

# 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 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*.

- 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 and NRST (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 Norfolk County**

<b>TO: NAME:</b>	<b>Amy Fanning</b> <b>Treasurer/Director, Financial Management and Planning</b>
<b>ADDRESS:</b>	<b>50 Colborne Street S.</b> <b>Simcoe, ON N3Y 4H3</b>
<b>TELEPHONE:</b>	<b>(519) 426-5870</b> <b>For all inquiries, please contact Rob Fleming, Manager and Tax Collector at Ext. 8154</b>

**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 May 8, 2024, 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 Norfolk County 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 ....., 2024.

<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 *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 NORFOLK COUNTY**

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 Wednesday, May 8, 2024, at the Municipal Office, 50 Colborne St. S, Simcoe, Ontario, N3Y 4H3.

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, 50 Colborne St. S, Simcoe, Ontario, N3Y 4H3.

**Description of Lands:**

**CANCELLED** - ROLL NO. 33 10 336 020 13700 0000, 1594 COLBORNE ST, TOWNSEND, PIN 50292-0137 LT, PT LT 21 CON 2 TOWNSEND PT 1 37R1903; S/T NR505450; NORFOLK COUNTY, FILE NKNK19-005

**Minimum Tender Amount: \$50,731.88**

According to the last returned assessment roll, the assessed value of the land is \$338,000

\*This land was previously advertised for sale to be held on the 8th of November, 2023, but the sale was postponed.

ROLL NO. 33 10 337 020 09100 0000, 1146 BLUELINE RD, SIMCOE, PIN 50238-0323 LT, PT LT 7, CON 6 WOODHOUSE, PT 2 ON 37R4541; NORFOLK COUNTY, FILE NKNK22-049

**Minimum Tender Amount: \$17,873.12**

According to the last returned assessment roll, the assessed value of the land is \$81,000.

ROLL NO. 33 10 401 015 06806 0000, SIMCOE, PIN 50236-0140 LT, LT 7 BLK 127A PL 182 EXCEPT NR574964, NR508465, NR552852, NR579458, NR576050, NR535607, NR584565, NR451136, PT 2-4 37R3064, PT 1-2 37R7276, PT 1 37R3648, PT 1-2 37R3656; NORFOLK COUNTY, FILE NKNK22-054

**Minimum Tender Amount: \$6,883.94**

According to the last returned assessment roll, the assessed value of the land is \$3,600.

ROLL NO. 33 10 492 008 33100 0000, 624 JAMES ST, DELHI, PIN 50165-0148 LT, LT 21-22 PL 203; NORFOLK COUNTY, FILE NKNK22-055

**Minimum Tender Amount: \$34,161.94**

According to the last returned assessment roll, the assessed value of the land is \$152,000.

ROLL NO. 33 10 542 020 31800 0000, 1085 12TH CONCESSION RD, LANGTON, PIN 50137-0232 LT, PT LT 14 CON 12 NORTH WALSINGHAM PT 1 & 2 37R4336; S/T NR239973; NORFOLK COUNTY, FILE NKNK22-061

**Minimum Tender Amount: \$26,975.08**

According to the last returned assessment roll, the assessed value of the land is \$194,000.

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 a land transfer tax and HST.

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) 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:

**Rob Fleming, Tax Collector/Manager, Revenue Services**

The Corporation of Norfolk County

50 Colborne St. S.

Simcoe, Ontario N3Y 4H3

**Tel: (519) 426-5870 Ext. 8154**

**Web: [www.norfolkcounty.ca](http://www.norfolkcounty.ca)**

# PROPERTY DETAILS

## Basic Property Details

<b>Municipality</b>	Norfolk County	<b>Minimum Tender Amount</b>	\$50,731.88
<b>Region</b>	Norfolk County	<b>Property Identification No.</b>	PIN 50292-0137 (LT)
<b>Municipal Address</b>	1594 Concession 2, Townsend	<b>Assessment Roll No.</b>	33 10 336 020 13700 0000
<b>Closing Date</b>	May 8, 2024	<b>Municipal File No.</b>	NKNK19-005

<b>Legal Description</b>
PT LT 21 CON 2 TOWNSEND PT 1 37R1903; S/T NR505450; NORFOLK COUNTY

