

MUNICIPALITY



OF ASSIGINACK

**SALE OF LAND FOR TAX ARREARS BY
PUBLIC TENDER**

JULY/AUGUST 2023

**Prescribed tender forms enclosed, additional
forms available at the following link**

<https://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/FormDetail?OpenForm&ACT=RDR&TAB=PROFILE&SRCH=&ENV=WWE&TIT=Tender&NO=2205E>



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Blank tender forms can also be found at the following link –

<https://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/FormDetail?OpenForm&ACT=RDR&TAB=PROFILE&SRCH=&ENV=WWE&TIT=Tender&NO=2205E>

- The attached maps have been provided as a courtesy only and the municipality makes no warranties as to the accuracy of this information.

File No.	Roll No.	Legal Description	2023 Assessment	Zoning	Minimum Tender Amount
A-19-01	#5111 000 004 009 00 0000	Sheguiandah, Con 4, Lot 16 REG 101.00 AC	67,000	Rural	\$4,328.97
A-19-02	#5111 000 004 010 00 0000	Sheguiandah, Con 4, Lot 15 REG 106.00 AC	70,000	Rural	\$4,431.19
A-19-03	#5111 000 004 011 00 0000	Sheguiandah, Con 4, Lot 14 REG 101.00 AC	67,000	Rural	\$4,344.38
A-19-04	#5111 000 004 012 00 0000	Sheguiandah, Con 4, Lot 13 REG 101.00 AC	67,000	Rural	\$4,344.38
A-19-06	#5111 000 005 055 01 0000	Assiginack Con 1, Lot 41 Plan 31R981 Part 1 REG 2.88AC 696.50 FR	18,800	General Commercial	\$6,200.43
A-19-09	#5111 000 007 109 00 0000	Assiginack Con 6, Lot 33 REG 1.15AC 100.00FR 500.00D	55,000	Shoreline Residential	\$13,384.18
A-19-10	#5111 000 007 122 00 0000	Assiginack Con 6, Lot 32 REG 8.03AC 700.00FR 500.00D	85,000	Shoreline Residential	\$19,632.75
A-19-12	#5111 000 009 105 00 0000	Assiginack Con 9, Pt Lot 27 IRREG 0.99AC 100.00FR	45,000	Shoreline Residential	\$11,754.99
A-19-14	#5111 000 011 092 00 0000	Nelson St Manitowaning Town Plot 3 NS Nelson St Lot 8 REG 8,712.00SF 66.00FR 132.00D	10,600	Residential	\$3,541.40

- We have attempted to be as accurate as possible in providing this information but can assume no liability for its correctness.
- Prior to submitting a tender, the onus is on the potential bidder to conduct his/her own inquiries into such matters as access, work orders, water/hydro and other arrears, building restrictions, title problems.

SALE OF LAND BY PUBLIC TENDER

MUNICIPAL ACT, 2001
ONTARIO REGULATION 181/03
MUNICIPAL TAX SALES RULES

**THE CORPORATION OF THE
TOWNSHIP OF ASSIGINACK**

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, August 22, 2023** at the Township of Assiginack, P.O. Box 238, 156 Arthur Street, Manitowaning, ON P0P 1N0.

The tenders will then be opened in public on the same day at 7:00 p.m. at Township of Assiginack Municipal Office at 156 Arthur Street, Manitowaning, Ontario.

DESCRIPTION OF LAND(S):

PIN 47134-0087 (LT); Lot 16, Con 4, Sheguiandah Township of Assiginack; District of Manitoulin Roll No. 5111 000 004 00900 0000; File No. A-19-01 According to the last returned assessment roll, the assessed value of the land is: \$67,000
Minimum Tender Amount: \$4,328.97

PIN 47134-0084 (R); Lot 15, Con 4, Sheguiandah Township of Assiginack; District of Manitoulin Roll No. 5111 000 004 01000 0000; File No. A-19-02 According to the last returned assessment roll, the assessed value of the land is: \$70,000
Minimum Tender Amount: \$4,431.19

PIN 47134-0084 (R); Lot 14, Con 4, Sheguiandah Township of Assiginack; District of Manitoulin Roll No. 5111 000 004 01100 0000; File No. A-19-03 According to the last returned assessment roll, the assessed value of the land is: \$67,000
Minimum Tender Amount: \$4,344.38

PIN 47134-0084 (R); Lot 13, Con 4, Sheguiandah Township of Assiginack; District of Manitoulin Roll No. 5111 000 004 01200 0000; File No. A-19-04 According to the last returned assessment roll, the assessed value of the land is: \$67,000
Minimum Tender Amount: \$4,344.38

PIN 47133-0249 (LT); Part Lot 41, Con 1 Assiginack Being Part 1, Plan 31R-981 Township of Assiginack; District of Manitoulin Roll No. 5111 000 005 05501 0000; File No. A-19-06 According to the last returned assessment roll, the assessed value of the land is: \$18,800
Minimum Tender Amount: \$6,200.43

PIN 47133-0331 (LT); Part Lot 33, Con 6 Assiginack As in T116 save and except therein Township of Assiginack; District of Manitoulin Roll No. 5111 000 007 10900 0000; File No. A-19-09 According to the last returned assessment roll, the assessed value of the land is: \$55,000
Minimum Tender Amount: \$13,384.18

