

## **410 EVERTON AVENUE**

### **PROPERTY DETAILS:**

Roll Number: 02.103.51200.0000  
Legal Description: Lot 203, Registered Plan M45  
Area: 3,309.64 square metres (35,624.66 square feet)  
Pin Number: 62250-0082

### **EXISTING STATUS:**

Structures: None  
Taxes Outstanding: \$ 4,088.66  
Current Assessment: \$ 6,500.00  
Crown Lien: None  
Present Official  
Plan Designation: Natural Corridor  
Present Zoning: Rural Zone (RU1)  
Present Use: Vacant - Landlocked

### **RECOMMENDATIONS:**

Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low risk

### **COMMENTS:**

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



## **394 EVERTON AVENUE**

### **PROPERTY DETAILS:**

Roll Number: 02.103.51400.0000  
Legal Description: Lot 205, Registered Plan M45  
Area: 3,309.67 square metres (35,624.98 square feet)  
Pin Number: 62250-0080

### **EXISTING STATUS:**

Structures: None  
Taxes Outstanding: \$ 4,228.75  
Current Assessment: \$ 6,500.00  
Crown Lien: None  
Present Official  
Plan Designation: Natural Corridor  
Present Zoning: Rural Zone (RU1)  
Present Use: Vacant – Landlocked

### **RECOMMENDATIONS:**

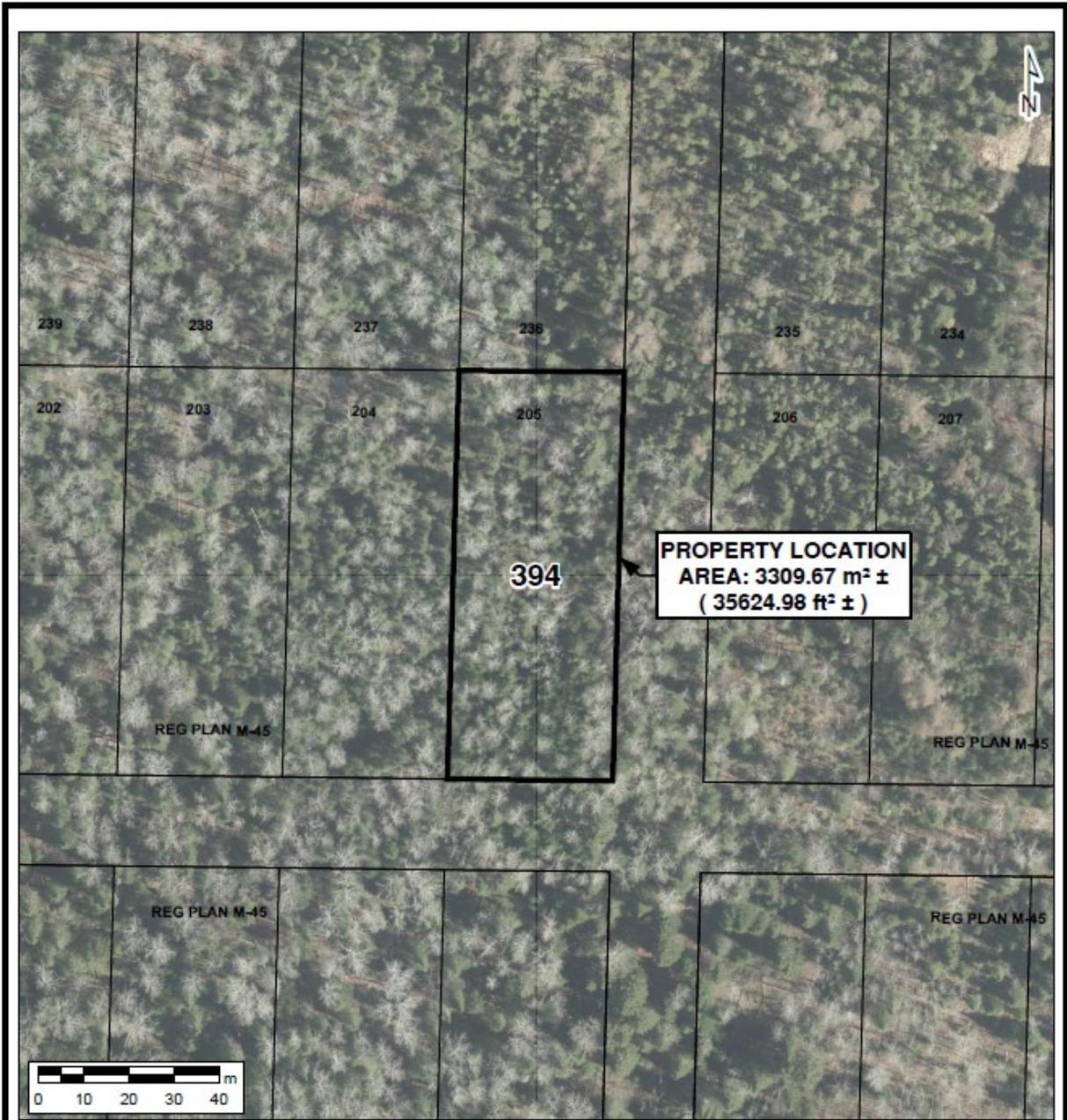
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low risk

### **COMMENTS:**

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 DEVELOPMENT & EMERGENCY SERVICES	<b>LOCATION PLAN - TAX SALE</b>					
	394 Everton Ave					
	LEGAL: PL M45 LT 205					
	Prepared By:	HE	Date:	03/06/2022	Scale:	As Noted
General Manager:	Karen Lewis	Author:	JT	File No:	21 102315	
LRO PIN:	622500080	Roll No:	5804020103514000000			

## **395 MORECOMBE AVENUE**

### **PROPERTY DETAILS:**

Roll Number: 02.103.54500.0000  
Legal Description: Lot 236, Registered Plan M45  
Area: 3,309.67 square metres (35,624.98 square feet)  
Pin Number: 62250-0077

### **EXISTING STATUS:**

Structures: None  
Taxes Outstanding: \$ 3,316.16  
Current Assessment: \$ 4,900.00  
Crown Lien: None  
Present Official  
Plan Designation: Natural Corridor  
Present Zoning: Rural Zone (RU1)  
Present Use: Vacant - Landlocked

### **RECOMMENDATIONS:**

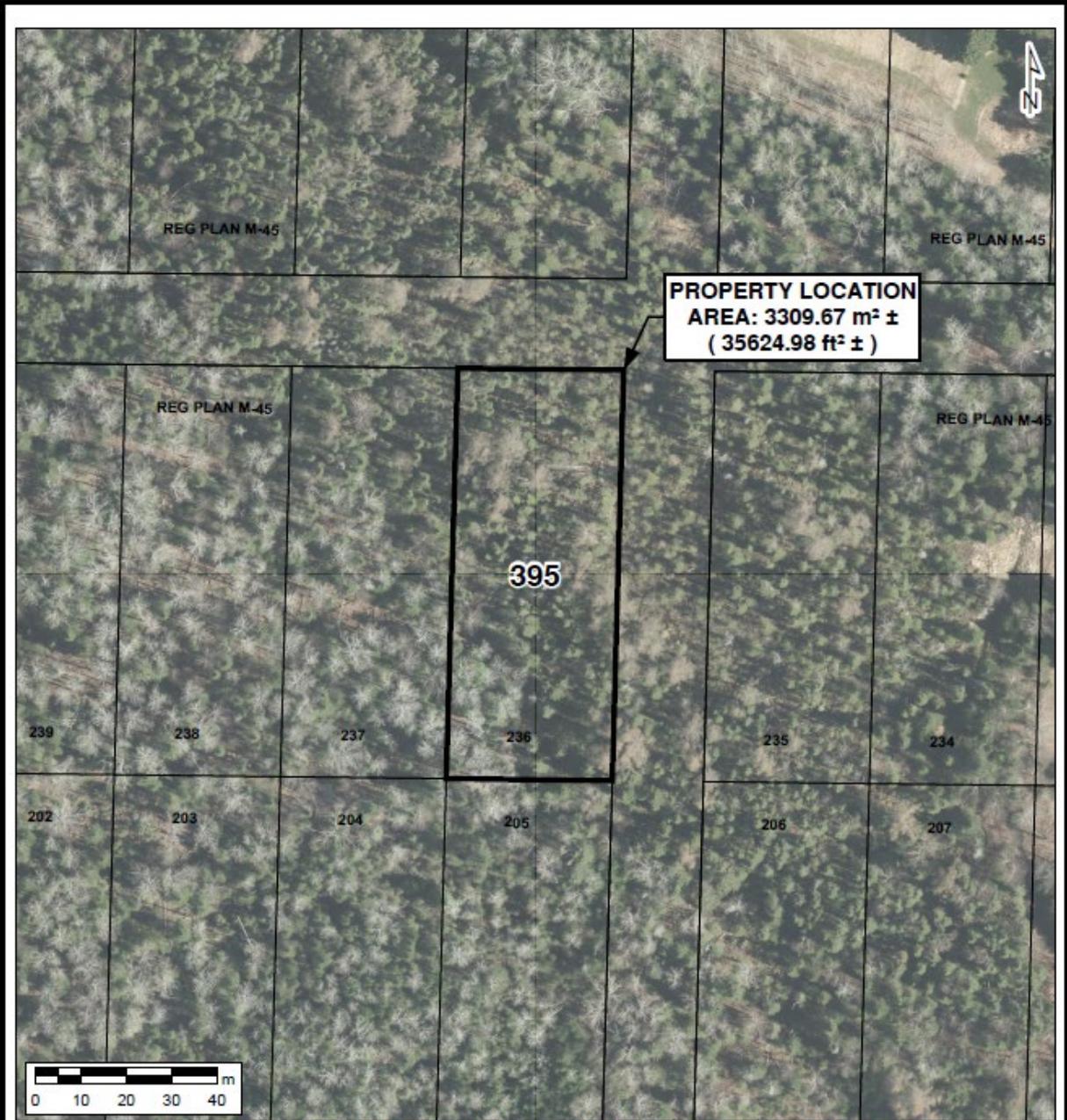
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low risk

