

Tender Submission Requirements & Checklist

- A Tender, the deposit and the envelope containing your Tender must be submitted in exact accordance with the *Municipal Act*, 2001 and the Municipal Tax Sales Rules.
- In order to submit a Tender **that will not be rejected**, please follow the step-by-step directions below for each category in order to ensure that your Tender meets these requirements:

Your Tender must:

- ☐ Be in **Form 7 – Tender to Purchase** as per O. Reg. 181/03, Form 7
- ☐ Be typewritten or legibly handwritten in ink
- ☐ Relate to **only one** parcel of land
(If you want to bid on 5 properties, you need to submit 5 separate Tenders and 5 separate Deposits in 5 separate envelopes)
- ☐ Be addressed to the Treasurer or designate
- ☐ Be equal to or greater than the Minimum Tender Amount as shown in the advertisement
- ☐ Not include any term or condition not provided for in the Municipal Tax Sale Rules
- ☐ Be accompanied by a Deposit of at least 20% of the amount you Tender

Your Deposit must:

- ☐ Be at least 20% of the amount you Tender calculated to 3 decimal points
(If you Tender \$10,000, 20% of that amount rounded to 3 decimal points is \$ \$2,000.002, so your Deposit would need to be \$2,000.01) (*Carrocci v. The Corporation of the Township of McDougall*, [2004])
- ☐ Be made by way of money order or by way of bank draft or cheque certified by a bank or trust corporation

- Where two or more Tenders are equal, the Tender that was received by the Municipality earlier shall be deemed to be the Higher Tenderer
- If you are ascertained as the Higher Tenderer or the Lower (Second Highest) Tenderer, you will have 14 calendar days of the date the Municipality sends you Notice of this to pay the balance of the Tender owing, applicable land transfer tax, accumulated taxes and HST (if applicable) **or your Deposit will be forfeited to the Municipality and the property will be either offered to the Lower (Second Highest) Tenderer or may vest to the Municipality**

Your Envelope must:

- ☐ Be completely sealed
- ☐ Indicate on it that it is for a Tax Sale
- ☐ Include a short description or municipal address of the land on it sufficient to permit the Treasurer to identify the parcel of land to which the Tender relates
- ☐ Relate to **only one** parcel of land

Submitting your Tender

- Your Tender can be delivered in person, or sent by courier or by mail
- It must be received by the Municipality before 3:00 p.m. of the date of the Tax Sale

Withdrawing your Tender

- The Municipality must receive your written request to withdraw your Tender before 3:00 p.m. local time on the date of the Tax Sale
- Your Tender will be opened at the same time as all other Tenders

Cancelling a Tax Sale

- A Municipality can cancel a Tax Sale **at any time** before a Tax Deed or Notice of Vesting is registered
(*Cunningham v. Front of Yonge (Township)* (2003))

If you **DO NOT** meet the exact requirements as set out above, **YOUR TENDER WILL BE REJECTED!**

FORM 7
TENDER TO PURCHASE

Municipal Act, 2001

The Corporation of the Township of Georgian Bay

TO: NAME:	Jasvinder Rattigan Treasurer/Director of Finance
ADDRESS:	99 Lone Pine Road Port Severn, ON L0K 1S0
TELEPHONE:	1-800-567-0187 or (705) 538-2337 For all inquiries, please contact Colleen Cadeau, Property Tax Coordinator at Ext. 223

Re: SALE OF: (Description of Land)

--

1. I/we hereby tender to purchase the land described above for the amount of \$.....
(..... dollars) in accordance with the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the treasurer's office not later than 3:00 p.m. local time on November 10, 2026, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$.....
(..... dollars) in favour of the Corporation of the Township of Georgian Bay representing 20 percent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any taxes that may be applicable, such as a land transfer tax and HST, and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that I/we are the successful tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at this day of , 2026 .

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Phone No. of Tenderer	Phone No. of Tenderer
Alternate Contact Information	Alternate Contact Information
(Insert an additional contact number or email address at which you can be reached)	(Insert an additional contact number or email address at which you can be reached)

Personal Information contained on this form is collected pursuant to the *Municipal Act, 2001* and Regulations thereunder, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Protection of Privacy Coordinator at the institution responsible for procedures under that Act.

