

Tax Sale Package 3-006 and Tender Rules

Tenders must be submitted to the Township in a sealed envelope which indicates 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.

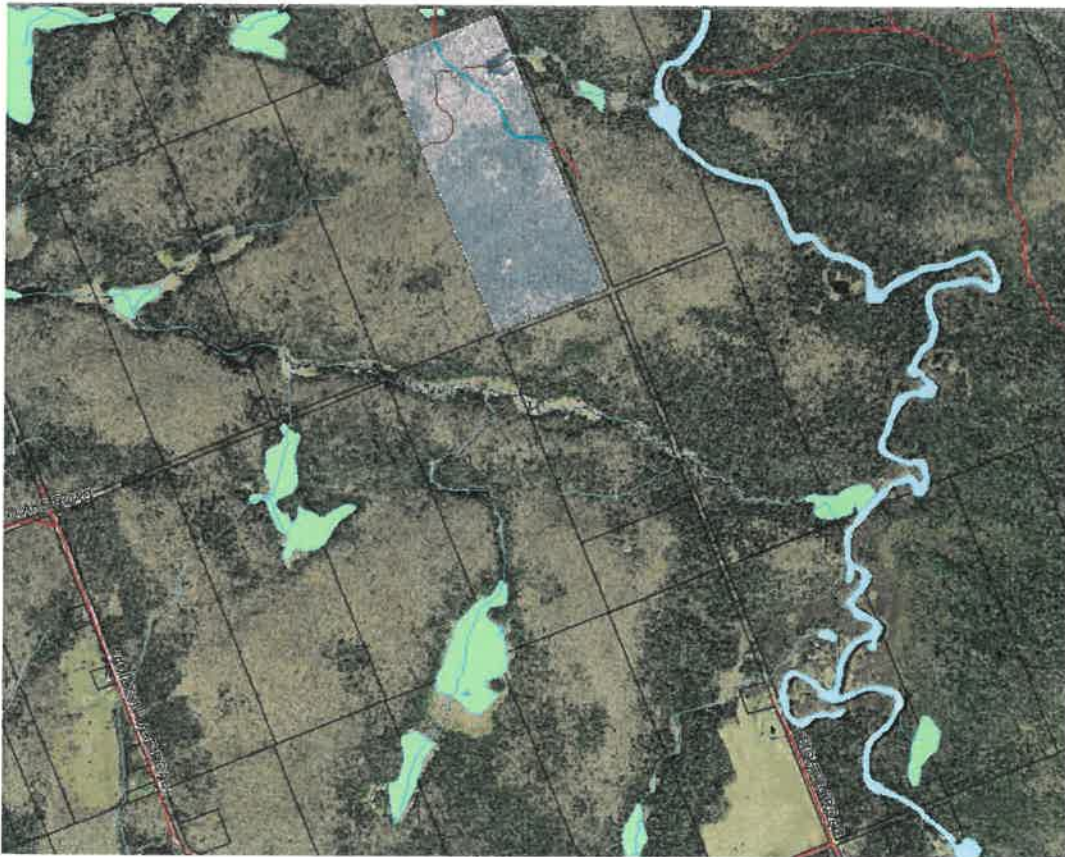
“The information provided in the Tax Sale Package is informal and should not be relied upon by a potential purchaser. Persons interested in submitting a tender should satisfy themselves through independent sources.”

