

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

SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

Take Notice that tenders are invited for the purchase of the lands described below and will be received until 3:00 p.m. local time on June 10, 2021, at the Municipal Office, 402813 Grey Rd.4, Durham Ontario.

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, 402813 Grey Rd.4, Durham. **Submitted tenders will be opened virtually using Zoom. Join the meeting on your computer or mobile app by visiting <https://us02web.zoom.us/j/82470882911> or use Meeting ID: 824 7088 2911 to access the meeting by phone (audio only) using the phone number 1 647 558 0588 with Meeting ID: 824 7088 2911**

Description of lands:

Roll No. 42 05 220 003 01710 0000; Concession Rd 8; PIN 37237-0114(LT); PT LT 20 CON 8 NDR GLENELG AS IN GL767; WEST GREY; File No. 18-22

According to the last returned assessment roll, the assessed value of the land is \$78,000

Minimum tender amount: \$15,903.14

Roll No. 42 05 220 003 05426 0000; Concession Rd 8; PIN 37236-0156 (LT); PT LT 25 CON 9 NDR GLENELG PT 12 17R1089; WEST GREY; File No.18-28

According to the last returned assessment roll, the assessed value of the land is \$26,500

Minimum tender amount: \$10,551.64

Roll No. 42 05 220 021 00900 0000; Artemesia Glenelg Townline; PIN 37239-0146 (LT); LT 15 N/S DURHAM RD PL 10 GLENELG; WEST GREY; File No.18-30

According to the last returned assessment roll, the assessed value of the land is \$6,500

Minimum tender amount: \$4,870.89

Roll No. 42 05 260 001 00755 0000; Durham Ontario; PIN 37318-0276 (LT); PARK LT 3 N/S GEORGE ST W PL 500 DURHAM N OF 17R2126, S OF GS153215, E OF R371159, R428116 AND W OF GS161522, GS161973, R349637, R439335, R543464, R512234; S/T R349637; S/T R512234; WEST GREY; File No. 18-31

According to the last returned assessment roll, the assessed value of the land is \$5,300

Minimum tender amount: \$6,086.34

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.

Except as follows, the municipality makes no representation regarding the title to, availability of road access 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.

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 a land transfer tax and HST.

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:

Kerri Mighton, CPA, CGA, AMCT
Director of Finance/Treasurer
The Corporation of the Municipality of West Grey
402813 Grey Rd.4
RR 2
Durham ON N0G 1R0
(519) 369-2200 X 223

TENDER TO PURCHASE

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

To: Name: **Kerri Mighton, CPA, CGA, AMCT**
Director of Finance/Treasurer

Address: **402813 Grey Rd.4**
RR 2
Durham ON N0G 1R0

Telephone: **(519) 369-2200 X 223**

Re: Sale of: (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

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 **June 10, 2021**, 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 Municipality of West Grey** representing 20 per cent 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 highest tenderer.

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

Dated at....., this..... day of, 2021.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Email &/or Phone Number of Tenderer (optional)	Email &/or Phone Number of Tenderer (optional)

Pursuant to subrule 6(2) of the Municipal Tax Sales Rules, this tender shall relate to only one parcel of land.

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





Property Information

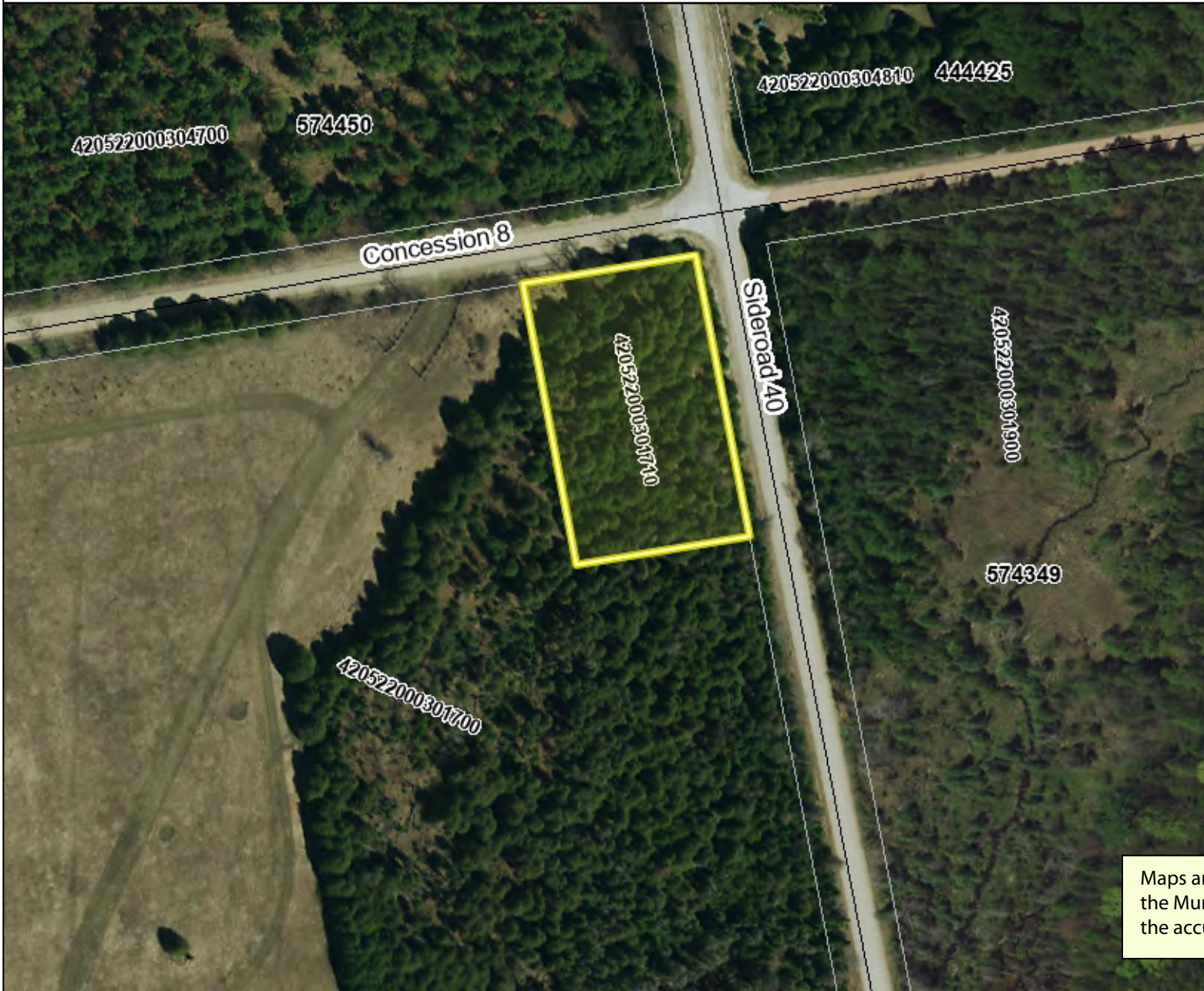
Municipality	Municipality of West Grey
File Number	18-22
Roll Number	42 05 220 003 01710 0000
Minimum Tender Amount	\$15,903.14
Municipal Location	Concession Road 8
Property Identification Number	37237-0114(LT)
Brief legal description	PT LT 20 CON 8 NDR GLENELG AS IN GL767; WEST GREY
Annual Taxes	\$876.95 for the year 2020
Assessed value	\$78,000
Approximate property size per Assessment Roll	43,560 sq ft, 165' frontage, 264' depth
Is the property on a lake or a bay or a river?	no
Is the property accessible by a public or private road or a right-of-way?	Yes public road
Is there a house on the property?	no
Is there some other structure on the property?	no
Zoning	NE (Natural Environment)
<u>With the existing zoning</u> , is it possible to obtain a building permit?	no
Is it possible to have the property re-zoned?	no
For further information regarding Zoning, contact:	Lorelie Spencer
Additional information	The subject lands are completely zoned as natural environment (the applicable zoning provisions are attached). No building envelope on the property exists. These are areas identified as hazard lands with steep or low lying wet areas and identified natural heritage features.



