

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 Tay

TO: NAME: Emmie Carlson
Treasurer

ADDRESS: 450 Park Street
PO Box 100
Victoria Harbour, ON L0K 2A0

TELEPHONE: (705) 534-7248
For all inquiries, please contact Rebecca Faithfull, Deputy Treasurer at Ext. 226

Re: SALE OF: (Description of Land)

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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 25, 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 Tay 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 TAY

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 Wednesday, November 25, 2026, at the Municipal Office, 450 Park Street, PO Box 100, Victoria Harbour, ON L0K 2A0.

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, 450 Park Street, Victoria Harbour.

Description of Lands:

ROLL NO. 43 53 010 009 18301 0000, 6137 VASEY RD, ELMVALE, PIN 58373-0023 LT, PT W1/2 LT 75 CON 1 MEDONTE PT 3, 51R29197; TAY, FILE SETY25-001

Minimum Tender Amount: \$69,546.74

According to the last returned assessment roll, the assessed value of the land is \$279,000.00.

ROLL NO. 43 53 040 004 63900 0000, 2452 NEWTON ST, VICTORIA HARBOUR, PIN 58511-0036 LT, PT E1/2 LT 12 CON 6 TAY PT 1 & 2, 51R5942; TAY, FILE SETY25-008

Minimum Tender Amount: \$13,171.21

According to the last returned assessment roll, the assessed value of the land is \$64,000.00.

ROLL NO. 43 53 040 004 64001 0000, 2432 NEWTON ST, VICTORIA HARBOUR, PIN 58511-0037 LT, PT E1/2 LT 12 CON 6 TAY PT 3, 51R18750; TAY, FILE SETY25-009

Minimum Tender Amount: \$53,447.39

According to the last returned assessment roll, the assessed value of the land is \$512,000.00.

ROLL NO. 43 53 040 005 04200 0000, 2459 NEWTON ST, VICTORIA HARBOUR, PIN 58511-0117 LT, PT LT 12 CON 7 TAY AS IN RO1449946; TAY, FILE SETY25-011

Minimum Tender Amount: \$151,106.70

According to the last returned assessment roll, the assessed value of the land is \$1,550,000.00.

ROLL NO. 43 53 040 005 54903 0000, 1967 GRATRUX RD, WAUBAUSHENE, PIN 58508-0010 LT, PT LT 8 CON 9 TAY AS IN RO318658; S/T TA21373; TAY, FILE SETY25-014

Minimum Tender Amount: \$7,835.25

According to the last returned assessment roll, the assessed value of the land is \$27,000.00.

ROLL NO. 43 53 040 009 01610 0000, WAUBAUSHENE, PIN 58501-0067 LT, LT 9 RCP 1715 TAY S/T RO370251 & RO1002201; TAY, FILE SETY25-017

Minimum Tender Amount: \$7,657.33

According to the last returned assessment roll, the assessed value of the land is \$17,200.00.

ROLL NO. 43 53 040 009 12705 0000, WAUBAUSHENE, PIN 58505-0087 LT, PT E PT LT 17 CON 12 TAY PT 4, 51R10704; TAY, FILE SETY25-018

Minimum Tender Amount: \$9,266.87

According to the last returned assessment roll, the assessed value of the land is \$27,000.00.

ROLL NO. 43 53 050 001 00121 0000, 39 DOCK LANE, PORT MCNICOLL, PIN 59340-0020 LT, UNIT 20, LEVEL 1, SIMCOE VACANT LAND CONDOMINIUM PLAN NO. 340 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT LTS 15 & 16 CON 6 TAY, PT WATER LT A LYING IN FRONT OF LTS 15 & 16 CON 6 TAY INCLUDING ISLAND 74 & PT ISLAND 74A AND PT ORIGINAL RDAL BTN LTS 15 & 16 CON 6 TAY (CLOSED BY BY-LAW 485, INST. # 9112); PTS 1 TO 26 INCL. & PT 32 PL 51R36490, T/W & S/T AS SET OUT IN SCHEDULE 'A' OF DECLARATION SC719261; TAY, FILE SETY25-021

Minimum Tender Amount: \$26,375.99

According to the last returned assessment roll, the assessed value of the land is \$234,000.00.

ROLL NO. 43 53 050 001 99913 0000, 315 TALBOT ST, PORT MCNICOLL, PIN 58484-0344 LT, TAY OR LABATT OR ISLAND #73 IN GEORGIAN BAY TAY; PT WATER LOT A IN FRONT OF LT 15, 16, 17 & 18 CON 6 & LT 13, 14 & 15 CON 5 PT 1 51R20842; TAY, FILE SETY25-026

Minimum Tender Amount: \$558,643.01

According to the last returned assessment roll, the assessed value of the land is \$3,830,000.00.

ROLL NO. 43 53 060 001 03300 0000, 51 MAPLE ST, VICTORIA HARBOUR, PIN 58492-0159 LT, PT BLK B PL 483 AS IN RO265762 (2NDLY); TOWNSHIP OF TAY, FILE SETY25-028

Minimum Tender Amount: \$25,464.47

According to the last returned assessment roll, the assessed value of the land is \$143,000.00.

ROLL NO. 43 53 060 001 33201 0000, VICTORIA HARBOUR, PIN 58487-0147 LT, PT LOT 15 CON 7 TAY, DESIGNATED AS PART 2 ON 51R30894, S/T A RIGHT AS VH371., FILE SETY25-031

Minimum Tender Amount: \$8,590.00

According to the last returned assessment roll, the assessed value of the land is \$10,200.00.

ROLL NO. 43 53 060 002 07502 0000, 15128 HIGHWAY 12, VICTORIA HARBOUR, PIN 58511-0132 LT, PT E PT LT 13 CON 6 TAY; PT LT 14 S/S TRESPASS RD, 15 S/S TRESPASS RD, 16 S/S TRESPASS RD, 17 S/S TRESPASS RD, 18 S/S TRESPASS RD, 19 S/S TRESPASS RD, 20 S/S TRESPASS RD, 21 S/S TRESPASS RD, 22 S/S TRESPASS RD PL 470 TAY PARTS 7, 9, 11, 13, 15, 17, 19, 22, 51R1450; TAY, FILE SETY25-032

Minimum Tender Amount: \$20,047.13

According to the last returned assessment roll, the assessed value of the land is \$157,000.00.

ROLL NO. 43 53 060 002 24501 0000, 2505 NEWTON ST, VICTORIA HARBOUR, PIN 58511-0029 LT, PT LT 12 W/S WEST ST, 13 E/S NEWTON ST PL 496 TAY AS IN RO387882 & VH640 LYING S OF THE KING'S HWY 12; TAY, FILE SETY25-034

Minimum Tender Amount: \$13,179.10

According to the last returned assessment roll, the assessed value of the land is \$84,000.00.

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.