### **COMMENTS:**

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 CITY OF <b>Thunder Bay</b> <i>Superior by Nature</i> DEVELOPMENT & EMERGENCY SERVICES	<b>LOCATION PLAN - TAX SALE</b>					
	395 Morecombe Ave					
	LEGAL: PLAN M45 LOT 236 PCL 16231					
	<b>Prepared By:</b>	HE	<b>Date:</b>	03/06/2022	<b>Scale:</b>	As Noted
<b>General Manager:</b>	Karen Lewis	<b>Author:</b>	JT	<b>File No.:</b>	21 102315	
<b>LRO PIN:</b>	622500077	<b>Roll No.:</b>	5804020103545000000			

## **417 LANCASTER AVENUE**

### **PROPERTY DETAILS:**

Roll Number: 02.103.58100.0000  
Legal Description: Lot 279, Registered Plan M45  
Area: 3,309.71 square metres (35,625.38 square feet)  
Pin Number: 62250-0064

### **EXISTING STATUS:**

Structures: None  
Taxes Outstanding: \$ 3,341.08  
Current Assessment: \$ 4,900.00  
Crown Lien: None  
Present Official  
Plan Designation: Natural Corridor/ Provincially Significant Wetland  
Present Zoning: Rural Zone (RU1) Environmental Protection Zone (EP)  
Present Use: Vacant - Landlocked

### **RECOMMENDATIONS:**

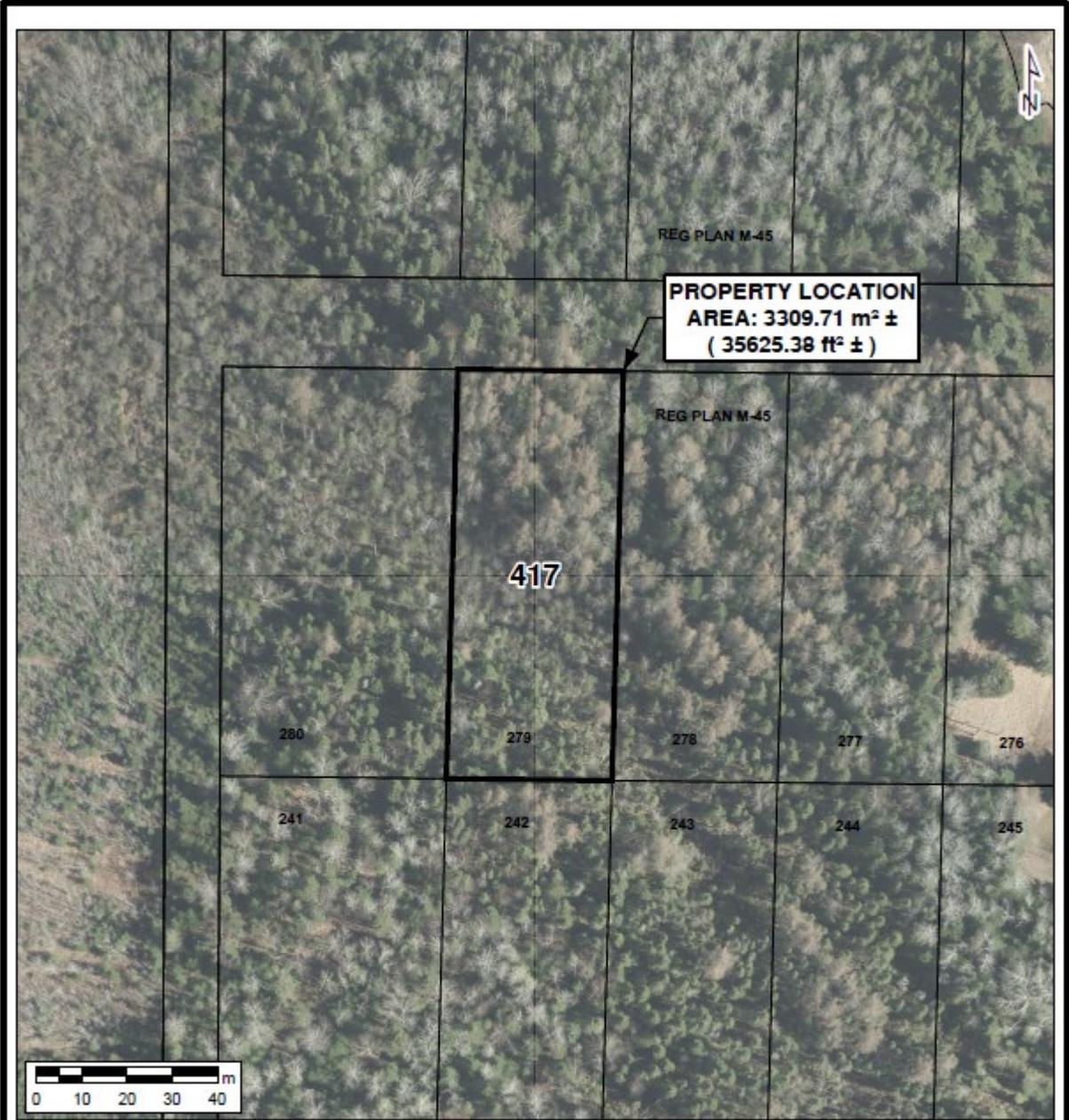
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low risk

### **COMMENTS:**

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

	<b>LOCATION PLAN - TAX SALE</b>				
	417 Lancaster Ave				
	LEGAL: PL M45 LT 279 PCL 14996 TBF				
	<b>Prepared By:</b>	HE	<b>Date:</b>	06/06/2022	<b>Scale:</b>
<b>General Manager:</b>	Karen Lewis	<b>Author:</b>	JT	<b>File No:</b>	21 102315
<b>LRO PIN:</b>	622500064	<b>Roll No:</b>	5804020103581000000		

FILE: 1022\_AERIAL\_PHOTOGRAPHY\_DIGITAL\_MAPPING\_RELATED\_DATA\TIMELY\_SERVICES\MAPS\TAS\_SALE\TAS\LEGISLATION\PLM45\REG\_PCL\_14996\_TBF\_102215\_LANCASTER\_417.PDF\_102215\_LANCASTER\_417.JPG

## **425 LANCASTER AVENUE**

### **PROPERTY DETAILS:**

Roll Number: 02.103.58200.0000  
Legal Description: Lot 280, Registered Plan M45  
Area: 4,617.52 square metres (49,702.53 square feet)  
Pin Number: 62250-0063

### **EXISTING STATUS:**

Structures: None  
Taxes Outstanding: \$ 3,169.55  
Current Assessment: \$ 5,000.00  
Crown Lien: None  
Present Official  
Plan Designation: Provincially Significant Wetland  
Present Zoning: Rural Zone (RU1) and Environmental Protection (EP)  
Present Use: Vacant - Landlocked