Maps and photos are provided as a courtesy only and the municipality makes no warranties as to the accuracy of this information. Boundaries on aerial photos may be skewed.

Legend

- Parcels - Current
- Roll Numbers
- Civic Numbers
- Large Scale Roads
 -  Provincial Highway
 -  County Road
 -  Township Road
 -  Seasonal Road
- Grey County Boundary



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Notes





Legend

- Zoning - West Grey**
- A1 Agricultural
 - A2 Rural
 - A3 Restricted Rural
 - C1 General Commercial
 - C2 Highway Commercial
 - C3 Neighbourhood Commercial
 - C4 Shopping Centre Commercial
 - C5 Hamlet Commercial
 - C6 Rural Commercial
 - FD Future Development
 - FL Flood Way
 - I Institutional
 - M1 Industrial
 - M2 Restricted Industrial
 - M3 Rural Industrial
 - M4 Extractive Industrial
 - MH Mobile Home Park
 - MU1 Mixed Use
 - ND No Development
 - NE Natural Environment
 - NE2 Natural Environment 2
 - OS Open Space
 - ER Estate Residential
 - R1A Unserved Residential
 - R1B Low Density Residential
 - R2 Medium Density Residential
 - R3 High Density Residential

- Parcels - Current
- Large Scale Roads**
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- Seasonal Road
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Notes

Legal description: GLENELG CON 8 PT LOT 20
 Property use: Vacant residential land not on water
 Assessment: 78000
 Acres: 0.9537
 Geographic Township of Glenora

Maps are provided as a courtesy only and the Municipality makes no warranties as to the accuracy of this information

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SECTION 31 – NE - NATURAL ENVIRONMENT ZONE

31.2 PERMITTED USES

- Agricultural uses **excluding**:
 - New buildings and structures
- Conservation uses **including**:
 - Forest Management
 - Fish and wildlife management
 - Flood control
 - Erosion Control
- Municipal drains
- Passive recreation
- Public Park areas but not including buildings or structures
- Parking area
- Existing uses, buildings and structures, permitted as of the date of passing of this By-law

31.2 REGULATIONS

Within any NE Zone, no land shall be used and no new building or new structure shall be constructed, altered or used except in accordance with the following regulations:

- a) No alteration or disturbance to watercourses or to municipal drains associated with open watercourses will be permitted without the prior written approval of the Conservation Authority having jurisdiction in the area.
- b) Maintenance of existing driveways within the natural environment shall be permitted. New driveways and improvements will require prior written approval from the Conservation Authority having jurisdiction in the area.
- c) Any cutting or destruction of trees shall be subject to the requirements of the County of Grey Tree Cutting By-law.
- d) Buildings accessory to a Conservation, Passive Recreation or Park use shall meet front, rear and side yard requirements of the Agricultural Zone.
- e) Related Natural Environment Setbacks are contained within the applicable regulations of Section 6-General Provisions of this By-law.
- f) Interpretation of the limits of NE zone boundaries shall be governed by Section 2.6 of this By-law.

