

MEMORANDUM

TO: Jay Barbeau, CA)

AND TO:

FROM: Alisa Craddock CPA, CMA Director of Corporate Services/Treasurer

DATE: November 29, 2024

RE: Unsuccessful tax sales

In 2024, we conducted tax sales on twelve properties. Eight properties had unsuccessful tax sales. All of the properties have challenges surrounding them. The tax sale process is a collection step for the Municipality and frequently a necessary step to resolve challenging properties.

As with any unsuccessful tax sale, the Municipality has options on how to proceed with these properties.

1. Do nothing. Taxes will continue to be levied against the property.
2. Vest the property within two years. The taxes are written off, the property becomes a municipal asset, and no further taxes are levied on the property.
3. Take the property out to tax sale again within two years.

Property information sheets and aerial imagery are attached. The outstanding balances on the properties is provided below. Though Council does have time to make a decision to vest a property or not, I am recommending that the Municipality stop accruing interest and penalties on these properties, effective immediately.

File	Roll	Municipal	Education	Penalty & Interest	Other
22-001	4852 010 00200150	1,391.73	207.97	989.89	2,604.65
22-003	4852 010 00404610	994.25	111.17	831.64	2,523.24
22-029	4852 050 00028600	13,991.31	965.28	32,120.70	3,133.80
22-030	4852 050 00028610	3,845.56	550.86	5,695.35	2,217.96
22-031	4852 050 00028650	6,761.68	967.43	2,769.34	2,604.12
22-034	4852 070 00106900	3,367.65	572.99	1,873.62	2,889.57
22-037	4852 070 00236200	2,365.55	521.15	3,167.81	2,757.30
22-053	4852 070 00237700	33,782.13	13,158.91	28,546.54	2,243.41

Joie de vivre



www.westnipissingouest.ca

Basic Property Details

Municipality	MUNICIPALITY OF WEST NIPISSING	Minimum Tender Amount	\$5,585.02
Region	DISTRICT OF NIPISSING	Property Identification No.	49083-0292 LT
Municipal Address	NOT ASSIGNED STURGEON FALLS	Assessment Roll No.	48 52 010 002 00150 0000
Closing Date	SEPTEMBER 23, 2024	Municipal File No.	NGWN22-001

Legal Description
LT 12 RCP 20 SPRINGER; WEST NIPISSING ; DISTRICT OF NIPISSING

Advanced Property Details

Approximate Property Size	0.07ac
Municipal Assessment Value	\$11,200
Annual Property Taxes	\$152.00
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Nipissing St & Front St (Hwy 17)
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R2
Zoning Code Description (Please provide a short description)	Single detached and tow unit residential
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	Yes



296

297

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LILLIE ST

Municipal

Cemetery

Basic Property Details

Municipality	MUNICIPALITY OF WEST NIPISSING	Minimum Tender Amount	\$4,880.31
Region	DISTRICT OF NIPISSING	Property Identification No.	49079-0162 LT
Municipal Address	NOT ASSIGNED STURGEON FALLS	Assessment Roll No.	48 52 010 004 04610 0000
Closing Date	SEPTEMBER 23, 2024	Municipal File No.	NGWN22-003

Legal Description
PT LT 24-25 PL 12 SPRINGER AS IN NB110073 (FIRSTLY & SECONDLY); WEST NIPISSING ; DISTRICT OF NIPISSING

Advanced Property Details

Approximate Property Size	1809.28 sq.ft
Municipal Assessment Value	\$6,800
Annual Property Taxes	\$92.00
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Nipissing St & Front St (Hwy 17)
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R2
Zoning Code Description (Please provide a short description)	Single detached and two unit residential
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	Yes



Basic Property Details

Municipality	MUNICIPALITY OF WEST NIPISSING	Minimum Tender Amount	\$ 50,342.12
Region	DISTRICT OF NIPISSING	Property Identification No.	49076-0305 LT
Municipal Address	69 WATERFRONT DR CACHE BAY	Assessment Roll No.	48 52 050 000 28600 0000
Closing Date	SEPTEMBER 23, 2024	Municipal File No.	NGWN22-029

Legal Description
PT LT 221 PL 40 SPRINGER AS IN NB116202 EXCEPT PT 1 - 5, 36R7400; WEST NIPISSING ; DISTRICT OF NIPISSING

Advanced Property Details

Approximate Property Size	5.39ac
Municipal Assessment Value	\$38,000
Annual Property Taxes	\$515.00
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Levac Rd & Highway 17
Are there any Nearby Amenities?	No

Additional Information to include in Listing
<ul style="list-style-type: none"> • Frontage on unmaintained road allowance • Subject to maintenance assessment on Sayer Drain

Building & Planning Details

Municipal Zoning Code	RU
Zoning Code Description (Please provide a short description)	Rural
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes - via unmaintained road allowance
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	No



