

## SALE OF LAND BY PUBLIC TENDER

### THE CORPORATION OF THE TOWNSHIP OF MADAWASKA VALLEY

**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 July 27, 2017, at the Madawaska Valley Municipal Office, 85 Bay Street, Barry's Bay Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Madawaska Valley Municipal Office, 85 Bay Street, Barry's Bay.

**Description of Lands:**

Roll No. 47 26 024 030 23100 0000; 39268 Combermere Rd., Combermere; PIN 57585-0130 (LT); Part Lots 4 & 5, Plan 130 as in R403811; Radcliffe; Township of Madawaska Valley; File No. 15-02  
**Minimum Tender Amount: \$45,771.57**

Roll No. 47 26 026 010 29900 0000; 1235 Paugh Lake Rd., Barry's Bay; FIRSTLY: PIN 57567-0048(LT); Part Lot 17 Concession 11 Sherwood as in R285075 lying N of R53749; Sherwood, Jones & Burns; SECONDLY: PIN 57567-0049(LT); Part Lot 17 Concession 11 Sherwood as in R285075 lying S of R53749; Sherwood, Jones & Burns; File No. 15-07  
**Minimum Tender Amount: \$16,468.69**

Roll No. 47 26 028 025 43770 0000; Needham St; PIN 57564-0313 (LT); Part Lot 179 Range B South Sherwood as in SH1148 lying SE of BB698 & N of R392803, R112943, R190764 & BB541; S/T reservation of mineral rights in SH1148; Township of Madawaska Valley; File No. 15-12  
**Minimum Tender Amount: \$4,027.84**

Tenders must be submitted in the prescribed form and must be accompanied by a deposit in the form of a money order or of a bank draft or cheque certified by a bank or trust corporation payable to the municipality and representing at least 20 per cent of the tender amount.

**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. The successful purchaser will be required to pay the amount tendered plus accumulated taxes, HST if applicable and the relevant land transfer tax.

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

For further information regarding this sale and a copy of the prescribed form of tender, visit:

**[www.OntarioTaxSales.ca](http://www.OntarioTaxSales.ca)**  
or if no internet access available, contact:

Brenda Sabatine, CMO, Dipl. M.M.  
Treasurer/Deputy-Clerk  
The Corporation of the Township of Madawaska Valley  
85 Bay Street  
P.O. Box 1000  
Barry's Bay ON K0J 1B0  
(613) 756-2747 Ext. 214  
bsabatine@madawaskavalley.ca

**Form 7**  
*Municipal Act, 2001*  
**TENDER TO PURCHASE**

**THE CORPORATION OF THE TOWNSHIP OF MADAWASKA VALLEY**

**To:** Name: **Brenda Sabatine, CMO, Dipl. M.M.**  
**Treasurer/Deputy-Clerk**

Address: **85 Bay Street**  
**P.O. Box 1000**  
**Barry's Bay ON K0J 1B0**

Telephone: **(613) 756-2747 Ext. 214**

**Re:** Sale of: (insert description of land)

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 July 27, 2017, 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 Madawaska Valley.**

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 land transfer tax, HST 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 ....., 2017.

