

Form 6
Sale of Land for Tax Arrears
By Public Tender

MUNICIPAL ACT, 2001
Ontario Regulation 181/03
Municipal Tax Sale Rules

SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE TOWN OF SMOOTH ROCK FALLS

TAKE NOTICE that tenders are invited for the purchase of the land(s) described below and will be received until 3:00 p.m. local time on May 24, 2022 at the Town of Smooth Rock Falls Town Hall, P.O. Box 249, 142 First Avenue, Smooth Rock Falls, ON P0L 2B0.

The tenders will then be opened in public on the same day immediately following the 3:00pm deadline at the Town of Smooth Rock Falls Town Hall. Submitted tenders will be opened electronically. If you wish to attend electronically registration requests for the electronic opening of tenders can be sent to johanna.berube@townsrf.ca.

Description of Lands

1. Roll No. 5648 000 00301300.0000
PIN 65197-0921 (LT) PCL 8955 SEC NEC; PT LT 20 CON 8 KENDREY
FIRSTLY COMMENCING AT A POINT ON THE E BOUNDARY OF SAID LT,
417.42 FT S FROM THE NE ANGLE OF SAID LT; THENCE W PARALLEL TO
THE N BOUNDARY OF SAID LT 917.92 FT TO A POINT DISTANT 624.5 FT E
OF THE W BOUNDARY OF SAID LT; THENCE S PARALLEL TO THE W
BOUNDARY OF SAID LT 3517.5 FT TO A POINT IN THE S BOUNDARY OF
SAID LT; THENCE E ALONG SAID S BOUNDARY 917.92 FT TO THE SE
ANGLE OF SAID LT; THENCE N ALONG THE E BOUNDARY OF SAID LT
3517.5 FT, MORE OR LESS TO THE POINT OF COMMENCEMENT
CONTAINING BY ADMEASUREMENT 73.95 ACRES MORE OR LESS,
EXCEPTING 5.22 ACRES UNDER LICENCE TO ONTARIO POWER SERVICE
CORPORATION LIMITED, BEING A STRIP OF LAND 110 FT IN WIDTH, 55
FT ON EACH SIDE OF AND MEASURED PERPENDICULARLY FROM A
CENTRE LINE AND CENTRE LINE PRODUCED, SAID CENTRE LINE BEING
DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE E
BOUNDARY OF SAID LT 20, DISTANT 2987 FT MEASURED SLY ALONG
SAID E BOUNDARY FROM THE POINT OF INTERSECTION OF THE NLY
PRODUCTION OF SAID E BOUNDARY WITH THE CENTRE LINE OF THE
RDAL BETWEEN CON 8 AND 9; THENCE N 52 DEGRESS 12 MINUTES W
299.6 FT; THENCE N 20 DEGRESS W 1950 FT TO A POINT ON THE W
BOUNDARY OF FIRSTLY DESCRIBED LAND. AS SHOWN ON SKETCH
ATTACHED TO TRANSFER C43268; ALSO EXCEPTING THOSE LANDS
EXPROPRIATED BY THE DEPARTMENT OF HIGHWAYS AND SHOWN ON
PLAN C79821; ALSO EXCEPTING PT 1, 6R3609, PT 1, 6R4665; SECONDLY:
COMMENCING AT A POINT ON THE N BOUNDARY OF SAID LT, DISTANT
862.42 FT WLY FROM THE NE ANGLE THEREOF; THENCE S PARALLEL
TO THE E BOUNDARY OF SAID LT 417.42 FT TO A POINT ON THE N
BOUNDARY OF THE FIRSTLY DESCRIBED LAND; THENCE W AND
PARALLEL WITH THE N BOUNDARY 20 FT; THENCE N PARALLEL TO
THE E BOUNDARY OF SAID LT 417.42 FT TO A POINT ON THE N
BOUNDARY OF SAID LT; THENCE E ALONG SAID N BOUNDARY 20 FT TO
THE POINT OF COMMENCEMENT. CONTAINING BY ADMEASUREMENT
0.19 OF AN ACRE MORE OR LESS; EXCEPTING THAT PT OF LT 20
EXPROPRIATED BY THE DEPARTMENT OF HIGHWAYS AND SHOWN AS
PORTION "A" ON PLAN C74746. RESERVING ANY PT OF THE ONTARIO
NORTHLAND TRANSPORTATION COMMISSION LONG DISTANCE
TELEPHONE LINE WHICH MAY CROSS THE SAID LT AT THE DATE OF
LETTERS PATENT 2504 COCHRANE; THIRDLY: PT 1, 6R4170; SMOOTH
ROCK FALLS

Address: 479 Main Street, Smooth Rock Falls, ON

Minimum Tender Amount: \$9,882.00

According to the last returned assessment roll, the assessed value of the land is \$64,000.00.

2. Roll No. 5648 000 00300900.0000
 PIN 65197-0915 (LT) PCL 6629 SEC NEC; PT LT 20 CON 8 KENDREY PT 1, CR958; RESERVING ANY PART OF THE TEMISKAMING AND NORTHERN ONTARIO LONG DISTANCE TELEPHONE LINE WHICH MAY CROSS SAID LAND AT THE DATE OF THE LETTERS PATENT CP2504; SMOOTH ROCK FALLS
 Address: 481 Main Street, Smooth Rock Falls, ON
Minimum Tender Amount: \$15,619.98
 According to the last returned assessment roll, the assessed value of the land is \$69,000.00.

3. Roll No. 5648 000 00111000.0000
 PIN 65197-0109(LT) PCL 7077 SEC NEC SRO; LT 133 PL M161C KENDREY RESERVING THE RIGHT TO RAISE THE LEVEL OF THE WATERS IN THE MATTAGAMI RIVER AND OVERFLOW ANY PORTION OF THIS LAND LYING BELOW ELEVATION 760 SEA LEVEL; SMOOTH ROCK FALLS
 Address: 49 to 51 Fourth Street North, Smooth Rock Falls, ON
Minimum Tender Amount: \$22,068.38
 According to the last returned assessment roll, the assessed value of the land is \$32,500.00.

4. Roll No. 5648 000 00316200.0000
 PIN 65197-0546 (LT) PCL 4758 SEC NEC SRO; LT 4 PL M181C KENDREY; SMOOTH ROCK FALLS
 Address: 176 Elaine Avenue, Smooth Rock Falls, ON
Minimum Tender Amount: \$10,705.86
 According to the last returned assessment roll, the assessed value of the land is \$41,000.00.

5. Roll No. 5648 000 00330100.0000
 PIN 65197-0530 (LT) PCL 4757 SEC NEC SRO; LT 78 PL M181C KENDREY; SMOOTH ROCK FALLS
 Address: 174 Ross Road, Smooth Rock Falls, ON
Minimum Tender Amount: \$23,307.03
 According to the last returned assessment roll, the assessed value of the land is \$6,700.00.

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 (or board).

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the land(s) 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 and any taxes that may be applicable, such as land transfer tax.

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 these sales and a copy of the prescribed form of tender contact:

	Yvan Marchand, Treasurer – yvan.marchand@townsrf.ca
	The Corporation of the Town of Smooth Rock Falls
	142 First Avenue, Box 249 Smooth Rock Falls, ON P0L 2B0