### **RECOMMENDATIONS:**

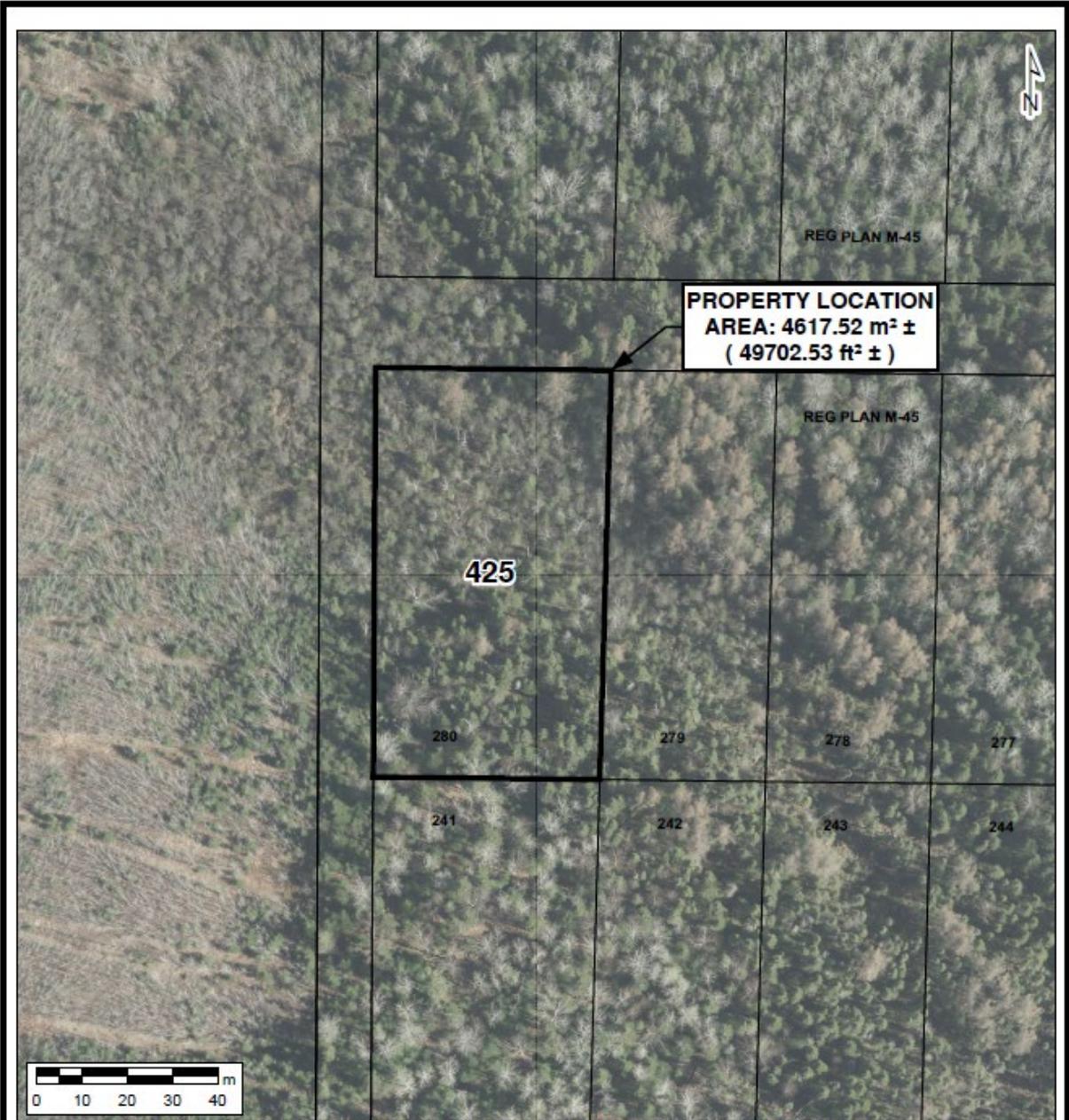
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low risk

### **COMMENTS:**

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 DEVELOPMENT & EMERGENCY SERVICES	<b>LOCATION PLAN - TAX SALE</b> 425 Lancaster Ave LEGAL: PL M45 LT 280 PCL 16232					
	Prepared By:	HE	Date:	06/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No:	21 102315
	LRO PIN:	622500063	Roll No:	5804020103582000000		

## 2008 PENNINGTON AVENUE

### PROPERTY DETAILS:

Roll Number: 03.108.22600.0000  
Legal Description: Lots 3 & 4, Block 10, Registered Plan 185  
Area: 580.78 square metres (6,251.50 square feet)  
Pin Number: 62020-0091

### EXISTING STATUS:

Structures: None  
Taxes Outstanding: \$ 5,535.00  
Current Assessment: \$ 8,200.00  
Crown Lien: None  
Present Official  
Plan Designation: Heavy Industrial  
Present Zoning: Heavy Industrial Zone (IN3)  
Present Use: Vacant - Landlocked

### RECOMMENDATIONS:

Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### ENVIRONMENTAL ISSUES:

No known issues  
Low risk

### COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 <p><b>CITY OF Thunder Bay</b> <i>Superior by Nature</i> DEVELOPMENT &amp; EMERGENCY SERVICES</p>	<h2 style="margin: 0;">LOCATION PLAN - TAX SALE</h2> <h3 style="margin: 0;">2008 Pennington Ave</h3> <p style="margin: 0;">LEGAL: PL 185 BLK 10 LT 3 - 4</p>					
	Prepared By:	HE	Date:	27/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No:	21 102315
	LRO PIN:	620200091	Roll No:	5804030108226000000		

## 4330 CHILTON AVENUE

### PROPERTY DETAILS:

Roll Number: 03.109.15800.0000  
Legal Description: Lots 1 & 2, Block 2, Registered Plan 215  
Area: 533.49 square metres (5,742 square feet)  
Pin Number: 62268-0029

### EXISTING STATUS:

Structures: None  
Taxes Outstanding: \$ 3,045.78  
Current Assessment: \$ 500.00  
Crown Lien: None  
Present Official  
Plan Designation: Provincially Significant Wetland  
Present Zoning: Environmental Protection (EP)  
Present Use: Vacant - Landlocked

### RECOMMENDATIONS:

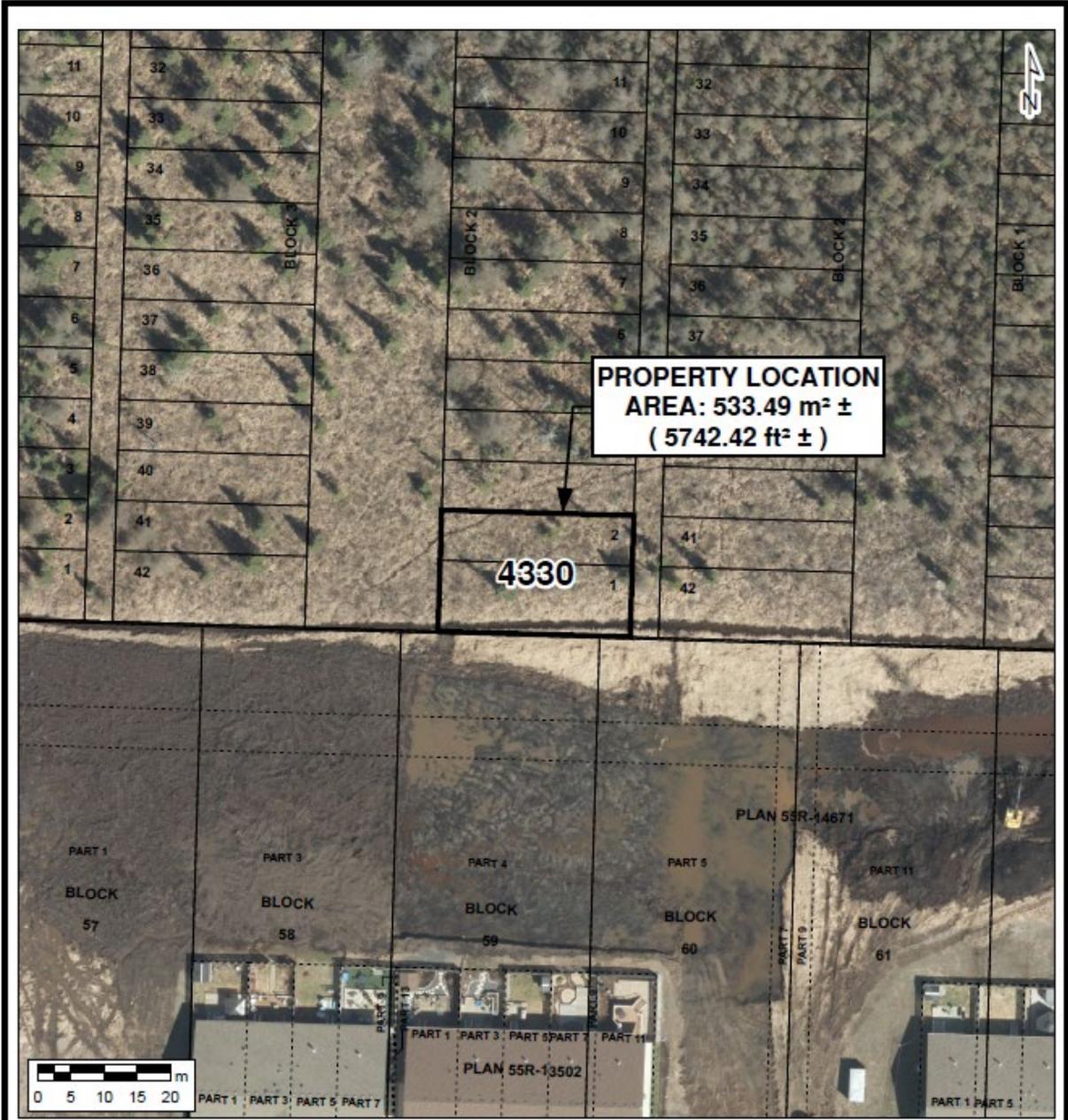
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### ENVIRONMENTAL ISSUES:

No known issues  
Low risk

### COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 <p><b>CITY OF Thunder Bay</b> Superior by Nature DEVELOPMENT &amp; EMERGENCY SERVICES</p>	<h2 style="margin: 0;">LOCATION PLAN - TAX SALE</h2> <h3 style="margin: 0;">4330 Chilton Ave</h3> <p style="margin: 0;">LEGAL: PLAN 215 BLK 2 LOT 1 &amp; 2</p>					
	Prepared By:	HE	Date:	06/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No:	21 102315
	LRO PIN:	622680029	Roll No:	580403010915800000		

FILE: \\022\_AERIAL\_PHOTOGRAPHY\_DIGITAL\_MAPPING\_RELATED\_DATA\GIS\REALTY\_SERVICES\MAPS\TAX\_SALE\03\06\2022\06\06\2022\06\06\2022\_102315\_CHILTON\_4330\01\_102315\_CHILTON\_4330\_06\06\2022

## 4412 WILLARD AVENUE

### PROPERTY DETAILS:

Roll Number: 03.109.17513.0000  
Legal Description: Lots 13 to 14, Block 10, Registered Plan W215  
Area: 442.62 square metres (4,764.28 square feet)  
Pin Number: 62268-0119

### EXISTING STATUS:

Structures: None  
Taxes Outstanding: \$3,032.96  
Current Assessment: \$500.00  
Crown Lien: None  
Present Official  
Plan Designation: Provincially Significant Wetland  
Present Zoning: Environmental Protection Zone (EP)  
Present Use: Vacant - Landlocked

### RECOMMENDATIONS:

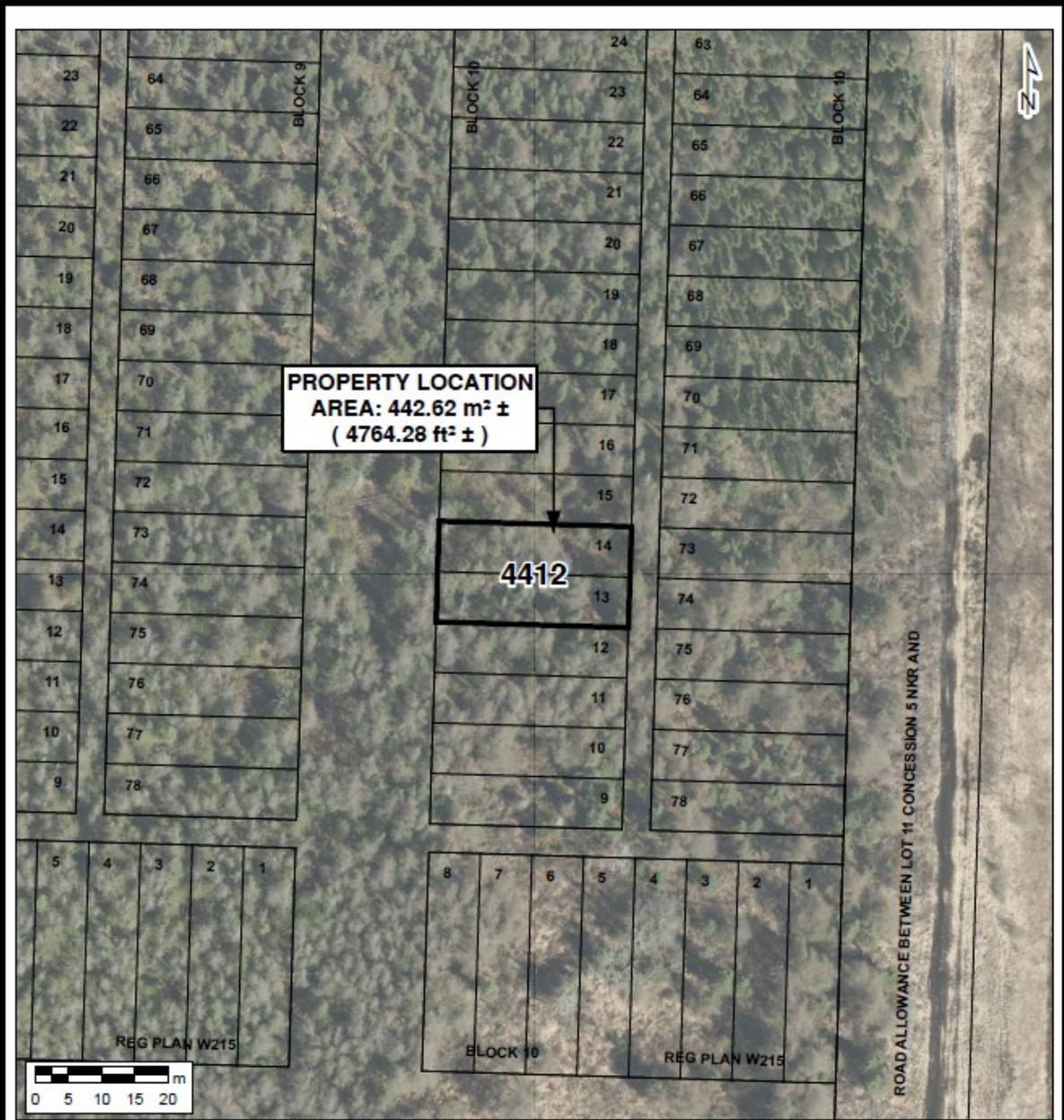
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### ENVIRONMENTAL ISSUES:

No known issues  
Low risk

### COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 <p><b>CITY OF Thunder Bay</b> Superior by Nature DEVELOPMENT &amp; EMERGENCY SERVICES</p>	<b>LOCATION PLAN - TAX SALE</b>				
	4412 Willard Ave				
	LEGAL: PL 215 BLK 10 LT 13-14				
	<b>Prepared By:</b>	HE	<b>Date:</b>	06/06/2022	<b>Scale:</b>
<b>General Manager:</b>	Karen Lewis	<b>Author:</b>	JT	<b>File No:</b>	21 102315
<b>LRO PIN:</b>	622680119	<b>Roll No:</b>	5804030109175130000		

FILE: I022\_AERIAL\_PHOTOGRAPHY\_DIGITAL\_MAPPING\_RELATED\_DATA\RTWP\ALTY\SERVICES\MAPS\TAX\_SALE\TAX\_SALE\_2021\BURNELL\BURNELL\_102215\_WILLARD\_4412\01\_102215\_WILLARD\_4412\_SLTX.APRX

## 4480 WILLARD AVENUE

### PROPERTY DETAILS:

Roll Number: 03.109.17540.0000  
Legal Description: Lots 40 to 43, Block 10, Registered Plan W215  
Area: 1,031.24 square metres (11,100.21 square feet)  
Pin Number: 62268-0126

### EXISTING STATUS:

Structures: None  
Taxes Outstanding: \$3,309.69  
Current Assessment: \$500.00  
Crown Lien: None  
Present Official  
Plan Designation: Provincially Significant Wetland  
Present Zoning: Environmental Protection Zone (EP)  
Present Use: Vacant - Landlocked