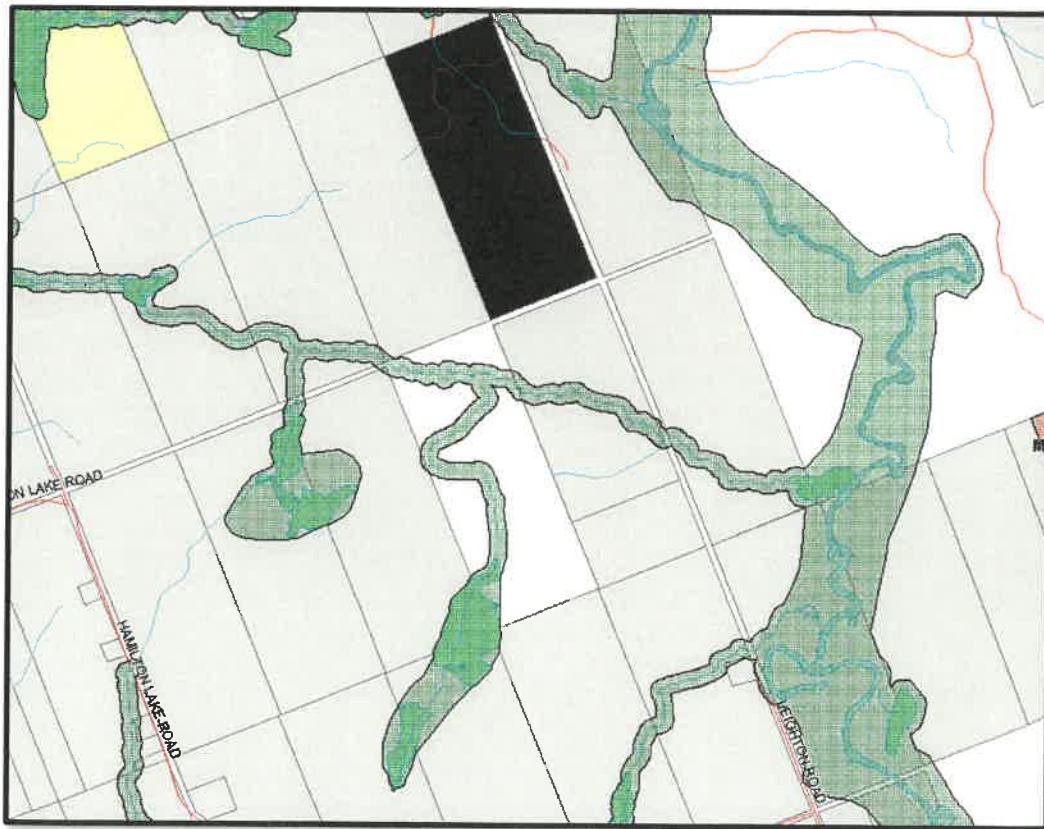
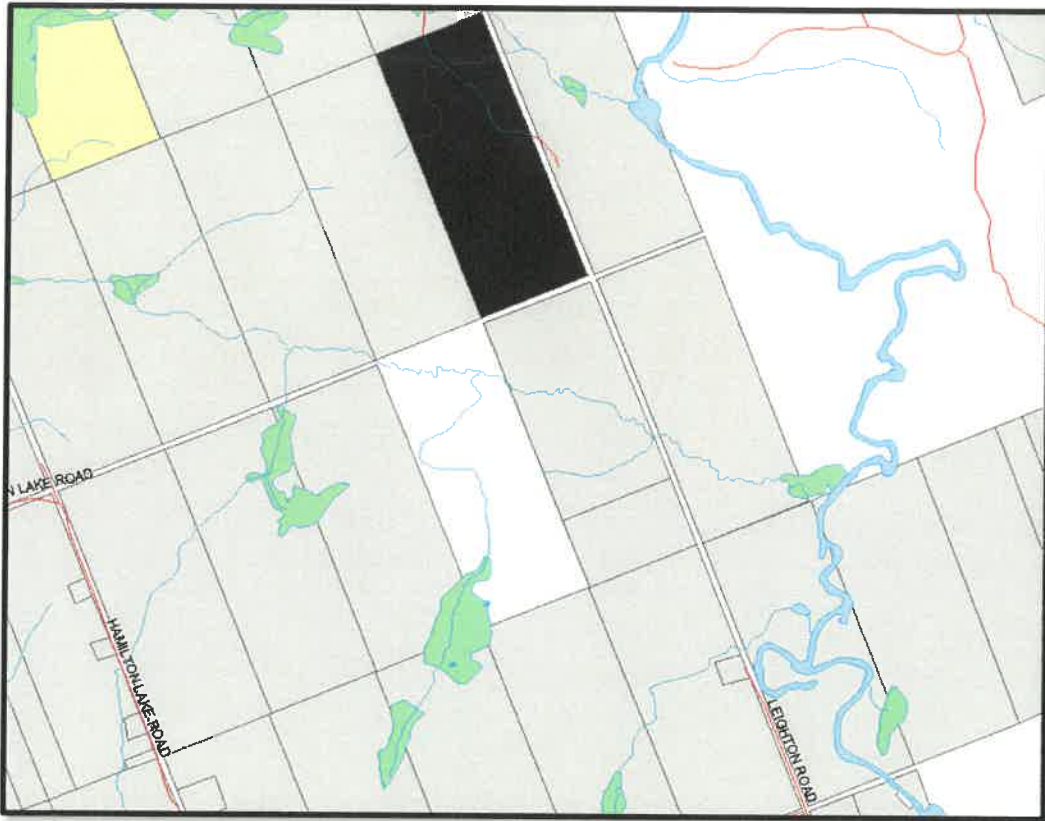
“ALL TENDERERS PLEASE NOTE: All tenders that are received and are not the highest tender will be returned using registered mail. Please ensure that the address provided is written clearly and is sufficient to return the tender and deposit cheque to you by registered mail. If the address is deficient your tender will be returned by regular mail and the municipality will not be responsible for any lost or stolen deposits funds. NO TENDERS WILL BE RETURNED TO TENDERERS IN PERSON ON THE DAY THAT THE TENDER OPENING IS COMPLETED OR AT ANY TIME THEREAFTER.”