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.**

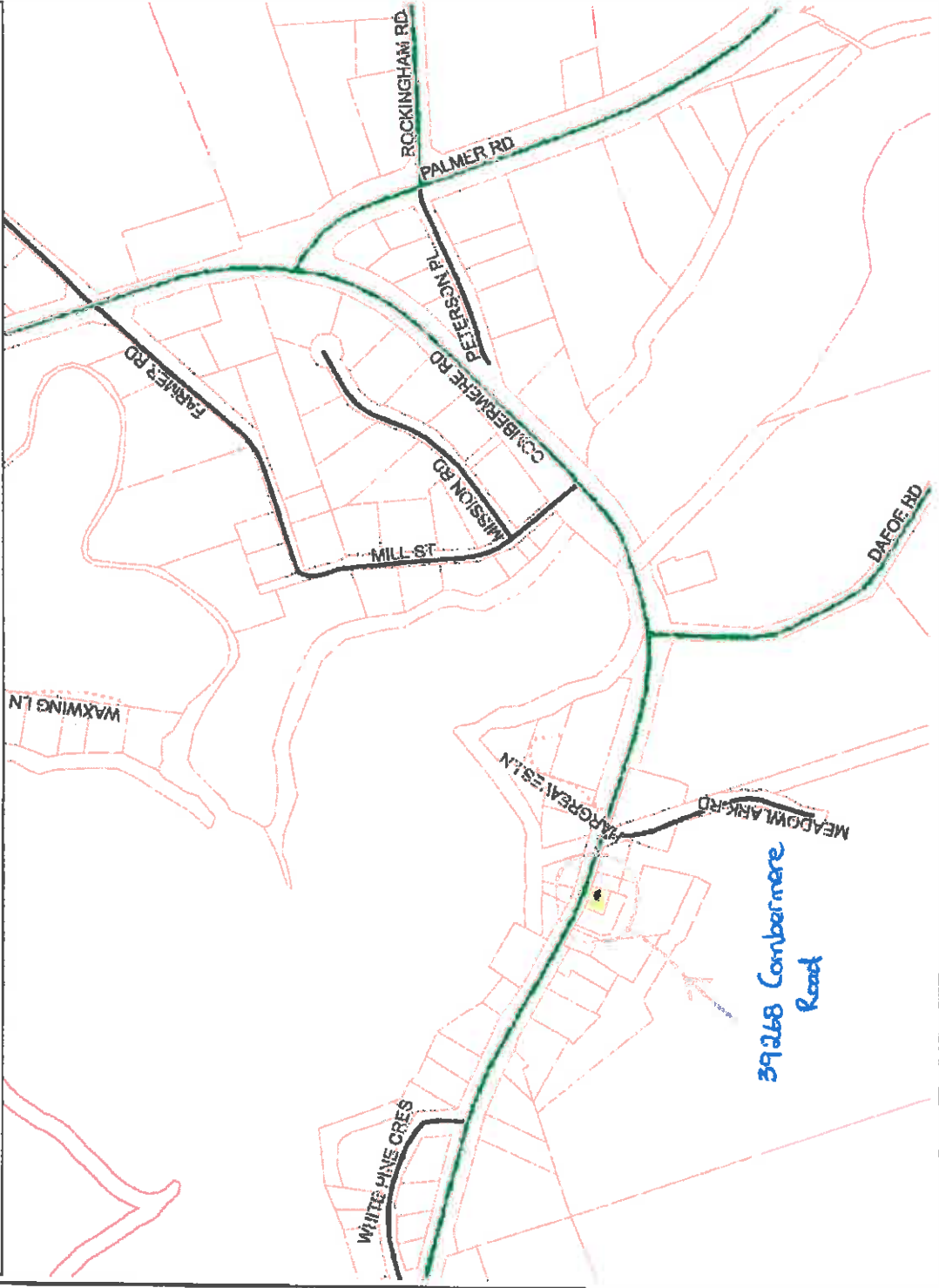
Personal Information contained on this form, collected pursuant to the *Municipal Act, 2001* and Regulations thereunder, will be used for the purposes of that Act. Inquiries should be directed to the Freedom of Information and Privacy Coordinator at the organization responsible for the procedures under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

## Property Information

Municipality	Township of Madawaska Valley
File Number	15-02
Roll Number	47 26 024 030 23100 0000
Minimum Tender Amount	<b>\$45,771.57</b>
Municipal Location	39268 Combermere Rd. Combermere
Property Identification Number	57585-0130 (LT)
Brief legal description	Part Lots 4 & 5, Plan 130 as in R403811; Radcliffe; Township of Madawaska Valley
Annual Taxes	\$5,664.40 (2016)
Assessed value	\$187,000
Approximate property size	90.62 FR 75.00 D 0.17 AC
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
Is there a house on the property?	NO
Is there some other structure on the property?	GENERAL STORE
Zoning	HIGHWAY COMMERCIAL (HC)
<u>With the existing zoning</u> , is it possible to obtain a building permit?	RENOVATE EXISTING DWELLING ONLY (DUE TO LOT OVERDEVELOPMENT)
Is it possible to have the property re-zoned?	APPLICATION CAN BE MADE BUT NEVER ANY GUARANTEE THAT IT WILL BE APPROVED
For further information regarding Zoning, contact:	SILAS LORBETSKI, MANAGER of PLANNING, DEVELOPMENT & LICENCING



**Maps and pictures are provided as a courtesy only and the municipality makes no warranties as to the accuracy of this information. Boundaries on aerial photos may be skewed.**



- Legend**
- Roads**
- County
  - Provincial Highway
  - Municipal Maintained
  - Municipal Seasonal
  - Private
  - Crown
  - Off-Ramp
  - On-Ramp
  - Quebec
- Property Parcels

Depending on the number of layers visible not all may be shown in this legend.

