

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 TOWN OF COBALT

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 July 3, 2024, at the Cobalt Municipal Office, 18 Silver Street, Cobalt Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Cobalt Municipal Office, 18 Silver Street, Cobalt.

Description of Lands:

1. Roll No. 54 08 000 005 07400 0000; 1 PROSPECT AVE., COBALT; PIN's 61386-0153 (LT), 61386-0154 (LT), 61386-0155 (LT), 61386-0156 (LT) & 61386-0202 (LT); FIRSTLY: PCL 22959 SEC SST; PT LT 322 PL M47NB COLEMAN SRO COMMENCING AT THE NELY ANGLE OF SAID LT 322; THENCE SWLY ALONG THE ELY BOUNDARY THEREOF A DISTANCE OF 25 FT 9 1/2 INCHES TO A POINT; THENCE WLY AND PARALLEL TO THE NLY BOUNDARY OF THE SAID LT 322, 60 FT TO A POINT; THENCE NLY AND PARALLEL TO THE WLY BOUNDARY OF SAID LT 322 TO THE NLY BOUNDARY THEREOF; THENCE ELY AND ALONG THE SAID NLY BOUNDARY TO THE POINT OR PLACE OF BEGINNING; T/W A ROW IN COMMON WITH OTHERS FOR PURPOSES OF EGRESS AND INGRESS OVER, ALONG AND UPON THE NLY 15 FT OF THE SAID LT 322 FROM THE WLY BOUNDARY THEREOF ELY TO THE LANDS HEREINABOVE DESCRIBED; SECONDLY: PCL 10930 SEC SST; N1/2 LT 322 PL M47NB COLEMAN SRO EXCEPTING THAT PT OF THE N1/2 OF SAID LT 322 DESCRIBED AS FOLLOWS: COMMENCING AT THE NELY ANGLE OF LT 322, THENCE SWLY ALONG THE ELY BOUNDARY THEREOF A DISTANCE OF 25 FT 9 1/2 INCHES TO A POINT; THENCE WLY AND PARALLEL TO THE NLY BOUNDARY OF THE SAID LT 322, 60 FT TO A POINT; THENCE NLY AND PARALLEL TO THE WLY BOUNDARY OF SAID LT 322 TO THE NLY BOUNDARY THEREOF; THENCE ELY AND ALONG THE SAID NLY BOUNDARY, TO THE POINT OR PLACE OF BEGINNING; T/W A ROW IN COMMON WITH OTHERS FOR PURPOSES OF EGRESS AND INGRESS OVER, ALONG AND UPON THE NLY 15 FT OF THE SAID LT 322 FROM THE WLY BOUNDARY THEREOF ELY TO THE LANDS HEREINABOVE DESCRIBED; THIRDLY: PCL 22958 SEC SST; PT LT 322 PL M47NB COLEMAN SRO AS IN LT43880; FOURTHLY: PCL 22957 SEC SST; SE PT LT 322 PL M47NB COLEMAN SRO AS IN LT43881; COBALT; FIFTHLY: PCL 15772 SEC SST; S1/2 LT 322 PL M47NB COLEMAN SRO EXCEPTING FIRSTLY THAT PT DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE ELY LIMIT OF LT 322, WHICH POINT IS 30 FT MEASURED NLY ALONG THE ELY LIMIT FROM THE SE ANGLE OF SAID LT 322; THENCE WLY AND PARALLEL TO THE SLY LIMIT OF SAID LT 322, A DISTANCE OF 36 FT MORE OR LESS TO A POINT, WHICH POINT IS 46 FT MEASURED ELY FROM THE WLY LIMIT OF SAID LT 322; THENCE NLY AND PARALLEL TO THE SAID WLY LIMIT OF SAID LT 322, TO A POINT IN THE SLY LIMIT OF THE N1/2 OF SAID LT 322; THENCE ELY ALONG THE SAID SLY LIMIT OF SAID N1/2 OF SAID LT 322, TO A POINT IN THE ELY LIMIT OF SAID LT 322; THENCE SLY ALONG THE SAID ELY LIMIT OF SAID LT 322 TO THE POB. EXCEPTING SECONDLY THAT PT DESCRIBED AS FOLLOWS: THE SE PT OF LT 322 PL M47NB, COMMENCING AT A POINT IN THE SE ANGLE OF THE SAID LT; THENCE NLY ALONG THE ELY LIMIT OF SAID LT 322, A DISTANCE OF 30 FT MORE OR LESS TO A POINT, SAID POINT BEING IN THE SE ANGLE OF THE LANDS HERETOFORE CONVEYED UNDER TRANSFER LT43880 TIMISKAMING; THENCE WLY AND PARALLEL WITH THE SLY LIMIT OF SAID LT 322 A DISTANCE OF 36 FT MORE OR LESS TO A POINT, WHICH SAID POINT IS DISTANT 46 FT MEASURED ELY FROM THE WLY LIMIT OF SAID LT 322; THENCE SLY AND PARALLEL TO THE WLY LIMIT OF SAID LT 322 A DISTANCE OF 27 FT 5 1/2 INCHES MORE OR LESS TO A POINT IN THE SLY LIMIT OF SAID LT 322; THENCE ELY ALONG SAID SLY LIMIT A DISTANCE OF 22 FT 6 INCHES MORE OR LESS TO THE POC; COBALT; DISTRICT OF TIMISKAMING; DISTRICT OF TIMISKAMING;