FORM 6
SALE OF LAND BY PUBLIC TENDER
Municipal Act, 2001
Ontario Regulation 181/03
Municipal Tax Sales Rules

THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY

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, November 10, 2026, at the Municipal Office, 99 Lone Pine Road, Port Severn, ON L0K 1S0.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Municipal Office, 99 Lone Pine Road, Port Severn, ON.

Description of Lands:

ROLL NO. 44 65 010 002 09224 0000, 19 BEECH AVE, MACTIER, PIN 48006-1099 LT, LOT 3, PLAN 35M752; SUBJECT TO AN EASEMENT AS IN MT229334; TOWNSHIP OF GEORGIAN BAY, FILE MAGB24-002

Minimum Tender Amount: \$9,466.93

According to the last returned assessment roll, the assessed value of the land is \$66,000.00.

ROLL NO. 44 65 020 004 09301 0000, 30 IS 3230 GEORGIAN BAY, HONEY HARBOUR, PIN 48010-0256 LT, PT ISLAND 509 GIBSON PT 1, 35R2144; GEORGIAN BAY, FILE MAGB24-006

Minimum Tender Amount: \$34,124.17

According to the last returned assessment roll, the assessed value of the land is \$526,000.00.

ROLL NO. 44 65 020 012 01800 0000, 24996 GEORGIAN BAY SHORE, HONEY HARBOUR, PIN 48012-0250 LT, PT LT 47 CON 5 GIBSON; PT LT 48 CON 5 GIBSON; PT RDAL IN FRONT LT 47 CON 5 GIBSON; PT RDAL IN FRONT LT 48 CON 5 GIBSON CLOSED BY LT117685, PT 7 35R20593; GEORGIAN BAY; THE DISTRICT MUNICIPALITY OF MUSKOKA, FILE MAGB24-007

Minimum Tender Amount: \$32,896.07

According to the last returned assessment roll, the assessed value of the land is \$515,000.00.

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 (or board).

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.

The land was previously advertised for a sale to be held on September 9, 2026, but the sale was postponed.

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.

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) 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.

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:

Colleen Cadeau, Supervisor of Taxation/Revenue
The Corporation of the Township of Georgian Bay
99 Lone Pine Road
Port Severn, ON L0K 1S0
1-800-567-0187 or (705) 538-2337 Ext. 223
www.gbtownship.ca

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF GEORGIAN BAY	Minimum Tender Amount	\$9,466.93
Region	DISTRICT MUNICIPALITY OF MUSKOKA	Property Identification No.	48006-1099 LT
Municipal Address	19 BEECH AVE MACTIER	Assessment Roll No.	44 65 010 002 09224 0000
Closing Date	NOVEMBER 10, 2026	Municipal File No.	MAGB24-002

Legal Description
LOT 3, PLAN 35M752; SUBJECT TO AN EASEMENT AS IN MT229334; TOWNSHIP OF GEORGIAN BAY

Advanced Property Details

Approximate Property Size	Frontage-90.22 Length 11660.33 Sq" Area 1,051,994.97 Sq "
Municipal Assessment Value	\$66,000.00
Annual Property Taxes	\$780.01
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Maple Street and Beech Street
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R4
Zoning Code Description (Please provide a short description)	Residential Type 4- Single Detached
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	N/A
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes
Is the Property Accessible by a Public or Private Road?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Denise Gucsma	Title: Planning Technician
Telephone: 705-538-2337	Ext: 263
	Email: planning@gbtownship.ca

19 Beech Ave

24-002



2024-05-14, 3:27:28 p.m.

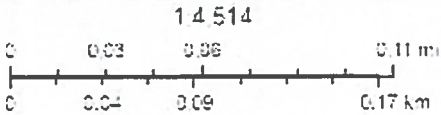
- Road Network

— District

— Township
- Private

Civic Addresses

Parcels: Roll



© 2024 Esri and its licensors. All rights reserved.