Basic Property Details

Municipality	MUNICIPALITY OF WEST NIPISSING	Minimum Tender Amount	\$ 12,392.31
Region	DISTRICT OF NIPISSING	Property Identification No.	49076-0806 LT
Municipal Address	69 WATERFRONT DR CACHE BAY	Assessment Roll No.	48 52 050 000 28610 0000
Closing Date	SEPTEMBER 23, 2024	Municipal File No.	NGWN22-030

Legal Description
PT LOT 221 PL 40 SPRINGER AS IN NB150875 (2NDLY); WEST NIPISSING; DISTRICT OF NIPISSING

Advanced Property Details

Approximate Property Size	0.20 acres
Municipal Assessment Value	\$24,000
Annual Property Taxes	\$325.00
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Levac Rd & Highway 17
Are there any Nearby Amenities?	No

Additional Information to include in Listing
<ul style="list-style-type: none"> • Frontage on unmaintained road allowance

Building & Planning Details

Municipal Zoning Code	R2
Zoning Code Description (Please provide a short description)	Single detached or two unit residential
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes - via unmaintained road allowance
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	No

Basic Property Details

Municipality	MUNICIPALITY OF WEST NIPISSING	Minimum Tender Amount	\$ 13,233.63
Region	DISTRICT OF NIPISSING	Property Identification No.	49076-0306 LT
Municipal Address	69 WATERFRONT DR STURGEON FALLS	Assessment Roll No.	48 52 050 000 28650 0000
Closing Date	SEPTEMBER 23, 2024	Municipal File No.	NGWN22-031

Legal Description
LT 221 PL 40 SPRINGER EXCEPT PT 1-5, 36R7400, NB161973, NB162890, NB150875, NB116202 EXCEPT PT 1 - 5, 36R7400, NB84776, NB87532 & NB96929; WEST NIPISSING ; DISTRICT OF NIPISSING

Advanced Property Details

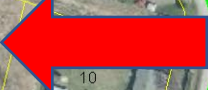
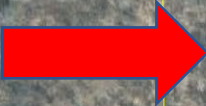
Approximate Property Size	1.45ac
Municipal Assessment Value	\$41,000
Annual Property Taxes	\$555.00
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Barn
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Levac Rd & Highway 17
Are there any Nearby Amenities?	No

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R2
Zoning Code Description (Please provide a short description)	Single detached and two unit residential
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	Yes





MWN

RITCHIE RD

WATERFRONT

MILL ST

1116

74

69

40

34

32

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24

22

20

18

16

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12

10

8

6

2

88

67

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Basic Property Details

Municipality	MUNICIPALITY OF WEST NIPISSING	Minimum Tender Amount	\$9,088.03
Region	DISTRICT OF NIPISSING	Property Identification No.	49073-0050 LT
Municipal Address	NOT ASSIGNED CRYSTAL FALLS	Assessment Roll No.	48 52 070 001 06900 0000
Closing Date	SEPTEMBER 23, 2024	Municipal File No.	NGWN22-034

Legal Description
PCL 17048 SEC NIP; PT CENTRE 1/3 LT 3 CON 2 FIELD AS IN LT60532; WEST NIPISSING ; DISTRICT OF NIPISSING