### RECOMMENDATIONS:

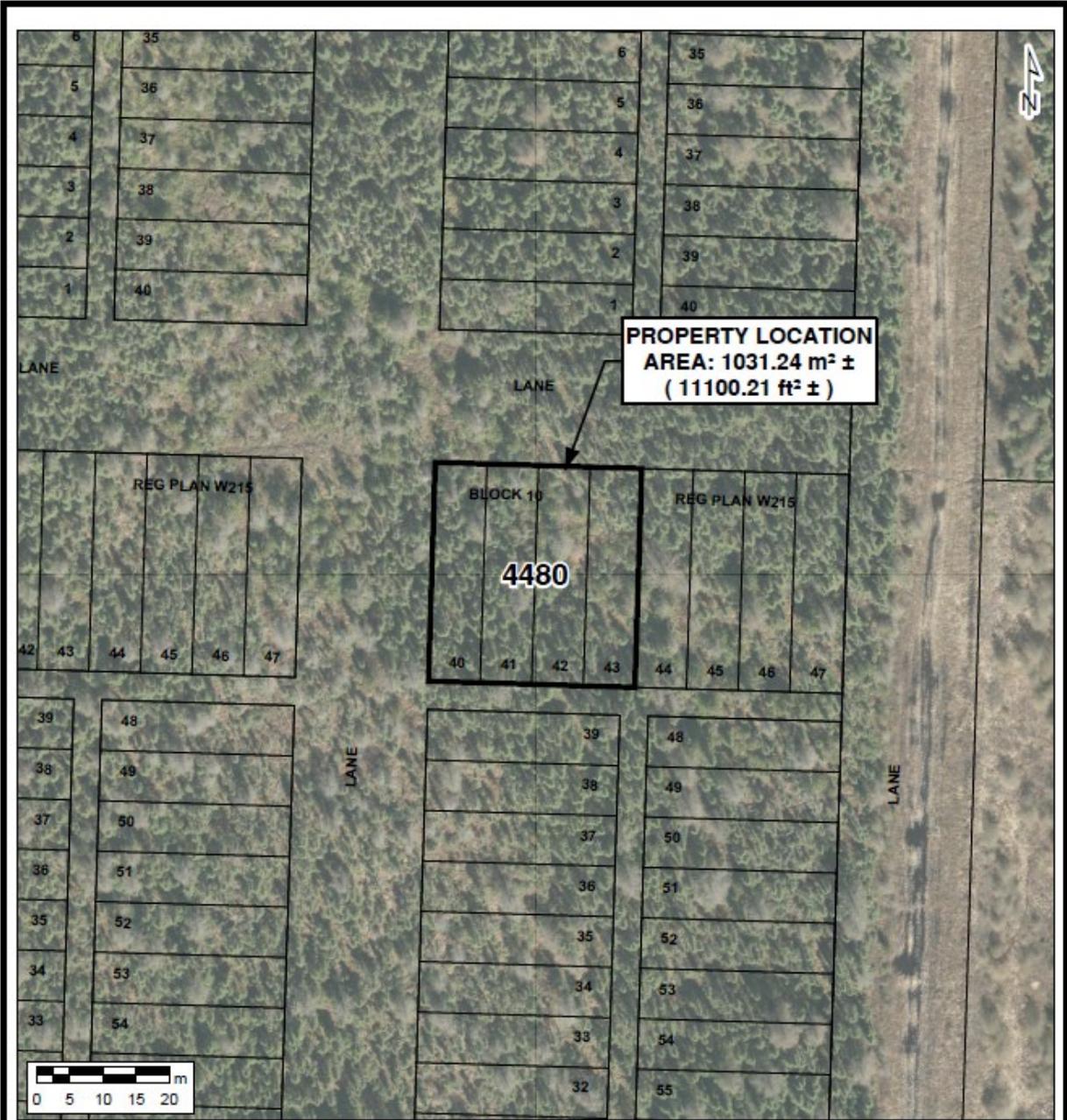
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### ENVIRONMENTAL ISSUES:

No known issues  
Low risk

### COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 SUPERIOR BY NOTARY DEVELOPMENT & EMERGENCY SERVICES	<b>LOCATION PLAN - TAX SALE</b>					
	4480 Willard Ave					
	LEGAL: PL 215 BLK 10 LT 40-43					
	<b>Prepared By:</b>	HE	<b>Date:</b>	06/06/2022	<b>Scale:</b>	As Noted
<b>General Manager:</b>	Karen Lewis	<b>Author:</b>	JT	<b>File No.:</b>	21 102315	
<b>LRO PIN:</b>	622680126	<b>Roll No.:</b>	5804030109175400000			

FILE: 1022\_AERIAL PHOTOGRAPHY DIGITAL MAPPING RELATED DATA\GIS\REALTY SERVICES\MAPS\TAX SALES\2021\BURNPLUSTAX\BLR21\_102115\_WILLARD\_448021\_102115\_WILLARD\_4480\_SLT\APR0

## 4411 NEEBING AVENUE

### PROPERTY DETAILS:

Roll Number: 03.109.17573.0000  
Legal Description: Lots 73 & 74, Block 10, Registered Plan 215  
Area: 444.69 square metres (4,786.56 square feet)  
Pin Number: 62268-0130

### EXISTING STATUS:

Structures: None  
Taxes Outstanding: \$3,072.73  
Current Assessment: \$ 500.00  
Crown Lien: None  
Present Official  
Plan Designation: Provincially Significant Wetland  
Present Zoning: Environmental Protection Zone (EP)  
Present Use: Vacant - Landlocked

### RECOMMENDATIONS:

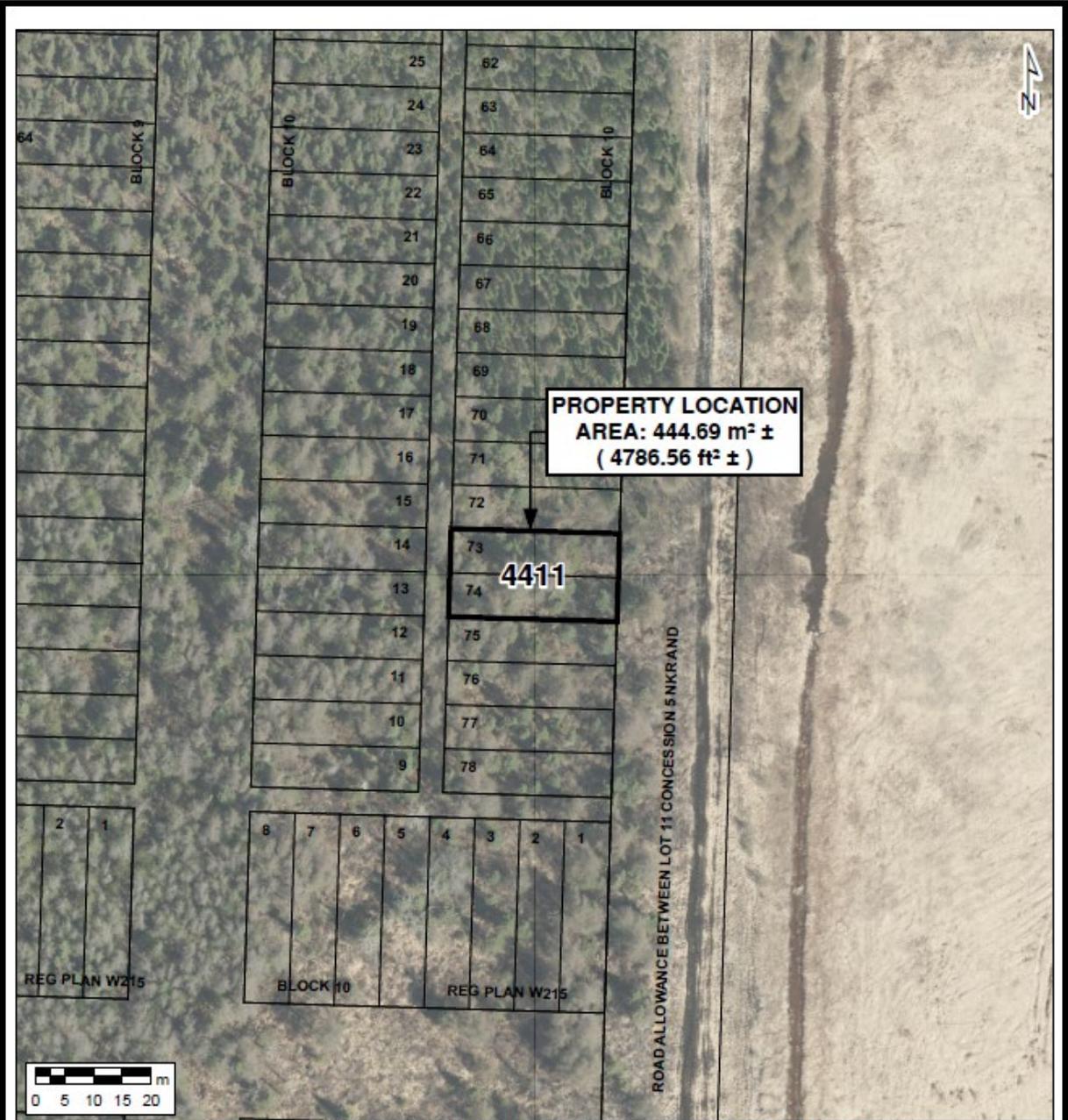
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### ENVIRONMENTAL ISSUES:

No known issues  
Low risk

### COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

	<b>LOCATION PLAN - TAX SALE</b>					
	4411 Neebing Ave					
	LEGAL: PLAN 215 BLK 10 LOT 73 TO 74					
	Prepared By:	HE	Date:	06/06/2022	Scale:	As Noted
General Manager:	Karen Lewis	Author:	JT	File No:	21 102315	
LRO PIN:	622680130	Roll No:	5804030109175730000			

FILE: I0222\_APRIL\_PHOTOGRAPHY\_DIGITAL\_MAPPING\_RELATED\_DATA\GIS\REALTY\_SERVICES\BMAPS\TAX\_SALE\TAX\SALES\2021\BLK10\LOT73\SALES\1\_102215\_NEEBING\_4411\1\_102215\_NEEBING\_4411\_917X.APRX

