

# Notice of Sale of Land by Public Tender

## 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 TOWN OF PELHAM

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 March 23, 2022, at the Pelham Municipal Building, 20 Pelham Town Square, Fonthill Ontario. The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Pelham Municipal Building, 20 Pelham Town Square, Fonthill.

#### Description of Lands:

**1. Roll No. 27 32 020 009 01300 0000; 220 Luffman Dr., Ridgeville; PIN 64039-0037 (LT); PT LT 4 CON 4 PELHAM AS IN PE15290; PELHAM; File No. 19-06**

According to the last returned assessment roll, the assessed value of the land is \$53,000.00

**Minimum tender amount: \$16,287.75**

**2. Roll No. 27 32 010 018 13450 0000; Webber Rd. SS; PIN 64399-0099 (LT); PT LT 15 CON 14 PEL, AS IN RO120897 & RO163899 EXCEPT RO515689; PELHAM; File No. 19-07**

According to the last returned assessment roll, the assessed value of the land is \$132,000.00

**Minimum tender amount: \$21,356.63**

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 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.

Transfers of properties in this jurisdiction 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 is available, contact:

Zain Elias, Taxation Clerk  
The Corporation of the Town of Pelham  
20 Pelham Town Square  
P.O. Box 400  
Fonthill, ON L0S 1E0  
905-980-6678  
[zelias@pelham.ca](mailto:zelias@pelham.ca)

**[www.pelham.ca](http://www.pelham.ca)**