Produced by the District of Muskoka under license from Ontario Ministry of Natural Resources. Copyright (c) Esri 2024. All Rights Reserved.

19 Beech Ave

24-002



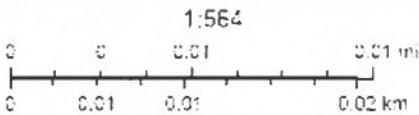
2024-05-14, 3:26:04 p.m

Road Network

- Township
- Private

Civic Addresses

Parcels: Roll



© OpenStreetMap (and contributors), CC-BY-SA

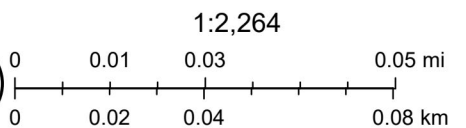
Produced by the District of Muskoka under license from Ontario Ministry of Natural Resources. Copyright © Queens Printer 2020. 2020 MPAC. All Rights Reserved. District of Muskoka Geomatics

Muskoka GeoHub: Internal



2026-07-29, 12:02:34 p.m.

- | | | | |
|--|--------------------------|---|-----------------|
|  | Parcels: GBT* Assessment |  | Civic Addresses |
|  | District Municipality |  | Road Network |
|  | Area Municipality |  | Township |
|  | Geographic Township |  | Private |
| Settlement Areas | | | |
|  | Urban Centre | | |



District of Muskoka

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF GEORGIAN BAY	Minimum Tender Amount	\$34,124.17
Region	DISTRICT MUNICIPALITY OF MUSKOKA	Property Identification No.	48010-0256 LT
Municipal Address	30 IS 3230 GEORGIAN BAY HONEY HARBOUR	Assessment Roll No.	44 65 020 004 09301 0000
Closing Date	NOVEMBER 10, 2026	Municipal File No.	MAGB24-006

Legal Description
PT ISLAND 509 GIBSON PT 1, 35R2144; GEORGIAN BAY

Advanced Property Details

Approximate Property Size	Frontage: 1050 Length 6.36 Area 6678
Municipal Assessment Value	\$526,000.00
Annual Property Taxes	\$4711.04
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	Yes
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Boathouse
Is this a Waterfront or Riverfront Property?	Yes
If Yes, what Body of Water?	Georgian Bay
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Water Access Only
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing

Building & Planning Details

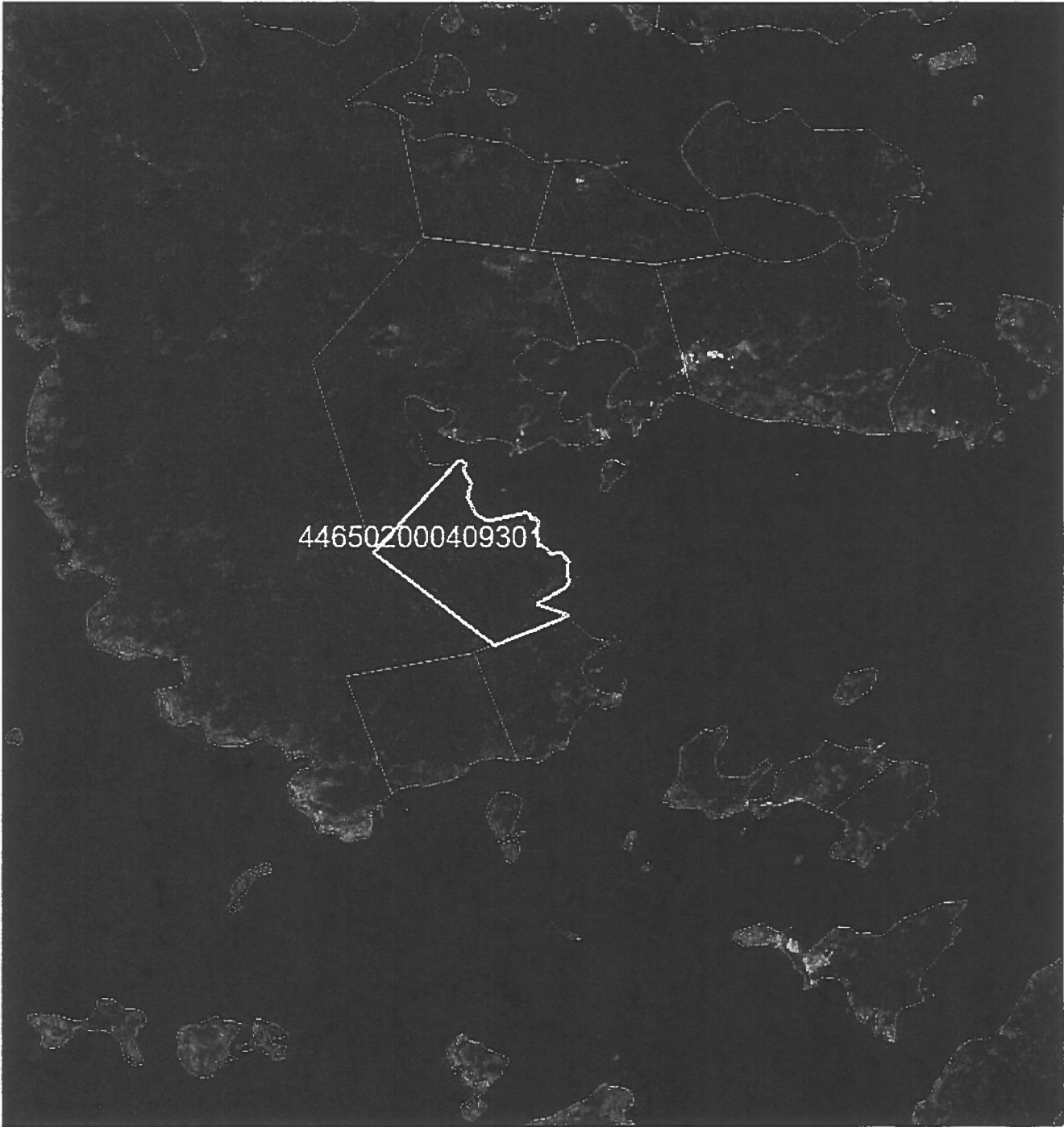
Municipal Zoning Code	SRI3
Zoning Code Description (Please provide a short description)	Shoreline Residential Island Type 3
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	No Water Access Only

Building & Planning Contact Information

Name: Denise Gusma	Title: Planning Technician
Telephone: 705-538-2337	Ext: 263
	Email: planning@gbtownship.ca

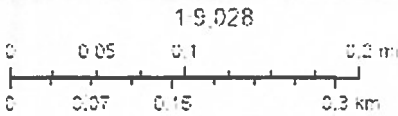
30 IS 3230 Georgian Bay

24-006



2024-05-15, 9:05:59 a.m.

Civic Addresses
Parcels: Roll



© GeoStreetMap and contributors 2024-05-15

Produced by the District of Muskoka under license from Ontario Ministry of Natural Resources. Copyright for Queen's Printer 2020. 2020 MPAC. All Rights Reserved. District of Muskoka Geomatics

30 IS 3230 Georgian Bay

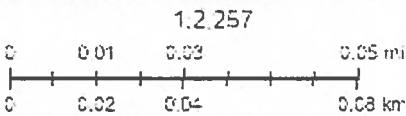
24-006



2024-05-15, 9:05:52 a.m.

