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 TAY

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 Wednesday, November 25, 2026, at the Municipal Office, 450 Park Street, PO Box 100, Victoria Harbour, ON L0K 2A0.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Municipal Office, 450 Park Street, Victoria Harbour.

Description of Lands:

ROLL NO. 43 53 010 009 18301 0000, 6137 VASEY RD, ELMVALE, PIN 58373-0023 LT, PT W1/2 LT 75 CON 1 MEDONTE PT 3, 51R29197; TAY, FILE SETY25-001
Minimum Tender Amount: $69,546.74 - CANCELLED
According to the last returned assessment roll, the assessed value of the land is $279,000.00.

ROLL NO. 43 53 040 004 63900 0000, 2452 NEWTON ST, VICTORIA HARBOUR, PIN 58511-0036 LT, PT E1/2 LT 12 CON 6 TAY PT 1 & 2, 51R5942; TAY, FILE SETY25-008
Minimum Tender Amount: $13,171.21 - CANCELLED
According to the last returned assessment roll, the assessed value of the land is $64,000.00.

ROLL NO. 43 53 040 004 64001 0000, 2432 NEWTON ST, VICTORIA HARBOUR, PIN 58511-0037 LT, PT E1/2 LT 12 CON 6 TAY PT 3, 51R18750; TAY, FILE SETY25-009
Minimum Tender Amount: $53,447.39 - CANCELLED
According to the last returned assessment roll, the assessed value of the land is $512,000.00.

ROLL NO. 43 53 040 005 04200 0000, 2459 NEWTON ST, VICTORIA HARBOUR, PIN 58511-0117 LT, PT LT 12 CON 7 TAY AS IN RO1449946; TAY, FILE SETY25-011
Minimum Tender Amount: $151,106.70 - CANCELLED
According to the last returned assessment roll, the assessed value of the land is $1,550,000.00.

ROLL NO. 43 53 040 005 54903 0000, 1967 GRATRIX RD, WAUBAUSHENE, PIN 58508-0010 LT, PT LT 8 CON 9 TAY AS IN RO318658; S/T TA21373; TAY, FILE SETY25-014
Minimum Tender Amount: $7,835.25
According to the last returned assessment roll, the assessed value of the land is $27,000.00.

ROLL NO. 43 53 040 009 01610 0000, WAUBAUSHENE, PIN 58501-0067 LT, LT 9 RCP 1715 TAY S/T RO370251 & RO1002201; TAY, FILE. SETY25-017
Minimum Tender Amount: $7,657.33
According to the last returned assessment roll, the assessed value of the land is $17,200.00.

ROLL NO. 43 53 040 009 12705 0000, WAUBAUSHENE, PIN 58505-0087 LT, PT E PT LT 17 CON 12 TAY PT 4, 51R10704; TAY, FILE SETY25-018
Minimum Tender Amount: $9,266.87
According to the last returned assessment roll, the assessed value of the land is $27,000.00.

ROLL NO. 43 53 050 001 00121 0000, 39 DOCK LANE, PORT MCNICOLL, PIN 59340-0020 LT, UNIT 20, LEVEL 1, SIMCOE VACANT LAND CONDOMINIUM PLAN NO. 340 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT LTS 15 & 16 CON 6 TAY, PT WATER LT A LYING IN FRONT OF LTS 15 & 16 CON 6 TAY INCLUDING ISLAND 74 & PT ISLAND 74A AND PT ORIGINAL RDAL BTN LTS 15 & 16 CON 6 TAY (CLOSED BY BY-LAW 485, INST. # 9112); PTS 1 TO 26 INCL. & PT 32 PL 51R36490, T/W & S/T AS SET OUT IN SCHEDULE 'A' OF DECLARATION SC719261; TAY, FILE SETY25-021
Minimum Tender Amount: $26,375.99
According to the last returned assessment roll, the assessed value of the land is $234,000.00.