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, visit: www.OntarioTaxSales.ca or if no internet access available, contact:

Rebecca Faithfull, Deputy Treasurer
The Corporation of The Township of Tay
450 Park Street
PO Box 100
Victoria Harbour, ON L0K 2A0
(705) 534-7248 Ext. 226
rfaithfull@tay.ca
www.tay.ca

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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$69,546.74
Region	THE COUNTY OF SIMCOE	Property Identification No.	58373-0023 LT
Municipal Address	6137 VASEY RD, ELMVALE	Assessment Roll No.	43 53 010 009 18301 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-001

Legal Description
PT W1/2 LT 75 CON 1 MEDONTE PT 3, 51R29197; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE & DEPTH: NOT PROVIDED AREA: 0.508 HECTARE
Municipal Assessment Value	\$279,000.00
Annual Property Taxes	\$3,530.44
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	N/A
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Accessory Structures
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Vasey Road and Highway 93
Are there any Nearby Amenities?	Located in Waverley which has a gas station, park, and is close to the Town of Midland with grocery stores, restaurants, etc.

Additional Information to include in Listing
This property is serviced by a private well and septic system.
An unsafe building order has been posted on the property. Consequently, the unsafe building has been fenced to prevent entry. All costs associated to the fence rental are being added to property taxes.

Building & Planning Details

Municipal Zoning Code	"R1"
Zoning Code Description (Please provide a short description)	Village Residential One "R1" permitted uses include single detached dwelling, accessory dwelling unit, home occupation, and bed and breakfast establishment.
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?	Yes - Building Department
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca

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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$13,171.21
Region	THE COUNTY OF SIMCOE	Property Identification No.	58511-0036 LT
Municipal Address	2452 NEWTON ST, VICTORIA HARBOUR	Assessment Roll No.	43 53 040 004 63900 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-008

Legal Description
PT E1/2 LT 12 CON 6 TAY PT 1 & 2, 51R5942; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE & DEPTH: NOT PROVIDED AREA: 0.522 HECTARE
Municipal Assessment Value	\$64,000.00
Annual Property Taxes	\$809.85
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?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Newton St and Highway 12
Are there any Nearby Amenities?	Located in Victoria Harbour which has a grocery store, marina, library, restaurants, beach etc.

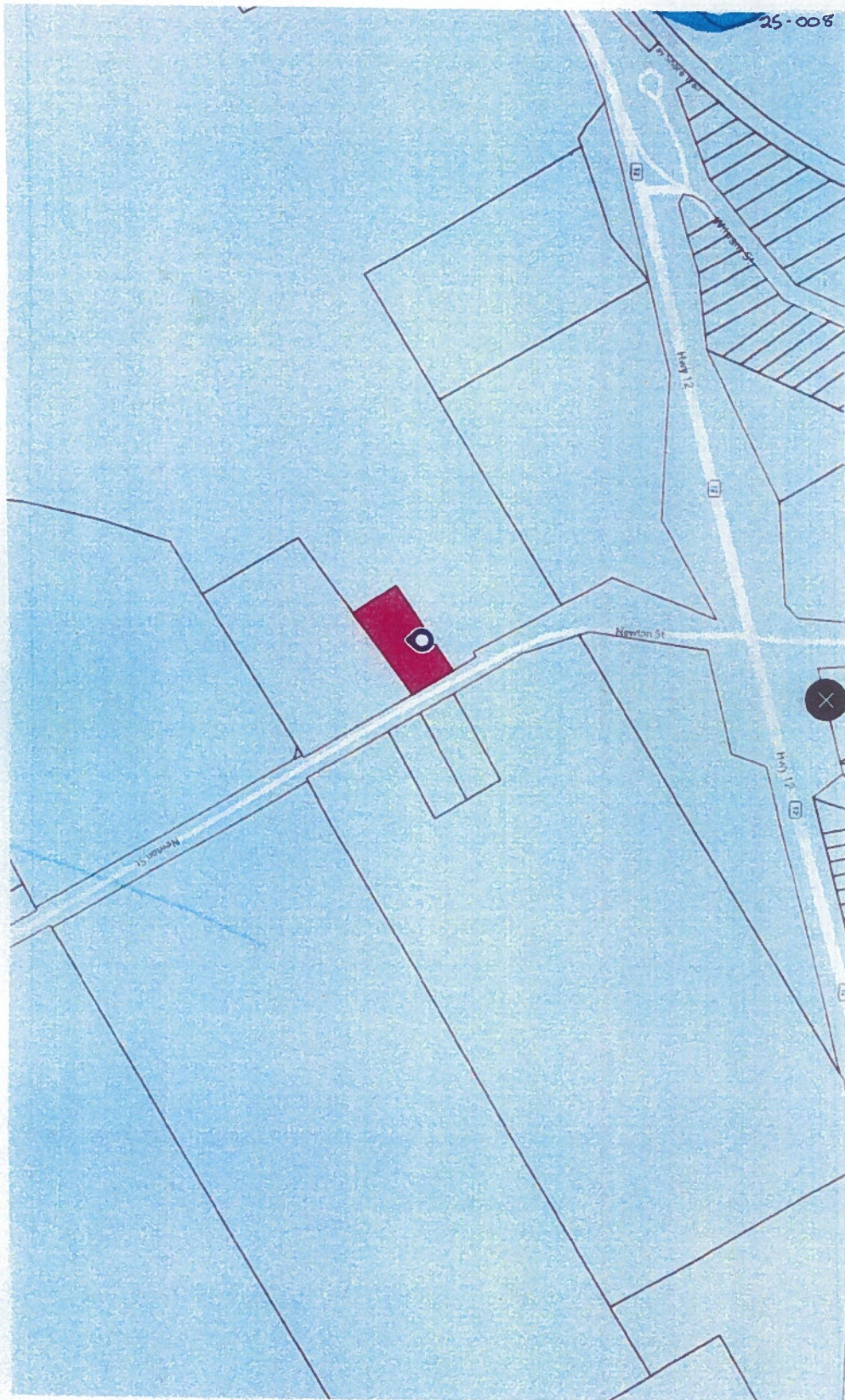
Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R3-10(H) & OS-2B(H)
Zoning Code Description (Please provide a short description)	Multiple Residential Exception Ten Hold "R3-10(H)", permitted uses: include street townhouse dwellings, single detached dwelling, and a public park. Open Space Exception Two B Hold "OS-2B(H)", permitted uses include: forestry use, public park, playground, public swimming/bathing/beach area, and a golf course and servicing and accessory structures required to the service of the permitted golf course. Where a Zone symbol is followed by the symbol (H), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than those existing at the date of the passing of the specific By-law.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No – planning applications required to develop property
Is a Demolition Permit Available?	No
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?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$53,447.39
Region	THE COUNTY OF SIMCOE	Property Identification No.	58511-0037 LT
Municipal Address	2432 NEWTON ST, VICTORIA HARBOUR	Assessment Roll No.	43 53 040 004 64001 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-009

Legal Description
PT E1/2 LT 12 CON 6 TAY PT 3, 51R18750; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 426.47 FEET DEPTH: NOT PROVIDED AREA: 2.41 HECTARE
Municipal Assessment Value	\$512,000.00
Annual Property Taxes	\$6,478.79
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?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Newton St and Highway 12
Are there any Nearby Amenities?	Located in Victoria Harbour which has a grocery store, marina, library, restaurants, beach etc.

