

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 City of Clarence-Rockland

TO: NAME:	Frédéric Desnoyers Treasurer
ADDRESS:	1560 Rue Laurier Street Rockland, ON K4K 1P7
TELEPHONE:	(613) 446-6022 For all inquiries, please contact Tony Giustiniani, Supervisor of Taxation at Ext. 2424

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 October 15, 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 City of Clarence-Rockland 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 CITY OF CLARENCE-ROCKLAND

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 Thursday, October 15, 2026, at City Hall, 1560 Rue Laurier Street, Rockland, ON K4K 1P7.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the City Hall, 1560 Rue Laurier Street, Rockland.

Description of Lands:

ROLL NO. 03 16 016 004 07200 0000, CLARENCE ROCKLAND, PIN 69035-0268 LT, PT LT 22 CON 4 CLARENCE AS IN RR114030; CLARENCE-ROCKLAND, FILE PRCR24-002

Minimum Tender Amount: \$16,989.81

According to the last returned assessment roll, the assessed value of the land is \$30,000.

ROLL NO. 03 16 016 005 08207 0000, CLARENCE ROCKLAND, PIN 69039-0195 LT, PT LT 20 CON 5 CLARENCE AS IN BS23458 N OF PT 2 50R2072, W OF PT 1, 50R1905, S OF PT 1, 50R4451 & E OF PT 2, 50R7892; CLARENCE-ROCKLAND, FILE PRCR24-004

Minimum Tender Amount: \$8,839.01

According to the last returned assessment roll, the assessed value of the land is \$2,400.

ROLL NO. 03 16 016 021 05760 0000, 3347 OLD HIGHWAY 17 39, ROCKLAND, PIN 69051-0047 LT, PT LT 6 CON 1 OS CLARENCE PT 1 & 2, 50R8250, T/W RR27173, RR148636; S/T INTEREST IN BS27173; S/T RR112344; CLARENCE-ROCKLAND, FILE PRCR24-015

Minimum Tender Amount: \$33,602.66

According to the last returned assessment roll, the assessed value of the land is \$142,000.

ROLL NO. 03 16 021 005 08901 0000, CLARENCE ROCKLAND, PIN 69058-0245 LT, PT LT 25 CON 1 OS CLARENCE PT 2 & 3, 50R7639, S/T RR151313, RR168886, RR159100, BS1803, RR128455, CL23291, RR173885, RR161009; CLARENCE-ROCKLAND, FILE PRCR24-029

Minimum Tender Amount: \$8,719.25

According to the last returned assessment roll, the assessed value of the land is \$4,800.

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 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 contact:

Tony Giustiniani, Supervisor of Taxation
The Corporation of the City of Clarence-Rockland
1560 Rue Laurier Street
Rockland, ON K4K 1P7
(613) 446-6022 Ext. 2424
www.clarencerockland.com

FORMULAIRE 7
OFFRE
Loi de 2001 sur les municipalités

La Corporation de la Cité de Clarence-Rockland

Destinataire :	NOM :	Frédéric Desnoyers Trésorier
	ADRESSE :	1560 Rue Laurier Street Rockland, ON K4K 1P7
	TÉLÉPHONE :	(613) 446-6022 Pour toute demande de renseignements, veuillez contacter Tony Giustiniani, Superviseur à la taxation au poste. 2424

Objet : VENTE DE: (Description du bien-fonds)

1. La présente constitue, à l'égard du bien-fonds décrit ci-dessus, mon/notre offre de l'ordre de \$
(..... dollars) conformément aux conditions de la *Loi de 2001 sur les municipalités* et aux Règles concernant les ventes pour non-paiement des impôts municipaux.
2. Il est entendu que la présente offre doit parvenir au bureau du trésorier au plus tard à 15 heures, heure locale, le 15^{ème} jour du mois d'octobre 2026, et que, si elle est acceptée, j'en/nous en serai/serons avisé(e)(s).
3. Mon/notre dépôt est joint sous forme de chèque visé, de traite bancaire ou de mandat de \$
(..... dollars) fait à l'ordre de La Corporation de la Cité de Clarence-Rockland. Ce dépôt d'au moins 20 pour cent du montant de l'offre sera confisqué si je/nous suis/sommes le soumissionnaire retenu et que je/nous ne paie/payons pas le solde du montant de l'offre, tout droit applicable, comme les droits de cession immobilière et les impôts accumulés au plus tard 14 jours après que trésorier m'/nous a avisé(e)(s) que je/nous suis/sommes le soumissionnaire retenu.

