

**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 WEST LINCOLN**

**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 Wednesday, October 30, 2024, at the Township Council Chambers, 318 Canborough Street, Smithville, ON L0R 2A0. The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Township Council Chambers, 318 Canborough Street, Smithville, ON L0R 2A0.

Description of Lands:

ROLL NO. 26 02 010 003 12300 0000, 702 JOHN ST, CAISTOR CENTRE, PIN 46068-0099 LT, LT 7 W/S JOHN ST TP PL 26 CAISTOR; S/T EXECUTION 98-01123, IF ENFORCEABLE; WEST LINCOLN, FILE NAWL23-005.

**Minimum Tender Amount: \$303,074.63**

According to the last returned assessment roll, the assessed value of the land is \$83,000.00.

ROLL NO. 26 02 020 004 12700 0000, 2434 ST ANN'S RD, ST ANNS, PIN 46077-0113 LT, PT LT 23 CON 6 GAINSBOROUGH AS IN RO682310; WEST LINCOLN, FILE NAWL23-007

**Minimum Tender Amount: \$19,635.01**

According to the last returned assessment roll, the assessed value of the land is \$280,000.00.

ROLL NO. 26 02 020 004 16301 0000, ST ANNS, PIN 46075-0087 LT, PT LT 23 CON 5 GAINSBOROUGH; PT RDAL BTN LOTS 23 & 24 CON 5 GAINSBOROUGH AS IN RO375644 (PARCEL TWO); S/T INTEREST OF THE MUNICIPALITY; WEST LINCOLN, FILE NAWL23-009

**Minimum Tender Amount: \$5,432.13**

According to the last returned assessment roll, the assessed value of the land is \$5,000.00.

~~ROLL NO. 26 02 020 005 18910 0000, 3590 SIXTEEN RD, ST ANNS, PIN 46083-0253 LT, PT LT 2 CON 5 GAINSBOROUGH AS IN RO811695; AW RO811695; S/T RO76023; ; WEST LINCOLN, FILE NAWL23-011~~

~~**Minimum Tender Amount: \$42,096.40**~~

**\*\*\*CANCELLED\*\*\***

~~According to the last returned assessment roll, the assessed value of the land is \$576,000.00.~~

ROLL NO. 26 02 020 007 18614 0000, WELLANDPORT, PIN 46072-0151 LT, PART LOT 13 CON 1 GAINSBOROUGH PART 9 30R6647; S/T DEBTS IN RO667639; S/T EXECUTION 03-00332, IF ENFORCEABLE; TOWNSHIP OF WEST LINCOLN, FILE NAWL23-012

**Minimum Tender Amount: \$5,408.85**

According to the last returned assessment roll, the assessed value of the land is \$9,700.00.

- 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.
- Except as follows, the municipality makes no representation regarding the title to, existing interests in favour of the Crown, environmental concerns or any other matters relating to the land(s) to be sold. Any existing Federal or Provincial Crown liens or executions will remain on title and may become the responsibility of the potential purchaser. **Responsibility for ascertaining these matters rests with the potential purchasers.**
- 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.
- Effective January 1, 2023, in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (SC 2022, c 10, s 235) (the "Act"), non-Canadians are now prohibited from purchasing residential property in Canada, directly or indirectly, pursuant with the terms as set out in the Act and Regulations under the Act.
- Any non-Canadian who contravenes the Act, or any person who knowingly assists in contravening the Act is liable to a fine of up to \$10,000 and may be ordered that the property be sold, therefore it is highly recommended that any potential purchasers obtain independent legal advice to ensure they will not be in contravention of the Act.
- It is the sole responsibility of the tenderers to investigate into the details of what constitutes a non-Canadian, residential property, any exceptions or exclusions, or any other matters or determinations relating to the Act. The municipality accepts no responsibility whatsoever in ensuring that any potential purchasers comply with the Act.
- Non-Resident Speculation Tax (NRST) applies to the purchase price for a transfer of residential property located in Ontario which contains at least one and not more than six single family residences if any one of the transferees is a non-resident of Canada, foreign entity or taxable trustee.
- 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.

Further information regarding this sale, visit:

[www.westlincoln.ca](http://www.westlincoln.ca)

or you may contact:

Lisa Kasko-Young, Property Tax & Payroll Coordinator  
318 Canborough St., P.O. Box 400, Smithville ON L0R 2A0  
Tel: (905) 957-3346 Ext. 6718, Email: [lyoung@westlincoln.ca](mailto:lyoung@westlincoln.ca)