Property Information

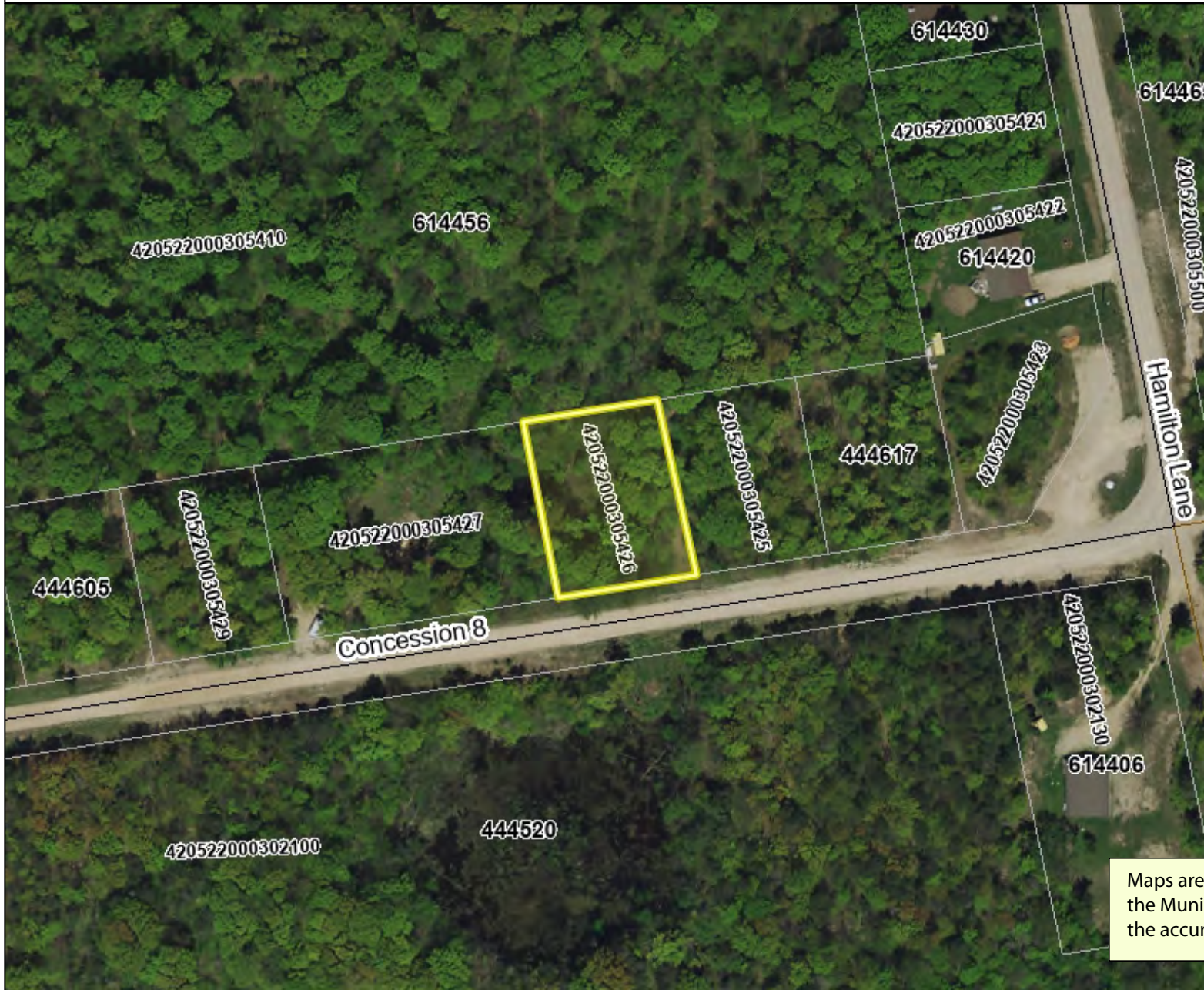
Municipality	Municipality of West Grey
File Number	18-28
Roll Number	42 05 220 003 05426 0000
Minimum Tender Amount	\$10,551.64
Municipal Location	Concession Rd 8
Property Identification Number	37236-0156 (LT)
Brief legal description	PT LT 25 CON 9 NDR GLENELG PT 12 17R1089; WEST GREY
Annual Taxes	\$297.94
Assessed value	\$26,500
Approximate property size per Assessment Roll	0.45 acres, 125' frontage, 165' depth
Is the property on a lake or a bay or a river?	no
Is the property accessible by a public or private road or a right-of-way?	Yes public road
Is there a house on the property?	no
Is there some other structure on the property?	no
Zoning	A2 (Rural)
<u>With the existing zoning</u> , is it possible to obtain a building permit?	Yes, provided the zoning provisions and applicable law are maintained.
Is it possible to have the property re-zoned?	An application would be reviewed on the merits of the request.
For further information regarding Zoning, contact:	Lorelie Spencer
Additional information	The property does not have a civic address and does not appear to have a legal entrance. Both would be factors in a Building Permit application. The property is also heavily treed and may be subject to the County Tree Cutting By-law and applicable Conservation Authority review.