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R3-10(H)
Zoning Code Description (Please provide a short description)	Multiple Residential Exception Ten Hold "R3-10(H)", permitted uses include: street townhouse dwellings, single detached dwelling, and a public park. Where a Zone symbol is followed by the symbol (H), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than those existing at the date of the passing of the specific By-law.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No – planning applications required to develop property
Is a Demolition Permit Available?	No
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?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$151,106.70
Region	THE COUNTY OF SIMCOE	Property Identification No.	58511-0117 LT
Municipal Address	2459 NEWTON ST, VICTORIA HARBOUR	Assessment Roll No.	43 53 040 005 04200 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-011

Legal Description
PT LT 12 CON 7 TAY AS IN RO1449946; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE & DEPTH: NOT PROVIDED AREA: 19.512 HECTARE
Municipal Assessment Value	\$1,550,000.00
Annual Property Taxes	\$19,613.53
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?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	No
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Newton St and Highway 12
Are there any Nearby Amenities?	Located in Victoria Harbour which has a grocery store, marina, library, restaurants, beach etc.

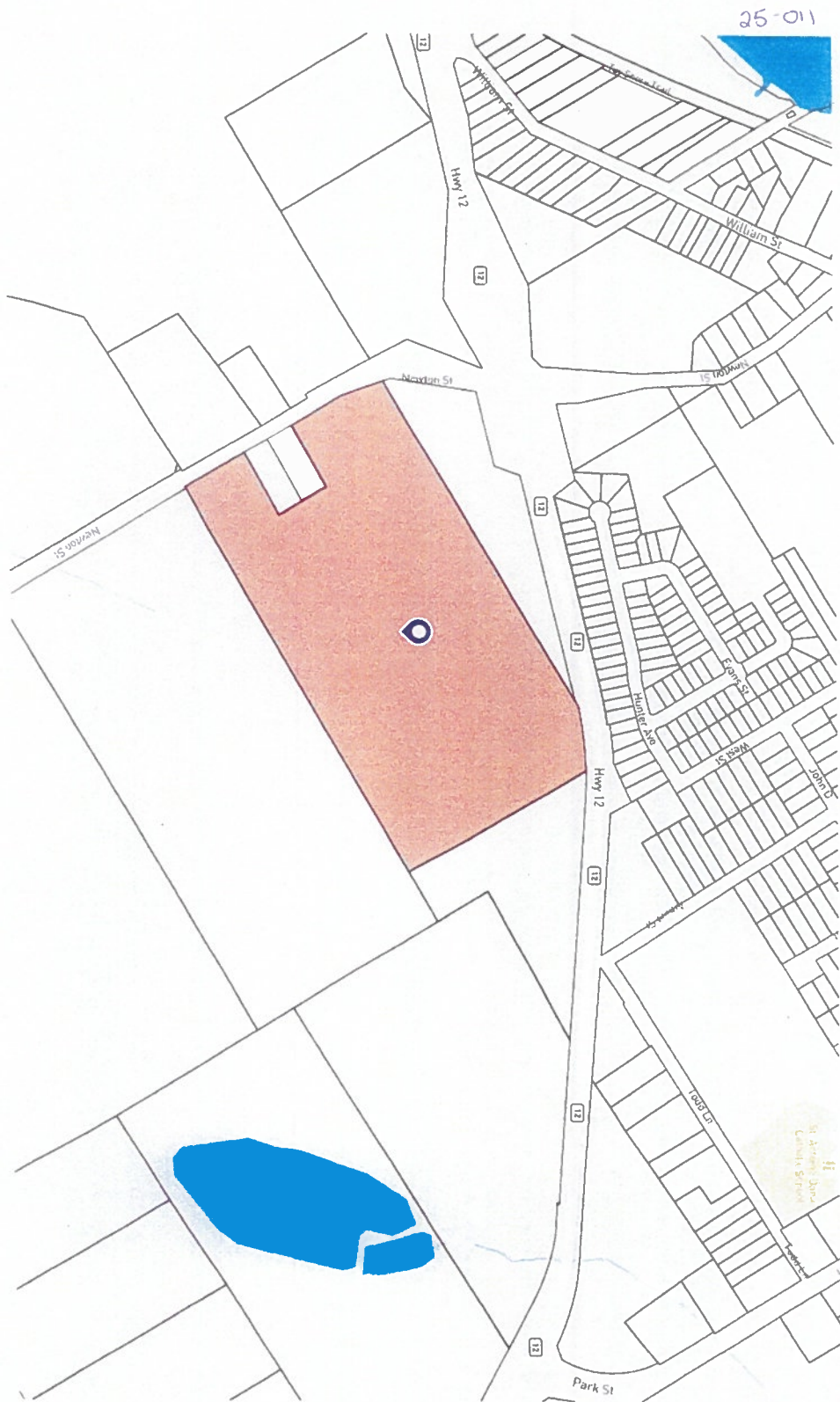
Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	OS-2B(H) & EP
Zoning Code Description (Please provide a short description)	Open Space Exception Two B Hold "OS-2B(H)", permitted uses include: forestry use, public park, playground, public swimming/bathing/beach area, and a golf course and servicing and accessory structures required to the service of the permitted golf course. Environmental Protection "EP", permitted uses: include conservation use, conservation and wildlife sanctuary, existing agricultural use, and forestry use. Where a Zone symbol is followed by the symbol (H), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than those existing at the date of the passing of the specific By-law.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No – planning applications required to develop property
Is a Demolition Permit Available?	No
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?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

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Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$7,835.25
Region	THE COUNTY OF SIMCOE	Property Identification No.	58508-0010 LT
Municipal Address	1967 GRATRUX RD, WAUBAUSHENE	Assessment Roll No.	43 53 040 005 54903 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-014

Legal Description
PT LT 8 CON 9 TAY AS IN RO318658; S/T TA21373; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE & DEPTH: NOT PROVIDED AREA: 4.681 HECTARE
Municipal Assessment Value	\$27,000.00
Annual Property Taxes	\$197.40
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?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Gratrix Rd and Highway 12
Are there any Nearby Amenities?	Located in Waubaushehene which has a beach, gas station, marina, library, outdoor rink, park, restaurants, etc.

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	RU
Zoning Code Description (Please provide a short description)	Rural "RU" permitted uses include: accessory dwelling unit, bed and breakfast establishment, conservation use, conservation and wildlife sanctuary, forest reserve, general agricultural use, home occupation, home industry, hobby farm, intensive agricultural use, commercial kennel, private kennel, outdoor recreational area which may include one ancillary commercial building which shall not exceed 20 m2 in total floor area, private park, public park, seasonal fruit, vegetable, flower, or farm produce sales outlet (provided such produce is a product of the farm on which the outlet is located), single detached dwelling, and a veterinary establishment.
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?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca

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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$7,657.33
Region	THE COUNTY OF SIMCOE	Property Identification No.	58501-0067 LT
Municipal Address	DUCK BAY RD, WAUBAUSHENE	Assessment Roll No.	43 53 040 009 01610 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-017

Legal Description
LT 9 RCP 1715 TAY S/T RO370251 & RO1002201; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 20.05 FEET DEPTH: NOT PROVIDED AREA: 0.064 HECTARE
Municipal Assessment Value	\$17,200.00
Annual Property Taxes	\$217.65
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?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Duck Bay Rd and Quarry Rd
Are there any Nearby Amenities?	Located in Waubauskene which has a beach, gas station, marina, library, outdoor rink, park, restaurants, etc.