PIN 47133-0343 (LT); Part Lot 32, Con 6 as in T907; Township of Assiginack; District of Manitoulin Roll No. 5111 000 007 12200 0000; File No. A-19-10

According to the last returned assessment roll, the assessed value of the land is: \$85,000

Minimum Tender Amount: \$19,632.75

PIN 47132-0208 (LT); Pt. Lot 27, Con 9 as in T9002 Township of Assiginack; District of Manitoulin Roll No. 5111 000 009 10500 0000; File No. A-19-12

According to the last returned assessment roll, the assessed value of the land is: \$45,000

Minimum Tender Amount: \$11,754.99

PIN 47133-0475(LT); Lots 8 N/S Nelson Street Plan Manitowaning, s/t beneficiaries and life interests in T16576 Township of Assiginack; District of Manitoulin Roll No. 5111 000 011 09200 0000; File No. A-19-14

According to the last returned assessment roll, the assessed value of the land is: \$10,600

Minimum Tender Amount: \$3,541.40

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 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.

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. The land does not include mobile homes situate on the land.

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 and Housing.

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

**Deb MacDonald, Treasurer
Township of Assiginack,
P.O. Box 238, 156 Arthur Street,
Manitowaning, ON P0P 1N0.
(705) 859-3196 ext 203**

Tender's Checklist for Submitting a Valid Tender

If your tender does not meet all of the below criteria, the Tender shall be rejected:

_____ Tender is submitted on the **Tender to Purchase Form (Form 7)** and;

- a. Shall be typewritten or legibly handwritten in ink. Ensure to complete each section;
- b. Accompanied by a deposit of at least 20% of the tender amount;
- c. Submitted in a sealed envelope;
- d. Addressed to the Treasurer; and
- e. Only relates to one parcel of land.

_____ Tender amount is equal to or greater than the Minimum Tender Amount as advertised for the property.

_____ Tender is accompanied by a deposit of at least 20% of **your** tendered amount.

- a. Deposit of at least 20% must always be rounded up to the "higher" cent
i.e. your tender \$10,000.01

20% of \$10,000.01 equals \$2,000.002 therefore your deposit must be at least \$2,000.01

_____ Deposit is made out in the favour of the Township of Assiginack

_____ Deposit is made by way of money order/bank draft/certified cheque of a bank or trust corporation

_____ Tender is submitted in a sealed envelope and sets out the following information:

- a. Addressed to the "Treasurer";
- b. Specifies it relates to a Tax Sale; and
- c. Short description or municipal address of the land sufficient to allow the Treasurer to identify the parcel of land which the tender relates.

_____ Only one (1) Tender to Purchase Form (Form 7) per envelope.

_____ Your tender(s) must be received in the Township of Assiginack Municipal Office,

Township of Assiginack
156 Arthur St, PO Box 238,
Manitowaning, ON POP 1N0

Before 4:00 pm local time on Tuesday August 22, 2023.

Bidders are encouraged to submit tenders in person at the above address, by registered mail, or by courier.

If you have not met all of the above criteria the Tender will be rejected!!

SECTION 7.2 - RURAL (R) ZONE

7.2.1 PERMITTED USES

No person shall, within any Rural (R) Zone, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

7.2.1.1 Rural Uses

- a farm
- a specialized use farm
- a farm produce storage facility
- an animal hospital, kennel or riding stable
- a nursery or commercial greenhouse
- a farm greenhouse
- any other agricultural use or enterprise carried on in the field of general agriculture
- a private airfield (subject to the provisions of 7.1.3)
- a home industry
- the parking and servicing of school buses but not including a Public Garage (Mechanical) or a Public Garage (Auto Body).
- a wayside or borrow pit

7.2.1.2 Rural Residential Uses

- a single family detached dwelling
- a home occupation use
- a seasonal dwelling

7.2.1.3 Institutional Uses

- a cemetery
- a church
- a school
- a community centre

7.2.1.4 Recreational Uses

- a golf course
- a public park
- a playground
- a hunt camp
- a cross country ski area

7.2.2 ZONE REQUIREMENTS

No person shall, within any Rural (R) Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with Schedule "A" - Zone Requirements Table, as applicable to an (R) Zone, and the applicable provisions of Section 6 -General Provisions - All Zones and Section 8 Special Provisions.

SECTION 7.3 - SHORELINE RESIDENTIAL (SR) ZONE

7.3.1 PERMITTED USES

No person shall within any Shoreline Residential (SR) Zone use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

7.3.1.1 Residential Uses

- a seasonal dwelling
- an existing single family detached dwelling
- a home occupation use

7.3.1.2 Recreational Uses

- a public beach
- a public boat launching area
- a public park
- a tennis court
- a public dock facility
- a playground

7.3.2 ZONE REQUIREMENTS

No person shall within any Shoreline Residential (SR) Zone use any lot, or erect, alter or use any building or structure except in accordance with Schedule "A" - Zone Requirements Table, as applicable to an (SR) Zone, and the applicable provisions of Section 6, General Provisions - All Zones, and Section 8, Special Provisions.