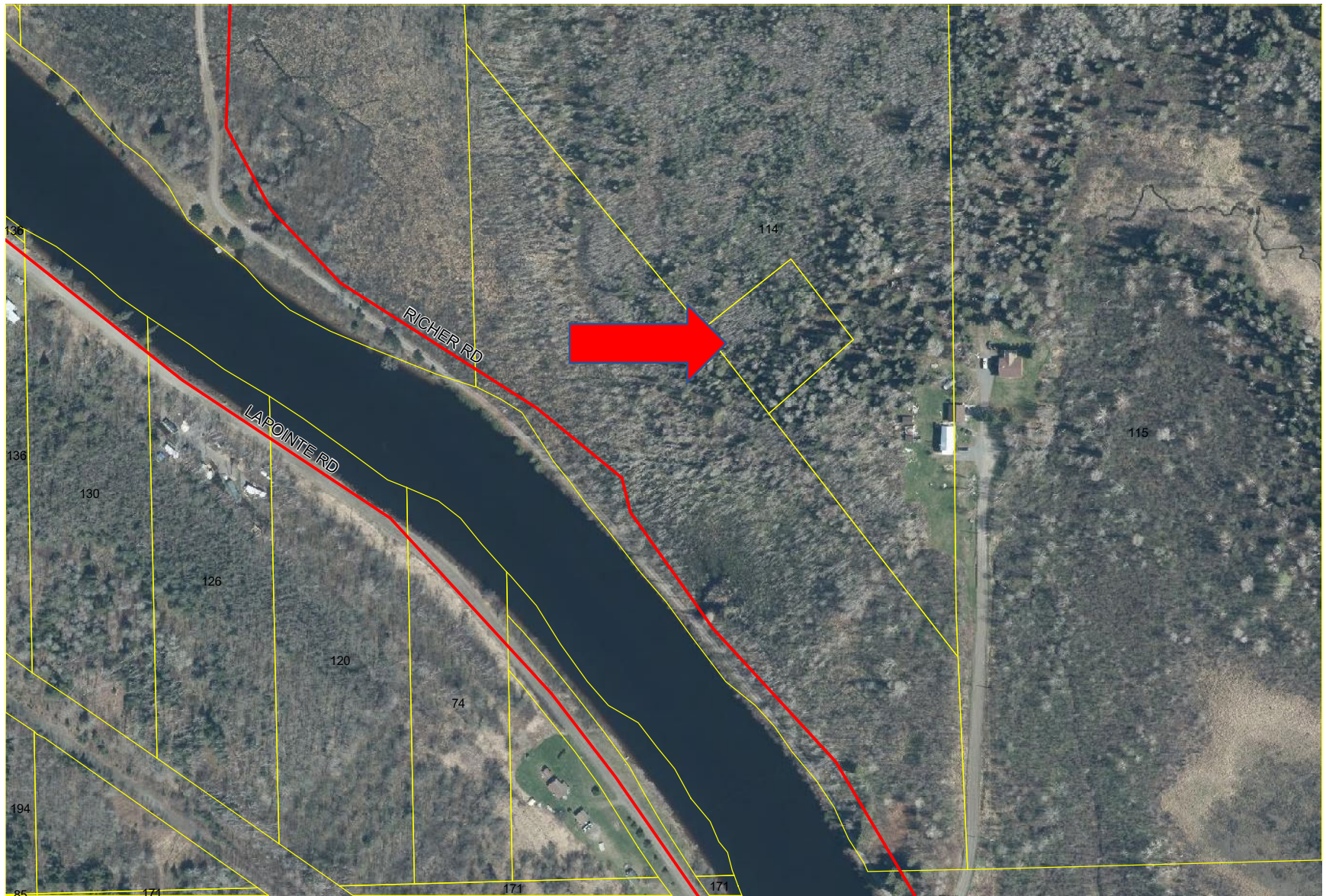
Advanced Property Details

Approximate Property Size	0.41ac
Municipal Assessment Value	\$26,000
Annual Property Taxes	\$352.00
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Highway 64N & Crystal Falls Rd
Are there any Nearby Amenities?	No

Additional Information to include in Listing
<ul style="list-style-type: none"> • Abutts Ontario Power Generation

Building & Planning Details

Municipal Zoning Code	RR
Zoning Code Description (Please provide a short description)	Rural Residential
Can the Property be Re-Zoned?	No
Is a Building Permit Available?	No
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	Yes



Basic Property Details

Municipality	MUNICIPALITY OF WEST NIPISSING	Minimum Tender Amount	\$9,190.52
Region	DISTRICT OF NIPISSING	Property Identification No.	49072-0045 LT
Municipal Address	NOT ASSIGNED FIELD	Assessment Roll No.	48 52 070 002 36200 0000
Closing Date	SEPTEMBER 23, 2024	Municipal File No.	NGWN22-037

Legal Description
PCL 2-1 SEC 36M196; LT 2 PL M196 FIELD; WEST NIPISSING ; DISTRICT OF NIPISSING

Advanced Property Details

Approximate Property Size	0.21ac
Municipal Assessment Value	\$23,500
Annual Property Taxes	\$318.00
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Desjardins St & Larocque St
Are there any Nearby Amenities?	Yes

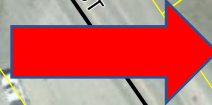
Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	RR & HZ
Zoning Code Description (Please provide a short description)	Rural Residential and Hazard Zone
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	No



Municipal property



Municipal property

DESJARDINS ST

LAROCQUE ST

MORIN ST

107

104

102

108

106

100

100

Basic Property Details

Municipality	MUNICIPALITY OF WEST NIPISSING	Minimum Tender Amount	\$ 77,686.66
Region	DISTRICT OF NIPISSING	Property Identification No.	49072-0286 LT
Municipal Address	NOT ASSIGNED FIELD	Assessment Roll No.	48 52 070 002 37700 0000
Closing Date	SEPTEMBER 23, 2024	Municipal File No.	NGWN22-053

Legal Description
PCL 21391 SEC NIP; PT BROKEN LT 14 CON 5 FIELD PT 2 NR1378 EXCEPT PT 1 & 2 36R2954; S/T EASEMENT OVER PTS 1 & 2 36R12209 AS IN BS29158; WEST NIPISSING; DISTRICT OF NIPISSING

Advanced Property Details

Approximate Property Size	10,413.30 sq.ft
Municipal Assessment Value	\$75,000
Annual Property Taxes	\$2,430.00
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Service Station
Is this a Waterfront or Riverfront Property?	Yes
If Yes, what Body of Water?	Sturgeon River
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Highway 64 & Morin St
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	C2 & HZ
Zoning Code Description (Please provide a short description)	Highway Commercial & Hazard Zone
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	No