Additional Information to include in Listing
Lot 9 is subject to a right of way per Plan 51R13493.

Building & Planning Details

Municipal Zoning Code	SR
Zoning Code Description (Please provide a short description)	Shoreline Residential "SR" permitted uses include accessory dwelling unit, bed and breakfast establishment, home occupation, and single detached dwelling.
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?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

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Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca

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Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$9,266.87
Region	THE COUNTY OF SIMCOE	Property Identification No.	58505-0087 LT
Municipal Address	ALCOVE DR, WAUBAUSHENE	Assessment Roll No.	43 53 040 009 12705 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-018

Legal Description
PT E PT LT 17 CON 12 TAY PT 4, 51R10704; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 13.88 FEET DEPTH: NOT PROVIDED AREA: 0.004 HECTARE
Municipal Assessment Value	\$27,000.00
Annual Property Taxes	\$341.65
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?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Alcove Rd and West Service Rd
Are there any Nearby Amenities?	Located in Waubauskene which has a beach, gas station, marina, library, outdoor rink, park, restaurants, etc.

Additional Information to include in Listing

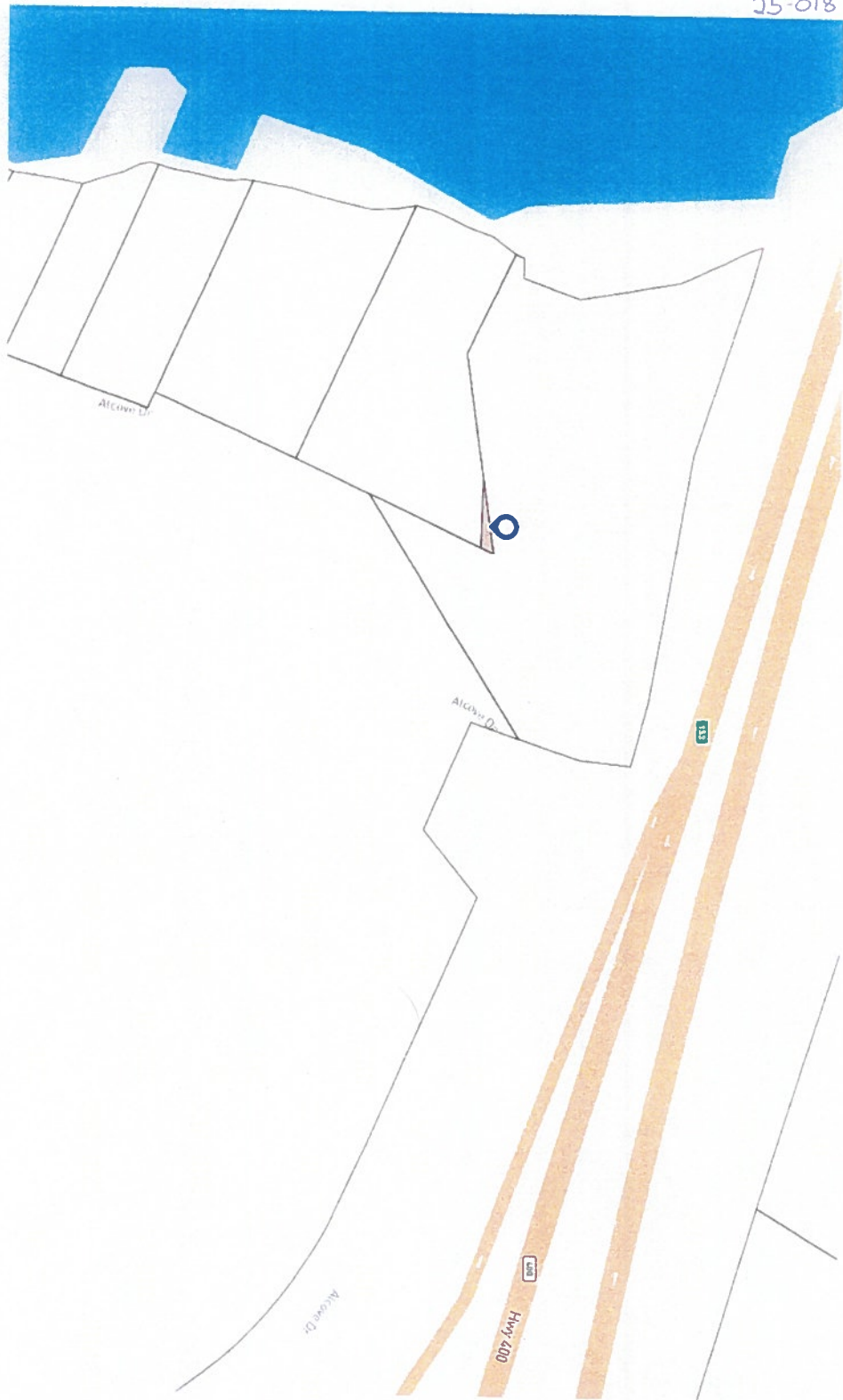
Building & Planning Details

Municipal Zoning Code	LSR
Zoning Code Description (Please provide a short description)	Limited Service Residential "LSR" permitted uses include: accessory dwelling unit, home occupation, and single detached dwelling.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No – property does not front on a municipal roadway
Is a Demolition Permit Available?	No
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?	Title search required to verify any ROW or easements to access property.
Is the Property Land Locked?	Yes

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca

25-018



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$26,375.99
Region	THE COUNTY OF SIMCOE	Property Identification No.	59340-0020 LT
Municipal Address	39 DOCK LANE, PORT MCNICOLL	Assessment Roll No.	43 53 050 001 00121 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-021

Legal Description

UNIT 20, LEVEL 1, SIMCOE VACANT LAND CONDOMINIUM PLAN NO. 340 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT LTS 15 & 16 CON 6 TAY, PT WATER LT A LYING IN FRONT OF LTS 15 & 16 CON 6 TAY INCLUDING ISLAND 74 & PT ISLAND 74A AND PT ORIGINAL RDAL BTN LTS 15 & 16 CON 6 TAY (CLOSED BY BY-LAW 485, INST. # 9112); PTS 1 TO 26 INCL. & PT 32 PL 51R36490, T/W & S/T AS SET OUT IN SCHEDULE 'A' OF DECLARATION SC719261; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 20.51 FEET DEPTH: NOT PROVIDED AREA: 0.090 HECTARE
Municipal Assessment Value	\$234,000.00
Annual Property Taxes	\$3,335.36
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?	N/A
Is this a Waterfront or Riverfront Property?	Yes
If Yes, what Body of Water?	Georgian Bay
Is this Property Abutting any Crown Land?	Yes
What is the Closest Major Intersection?	Dock Ln and First Ave
Are there any Nearby Amenities?	Located in Port McNicoll which has a park, outdoor rink, marina, community centre, library, restaurants, etc.