## Advanced Property Details

<b>Approximate Property Size</b>	38.94 Acres
<b>Municipal Assessment Value</b>	\$338,000
<b>Annual Property Taxes</b>	\$5,040
<b>What is the Closest Major Intersection?</b>	Indian Line / Conc 2 Townsend
<b>Are there any Nearby Amenities?</b>	Rural

## Building & Planning Details

<b>Municipal Zoning Code</b>	A
<b>Zoning Code Description</b>	Agricultural
<b>Can the Property be Re-Zoned?</b>	To be determined by Planning division
<b>Is a Building Permit Available?</b>	Yes
<b>Is a Demolition Permit Available?</b>	Yes
<b>Is the Property Subject to any Outstanding Work Orders?</b>	No
<b>Are there any Municipal Services Available at the Property?</b>	No
<b>Is the Property Accessible by a Public or Private Road?</b>	Yes
<b>Is the Property Land Locked?</b>	No

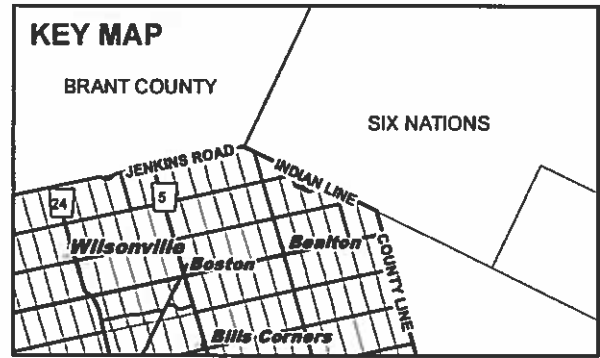
## Building & Planning Contact Information

<b>Name:</b> Roxanne Lambrecht	<b>Title:</b> Zoning administrator
	<b>Email:</b> <a href="mailto:zoning@norfolkcounty.ca">zoning@norfolkcounty.ca</a>

Geographic Township of  
**Townsend**



Roll Number: 331033602013700000  
Address: 1594 Concession 2 Townsend  
File Number: 19-005



**Legend**  
[Red outline] Property

# PROPERTY DETAILS

## Basic Property Details

<b>Municipality</b>	Norfolk County	<b>Minimum Tender Amount</b>	\$17,873.12
<b>Region</b>	Norfolk County	<b>Property Identification No.</b>	PIN 50238-0323 (LT)
<b>Municipal Address</b>	1146 Blueline Rd, Simcoe	<b>Assessment Roll No.</b>	33 10 337 020 09100 0000
<b>Closing Date</b>	May 8, 2024	<b>Municipal File No.</b>	NKNK22-049

<b>Legal Description</b>
PT LT 7, CON 6 WOODHOUSE, PT 2 ON 37R4541; NORFOLK COUNTY

## Advanced Property Details

<b>Approximate Property Size</b>	.50 Acres
<b>Municipal Assessment Value</b>	\$81,000
<b>Annual Property Taxes</b>	\$1222
<b>Is this a Waterfront or Riverfront Property?</b>	No
<b>What is the Closest Major Intersection?</b>	Blueline Rd / Hwy 3
<b>Are there any Nearby Amenities?</b>	Rural

## Building & Planning Details

<b>Municipal Zoning Code</b>	A
<b>Zoning Code Description</b>	Agricultural
<b>Can the Property be Re-Zoned?</b>	TBD by Planning division
<b>Is a Building Permit Available?</b>	Yes
<b>Is the Property Subject to any Outstanding Work Orders?</b>	No
<b>Are there any Municipal Services Available at the Property?</b>	No
<b>Is the Property Accessible by a Public or Private Road?</b>	Yes
<b>Is the Property Land Locked?</b>	No

## Building & Planning Contact Information

<b>Name:</b> Roxanne Lambrecht	<b>Title:</b> Zoning Administrator
	<b>Email:</b> <a href="mailto:zoning@norfolkcounty.ca">zoning@norfolkcounty.ca</a>

Geographic Township of  
**Woodhouse**



Roll Number: 3310337020091000000  
Address: 1146 Blueline Rd  
File Number: 22-049





