



## Sale of Land for Tax Arrears

### By Public Tender

*Municipal Act, 2001*

Ontario Regulation 181/03

Municipal Tax Sales Rules

#### THE CORPORATION OF THE CITY OF DRYDEN

**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 May 29, 2025, at the City of Dryden Municipal Office, 30 Van Horne Avenue, Dryden Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the City of Dryden Municipal Office, 30 Van Horne Avenue, Dryden.

#### Description of Lands:

1. Roll No. 60 26 260 010 05000 0000; 85 DINGWALL PKY, DRYDEN; PIN 42085-0068 (LT); FIRSTLY: PCL 24227 SEC DKF; ELY 15.5 FT LT 59 PL M344; S/T LT55217 & LT58707 AMENDED BY LT304876; DRYDEN; PIN 42085-0069 (LT); SECONDLY: PCL 20740 SEC DKF; LT 58 PL M344; S/T LT55217 AMENDED BY LT304876, S/T LT59013; DRYDEN; File No. 23-04

According to the last returned assessment roll, the assessed value of the land is \$160,000

**Minimum tender amount: \$29,557.48**

2. Roll No. 60 26 280 001 24900 0000; 15640 HIGHWAY 17 E, DRYDEN; PIN 42088-0520 (LT); PCL 21297 SEC DKF; LT 1 PL M374; DRYDEN; File No. 23-14

According to the last returned assessment roll, the assessed value of the land is \$121,000

**Minimum tender amount: \$44,677.27**

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 the lands to be sold, including any interests of the Federal or Provincial Crown that continue to encumber the land after the registration of the tax deed, 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.

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](http://www.OntarioTaxSales.ca)**

or if no internet access available, contact:

Kim Junko, CPA, CGA  
Deputy Treasurer  
The Corporation of the City of Dryden  
30 Van Horne Avenue  
Dryden ON P8N 2A7  
807-223-1102  
kjunko@dryden.ca  
www.dryden.ca