The tender opening has been set for Monday, December 6th, 2021 at 3:30 p.m.

“All of the tenders will be opened on the afternoon of December 6, 2021 and the tender amounts read out. However, copies of the tender documents will be faxed or emailed overnight to the lawyer for the Township so that each can be reviewed for technical compliance with the Municipal Act and the Municipal Tax Sales Rules. Letters will be sent out either Tuesday or Wednesday advising the tenderers of the status of their tenders.”

Successful tenders will need to contact their own legal counsel in order to complete the transaction.





Con 11 Lot 6 PCL 9033 NS, 99 Acres (according to the Assessment Roll)

Vacant land – zoned Rural

Estimated 2021 Taxes - \$475.39

Assessment: \$50,000.00

4.8 RURAL ZONE (RU)

No person shall within any Rural (RU) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.8.1 Permitted Uses"

- i) An accessory apartment
- ii) A farm and a farm house
- iii) A farm produce sales outlet provided such produce is the product of the farm on which the outlet is situated
- iv) Resource management uses
- v) A home occupation or a home industry subject to Sections 3.10 and 3.11 of this By-law
- vi) A hunt camp
- vii) A riding school or boarding stables
- viii) A single detached dwelling
- ix) A specialized farm and a farm house
- x) A veterinary hospital
- xi) A wayside pit or a wayside quarry

4.8.2 Regulations for Permitted Uses unless otherwise specified.

		Metric	Imperial
a)	Minimum Lot Area	10 ha	24.7 acres
b)	Minimum Lot Frontage	135 m	442.9 ft
c)	Minimum Front Yard	40 m	131.2 ft
d)	Minimum Interior Side Yard	15 m	49.2 ft
e)	Minimum Exterior Side Yard	30 m	98.5 ft
f)	Minimum Rear Yard	15 m	49.2 ft
g)	Maximum Lot Coverage	NA	NA
h)	Maximum Height	NA	NA
i)	Minimum Ground Floor Area	NA	NA
j)	Minimum Dwelling Unit Size	NA	NA

4.8.3 Regulations for Single Detached Dwellings.

		Metric	Imperial
a)	Minimum Lot Area	1.0 ha	2.5 acres
b)	Minimum Lot Frontage	90 m	295.2 ft
c)	Minimum Front Yard	15 m	49.2 ft
d)	Minimum Interior Side Yard	6 m	19.7 ft
e)	Minimum Exterior Side Yard	15 m	49.2 ft
f)	Minimum Rear Yard	15 m	49.2 ft
g)	Maximum Lot Coverage	NA	NA
h)	Maximum Height	9 m	29.5 ft
i)	Minimum Ground Floor Area	80 sq m	861.2 sq ft
j)	Minimum Dwelling Unit Size	NA	NA

3.8 Frontage on Improved Public Road, Private Road or Navigable Waterway

a) Improved Public Road

No person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon an improved public road.

