

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, 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 (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 Owen Sound

TO: NAME: Christine Gilbert
Deputy Treasurer

ADDRESS: 808 2nd Ave East
Owen Sound, ON N4K 2H4

TELEPHONE: (519) 376-4440
For all inquiries, please contact Crystal Moffatt, Tax Collector at Ext. 1249

Re: SALE OF: (Description of Land)

ROLL NO. 42 59 010 004 12900 0000
1650 3RD AVE E, OWEN SOUND
PIN 37054-0046 LT
PT LT 33 W/S BAY ST PL OWEN SOUND AS IN R446897; OWEN SOUND
FILE GYOS23-001

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 11, 2025, 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 Owen Sound 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 , 2025 .

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 OWEN SOUND

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, June 11, 2025, at the City Hall, Clerk's Counter, 808 2nd Ave East, Owen Sound, ON N4K 2H4.

The tenders will then be opened in public at the City Hall, 808 2nd Ave East, Owen Sound. and will also be available via live stream using Microsoft Teams on the Municipality's website www.owensound.ca/taxsale on the same day as soon as possible after 3:00 p.m.

Description of Lands:

ROLL NO. 42 59 010 004 12900 0000, 1650 3RD AVE E, OWEN SOUND, PIN 37054-0046 LT, PT LT 33 W/S BAY ST PL OWEN SOUND AS IN R446897; OWEN SOUND, FILE GYOS23-001

Minimum Tender Amount: \$66,658.75

According to the last returned assessment roll, the assessed value of the land is \$169,000.

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:

Crystal Moffatt, Tax Collector
The Corporation of the City of Owen Sound
808 2nd Ave East
Owen Sound, ON N4K 2H4
(519) 376-4440 Ext. 1249
tax@owensound.ca
www.owensound.ca/taxsale

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	CITY OF OWEN SOUND	Minimum Tender Amount	\$66,658.75
Region	THE COUNTY OF GREY	Property Identification No.	37054-0046 LT
Municipal Address	1650 3RD AVE E, OWEN SOUND	Assessment Roll No.	42 59 010 004 12900 0000
Closing Date	JUNE 11, 2025	Municipal File No.	GYOS23-001

Legal Description
PT LT 33 W/S BAY ST PL OWEN SOUND AS IN R446897; OWEN SOUND

Advanced Property Details

Approximate Property Size	0.16ac
Municipal Assessment Value	\$169,000
Annual Property Taxes	\$3,228.20 (2024)
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	-
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Shed at the northwest corner of the property, retaining wall immediately north of the building, on top of that retaining wall/elevation, there is a small tool shed.
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	-
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	3 rd Ave E & 17 th St E
Are there any Nearby Amenities?	Park, Harry Lumley Bayshore Community Centre, Bayshore Beach, East Side Boat Launch, Downtown Owen Sound, Gas Station, Fire Hall/Ambulance Bay, Grocery Store, restaurants, churches.

Additional Information to include in Listing
This property is currently tenanted and consists of four separate rental units. Sole responsibility for the removal of existing tenants lies with the successful purchaser(s), and not with the City of Owen Sound.

Building & Planning Details

Municipal Zoning Code	MC
Zoning Code Description (Please provide a short description)	Mixed Use Commercial – See Section 7 of City’s Zoning By-law 2010-078, as amended.
Can the Property be Re-Zoned?	No
Is a Building Permit Available?	No outstanding permits
Is a Demolition Permit Available?	No outstanding demolition permits
Is the Property Subject to any Outstanding Work Orders?	OSBY-2024-1184
Are there any Municipal Services Available at the Property?	Yes – municipal water & sewer
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	No.

Building & Planning Contact Information

Name: Emily Carter	Development Coordinator
Telephone: 519-376-4440	Ext: 1231
	Email: ecarter@owensound.ca



TAX SALE

SEALED TENDER

To:

Christine Gilbert
Deputy Treasurer
City of Owen Sound
808 2nd Ave East
Owen Sound, ON N4K 2H4

Tender Received

Date: _____

Time: _____

(Municipal Use Only)

Important Municipal Notice

This Envelope MUST ...

- Be Date and Time marked when it is received
- Be completely sealed
- **NOT** be accepted after **3pm on June 11, 2025**

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1650 3RD AVE E
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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 the tender relates.

SALE OF LAND BY PUBLIC TENDER