



# EDWARDSBURGH CARDINAL

## SALE OF LAND BY PUBLIC TENDER

### THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

**Take Notice** that tenders are invited for the purchase of the lands described below and will be received until 4:00 p.m. local time on Monday, November 2, 2026, at the Edwardsburgh/Cardinal Township Hall, 18 Centre Street, Spencerville Ontario.

The tenders will then be opened in public on the same day as soon as possible after 4:00 p.m. at the Edwardsburgh Cardinal Township Hall, 18 Centre Street, Spencerville.

#### Description of Lands:

1. PIN 68148-0219 (LT), being Part Lot 36 Concession 2 Edwardsburgh as in PR40521; Edwardsburgh/Cardinal  
23.46 acres  
Zoning: Rural  
**Minimum tender amount: \$126,692.00**
2. PIN 68148-0216 (LT), being Part Lot 35 Concession 2 Edwardsburgh Parts 1-3, 5, 6, 9, 10 and 12 Plan 15-R-880 and as in PR40796 south of Cedar Grove Road except Parts 1 and 2, Plan 15R-7473; Subject to EG15979, PR8980; Edwardsburgh/Cardinal  
56.04 acres  
Zoning: Rural  
**Minimum tender amount: \$246,592.00**

Tenders must be submitted in sealed and marked envelopes on 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.**

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 and are advised to seek legal advice before participating in this sale.

Transfers of properties 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 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.

For further information regarding this sale and a copy of the prescribed form of tender, visit: [www.twpec.ca](http://www.twpec.ca) or if no internet access available, contact:

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