

FORM 6
SALE OF LAND BY PUBLIC TENDER
Municipal Act, 2001

Municipal Tax Sales Rules

THE CORPORATION OF THE CITY OF OSHAWA

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 Tuesday, October 22, 2024, at the Committee Room at City Hall, 50 Centre Street South, Oshawa, ON L1H 3Z7.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Committee Room at City Hall, 50 Centre Street South, Oshawa.

Description of Lands:

ROLL NO. 18 13 070 004 27107 0000, 2380 CHEVRON PRINCE PATH, OSHAWA, PIN 27293-0352 LT, UNIT 352, LEVEL 1, DURHAM STANDARD CONDOMINIUM PLAN NO. 293 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR1781927; CITY OF OSHAWA, FILE TSR23-078

Minimum Tender Amount: \$25,812.31

According to the last returned assessment roll, the assessed value of the land is \$391,000.

ROLL NO. 18 13 070 004 27230 0000, 2293 CHEVRON PRINCE PATH, OSHAWA, PIN 27293-0475 LT, UNIT 475, LEVEL 1, DURHAM STANDARD CONDOMINIUM PLAN NO. 293 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR1781927; CITY OF OSHAWA, FILE TSR23-079

Minimum Tender Amount: \$33,411.94

According to the last returned assessment roll, the assessed value of the land is \$426,000.

ROLL NO. 18 13 010 021 03500 0000, 255 ELIZABETH ST, OSHAWA, PIN 16302-0121 LT, LT 46 PL 461 OSHAWA; OSHAWA, FILE TSR23-084

Minimum Tender Amount: \$25,706.98

According to the last returned assessment roll, the assessed value of the land is \$348,000.

ROLL NO. 18 13 020 009 09200 0000, 167 ELLIOTT ST, OSHAWA, PIN 16354-0175 LT, LT 21 PL 168 OSHAWA; PT LT 16 PL 168 OSHAWA PTS 1 TO 3, 40R7152; OSHAWA, FILE TSR23-089

Minimum Tender Amount: \$15,552.84

According to the last returned assessment roll, the assessed value of the land is \$195,000.

ROLL NO. 18 13 020 012 00200 0000, 36 PARK RD S, OSHAWA, PIN 16356-0193 LT, PT LT 3 SHEET 13B PL 357 EAST WHITBY PT 1 40R12657; CITY OF OSHAWA, FILE TSR23-090

Minimum Tender Amount: \$75,666.81

According to the last returned assessment roll, the assessed value of the land is \$410,000.

ROLL NO. 18 13 030 013 03000 0000, 280 DIVISION ST, OSHAWA, PIN 16322-0287 LT, LT 8 PL 183 EAST WHITBY; OSHAWA, FILE TSR23-093

Minimum Tender Amount: \$19,159.17

According to the last returned assessment roll, the assessed value of the land is \$235,000.

ROLL NO. 18 13 040 032 02110 0000, 719 KEATES AVE, OSHAWA, PIN 16374-0270 LT, PCL 6-1 SEC M1186; LT 6 PL M1186; OSHAWA, FILE TSR23-109

Minimum Tender Amount: \$28,150.47

According to the last returned assessment roll, the assessed value of the land is \$409,000.

ROLL NO. 18 13 050 006 04300 0000, 1363 PARK RD S, OSHAWA, PIN 16388-0278 LT, PT LT 12 CON BROKEN FRONT EAST WHITBY AS IN D140815; CITY OF OSHAWA, FILE TSR23-115

Minimum Tender Amount: \$22,081.50

According to the last returned assessment roll, the assessed value of the land is \$277,000.

ROLL NO. 18 13 040 029 16800 0000, 662 EMERSON CRT, OSHAWA, PIN 16373-0121 LT, PCL 36-1 SEC M77, LT 36 PL M77; OSHAWA, FILE TSR23-202

Minimum Tender Amount: \$20,566.96

According to the last returned assessment roll, the assessed value of the land is \$309,000.

ROLL NO. 18 13 060 008 00898 0000, OSHAWA, PIN 16293-1264 LT, BLOCK 129, PLAN 40M2297, OSHAWA, REGIONAL MUNICIPALITY OF DURHAM; S/T EASEMENT OVER PT 1 ON 40R8739 AS IN LT233144, S/T EASEMENT OVER PT 1 ON 40R8739 AS IN LT233145, FILE TSR24-001

Minimum Tender Amount: \$5,076.95

According to the last returned assessment roll, the assessed value of the land is \$10,800.

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 CITY OF OSHAWA.

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.

For further information regarding this sale and a copy of the prescribed form of tender contact:

Kim Villeneuve C.M.R.P., Manager, Taxation Services
The Corporation of the City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7
(905) 436-3311 Ext. 2695
www.oshawa.ca