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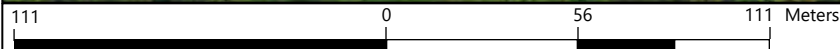
Legend

- Parcels - Current
- Roll Numbers
- Civic Numbers
- Large Scale Roads
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- County Road
- Township Road
- Seasonal Road
- Grey County Boundary



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Notes





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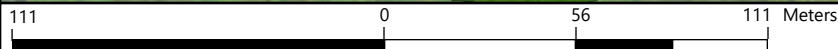
Legend

- Zoning - West Grey**
- A1 Agricultural
 - A2 Rural
 - A3 Restricted Rural
 - C1 General Commercial
 - C2 Highway Commercial
 - C3 Neighbourhood Commercial
 - C4 Shopping Centre Commercial
 - C5 Hamlet Commercial
 - C6 Rural Commercial
 - FD Future Development
 - FL Flood Way
 - I Institutional
 - M1 Industrial
 - M2 Restricted Industrial
 - M3 Rural Industrial
 - M4 Extractive Industrial
 - MH Mobile Home Park
 - MU1 Mixed Use
 - ND No Development
 - NE Natural Environment
 - NE2 Natural Environment 2
 - OS Open Space
 - ER Estate Residential
 - R1A Unserved Residential
 - R1B Low Density Residential
 - R2 Medium Density Residential
 - R3 High Density Residential

- Parcels - Current
- Large Scale Roads**
- Provincial Highway
- County Road
- Township Road
- Seasonal Road
- Grey County Boundary

Notes

Roll Number: 420522000305426
 Primary Address: Not assigned
 Legal description: CON 9 PT LOT 25 RP 17R1089;PART 12
 Property use: Vacant residential land not on water



Photos are provided as a courtesy only and the Municipality makes no warranties as to the accuracy of this information



SECTION 9 – A2–RURAL ZONE

9.1 PERMITTED USES

- ... Agricultural uses, buildings and structures
- ... Agricultural related use
- ... Bed and Breakfast Establishment (Class 2)
- ... Equestrian center facilities
- ... Forestry
- ... Group home
- ... Home Occupation
- ... Home Industry
- ... A detached dwelling
- ... Conversion of a single detached residential dwelling accessory to a farm for one additional residential dwelling unit in accordance with Section 6.29
- ... Wayside Pits
- ... Wayside Quarries
- ... Temporary Portable Asphalt Plant in a wayside pit or quarry
- ... Recreational Trails operated by a Public Agency
- ... An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29
- ... A recreational trailer in accordance with Section 6.39
- ... Accessory uses, buildings and structures in accordance with Section 6.1

9.2 REGULATIONS

- | | |
|--|--|
| 9.2.1 LOT AREA, Minimum | 20 ha (50 ac) |
| 9.2.2 LOT FRONTAGE, Minimum | 122 m (400.3 ft) |
| 9.2.3 FRONT YARD, Minimum | |
| a) For residential dwellings | 20 m (66 ft) |
| b) For livestock buildings, structures and manure storages | 20 m (66 ft) minimum or applicable MDS requirements whichever is greater |
| c) For buildings accessory to dwellings | 20 m (66 ft.) |
| d) For all other buildings and structures accessory excluding livestock facility | 20 m (66 ft) |
| e) A front yard abutting a public street shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law. | |

9.2.4 INTERIOR SIDE YARD, Minimum

- | | | |
|----|---|--|
| a) | For residential dwellings | 6 m (19.7 ft) |
| b) | For buildings accessory to dwellings
(up to 14 sq metres) | 6 m (19.7 ft) |
| c) | For livestock buildings, structures
and manure storage. | 18.3 m (60 ft)
Minimum or applicable MDS
requirements whichever is
greater |
| d) | For all other buildings and structures
accessory excluding livestock facility
(over 14 sq metres of gross floor area) | 15.2 m (49.9 ft) |

9.2.5 EXTERIOR SIDE YARD, Minimum

- | | | |
|----|---|---|
| a) | For residential dwellings | 18.3 m (60 ft) |
| b) | For livestock buildings, structures
and manure storages | 18.3 m (60 ft)
Minimum or applicable MDS
requirements whichever is
greater |
| c) | For all other buildings and structures
accessory excluding livestock facility
(over 14 sq metres of gross floor area) | 18.3 m (60 ft) |
| d) | An exterior side yard for a) and b) above shall be increased by the
applicable distance required by the applicable Road Authority as specified
in Section 6.31 of this By-law. | |

9.2.6 REAR YARD, Minimum

- | | | |
|----|--|---|
| a) | For residential dwellings | 7.5 m (24.6 ft) |
| b) | For buildings accessory to residential dwellings | 6 m (19.7t) |
| c) | For livestock buildings, structures
and manure storages | 18.3 m (60 ft) Min or
applicable MDS
requirements
whichever is greater |
| d) | For all other buildings and structures excluding
livestock facility | 18.3 m (60 ft) |

- e) A **rear yard** abutting a public street for a) and b) above shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.

9.2.7 LOT COVERAGE, Maximum 15%

9.2.8 RESIDENTIAL DWELLINGS

9.2.8.1 FLOOR AREA, Minimum

...	Less than two storey	83.6m ² (900 ft ²)
...	Two or more storey	102.2m ² (1100 ft ²)

9.2.8.2 BUILDING HEIGHT, Maximum 2.5 storeys

9.3 REDUCED LOT REGULATIONS

Notwithstanding Sections 9.2.1 and 9.2.2, an existing lot of record or lot created by consent which has a lesser lot area and/or frontage than required shall be permitted the uses listed in Section 9.1 except as stated in Section 9.4. In order to create a new lot by consent that has a lesser lot area and/or frontage than required, this By-law must be amended accordingly. In all instances, the regulations of Section 9.2 shall apply excepting however that lots having an area of 2 hectares (5 acres) or less shall be used in accordance with the following regulations:

9.3.1 LOT AREA, Minimum 0.8 ha (2 ac)

9.3.2 LOT FRONTAGE, Minimum 30.5 m (100.1 ft)

9.3.3 FRONT YARD, Minimum 18.3 m (60 ft)

9.3.4 REAR YARD Minimum 7.5 m (24.6 ft)

9.3.5 INTERIOR SIDE YARD Minimum 3 m (9.8 ft)

9.3.6 EXTERIOR SIDE YARD Minimum 7.5 m (24.6 ft) plus the distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.

9.3.7 GROUND FLOOR AREA, Minimum

...	Less than two storey	83.6m ² (900 ft ²)
...	Two or more storey	102.2m ² (1100 ft ²)

9.3.8 LOT COVERAGE, Maximum 20%

9.3.9 ACCESSORY BUILDINGS AND STRUCTURES

Shall be subject to the applicable regulations of Section 6 – General Provisions of this By-law.