La présente offre est présentée conformément à la *Loi de 2001 sur les municipalités* et aux Règles concernant les ventes pour non-paiement des impôts municipaux.

Daté à ce jour de/d', 2026.

Nom du soumissionnaire	Nom du soumissionnaire
Adresse du soumissionnaire	Adresse du soumissionnaire
Numéro de téléphone du soumissionnaire	Numéro de téléphone du soumissionnaire
Informations de contact alternatives	Informations de contact alternatives

(Indiquez un numéro de téléphone ou une adresse électronique supplémentaire pour vous joindre)

FORMULE 6
VENTES DE TERRAINS PAR APPEL D'OFFRES
Loi de 2001 sur les municipalités
Règle de l'Ontario 181/03
Règlement municipal pour arriéré d'impôt

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

Veillez noter qu'un appel d'offres est lancé relativement à l'achat du bien-fonds décrit ci-dessous et que les offres seront reçues jusqu'à 15 h, heure locale, le jeudi 15 octobre 2026, à l'hôtel de ville situé au 1560 rue Laurier, Rockland, ON K4K 1P7.

L'ouverture des offres aura lieu en public le même jour, le plus tôt possible après 15 h, à l'hôtel de ville situé au 1560 rue Laurier, Rockland.

Description des biens-fonds :

ROLL NO. 03 16 016 004 07200 0000, CLARENCE ROCKLAND, PIN 69035-0268 LT, PT LT 22 CON 4 CLARENCE AS IN RR114030; CLARENCE-ROCKLAND, FILE PRCR24-002

Montant minimum de l'offre : 16,989,81\$

Selon le dernier rôle d'évaluation retourné, la valeur imposable du terrain est de 30,000\$.

ROLL NO. 03 16 016 005 08207 0000, CLARENCE ROCKLAND, PIN 69039-0195 LT, PT LT 20 CON 5 CLARENCE AS IN BS23458 N OF PT 2 50R2072, W OF PT 1, 50R1905, S OF PT 1, 50R4451 & E OF PT 2, 50R7892; CLARENCE-ROCKLAND, FILE PRCR24-004

Montant minimum de l'offre : 8,839,01\$

Selon le dernier rôle d'évaluation retourné, la valeur imposable du terrain est de 2,400\$.

ROLL NO. 03 16 016 021 05760 0000, 3347 OLD HIGHWAY 17 39, ROCKLAND, PIN 69051-0047 LT, PT LT 6 CON 1 OS CLARENCE PT 1 & 2, 50R8250, T/W RR27173, RR148636; S/T INTEREST IN BS27173; S/T RR112344; CLARENCE-ROCKLAND, FILE PRCR24-015

Montant minimum de l'offre : 33,602,66\$

Selon le dernier rôle d'évaluation retourné, la valeur imposable du terrain est de 142,000\$.

ROLL NO. 03 16 021 005 08901 0000, CLARENCE ROCKLAND, PIN 69058-0245 LT, PT LT 25 CON 1 OS CLARENCE PT 2 & 3, 50R7639, S/T RR151313, RR168886, RR159100, BS1803, RR128455, CL23291, RR173885, RR161009; CLARENCE-ROCKLAND, FILE PRCR24-029

Montant minimum de l'offre : 8,719,25\$

Selon le dernier rôle d'évaluation retourné, la valeur imposable du terrain est de 4,800\$.

Les offres doivent être rédigées selon la formule prescrite et être accompagnées d'un dépôt d'au moins 20 pour cent du montant de l'offre, sous forme de mandat, de traite bancaire ou de chèque certifié par une banque ou une société de fiducie, fait à l'ordre de la municipalité.

Sous les réserves susmentionnées, la municipalité ne fait aucune déclaration à l'égard du bien-fonds faisant l'objet de la vente, notamment en ce qui concerne le titre, tout privilège immobilier au profit de la Couronne et tout souci environnemental. Tout privilège ou redevance relevant du gouvernement fédéral ou provincial restera en vigueur et l'acheteur éventuel sera possiblement tenu de l'assumer. Il incombe aux acheteurs éventuels de faire les vérifications nécessaires à ces sujets.