# PROPERTY DETAILS

## Basic Property Details

<b>Municipality</b>	Norfolk County	<b>Minimum Tender Amount</b>	\$6,883.94
<b>Region</b>	Norfolk County	<b>Property Identification No.</b>	PIN 50236-0140 (LT)
<b>Municipal Address</b>	Patterson St	<b>Assessment Roll No.</b>	33 10 401 015 06806 0000
<b>Closing Date</b>	May 8, 2024	<b>Municipal File No.</b>	NKNK22-054

<b>Legal Description</b>
LT 7 BLK 127A PL 182 EXCEPT NR574964, NR508465, NR552852, NR579458, NR576050, NR535607, NR584565, NR451136, PT 2-4 37R3064, PT 1-2 37R7276, PT 1 37R3648, PT 1-2 37R3656; NORFOLK COUNTY

## Advanced Property Details

<b>Approximate Property Size</b>	2,142 SF
<b>Municipal Assessment Value</b>	\$3,600
<b>Annual Property Taxes</b>	\$54.30
<b>Is this a Waterfront or Riverfront Property?</b>	No
<b>What is the Closest Major Intersection?</b>	Patterson St / Owen St
<b>Are there any Nearby Amenities?</b>	Town of Simcoe

## Building & Planning Details

<b>Municipal Zoning Code</b>	HL
<b>Zoning Code Description</b>	Hazard Land
<b>Can the Property be Re-Zoned?</b>	TBD by Planning Division
<b>Is a Building Permit Available?</b>	No
<b>Is a Demolition Permit Available?</b>	No
<b>Is the Property Subject to any Outstanding Work Orders?</b>	No
<b>Are there any Municipal Services Available at the Property?</b>	No
<b>Is the Property Accessible by a Public or Private Road?</b>	No
<b>If No, Is the Property Accessible by a Right-of-Way?</b>	No
<b>Is the Property Land Locked?</b>	Yes

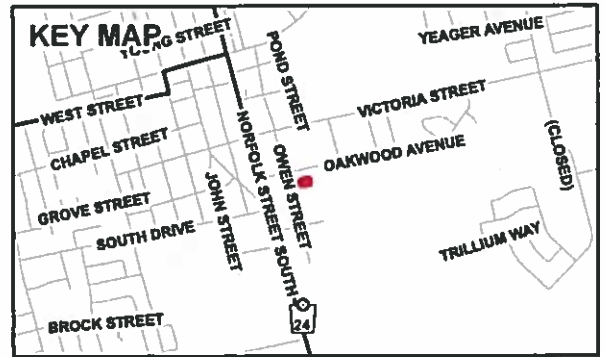
## Building & Planning Contact Information

<b>Name:</b> Roxanne Lambrecht	<b>Title:</b> Zoning Administrator
	<b>Email:</b> <a href="mailto:zoning@norfolkcounty.ca">zoning@norfolkcounty.ca</a>

Urban Area of  
**Simcoe**



Roll Number: 3310401015068060000  
Address: PLAN 182 BLK 127A PT LOT 7  
File Number: 22-054



**Legend**  
Property

# PROPERTY DETAILS

## Basic Property Details

<b>Municipality</b>	Norfolk County	<b>Minimum Tender Amount</b>	\$34,161.94
<b>Region</b>	Norfolk County	<b>Property Identification No.</b>	PIN 50165-0148 (LT)
<b>Municipal Address</b>	624 James St, Delhi	<b>Assessment Roll No.</b>	33 10 492 008 33100
<b>Closing Date</b>	May 8, 2024	<b>Municipal File No.</b>	NKNK22-055

<b>Legal Description</b>
LT 21-22 PL 203; NORFOLK COUNTY

## Advanced Property Details

<b>Approximate Property Size</b>	.34 Acres
<b>Municipal Assessment Value</b>	\$152,000
<b>Annual Property Taxes</b>	\$2,294
<b>Is there a House on the Property?</b>	Yes
<b>Are there any Other Structures on the Property?</b>	Yes
<b>If Yes, what do the Structures Appear to be?</b>	Carport / Garage
<b>Is this a Waterfront or Riverfront Property?</b>	No
<b>Is this Property Abutting any Crown Land?</b>	No
<b>What is the Closest Major Intersection?</b>	James St / Crosier St
<b>Are there any Nearby Amenities?</b>	Town of Delhi