9.4 PROHIBITED LIVESTOCK FACILITIES

Livestock facilities and equestrian centres shall not be permitted on lots of less 2 ha (5 acres) in size.

9.5 HOME INDUSTRIES

All applicable requirements including those of Section 6.14 of this By-law must be met.

9.6 HOME OCCUPATIONS

All applicable requirements including those of Section 6.15 of this By-law must be met.

9.7 MINIMUM DISTANCE SEPARATION REQUIREMENTS

The Minimum Distance Separation Requirements – MDS 1 and MDS II – of Section 6.17 of this By-law shall apply to all permitted uses within the Rural Zone.

9.8 SETBACK FOR TEMPORARY PORTABLE ASPHALT PLANT

No Temporary portable asphalt plant shall be situated closer than 304.8 m (1,000 ft) from an institutional or residential building. A temporary use by-law pursuant to Section 39 of the Planning Act, RSO 1990, as amended may be required to permit temporary portable asphalt plants.

9.9 SEASONAL AGRICULTURAL PRODUCE STANDS

Seasonal agricultural produce stands may be permitted in association with an agricultural use, building or structure subject to the following:

- | | |
|--|--|
| 9.9.1 LOT AREA, Minimum | 10.1 ha (25 ac) |
| 9.9.2 FLOOR AREA, Maximum | 23 m ² (2,476 ft ²) |
| 9.9.3 FRONT YARD, Minimum | 7.5 m (24.6 ft), or the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law, whichever is greater. |
| 9.9.4 OFF-STREET PARKING SPACES | Driveway entrances shall meet the requirements of the applicable road authority in accordance with the applicable regulations of Section 6.27 of this By-law |

9.10 MAXIMUM GROSS FLOOR AREA

Permitted Commercial and Industrial Uses shall have a maximum gross floor area of 230 sq metres (2300 sq ft). Such uses shall be required to enter into a site plan agreement with the Municipality prior to issuance of a building permit.





Property Information

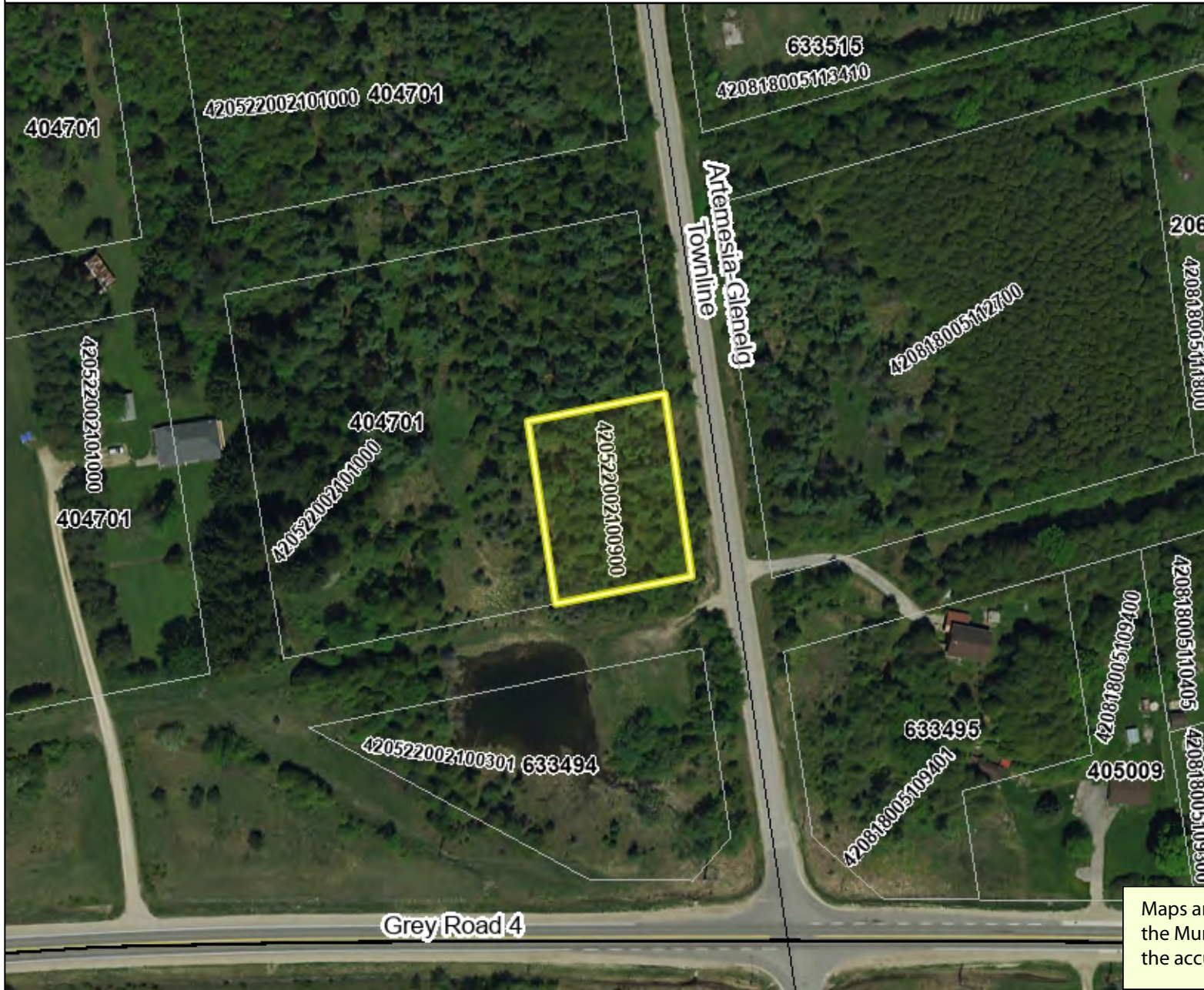
Municipality	Municipality of West Grey
File Number	18-30
Roll Number	42 05 220 021 00900 0000
Minimum Tender Amount	\$4,870.89
Municipal Location	Artemesia Glenelg Townline
Property Identification Number	37239-0146 (LT)
Brief legal description	LT 15 N/S DURHAM RD PL 10 GLENELG; WEST GREY
Annual Taxes	\$73.08 for 2020
Assessed value	\$6,500
Approximate property size per Assessment Roll	0.50 acres, 132' frontage, 165' depth
Is the property on a lake or a bay or a river?	no
Is the property accessible by a public or private road or a right-of-way?	Yes public road
Is there a house on the property?	no
Is there some other structure on the property?	no
Zoning	NE (Natural Environment)
With the existing zoning, is it possible to obtain a building permit?	No
Is it possible to have the property re-zoned?	No
For further information regarding Zoning, contact:	Lorelie Spencer
Additional information	The subject lands are completely zoned as natural environment (the applicable zoning provisions are attached). No building envelope on the property exists. These are areas identified as hazard lands with steep or low lying wet areas and identified natural heritage features.



