

**- Amended Selling Information -
(This Is Not A Tender)**

Please Note: The land is being sold “as is/where is”. The vendor makes no representation or warranties to the condition of the property.

Municipal Address:	Not assigned - part of unopened Fergus Avenue, Val Therese
Legal Description:	Part of PIN 73504-2389(LT), SRO Fergus Avenue, Plan M-360, part of Lot 6, Concession 3, Township of Hanmer, City of Greater Sudbury
Reference Plan:	Required at the expense of the purchaser as outlined in the Agreement of Purchase and Sale.
Type of Property:	Unserviced vacant land – prospective purchaser(s) must satisfy themselves that a building permit will be available for their intended use.
Size of Site:	Approximately 900 sq. m. (20 metres x 45 metres)
Official Plan & Zoning:	<p>The lands are zoned “R1-5”; Low Density Residential One, in Zoning By-law 2010-100Z.</p> <p>An Official Plan amendment and/or rezoning of the Property may be required to accommodate a purchaser’s intended use. Interested prospective purchaser(s) should consult their own advisors to inform and satisfy themselves on all related matters. Supplemental information may also be available from the City’s Development Approvals Section.</p>
Conservation Sudbury:	The lands are located in a wetland, regulated by the Conservation Authority under Ontario Regulation 41/24. Development within wetlands is guided by Conservation Sudbury’s wetland guidelines. Wetlands are often characterized by unstable (peat) soils and a high-water table. If any structures are proposed within the location of the historical wetland these will require geotechnical investigation. The geotechnical investigation must be completed by a qualified professional prior to development to ensure that the soils are suitable for development and that development is properly designed for soil conditions. Construction on the lot will be required to be slab on grade with no basement and may require other conditions. A permit from Conservation Sudbury will be required. All at the expense of the purchaser as outlined in the Agreement of Purchase and Sale.
Environmental:	Any prospective purchaser(s) are advised to consult the <i>Environmental Protection Act</i> and their own advisors to determine if a record of site condition may be required, upon a change of use or if other obligations may arise under this or other legislation.
Services:	<p>Municipal water and sewer services are available in Talon Street. Any prospective purchaser(s) are advised to satisfy themselves regarding all issues of interest including the requirements and costs to service the lot.</p> <p>Hydro service is located along Talon Street. It is recommended that prospective purchaser(s) contact Ontario Hydro Networks Inc. to satisfy themselves as to the availability of services, any conditions, or requirements, matters of interest to the prospective purchaser(s) and associated costs, for their intended use.</p> <p>Gas service is located along Talon Street. It is recommended that prospective purchaser(s) contact Enbridge Gas Inc. to satisfy themselves as to the availability of services, any conditions, or requirements, matters of interest to the prospective purchaser(s) and associated costs, for their intended use.</p>
Access:	Access to the property is obtained from Talon Street.

- Easement: The surrounding streets in the area were designed to direct seasonal or peak event wet weather flows to the subject land and convey them to the north of the subject land where there is a natural low area and creek system which conveys water to the west. This is not defined to a certain area of the subject land; the whole property is lower than surrounding properties. The three-metre-wide easement along the east side of the property is required to protect the existing drainage and maintain the existing functions.
- Taxes: The Property is not currently subject to real property taxes. Real property taxes will be assessed by MPAC upon the acquisition by the purchaser.
- Lot Grading Plan: Lot Grading plan may be required as a condition of the building permit.
- Development Charges: Land in the City of Greater Sudbury is subject to a Development Charges By-law. It is recommended that the prospective purchaser(s) inform themselves as to how or if Development Charges apply to any proposed development on the land.
- Purchaser(s) Conditions: Any conditions or additional provisions may be added as a Schedule to the Agreement of Purchase and Sale.
- Asking Price: \$99,900.00 (plus HST)**

Should you have any questions, please contact City of Greater Sudbury, Real Estate Section, at (705) 674-4455 ext 4373 or email realestate@greatersudbury.ca

If you wish to submit an offer to purchase the subject lot, kindly complete the attached Agreement of Purchase and Sale and submit it together with the required deposit in person to: Tom Davies Square – One Stop Services, 200 Brady Street, Sudbury, ON, Attn: Real Estate Section or by mail to: City of Greater Sudbury, Real Estate Section, Attn: Tanya Rossmann-Gibson, Property Administrator, PO Box 5000, Stn A, 200 Brady Street, Sudbury ON P3A 5P3.

This information is provided to assist the purchaser in making its own enquiries. The vendor does not represent or warrant that matters referenced above are the only matters for investigation by a purchaser.

The vendor makes no representations or warranties about the property described above and assumes no liability for the accuracy or completeness of the above noted information. It is recommended that any interested party satisfy itself in all respects as to the condition of the property and the suitability of the property for its own purposes.