Civic Addresses

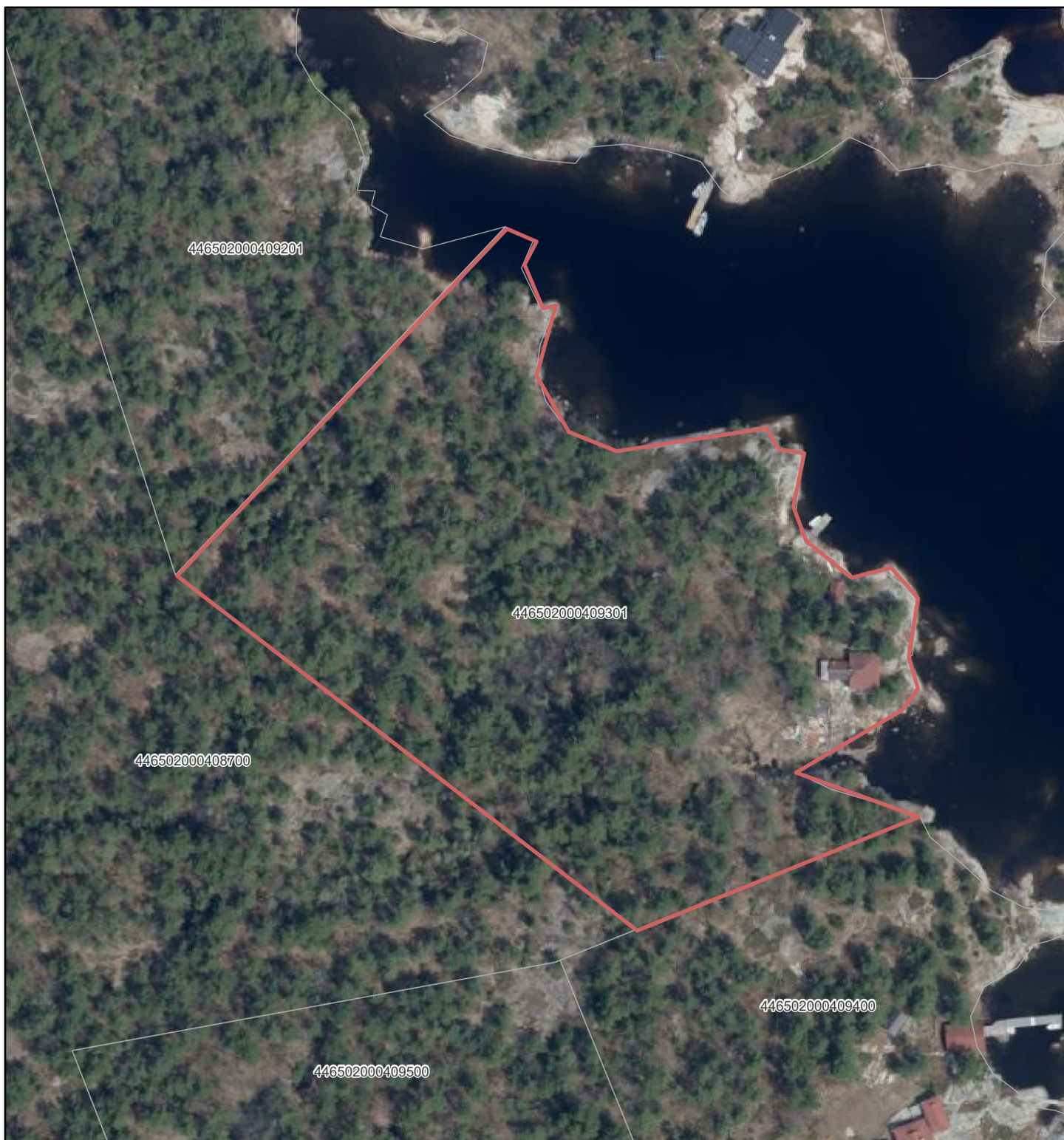
Parcels: Roll



© OpenStreetMap (and contributors) CC-BY-SA

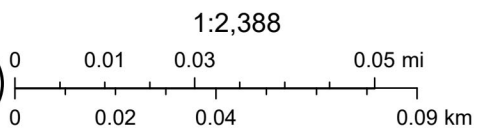
Produced by the District of Muskoka under license from Ontario Ministry of Natural Resources. Copying for personal use only. All Rights Reserved. District of Muskoka Geomatics