File No. 23-03

According to the last returned assessment roll, the assessed value of the land is \$400,000.00

Minimum tender amount: \$186,604.07

2. Roll No. 54 08 000 007 06800 0000; 50 PROSPECT AVE., COBALT; PIN's 61386-0285 (LT), 61386-0286 (LT) & 61386-0291 (LT); FIRSTLY: PCL 23170 SEC SST; PT LT 418 PL M47NB COLEMAN SRO AS IN NLT20126 S/T THE EXCEPTIONS AND RESERVATIONS CONTAINED IN THE GRANT OF THE SAID LAND BY THE TEMISKAMING AND NORTHERN ONTARIO RAILWAY COMMISSION NAMELY THE RESERVATIONS UNTO THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS OF ALL MINES, VEINS, SEAMS AND BEDS OF COAL, IRON, COBALT, SILVER AND OTHER MINERALS WHATSOEVER ALREADY FOUND ON OR WHICH MAY HEREAFTER BE FOUND ON OR UNDER THE SAID LANDS WITH FULL LIBERTY OF INGRESS, EGRESS AND REGRESS AT ALL TIMES FOR THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS AND THEIR SERVANTS, AGENTS OR WORKMEN IN AND UPON THE SAID LANDS EITHER WITH OR WITHOUT HORSES AND OTHER CATTLE, CARTS, AND WAGONS AND OTHER VEHICLES FOR THE PURPOSE OF SEARCHING FOR, WORKING, GETTING AND CARRYING AWAY THE SAID MINES AND MINERALS AND WITH FULL LIBERTY ALSO FOR THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS TO SINK, DRIVE, MAKE AND USE PITS, SHAFTS, DRIFTS, ADITS, AIR COURSES AND WATER COURSES, AND TO ERECT AND SET UP FIRE AND OTHER ENGINES MACHINERY AND WORKS AND TO LAY DOWN