Additional Information to include in Listing

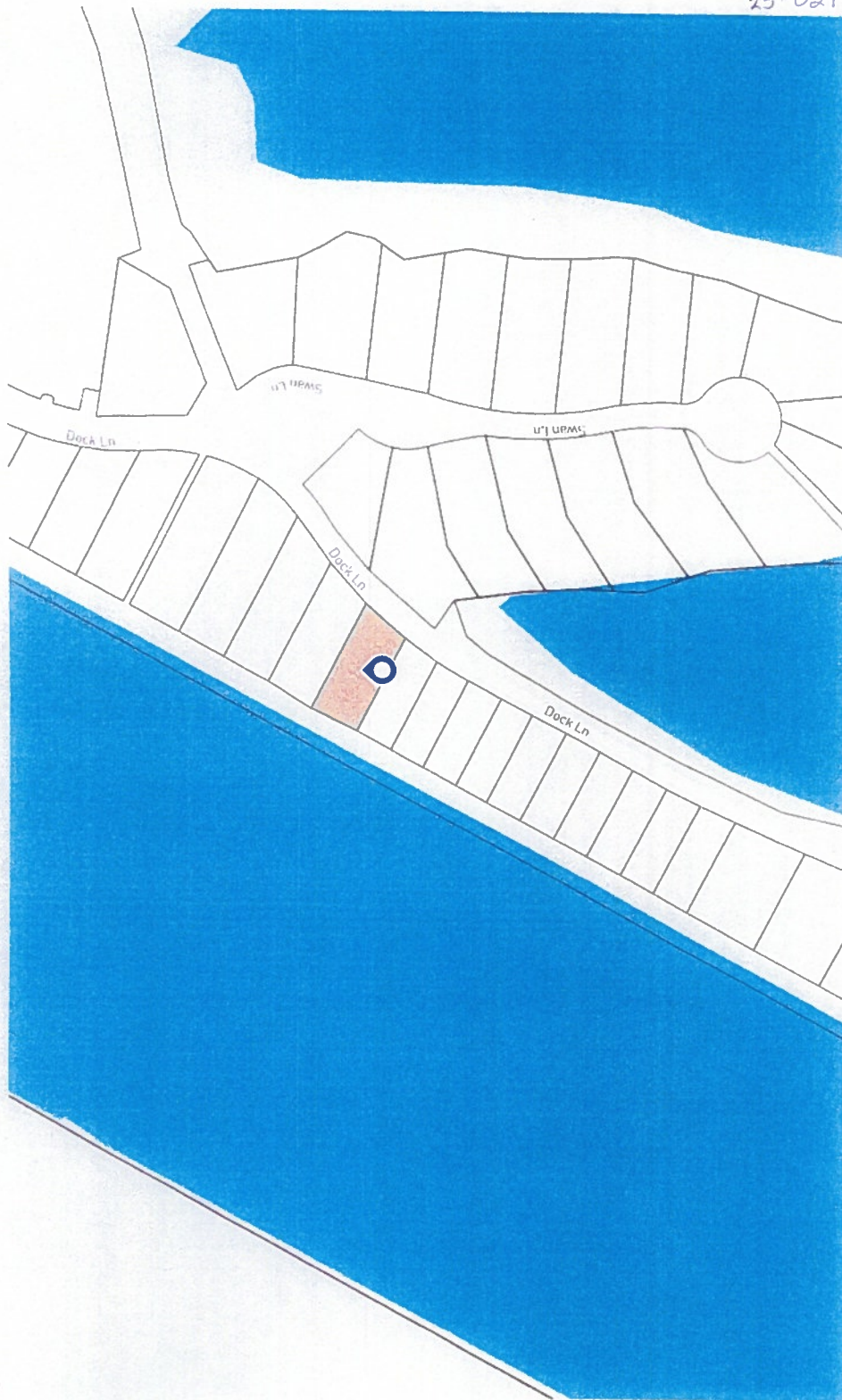
Building & Planning Details

Municipal Zoning Code	R2-27
Zoning Code Description (Please provide a short description)	Village Residential Two Exception Twenty-seven "R2-27", single detached dwelling. Subject lands are part of a condominium corporation. As per the development agreement a site plan agreement application is required to develop the lands.
Can the Property be Re-Zoned?	No
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?	Yes
Is the Property Accessible by a Public or Private Road?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
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	Email: planning@tay.ca

25-021



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$558,643.01
Region	THE COUNTY OF SIMCOE	Property Identification No.	58484-0344 LT
Municipal Address	315 TALBOT ST, PORT MCNICOLL	Assessment Roll No.	43 53 050 001 99913 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-026

Legal Description
TAY OR LABATT OR ISLAND #73 IN GEORGIAN BAY TAY; PT WATER LOT A IN FRONT OF LT 15, 16, 17 & 18 CON 6 & LT 13, 14 & 15 CON 5 PT 1 51R20842; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE & DEPTH: NOT PROVIDED AREA: 13.304 HECTARE
Municipal Assessment Value	\$3,830,000.00
Annual Property Taxes	\$85,779.48
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?	N/A
Is this a Waterfront or Riverfront Property?	Yes
If Yes, what Body of Water?	Georgian Bay
Is this Property Abutting any Crown Land?	Yes
What is the Closest Major Intersection?	Dock Lane and First Ave
Are there any Nearby Amenities?	Located in Port McNicoll which has a park, outdoor rink, marina, community centre, library, restaurants, etc.

