

**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 MUNICIPALITY OF POWASSAN**

**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 April 6, 2023, at the Powassan Municipal Office, 250 Clark Street, Powassan Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Powassan Municipal Office, 250 Clark Street, Powassan.

**Description of Lands:**

1. Roll No. 49 59 010 001 54700 0000; Powassan; PIN 52206-0187 (LT); PCL 8386 SEC NS; LT 4 CON 15 HIMSWORTH; POWASSAN; File No. 21-01

According to the last returned assessment roll, the assessed value of the land is \$38,000

**Minimum tender amount: \$15,907.17**

2. Roll No. 49 59 020 002 00300 0000; 546 MAIN ST., POWASSAN; PIN 52209-0393 (LT); PT LT 1 BLK F PL 44 AS IN RO107168; MUNICIPALITY OF POWASSAN; File No. 21-04

According to the last returned assessment roll, the assessed value of the land is \$121,000

**Minimum tender amount: \$57,899.23**

3. Roll No. 49 59 020 003 13950 0000; MEMORIAL PARK DR. W; PIN 52208-0298 (LT); LT 15 RCP 322 EXCEPT PT 9 42R12189; POWASSAN; File No. 21-06

According to the last returned assessment roll, the assessed value of the land is \$20,500

**Minimum tender amount: \$8,034.04**

4. Roll No. 49 59 030 003 00200 0000; HIGHWAY 522 B; PIN 52210-0256 (LT); PCL 6883 SEC NS; FIRSTLY: PT LT 12 S/S MORRISON ST PL M5 AS IN LT41575; SECONDLY: PT LT 11 S/S MORRISON ST PL M5 AS IN LT41576; SAVING AND EXCEPTING ROW FOR THE NORTHERN AND PACIFIC JUNCTION RAILWAY, SHOULD IT PASS THROUGH THE SAID LANDS, AS RESERVED IN THE ORIGINAL PATENT FROM THE CROWN; POWASSAN; File No. 21-10

According to the last returned assessment roll, the assessed value of the land is \$6,500

**Minimum tender amount: \$26,786.81**

5. Roll No. 49 59 030 003 01100 0000; 144 MAIN ST. W, TROUT CREEK; PIN 52210-0314 (LT); PCL 8731 SEC NS; LT 14 N/S MAIN ST PL M9 SAVING, EXCEPTING AND RESERVING ROW FOR THE NORTHERN AND PACIFIC JUNCTION RAILWAY AS RESERVED IN THE ORIGINAL PATENT FROM THE CROWN; POWASSAN; File No. 21-11

According to the last returned assessment roll, the assessed value of the land is \$83,000

**Minimum tender amount: \$27,824.06**

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, availability of road access, or any other matters relating to the lands 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](http://www.OntarioTaxSales.ca)**

or if no internet access available, contact:

Brayden Robinson  
Treasurer/Director of Corporate Services  
The Corporation of the Municipality of Powassan  
PO Box 250  
250 Clark Street  
Powassan ON P0H 1Z0  
1-705-724-2813  
[brobinson@powassan.net](mailto:brobinson@powassan.net)  
[www.powassan.net](http://www.powassan.net)

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

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**

To: Name: **Brayden Robinson**  
Treasurer/Director of Corporate Services  
Address: **PO Box 250**  
**250 Clark Street**  
**Powassan ON P0H 1Z0**  
Telephone: **1-705-724-2813**

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)

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 **April 6, 2023**, 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 Municipality of Powassan** 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 HST and any accumulated taxes within 14 days of the mailing of the notice by 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 ....., 2023.

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 Form

Municipality	Municipality of Powassan
File Number	PSSN21-01
Roll Number	49 59 010 001 54700 0000
Minimum Tender Amount	\$15,907.17
Property Location	Not Assigned
Legal description and PIN	PIN 52206-0187 (LT); PCL 8386 SEC NS; LT 4 CON 15 HIMSWORTH; POWASSAN
Annual Taxes	\$469.63 (2022)
Assessed value	\$38,000
Approximate property size per Assessment Roll	100.0 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?	No
Is there a house on the property?	No
Is there some other structure on the property?	No
Zoning	100 - Vacant residential land not on water EP- Environmental Protection
With the existing zoning, is it possible to obtain a building permit?	No
Is it possible to have the property re-zoned?	No
For further information regarding Zoning, contact:	Kim Bester, Deputy Clerk kbester@powassan.net
Additional information	Property is landlocked and contains a wetland area
<b>Date of tender opening:</b>	April 6, 2023



Maps and photos 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.

