

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 the City of Clarence-Rockland

TO: NAME:	Frédéric Desnoyers Treasurer
ADDRESS:	1560 Rue Laurier Street Rockland, ON K4K 1P7
TELEPHONE:	(613) 446-6022 For all inquiries, please contact Graham Stevens, Tax Analyst & Tax Collector at Ext. 2424

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 9, 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 the City of Clarence-Rockland 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.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Phone No. of Tenderer	Phone No. of Tenderer
Alternate Contact Information	Alternate Contact Information
(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 THE CITY OF CLARENCE-ROCKLAND

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 Thursday, May 9, 2024, at the City Hall, 1560 Rue Laurier Street, Rockland, Ontario K4K 1P7.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the City Hall, 1560 Rue Laurier Street, Rockland, Ontario.

Description of Lands:

ROLL NO. 03 16 016 002 03900 0000, 2415 DU LAC RD, SAINT-PASCAL-BAYLON, PIN 69037-0080 LT, PT LT 11 CON 2 CLARENCE AS IN RR143185; CLARENCE-ROCKLAND, FILE PRCR22-001

Minimum Tender Amount: \$17,492.01

According to the last returned assessment roll, the assessed value of the land is \$134,000.

ROLL NO. 03 16 016 010 00700 0000, 1242 JOANISSE RD, CLARENCE CREEK, PIN 69043-0090 LT, PT LT 2 CON 10 CLARENCE PT 3, 50R1092; CLARENCE-ROCKLAND, FILE PRCR22-002

Minimum Tender Amount: \$24,495.13

According to the last returned assessment roll, the assessed value of the land is \$135,000.

ROLL NO. 03 16 016 021 17900 0000, 8457 COUNTY RD 17, ROCKLAND, PIN 69056-0062 - PT LT 18 CON 1 OS CLARENCE PT 1, 50R8635; S/T RR176067; CLARENCE-ROCKLAND & PIN 69056-0028 - PT LT 18 CON 1 OS CLARENCE AS IN RR166835; CLARENCE-ROCKLAND, FILE PRCR22-005

Minimum Tender Amount: \$178,840.66

According to the last returned assessment roll, the assessed value of the land is \$437,000.

ROLL NO. 03 16 016 032 05600 0000, 3795 CHAMPLAIN ST, BOURGET, PIN 69036-0092 LT, PT LT 20 CON 4 CLARENCE AS IN RR141001; RUSSELL, FILE PRCR22-007

Minimum Tender Amount: \$274,423.77

According to the last returned assessment roll, the assessed value of the land is \$280,000.

ROLL NO. 03 16 021 003 07725 0000, EDWARDS ST, ROCKLAND, PIN 69057-0086 LT, PT LT 28 CON 1 OS CLARENCE PT 1, 50R6454; T/W RR108377; CITY OF CLARENCE-ROCKLAND, FILE PRCR22-008

Minimum Tender Amount: \$29,035.89

According to the last returned assessment roll, the assessed value of the land is \$161,000.

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:

Graham Stevens, Tax Analyst & Tax Collector

The Corporation of the City of Clarence-Rockland

1560 Rue Laurier Street

Rockland, Ontario K4K 1P7

Tel: (613) 446-6022 Ext. 2424

Web: www.clarencerockland.com

PROPERTY DETAILS

Basic Property Details

Municipality	City of Clarence-Rockland	Minimum Tender Amount	\$17,492.01
Region	County of Prescott and Russell	Property Identification No.	69037-0080 LT
Municipal Address	2415 DU LAC RD SAINT-PASCAL-BAYLON	Assessment Roll No.	03 16 016 002 03900 0000
Closing Date	May 9, 2024	Municipal File No.	PRCR22-001

Legal Description	PT LT 11 CON 2 CLARENCE AS IN RR143185; CLARENCE-ROCKLAND
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Advanced Property Details

Approximate Property Size	0.32 acres
Municipal Assessment Value	\$134,000
Annual Property Taxes	\$2,216
Is there a House on the Property?	Yes
Is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	Yes
What do the Structures Appear to be?	Carport
Is this a Waterfront or Riverfront Property?	No
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	du Lac Road/ St-Pascal Road
Are there any Nearby Amenities?	Yes

Building & Planning Details

Municipal Zoning Code	RV1
Zoning Code Description (Please provide a short description)	Village Residential First Density
Can the Property be Re-Zoned?	Depends on proposal – pre consultation required
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	Yes
Are there any Municipal Services Available at the Property?	Yes, water only
Is the Property Accessible by a Public or Private Road?	Public Road
Is the Property Land Locked?	No

Building & Planning Contact Information

Telephone: 613 446 6022	Email: zoning_zonage@clarence-rockland.com construction@clarence-rockland.com
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PROPERTY DETAILS

Basic Property Details

Municipality	City of Clarence-Rockland	Minimum Tender Amount	\$24,495.13
Region	County of Prescott and Russell	Property Identification No.	69043-0090 LT
Municipal Address	1242 JOANISSE RD CLARENCE CREEK	Assessment Roll No.	03 16 016 010 00700 0000
Closing Date	May 9, 2024	Municipal File No.	PRCR22-002

Legal Description	PT LT 2 CON 10 CLARENCE PT 3, 50R1092; CLARENCE-ROCKLAND
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Advanced Property Details

