

Sale of land for Tax Arrears By Public Tender

MUNICIPAL ACT, 2001

SALE OF LAND BY PUBLIC TENDER

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH STORMONT**

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 July 22, 2024 at the South Stormont Municipal Office, 2 Mille Roches Road, Long Sault, Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the South Stormont Municipal Office, 2 Mille Roches Road, Long Sault, Ontario.

Description of Lands:

Roll No. 04-06-006-008-71700; PIN 60239-0498;
Pt Blk G Pl 279 Pt 2 52R5407; T/W S325604; South Stormont
107 Farran Drive, Ingleside, Ontario
According to the last returned assessment roll, the assessed value of the land is \$152,000.00

Minimum tender amount: \$95,111.65

Roll No. 04-06-001-012-36600; PIN 60134-0085;
Pt E1/2 Lt 19 Con 5 Cornwall as in S195952 Lying N of Travelled Rd
(AKA County Road #18); S/T Debts in S195952; South Stormont
17011 County Road 18, St. Andrews West, Ontario
According to the last returned assessment roll, the assessed value of the land is \$165,000.00

Minimum tender amount: \$16,453.09

Roll No. 04-06-001-011-92400; PIN 60140-0282;
Part Lot 13 Concession 5 Cornwall as in S168071 Save and Except Part 1
& 2 52R5343, Part 1, Plan 52R4369 & Part 2, Plan 52R5831, Part 1, Plan
52R8339; Pt Lt 13 Con 5 Cornwall Pt 1 52R5831; South Stormont
According to the last returned assessment roll, the assessed value of the land is \$61,000.00

Minimum tender amount: \$6,885.28

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 Township of South Stormont.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the land to be sold. 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 a land transfer tax and HST.

The municipality has no obligation to provide vacant possession to the successful purchaser.

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. 20% Non-Resident Speculation Tax (NRST) 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.

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 contact:

	Cindy Delgreco, Treasurer
	The Corporation of the Township of South Stormont
	2 Mille Roches Road
	P.O. Box 84
	Long Sault, Ontario, K0C 1P0 613-534-8889 www.southstormont.ca

Toronto

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