Cette vente est régie par la Loi sur les municipalités de 2001 et par les règles de vente des taxes municipales établies en vertu de cette loi. L'acquéreur retenu devra payer le montant de l'offre plus les taxes accumulées et toutes les taxes qui peuvent être applicables, telles que la taxe de transfert de propriété, la TVH et l'impôt sur la spéculation pour les non-résidents, s'il y a lieu.

À compter du 1er janvier 2023, conformément à la loi sur l'interdiction de l'achat de biens immobiliers résidentiels par des non-Canadiens (SC 2022, c 10, art. 235) (la « loi »), il est désormais interdit aux non-Canadiens d'acheter des biens immobiliers résidentiels au Canada, directement ou indirectement, conformément aux conditions énoncées dans la loi et les règlements d'application de la loi.

Tout non-Canadien qui enfreint la Loi, ou toute personne qui aide sciemment à l'enfreindre, est passible d'une amende pouvant aller jusqu'à 10 000 dollars et peut se voir ordonner de vendre le bien immobilier. Il est donc fortement recommandé à tout acheteur potentiel d'obtenir un avis juridique indépendant pour s'assurer qu'il n'enfreint pas la Loi.

Il est de la seule responsabilité des soumissionnaires d'enquêter sur les détails de ce qui constitue un non-Canadien, une propriété résidentielle, toute exception ou exclusion, ou toute autre question ou décision relative à la Loi. La municipalité n'accepte aucune responsabilité pour s'assurer que les acheteurs potentiels respectent la Loi.

L'Impôt sur la spéculation pour les non-résidents (ISNR) de 25 % s'applique au prix d'achat d'un transfert de propriété résidentielle située en Ontario qui contient au moins une et au plus six résidences unifamiliales si l'un des bénéficiaires du transfert est un non-résident du Canada, une entité étrangère ou un fiduciaire imposable.

La municipalité n'est pas tenue d'offrir la libre possession à l'adjudicataire.

Une copie du formulaire d'appel d'offres prescrit est disponible sur le site Web du dépôt central de formulaires du gouvernement de l'Ontario, sous la rubrique du ministère des affaires municipales.

Pour de plus amples renseignements sur la vente et une copie de la formule d'offre prescrite, veuillez-vous adresser à:

Tony Giustiniani, Superviseur à la taxation
La Corporation de la Cité de Clarence-Rockland
1560 rue Laurier
Rockland, ON K4K 1P7
(613) 446-6022 Ext. 2424
www.clarence-rockland.com

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	CITY OF CLARENCE-ROCKLAND	Minimum Tender Amount	\$16,989.81
Region	COUNTY OF PRESCOTT AND RUSSELL	Property Identification No.	69035-0268 LT
Municipal Address	CLARENCE ROCKLAND	Assessment Roll No.	03 16 016 004 07200 0000
Closing Date	OCTOBER 15, 2026	Municipal File No.	PRCR24-002

Legal Description
PT LT 22 CON 4 CLARENCE AS IN RR114030; CLARENCE-ROCKLAND

Advanced Property Details

Approximate Property Size	0.01 AC FR 84FT DEPTH 5.28FT
Municipal Assessment Value	\$30,000
Annual Property Taxes	\$459.06
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?	CHAMPLAIN ST & ST-FELIX RD
Are there any Nearby Amenities?	NO

Additional Information to include in Listing
The property is subject to the South Nation Conservation regulated area and is currently subject to a Holding (H) provision. Based on a preliminary review, the development potential of the property appears limited. As the property is located along a County Road, it may be of interest to the United Counties.