## 4610 CHILTON AVENUE

### PROPERTY DETAILS:

Roll Number: 03.109.19700.0000  
Legal Description: Lot 1, Block 22, Registered Plan W215  
Area: 221.32 square metres (2,382.32 square feet)  
Pin Number: 62268-0222

### EXISTING STATUS:

Structures: None  
Taxes Outstanding: \$3,184.80  
Current Assessment: \$500.00  
Crown Lien: None  
Present Official  
Plan Designation: Provincially Significant Wetland  
Present Zoning: Environmental Protection Zone (EP)  
Present Use: Vacant - Landlocked

### RECOMMENDATIONS:

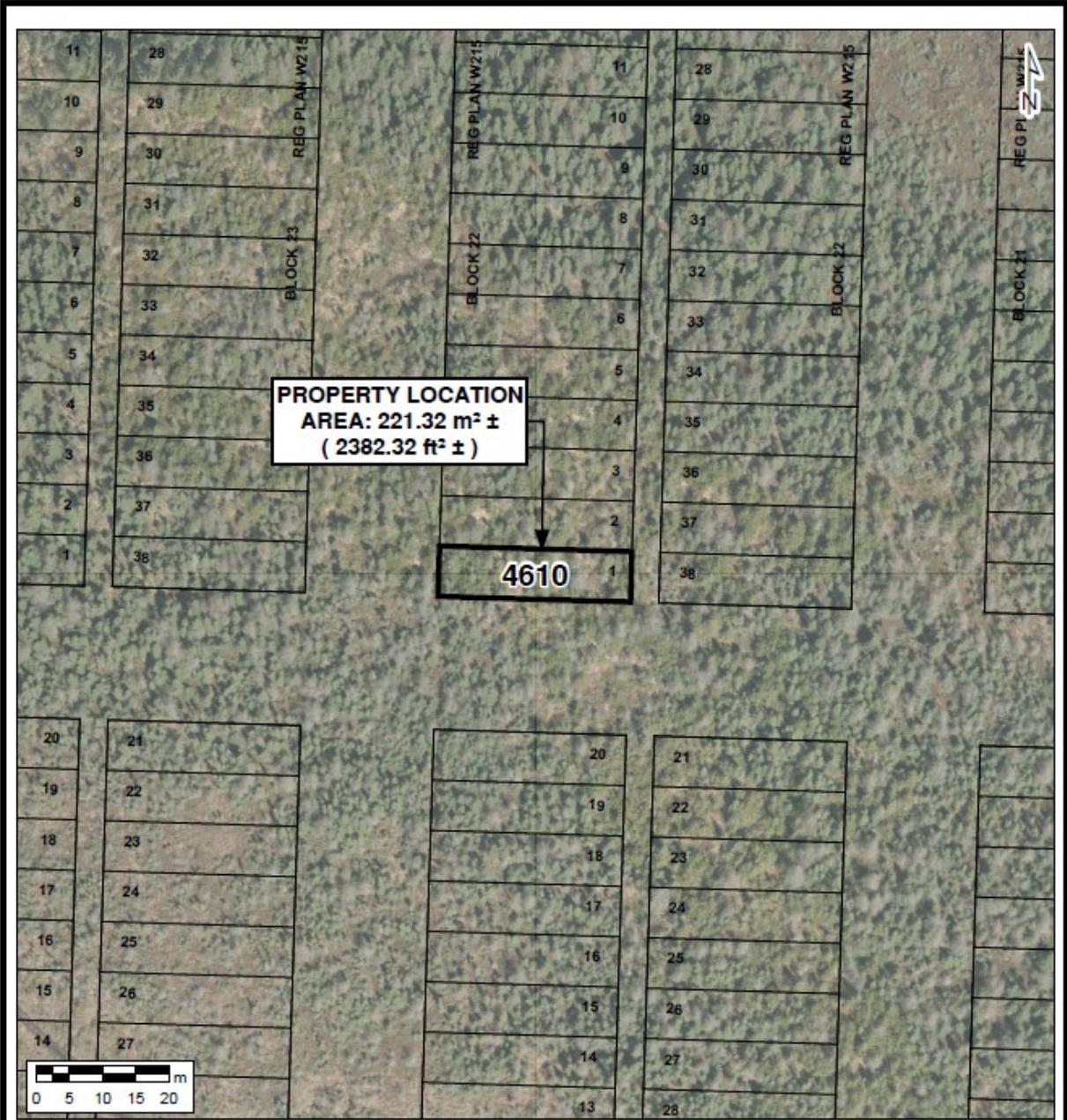
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### ENVIRONMENTAL ISSUES:

No known issues  
Low risk

### COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 CITY OF <b>Thunder Bay</b> <i>Superior by Nature</i> DEVELOPMENT & EMERGENCY SERVICES	<h2 style="margin: 0;">LOCATION PLAN - TAX SALE</h2> <h3 style="margin: 0;">4610 Chilton Ave</h3> <p style="margin: 0;">LEGAL: PLAN 215 BLK 22 LOT 1</p>					
	Prepared By:	HE	Date:	06/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No.:	21 102315
	LRO PIN:	622680222	Roll No.:	5804030109197000000		

## 4643 CHILTON AVENUE

### PROPERTY DETAILS:

Roll Number: 03.109.20424.0000  
Legal Description: Lots 24 to 26, Block 23, Registered Plan W215  
Area: 663.92 square metres (7,146.43 square feet)  
Pin Number: 62268-0225

### EXISTING STATUS:

Structures: None  
Taxes Outstanding: \$2,443.73  
Current Assessment: \$500.00  
Crown Lien: None  
Present Official  
Plan Designation: Provincially Significant Wetland  
Present Zoning: Environmental Protection Zone (EP)  
Present Use: Vacant - Landlocked

### RECOMMENDATIONS:

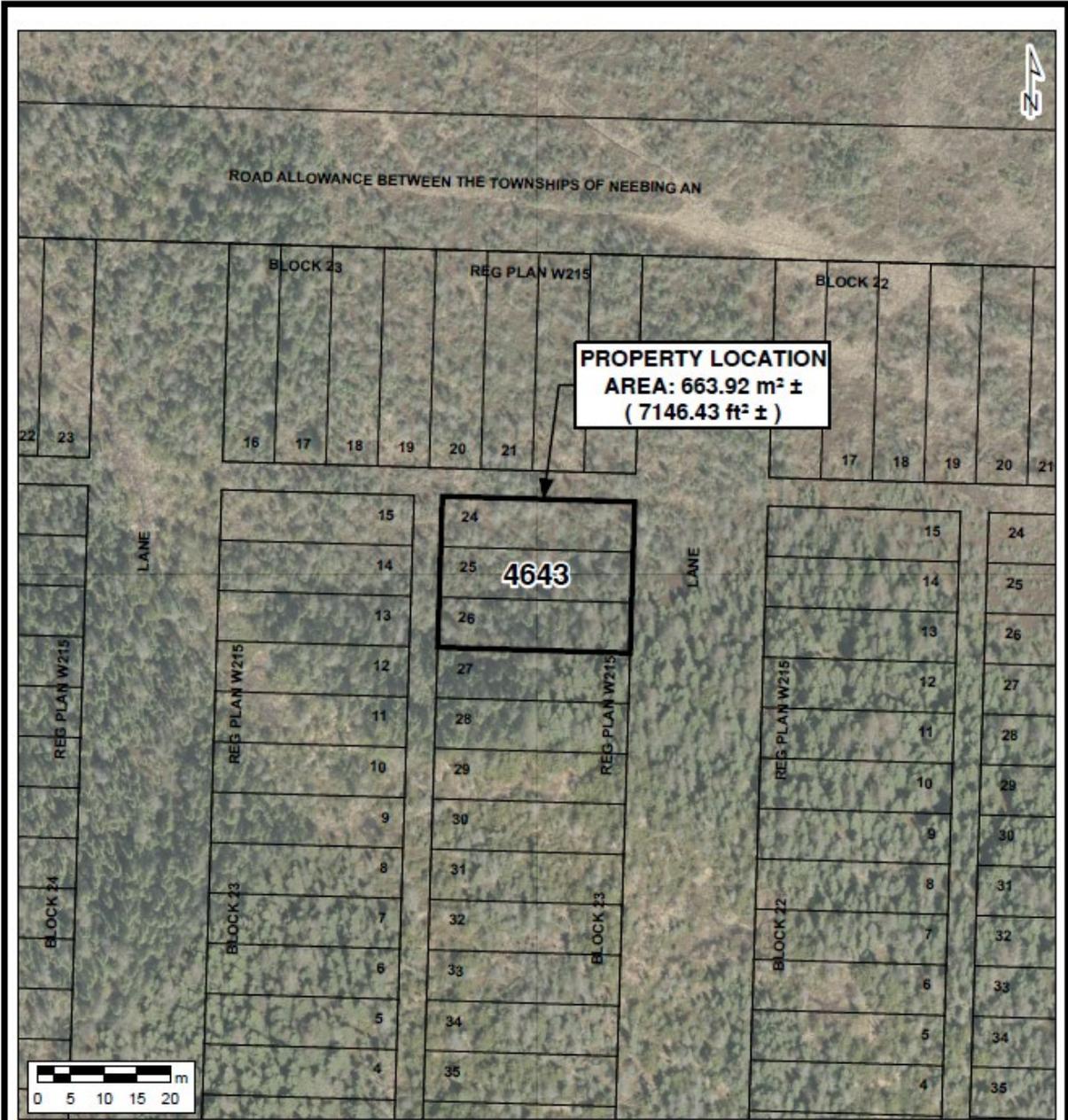
Disposal Method: To be retained by the City  
Appraisal Req'd: No  
Appraisal Value: Not required

