



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 NORTH FRONTENAC

Take Notice that tenders are invited for the purchase of the lands described below and will be received until 3:00 pm. local time on April 23, 2026, at the Corporation of the Township of North Frontenac Municipal Office, 6648 Road 506, Plevna Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Corporation of the Township of North Frontenac Municipal Office, 6648 Road 506, Plevna.

Description of Lands:

1. Roll No. 10 42 090 010 00120 0000; HIGHWAY 509, NORTH FRONTENAC; PIN 36210-0090(R); PART OF LOT 7 CONCESSION 10 IN THE TOWNSHIP OF PALMERSTON, NORTH FRONTENAC; File No. 23-06
According to the last returned assessment roll, the assessed value of the lands is \$16,400

Minimum tender amount: \$11,178.80

2. Roll No. 10 42 090 010 00125 0000; SHINER ROAD, NORTH FRONTENAC; PIN 36209-0044 (LT); PT LT 7 CON 10 PALMERSTON AS IN PC1415, LYING E OF PT 1 FR693565 AKA HWY 509 & LYING W OF FORCED RD AKA GULLY RD; NORTH FRONTENAC; File No. 23-07

According to the last returned assessment roll, the assessed value of the lands is \$14,900

Minimum tender amount: \$7,793.19

3. Roll No. 10 42 060 020 02432 0000; ARDOCH RD, NORTH FRONTENAC; PIN 36187-0313 (LT); PT LT 12 CON NORTHEAST RANGE CLARENDON PT 21, 13R17151; T/W FR732005; S/T FR757375; NORTH FRONTENAC; File No. 24-08 /

According to the last returned assessment roll, the assessed value of the lands is \$35,000

Minimum tender amount: \$20,266.83

4. Roll No. 10 42 090 010 17750 0000; ELPHIN-MABERLY RD. NORTH FRONTENAC; PINs 36209-0181 (LT) & 36209-0275 (LT); FIRSTLY: PT LT 9 CON 11 PALMERSTON AS IN FR131691 LYING E OF FR177866, W OF FR509167 & S OF FORCED RD AKA SNOW RD; NORTH FRONTENAC; SECONDLY: PT LT 9 CON 11 PALMERSTON AS IN FR131691 BEING ISLAND S IN THE MISSISSIPPI RIVER; NORTH FRONTENAC; File NO. 24-10

According to the last returned assessment roll, the assessed value of the lands is \$40,000

Minimum tender amount: \$12,636.07

5. Roll No. 10 42 090 020 03800 0000; 11597 ROAD 509, OMPAH; PIN 36204-0042 (LT); PT LT 26-27 CON 8 PALMERSTON PT 1, 13R2420; NORTH FRONTENAC; File No. 24-11

According to the last returned assessment roll, the assessed value of the lands is \$96,000

Minimum tender amount: \$45,525.55

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 Provinces 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 lands transfer tax and HST.

TAKE NOTICE: Where a refund is claimed by a qualifying first-time Homebuyer under the Lands 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, contact:

Sandra Lessard
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