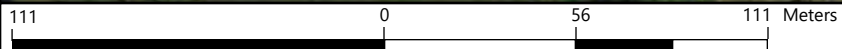
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Legend

- Parcels - Current
- Roll Numbers
- Civic Numbers
- Large Scale Roads
-  Provincial Highway
-  County Road
-  Township Road
-  Seasonal Road
- Grey County Boundary



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Legend

- Zoning - West Grey**
- A1 Agricultural
 - A2 Rural
 - A3 Restricted Rural
 - C1 General Commercial
 - C2 Highway Commercial
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Notes

Roll Number: 420522002100900
 Primary Address: Not assigned
 Legal description: PLAN 10 LOT 15 N DURHAM RD
 Property use: Vacant residential land not on water





SECTION 31 – NE - NATURAL ENVIRONMENT ZONE

31.2 PERMITTED USES

- Agricultural uses **excluding**:
 - New buildings and structures
- Conservation uses **including**:
 - Forest Management
 - Fish and wildlife management
 - Flood control
 - Erosion Control
- Municipal drains
- Passive recreation
- Public Park areas but not including buildings or structures
- Parking area
- Existing uses, buildings and structures, permitted as of the date of passing of this By-law

31.2 REGULATIONS

Within any NE Zone, no land shall be used and no new building or new structure shall be constructed, altered or used except in accordance with the following regulations:

- a) No alteration or disturbance to watercourses or to municipal drains associated with open watercourses will be permitted without the prior written approval of the Conservation Authority having jurisdiction in the area.
- b) Maintenance of existing driveways within the natural environment shall be permitted. New driveways and improvements will require prior written approval from the Conservation Authority having jurisdiction in the area.
- c) Any cutting or destruction of trees shall be subject to the requirements of the County of Grey Tree Cutting By-law.
- d) Buildings accessory to a Conservation, Passive Recreation or Park use shall meet front, rear and side yard requirements of the Agricultural Zone.
- e) Related Natural Environment Setbacks are contained within the applicable regulations of Section 6-General Provisions of this By-law.
- f) Interpretation of the limits of NE zone boundaries shall be governed by Section 2.6 of this By-law.

