



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 TOWN OF THESSALON

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 24, 2024, at the Thessalon Municipal Office, 187 Main Street, Thessalon Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Thessalon Municipal Office, 187 Main Street, Thessalon.

Description of Land:

Roll No. 57 28 000 002 06000 0000; 27 FRANCES ST., THESSALON; PIN 31446-1772 (LT); PT LT 1 BLK K THESSALON INDIAN RESERVE THESSALON AS IN T376301; THESSALON; File No. 23-01

According to the last returned assessment roll, the assessed value of the land is \$72,000.00

Minimum tender amount: \$18,654.23

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, environmental contamination of or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. 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:

MaryKaye Karhi
Administrative Specialist
The Corporation of the Town of Thessalon
P.O. Box 220
187 Main Street
Thessalon ON P0R 1L0
(705) 842-2217
marykaye@thessalon.ca
www.thessalon.ca

FOR ABBREVIATED AD, SEE NEXT PAGE ...

ABBREVIATED AD Pursuant to *Municipal Tax Sale Rules Section 5(4)*



#DiscoverTHESSALON

SALE OF LAND BY PUBLIC TENDER **THE CORPORATION OF THE TOWN OF THESSALON**

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 24, 2024, at the Thessalon Municipal Office, 187 Main Street, Thessalon Ontario.

Description of Land:

Roll No. 57 28 000 002 06000 0000; 27 FRANCES ST., THESSALON; PIN 31446-1772 (LT);

File No. 23-01; **Minimum Tender Amount:** \$ _____

Except as follows, the municipality makes no representation regarding the title to, environmental contamination of or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. 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. A full copy of the tax sale advertisement and further information about this matter is available on line at www.OntarioTaxSales.ca or www.thessalon.ca or you may contact Marykaye Karhi, Administration Assistant, The Corporation of the Town of Thessalon, P.O. Box 220, 187 Main Street, Thessalon ON P0R 1L0, Phone: (705) 842-2217, Email: marykaye@thessalon.ca

NOTES TO MUNICIPALITY (not part of published ad):

The full Form 6 ad must be published the first week of publication however an Abbreviated Ad in the above format may be published for the second, third and fourth weeks if that will be less expensive for you.

Municipal Tax Sale Rules (excerpt) Sections 2 and 5(4)

2. If the land is advertised for sale in a newspaper,

- i. during the first week, the advertisement in the newspaper shall be in Form 6,
- ii. during the second, third and fourth weeks, the advertisement shall either be in Form 6 or shall contain the information set out in subsection (4), and
- iii. if the advertisement is not in Form 6 during one or more of the weeks described in subparagraph ii, the treasurer shall make a copy of the advertisement in Form 6 available on a website of the treasurer's choosing during those weeks that the advertisement is not in Form 6.

5(4) If Form 6 is not used for a newspaper advertisement in one or more of the weeks described in subparagraph 2 ii of subsection (3), the advertisement shall contain the following information during those weeks that the advertisement is not in Form 6:

1. The name of the municipality or board.
2. The street address and municipality in which the land is located or, if there is no street address, the location of the land.
3. The deadline for receiving tenders.
4. The minimum tender amount (*set out the cancellation price as of the first day of advertising*).
5. The following statements:
 - i. This sale is governed by the *Municipal Act, 2001* and the Municipal Tax Sales Rules made under that Act.

ii. Further information about this matter is available online at (website address), or you may contact (contact information for the municipality or board, such as address, email address, telephone number, and one or more contact names). O. Reg. 571/17, s. 4.