SCHEDULE "A" PERFORMANCE STANDARDS CHART - TOWNSHIP OF ASSINIBOIA

ZONE	SECTION NUMBER	PERMITTED USE CATEGORY	MINIMUM LOT REQUIREMENTS			MINIMUM YARDS (METRES)				MINIMUM FLOOR AREA PER DWELLING UNIT			MAXIMUM GROSS FLOOR AREA AS A % OF LOT AREA	MAXIMUM BUILDING HEIGHT (METRES)	ACCESSORY BUILDING	
			MINIMUM LOT FRONTAGE (METRES)	MINIMUM LOT AREA (SQ. METRES)	MAXIMUM LOT COVERAGE %	FRONT	INTERIOR SIDE	EXTERIOR SIDE	REAR	1 STOREY (SQ. METRES)	1½ STOREY (SQ. METRES)	2 STOREY (SQ. METRES)			MINIMUM DISTANCE TO LOT LINES (METRES)	MAXIMUM HEIGHT (METRES)
A	7.1	Agricultural	-	-	-	9	3	9	3	80	90	110	-	-	3	-
R	7.2	Rural	-	-	-	9	3	9	3	80	90	110	-	-	3	-
		Rural Residential	30.5	1858	30	9	3	9	3	80	90	110	25	9	3	5
		Recreational	30.5	1858	-	9	3	9	3	-	-	-	-	-	-	-
		Institutional	30.5	1858	30	9	3	9	3	-	-	-	-	0	3	5
SR	7.3	Residential	45.5 ²⁾	4046 ²⁾	15	7.5	3	7.5	3	50	55	60	25	9 ³⁾	3	5
		Recreational	45.5	4046	-	-	-	-	-	-	-	-	-	-	-	-
RMH	7.4	Residential-Park	100	100000	-	15	7.5	15	7.5	-	-	-	-	9	3	5
		Residential-Home	20	1013	10	4.5	1	4.5	1	35	-	-	10	-	1	4
		Commercial	20	1013	10	4.5	3	4.5	3	-	-	-	-	-	3	5
		Recreational	30	1400	-	4.5	3	4.5	3	-	-	-	-	-	3	5
C	7.5	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Commercial	30.5	1858	50	9	4.5	9	4.5	-	-	-	-	-	-	-
CR	7.6	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Commercial	76 ⁴⁾	2325	30	9	4.5	9	4.5	-	-	-	-	-	-	-
M	7.7	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Industrial	60	4046	50 ⁵⁾	15	10	15	10	-	-	-	50	12	6	6
Q	7.8	Pit and Quarry	-	-	-	30	30	30	30	-	-	-	-	-	-	-
O1	7.9	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Institutional	-	-	20	9	7.5	9	7.5	-	-	-	-	-	3	-
		Open Space/Rec.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
O2	7.10	Rural	-	-	-	9	3	9	3	80	90	110	-	-	3	-
		Open Space	-	-	-	20	20	20	20	-	-	-	-	-	-	-
WD	7.11	Waste Disposal	-	100000	-	30	30	30	30	-	-	-	-	-	-	-

NOTES:

- 1) For Supplementary Requirements Refer to Sections 6 and 8
- 2) Lots Served By Communal Water, Minimum Lot Frontage Shall be 30.5 Metres and Minimum Lot Area Shall Be 3038 Square Metres
- 3) Where More Than One Tier Of Lots is Proposed, Buildings On Waterfront Lots Shall Be Limited To 1 Storey
- 4) Where A Commercial Recreational Use is Not On A Water Front, Minimum Lot Frontage Shall Be 60 Metres
- 5) This Coverage Factor Does Not Restrict Open Storage Areas

7.5 GENERAL COMMERCIAL (C2) ZONE

7.5.1 PERMITTED USES

No person shall within any General Commercial (C2) Zone use any lot or erect, alter or use any building or structure except for one or more of the following uses:

a) Residential Uses

a dwelling unit or units in accordance with the provisions of Section 6.9 of this By-law.

b) Commercial Uses

- a motel or hotel
- a restaurant
- a restaurant, Take-out
- a restaurant, Drive-in
- a retail store
- a recreational vehicle sales area
- a marina
- a farm equipment dealer

c) Recreational Uses

- a park
- a playground
- a community centre

d) Other Uses

- a public utility

7.5.2 ZONE REGULATIONS

No person shall within any General Commercial (C2) Zone use any land or erect, alter or use any building or structure except in accordance with the provisions of Schedule "A" - Zone Requirements Table as applicable to a General Commercial (C2) Zone, the provisions of Section 6 -General Provisions for all Zones and Section 8 - Special Provisions.

SECTION 7 - SPECIFIC ZONES

7.1 RESIDENTIAL (R1) ZONE

7.1.1 PERMITTED USES

No person shall within any Residential (R1) Zone use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Residential Uses

- a single family detached dwelling
- a semi detached dwelling
- a duplex dwelling
- a converted dwelling
- a home occupation

b) Recreational Uses

- a park
- a playground

7.1.2 ZONE REQUIREMENTS

No person shall within any Residential (R1) Zone use any land, or erect, alter or use any building or structure except in accordance with the requirements of Schedule "A" Zone Requirements Table as applicable to a Residential (R2) Zone, the applicable provisions of Section 6 General Provisions for all Zones and Section 8 - Special Provisions.

