

Tax Sale

If property taxes remain unpaid for two years prior to January of any year Part XI of the *Municipal Act, S.O. 2001* provides the means of collecting these outstanding taxes and penalties. This process applies to vacant and improved land and to residential and non-residential classes of property.

A tax sale process is initiated with the registration of a tax arrears certificate in the Land Registry office. The certificate is prepared indicating that the property may be sold if taxes, penalties, interest and reasonable costs – “the cancellation price” - are not paid within one year of registration of the certificate. Once a tax arrears certificate has been registered, partial payments cannot be accepted.

In the event the cancellation price is not paid before the expiry of the one-year redemption period, the property may be sold by either public auction or by public tender. Advertisements about the sale are published in the Cambridge Times and/or the Waterloo Region Record for four consecutive weeks and the Ontario Gazette for one week. Information is also available on our website.

The sales are always subject to certain rules and follow the procedures, which have been established by legislation. At these sales, the minimum acceptable offer on a property is always the cancellation price, plus any accumulated taxes, penalties and interest and costs since registration. This amount does not include HST where applicable and the relevant land transfer tax. Those amounts will be added prior to the registration of the tax deed.

Tax sales are not typical real estate transactions and there are risks associated with this type of transaction. The City of Cambridge is only interested in recovering unpaid taxes and is not obligated to obtain fair market value. Prior to considering participating in a tax sale, it is **recommended that you seek advice from a lawyer** licensed to practice in Ontario and in good standing with the Law Society of Upper Canada and conduct thorough research before submitting a tender.

For legislation governing the tax sale process, including definitions, please refer to the *Municipal Act, 2001, S.O. 2001, c.25*, including Ontario Regulation 181/03.

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 CITY OF CAMBRIDGE

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 November 19, 2020, at City of Cambridge Municipal Office, 50 Dickson Street, Cambridge Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the City of Cambridge Municipal Office, 50 Dickson Street, 1st Floor, Cambridge.

Description of Lands:

1. Roll No. 30 06 040 028 02200 0000; 62 Ainslie St. S, Cambridge; PIN 03816-0086 (LT); Part Lot 3 W/S Ainslie Street S Plan 615 Cambridge as in WS648907; S/T & T/W 1372330; Cambridge; S/T easement in favour of Cambridge and North Dumfries Hydro Inc. over Part 2 on 58R13950, as in LT144557; File No. 18-08

According to the last returned assessment roll, the assessed value of the land is \$226,000.00.

Minimum tender amount: \$ 332,773.30

2. Roll No. 30 06 140 001 09700 0000; 95 Sheffield St., Cambridge; PIN 03757-0281 (LT); Lot 16 Plan 803 Cambridge; Lot 5 and Part Lots 4, 6 Plan 88 Cambridge; Part Lot 10 Concession 2 Beasley's Lower Block of Township of Waterloo designated Parts 2, 3 & 4 Plan 67R630; S/T & T/W J8979; Cambridge; File No. 18-23

According to the last returned assessment roll, the assessed value of the land is \$310,000.00.

Minimum tender amount: \$ 1,741,388.68

3. Roll No. 30 06 140 001 09800 0000; 105 Sheffield St., Cambridge; PIN 03757-0289 (LT); Part Lots 6-7 Plan 88 Cambridge; Part Lot 10 Concession 2 Beasley's Lower Block of Township of Waterloo as in WS605159; S/T & T/W 1403444; Cambridge; File No. 18-24

According to the last returned assessment roll, the assessed value of the land is \$218,000.00.

Minimum tender amount: \$ 967,175.71

4. Roll No. 30 06 140 002 03007 0000; 180 Groh Ave., Cambridge; PIN 03766-0085 (LT); Part Lot 11 Plan 907 Cambridge designated Parts 7, 8, 11, 12, 13 & 14 Plan 67R2518; Part Lots 15 & 17 and Part Reserve Lots B & D Plan 908 Cambridge designated Part 1 Plan 67R1091, as in WS758159; S/T WS758159; S/T WS627418, WS647980, WS654107; Cambridge; File No. 18-25

According to the last returned assessment roll, the assessed value of the land is \$ 2,715,000.00.