**Notes**  
Enter description of the map

This map is illustrative only. Do not rely on it as being a precise indicator of route, locations of features, nor as a guide to navigation. The County of Renfrew shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

With Data supplied under Licence by Members of the Ontario Geospatial Data Exchange & the County of Renfrew

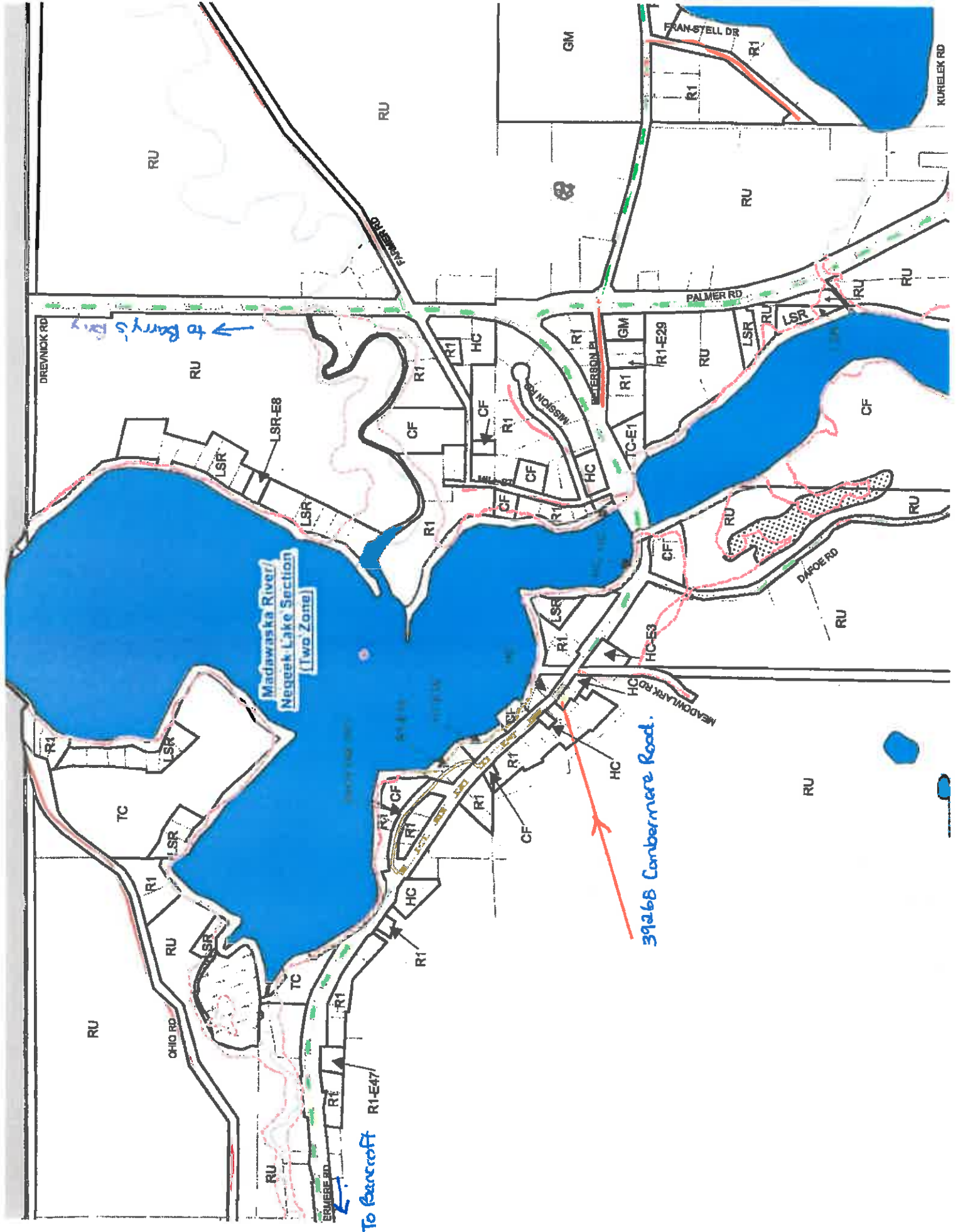
This map was produced automatically by the County of Renfrew Mapping Website