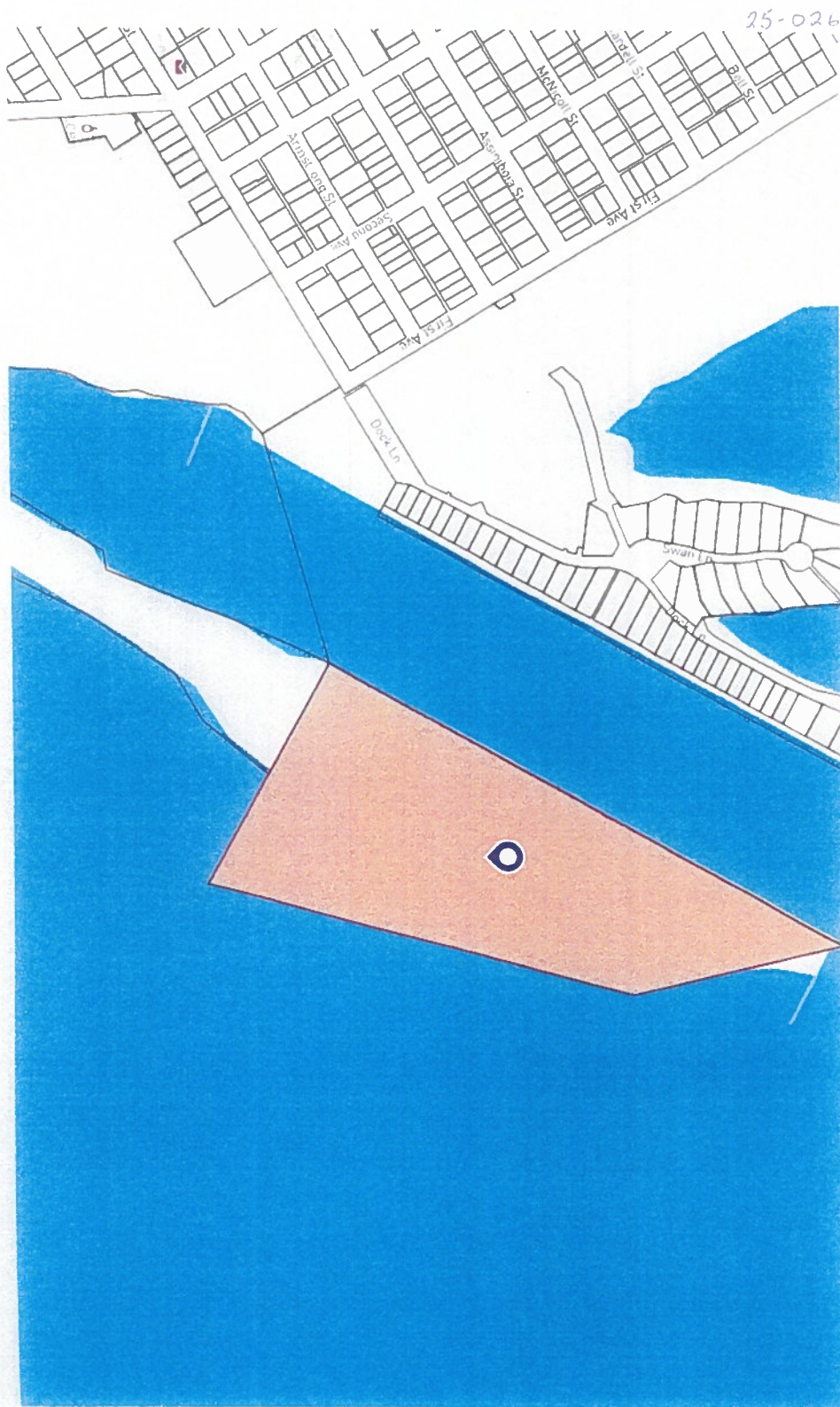
Additional Information to include in Listing
Part of draft plan approved subdivision lapse date for approval is January 15, 2029.

Building & Planning Details

Municipal Zoning Code	D-3 & LS
Zoning Code Description (Please provide a short description)	Development Exception Three "D-3", permitted uses include: conservation use, open space, outdoor recreation, and a marina. Lakeside "LS", permitted uses include: boat launching ramp, conservation and wildlife sanctuary, public use, recreational facility not including buildings or structures, uncovered private dock, and water intake or sewage outfall pipes lying on the lake bottom.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No - property does not front on a municipal roadway
Is a Demolition Permit Available?	No
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?	Title search required to verify any ROW or easements to access the property.
Is the Property Land Locked?	Yes

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca



the tax team

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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$25,464.47
Region	THE COUNTY OF SIMCOE	Property Identification No.	58492-0159 LT
Municipal Address	51 MAPLE ST, VICTORIA HARBOUR	Assessment Roll No.	43 53 060 001 03300 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-028

Legal Description
PT BLK B PL 483 AS IN RO265762 (2NDLY); TOWNSHIP OF TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 66.0 FEET DEPTH: 165.0 FEET AREA: 0.100 HECTARE
Municipal Assessment Value	\$143,000.00
Annual Property Taxes	\$1,809.50
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	N/A
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	No
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Maple St and Park St
Are there any Nearby Amenities?	Located in Victoria Harbour which has a grocery store, marina, library, restaurants, beach etc.

Additional Information to include in Listing
Due to the Victoria Harbour Wastewater Treatment Plant being at capacity, building permits cannot be issued for accessory dwelling units. Victoria Harbour Wastewater Treatment Plant Capacity Upgrade - Tay Township

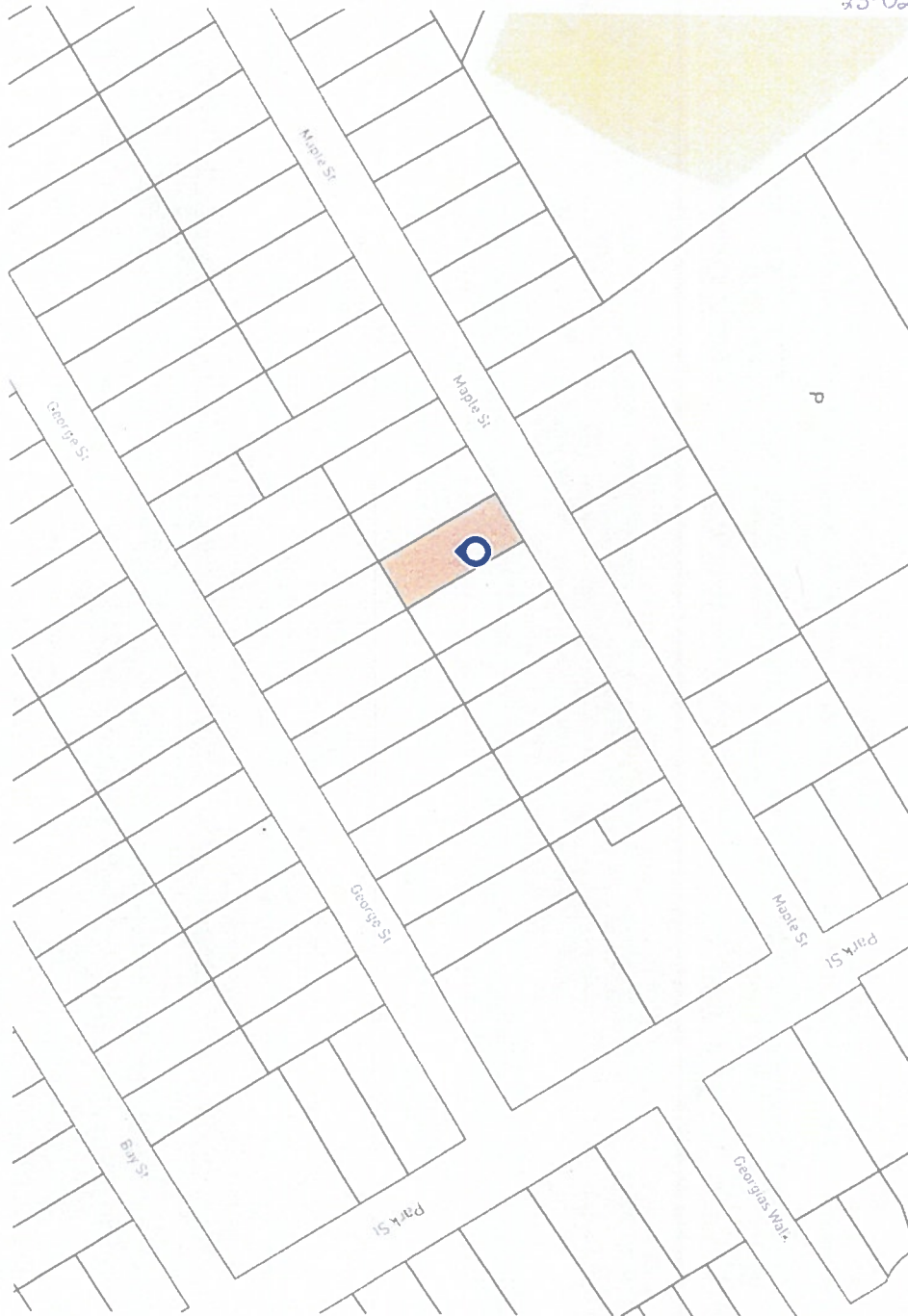
Building & Planning Details

Municipal Zoning Code	R2
Zoning Code Description (Please provide a short description)	Village Residential Two "R2", permitted uses include: accessory dwelling unit, bed and breakfast establishment, home occupation, single detached dwelling, semi-detached dwelling.
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?	Yes
Is the Property Accessible by a Public or Private Road?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
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	Email: planning@tay.ca