SCHEDULE "A", ZONE REQUIREMENTS
TOWNSHIP OF MANITOWANING¹⁾

ZONE	SECTION NUMBER	PERMITTED USE CATEGORY	SERVICES PROVIDED	MINIMUM LOT REQUIREMENTS			MINIMUM YARD REQUIREMENTS (METRES)				MINIMUM FLOOR AREA PER DWELLING UNIT				MAXIMUM BUILDING HEIGHT (METRES)	ACCESSORY BUILDINGS	
				MINIMUM LOT FRONTAGE (METRES)	MINIMUM LOT AREA (SQ. METRES)	MAXIMUM LOT COVERAGE %	FRONT YARD	INTERIOR SIDE YARD	EXTERIOR SIDE YARD	REAR YARD	1 STOREY (SQ. METRES)	2 STOREY (SQ. METRES)	DWELLING UNITS (SQ. METRES) ²⁾	MAXIMUM GROSS FLOOR AREA AS A % OF LOT AREA		MINIMUM DISTANCE TO LOT LINE (METRES)	MAXIMUM BUILDING HEIGHT
R1	7.1	a) Residential	Water&Sewers	15	600	33	5	1	5	7.5	75	100	-	-	10	1	4.5
			Water or Sewers	15	700	33	5	1	5	7.5	75	100	-	-	10	1	4.5
		b) Recreational		15	450	-	5	1	5	7.5	-	-	-	-	10	1	4.5
RM	7.2	a) Residential															
		•Apartment	Water&Sewers	20	1400	35	5	2	5	7.5	-	-	55	100	12	1	4.5
		•Maisonette	Water&Sewers	30	232 ⁴⁾	35	5	2	5	7.5	-	-	55	-	10	1	4.5
		•Row House/Group Dwell.	Water&Sewers	6 ⁴⁾	185 ⁴⁾	35	5	2	5	7.5	-	-	55	-	10	1	4.5
		•All Others	Water&Sewers	30	232 ⁴⁾	35	5	2	5	7.5	-	-	55	-	10	1	4.5
		b) Commercial ³⁾	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
I	7.3	a) Residential	Water&Sewers	-	-	-	-	-	-	-	75	100	55	-	10	1	9
		b) Institutional	Water&Sewers	15	600	30	5	1	5	7.5	-	-	-	-	10	1	9
		c) Recreational	Water&Sewers	15	600	30	5	1	5	7.5	-	-	-	-	4.5	1	4.5
C1	7.4	a) Residential	Water&Sewers	-	-	-	-	-	-	-	-	55	-	-	-	-	-
		b) Commercial	Water&Sewers	-	-	75	1	-	1	1	-	-	-	150	10	-	9
		c) Institutional	Water&Sewers	-	-	60	1	-	1	1	-	-	-	-	10	-	9
C2	7.5	a) Residential	Water&Sewers	-	-	-	5	1	5	5	75	100	55	-	10	1	4.5
		b) Commercial	Water&Sewers	15	600	30	5	1	5	5	-	-	-	-	9	1	9
			Water or Sewers	15	700	30	5	1	5	5	-	-	-	-	9	1	9
	c) Recreational	-	-	600	10	5	1	5	5	-	-	-	-	9	1	9	
M1	7.6	a) Residential	-	-	-	-	-	-	-	75	100	55	-	10	1	4.5	
		b) Industrial	-	30	1860	50	5	1	5	5	-	-	-	12	1	9	
		c) Commercial	-	30	260	30	5	1	5	5	-	-	-	12	1	9	
O1	7.7	a) Residential	-	-	-	-	-	-	-	75	100	55	-	10	1	4.5	
		b) Recreational	-	5	460	10	5	1	5	7.5	-	-	-	12	3	9	
C2	7.8	a) Recreational	-	5	450	10	5	1	5	7.5	-	-	-	12	3	9	
S	7.9	a) Residential	EXISTING USES ONLY														
		b) Other															

NOTES:

- 1) For Additional Requirements Refer To Sections 6 and 8
- 2) On The Basis Of a One Bedroom Unit - Add 14 Square Metres For Each Additional Bedroom
- 3) Commercial To Be a Maximum of 50% of The Ground Floor Area
- 4) Per Dwelling Unit