### ENVIRONMENTAL ISSUES:

No known issues  
Low risk

### COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

	<b>LOCATION PLAN - TAX SALE</b>				
	4643 Chilton Ave				
	LEGAL: PLAN 215 BLK 23 LOT 24 TO 26				
	<b>Prepared By:</b>	HE	<b>Date:</b>	06/06/2022	<b>Scale:</b>
<b>General Manager:</b>	Karen Lewis	<b>Author:</b>	JT	<b>File No:</b>	21 102315
<b>LRO PIN:</b>	622680225	<b>Roll No:</b>	5804030109204240000		

FILE: 10221\_AERIAL PHOTOGRAPHY DIGITAL MAPPING RELATED DATA\GIS\REALTY\SERVICES\986999TAX\_SALE\TAX\2021\BLK23\LOT24\2021\_102315\_CHILTON\_4643\_21102315\_CHILTON\_4643\_BLTAX.APRX

## 626 MCBAIN STREET

### PROPERTY DETAILS:

Roll Number: 04.113.11100.0000  
Legal Description: South Part Lot 2, Registered Plan W-54 Block 41  
Area: 267.05 square metres (2,874.51 square feet)  
Pin Number: 62061-0213

### EXISTING STATUS:

Structures: Residential – Single Family Detached  
Taxes Outstanding: \$80,504.13  
Current Assessment: \$89,000.00  
Crown Lien: None  
Present Official  
Plan Designation: Residential  
Present Zoning: Residential Two Zone (R2)  
Present Use: Residential

### RECOMMENDATIONS:

Disposal Method: Open market sale  
Appraisal Req'd: Yes  
Appraisal Value: To be determined

### ENVIRONMENTAL ISSUES:

No known issues  
Low risk

### COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 DEVELOPMENT & EMERGENCY SERVICES	<h2 style="margin: 0;">LOCATION PLAN - TAX SALE</h2> <h3 style="margin: 0;">626 McBain St</h3> <p style="margin: 0;">LEGAL: PL W54 BLK 41 S PT LT 2</p>					
	Prepared By:	BB	Date:	24/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No:	21 102315
	LRO PIN:	620610213	Roll No:	5804040113111000000		

FILE: I:\2022\_AERIAL\_PHOTOGRAPHY\DIGITAL\_MAPPING\RELATED\_DATA\TRIALITY\_SERVICES\MAPPING\AUTO\_MAPPED\_102015\_MCBAIN\_EB01\_102015\_MCBAIN\_LB01\_102015\_MCBAIN\_LB01\_102015

## **640-642 SIMPSON STREET**

### **PROPERTY DETAILS:**

Roll Number: 04.120.0490.00000  
Legal Description: Part of Lots 21 & 22, Block 6, Registered Plan 54  
Area: 372.8 square metres (4,012.82 square feet)  
Pin Number: 62068-0120

### **EXISTING STATUS:**

Structures: 1 Storey Commercial Duplex  
Taxes Outstanding: \$34,481.04  
Current Assessment: \$47,000.00  
Crown Lien: None  
Present Official  
Plan Designation: Service Commercial  
Present Zoning: Urban Village (C1)  
Present Use: Commercial

### **RECOMMENDATIONS:**

Disposal Method: Open market sale  
Appraisal Req'd: Yes  
Appraisal Value: To be determined

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low / medium risk

### **COMMENTS:**

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market.



## 636 1/2 SIMPSON STREET

### PROPERTY DETAILS:

Roll Number: 04.120.05100.0000  
Legal Description: Lot 19, Block 6, Registered Plan 54  
Area: 288.8 square metres (3,108.57 square feet)  
Pin Number: 62068-0118

### EXISTING STATUS:

Structures: 1 Storey Commercial Building  
Taxes Outstanding: \$13,050.73  
Current Assessment: \$36,500.00  
Crown Lien: None  
Present Official  
Plan Designation: Service Commercial  
Present Zoning: Urban Village (C1)  
Present Use: Commercial

### RECOMMENDATIONS:

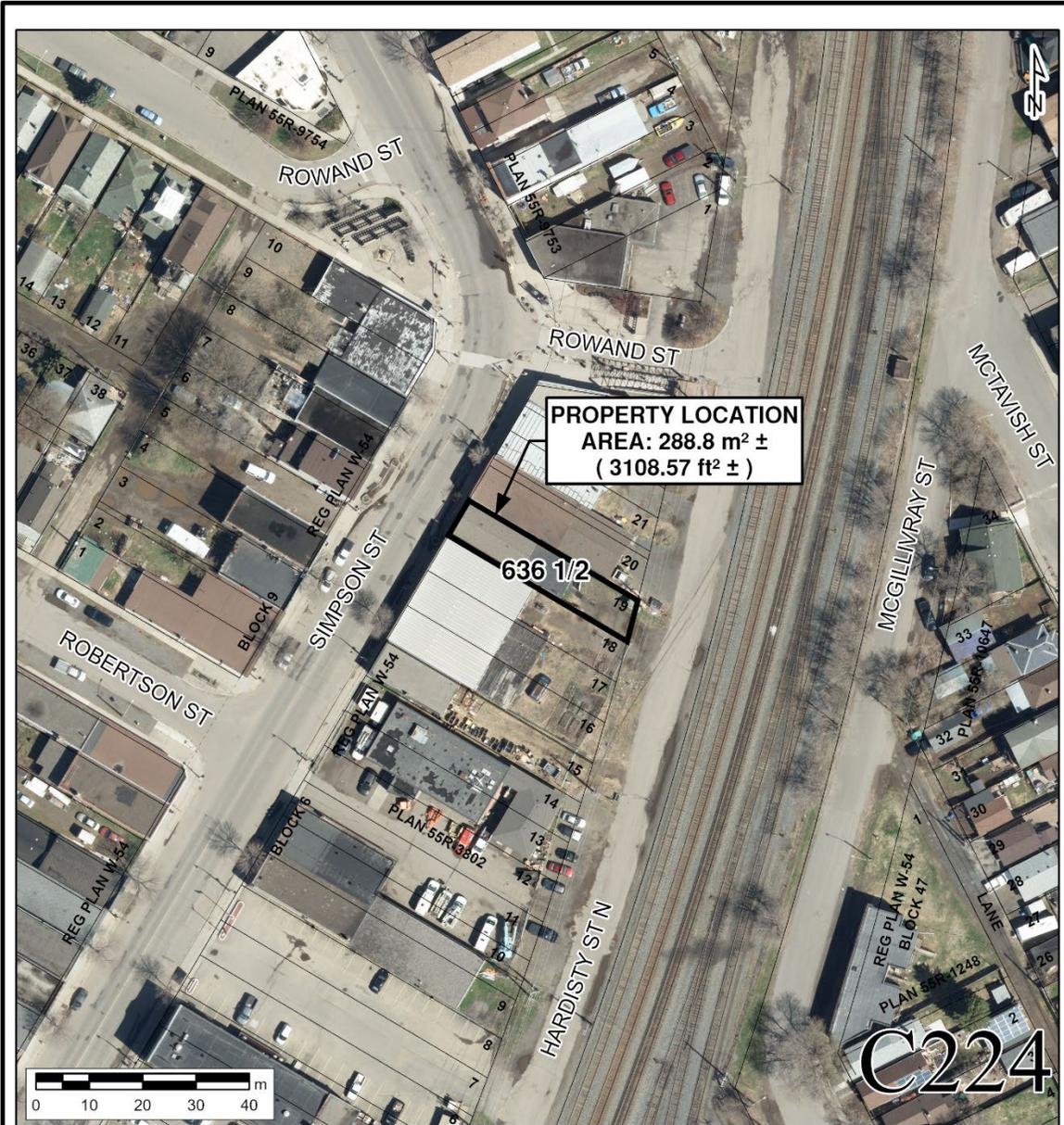
Disposal Method: Open market sale  
Appraisal Req'd: Yes  
Appraisal Value: To be determined

