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 MCNAB/BRAESIDE

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 3, 2026, at the McNab/Braeside Township Office, 2473 Russett Drive, Arnprior, Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the McNab/Braeside Township Office, 2473 Russett Drive, Arnprior.

Description of Lands:

1. Roll Nos. 47 01 001 030 20700 0000 & 47 01 001 030 22300 0000; 74 BURNSTOWN RD. & ALSTON STREET, WHITE LAKE; 57334-0018 (LT); LTS 13 & 14, PL 5, N/S MAIN ST & S/S ALLAN ST; MCNAB / BRAESIDE; File Nos. 24-01 & 24-18 CANCELLED
According to the last returned assessment roll, the assessed value of the land is $148,500
Minimum tender amount: $52,296.58

2. Roll No. 47 01 001 015 15204 0000; CALABOGIE RD., MCNAB/BRAESIDE; PIN 57336-0094 (LT); PT LT 18, CON 7, LYING BTN PT 3, 49R12589 & R151370; S/T R66752 MCNAB / BRAESIDE; File No. 24-03
According to the last returned assessment roll, the assessed value of the land is $7,900
Minimum tender amount: $10,652.64

3. Roll No. 47 01 001 015 06000 0000; MCNAB/BRAESIDE; PIN 57335-0188 (LT); BLKS 12 & 13, PL 531; S/T R124013E MCNAB / BRAESIDE; File No. 24-06
According to the last returned assessment roll, the assessed value of the land is $25,000
Minimum tender amount: $14,698.84

4. Roll No. 47 01 001 020 18600 0000; 1679 RIVER RD., BRAESIDE; PIN 57301-0122 (LT); LT 73 & PT LT 74, PL 21, ALL AS IN R399614; MCNAB / BRAESIDE; File No. 24-12
According to the last returned assessment roll, the assessed value of the land is $194,000
Minimum tender amount: $35,976.73

5. Roll No. 47 01 001 020 25002 0000; CARUSO CIR., MCNAB/BRAESIDE; PIN 57300-0090 (LT); PART LOT 21, CONCESSION B AS IN MN11838; TOGETHER WITH AN EASEMENT AS IN MN11838; TOWNSHIP OF MCNAB/BRAESIDE; File No. 24-13 CANCELLED
According to the last returned assessment roll, the assessed value of the land is $263,000
Minimum tender amount: $91,995.83

6. Roll No. 47 01 001 035 37000 0000; MCNAB/BRAESIDE; PIN 57305-0182 (LT); PT LT 6, CON C, AS IN MN11733 EXCEPT R347905, R38479, MN12136, MN12505, MN13295, MN13304, R393861, R294984, R323302, R287121, R419017, R383945 & R340922; MCNAB / BRAESIDE; File No. 24-14
According to the last returned assessment roll, the assessed value of the land is $16,200
Minimum tender amount: $11,643.71

7. Roll No. 47 01 001 020 07719 0000; MCNAB/BRAESIDE; PIN 57301-0070 (LT); PT LTS 17 & 18, CON A, BEING PT 1, 49R9623; MCNAB / BRAESIDE; SUBJECT TO EXECUTION 96-00333, IF ENFORCEABLE; SUBJECT TO EXECUTION 96-00341, IF ENFORCEABLE; File No. 24-20
According to the last returned assessment roll, the assessed value of the land is $48,500
Minimum tender amount: $30,739.25

8. Roll No. 47 01 001 020 06402 0000; MCNAB/BRAESIDE; PIN 57301-0054 (LT); PT LT 16, CON 11, BEING PT 1 & 3, 49R2989; S/T DEBTS IN R163772; MCNAB / BRAESIDE; File No. 24-21
According to the last returned assessment roll, the assessed value of the land is $39,500
Minimum tender amount: $10,346.09

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, crown interests, 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. Any interests of the Federal or Provincial Crown encumbering the land at the time of the tax sale will continue to encumber the land after the registration of the tax deed. The assessed value, according to the last returned assessment roll, may or may not be representative of the current market value of the property.

The lands were previously advertised for a sale to be held on the 11th day of June, 2026, but the sale was postponed.

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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