Approximate Property Size	2.68 acres
Municipal Assessment Value	\$135,000
Annual Property Taxes	\$2,020
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	Yes
What do the Structures Appear to be?	Barns/Sheds
Is this a Waterfront or Riverfront Property?	No
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Baseline Road/ Joannis Road
Are there any Nearby Amenities?	Yes

Building & Planning Details

Municipal Zoning Code	RU
Zoning Code Description	Rural
Can the Property be Re-Zoned?	Depends on proposal – pre consultation required
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	None
Is the Property Accessible by a Public or Private Road?	Public road
Is the Property Land Locked?	no

Building & Planning Contact Information

Telephone: 613 446 6022	Email: zoning_zonage@clarence-rockland.com construction@clarence-rockland.com
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PROPERTY DETAILS

Basic Property Details

Municipality	City of Clarence-Rockland	Minimum Tender Amount	\$178,840.66
Region	County of Prescott and Russell	Property Identification No.	PIN 69056-0062 LT & PIN 69056-0028 LT
Municipal Address	8457 COUNTY RD 17 ROCKLAND	Assessment Roll No.	03 16 016 021 17900 0000
Closing Date	May 9, 2024	Municipal File No.	PRCR22-005

Legal Description
PIN 69056-0062 - PT LT 18 CON 1 OS CLARENCE PT 1, 50R8635; S/T RR176667; CLARENCE-ROCKLAND & PIN 69056-0028 - PT LT 18 CON 1 OS CLARENCE AS IN RR166835; CLARENCE-ROCKLAND



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Advanced Property Details

Approximate Property Size	0.6 acres
Municipal Assessment Value	\$437,000
Annual Property Taxes	\$10,554
Is there a House on the Property?	No
Is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	Yes
What do the Structures Appear to be?	Non-residential structure with retail store(s) with gas station and apartment(s)
Is this a Waterfront or Riverfront Property?	No
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	County Road 17 / Laundry Road
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing
ESA study required for future development due soil contamination of former gas station

Building & Planning Details

Municipal Zoning Code	CH
Zoning Code Description	Highway Commercial
Can the Property be Re-Zoned?	Depends on proposal – pre consultation required
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Public Road
Is the Property Land Locked?	No

Building & Planning Contact Information

Telephone: 613 446 6022	Email: zoning_zonage@clarence-rockland.com construction@clarence-rockland.com
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PROPERTY DETAILS

Basic Property Details

Municipality	City of Clarence-Rockland	Minimum Tender Amount	\$274,423.77
Region	County of Prescott and Russell	Property Identification No.	69036-0092 LT
Municipal Address	3795 CHAMPLAIN ST BOURGET	Assessment Roll No.	03 16 016 032 05600 0000
Closing Date	May 9, 2024	Municipal File No.	PRCR22-007

Legal Description	PT LT 20 CON 4 CLARENCE AS IN RR141001; RUSSELL
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Advanced Property Details

Approximate Property Size	0.34 acres
Municipal Assessment Value	\$280,000
Annual Property Taxes	\$9,189
Is there a House on the Property?	No
Is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	Yes
What do the Structures Appear to be?	Hotel and restaurant
Is this a Waterfront or Riverfront Property?	No
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Champlain Street / Laval Street
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing	Limited on-site parking Septic system capacity limitation
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Building & Planning Details

Municipal Zoning Code	VM
Zoning Code Description	Village Mixed Use
Can the Property be Re-Zoned?	Depends on proposal – pre consultation required
Is a Building Permit Available?	Yes
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes, water only
Is the Property Accessible by a Public or Private Road?	Public Road
Is the Property Land Locked?	No

Building & Planning Contact Information

Telephone: 613 446 6022	Email: zoning_zonage@clarence-rockland.com construction@clarence-rockland.com
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PROPERTY DETAILS

Basic Property Details

Municipality	City of Clarence-Rockland	Minimum Tender Amount	\$29,035.89
Region	County of Prescott and Russell	Property Identification No.	69057-0086 LT
Municipal Address	Not Assigned	Assessment Roll No.	03 16 021 003 07725 0000
Closing Date	May 9, 2024	Municipal File No.	PRCR22-008

Legal Description	PT LT 28 CON 1 OS CLARENCE PT 1, 50R6454; T/W RR108377; CITY OF CLARENCE-ROCKLAND
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Advanced Property Details

Approximate Property Size	1.23 acres
Municipal Assessment Value	\$161,000
Annual Property Taxes	\$2,146
Is there a House on the Property?	No
Is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
Is this a Waterfront or Riverfront Property?	No
Is this Property Abutting any Crown Land?	Yes
What is the Closest Major Intersection?	Edward Street / County Road 17
Are there any Nearby Amenities?	Yes

Additional Information to include in Listing	There is an unopened road allowance along the western side of the property. There are development restrictions given that a large part of the property is a protected area.
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Building & Planning Details

Municipal Zoning Code	R3, ANSI, FP
Zoning Code Description	Urban residential third density, Area of Natural and Scientific Interest Zone, Flood Plains
Can the Property be Re-Zoned?	Depends on proposal – pre consultation required
Is a Building Permit Available?	No
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes, water and sewers
Is the Property Accessible by a Public or Private Road?	Public Road
Is the Property Land Locked?	No

Building & Planning Contact Information

Telephone: 613 446 6022	Email: zoning_zonage@clarence-rockland.com construction@clarence-rockland.com
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TAX SALE

SEALED TENDER

To:

Frédéric Desnoyers
Treasurer
City of Clarence-Rockland
1560 Rue Laurier Street
Rockland, Ontario K4K 1P7

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 9, 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