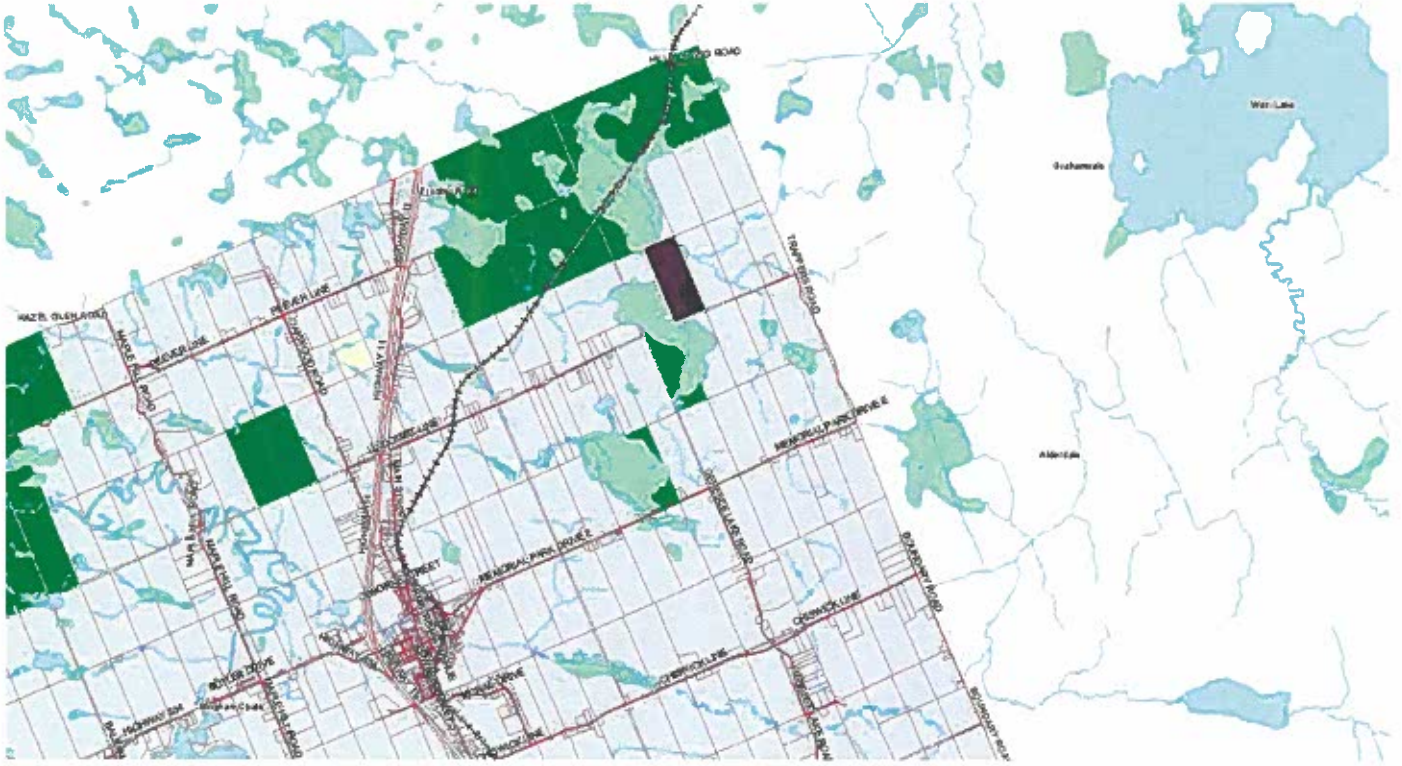




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File Number 21-01





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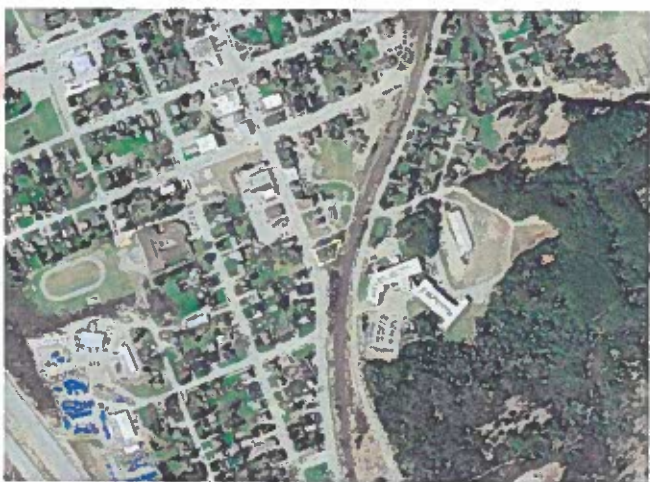
File Number 21-01





# Property Information Form

Municipality	Municipality of Powassan
File Number	PSSN21-04
Roll Number	49 59 020 002 00300 0000
Minimum Tender Amount	\$57,899.23
Property Location	546 MAIN ST., POWASSAN
Legal description and PIN	PIN 52209-0393 (LT); PT LT 1 BLK F PL 44 AS IN RO107168; MUNICIPALITY OF POWASSAN
Annual Taxes	\$2,970.47 (2022)
Assessed value	\$121,000.00
Approximate property size per Assessment Roll	.17 AC; 72.6' Frontage; 102.00' Depth
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?	Yes- Public Road
Is there a house on the property?	No
Is there some other structure on the property?	Yes
Zoning	420 - Automotive fuel station with or without service facilities CV1- Commercially serviced
With the existing zoning, is it possible to obtain a building permit?	Yes
Is it possible to have the property re-zoned?	Yes
For further information regarding Zoning, contact:	Kim Bester, Deputy Clerk <a href="mailto:kbester@powassan.net">kbester@powassan.net</a>
Additional information	Used as a gas station
Date of tender opening:	April 6, 2023