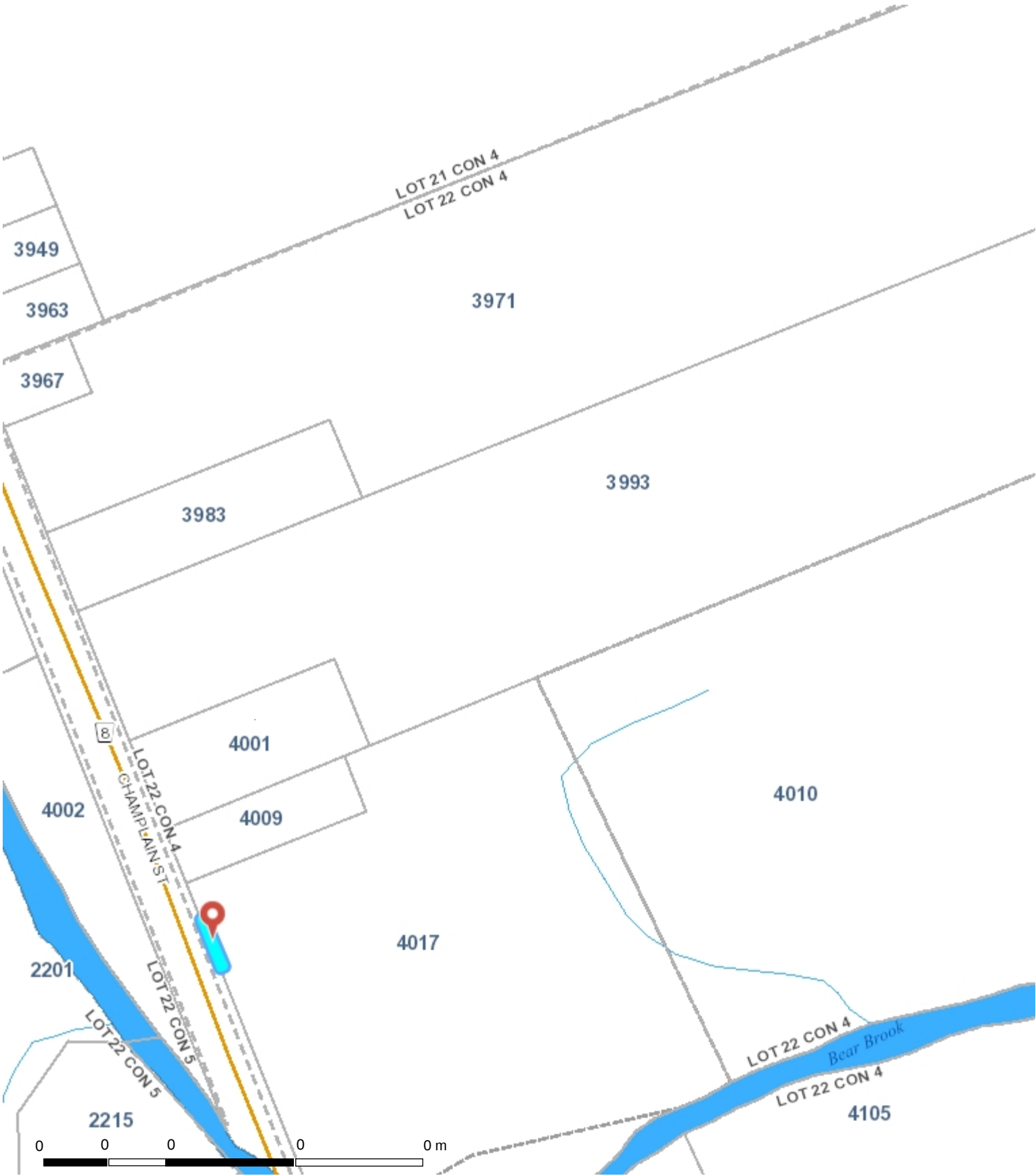
Building & Planning Details

Municipal Zoning Code	RV1-h
Zoning Code Description (Please provide a short description)	Village Residential First Density- Holding Zone
Can the Property be Re-Zoned?	No
Is a Building Permit Available?	Potentially
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?	Municipal water service only.
Is the Property Accessible by a Public or Private Road?	Accessible by a County Road (Minor Collector Road).
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Sarra Dai	Title: Junior Planner
Telephone: 613-446-6022	Ext: 2262
	Email: sdai@clarence-rockland.com

Title



Map generated by UCPR A la Carte web mapping application. The United Counties of Prescott and Russell disclaims all responsibility for errors, omissions or inaccuracies in this publication. Do not rely on it as being a precise indicator of routes or location of features. Produced by UCPR under Licence with the OMNRF. © 2026 King's Printer for Ontario. © 2026 United Counties of Prescott and Russell, All rights reserved.