25-028



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Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$8,590.00
Region	THE COUNTY OF SIMCOE	Property Identification No.	58487-0147 LT
Municipal Address	LIGHTHOUSE CRES, VICTORIA HARBOUR	Assessment Roll No.	43 53 060 001 33201 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-031

Legal Description
PT LOT 15 CON 7 TAY, DESIGNATED AS PART 2 ON 51R30894, S/T A RIGHT AS VH371.

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE: 10.01 FEET DEPTH: NOT PROVIDED AREA: 0.005 HECTARE
Municipal Assessment Value	\$10,200.00
Annual Property Taxes	\$129.08
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?	N/A
Is this a Waterfront or Riverfront Property?	Yes
If Yes, what Body of Water?	Georgian Bay
Is this Property Abutting any Crown Land?	Yes
What is the Closest Major Intersection?	Lighthouse Cres and Juneau Rd
Are there any Nearby Amenities?	Located in Victoria Harbour which has a grocery store, marina, library, restaurants, beach etc.

Additional Information to include in Listing

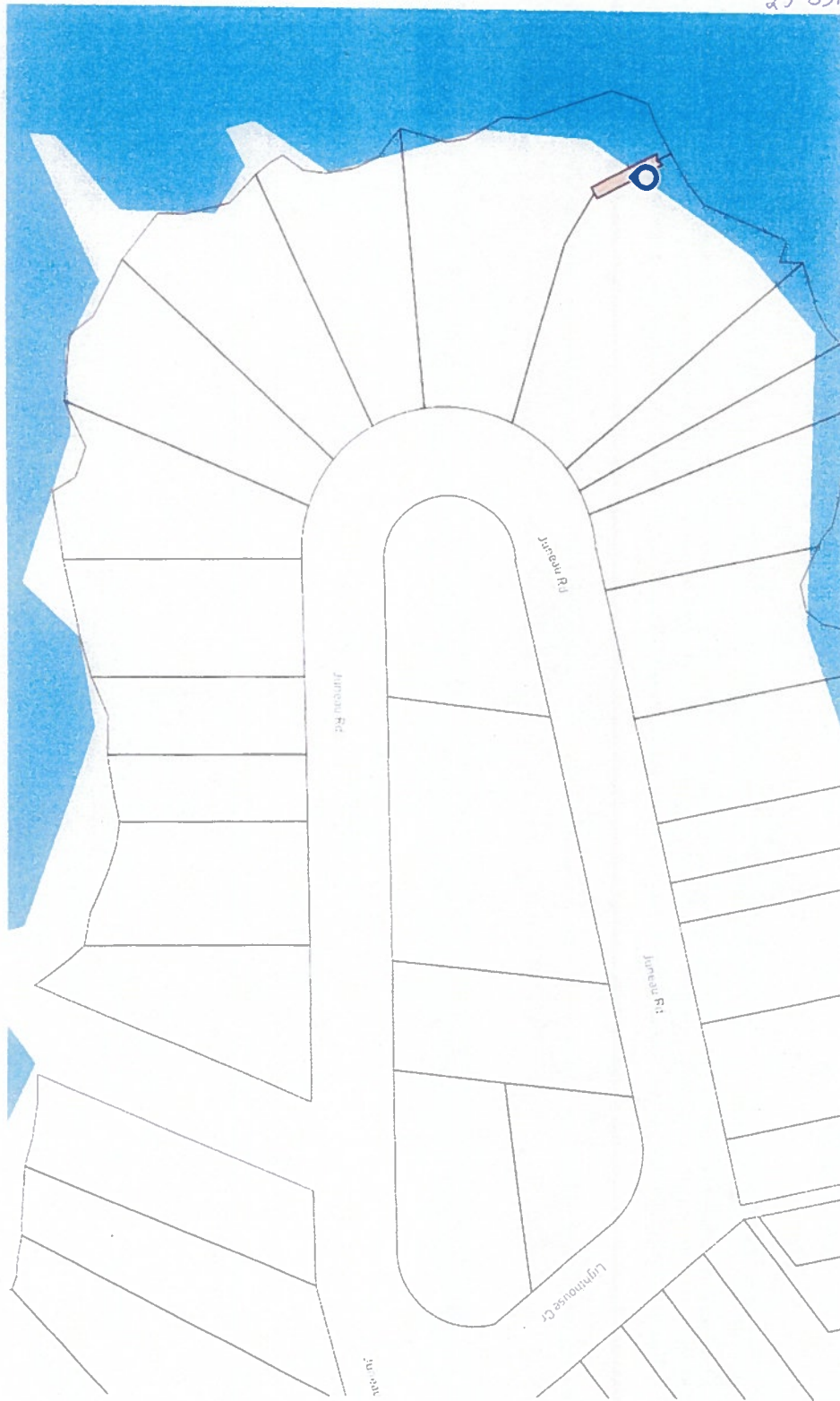
Building & Planning Details

Municipal Zoning Code	I
Zoning Code Description (Please provide a short description)	Institutional "I", permitted uses include: arena, cemetery, clinic, club, community centre, day nursery, nursing home, places of worship, independent retirement home, retirement home, school, sewage treatment plant, single detached dwelling accessory to the permitted uses listed above, in accordance with the provisions of Section 8 or an accessory dwelling unit within the building containing the principal use on the lot, water reservoir, and water treatment plant.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No - property does not front on a municipal roadway
Is a Demolition Permit Available?	No
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?	Title search required to verify any ROW or easements to access the property.
Is the Property Land Locked?	Yes

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
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	Email: planning@tay.ca

25-031



the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$20,047.13
Region	THE COUNTY OF SIMCOE	Property Identification No.	58511-0132 LT
Municipal Address	15128 HIGHWAY 12, VICTORIA HARBOUR	Assessment Roll No.	43 53 060 002 07502 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-032

Legal Description
PT E PT LT 13 CON 6 TAY; PT LT 14 S/S TRESPASS RD, 15 S/S TRESPASS RD, 16 S/S TRESPASS RD, 17 S/S TRESPASS RD, 18 S/S TRESPASS RD, 19 S/S TRESPASS RD, 20 S/S TRESPASS RD, 21 S/S TRESPASS RD, 22 S/S TRESPASS RD PL 470 TAY PARTS 7, 9, 11, 13, 15, 17, 19, 22, 51R1450; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE & DEPTH: NOT PROVIDED AREA: 0.454 HECTARE
Municipal Assessment Value	\$157,000.00
Annual Property Taxes	\$1,986.66
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?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Highway 12 and Vents Beach Rd
Are there any Nearby Amenities?	Located in Victoria Harbour which has a grocery store, marina, library, restaurants, beach etc.