- 4
- 3
- 2
- 1

SALE OF LAND BY PUBLIC TENDER

PROPERTY LOCATIONS

BY FILE NUMBERS
A-19-#



Township Of
Assiginack
5111

Township Of
Assiginack
5111

Assiginack

Hwy 6

Hwy 6

6

6

6

6

6

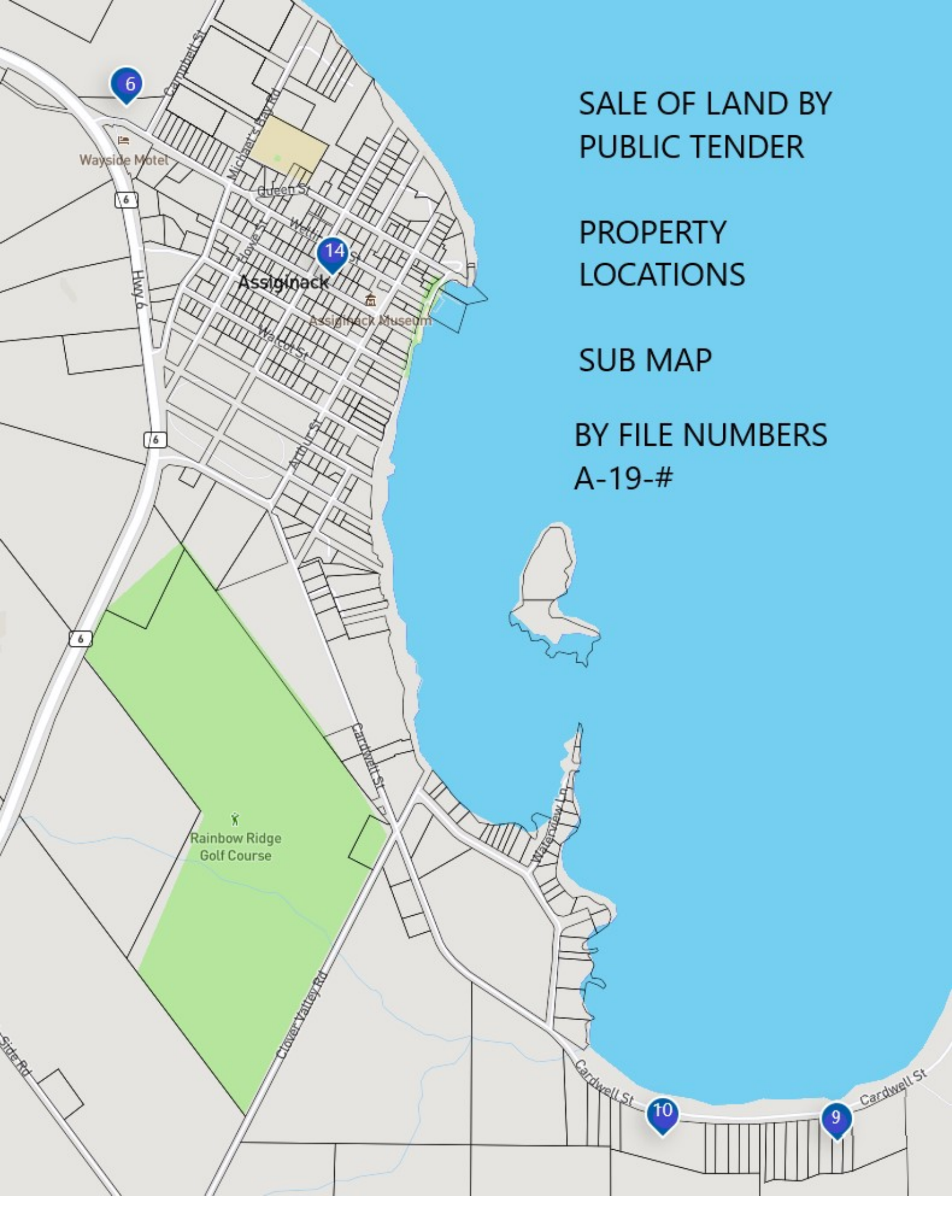
12

6

14

10

9



SALE OF LAND BY PUBLIC TENDER

PROPERTY LOCATIONS

SUB MAP

BY FILE NUMBERS
A-19-#

SHEGUIANDAH

A-19-04

A-19-03

A-19-02

A-19-01

ANDAH
12
14

SHEGUIANDAH
LOT 13
CON 4

SHEGUIANDAH
