



Property #1 Tender Submission Requirements & Checklist

- ▶ A Tender, the deposit and an 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 \$10,000.01 20% of that amount rounded to 3 decimal points is \$2,000.002, so your Deposit would need to be \$2,000.01)
- Be 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*.

- ▶ If you are ascertained as the Higher Tenderer, you will have 14 calendar days of the date the Municipality or representative sends you Notice of this to pay the balance of the Tender owing, applicable land transfer tax, accumulated taxes, and HST and NRST (if applicable) **or your Deposit will be forfeited to the Municipality and the property will be either offered to the Second Highest Tenderer**

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

If you **DO NOT** meet the exact requirements as set out above, **YOUR TENDER WILL BE REJECTED!**

For detailed information on the Tax Sale process see the Information Bulletin available on our website.

TOWNSHIP OF SOUTH STORMONT
SALE OF LAND BY PUBLIC TENDER
PROPERTY DESCRIPTION



Property # 1

ROLL NUMBER	040600600871700
CURRENT ASSESSED VALUE	\$152,000 (RT)
MINIMUM TENDER AMOUNT	\$95,111.65
LEGAL DESCRIPTION	PLAN 279 PT BLK G RP52R5407 PART 2
PROPERTY DESCRIPTION	FREEHOLD TOWNHOME
PIN	60239-0498
ROAD NAME	107 FARRAN DR.
AREA	0.05 ACRES (+/-)
ZONING	Residential Serviced - Multiples (RS3)



The Township makes NO warranties regarding the accuracy of any displayed photos, maps or other imagery contained herein. This information is provided as a courtesy ONLY & may not be a current and accurate representation of the property at this time. The property boundary lines may not be displayed correctly, may be skewed & may not be exact. Displayed imagery does not constitute an official plan of survey. Legal survey of the land is the sole responsibility of the potential purchaser.

Sale of land for Tax Arrears By Public Tender

MUNICIPAL ACT, 2001

SALE OF LAND BY PUBLIC TENDER

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH STORMONT**

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 July 22, 2024 at the South Stormont Municipal Office, 2 Mille Roches Road, Long Sault, Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the South Stormont Municipal Office, 2 Mille Roches Road, Long Sault, Ontario.

Description of Lands:

Roll No. 04-06-006-008-71700; PIN 60239-0498;
Pt Bik G Pl 279 Pt 2 52R5407; T/W S325604; South Stormont
107 Farran Drive, Ingleside, Ontario
According to the last returned assessment roll, the assessed value of the
land is \$152,000.00
Minimum tender amount: \$95,111.65

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 Township of South Stormont.

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 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.

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. 20% Non-Resident Speculation Tax (NRST) 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.

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 contact:

	Cindy Delgreco, Treasurer
	The Corporation of the Township of South Stormont
	2 Mille Roches Road
	P.O. Box 84
	Long Sault, Ontario, K0C 1P0 613-534-8889 www.southstormont.ca

To: The Treasurer of The Township of South Stormont
Name of Municipality or Board

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)

Property # 1-Roll No. 04-06-006-008-71700; PIN 60239-0498;
Pt Blk G PI 279 Pt 2 52R5407; T/W S325604; South Stormont;
107 Farran Drive, Ingleside, Ontario

- 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.
- I/we understand that this tender must be received by the treasurer's office not later than 3:00 p.m. local time on July 22 2024, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
- 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 The Township of South Stormont
Name of Municipality or Board

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 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 _____, 20__

Name of Tenderer	Address of Tenderer
1.	
2.	
3.	