### ENVIRONMENTAL ISSUES:

No known issues  
Low / medium risk

### COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

	<h2 style="margin: 0;">LOCATION PLAN - TAX SALE</h2> <h3 style="margin: 0;">636 1/2 Simpson St</h3> <p style="margin: 0;">LEGAL: PLAN 54 BLK 6 LOT 19</p>					
	<b>Prepared By:</b>	HE	<b>Date:</b>	27/06/2022	<b>Scale:</b>	As Noted
	<b>General Manager:</b>	Karen Lewis	<b>Author:</b>	LB	<b>File No:</b>	RS 22 201335
	<b>LRO PIN:</b>	620680118	<b>Roll No:</b>	5804040120051000000		

## 113 CUMMING STREET

### PROPERTY DETAILS:

Roll Number: 04.140.04300.0000  
Legal Description: Lot 38 and Part of Lot 37, Block 17, Registered Plan W54  
Area: 375.23 square metres (4,038.94 square feet)  
Pin Number: 62072-0037

### EXISTING STATUS:

Structures: None – Building recently demolished  
Taxes Outstanding: \$34,302.79  
Current Assessment: \$69,000.00  
Crown Lien: None  
Present Official  
Plan Designation: Service Commercial  
Present Zoning: Central Business District (C5)  
Present Use: Vacant

### RECOMMENDATIONS:

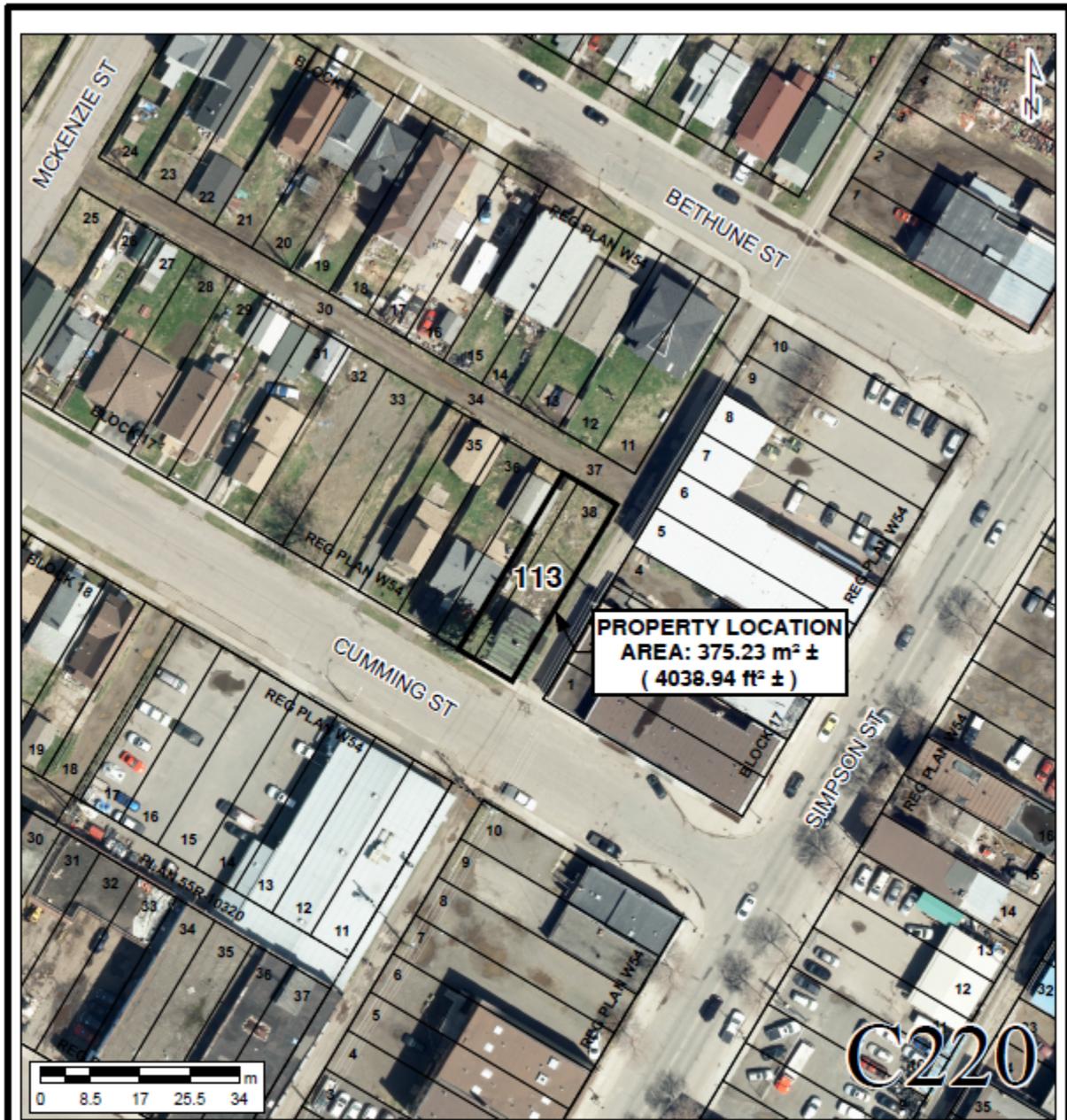
Disposal Method: Open market sale  
Appraisal Req'd: Yes  
Appraisal Value: To be determined

### ENVIRONMENTAL ISSUES:

No known issues  
Low / medium risk

### COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and sold in an "as is" "where is" condition on the open market.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 DEVELOPMENT & EMERGENCY SERVICES	<b>LOCATION PLAN - TAX SALE</b>					
	113 Cumming St					
	LEGAL: PL 54 BLK 17 LT 38 E PT LT 37					
	Prepared By:	BB	Date:	24/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No:	21 102315
LRO PIN:	620720037	Roll No:	5804040140043000000			

## **129 MAY STREET SOUTH**

### **PROPERTY DETAILS:**

Roll Number: 04.148.04700.0000  
Legal Description: PL 123 N PT LT 53 S PT LT 54  
Area: 272.46 square metres (2,932.73 square feet)  
Pin Number: 62074-0081

### **EXISTING STATUS:**

Structures: 2 Storey Commercial Building  
Taxes Outstanding: \$89,757.89  
Current Assessment: \$166,000.00  
Crown Lien: None  
Present Official  
Plan Designation: Strategic Core  
Present Zoning: Central Business District Zone (C5)  
Present Use: Former mixed commercial / residential

### **RECOMMENDATIONS:**

Disposal Method: Open Market Sale  
Appraisal Req'd: Yes  
Appraisal Value: To be determined

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low risk

### **COMMENTS:**

The property is not required for municipal purposes. Administration recommends that this property be vested and sold in an "as is" "where is" condition on the open market.



## **135 FREDERICA STREET WEST**

### **PROPERTY DETAILS:**

Roll Number: 04.218.03400.0000  
Legal Description: East Part of Lot 14, Block P, Registered Plan 61  
Area: 486.26 square metres (5,234.03 square feet)  
Pin Number: 62028-0201

### **EXISTING STATUS:**

Structures: None  
Taxes Outstanding: \$20,783.44  
Current Assessment: \$56,000.00.00  
Crown Lien: Canada Revenue Agency \$339,126.00 plus interest  
Present Official  
Plan Designation: Community Commercial  
Present Zoning: Urban Village Zone (C1)  
Present Use: Vacant lot

### **RECOMMENDATIONS:**

Disposal Method: Open market sale  
Appraisal Req'd: Yes  
Appraisal Value: To be determined

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low risk

### **COMMENTS:**

The property is not required for municipal purposes. Administration recommends that this property be vested and sold in an "as is" "where is" condition on the open market.



## **137 FREDERICA STREET WEST**

### **PROPERTY DETAILS:**

Roll Number: 04.218.03500.0000  
Legal Description: West Part of Lot 14, Block P, Registered Plan 61  
Area: 464.05 square metres (4995 square feet)  
Pin Number: 62028-0202

### **EXISTING STATUS:**

Structures: 1 storey commercial building  
Taxes Outstanding: \$94,526.80  
Current Assessment: \$147,000.00  
Crown Lien: Canada Revenue Agency \$339,126.00 plus interest  
Present Official  
Plan Designation: Community Commercial  
Present Zoning: Urban Village Zone (C1)  
Present Use: Commercial – former restaurant

### **RECOMMENDATIONS:**

Disposal Method: Open market sale  
Appraisal Req'd: Yes  
Appraisal Value: To be determined

### **ENVIRONMENTAL ISSUES:**

No known issues  
Low risk

### **COMMENTS:**

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

	<b>LOCATION PLAN - TAX SALE</b> 137 Frederica St W LEGAL: PL 61 BLK P W PT LT 14					
	Prepared By:	BB	Date:	24/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No:	21 102315
	LRO PIN:	620280202	Roll No:	5804040218035000000		