Muskoka GeoHub: Internal



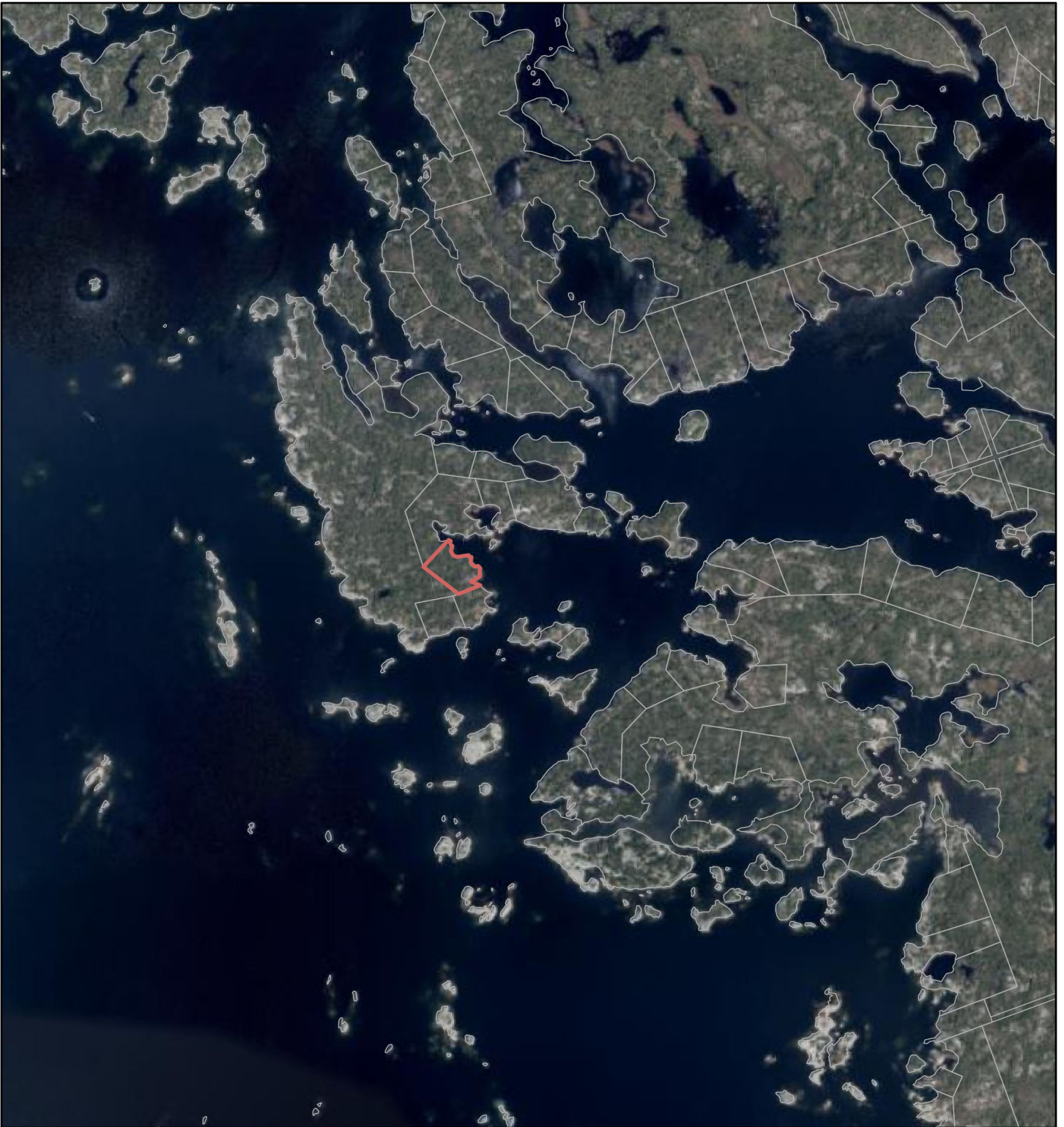
2026-07-29, 11:42:21 a.m.

-  Parcels: GBT* Assessment  Geographic Township
-  District Municipality
-  Area Municipality
- Civic Addresses



District of Muskoka

Muskoka GeoHub: Internal



2026-07-29, 11:43:50 a.m.