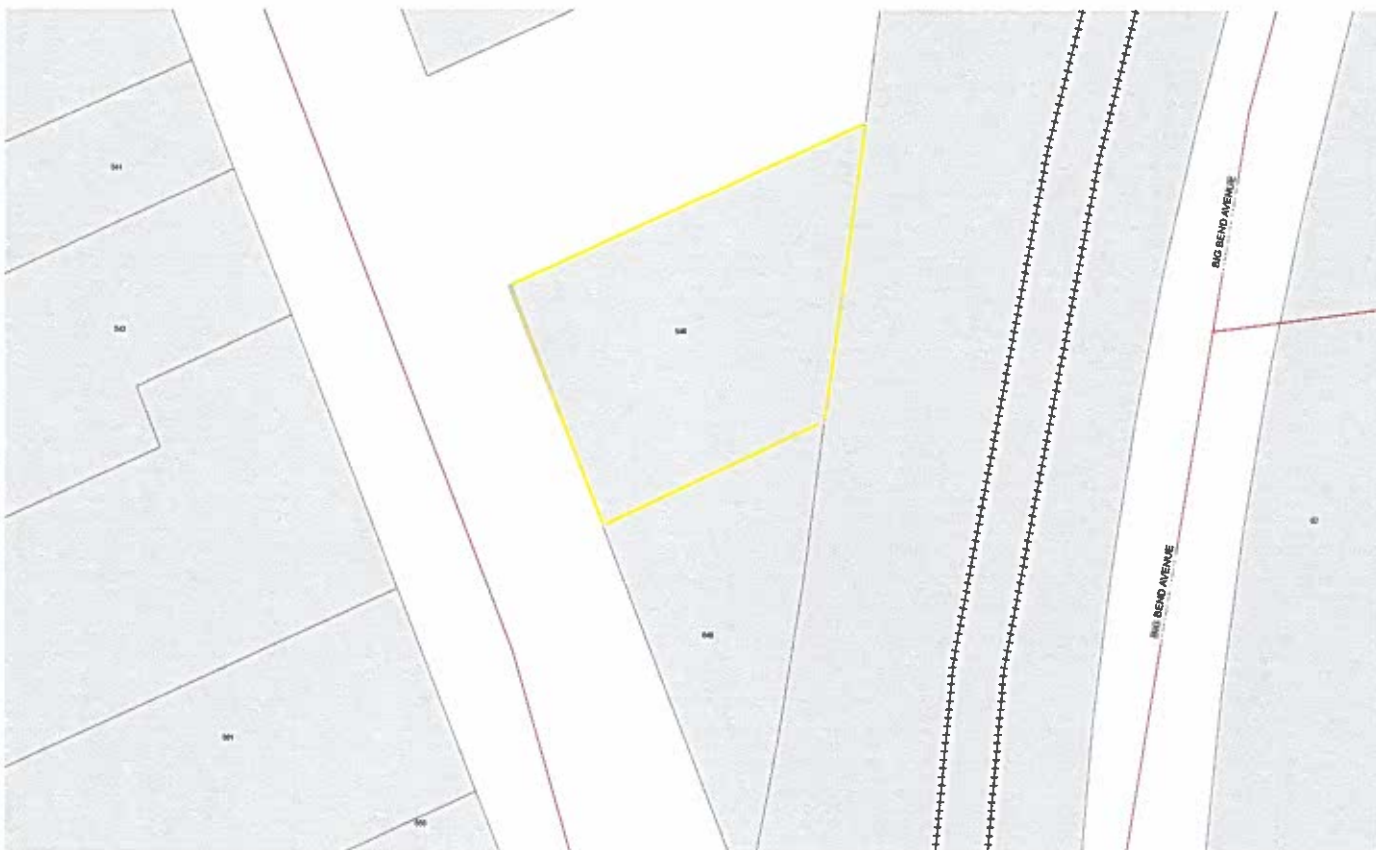


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File Number 21-04







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File Number 21-04





## Property Information Form

Municipality	Municipality of Powassan
File Number	PSSN21-06
Roll Number	49 59 020 003 13950 0000
Minimum Tender Amount	\$8,034.04
Property Location	MEMORIAL PARK DR. W
Legal description and PIN	PIN 52208-0298 (LT); LT 15 RCP 322 EXCEPT PT 9 42R12189; POWASSAN
Annual Taxes	\$253.36
Assessed value	\$20,500
Approximate property size per Assessment Roll (Area, Frontage, Depth)	0.23 AC 68.32 F
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? (Please indicate which)	Yes
Is there a house on the property?	No
Is there some other structure on the property?	No
Zoning (If noted, provide code and simplified description)	100- Vacant residential land not on water RV1- Residential Serviced
With the existing zoning, is it possible to obtain a building permit?	Possibly
Is it possible to have the property re-zoned?	Possibly
For further information regarding Zoning, contact:	Kim Bester, Deputy Clerk <a href="mailto:kbester@powassan.net">kbester@powassan.net</a>
Date of tender opening:	April 6, 2023