LOT 14
CON 4

SHEGUIANDAH
LOT 15
CON 4

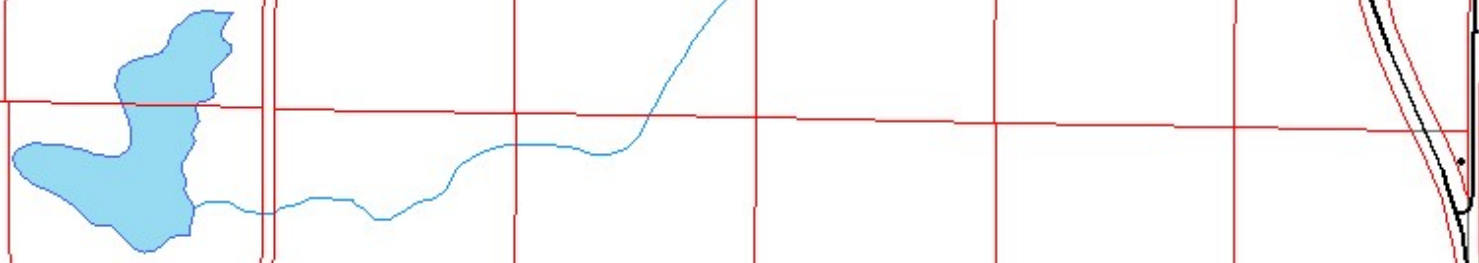
SHEGUIANDAH
LOT 16
CON 4

SHEGUIANDAH
LOT 17
CON 4

SHEGUIANDAH
LOT 18
CON 4

SHEGUIANDAH
LOT 19
CON 4

SHEGUIANDAH
LOT 20
CON 4



ASSIGINACK
LOT 41
CON 1

A-19-06
196 QUEEN STREET

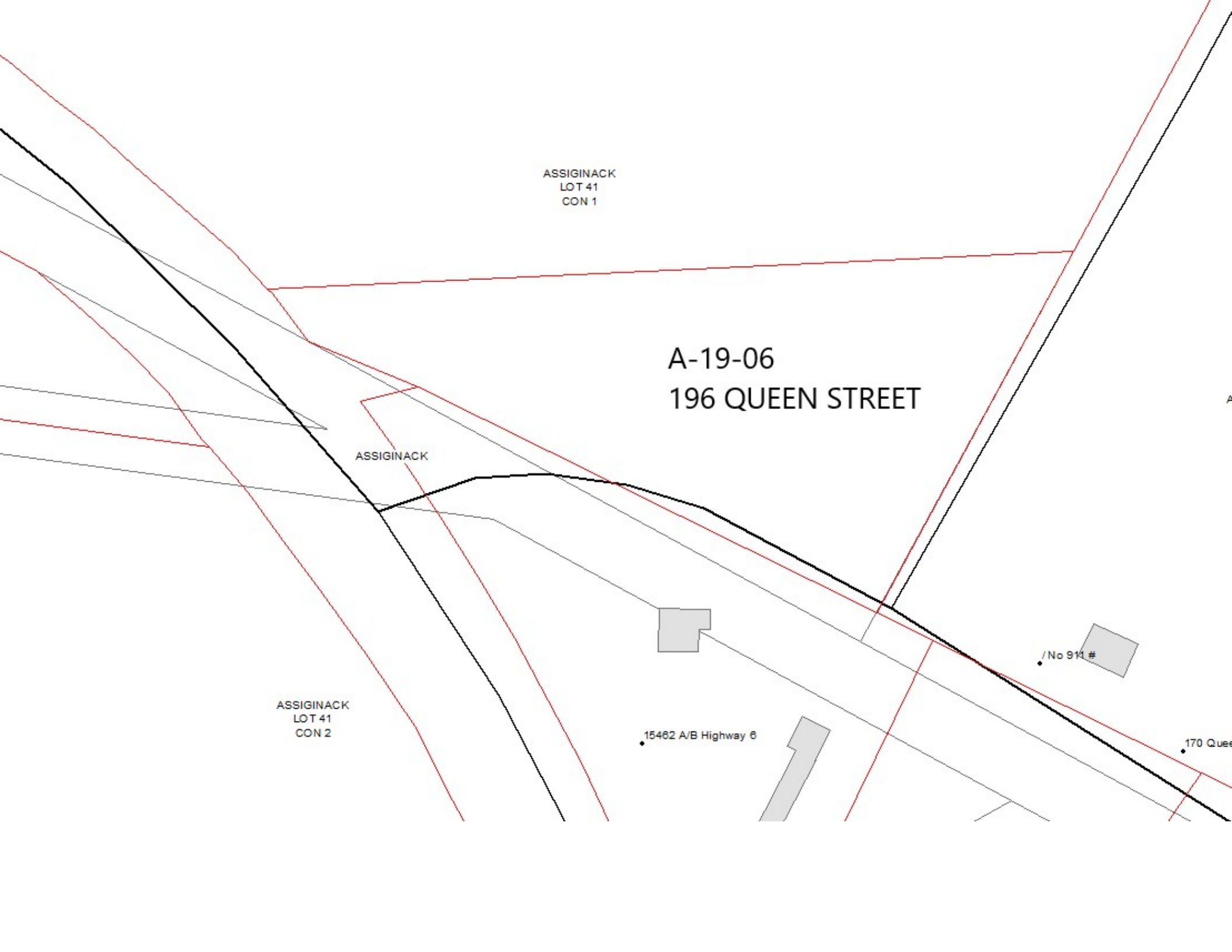
ASSIGINACK

ASSIGINACK
LOT 41
CON 2

15462 A/B Highway 6

/No 911 #

170 Quee





Cardwell St

Cardwell St

Cardwell St