ROLL NO. 43 53 050 001 99913 0000, 315 TALBOT ST, PORT MCNICOLL, PIN 58484-0344 LT, TAY OR LABATT OR ISLAND #73 IN GEORGIAN BAY TAY; PT WATER LOT A IN FRONT OF LT 15, 16, 17 & 18 CON 6 & LT 13, 14 & 15 CON 5 PT 1 51R20842; TAY, FILE SETY25-026
Minimum Tender Amount: $558,643.01 - CANCELLED
According to the last returned assessment roll, the assessed value of the land is $3,830,000.00.

ROLL NO. 43 53 060 001 03300 0000, 51 MAPLE ST, VICTORIA HARBOUR, PIN 58492-0159 LT, PT BLK B PL 483 AS IN RO265762 (2NDLY); TOWNSHIP OF TAY, FILE SETY25-028
Minimum Tender Amount: $25,464.47
According to the last returned assessment roll, the assessed value of the land is $143,000.00.

ROLL NO. 43 53 060 001 33201 0000, VICTORIA HARBOUR, PIN 58487-0147 LT, PT LOT 15 CON 7 TAY, DESIGNATED AS PART 2 ON 51R30894, S/T A RIGHT AS VH371., FILE SETY25-031
Minimum Tender Amount: $8,590.00
According to the last returned assessment roll, the assessed value of the land is $10,200.00.

ROLL NO. 43 53 060 002 07502 0000, 15128 HIGHWAY 12, VICTORIA HARBOUR, PIN 58511-0132 LT, PT E PT LT 13 CON 6 TAY; PT LT 14 S/S TRESPASS RD, 15 S/S TRESPASS RD, 16 S/S TRESPASS RD, 17 S/S TRESPASS RD, 18 S/S TRESPASS RD, 19 S/S TRESPASS RD, 20 S/S TRESPASS RD, 21 S/S TRESPASS RD, 22 S/S TRESPASS RD PL 470 TAY PARTS 7, 9, 11, 13, 15, 17, 19, 22, 51R1450; TAY, FILE SETY25-032
Minimum Tender Amount: $20,047.13 - CANCELLED
According to the last returned assessment roll, the assessed value of the land is $157,000.00.

ROLL NO. 43 53 060 002 24501 0000, 2505 NEWTON ST, VICTORIA HARBOUR, PIN 58511-0029 LT, PT LT 12 W/S WEST ST, 13 E/S NEWTON ST PL 496 TAY AS IN RO387882 & VH640 LYING S OF THE KING'S HWY 12; TAY, FILE SETY25-034
Minimum Tender Amount: $13,179.10 - CANCELLED
According to the last returned assessment roll, the assessed value of the land is $84,000.00.

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, existing interests in favour of the Crown, environmental concerns or any other matters relating to the land(s) to be sold. Any existing Federal or Provincial Crown liens or executions will remain on title and may become the responsibility of the potential purchaser. Responsibility for ascertaining these matters rests with the potential purchasers.

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, HST and Non-Resident Speculation Tax, if applicable.

Effective January 1, 2023, in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (SC 2022, c 10, s 235) (the "Act"), non-Canadians are now prohibited from purchasing residential property in Canada, directly or indirectly, pursuant with the terms as set out in the Act and Regulations under the Act.

Any non-Canadian who contravenes the Act, or any person who knowingly assists in contravening the Act is liable to a fine of up to $10,000 and may be ordered that the property be sold, therefore it is highly recommended that any potential purchasers obtain independent legal advice to ensure they will not be in contravention of the Act.

It is the sole responsibility of the tenderers to investigate into the details of what constitutes a non-Canadian, residential property, any exceptions or exclusions, or any other matters or determinations relating to the Act. The municipality accepts no responsibility whatsoever in ensuring that any potential purchasers comply with the Act.

Non-Resident Speculation Tax (NRST) of 25% applies to the purchase price for a transfer of residential property located in Ontario which contains at least one and not more than six single family residences if any one of the transferees is a non-resident of Canada, foreign entity or taxable trustee.

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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