



## **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 NIPISSING**

**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 August 5, 2026, at the Municipal Office, 45 Beatty Street Nipissing, ON P0H 1W0.

The tenders will then be opened in public on the same day at 3:30 p.m. at the Township of Nipissing Community Centre, 2381 Highway 654, Callander, ON P0H 1H0.

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

#### **Legal Description:**

- PCL 18247 SEC NS; PT LT 14 CON 6 NIPISSING PT 3 42R7698; NIPISSING BEING ALL OF PIN 52214-0047 (LT).  
Roll # 49 71 000 001 20120 0000 – Township of Nipissing  
Municipal Address: N/A  
Minimum Tender Amount: \$6,846.61  
According to the last returned assessment roll, the assessed value of the land is \$18,000.00**

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 or any other matters relating to the land(s) to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.**

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 property that contain at least one and not more than six single family residences and are transferred to a non-resident of Canada, foreign entity or taxable trustee 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 Land Transfer Tax, Non-Resident Speculation Tax and Harmonized Sales Tax.

**Take Notice:** The municipality requires the successful purchaser to retain their own legal counsel to complete the tax deed.

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 list for the Ministry of Municipal Affairs.

For further information regarding this sale and a copy of the prescribed form of tender contact:

**Kris Croskery-Hodgins, Municipal Administrator-Clerk-Treasurer  
The Corporation of the Township of Nipissing  
45 Beatty Street, Nipissing, ON P0H 1W0**

**Telephone: 705-724-2144**

**Email: [admin@nipissingtownship.com](mailto:admin@nipissingtownship.com)**

**Township website: [www.nipissingtownship.com](http://www.nipissingtownship.com)**