September 10, 2026
9:21:58 AM



the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	CITY OF CLARENCE-ROCKLAND	Minimum Tender Amount	\$8,839.01
Region	COUNTY OF PRESCOTT AND RUSSELL	Property Identification No.	69039-0195 LT
Municipal Address	CLARENCE ROCKLAND	Assessment Roll No.	03 16 016 005 08207 0000
Closing Date	OCTOBER 15, 2026	Municipal File No.	PRCR24-004

Legal Description
PT LT 20 CON 5 CLARENCE AS IN BS23458 N OF PT 2 50R2072, W OF PT 1, 50R1905, S OF PT 1, 50R4451 & E OF PT 2, 50R7892; CLARENCE-ROCKLAND

Advanced Property Details

Approximate Property Size	0.09 AC FR 30FT DEPTH 152.16FT
Municipal Assessment Value	\$2,400
Annual Property Taxes	\$36.73
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?	LAVAL ST & CHAMPLAIN ST
Are there any Nearby Amenities?	TOWN OF BOURGET

Additional Information to include in Listing
This lot is crossed by a watercourse. Any future development would be subject to the required 30 m setback from the watercourse, unless supporting studies demonstrate that a reduced setback may be appropriate. Based on a preliminary review, the existing constraint may limit the development potential of this property. Its transfer to the adjacent property located at 2087 Laval St could be a more appropriate option.

Building & Planning Details

Municipal Zoning Code	RV1
Zoning Code Description (Please provide a short description)	Village Residential First Density
Can the Property be Re-Zoned?	No
Is a Building Permit Available?	Not likely
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?	Municipal water service only.
Is the Property Accessible by a Public or Private Road?	Accessible by a County Road (Minor Collector Road).
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Sarra Dai	Title: Junior Planner
Telephone: 613-446-6022	Ext: 2262
	Email: sdai@clarence-rockland.com

Title



Map generated by UCPR A la Carte web mapping application. The United Counties of Prescott and Russell disclaims all responsibility for errors, omissions or inaccuracies in this publication. Do not rely on it as being a precise indicator of routes or location of features. Produced by UCPR under Licence with the OMNRF. © 2026 King's Printer for Ontario. © 2026 United Counties of Prescott and Russell, All rights reserved.

September 10, 2026
9:24:09 AM



the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	CITY OF CLARENCE-ROCKLAND	Minimum Tender Amount	\$33,602.66
Region	COUNTY OF PRESCOTT AND RUSSELL	Property Identification No.	69051-0047 LT
Municipal Address	3347 OLD HIGHWAY 17 39 ROCKLAND	Assessment Roll No.	03 16 016 021 05760 0000
Closing Date	OCTOBER 15, 2026	Municipal File No.	PRCR24-015

Legal Description
PT LT 6 CON 1 OS CLARENCE PT 1 & 2, 50R8250, T/W RR27173, RR148636; S/T INTEREST IN BS27173; S/T RR112344; CLARENCE-ROCKLAND

Advanced Property Details

Approximate Property Size	0.65 AC FR 150FT DEPTH 160.43 FT
Municipal Assessment Value	\$142,000
Annual Property Taxes	\$2,412.89
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?	YES
If Yes, what Body of Water?	OTTAWA RIVER
Is this Property Abutting any Crown Land?	NO
What is the Closest Major Intersection?	OLD HIGHWAY 17 & COUNTY RD 17
Are there any Nearby Amenities?	OTTAWA RIVER

Additional Information to include in Listing
A portion of the property is located within the flood plain and an Unstable Slopes area. The entire property is subject to the South Nation Conservation regulated area. Any future development on the property may require supporting studies and approvals from the South Nation Conservation.

