



FORM 6 - SALE OF LAND BY PUBLIC TENDER

Municipal Act, 2001
Ontario Regulation 181/03, Municipal Tax Sales Rules

THE CORPORATION OF THE TOWNSHIP OF MINDEN HILLS

TAKE NOTICE that tenders are invited for the purchase of the land(s) described below and will be received until 3:00 p.m. local time on June 12, 2024, at the Township Office, 7 Milne Street, PO Box 359, Minden, Ontario, K0M 2K0.

The tenders will then be opened in public on the same day at 3:30 p.m. at the Township Office.

Description of Lands:

Legal Description:

- 1. PT LT 4 CON A MINDEN AS IN H258825; MINDEN HILLS.
BEING ALL OF PIN 39196-0090 (LT).
Roll # 46 16 033 000 40300 0000 – Township of Minden Hills
Municipal Address: 144 Bobcaygeon Rd, MINDEN, ON, K0M 2K0
Minimum Tender Amount: \$136,830.95
According to the last returned assessment roll, the assessed value of the land is \$355,000.00**
- 2. PT LT 21 CON 10 MINDEN PT 2 19R3430; S/T EXECUTION 05-0000339, IF ENFORCEABLE; S/T EXECUTION 92-0001067, IF ENFORCEABLE; S/T EXECUTION 95-0000874, IF ENFORCEABLE; S/T EXECUTION 97-0000340, IF ENFORCEABLE; MINDEN HILLS. BEING ALL OF PIN 39191-0006 (LT).
Roll # 46 16 032 000 61500 0000 – Township of Minden Hills
Municipal Address: 1040 Soyers Lake Road, MINDEN, ON, K0M 2K0
Minimum Tender Amount: \$17,279.50
According to the last returned assessment roll, the assessed value of the land is \$118,000.00**

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 (or board).

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the land(s) to be sold. Any estates or 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.

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 property that contain at least one and not more than six single family residences and are transferred to a non-resident of Canada, foreign entity or taxable trustee 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 Land Transfer Tax, Non-Resident Speculation Tax and Harmonized Sales Tax.

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 list for the Ministry of Municipal Affairs.

For further information regarding this sale and a copy of the prescribed form of tender contact:

Sherry Mulholland, Deputy Treasurer
THE CORPORATION OF THE TOWNSHIP OF MINDEN HILLS
7 Milne Street, P.O. Box 359, MINDEN, Ontario, K0M 2K0
Telephone: (705) 286-1260, Ext. 501
Township website: www.minden hills.ca