



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 MUSKOKA LAKES

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 25, 2025, at the Township of Muskoka Lakes Municipal Office, 1 Bailey Street, Port Carling 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 Muskoka Lakes Municipal Office, 1 Bailey Street, Port Carling.

Description of Lands:

1. Roll No. 44 53 010 004 11001 0000; MUSKOKA LAKES; PIN 48131-0430 (LT); PT LT 20 CON 5 CARDWELL AS IN DM43004 BTN PT 4 & 7 35R16540 & PT 14, 15, 16 & 18 35R8164; S/T DM260812; MUSKOKA LAKES; File No. 23-01
According to the last returned assessment roll, the assessed value of the land is \$ 12,600

Minimum tender amount: \$ 7,120.34 Highest Tender = \$14,100 Second Highest Tender = \$11,000

2. Roll No. 44 53 040 012 04802 0000; MUSKOKA LAKES; PIN 48148-0181 (LT); PT LT 16 CON 9 MEDORA PT 2, 3 & 4 35R4854; MUSKOKA LAKES; File No. 23-05

According to the last returned assessment roll, the assessed value of the land is \$ 18,400

Minimum tender amount: \$ 8,299.55 Highest Tender = \$21,999.99 Second Highest Tender = \$20,000

3. Roll No. 44 53 060 010 02700 0000; MUSKOKA LAKES; PIN 48029-0120 (LT); PCL 20645 SEC MUSKOKA; N 1/2 OF S 1/2 LT 35 CON 8 WOOD; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA; File No. 23-06

According to the last returned assessment roll, the assessed value of the land is \$ 42,500

Minimum tender amount: \$ 9,388.32 Highest Tender = \$42,000 Second Highest Tender = \$12,345

4. Roll No. 44 53 060 016 03602 0000; MUSKOKA RD. 169, MUSKOKA LAKES; PIN 48155-0727 (LT); PT LT 17 CON G MEDORA AS IN DM106854 (SECONDLY); MUSKOKA LAKES; File No. 23-08

According to the last returned assessment roll, the assessed value of the land is \$ 36,500

Minimum tender amount: \$ 9,488.38 Highest Tender = \$10,100 Second Highest Tender = None

5. Roll No. 44 53 060 026 01504 0000; WHITES RD., MUSKOKA LAKES; PIN 48151-0494 (LT); PART LOT 20 CONCESSION 3 MEDORA, PART 3 PLAN 35R15313; TOWNSHIP OF MUSKOKA LAKES; File No. 23-10

According to the last returned assessment roll, the assessed value of the land is \$ 44,500

Minimum tender amount: \$ 8,506.86 Highest Tender = \$81,000 Second Highest Tender = \$61,005.99

6. Roll No. 44 53 070 006 02508 0000; 3060 MUSKOKA RD. 169, TORRANCE; PIN 48029-0645 (LT); PT LT 20 PL 2 WOOD PT 4, RD835; S/T DM74958; MUSKOKA LAKES; File No. 23-11

According to the last returned assessment roll, the assessed value of the land is \$ 13,500

Minimum tender amount: \$ 7,805.79 Highest Tender = \$15,000 Second Highest Tender = \$8,100

7. Roll No. 44 53 070 008 07410 0000; MUSKOKA RD. 169, MUSKOKA LAKES; PIN 48154-0926 (LT); PT LT 14 CON C MEDORA AS IN ME1294 LYING BTN OLD BALA RD & PT 1 DM320662; MUSKOKA LAKES; File No. 23-12

According to the last returned assessment roll, the assessed value of the land is \$ 34,000

Minimum tender amount: \$ 8,421.33 Highest Tender = \$12,500 Second Highest Tender = \$10,600

8. **Tax Sale Cancelled** Roll No. 44 53 080 016 06800 0000; 15 SEVERN RIVER, COLDWATER; PIN 48023-0008 (LT); PCL 7511 SEC MUSKOKA; PART LOT 20 CONCESSION 20 WOOD, PART 1 BR1473; TOWNSHIP OF MUSKOKA LAKES; File No. 23-45

According to the last returned assessment roll, the assessed value of the land is \$ 235,000

Minimum tender amount: \$ 16,900.13

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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