Property Information

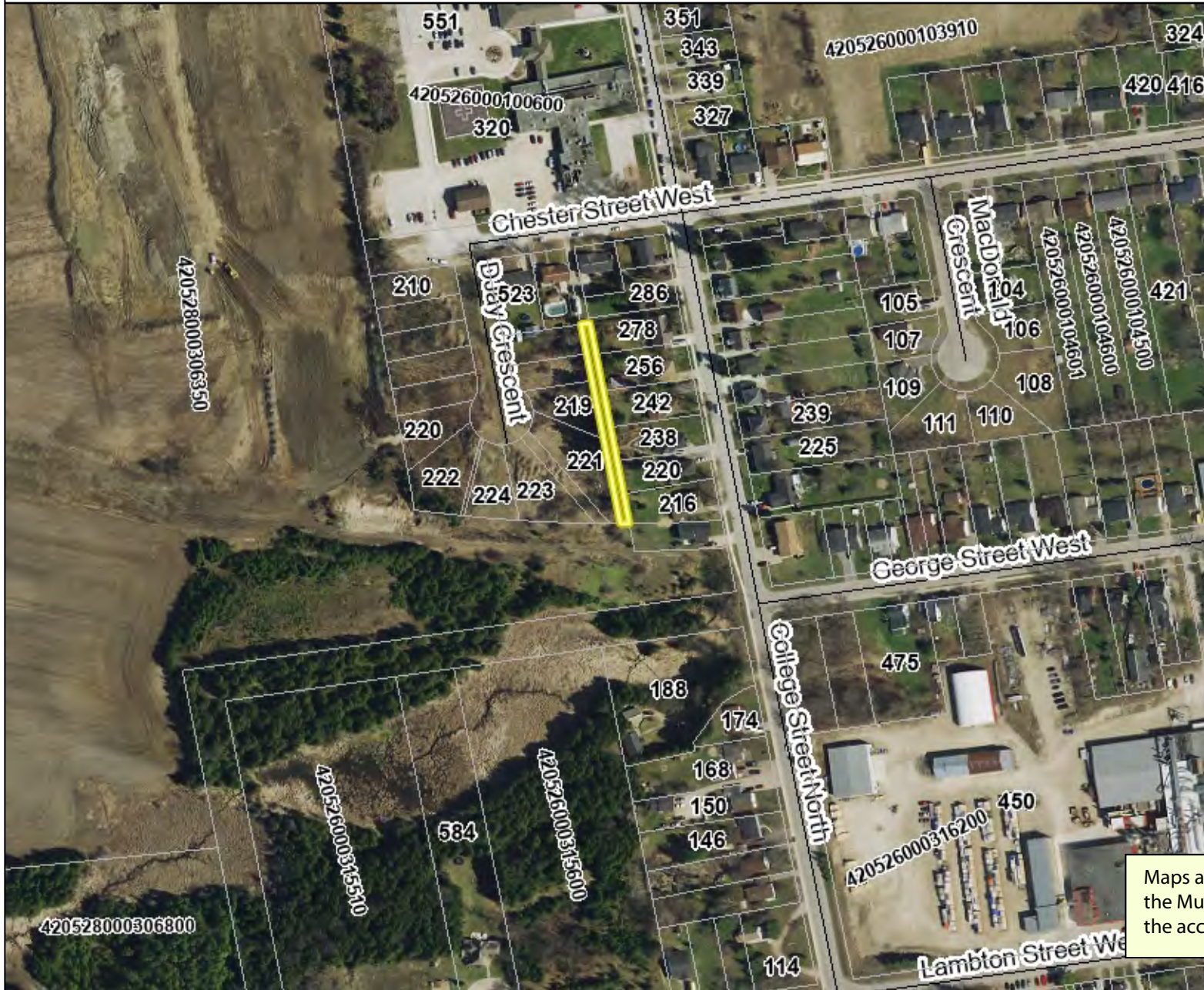
Municipality	Municipality of West Grey
File Number	18-31
Roll Number	42 05 260 001 00755 0000
Minimum Tender Amount	\$6,086.34
Municipal Location	Durham Ontario
Property Identification Number	37318-0276 (LT)
Brief legal description	PARK LT 3 N/S GEORGE ST W PL 500 DURHAM N OF 17R2126, S OF GS153215, E OF R371159, R428116 AND W OF GS161522, GS161973, R349637, R439335, R543464, R512234; S/T R349637; S/T R512234; WEST GREY
Annual Taxes	\$59.59 for 2020
Assessed value	\$5,300
Approximate property size per Assessment Roll	5,408 sq ft, 16' frontage, 338' depth
Is the property on a lake or a bay or a river?	no
Is the property accessible by a public or private road or a right-of-way?	no
Is there a house on the property?	no
Is there some other structure on the property?	no
Zoning	R1B (Residential)
<u>With the existing zoning</u> , is it possible to obtain a building permit?	No, not based on lot size. Zoning provisions are attached.
Is it possible to have the property re-zoned?	No
For further information regarding Zoning, contact:	Lorelie Spencer
Additional information	Insufficient size for building purposes. Only the use of the lands when added to the adjacent lots to permit an increased lot fabric. This would involve a public process involving several consent applications and the willingness of adjacent land owners to purchase the property.



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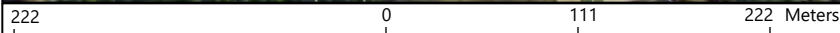
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 - I Institutional
 - M1 Industrial
 - M2 Restricted Industrial
 - M3 Rural Industrial
 - M4 Extractive Industrial
 - MH Mobile Home Park
 - MU1 Mixed Use
 - ND No Development
 - NE Natural Environment
 - NE2 Natural Environment 2
 - OS Open Space
 - ER Estate Residential
 - R1A Unserved Residential
 - R1B Low Density Residential
 - R2 Medium Density Residential
 - R3 High Density Residential
- Parcels - Current**
- Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
- Grey County Boundary**
- Grey County Boundary

Maps are provided as a courtesy only and the Municipality makes no warranties as to the accuracy of this information

Notes

Roll Number: 420526000100755
 Primary Address: Not assigned
 Legal description: PLAN 500 PT PARK LOT 3 N;GEORGE ST
 Property use: Non-buildable land (walkways)

111 0 56 111 Meters



INSTRUCTIONS FOR SUBMITTING A TENDER

A tender, and the envelope that it is submitted in, must be prepared and submitted in accordance with the *Municipal Tax Sales Rules*. Here are steps to follow to ensure that your tender complies with those rules.

1. Determine your tender amount

The minimum tender amount in the tax sale advertisement is generally the "cancellation price" (taxes, penalty, interest, etc) as of the first day of advertising. Your tender must be this amount or more. If you are the successful tenderer, you will also be required to pay Land Transfer Tax and any applicable HST. As well, you will be required to pay "accumulated taxes", being any further taxes, interest or penalty that have accumulated since the first day of advertising.

2. Prepare Form 7 (TENDER TO PURCHASE)

A tender shall be in Form 7. It must be typewritten or legibly handwritten in ink. There is a Form 7 in your tender package. Please proceed as follows:

- a. In the section of Form 7 that says "Re: Sale of: (description of land)"
Enter in the description of the land, including the roll number, file number and municipal address, if that information is available. You should use the same description that is shown on your TITLE SEARCH SUMMARY, if you purchased one, or on the tax sale ad.
- b. Fill in the remaining information on Form 7.
NOTE: Double and triple check the information that you enter. Be sure there are no mistakes!