Building & Planning Details

Municipal Zoning Code	RU, RU-ss
Zoning Code Description (Please provide a short description)	Rural and Rural- Unstable Slopes
Can the Property be Re-Zoned?	No
Is a Building Permit Available?	Potentially
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?	No municipal water or sanitary sewer services.
Is the Property Accessible by a Public or Private Road?	Private road
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Sarra Dai	Title: Junior Planner
Telephone: 613-446-6022	Ext: 2256
	Email: sdai@clarence-rockland.com

Title



the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	CITY OF CLARENCE-ROCKLAND	Minimum Tender Amount	\$8,719.25
Region	COUNTY OF PRESCOTT AND RUSSELL	Property Identification No.	69058-0245 LT
Municipal Address	NOT ASSIGNED CLARENCE ROCKLAND	Assessment Roll No.	03 16 021 005 08901 0000
Closing Date	OCTOBER 15, 2026	Municipal File No.	PRCR24-029

Legal Description
PT LT 25 CON 1 OS CLARENCE PT 2 & 3, 50R7639, S/T RR151313, RR168886, RR159100, BS1803, RR128455, CL23291, RR173885, RR161009; CLARENCE-ROCKLAND

Advanced Property Details

Approximate Property Size	0.1 AC
Municipal Assessment Value	\$4,800
Annual Property Taxes	\$73.45
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?	NO
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?	VICTOR ST & LAURIER ST
Are there any Nearby Amenities?	TOWN OF ROCKLAND

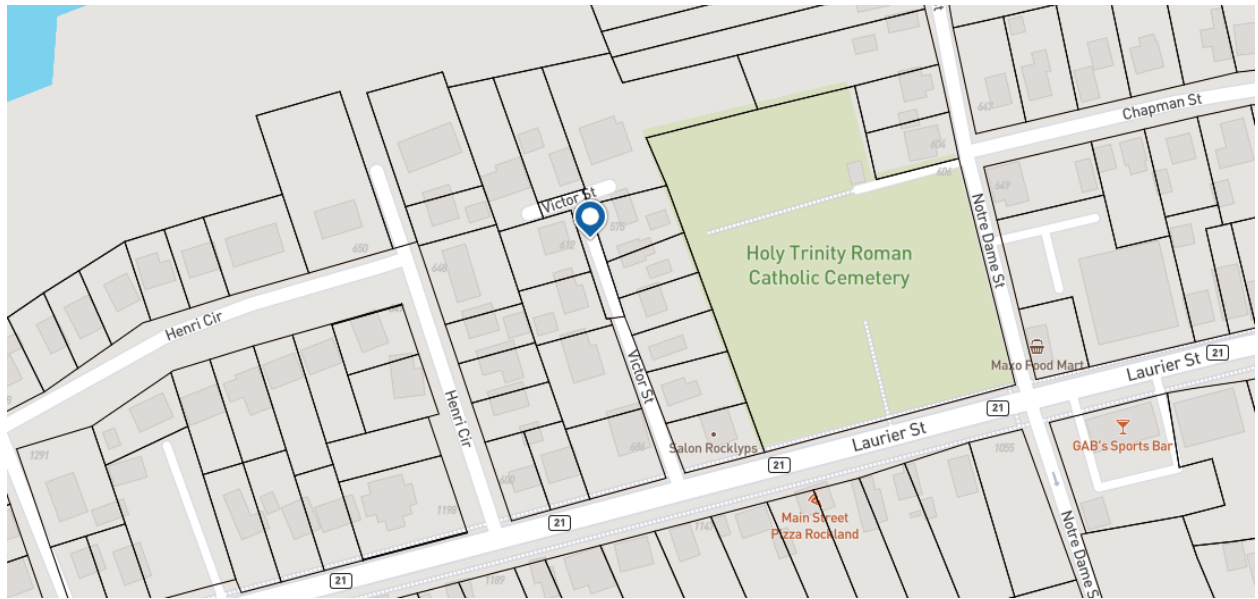
Additional Information to include in Listing
For this property on Victor, based on the location that was provided in a previous email, it appears to be part of the road allowance. If so, the city must own it. Please request comments from Public Works.

Building & Planning Details

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

Building & Planning Contact Information

Name: Sarra Dai	Title: Junior Planner
Telephone: 613-446-6022	Ext: 2262
	Email: sdai@clarence-rockland.com



TAX SALE

SEALED TENDER

To: **Frédéric Desnoyers**
Treasurer
City of Clarence-Rockland
1560 Rue Laurier Street
Rockland, ON K4K 1P7

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 October 15, 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