-  Parcels: GBT* Assessment  Geographic Township
-  District Municipality
-  Area Municipality
- Civic Addresses



1:30,714

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

District of Muskoka

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF GEORGIAN BAY	Minimum Tender Amount	\$32,896.07
Region	DISTRICT MUNICIPALITY OF MUSKOKA	Property Identification No.	48012-0250 LT
Municipal Address	24996 GEORGIAN BAY SHORE HONEY HARBOUR	Assessment Roll No.	44 65 020 012 01800 0000
Closing Date	NOVEMBER 10, 2026	Municipal File No.	MAGB24-007

Legal Description
PT LT 47 CON 5 GIBSON; PT LT 48 CON 5 GIBSON; PT RDAL IN FRONT LT 47 CON 5 GIBSON ; PT RDAL IN FRONT LT 48 CON 5 GIBSON CLOSED BY LT117685,PT 7 35R20593; GEORGIAN BAY; THE DISTRICT MUNICIPALITY OF MUSKOKA

Advanced Property Details

Approximate Property Size	Frontage: 472 Length 7.47 Area 3525.84
Municipal Assessment Value	\$515,000.00
Annual Property Taxes	\$4612.53
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	Yes
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Cabin
Is this a Waterfront or Riverfront Property?	Yes
If Yes, what Body of Water?	Georgian Bay
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Boat Access Only
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing

Building & Planning Details

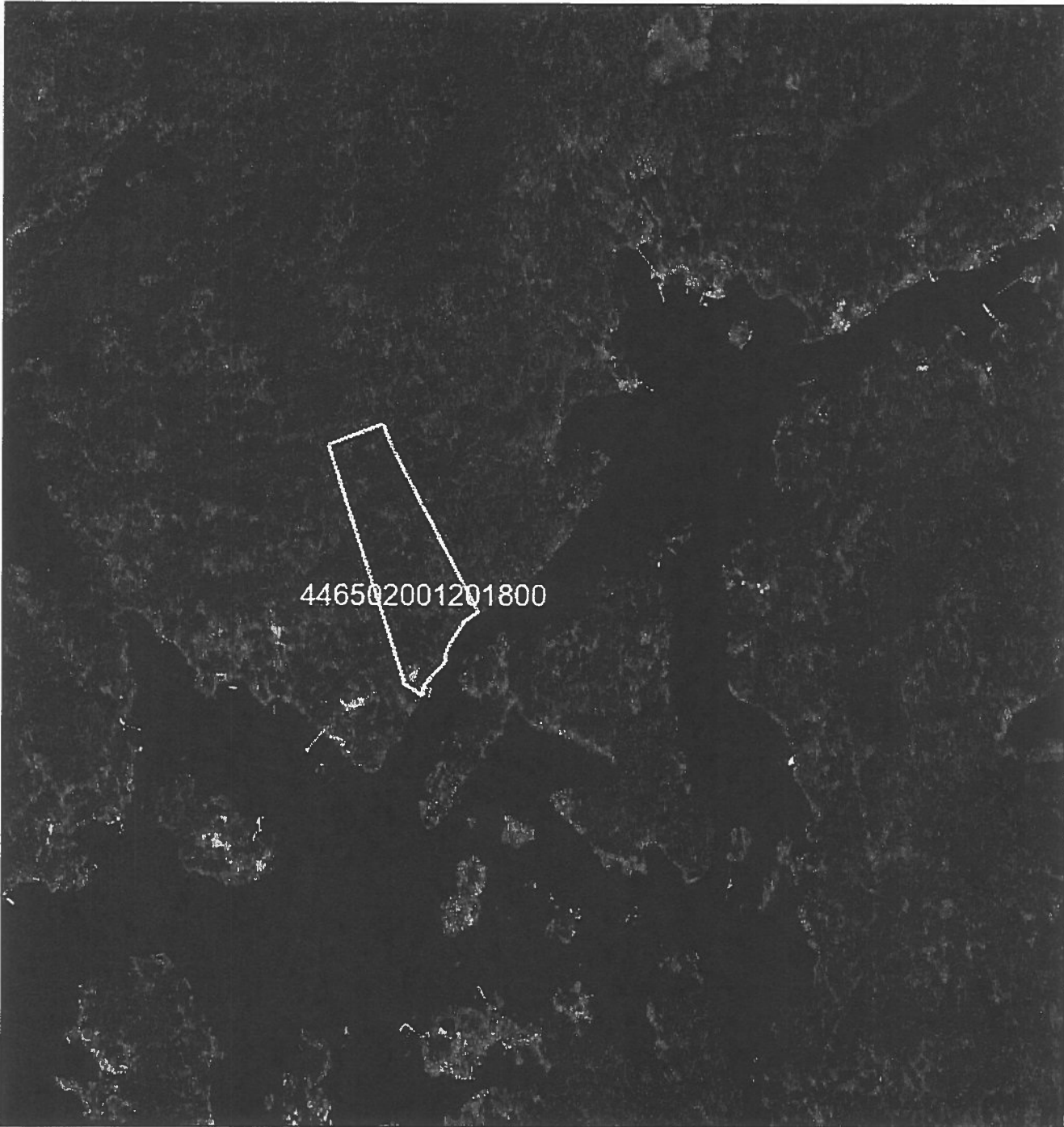
Municipal Zoning Code	SR7
Zoning Code Description (Please provide a short description)	Shoreline Residential Type 7
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	Yes
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	No Water Access Only