3. Prepare a deposit

- a. **At least 20%**
Your tender must be accompanied by a deposit of at least 20 per cent of the amount you tender.
(Example: If you tender \$5,000.01 – 20% of \$5,000.01 is \$1,000.002 – therefore \$1,000.00 would be less than 20% of the amount you tendered - \$1,000.01 would be the minimum deposit required)
- b. **Form of Deposit**
Deposit is made by way of money order, or by way of bank draft or cheque certified by a bank or authorized foreign bank within the meaning of section 2 of the *Bank Act (Canada)*, a trust corporation registered under the *Loan and Trust Corporations Act* or a credit union within the meaning of the *Credit Unions and Caisses Populaires Act, 1994*.
- c. **Deposit money order, bank draft or certified cheque must be made out in favour of the municipality**
- d. **Warning**
If after the tender(s) have been opened, the municipality sends you a notice that your tender has been accepted, you must pay the full amount owing within 14 days of the notice being sent to you. **If you do not pay the balance as required, for any reason, your deposit will be forfeited to the municipality.**

4. Prepare a Tender envelope

Your tender must be submitted in a sealed envelope, addressed to the treasurer, indicating on it that it is a tax sale and provides a short description or municipal address of the land sufficient to permit the treasurer to identify the parcel of land to which the tender relates.

The tender envelope in this tender package is already properly pre-addressed. All you have to do is the following:

- a. If a municipal address has been given for the property, enter that address under the heading **Tax Sale For**.
- b. If there is no municipal address given, or if the municipal address will not be sufficient to permit the treasurer to identify the parcel to which the envelope relates, it will be necessary to include a short description of the property. You should use the property description that is shown on your TITLE SEARCH SUMMARY, if you purchased one, or on the tax sale ad.

5. One parcel only

A tender shall relate to only one parcel of land. If there are two or more properties in a sale and you wish to submit tenders for two properties, you must submit two completely separate tenders. You must fill out two separate Form 7s and have two separate deposit cheques or money orders. Each Form 7, along with the deposit for that property, must be submitted in a separate envelope.

6. No additional terms or conditions

The treasurer will reject every tender that includes any term or condition not provided for in the *Municipal Tax Sales Rules*.

7. Submitting your tender

You can submit your tender in person, or by courier, or by mail. Your tender must be received by the treasurer on or before the time and date indicated in the advertisement for tax sale. If your tender is received late it will be rejected. In the event of a postal strike or other work slowdown, mail might not be delivered in a timely manner. If the mailing address includes a Post Office Box, there is no guarantee the municipality will collect their mail before 3 pm on the day of the sale. It is the tenderer's responsibility to ensure the tender is delivered to the treasurer by 3 pm on sale day.

8. If you wish to withdraw your tender

A tender is withdrawn if the tenderer's written request to have the tender withdrawn is received by the treasurer before 3 p.m. local time on the last date for receiving tenders. The envelope containing a withdrawn tender will be opened at the time of the opening of the sealed envelopes.

9. Cancellation of sale

A tax sale can be cancelled by the treasurer at any time before a tax deed or notice of vesting is registered on title.

TENDERER’S CHECKLIST FOR SUBMITTING A VALID TENDER

Have you done your homework?

The municipality makes no representation regarding the title to the property or any other matters relating to the lands to be sold. The property may be worth much more or much less than the minimum tender amount.

The responsibility for researching this property to see if it is a good investment and researching the legislated requirements and provisions of the tax sale procedure is up to you. Have you investigated title and conducted a search for executions to see what will stay on title and become your responsibility after the tax deed is registered? In most cases, if the property is subject to a crown interest at the time the tax deed is registered (such as a mortgage, lien or execution), it will continue to be subject to that crown interest when you become the owner. Is the land subject to easements, restrictions &/or adverse possession of abutting owners? Does the property condition, land use, zoning, etc. fit in with your plans for the property? Is it accessible without trespassing on someone else's property?

If your tender is accepted and you do not pay the balance of the tender amount owing on time for *any* reason, **your deposit will be forfeited to the municipality** as set out in the *Municipal Tax Sale Rules*.

YES	NO	Requirements for “Submitting a Tender” pursuant to the <i>Municipal Act, 2001</i> and <i>The Municipal Tax Sale Rules</i>
		Envelope is sealed
		Envelope indicates it is for a Tax Sale
		An identifiable description of the land or municipal address is shown on the envelope
		Envelope is addressed to the Treasurer (or Deputy Treasurer) NOTE: <i>Tenders must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different.</i>
		Tender is submitted in Form 7 NOTE: <i>Form 7 must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different.</i>
		Form 7 is typewritten or legibly written in ink
		Form 7 describes/relates to one parcel only (Description on envelope not sufficient on its own. Property must also be described on the Tender Form 7)
		Only one Form 7 per envelope
		Tender includes only the terms and conditions as provided for in the Municipal Tax Sales Rules
		Your Tender Amount is equal to or greater than the Minimum Tender Amount given for the property in the ad
		Deposit is at least 20% of the amount you tender NOTE: <i>Deposit of 20% must always be rounded up to the “HIGHER” cent (ie. Example: If you tender \$5,000.01, 20% of \$5,000.01 is \$1,000.02. and \$1,000.00 would be less than 20%. You must round up. \$1,000.01 would be the minimum deposit required)</i>
		Deposit is made by way of money order, or by way of bank draft or cheque certified by a bank or authorized foreign bank within the meaning of section 2 of the <i>Bank Act</i> (Canada), a trust corporation registered under the <i>Loan and Trust Corporations Act</i> or a credit union within the meaning of the <i>Credit Unions and Caisses Populaires Act, 1994</i>
		Deposit money order, bank draft or certified cheque is made out in favour of the municipality

**If you answered “NO” to any of the above questions,
the Tender shall be rejected!**