RAILROADS, AND OTHER ROADS IN ON UNDER AND OVER THE SAID LANDS, OR ANY OF THEM, FOR THE PURPOSE OF MORE CONVENIENTLY WORKING AND CARRYING AWAY THE SAID MINES AND MINERALS AND ALSO TO APPROPRIATE AND USE ANY PART OF THE SURFACE OF THE SAID LANDS FOR THE DEPOSITING, PLACING AND HEAPING THEREON THE MINERALS, WASTE RUBBISH AND OTHER SUBSTANCES WHICH MAY BE OBTAINED FROM THE SAID MINES, AND GENERALLY TO DO ALL OTHER ACTS AND THINGS NECESSARY OR PROPER FOR WORKING AND OBTAINING THE SAID MINES AND MINERALS ACCORDING TO THE MOST APPROVED PRACTICE OF MINING IN THE DISTRICT; COBALT; DISTRICT OF TIMISKAMING; SECONDLY: PCL 23172 SEC SST; PT LT 418 PL M47NB COLEMAN SRO AS IN NLT16464 S/T THE EXCEPTIONS AND RESERVATIONS CONTAINED IN THE GRANT OF THE SAID LAND BY THE TEMISKAMING AND NORTHERN ONTARIO RAILWAY COMMISSION NAMELY THE RESERVATIONS UNTO THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS OF ALL MINES, VEINS, SEAMS AND BEDS OF COAL, IRON, COBALT, SILVER AND OTHER MINERALS WHATSOEVER ALREADY FOUND ON OR WHICH MAY HEREAFTER BE FOUND ON OR UNDER THE SAID LANDS WITH FULL LIBERTY OF INGRESS, EGRESS AND REGRESS AT ALL TIMES FOR THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS AND THEIR SERVANTS, AGENTS OR WORKMEN IN AND UPON THE SAID LANDS EITHER WITH OR WITHOUT HORSES AND OTHER CATTLE, CARTS, AND WAGGONS AND OTHER VEHICLES FOR THE PURPOSE OF SEARCHING FOR, WORKING, GETTING AND CARRYING AWAY THE SAID MINES AND MINERALS AND WITH FULL LIBERTY ALSO FOR THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS TO SINK, DRIVE, MAKE AND USE PITS, SHAFTS, DRIFTS, ADITS, AIR COURSES AND WATER COURSES, AND TO ERECT AND SET UP FIRE AND OTHER ENGINES MACHINERY AND WORKS AND TO LAY DOWN RAILROADS, AND OTHER ROADS IN ON UNDER AND OVER THE SAID LANDS, OR ANY OF THEM, FOR THE PURPOSE OF MORE CONVENIENTLY WORKING AND CARRYING AWAY THE SAID MINES AND MINERALS AND ALSO TO APPROPRIATE AND USE ANY PART OF THE SURFACE OF THE SAID LANDS FOR THE DEPOSITING, PLACING AND HEAPING THEREON THE MINERALS, WASTE RUBBISH AND OTHER SUBSTANCES WHICH MAY BE OBTAINED FROM THE SAID MINES, AND GENERALLY TO DO ALL OTHER ACTS AND THINGS NECESSARY OR PROPER FOR WORKING AND OBTAINING THE SAID MINES AND MINERALS ACCORDING TO THE MOST APPROVED PRACTICE OF MINING IN THE DISTRICT; COBALT; DISTRICT OF TIMISKAMING; THIRDLY: PCL 23171 SEC SST; W1/2 OF N1/2 LT 417 PL M47NB COLEMAN SRO S/T THE EXCEPTIONS AND RESERVATIONS CONTAINED IN THE GRANT OF THE SAID LAND BY THE TEMISKAMING AND NORTHERN ONTARIO RAILWAY COMMISSION NAMELY THE RESERVATIONS UNTO THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS OF ALL MINES, VEINS, SEAMS AND BEDS OF COAL, IRON, COBALT, SILVER AND OTHER MINERALS WHATSOEVER ALREADY FOUND ON OR WHICH MAY HEREAFTER BE FOUND ON OR UNDER THE SAID LANDS WITH FULL LIBERTY OF INGRESS, EGRESS AND REGRESS AT ALL TIMES FOR THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS AND THEIR SERVANTS, AGENTS OR WORKMEN IN AND UPON THE SAID LANDS EITHER WITH OR WITHOUT HORSES AND OTHER CATTLE, CARTS, AND WAGONS AND OTHER VEHICLES FOR THE PURPOSE OF SEARCHING FOR, WORKING, GETTING AND CARRYING AWAY THE SAID MINES AND MINERALS AND WITH FULL LIBERTY ALSO FOR THE SAID COMMISSION THEIR SUCCESSORS AND ASSIGNS TO SINK, DRIVE, MAKE AND USE PITS, SHAFTS, DRIFTS, ADITS, AIR COURSES AND WATER COURSES, AND TO ERECT AND SET UP FIRE AND OTHER ENGINES MACHINERY AND WORKS AND TO LAY DOWN RAILROADS, AND OTHER ROADS IN ON UNDER AND OVER THE SAID LANDS, OR ANY OF THEM, FOR THE PURPOSE OF MORE CONVENIENTLY WORKING AND CARRYING AWAY THE SAID MINES AND MINERALS AND ALSO TO APPROPRIATE AND USE ANY PART OF THE SURFACE OF THE SAID LANDS FOR THE DEPOSITING, PLACING AND HEAPING THEREON THE MINERALS, WASTE RUBBISH AND OTHER SUBSTANCES WHICH MAY BE OBTAINED FROM THE SAID MINES, AND GENERALLY TO DO ALL OTHER ACTS AND THINGS NECESSARY OR PROPER FOR WORKING AND OBTAINING THE SAID MINES AND MINERALS ACCORDING TO THE MOST APPROVED PRACTICE OF MINING IN THE DISTRICT; COBALT; DISTRICT OF TIMISKAMING; File No. 23-04

According to the last returned assessment roll, the assessed value of the land is \$ 82,000.00

Minimum tender amount: \$54,172.62

3. Roll No. 54 08 000 007 04500 0000; 77 HELEN ST., COBALT; PIN 61386-0272 (LT); PCL 11950 SEC SST; PT LT 403 PL M47NB COLEMAN PT 102 TER394 S/T LT107972; COBALT; DISTRICT OF TIMISKAMING; File No. 23-05

According to the last returned assessment roll, the assessed value of the land is \$34,000.00

Minimum tender amount: \$9,898.26

4. Roll No. 54 08 000 008 05600 0000; 32 BAKER ST., COBALT; PIN 61386-0567 (LT); PCL 3158 SEC NND; LT 444 PL M47NB COLEMAN S/T NLT7581; COBALT; DISTRICT OF TIMISKAMING; File No. 23-07

According to the last returned assessment roll, the assessed value of the land is \$3,900.00

Minimum tender amount: \$26,132.40

5. Roll No. 54 08 000 003 02700 0000; 10 EARLE ST., COBALT; PIN 61387-0301 (LT); PCL 22466 SEC SST; LT 103 PL M101TIM COLEMAN SRO RESERVING TO THE NIPISSING MINING COMPANY LIMITED, ITS SUCCESSORS AND ASSIGNS, ALL ORES, MINES AND MINERALS, ON AND UNDER THE SAID LANDS AND A FULL AND COMPLETE RIGHT OF ACCESS AT ALL TIMES AND FROM TIME TO TIME FOR THE PURPOSE OF THE WINNING OF SUCH ORES, MINES AND MINERALS; COBALT; DISTRICT OF TIMISKAMING; File No. 23-10

According to the last returned assessment roll, the assessed value of the land is \$2,700.00

Minimum tender amount: \$5,524.42

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 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 contact:

Cassandra Beaudoin
Administration Clerk
The Corporation of the Town of Cobalt
18 Silver Street
P.O. Box 70
Cobalt ON P0J 1C0
705-679-8877
cbeaudoin@cobalt.ca
www.cobalt.ca