



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 ORO-MEDONTE

Take Notice that tenders are invited for the purchase of the land described below and will be received until 3:00 p.m. local time on January 23, 2025, at the Township of Oro-Medonte Municipal Office, 148 Line 7 South, Oro-Medonte Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Township of Oro-Medonte Municipal Office, 148 Line 7 South, Oro-Medonte.

Description of Land:

Roll No. 43 46 010 005 32402 0000; WARD AVE.; PIN 58531-0188 (LT); LT 50 PL 979 ORO; S/T EXECUTION 92-01790, IF ENFORCEABLE; S/T EXECUTION 94-00338, IF ENFORCEABLE; S/T EXECUTION 94-04439, IF ENFORCEABLE; ORO-MEDONTE; File No. 22-06

According to the last returned assessment roll, the assessed value of the land is \$127,000

Minimum tender amount: \$40,399.44

SUBJECT TO CROWN INTEREST

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 the lands to be sold, including any interests of the Federal or Provincial Crown that continue to encumber the land after the registration of the tax deed, or any other matters relating to the lands to be sold. 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.

The land was previously advertised for a sale to be held on the 24 day of October, 2024 but the sale was postponed.

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

or if no internet access available, contact:

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PLEASE NOTE:

Tax Sales are not typical real estate transactions. If you are considering participating in a tax sale, it is highly recommended that you seek independent legal advice from a lawyer licensed to practice in Ontario and in good standing with the Law Society of Upper Canada.

In addition, it is not permitted to enter upon a property that is advertised for tax sale. These are not typical real estate transactions. Entering upon a property advertised for tax sale proceedings is considered to be trespassing.

Before you submit a tender for a tax sale property, be aware of the following:

1. This process is **buyer beware**. You must undertake due diligence with respect to all aspects of the property.
2. You may drive past the property, but site visits are not available.
3. There is no vacant possession. The successful bidder will not receive a key to the property. The successful bidder is responsible for the eviction process if necessary.
4. You are responsible for any Federal or Provincial liens on title. We recommend you do a title search before submitting your bid.
5. You should investigate zoning, planning or building restrictions, and work orders.
6. You are responsible for any environmental concerns if there are contamination issues with the property.
7. You are responsible for the lands that contain an unevaluated wetland and woodlands as identified by the Ministry of Natural Resources.
8. The onus is on you to conduct your own inquiries for water/hydro and other arrears.
9. **You should retain a lawyer to protect your interests before submitting a bid.**