

Tax Sale Package

Property Information Sheet:

Loyalist Township – Property Tax Sale Information Table - April 24, 2026	
Property Address:	237, Jim Snow Drive, Odessa, ON
Property Roll #:	1104-010-100-12650-0000
Property Legal Description:	PT LT 25 CON 1 ERNESTOWN PT 1 29R8025, PT 1 29R8045; LOYALIST
Property Size:	Area: 2.68ac Frontage: 179.6ft Depth: 621.49ft
Property Assessed Value:	\$712,000
Minimum Tender Amount	\$86,659.63
Is the Property accessible by a public or private road:	Yes
Is there a house or cottage on the property:	No
Is there some other structure on the property:	Yes – Industrial Building & Storage Tanks
Zoning:	M3 – General Industrial Zone
Is it possible to obtain a building permit:	Yes
Township Contact:	David Clazie – dclazie@loyalist.ca

Property Photos:

DISCLAIMER: The following photos were extracted from the Township's GIS platform and google maps. The boundary may not line up exactly with the photo and it may not be a current representation of structures (if any) as shown in the images. Photographs are for convenience only. Loyalist Township does not guarantee the accuracy of the images.



New York State, Microsoft, Vantor | Maintained and created for Loyalist Township - by David Casemore- GIS Coordinator



Sale of Land for Tax Arrears By Public Tender

MUNICIPAL ACT, 2001

SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF LOYALIST TOWNSHIP

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 April 24, 2026 at 263 Main Street, P.O. Box 70, Odessa, Ontario K0H 2H0.

Description of Lands: PT LT 25 CON 1 ERNESTOWN PT 1
29R8025, PT 1 29R8045; LOYALIST
PIN 45129-0137 (LT)
Municipally known as 237 Jim Snow Drive, Odessa, ON
Roll #11 04 010 100 12650 0000

Minimum Tender Amount: \$86,659.63

Tenders must be submitted in the prescribed form and must be accompanied by a deposit in the form of a money order or of a bank draft or cheque certified by a bank or trust corporation payable to the municipality and representing at least 20 per cent of the tender amount.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the land to be sold. 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 the relevant land transfer tax. And H.S.T., if applicable.

The municipality has no obligation to provide vacant possession to the successful purchaser.

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.

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

Mr. David Clazie,
Treasurer
The Corporation of Loyalist
Township
263 Main Street, P.O. Box 70,
Odessa, Ontario K0H 2H0

Tender to Purchase

TO: The Corporation of Loyalist Township
 Box 70, 263 Main Street
 Odessa, Ontario K0H 2H0

RE: Sale of: PT LT 25 CON 1 ERNESTOWN PT 1 29R8025, PT 1 29R8045;
 LOYALIST

PIN: 45129-0137 (LT)

Address: 237 Jim Snow Drive, Odessa, Ontario, K0H 1G0

Roll: 11 04 010 100 12650 0000

1. I/We hereby tender to purchase the land described above for the amount of \$_____ (_____ Dollars) in accordance with the terms and condition 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 April 24, 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 Loyalist Township representing 20 percent or more of the tendered amount which will be forfeited if I/we are the successful tenderers and I/we do not pay the balance of the tendered amount, any land transfer tax and any accumulated taxes within 14 days of the treasurer notifying me/us that I/we are the highest 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
E-mail Address of Tenderer	E-mail Address of Tenderer