The above provisions shall not apply to prevent the erection of a permitted building or structure on a lot in registered plan of subdivision where a Subdivision Agreement has been entered into with the Township, notwithstanding that the road or roads will not be assumed by the Township until the end of the maintenance period, nor shall it apply to prevent the enlargement, extension, renovation, reconstruction or other structural alteration of an existing building or structure, which is located on a lot which does not have frontage upon an improved public road, provided the use of such building or structure does not change and is permissible within the Zone in which it is located.

b) Frontage on Private Road

Notwithstanding the provision in 3.8 (a) where a lot fronts upon a private road or private right-of-way, a use, building or structure shall be permitted on such lot, in accordance with the applicable provisions of this By-law provided such private road or private right-of-way existed as of the date of passing of this By-law.

c) Navigable Waterway

Notwithstanding the provisions of 3.8 (a) and (b) where a lot is only accessible by a navigable waterway, such lot may be used for a Seasonal Residential Dwelling and accessory uses only.

d) Hunt Camps

Notwithstanding the provisions of 3.8 (a) and (b) a Hunt Camp shall be permitted if it is located on an existing lot which has access onto an unimproved municipal road allowance, a private road or a maintained municipal road.

5.76 HUNT CAMP

Shall mean a building or structure having a maximum area of 75 square metres (807 sq ft) consisting of one or more rooms which is at least partially furnished and may include facilities for the preparation of food and overnight accommodation on a temporary basis for use only during the hunting or fishing seasons but shall not include any other establishments or use as may be defined or classified in this By-law.

5.77 IMPROVED PUBLIC ROAD

A street, road or highway under the jurisdiction of the Province of Ontario or the Township which is maintained so as to allow normal vehicular access to adjacent properties and which, in the case of a Township Road, is a road for which the Township receives construction and maintenance subsidies from the Ministry of Transportation and Communications.



TOWNSHIP OF MACHAR

Always in Season

FORM 6 - SALE OF LAND BY PUBLIC TENDER

Municipal Act, 2001

Ontario Regulation 181/03, Municipal Tax Sales Rules

THE CORPORATION OF THE TOWNSHIP OF MACHAR

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 December 6th, 2021, at the Township Office, 73 Municipal Road N., P.O. Box 70, South River, Ontario, P0A 1X0.

The tenders will then be opened in public on the same day at 3:30 p.m. at the Council Chambers in the Township. As the Council Chambers can only safely social distance a maximum of 4 people maintaining a physical distance of at least 2 metres from every other person, in-person attendance will be limited and registration is required. Those that cannot attend in person, or are not comfortable attending in person, will be accommodated by teleconference. If you wish to attend either in person or by teleconference please contact the Treasurer by telephone or email at the telephone number or email address set out in this notice prior to the tender opening and preferably not later than 11:00 a.m. on December 6th and you will be provided with the information.

Description of Lands:

Legal Description:

PCL 9033 SEC NS; LT 6 CON 11 MACHAR; MACHAR.

BEING ALL OF PIN 52057-0093 (LT).

Roll # 49 54 000 003 00600 – Township of Machar

Municipal Address: N/A

Minimum Tender Amount: \$10,482.69

According to the last returned assessment roll, the assessed value of the land is \$50,000.00.

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 and Harmonized Sales 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 this sale and a copy of the prescribed form of tender contact:

Angela Loney, Treasurer/Deputy-Clerk
THE CORPORATION OF THE TOWNSHIP OF MACHAR
73 Municipal Road N., P.O. Box 70
SOUTH RIVER, Ontario, P0A 1X0
Telephone: (705) 386-7741
Email: aloneymachar@vianet.ca
Township website: www.machartownship.net

To: The Treasurer of THE CORPORATION OF THE TOWNSHIP OF MACHAR
Name of Municipality or Board

Re: Sale of: (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

Legal Description:
PCL 9033 SEC NS; LT 6 CON 11 MACHAR; MACHAR.
BEING ALL OF PIN 52057-0093 (LT)
Roll # 49 54 000 003 00600 – Township of Machar
Municipal Address: N/A

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 December 6th, 20 21 , 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

THE CORPORATION OF THE TOWNSHIP OF MACHAR

Name of Municipality or Board

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 taxes that may be applicable, such as a land transfer tax, and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that I/we are the successful tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at _____ this _____ day of _____, 20 21

Name of Tenderer	Address of Tenderer
1.	
2.	
3.	

**To: The Treasurer
The Corporation of the
Township of Machar
73 Municipal Road N.
P.O. Box 70
SOUTH RIVER, Ontario
P0A 1X0**

**Tax Sale For: PCL 9033 SEC NS; LT 6 CON 11 MACHAR; MACHAR.
BEING ALL OF PIN 52057-0093 (LT)
Roll # 49 54 000 003 00600**