



## 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 ESSA

**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 February 23, 2023, at the Township of Essa Municipal Office, 5786 Simcoe County Road 21, Utopia 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 Essa Municipal Office, 5786 Simcoe County Road 21, Utopia.

#### **Description of Lands:**

1. Roll No. 43 21 010 004 10603 0000; Brian Ave, Angus; PIN 58980-0205 (LT); BLK A, PL 1299; ESSA; File No. 18-01

According to the last returned assessment roll, the assessed value of the land is \$111,000

**Minimum tender amount: \$17,414.73**

2. Roll No. 43 21 010 004 10604 0000; Bushey Ave, Angus; PIN 58107-0070 (LT); BLK B, PL 1299; ESSA; File No. 18-02

According to the last returned assessment roll, the assessed value of the land is \$102,000

**Minimum tender amount: \$16,312.89**

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 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 lands were previously advertised for a sale to be held on the 24th day of November, 2022 but the sale was postponed.

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](http://www.OntarioTaxSales.ca)

or if no internet access available, contact:

Jacquelyn Lamers  
Tax Collector  
The Corporation of the Township of Essa  
5786 Simcoe County Road 21  
Utopia ON L0M 1T0  
705-424-9917 Ext 106