## Building & Planning Details

<b>Municipal Zoning Code</b>	R1-A
<b>Zoning Code Description</b>	Urban Residential Type R1
<b>Can the Property be Re-Zoned?</b>	TBD by Planning Division
<b>Is a Building Permit Available?</b>	Yes
<b>Is a Demolition Permit Available?</b>	Yes
<b>Is the Property Subject to any Outstanding Work Orders?</b>	No
<b>Are there any Municipal Services Available at the Property?</b>	Yes
<b>Is the Property Accessible by a Public or Private Road?</b>	Yes
<b>Is the Property Land Locked?</b>	No

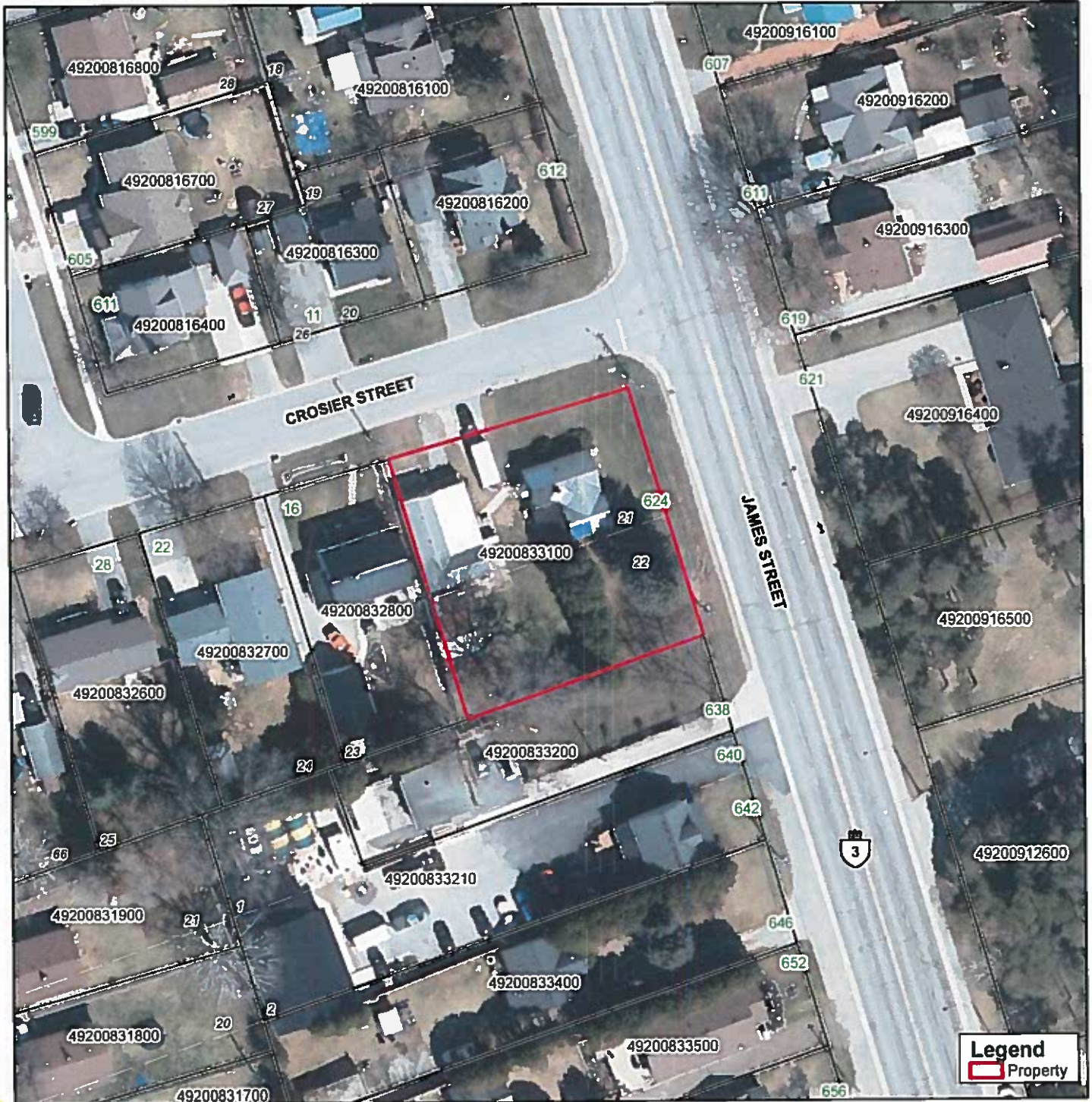
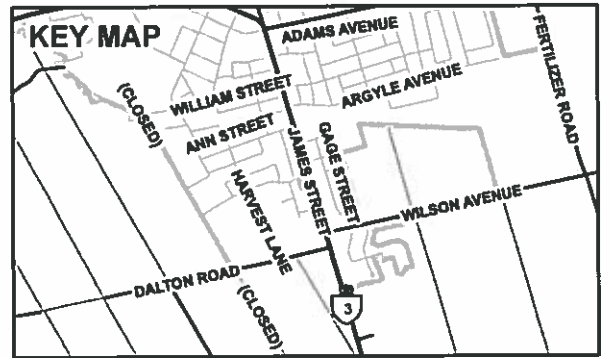
## Building & Planning Contact Information