368.2 184.12 368.2 Meters

NAD83\_CSR398\_UTM\_zone\_18N  
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1:7,249

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Madawaska River/  
Neugeek Lake Section  
(Two Zone)

3926B Camberrere Road.

To Bancroft R1-E47

to Barry's farm

DREVNIK RD

RU

RU

GM

FRANSTELL DR

R1

KURLEK RD

RU

RU

PALMER RD

LSR

RU

RU

LSR-E8

LSR

R1

HC

CF

CF

R1

HC

CF

CF

R1

GM

R1-E29

RU

LSR

RU

CF

CF

RU

RU

DIROE RD

RU

R1

LSR

HC-E3

HC

MEADOWLARK RD

RU

R1

CF

R1

HC

CF

TC

LSR

R1

LSR

RU

LSR

OHIO RD

RU

R1

R1-E47

ERMORE RD

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## Property Information

Municipality	Township of Madawaska Valley
File Number	15-07
Roll Number	47 26 026 010 29900 0000
Minimum Tender Amount	<b>\$16,468.69</b>
Municipal Location	1235 Paugh Lake Rd. Barrys Bay
Property Identification Number	57567-0048(LT), 57567-0049(LT)
Brief legal description	FIRSTLY: PIN 57567-0048(LT); Part Lot 17 Concession 11 Sherwood as in R285075 lying N of R53749; Sherwood, Jones & Burns; SECONDLY: PIN 57567-0049(LT); Part Lot 17 Concession 11 Sherwood as in R285075 lying S of R53749; Sherwood, Jones & Burns
Annual Taxes	\$723.69 (2016)
Assessed value	\$81,500
Approximate property size	98.33 AC
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
Is there a house on the property?	YES
Is there some other structure on the property?	FARM HOUSE & OUTBUILDINGS
Zoning	MOSTLY EXTRACTIVE INDUSTRIAL RESERVE (EMR) WITH SMALL PORTION OF RURAL (RU)
<u>With the existing zoning</u> , is it possible to obtain a building permit?	DUE TO SIGNIFICANT AMOUNT OF EMR LAND DESIGNATION MORE THAN LIKELY NOT
Is it possible to have the property re-zoned?	SILAS LORBETSKI, MANAGER of PLANNING, DEVELOPMENT & LICENCING



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## Property Information

Municipality	Township of Madawaska Valley
File Number	15-12
Roll Number	47 26 028 025 43770 0000
Minimum Tender Amount	<b>\$4,027.84</b>
Municipal Location	Needham St
Property Identification Number	57564-0313 (LT)
Brief legal description	Part Lot 179 Range B South Sherwood as in SH1148 lying SE of BB698 & N of R392803, R112943, R190764 & BB541; S/T reservation of mineral rights in SH1148; Township of Madawaska Valley
Annual Taxes	\$20.43
Assessed value	\$2,325
Approximate property size	19,977.81 SQ.FT. 64.00 FR
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
Is there a house on the property?	NO
Is there some other structure on the property?	NO
Zoning	RESIDENTIAL ONE (R1)
<u>With the existing zoning</u> , is it possible to obtain a building permit?	UNLIKELY DUE TO PRESENT USE AND PROPERTY SIZE
Is it possible to have the property re-zoned?	UNLIKELY
For further information regarding Zoning, contact:	SILAS LORBETSKI, MANAGER of PLANNING, DEVELOPMENT & LICENCING



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## INSTRUCTIONS FOR SUBMITTING A TENDER

A tender, and the envelope that it is submitted in, must be prepared and submitted in accordance with the *Municipal Tax Sales Rules*. Here are steps to follow to ensure that your tender complies with those rules.