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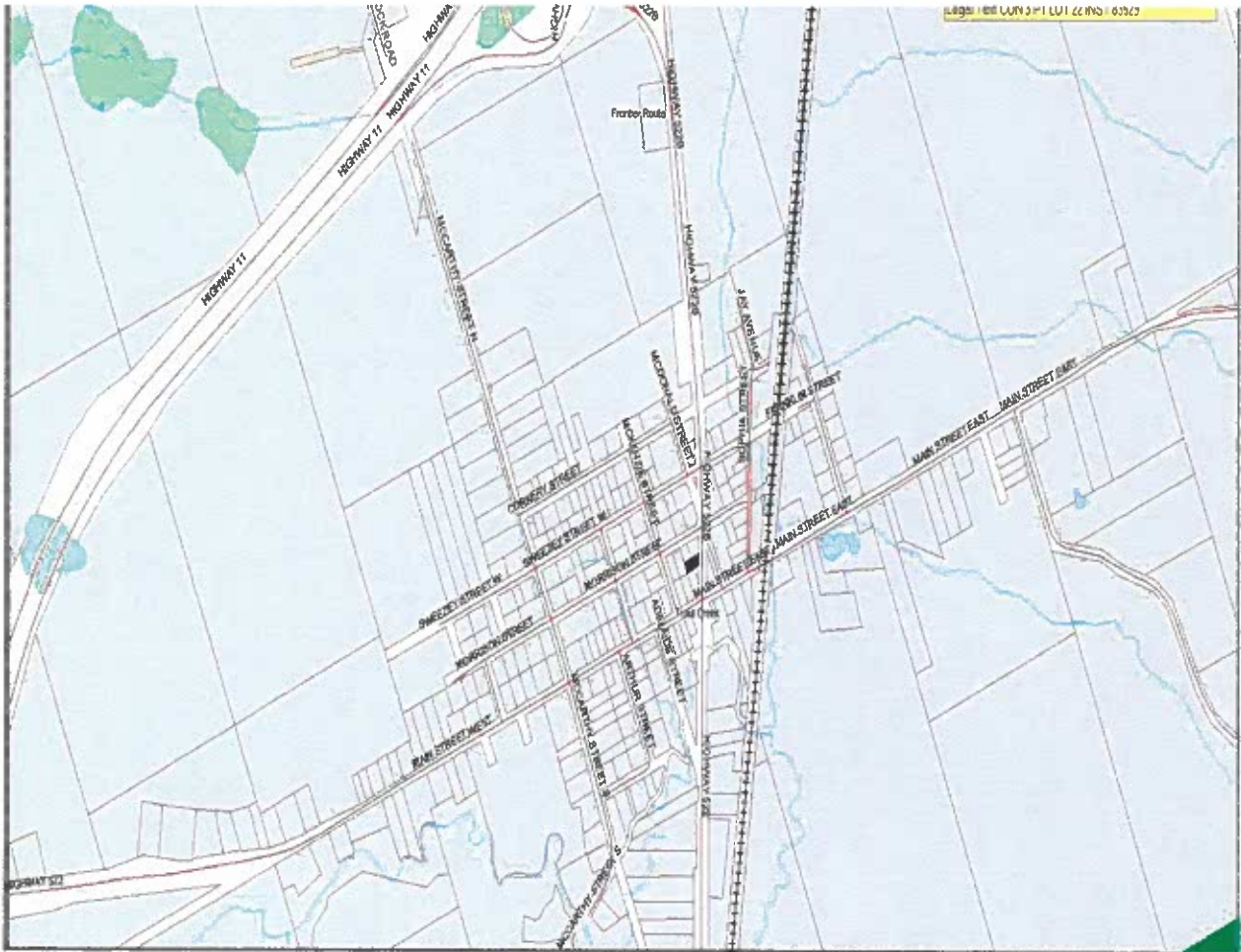
# Property Information Form

Municipality	Municipality of Powassan
File Number	PSSN21-10
Roll Number	49 59 030 003 00200 0000
Minimum Tender Amount	\$26,786.81
Property Location	HIGHWAY 522 B
Legal description and PIN	PIN 52210-0256 (LT); PCL 6883 SEC NS; FIRSTLY: PT LT 12 S/S MORRISON ST PL M5 AS IN LT41575; SECONDLY: PT LT 11 S/S MORRISON ST PL M5 AS IN LT41576; SAVING AND EXCEPTING ROW FOR THE NORTHERN AND PACIFIC JUNCTION RAILWAY, SHOULD IT PASS THROUGH THE SAID LANDS, AS RESERVED IN THE ORIGINAL PATENT FROM THE CROWN; POWASSAN
Annual Taxes	\$80.34 (2022)
Assessed value	\$6,500
Approximate property size per Assessment Roll (Area, Frontage, Depth)	.15 AC 132' Frontage 65' Depth
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? (Please indicate which)	Yes- Public Roadway (Hwy 522B)
Is there a house on the property?	No
Is there some other structure on the property?	No
Zoning (If noted, provide code and simplified description)	100 - Vacant residential land not on water CV2 – Commercial Unserved
With the existing zoning, is it possible to obtain a building permit?	Yes
Is it possible to have the property re-zoned?	Yes
For further information regarding Zoning, contact:	Kim Bester, Deputy Clerk kbester@powassan.net
Date of tender opening:	April 6, 2023