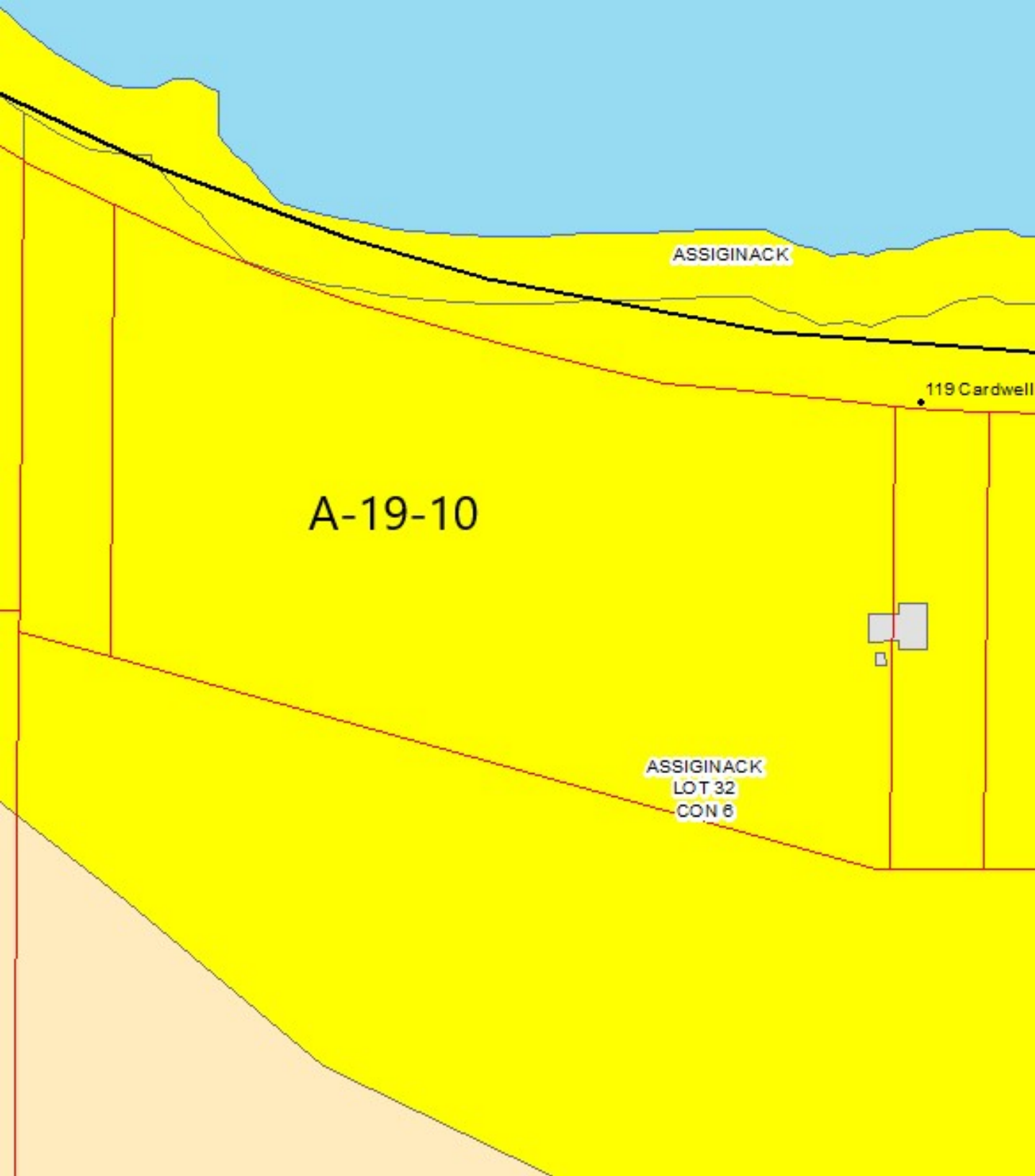
A-19-09

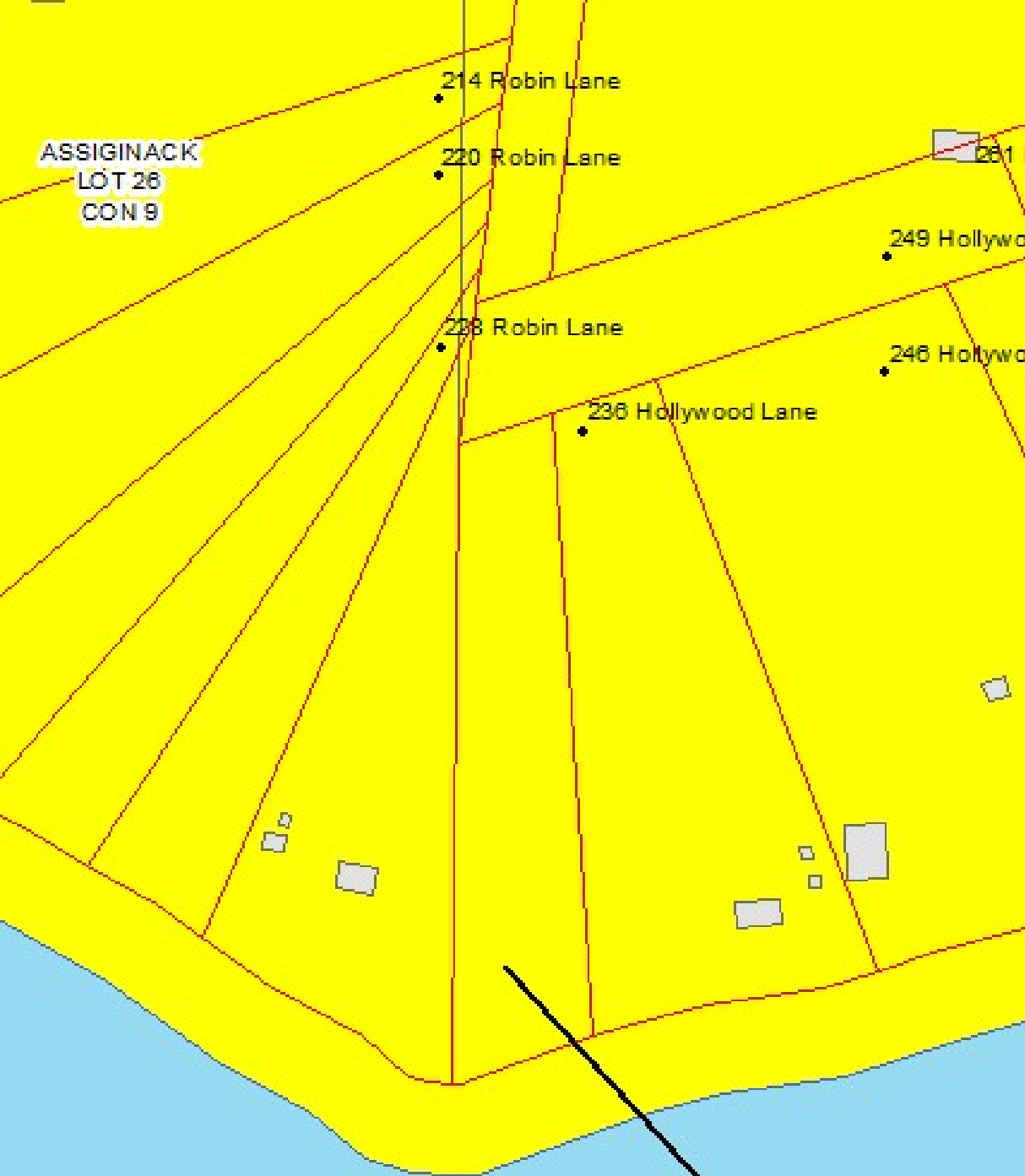
ASSIGINACK

119 Cardwell

A-19-10

ASSIGINACK
LOT 32
CON 8





ASSIGINACK
LOT 26
CON 9

214 Robin Lane

220 Robin Lane

281

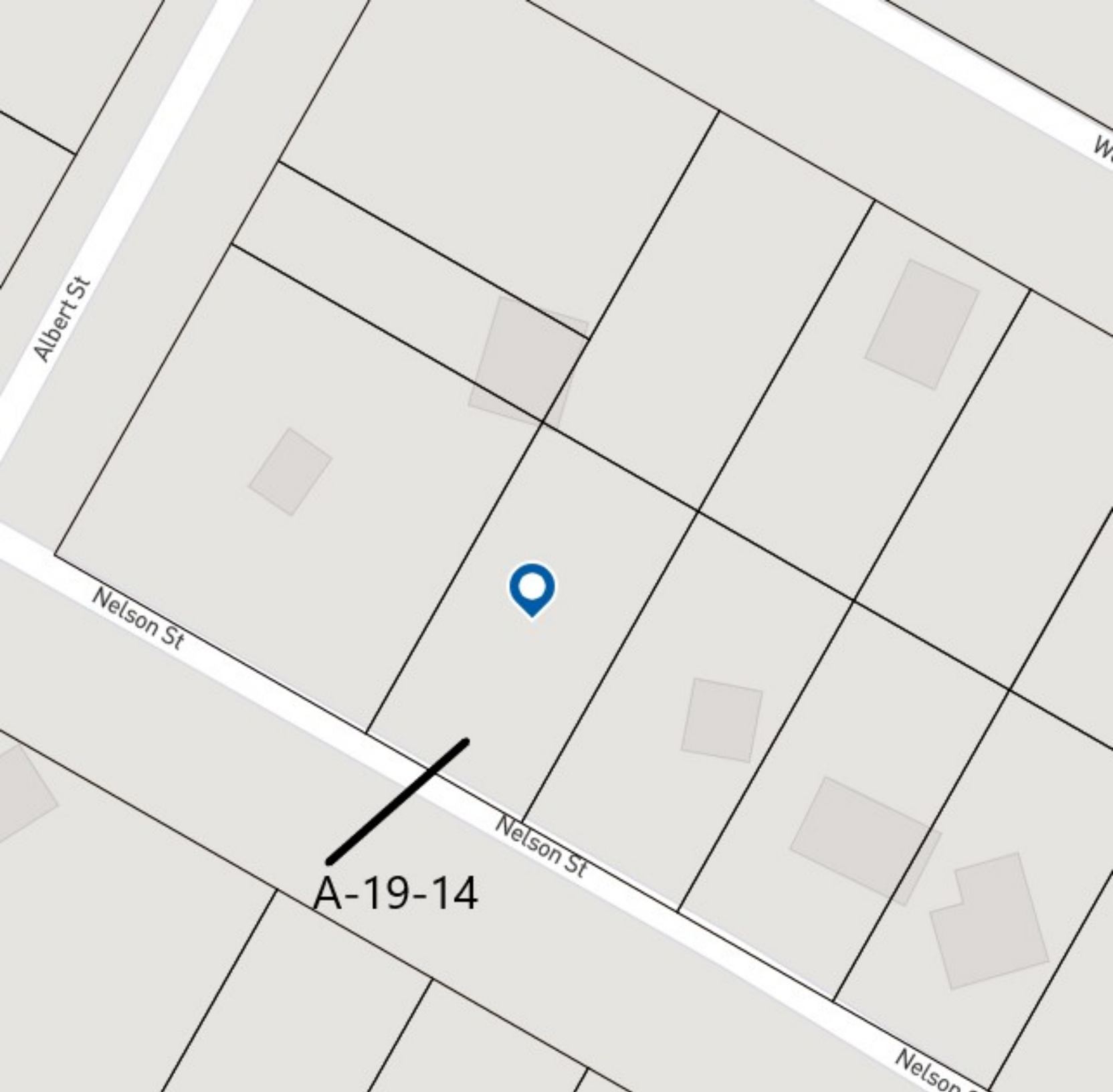
249 Hollywo

228 Robin Lane

246 Hollywo

236 Hollywood Lane

A-19-12



Albert St

W

Nelson St



A-19-14

Nelson St

Nelson

To: The Treasurer of _____
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)

- 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.
- I/we understand that this tender must be received by the treasurer's office not later than 3:00 p.m. local time on _____ 20 ____, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
- 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

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 ____

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