

Sale of land for Tax Arrears By Public Tender

MUNICIPAL ACT, 2001

THE CORPORATION OF THE TOWNSHIP OF NAIRN & HYMAN

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 Tuesday, October 7, 2025 at the municipal office, Township of Nairn and Hyman, 64 McIntyre Street, Nairn Centre, ON P0M 2L0.

The tenders will then be opened in public on the same day at the Township of Nairn and Hyman, 64 McIntyre Street, Nairn Centre, ON P0M 2L0 at 3:15 p.m.

Description of Lands:

PIN 73393-0079 (LT)
PCL 1652 SEC SWS
Lot 65 s/s Minto St. Plan M36 Nairn
Township of Nairn and Hyman
District of Sudbury
Being 35 Minto Street East
File No. NH-23-01
Roll 5231 000 000 22200 0000

MINIMUM TENDER AMOUNT \$21,405.90

PIN 73393-0021 (LT)
PCL 12336 SEC SWS
Lot 16 Blk C Pl M33 Nairn except LT89269 Nairn
Township of Nairn and Hyman
District of Sudbury
Being Lot 16 Taylor Street
File No. NH-23-05
Roll 5231 000 000 16702 0000

MINIMUM TENDER AMOUNT \$4,249.69

PIN 73393-0309 (LT)
PCL 6743 SEC SWS
Lot 10 Blk D Pl M8 Nairn and
PIN 73393-0077 (LT)
PCL 1637 SEC SWS
Lot 11 Blk D Pl M8 Nairn
Township of Nairn and Hyman
District of Sudbury
Being 15 Hall Street
File No. NH-23-06
Roll 5231 000 000 15300 0000

MINIMUM TENDER AMOUNT \$19,515.36

PIN 73393-0360 (LT)
PCL 11811 SEC SWS
Lots 1 to 5 Blk K Plan M33 Nairn
Lots 16 to 20 Blk K Plan M33 Nairn
Lane Blk K Plan M33 Nairn except LT89269
Part Lot 2 Con 4 Nairn as in LT86707
Except Pt 1 Pl 53R-2135 s/t easement
Over Pt 2, Pl 53R-2135 as in LT262277
Township of Nairn and Hyman
District of Sudbury
Being 169 Hwy 17
File No. NH-23-11
Roll 5231 000 000 18600 0000

MINIMUM TENDER AMOUNT \$397,155.34

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. Tenders must be submitted in sealed envelopes addressed to the Township of Nairn and Hyman Re: Public Tender and must contain either the ROLL or FILE NUMBER on the envelope.

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 land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. Any interest 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 Government of Ontario Central Forms Repository website under the listing for the Ministry of Municipal Affairs.

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

Belinda Ketchabaw
CAO/Clerk-Treasurer
Township of Nairn and Hyman
64 McIntyre Street
Nairn Centre, ON P0M 2L0
(705) 869-4232



SALE OF LAND BY PUBLIC TENDER
Municipal Act, 2001

THE CORPORATION OF THE TOWNSHIP OF NAIRN AND HYMAN
TENDER PACKAGE

ROLL 5231 000 000 18600 0000 - PIN 73393-0360 (LT) PCL 11811 SEC SWS LOTS 1 TO 5 BLK K PLAN M33 NAIRN LOTS 16 TO 20 BLK K PLAN M33 NAIRN LANE BLK K PLAN M33 NAIRN EXCEPT LT89269 PART LOT 2 CON 4 NAIRN AS IN LT86707 EXCEPT PT 1 PL 53R-2135 S/T EASEMENT OVER PT 2, PL 53R-2135 AS IN LT262277 TOWNSHIP OF NAIRN AND HYMAN DISTRICT OF SUDBURY BEING 169 HWY 17 FILE NO. NH-23-11

According to the last returned assessment roll, the assessed value of the land is \$238,000

Minimum Tender Amount: \$397,155.34



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

Tender Submission Requirements & Checklist

- A Tender, the deposit and the envelope containing your Tender must be submitted in exact accordance with the *Municipal Act*, 2001 and the Municipal Tax Sales Rules.
- In order to submit a Tender **that will not be rejected**, please follow the step-by-step directions below for each category in order to ensure that your Tender meets these requirements:

Your Tender must:

- ☐ Be in **Form 7 – Tender to Purchase** as per O. Reg. 181/03, Form 7
- ☐ Be typewritten or legibly handwritten in ink
- ☐ Relate to **only one** parcel of land
(If you want to bid on 5 properties, you need to submit 5 separate Tenders and 5 separate Deposits in 5 separate envelopes)
- ☐ Be addressed to the Treasurer or designate
- ☐ Be equal to or greater than the Minimum Tender Amount as shown in the advertisement
- ☐ Not include any term or condition not provided for in the Municipal Tax Sale Rules
- ☐ Be accompanied by a Deposit of at least 20% of the amount you Tender

Your Deposit must:

- ☐ Be at least 20% of the amount you Tender calculated to 3 decimal points
(If you Tender \$10,000.01 20% of that amount rounded to 3 decimal points is \$2,000.002, so your Deposit would need to be \$2,000.01) (*Carrocci v. The Corporation of the Township of McDougall*, [2004])
- ☐ Be 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 *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*.

- Where two or more Tenders are equal, the Tender that was received by the Municipality earlier shall be deemed to be the Higher Tenderer
- If you are ascertained as the Higher Tenderer or the Lower (Second Highest) Tenderer, you will have 14 calendar days of the date the Municipality sends you Notice of this to pay the balance of the Tender owing, applicable land transfer tax, accumulated taxes, and HST and NRST (if applicable) **or your Deposit will be forfeited to the Municipality and the property will be either offered to the Lower (Second Highest) Tenderer or may vest to the Municipality**

Your Envelope must:

- ☐ Be completely sealed
- ☐ Indicate on it that it is for a Tax Sale
- ☐ Include a short description or municipal address of the land on it sufficient to permit the Treasurer to identify the parcel of land to which the Tender relates
- ☐ Relate to **only one** parcel of land

- Submitting your Tender**
- Your Tender can be delivered in person, or sent by courier or by mail
 - It must be received by the Municipality before 3:00 p.m. of the date of the Tax Sale
- Withdrawing your Tender**
- The Municipality must receive your written request to withdraw your Tender before 3:00 p.m. local time on the date of the Tax Sale
 - Your Tender will be opened at the same time as all other Tenders
- Cancelling a Tax Sale**
- A Municipality can cancel a Tax Sale **at any time** before a Tax Deed or Notice of Vesting is registered (*Cunningham v. Front of Yonge (Township)* (2003))

If you DO NOT meet the exact requirements as set out above, YOUR TENDER WILL BE REJECTED!

TENDER TO PURCHASE
Municipal Act, 2001

TO: Township of Nairn and Hyman
64 McIntyre Street
Nairn Centre, ON P0M 2L0
(705) 869-4232

ATTENTION: Belinda Ketchabaw
CAO/Clerk-Treasurer

Re: Sale of PIN 73393-0360 (LT)
PCL 11811 SEC SWS
Lots 1 to 5 Blk K Plan M33 Nairn
Lots 16 to 20 Blk K Plan M33 Nairn
Lane Blk K Plan M33 Nairn except LT89269
Part Lot 2 Con 4 Nairn as in LT86707
Except Pt 1 Pl 53R-2135 s/t easement
Over Pt 2, Pl 53R-2135 as in LT262277
Township of Nairn and Hyman
District of Sudbury
Being 169 Hwy 17
File No. NH-23-11
Roll 5231 000 000 18600 0000

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 **Tuesday, October 7th, 2025** 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 Township of Nairn and Hyman representing 20% or more of the tendered amount which will be forfeited if I/We are the successful tenderers and I/We do not pay the balance of the tendered amount, any land transfer tax and any accumulated taxes within 14 calendar days of the treasurer notifying me/us that I/we are the highest tenderer.
4. If this sale is subject to Harmonized Sales Tax (H.S.T.) then such H.S.T. shall be in addition to and not included in the tender amount (purchase price), and H.S.T. shall be collected and remitted in accordance with applicable legislation.
5. This tender is submitted pursuant to the *Municipal Act, 2001*, and the Municipal Tax Sales Rules.

Dated at _____ this _____ day of _____, 2025.

Name of Tenderer: _____

Signature of Tenderer: _____

Address of Tenderer: _____
