

THE CORPORATION OF THE TOWN OF COLLINGWOOD

Tax Sale by Public Auction
Information Packet

Included in Packet:

1. Excerpt from the Ontario Regulation 181/03 – *The Municipal Act, 2001* (Sets out rules for a Public Auction)
2. Form 8 – Ad for Advertisement
3. Area Map showing the property for sale

For further information, please contact:

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Or visit
www.collingwood.ca

Municipal Act, 2001

**ONTARIO REGULATION 181/03
MUNICIPAL TAX SALES RULES**

**PART III
SALE BY PUBLIC AUCTION**

Advertisement

13. (1) If the treasurer conducts a sale by public auction, the advertisement required by clause 379 (2) (b) of the Act shall be in Form 8 and the treasurer shall allow at least seven days after the publication of the last advertisement in *The Ontario Gazette* or newspaper or, where there is no newspaper, the posting of the notice, before holding the auction. O. Reg. 181/03, s. 13 (1).

(2) The auction shall be held at such place in the upper-tier municipality or single-tier municipality or, in the case of unorganized territory, in the territorial district in which the land is located as the treasurer may name in the advertisement. O. Reg. 181/03, s. 13 (2).

(3) An advertisement may relate to the sale of any number of parcels of land. O. Reg. 181/03, s. 13 (3).

Auctioneer

14. (1) The treasurer or such other person as the treasurer may name shall act as auctioneer. O. Reg. 181/03, s. 14 (1).

(2) The auctioneer shall open the auction by declaring the tax sale officially open and by reading out sections 15, 16, 17 and 18. O. Reg. 181/03, s. 14 (2).

Duties of auctioneer

15. For each parcel of land to be sold during the auction, the auctioneer shall,

- (a) in opening or reopening the bidding on the parcel, state the minimum bid as set out in the advertisement;
- (b) acknowledge each bidder, repeat each bid made and call for higher bids; and
- (c) if no higher bid is made, repeat the last bid three times and if there is still no higher bid, acknowledge the highest bidder. O. Reg. 181/03, s. 15.

Highest bidder is purchaser

16. The highest bidder shall be declared to be the successful purchaser if the bidder immediately pays the amount bid, the applicable land transfer tax and the accumulated taxes, in cash, to the auctioneer. O. Reg. 181/03, s. 16.

Failure to pay

17. If the highest bidder fails to make the payment as set out in section 16 and the bidding has not been previously reopened under this Regulation, the auctioneer shall immediately reopen the bidding. O. Reg. 181/03, s. 17.

No bids

18. If no bid is made for a parcel of land after the opening of the bidding or if, after the reopening of the bidding under section 17, no bid is made or there is no successful purchaser, the auctioneer shall declare that there is no successful purchaser. O. Reg. 181/03, s. 18.

Receipt

19. The auctioneer shall issue a receipt to the successful purchaser for the amounts received under section 16 and the receipt shall include a legal description of the parcel of land and the name of the purchaser and the name in which the tax deed will be registered. O. Reg. 181/03, s. 19.

Auction closed

20. The auctioneer shall declare the auction closed upon completion of the bidding on all the parcels of land offered for sale in the auction. O. Reg. 181/03, s. 20.

List

21. The auctioneer shall prepare and keep a list showing each parcel of land offered for sale in the auction and the name and address of the successful purchaser or, where there is no successful purchaser, that there is no successful purchaser. O. Reg. 181/03, s. 21.

Method of payment

25. ... any payment required by this Regulation to be made in cash may be made by way of cash or money order or by way of bank draft or cheque certified by a bank or trust corporation. O. Reg. 181/03, s. 25.

NOTE: Canada Revenue maintains that a tax sale property is deemed to be a taxable supply under section 183(1) of the Excise Tax Act (ETA) unless it is an "exempt supply" as set out in Schedule V of the ETA

SALE OF LAND BY PUBLIC AUCTION

THE CORPORATION OF THE TOWN OF COLLINGWOOD

Take Notice that the land described below will be offered for sale by public auction at **2:00 p.m. on the 8th of September 2010**, at the Municipal Office Council Chambers, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5.

Description of Lands:

Roll No. 43 31 040 001 09700 0000; 160 First St. Collingwood; PIN 58286-0006(LT) Part Lot 11 W/S Beech St Plan 73 Collingwood being Part 1, 51R21737; S/T executions 00-02277, 00-02415, 01-00620, if enforceable; Collingwood. File 09-02

Minimum Bid Amount: \$45,589.28

All amounts payable by the successful purchaser shall be payable in full at the time of the sale by cash or money order or by a bank draft or cheque certified by a bank or trust corporation.

Except as follows, the municipality makes no representation regarding the title to, crown interests or any other matters relating to the lands 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. The successful purchaser will be required to pay the amount bid plus accumulated taxes and relevant land transfer tax.

The municipality has no obligation to provide vacant possession to the successful purchaser.

Note: HST may be payable by successful purchaser.

For further information regarding this sale and a copy of the Bid Package, contact:

MS. SHELLY BURMISTER
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The Corporation of the Town of Collingwood
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Collingwood, Ontario L9Y 3Z5
705-445-1030 ext. 3222
Or visit www.collingwood.ca and download
the Bid Package.

FIRST STREET

BEECH STREET

150

14

29

160

162

10

16

20

170

172

433104000109700
C4 Zone

Maps are provided as a courtesy only and the municipality makes no warranties as to the accuracy of this information.