Building & Planning Contact Information

Name: Denise Gusma	Title: Planning Technician
Telephone: 705-538-2337	Ext: 263
	Email: planning@gbtownship.ca

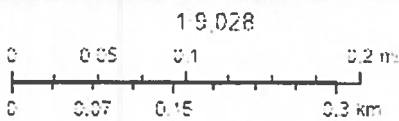
24996 Georgian Bay Shore

24-007



2024-05-15, 9:26:31 a.m.

Civic Addresses



© OpenStreetMap and contributors, CC-BY-SA

Produced by the District of Muskoka under license from Ontario Ministry of Natural Resources. Copyright © Queens Printer 2020-2021. All Rights Reserved.

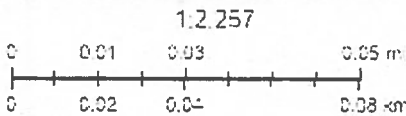
24996 Georgian Bay Shore

26-007



2024-05-15, 9:26:18 a.m.

Civic Addresses
Parcels: Roll



© OpenStreetMap (and) contributors, CC-BY-SA

Produced by the District of Muskoka under license from Ontario Ministry of Natural Resources. Copyright (c) Queens Printer 2020. 2020 MPAC. All Rights Reserved. District of Muskoka Geomatics

Muskoka GeoHub: Internal



2026-07-29, 12:06:23 p.m.

-  Parcels: GBT* Assessment  Geographic Township
-  District Municipality
-  Area Municipality
- Civic Addresses



1:6,251

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

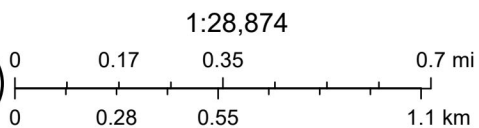
District of Muskoka

Muskoka GeoHub: Internal



2026-07-29, 12:07:20 p.m.

-  Parcels: GBT* Assessment  Geographic Township
-  District Municipality
-  Area Municipality
- Civic Addresses



District of Muskoka

TAX SALE

SEALED TENDER

To: **Jasvinder Rattigan**
Treasurer/Director of Finance
Township of Georgian Bay
99 Lone Pine Road
Port Severn, ON L0K 1S0

Tender Received

Date: _____

Time: _____

(Municipal Use Only)

Important Municipal Notice

This Envelope MUST ...

- Be Date and Time marked when it is received
- Be completely sealed
- **NOT** be accepted after **3pm on November 10, 2026**

Please provide above the legal description or municipal address of the land sufficient to permit the treasurer to identify the parcel of land to which the tender relates.

SALE OF LAND BY PUBLIC TENDER