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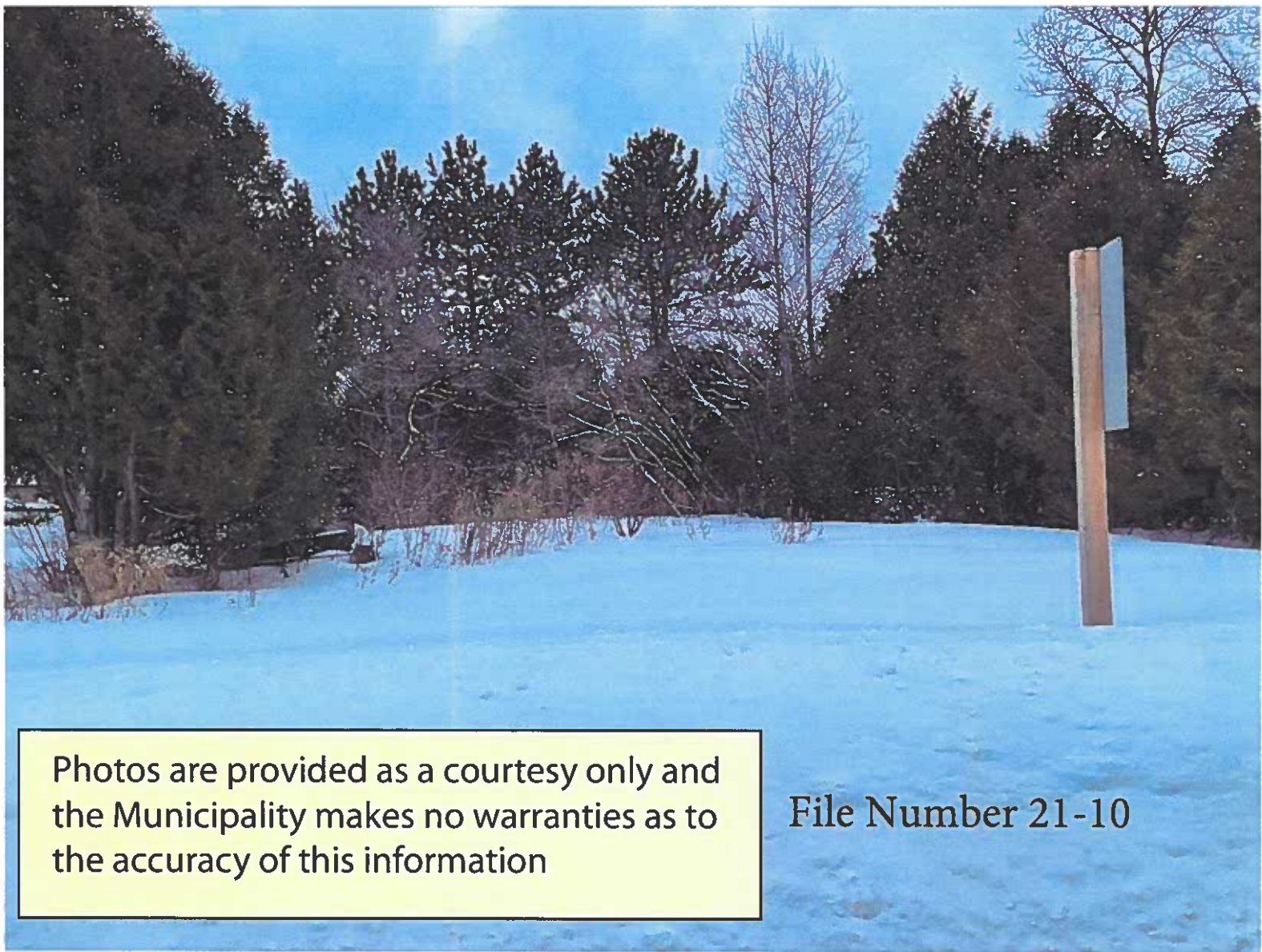