Additional Information to include in Listing

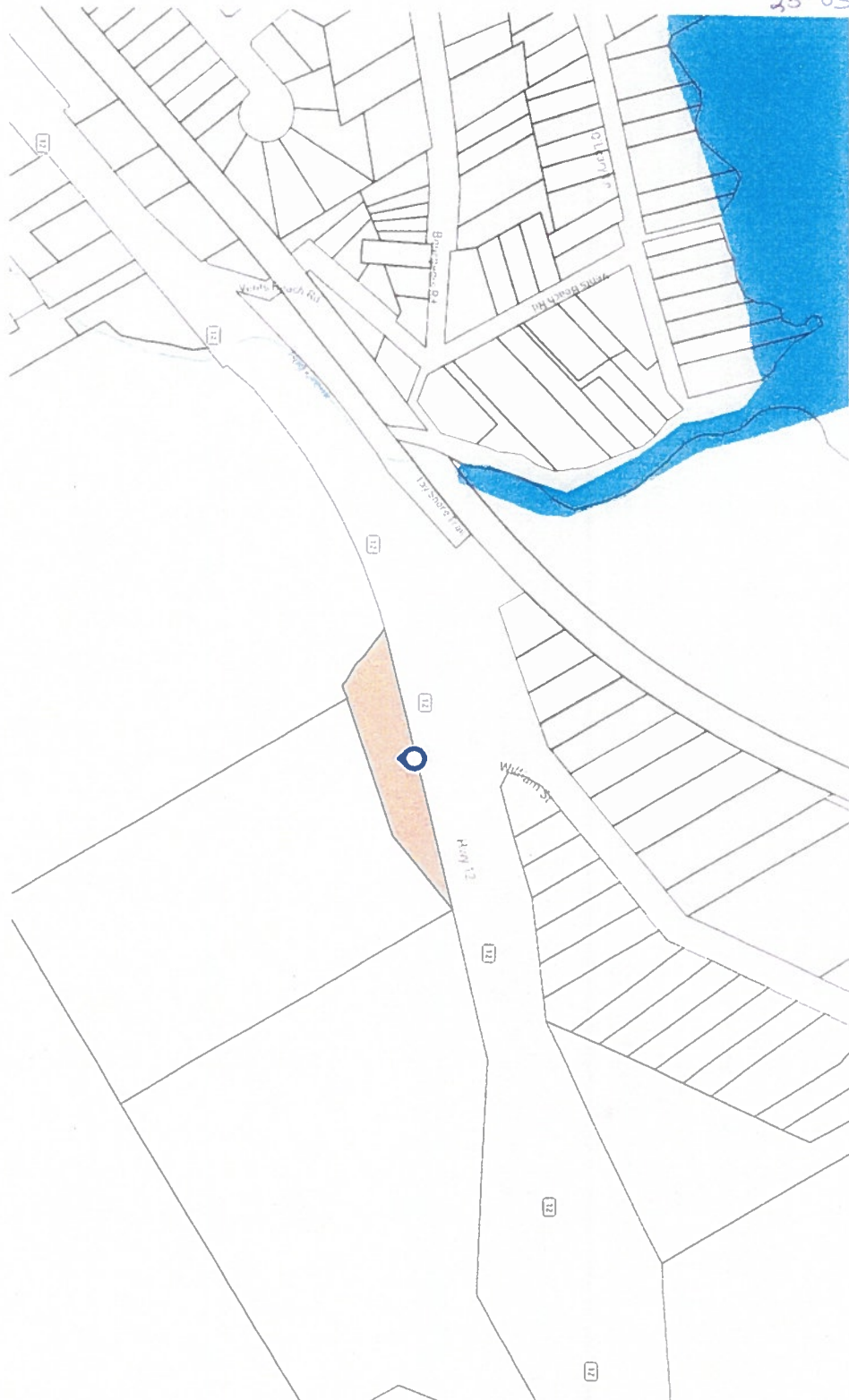
Building & Planning Details

Municipal Zoning Code	OS-2B(H) & OS-2(H)
Zoning Code Description (Please provide a short description)	Open Space Exception Two B Hold "OS-2B(H)", permitted uses include: forestry use, public park, playground, public swimming/bathing/beach area, and a golf course and servicing and accessory structures required to the service of the permitted golf course. Where a Zone symbol is followed by the symbol (H), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than those existing at the date of the passing of the specific By-law.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No – planning applications required to develop property
Is a Demolition Permit Available?	No
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?	Verification with the Ministry of Transportation (MTO) that an approved entrance exists/can be obtained.
If No, Is the Property Accessible by a Right-of-Way?	Title search required to verify any ROW or easements to access the property.
Is the Property Land Locked?	Approved entrance from MTO required.

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca

25-032



the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWNSHIP OF TAY	Minimum Tender Amount	\$13,179.10
Region	THE COUNTY OF SIMCOE	Property Identification No.	58511-0029 LT
Municipal Address	2505 NEWTON ST, VICTORIA HARBOUR	Assessment Roll No.	43 53 060 002 24501 0000
Closing Date	NOVEMBER 25, 2026	Municipal File No.	SETY25-034

Legal Description
PT LT 12 W/S WEST ST, 13 E/S NEWTON ST PL 496 TAY AS IN RO387882 & VH640 LYING S OF THE KING'S HWY 12; TAY

Advanced Property Details

Approximate Property Size	MPAC DATA: FRONTAGE & DEPTH: NOT PROVIDED AREA: 3.173 HECTARE
Municipal Assessment Value	\$84,000.00
Annual Property Taxes	\$1,062.93
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?	N/A
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Newton St and Highway 12
Are there any Nearby Amenities?	Located in Victoria Harbour which has a grocery store, marina, library, restaurants, beach etc.

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	OS-2C(H), OS, & OS-2B(H)
Zoning Code Description (Please provide a short description)	Open Space Exception Two C Hold "OS-2C(H)", permitted uses include: A golf course, with no accessory structures in connection with the permitted golf course shall be permitted on the lands zoned (OS-2)(c) Zone as per the recommendation of the D-4 Study Dixon Hydrogeology Limited dated May 14, 2004 and updated September 2006 by Golder Associates." Open Space "OS", permitted uses include: forestry use, public park, playground, and public swimming/bathing/beach area. Open Space Exception Two B Hold "OS-2B(H)", permitted uses include: forestry use, public park, playground, public swimming/bathing/beach area, and a golf course and servicing and accessory structures required to the service of the permitted golf course. Where a Zone symbol is followed by the symbol (H), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than those existing at the date of the passing of the specific By-law.
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	No – planning applications required to develop property
Is a Demolition Permit Available?	No
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?	Public Road
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Kathryn Beemer	Title: Planning Technician
Telephone: 705-534-7248	Ext: 238
	Email: planning@tay.ca

TAX SALE

SEALED TENDER

To:

**Emmie Carlson
Treasurer**

The Corporation of the Township of Tay
450 Park Street
PO Box 100
Victoria Harbour, ON L0K 2A0

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 25, 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