



## 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 \$10,000.01 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 certified cheque/bank draft/money order payable to the municipality (or board) conducting the Tax Sale

- ▶ 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 Municipality of Brooke-Alvinston**

<b>TO: NAME:</b>	<b>Stephen Ikert Treasurer</b>
<b>ADDRESS:</b>	<b>3236 River Street P.O. Box 28 Alvinston, ON N0N 1A0</b>
<b>TELEPHONE:</b>	<b>(519) 898-2173</b>
	<b>For all inquiries, please contact Sandra Dale, Treasury Assistant at (519) 898-2173</b>

**Re:** SALE OF: (Description of Land)

<b>ROLL NO'S 38 15 120 210 10700 0000 AND 38 15 120 210 10800 0000, 3202 PARK ST, INWOOD, PIN 43347-0103, LT A, B PL 6 BROOKE; PT LT 4 CON 6 BROOKE AS IN L859549; BROOKE-ALVINSTON, FILES LNBA17-002 003</b>
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1. I/we hereby tender to purchase the land described above for the amount of \$.....  
 (.....) 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 29, 2019, 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 Brooke-Alvinston 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 ..... , 2019.

<b>Name of Tenderer</b>	<b>Name of Tenderer</b>
<b>Address of Tenderer</b>	<b>Address of Tenderer</b>
<b>Phone No. of Tenderer</b>	<b>Phone No. of Tenderer</b>
<b>Alternate Contact Information</b>	<b>Alternate Contact Information</b>
(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 <i>Municipal Act, 2001</i> 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.
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**FORM 6**  
**SALE OF LAND BY PUBLIC TENDER**  
***Municipal Act, 2001***  
Ontario Regulation 181/03  
Municipal Tax Sales Rules

**THE CORPORATION OF THE MUNICIPALITY OF BROOKE-ALVINSTON**

**Take Notice** that tenders are invited for the purchase of the land described below and will be received until 3:00 p.m. local time on Tuesday, October 29, 2019, at the Municipal Office, 3236 River Street, P.O. Box 28, Alvinston, ON N0N 1A0.

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, 3236 River Street, Alvinston.

**Description of Lands:**

ROLL NO'S 38 15 120 210 10700 0000 AND 38 15 120 210 10800 0000, 3202 PARK ST, INWOOD, PIN 43347-0103, LT A, B PL 6 BROOKE; PT LT 4 CON 6 BROOKE AS IN L859549; BROOKE-ALVINSTON, FILES LNBA17-002 003

**Minimum Tender Amount: \$49,315.79**

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, 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 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.Tri-Target.com](http://www.Tri-Target.com) | Ontario's Tax Sale Community**

**[Info@Tri-Target.com](mailto:Info@Tri-Target.com)**

or if no internet access available, contact:

**Sandra Dale, Treasury Assistant**  
The Corporation of the Municipality of Brooke-Alvinston  
3236 River Street  
P.O. Box 28  
Alvinston, Ontario N0N 1A0  
**Tel: (519) 898-2173**  
**Web: [www.brookealvinston.com](http://www.brookealvinston.com)**



### TAX SALE PROPERTY DETAILS



#### Basic Property Details

Municipality: Brooke-Alvinston	Roll No: 38 15 120 210 10700 0000
Region: County of Lambton	Roll No: 38 15 120 210 10800 0000
Address: 3202 Park Street, Inwood	PIN: 43347-0103 (LT)
Closing Date: October 29, 2019	Minimum Tender Amount: \$49,315.79

#### Legal Description:

ROLL NO'S 38 15 120 210 10700 0000 AND 38 15 120 210 10800 0000, 3202 PARK ST, INWOOD, PIN 43347-0103, LT A, B PL 6 BROOKE; PT LT 4 CON 6 BROOKE AS IN L859549; BROOKE-ALVINSTON, FILES LNBA17-002 003

#### Advanced Property Details

Approximate Property Size	Frontage on Park St. 138.2 x 165.0 deep, .52 acres - Plus 21.78 frontage on Atkinson St. 1 acre
Municipal Assessment Value	\$29,450.00
Annual Property Taxes	\$1,097.33
Is there a House on the Property?	No
Is there a Seasonal Residence?	No
Are there any Other Structures?	Yes
What do the Structures Appear to be?	Shed
Is Property Waterfront or Riverfront?	No
Is Property Abutting Crown Land?	No
Closest Major Intersection	Inwood Rd. & Atkinson St.

#### Building & Planning Details

Municipal Zoning Code	R4
Zoning Code Description	Residential
Can the Property be Re-Zoned?	Yes
Is a Building Permit Available?	If requested
Is a Demolition Permit Available?	If requested
Any Outstanding Work Orders?	No
Any Municipal Services Available?	Water & Sewer
Accessible by a Public or Private Road?	Public
Is Property Land Locked?	No

#### Building & Planning Contact Details

Contact	County of Lambton Planning Department
Telephone	519-845-0809



Tri-Target Inc. and the Municipality make **NO** warranties regarding the accuracy of any displayed photos, maps or other imagery contained herein. This information is provided as a courtesy **ONLY** and 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.

#### Do you know what interests will affect a property after a tax sale?

Are there mortgages, liens, executions, easements & other interests registered on title that will affect the property after a tax sale?

**Order a Title Search for \$99.98 + HST and Find Out!**

SCAN THIS QR Code for More Info and Pictures

















































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## ONTARIO'S TAX SALE COMMUNITY

### DESCRIPTIVE ICON LEGEND

These are general icons which serve to provide a visual idea of a property at glance. For more elaborate information regarding listings showing these icons, be sure to check out the "More Details" pages for these municipal properties on [www.Tri-Target.com](http://www.Tri-Target.com)

*\*\*The absence of an icon does not necessarily have any implications.\*\**

	House or Seasonal Residence on Property		Residential, etc.
	Additional Structures		Commercial, etc.
	Building on Property		Agricultural, etc.
	Industrial Building on Property		Suburban, etc.
	Vacant land		Urban, etc.
	Acreage		Industrial, etc.
	Waterfront or Riverfront Property		Open Space, etc.
	Island Property		Park, etc.
	Treed Lot		Rural or Resource, etc.
	Property No Longer Available		Limited Services, etc.
	Public or Private Road Access		Environmental Protection
	No Public Road Access		Scenic-Corridor
	Building Permit Available		Hold or Hazard. etc.
	Building Permit Unavailable		PIN Either Partly or Entirely in Registry
	Title Search Available		Northern Ontario
	Title Search Not Available		Eastern Ontario
	Property Can be Re-Zoned		Southern Ontario
	Property Can Not be Re-Zoned		Western Ontario
	Potentially Landlocked		Central Ontario



# TAX SALE

## SEALED TENDER

**To:** **Stephen Ikert**  
**Treasurer**  
Municipality of Brooke-Alvinston  
3236 River Street  
P.O. Box 28  
Alvinston, Ontario N0N 1A0

### Tender Received

Date: \_\_\_\_\_

Time: \_\_\_\_\_

(Municipal Use Only)

### Important Municipal Notice:

#### This Envelope Must...

Be Date and Time Marked when Received

Be Completely Sealed when Received

**NOT** be Accepted after: **3pm on October 29, 2019**

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0000, 3202 PARK ST, INWOOD, PIN 43347-0103, LT A, B PL 6  
BROOKE; PT LT 4 CON 6 BROOKE AS IN L859549; BROOKE-  
ALVINSTON, FILES LNBA17-002 003

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 this tender relates

## SALE OF LAND BY PUBLIC TENDER