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File Number 21-10







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File Number 21-10

## Property Information Form

Municipality	Municipality of Powassan
File Number	PSSN21-11
Roll Number	49 59 030 003 01100 0000
Minimum Tender Amount	\$27,824.06
Property Location	144 MAIN ST. W, TROUT CREEK
Legal description and PIN	PIN 52210-0314 (LT); PCL 8731 SEC NS; LT 14 N/S MAIN ST PL M9 SAVING, EXCEPTING AND RESERVING ROW FOR THE NORTHERN AND PACIFIC JUNCTION RAILWAY AS RESERVED IN THE ORIGINAL PATENT FROM THE CROWN; POWASSAN
Annual Taxes	\$1,025.78
Assessed value	\$83,000
Approximate property size per Assessment Roll	.25 AC 66' Frontage 165' Depth
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?	Yes-Public Road (Main St. W)
Is there a house on the property?	Yes
Is there some other structure on the property?	No
Zoning	301 - Single family, detached (not on water) RV2 - Residential unserviced
With the existing zoning, is it possible to obtain a building permit?	Yes
Is it possible to have the property re-zoned?	Yes
For further information regarding Zoning, contact:	Kim Bester, Deputy Clerk kbester@powassan.net
<b>Date of tender opening:</b>	April 6, 2023



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File Number 21-11







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File Number 21-11





File Number 21-11

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## INSTRUCTIONS FOR SUBMITTING A TENDER

Tenders must be prepared and submitted in accordance with the *Municipal Tax Sales Rules*

1. **Determine your tender amount:** Your tender must be equal to to the Minimum Tender Amount advertised or more. The successful tenderer will be required to pay Land Transfer Tax, any applicable HST, and accumulated taxes, which are any further taxes, interests or penalties that have accumulated since the first day of advertising.
2. **Prepare Form 7 (TENDER TO PURCHASE) – Copy of Form 7 is in the InfoPak:**
  - a. Form 7 must be typed or legibly handwritten in ink.
  - b. 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. This can be found on your Title Search Summary or on the Form 6 Tax Sale Ad included in your InfoPak.
  - c. Fill in the remaining information on Form 7.
3. **Prepare a deposit:**
  - a. **At least 20%:** The deposit must be at least 20 per cent of the amount of you tender.  
(Example: If you tender \$5,000.01 – 20% of \$5,000.01 is \$1,000.002 – \$1,000.00 would be less than 20% of the amount you tendered - \$1,000.01 would be the minimum deposit required)
  - b. **Form of Deposit:** Money order, 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.
  - c. **Deposit money order, bank draft or certified cheque must be made out in favour of the municipality.**
4. **Prepare a Tender envelope:**
  - a. Submit a sealed envelope, addressed to the treasurer, indicating on it that it is a tax sale. The tender envelope in this InfoPak is already properly pre-addressed and can be attached to your sealed envelope.
  - b. If a municipal address has been given for the property, enter that address under the heading “Tax Sale For”. If there is no municipal address, it will be necessary to include a short description of the property shown on your Title Search Summary or on the Form 6 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 and 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. In the event of a postal strike or other work slowdown, mail might not be delivered in a timely manner. 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

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.

A Title Search Summary includes an execution search and will outline what will stay on title and become your responsibility after the tax deed is registered, such as crown interests, easements, restrictions, etc. It could be helpful to obtain a Title Search.

It is important to **investigate** to find out the property condition, landuse, zoning, building permits, etc. You would want to make sure it fits in with your plans for the property.

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

YES	NO	Requirements for "Submitting a Tender" pursuant to the <i>Municipal Act, 2001</i> and <i>The Municipal Tax Sale Rules</i>
		Tender is submitted in Form 7 <b>NOTE:</b> <i>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 describes/relates to one parcel only (Description must be on envelope and on the Tender Form 7)
		Only one Form 7 per envelope
		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
		Deposit is 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 <i>Bank Act</i> (Canada), a trust corporation registered under the <i>Loan and Trust Corporations Act</i> or a credit union within the meaning of the <i>Credit Unions and Caisses Populaires Act, 1994</i>
		Deposit money order, bank draft or certified cheque is made out in favour of the municipality
		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) <b>NOTE:</b> <i>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>

**If you answered "YES" to all of the above questions, you are ready to send in your tender!**