

**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 TOWNSHIP OF RIDEAU LAKES**

**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 November 14, 2024, at the Rideau Lakes Municipal Office, 1439 County Road 8, Delta Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Rideau Lakes Municipal Office, 1439 County Road 8, Delta.

**Description of Lands:**

1. Roll No. 08 31 836 041 00549 0000; CEDAR SANDS RDWY., Rideau Lakes; PIN 44282-0111 (LT); PT LT 4 CON 1 SOUTH CROSBY PT 47, R135 T/W LR352895; RIDEAU LAKES; File No. 22-40  
SUBJECT TO CROWN LIEN

According to the last returned assessment roll, the assessed value of the land is \$24,500

**Minimum tender amount: \$10,734.47**

2. Roll No. 08 31 836 041 00557 0000; CEDAR SANDS RDWY., Rideau Lakes; PIN 44282-0162 (LT); PT LT 4 CON 1 SOUTH CROSBY PT 55, R135 T/W LR227123; RIDEAU LAKES; File No. 22-42

According to the last returned assessment roll, the assessed value of the land is \$23,000

**Minimum tender amount: \$11,257.10**

3. Roll No. 08 31 836 041 10001 0000; STEWART ST., Rideau Lakes; PIN 44291-0241 (LT); LT 8 N/S CHURCH ST, 9 N/S CHURCH ST PL 1 T/W LR75444; RIDEAU LAKES; File No. 22-43

According to the last returned assessment roll, the assessed value of the land is \$35,000

**Minimum tender amount: \$8,245.56**

4. Roll No. 08 31 836 041 11200 0000; HIGHWAY 15, Rideau Lakes; PIN 44291-0255 (LT); LT 11 W/S MAIN ST PL 1; PT LT 10 W/S MAIN ST PL 1 AS IN LR290539; RIDEAU LAKES; File No. 22-44

According to the last returned assessment roll, the assessed value of the land is \$35,000

**Minimum tender amount: \$9,402.20**

5. Roll No. 08 31 836 041 13800 0000; 894 HIGHWAY 15, ELGIN; PIN 44114-0099 (LT); PT LT 2 CON 5 SOUTH CROSBY AS IN LR142340; RIDEAU LAKES; File No. 22-47

According to the last returned assessment roll, the assessed value of the land is \$18,700

**Minimum tender amount: \$14,643.59**

6. Roll No. 08 31 836 041 14100 0000; 84 JONES FALLS RD., ELGIN; PIN 44114-0100 (LT); PT LT 2 CON 5 SOUTH CROSBY AS IN SC7066; RIDEAU LAKES; File No. 22-48

According to the last returned assessment roll, the assessed value of the land is \$13,000

**Minimum tender amount: \$18,635.73**

7. Roll No. 08 31 836 041 19101 0000; ELGIN; PIN 44291-0233 (LT); PT LT 5 CON 6 SOUTH CROSBY AS IN LR28473; S/T EXECUTION 91-0008713, IF ENFORCEABLE; S/T EXECUTION 91-0008783, IF ENFORCEABLE; S/T EXECUTION 91-0008967, IF ENFORCEABLE; RIDEAU LAKES; File No. 22-49

According to the last returned assessment roll, the assessed value of the land is \$47,000

**Minimum tender amount: \$28,651.55**

8. Roll No. 08 31 836 041 35900 0000; SAND-BIRCH ISLAND, Rideau Lakes; PIN 44289-0387 (LT); LT 46 RCP 353 T/W LR60658; RIDEAU LAKES; File No. 22-51

According to the last returned assessment roll, the assessed value of the land is \$18,600

**Minimum tender amount: \$14,149.79**

9. Roll No. 08 31 836 046 41500 0000; 1601B CHAFFEY'S LOCK RD., ELGIN; PIN 44286-0184 (LT); PT LT 17 CON 8 SOUTH CROSBY PT 2 28R4042, PT 4, 5 28R10449; S/T & T/W LR295176, S/T INTEREST IN LR295176; RIDEAU LAKES; File No. 22-52

SUBJECT TO CROWN LIEN

According to the last returned assessment roll, the assessed value of the land is \$109,000

**Minimum tender amount: \$26,726.58**

10. Roll No. 08 31 836 051 09402 0000; CLEAR LAKE RD. Rideau Lakes; PIN 44286-0122 (LT); PT LT 17-18 CON 6 SOUTH CROSBY PT 2, 28R4630; S/T EXECUTION 90-0008077, IF ENFORCEABLE; S/T EXECUTION 91-0008731, IF ENFORCEABLE; S/T EXECUTION 94-0000180, IF ENFORCEABLE; RIDEAU LAKES; File No. 22-54

According to the last returned assessment roll, the assessed value of the land is \$19,400

**Minimum tender amount: \$7,927.91**

11. Roll No. 08 31 839 049 07300 0000; 4-1401 NORTH SHORE RD., WESTPORT; PIN 44261-0107 (LT); PT LT 8 CON 2 NORTH CROSBY AS IN LR318868; T/W LR318868; RIDEAU LAKES; File No. 22-59

According to the last returned assessment roll, the assessed value of the land is \$256,000

**Minimum tender amount: \$33,052.68**

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, crown interests, any concerns or any other matters relating to the lands to be sold. Any interests of the Federal or Provincial Crown encumbering the land at the time of the tax sale will continue to encumber the land after the registration of the tax deed. 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, visit:

**[www.OntarioTaxSales.ca](http://www.OntarioTaxSales.ca)**

or if no internet access available, contact:

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