasing Civic Centre

Office, 88 Riverside Drive, Kapuskasing Ontario, P5N 1B3.

Description of Land:

Roll No. 56 66 000 012 05900 0000; 27 OTTAWA ST., KAPUSKASING; PIN 65097-0031 (LT);

File No. 22-01; **Minimum Tender Amount: \$52,699.55**

Except as follows, the municipality makes no representation regarding the title to the land to be sold, including any interests of the Federal or Provincial Crown that continue to encumber the land after the registration of the tax deed, or any other matters relating to the land 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.kapusKasing.ca or you may contact Gino Gosselin, Tax Collector, The Corporation of the Town of Kapuskasing, 88 Riverside Drive, Kapuskasing ON P5N 1B3, Phone: 705-337-4258, Email: Gino.Gosselin@kapuskasing.ca

VENTE DE TERRAIN PAR APPEL D'OFFRES PUBLIC

LA CORPORATION DE LA VILLE DE KAPUSKASING

AVIS VOUS EST DONNÉ qu'un appel d'offres est lancé relativement à l'achat du (des) terrain(s) décrit(s) ci-dessous et que les soumissions seront reçues jusqu'à **15 h, heure locale, le 29 octobre 2024**, aux bureaux municipaux de la Corporation de la ville de Kapuskasing, 88, promenade Riverside, Kapuskasing, Ontario, P5N 1B3.

Description du (des) terrain(s)

Numéro de rôle 56 66 000 012 05900 0000; 27, rue OTTAWA, KAPUSKASING; NIP 65097-0031 (LT);

Dossier no 22-01; **montant minimum de la soumission: 52,699.55\$**

À l'exception de ce qui suit, la municipalité ne fait aucune déclaration concernant le titre du terrain à vendre, y compris les intérêts de la Couronne fédérale ou provinciale qui continuent de grever le terrain après l'enregistrement du titre fiscal, ou toute autre question relative au terrain à vendre. Il incombe aux acheteurs potentiels de s'assurer de ces questions.

Cette vente est régie par la loi sur les municipalités (Municipal Act) de 2001 et les règles relatives aux ventes de taxes municipales (Municipal Tax Sales Rules) établies en vertu de cette loi. Une copie complète de l'annonce de la vente pour non-paiement d'impôts et d'autres renseignements à ce sujet sont disponibles en ligne à www.kapusKasing.ca. Vous pouvez également communiquer avec Gino Gosselin, percepteur d'impôts, The Corporation of the Town of Kapuskasing, 88 Riverside Drive, Kapuskasing ON P5N 1B3, Tél : 705-337-4258, Courriel : Gino.Gosselin@kapuskasing.ca

Property Details

Municipality	Town of Kapuskasing
Property Location	27 Ottawa Street
Roll No.	5666-012-0005900.0000
File No.	2022 TS-01
Property Identification Number	PIN 65097-0031
Legal Description	PLAN M255C LOT 2534 PCL 6538CC; TOWN OF KAPUSKASING; DISTRICT OF COCHRANE
Minimum Tender Amount	\$52,699.55
Assessed Value	RT – 105,000
Annual Taxes	\$2,818.34
Zoning	R1, First Density Residential Area 7700.00SF 70.00FR 110.00D
Waterfront Property	NO
Accessible by road or right-of-way	Public Road
House on Property	YES
Other structure on Property	Attached Garage & Shed
Can acquire a Building Permit	YES

INSTRUCTIONS FOR SUBMITTING A TENDER

READ CAREFULLY – IMPORTANT INFORMATION

A tender, the deposit and the envelope the tender is submitted in must be prepared and submitted in accordance with the Municipal Tax Sales Rules.

Only One Parcel of Land

A tender must relate to only one parcel of land, therefore if you want to submit tenders on more than one property, you will need to submit completely separate tenders for each property.

Preparing a Form 7 – Tender to Purchase

1. A tender must be in Form 7.
2. It must be typewritten or legibly handwritten in ink.
3. It must be addressed to the person who holds the position of Treasurer, even if their title is different.
4. Under "Re: Sale of: (description of land)", enter the description of the land of which you are submitting your tender. (e.g. the description of the land as shown on the Form 6 – Sale of Land by Public Tender Advertisement.)
5. A tender must relate to only one parcel of land, therefore if you want to submit tenders on two properties, you will need to submit two completely separate "Form 7 – Tender to Purchase" forms or your tender will be rejected.
6. A tender must not include any terms or conditions not provided for in the Municipal Tax Sales Rules (Ontario Regulation 181/03) or your tender will be rejected.
7. Complete the remaining information on the Form 7.

Preparing your Deposit

1. Your tender must be accompanied by a deposit of at least 20% of the amount you tender. (If you tender \$10,000.01, 20% would be \$2,000.002 – so you must round off your deposit to the higher cent to \$2,000.01 or your tender will be rejected.)
2. Your deposit must be made by way of money order or by way of bank draft or by certified cheque or by cashiers cheque by a bank or trust corporation.
(NOTE: If your deposit is made by way of cash, your tender will be rejected.)
3. A deposit must relate to only one parcel of land, therefore if you want to submit tenders on two properties, you will need to submit two completely separate deposits or your tender will be rejected.

Preparing a Tender Envelope

1. Your tender must be submitted in a sealed envelope
2. It must be addressed to the person who holds the position of treasurer, even if their title is different.
3. It must indicate on it that it is a tax sale
4. It must provide a short description or municipal address of the land sufficient to permit the Treasurer to identify the parcel of land to which the tender relates. (e.g. the description of the land as shown on the Form 6 – Sale of Land by Public Tender Advertisement.)
5. The envelope must relate to only one parcel of land. If you want to submit tenders for two properties, then you must submit two completely separate envelopes or your tender will be rejected.

Submitting your Tender

1. Your tender can be submitted in person, by courier or by mail.
2. 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.

Withdrawing your Tender

1. The tenderer must send a written request to the treasurer to have the tender withdrawn
2. The written request to withdraw a tender must be received by the Treasurer before 3 p.m. local time on the date of the tax sale. **(The envelope containing a withdrawn tender will be opened at the time of the opening of the sealed envelopes.)**

Cancellation of a Tax Sale

The Treasurer can cancel a tax sale at any time before a tax deed or notice of vesting is registered on title.

FORM 7

TENDER TO PURCHASE
Municipal Act, 2001

THE CORPORATION OF THE TOWN OF KAPUSKASING

To: Name: **Melanie Migneault, Treasurer**

Address: **88 Riverside Drive,**
Kapuskasing, ON, P5N 1B3

Telephone: **(705) 335-2341**
(For all inquiries, please contact Gino Gosselin at Ext. 258)

Re: Sale of:

Roll #: 5666-000-012-05900-0000

KAPUSKASING

PLAN M255C LOT 2534 PCL 6538CC; O'BRIEN TOWNSHIP, MUNICIPALITY OF KAPUSKASING, DISTRICT OF COCHRANE.

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 *October 29th, 2024*, 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 Town of Cochrane 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 any 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, 2024.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer

Pursuant to sub rule 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.