Minimum tender amount: \$ 3,452,110.08

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, crown interests or any other matters, including any environmental concerns, relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. Any interests 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. Please Note: A "Certificate of Requirement" has been registered on title to the lands in File 18-08 PIN 03816-0086 (LT) and File 18-25 PIN 03766-0085 (LT). Copies of the Provincial Officer's Order are available in the Tender Package and at the Municipal Office.

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, contact:

The Corporation of the City of Cambridge
Tax Division
50 Dickson Street
P.O. Box 669
Cambridge ON N1R 5W8
519-740-4524 Ext. 4068
www.cambridge.ca/TaxSale

Properties Offered for Sale by Public Tender

Please confirm redemption status on our Tax Sale webpage www.cambridge.ca/Tax

62 Ainslie St S, Cambridge

95 Sheffield St, Cambridge

105 Sheffield St, Cambridge

180 Groh Ave, Cambridge

The closing date for submitting a tender(s) is November 19, 2020 at 3:00 p.m. local time. Tenders should be submitted to City of Cambridge Municipal Office, 50 Dickson Street, Cambridge Ontario by the date and time indicated above. Tenders will be opened on November 19, 2020 as soon as possible after 3:00 p.m. at the City of Cambridge Municipal Offices, 50 Dickson Street.

Prior to submitting a tender, the onus is on the potential bidder to conduct his/her own inquiries into such matters as zoning, access, work orders, water/hydro and other arrears, building restrictions, contamination, title problems and/or liens, which may survive the tax sale. The City makes no representations whatever as to the quality and/or quantity of the land being purchased.

The City is not obliged to provide a survey or reference plan for any parcel of land being sold under tax sale. The map for each property is provided as a courtesy. It is not a survey and is presented to determine approximate location purposes only.

The City is not obliged to inquire into the value of land prior to conducting a sale. Further, there is no obligation to obtain fair market value for the land or to ensure that land being sold under tax sale may obtain fair market value at the time of the sale or in the future.

Please ensure that the Tender Envelope and Tender Document (Form 7) are accurately and entirely completed including identifying the property that you are bidding on, your name and a phone number to reach you during business hours.

The City reserves the right to cancel any property from the tax sale up to the time of closing of the Tender, without any further notice or costs to the City. The City will allow the property owner to redeem their property until the time the tender opening commences or until such time it is vested to the municipality should it not sell.

Roll Number: 30 06 040 028 02200 0000

Address: 62 Ainslie St S

Legal Description: Part Lot 3 W/S Ainslie Street S Plan 615 Cambridge as in WS648907; S/T & T/W 1372330; Cambridge; S/T easement in favour of Cambridge and North Dumfries Hydro Inc. over Part 2 on 58R13950, as in LT144557, Cambridge. File No. 18-08

Current Taxes, Interest, Penalty and Costs Outstanding: \$332,773.30



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Address: 95 Sheffield St

Legal Description: Lot 16 Plan 803 Cambridge; Lot 5 and Part Lots 4, 6 Plan 88 Cambridge; Part Lot 10 Concession 2 Beasley's Lower Block of Township of Waterloo designated Parts 2, 3 & 4 Plan 67R630; S/T & T/W J8979; Cambridge. File No. 18-23

Current Taxes, Interest, Penalty and Costs Outstanding: \$1,741,388.68



Prior to submitting a tender, the onus is on the potential bidder to conduct his/her own inquiries into such matters as zoning, access, work orders, water/hydro and other arrears, building restrictions, contamination, title problems and/or liens which may survive the tax sale. The City makes no representations whatever as to the quality and/or quantity of the land being purchased.

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Roll Number: 30 06 140 001 09800 0000

Address: 105 Sheffield St

Legal Description: Part Lots 6-7 Plan 88 Cambridge; Part Lot 10 Concession 2
Beasley's Lower Block of Township of Waterloo as in WS605159; S/T & T/W 1403444;
Cambridge; File No 18-24

Current Taxes, Interest, Penalty and Costs Outstanding: \$967,175.71



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Current Taxes, Interest, Penalty and Costs Outstanding: \$3,452,110.08



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