### 1. Determine your tender amount

The minimum tender amount in the tax sale advertisement is generally the "cancellation price" (taxes, penalty, interest, etc) as of the first day of advertising. Your tender must be this amount or more. If you are the successful tenderer, you will also be required to pay Land Transfer Tax and any applicable HST. As well, you will be required to pay "accumulated taxes", being any further taxes, interest or penalty that have accumulated since the first day of advertising.

### 2. Prepare Form 7 (TENDER TO PURCHASE)

A tender shall be in Form 7. It must be typewritten or legibly handwritten in ink. There is a Form 7 in your tender package. Please proceed as follows:

- a. 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. You should use the same description that is shown on your TITLE SEARCH SUMMARY, if you purchased one, or on the tax sale ad.

- b. Fill in the remaining information on Form 7.

**NOTE:** Double and triple check the information that you enter. Be sure there are no mistakes!

### 3. Prepare a deposit

- a. **At least 20%**

Your tender must be accompanied by a deposit of at least 20 per cent of the amount you tender.

(Example: If you tender \$5,000.01 – 20% of \$5,000.01 is \$1,000.002 – therefore \$1,000.00 would be less than 20% of the amount you tendered - \$1,000.01 would be the minimum deposit required)

- b. **Not by cash or credit union**

Your deposit must be made by way of money order or by way of bank draft or cheque certified by a bank or trust corporation. **If your deposit is made by way of cash, or by way of a bank draft or cheque certified by a credit union, your tender will be rejected.**

- c. **Deposit money order, bank draft or certified cheque must be made out in favour of the municipality**

- d. **Warning**

If after the tender(s) have been opened, the municipality sends you a notice that your tender has been accepted, you must pay the full amount owing within 14 days of the notice being sent to you. If you do not pay the balance as required, for any reason, your deposit will be forfeited to the municipality.

### 4. Prepare a Tender envelope

Your tender must be submitted in a sealed envelope, addressed to the treasurer, indicating on it that it is a tax sale and provides 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.

The tender envelope in this tender package is already properly pre-addressed. All you have to do is the following:

- a. If a municipal address has been given for the property, enter that address under the heading **Tax Sale For**.

- b. If there is no municipal address given, or if the municipal address will not be sufficient to permit the treasurer to identify the parcel to which the envelope relates, it will be necessary to include a short description of the property. You should use the property description that is shown on your TITLE SEARCH SUMMARY, if you purchased one, or on the 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. You must fill out two separate Form 7s and have two separate deposit cheques or money orders. Each Form 7, along with the deposit for that property, 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. 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 FOR SUBMITTING A VALID TENDER

### Have you done your homework?

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.** Have you investigated title and conducted a search for executions to see what will stay on title and become your responsibility after the tax deed is registered? In most cases, if the property is subject to a crown interest at the time the tax deed is registered (such as a mortgage, lien or execution), it will continue to be subject to that crown interest when you become the owner. Is the land subject to easements, restrictions &/or adverse possession of abutting owners? Does the property condition, land use, zoning, etc. fit in with your plans for the property? Is it accessible without trespassing on someone else's property?

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

YES	NO	<b>Requirements for "Submitting a Tender" pursuant to the <i>Municipal Act, 2001</i> and <i>The Municipal Tax Sale Rules</i></b>
		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) <i>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.</i>
		Tender is submitted in Form 7 <i>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.</i>
		Form 7 is typewritten or legibly written in ink
		Form 7 deals with one parcel only
		Only one Form 7 per envelope
		Tender includes only the terms and conditions as provided for in the <i>Municipal Tax Sales Rules</i>
		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 <i>NOTE: Deposit of 20% must always be rounded off to the "HIGHER" cent (ie. Example: If you tender \$5,000.01 – 20% of \$5,000.01 is \$1,000.002 – therefore \$1,000.00 would be less than 20% of the amount you tendered - \$1,000.01 would be the minimum deposit required)</i>
		Deposit is made by way of money order, or by way of bank draft or certified cheque by a bank or trust corporation. <b>A Credit Union is not a Bank or Trust Company</b>
		Deposit money order, bank draft or certified cheque is made out in favour of the municipality

**If you answered "NO" to any of the above questions,  
the Tender shall be rejected!**