<b>Name:</b> Roxanne Lambrecht	<b>Title:</b> Zoning Administrator
	<b>Email:</b> <a href="mailto:zoning@norfolkcounty.ca">zoning@norfolkcounty.ca</a>

Urban Area of  
**Delhi**



Roll Number: 3310492008331000000  
Address: 624 James St  
File Number: 22-055



# PROPERTY DETAILS

## Basic Property Details

<b>Municipality</b>	Norfolk County	<b>Minimum Tender Amount</b>	\$26,975.08
<b>Region</b>	Norfolk County	<b>Property Identification No.</b>	PIN 50137-0232 (LT)
<b>Municipal Address</b>	1085 12 <sup>th</sup> Concession Rd, Langton	<b>Assessment Roll No.</b>	33 10 542 020 31800 0000
<b>Closing Date</b>	May 8, 2024	<b>Municipal File No.</b>	NKNK22-061

<b>Legal Description</b>
PT LT 14 CON 12 NORTH WALSHINGHAM PT 1 & 2 37R4336; S/T NR239973; NORFOLK COUNTY

## Advanced Property Details

<b>Approximate Property Size</b>	.46 Acres
<b>Municipal Assessment Value</b>	\$194,000
<b>Annual Property Taxes</b>	\$2,927
<b>Is there a House on the Property?</b>	Yes
<b>Is this a Waterfront or Riverfront Property?</b>	No
<b>If Yes, what Body of Water?</b>	No
<b>What is the Closest Major Intersection?</b>	Albert St / Queen St
<b>Are there any Nearby Amenities?</b>	Langton

## Building & Planning Details

<b>Municipal Zoning Code</b>	A
<b>Zoning Code Description</b>	AGRICULTURAL ZONE
<b>Can the Property be Re-Zoned?</b>	To be determined by Planning Dept. <a href="mailto:planning@norfolkcounty.ca">planning@norfolkcounty.ca</a>
<b>Is a Building Permit Available?</b>	Yes
<b>Is a Demolition Permit Available?</b>	Yes
<b>Is the Property Subject to any Outstanding Work Orders?</b>	No
<b>Are there any Municipal Services Available at the Property?</b>	No
<b>Is the Property Accessible by a Public or Private Road?</b>	Yes
<b>Is the Property Land Locked?</b>	No

## Building & Planning Contact Information

<b>Name:</b> Roxanne Lambrecht	<b>Title:</b> Zoning administrator
	<b>Email:</b> <a href="mailto:zoning@norfolkcounty.ca">zoning@norfolkcounty.ca</a>

# TAX SALE

## SEALED TENDER

**To:** **Amy Fanning**  
**Treasurer/Director, Financial Management and Planning**

**Norfolk County**  
**50 Colborne Street S.**  
**Simcoe, Ontario N3Y 4H3**

### 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 May 8, 2024**

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