

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 MUNICIPALITY OF TRENT HILLS

Take Notice that tenders are invited for the purchase of the lands described below and will be received until 3:00 p.m. local time on September 3, 2026, at the Trent Hills Municipal Office, 66 Front Street S., Campbellford, Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Council Chambers (Emergency Services Base), 50 Doxsee Ave South, 2nd Floor, Campbellford.

Description of Lands:

1. Roll No. 14 35 134 050 18903 0000; CAMPBELLFORD; PIN 51191-0314 (LT); PT LT 21 CON 1 SEYMOUR PT 1, 38R271; TRENT HILLS; File No. 24-16

According to the last returned assessment roll, the assessed value of the land is \$ 9,100.00

Minimum tender amount: \$ 7,043.06

2. Roll No. 14 35 229 010 18202 0000; WARKWORTH; PIN 51229-0271 (LT); PT LT 9 CON 2 PERCY PT 2, RDCO71; S/T RIGHT IN CL55730; TRENT HILLS; File No. 24-22

According to the last returned assessment roll, the assessed value of the land is \$ 37,500.00

Minimum tender amount: \$ 9,545.07

3. Roll No. 14 35 229 040 13365 0000; TRENT HILLS; PIN 51219-0474 (LT); PT LT 3 CON 8 PERCY PT 163, RDCO104, T/W CL105535; TRENT HILLS; File No. 24-27

According to the last returned assessment roll, the assessed value of the land is \$ 6,900.00

Minimum tender amount: \$ 7,002.30

4. Roll No. 14 35 229 060 16011 0000; TRENT HILLS; PIN 51224-0211 (LT); PT LT 14 CON 4 PERCY PT 11, RDCO68; TRENT HILLS; File No. 24-31

According to the last returned assessment roll, the assessed value of the land is \$ 9,400.00

Minimum tender amount: \$ 7,381.39

5. Roll No. 14 35 229 040 13404 0000; TRENT HILLS; PIN 51219-0511 (LT); PT LT 4 CON 8 PERCY PT 200, RDCO104, T/W CL103574; TRENT HILLS; File No. 24-35

According to the last returned assessment roll, the assessed value of the land is \$ 6,700.00

Minimum tender amount: \$ 8,288.29

6. Roll No. 14 35 134 100 12115 0000; TRENT HILLS; PIN 51210-1402 (LT); BLK F PL 509 SEYMOUR S/T NC304821, NC333186, CL74562, CL75525, NC335361, NC372020, NC292204, CL157967, CL132074, NC385398, CL73467; S/T CL76055; TRENT HILLS; File No. 24-38

According to the last returned assessment roll, the assessed value of the land is \$1,000.00

Minimum tender amount: \$ 7,128.91

PLEASE NOTE: This property is subject to numerous rights-of-way

7. Roll No. 14 35 134 100 17429 0000; VIEWMOUNT AVE., HAVELOCK; PIN 51210-1266 (LT); LT 29 PL 606, DESIGNATED AS PART 1 AND 2, PLAN 39R6358, SEYMOUR; SUBJECT TO AN EASEMENT IN GROSS OVER PT 10 39R12650 AS IN ND79842; MUNICIPALITY OF TRENT HILLS; File No. 24-39

According to the last returned assessment roll, the assessed value of the land is \$ 38,500.00

Minimum tender amount: \$ 9,395.55

8. Roll No. 14 35 134 100 17462 0000; VIEWMOUNT AVE., HAVELOCK; PIN 51210-1241 (LT); LT 28 PL 606 SEYMOUR EXCEPT PT 4, 39R6358; SUBJECT TO AN EASEMENT IN GROSS OVER PT 9 39R12650 AS IN ND79842; MUNICIPALITY OF TRENT HILLS; File No. 24-40

According to the last returned assessment roll, the assessed value of the land is \$ 34,500.00

Minimum tender amount: \$ 9,258.21

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, availability of road access 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.

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.

TAKE NOTICE: Where a refund is claimed by a qualifying first-time Homebuyer under the Land Transfer Tax Act, the Municipality requires the purchaser to retain legal counsel to complete the transfer.

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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