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 WHITBY

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 August 13, 2026, at the Town of Whitby Municipal Office, 575 Rossland Road East, Whitby, Ontario L1N 2M8.

Tenders, in the prescribed form, must be submitted in a sealed envelope that is addressed to the Treasurer and indicates that it is a tax sale with a short description or municipal address to identify the parcel. Each tender and envelope shall only relate to one parcel of land.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Town of Whitby Municipal Office, 575 Rossland Road East, Whitby.

Description of Lands:
1. Roll No. 18 09 010 037 50034 0000; 14 BREEZEWOOD CRT., WHITBY; PIN 16264-0891 (LT); LOT 18, PLAN 40M2207, WHITBY, REGIONAL MUNICIPALITY OF DURHAM. S/T RIGHTAS IN DR343404.; File No. 24-08
According to the last returned assessment roll, the assessed value of the land is **$450,000**
Minimum tender amount: $71,001.76

~~**2. Roll No. 18 09 010 040 16974 0000**; 64 TEARDROP CRES., WHITBY; PIN 26572-1641 (LT); LOT 238, PLAN 40M2244, WHITBY, REGIONAL MUNICIPALITY OF DURHAM. S/T EASEMENT FOR ENTRY AS IN DR381366 S/T EASEMENT FOR ENTRY AS IN DR444620.; File No. 24-17~~
~~According to the last returned assessment roll, the assessed value of the land is **$444,000**~~
~~**Minimum tender amount: $90,323.29**~~ - **CANCELLED**

3. Roll No. 18 09 030 016 02700 0000, 302 BYRON ST N, WHITBY, PIN 26535-0048 LT, LT 58 PL H50030 WHITBY; REGIONAL MUNICIPALAITY OF DURHAM FILE DMWY25-005
According to the last returned assessment roll, the assessed value of the land is **$793,000**.
Minimum Tender Amount: $93,589.86

4. Roll No. 18 09 030 024 03005 0000, WHITBY, PIN 26555-0031 LT, PCL 140-1, SEC 40M1632; BLK 140, PL 40M1632 ; WHITBY, REGIONAL MUNICIPALITY OF DURHAM FILE DMWY25-021
According to the last returned assessment roll, the assessed value of the land is **$66,000**.
Minimum Tender Amount: $15,125.53

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 Town of Whitby.

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. <u>Responsibility for ascertaining these matters rests with the potential purchasers.</u>

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. 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.

Non-Resident Speculation Tax (NRST) of 25% 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.

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 land transfer tax, HST and Non-Resident Speculation Tax, if applicable.

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, visit: **www.OntarioTaxSales.ca or www.whitby.ca**

TENDER PACKAGES, INCLUDING THE PRESCRIBED FORM, WILL BE AVAILABLE ELECTRONICALLY ONLY THROUGH www.OntarioTaxSales.ca
APPLICABLE FEES APPLY

if no internet access available, contact:

Crystal Doucette, Senior Manager Revenue and Taxation
The Corporation of the Town of Whitby
Municipal Building
575 Rossland Road East
Whitby, ON L1N 2M8
(905) 444-2815
tax@whitby.ca

TENDER PACKAGES INCLUDING THE PRESCRIBED FORM, IN PAPER FORMAT ONLY, WILL BE AVAILABLE AT 575 ROSSLAND RD EAST ACCOMPANIED BY A FEE