



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 October 10, 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 31 828 033 12900 0000; 697 HIGHWAY 15, LOMBARDY; PIN 44130-0084 (LT); PT LT 18 CON 2 SOUTH ELMSLEY AS IN SE5927 EXCEPT PT 2 SE7541 & 9E4390; TOWNSHIP OF RIDEAU LAKES; File No. 22-01

According to the last returned assessment roll, the assessed value of the land is \$31,000
Minimum tender amount: \$11,546.10

2. Roll No. 08 31 828 033 15800 0000; 850 HIGHWAY 15, LOMBARDY; PIN 44127-0244 (LT); PT RDAL BTN CON 1 AND CON 2 SOUTH ELMSLEY CLOSED BY LR39466; PT LT 22 CON 1 SOUTH ELMSLEY; PT LT 22 CON 2 SOUTH ELMSLEY PT 1, 2 & 3 28R1942; RIDEAU LAKES; File No. 22-02

According to the last returned assessment roll, the assessed value of the land is \$257,000
Minimum tender amount: \$216,205.41

3. Roll No. 08 31 828 033 28400 0000; 380 HIGHWAY 15, LOMBARDY; PIN 44274-0107 (LT); PT LT 9 CON 3 SOUTH ELMSLEY AS IN SE7211 EXCEPT SE7355; RIDEAU LAKES; File No. 22-03

According to the last returned assessment roll, the assessed value of the land is \$28,000
Minimum tender amount: \$14,464.41

4. Roll No. 08 31 828 033 79900 0000; 15 RIDEAU FERRY RD., LOMBARDY; PIN 44270-0166 (LT); PT LT 21 CON 5 SOUTH ELMSLEY PT 1, 3 28R1256; RIDEAU LAKES; File No. 22-19

According to the last returned assessment roll, the assessed value of the land is \$33,000
Minimum tender amount: \$20,808.57

5. Roll No. 08 31 828 038 05100 0000; 415 COUNTY RD. 29, SMITHS FALLS; PIN 44276-0197 (LT); PT LT 4 CON 2 SOUTH ELMSLEY AS IN LR255587; RIDEAU LAKES; File No. 22-20

According to the last returned assessment roll, the assessed value of the land is \$148,000
Minimum tender amount: \$38,590.45

6. Roll No. 08 31 828 038 19900 0000; 376 HIGHWAY 15, SMITHS FALLS; PIN 44274-0209 (LT); PT LT 9 CON 3 SOUTH ELMSLEY AS IN LR155240 EXCEPT SE7355; S/T EXECUTION 95-0000317, IF ENFORCEABLE; RIDEAU LAKES; File No. 22-22

According to the last returned assessment roll, the assessed value of the land is \$85,000
Minimum tender amount: \$18,965.14

7. Roll No. 08 31 828 038 24002 0000; POONAMALIE RD.; PIN 44128-0055 (LT); PT LT 6 CON 5 SOUTH ELMSLEY PT 2 R91; RIDEAU LAKES; File No. 22-23

According to the last returned assessment roll, the assessed value of the land is \$29,500
Minimum tender amount: \$15,221.10

8. Roll No. 08 31 831 041 03700 0000; TOLEDO; PIN 44122-0071 (LT); PT LT 3 CON 5 BASTARD AS IN LR122837; RIDEAU LAKES; File No. 22-26

According to the last returned assessment roll, the assessed value of the land is \$29,500
Minimum tender amount: \$9,229.55

9. Roll No. 08 31 831 056 06000 0000; DAYTOWN RD., DELTA; PIN 44117-0185 (LT); PT LT 18 CON 9 BASTARD AS IN LR225445; S/T DEBTS IN LR225445; RIDEAU LAKES; File No. 22-33

According to the last returned assessment roll, the assessed value of the land is \$17,800
Minimum tender amount: \$13,900.92

10. Roll No. 08 31 836 041 00533 0000; CEDAR SANDS RDWY.; PIN 44282-0159 (LT); PT LT 4 CON 1 SOUTH CROSBY PT 33, R135 T/W LR201978 S/T SPOUSAL INTEREST IN LR130497; RIDEAU LAKES; File No. 22-38

According to the last returned assessment roll, the assessed value of the land is \$17,100
Minimum tender amount: \$9,772.99

11. Roll No. 08 31 836 041 00551 0000; CEDAR SANDS RDWY.; PIN 44282-0113 (LT); PT LT 4 CON 1 SOUTH CROSBY PT 49, R135 T/W LR201978; S/T SPOUSAL INTEREST IN LR132993; RIDEAU LAKES; File No. 22-41

According to the last returned assessment roll, the assessed value of the land is \$19,900
Minimum tender amount: \$18,203.83

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 environmental contamination 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/tenders comply with the Act, and makes no representations regarding same. Prospective bidders/tenders 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

or if no internet access available, contact:

Dave Schur
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The Corporation of the Township of Rideau Lakes
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