



## 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 Strathroy-Caradoc**

<b>TO: NAME:</b>	<b>Bill Dakin</b> Treasurer/Director of Financial Services
<b>ADDRESS:</b>	<b>52 Frank Street</b> <b>Strathroy, ON N7G 2R4</b>
<b>TELEPHONE:</b>	<b>(519) 245-1105</b> For all inquiries, please contact Jennifer Duffy, Tax Collector at Ext. 227

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

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 February 3, 2022, 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 Strathroy-Caradoc 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 ..... , 2022.

<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 THE MUNICIPALITY OF STRATHROY-CARADOC**

**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, February 3, 2022**, at the Municipal Office, 52 Frank Street, Strathroy, Ontario N7G 2R4.

Due to the covid-19 pandemic, the tenders will be opened and publicly available via zoom meeting on the same day as soon as possible after 3:00 p.m. at the Municipal Office. The link to the zoom meeting can be found on the Municipality's website as follows: <https://www.strathroy-caradoc.ca/en/city-hall/tax-sale-properties.aspx>

**Description of Lands:**

ROLL NO. 39 16 000 070 83100 0000, 4 HICKORY BLVD W, STRATHROY, PIN 09614-0229 LT, LOT 1, PLAN 33M-341, STRATHROY., FILE MXSC20-008

**Minimum Tender Amount: \$22,221.31**

According to the last returned assessment roll, the assessed value of the land is \$221,000.

~~ROLL NO. 39 16 000 070 83700 0000, 188 PARKVIEW DR, STRATHROY, PIN 09614-0282 LT, LOT 54, PLAN 33M-341, TOWNSHIP OF STRATHROY-CARADOC., FILE **REDEEMED**~~

~~**Minimum Tender Amount: \$26,306.44**~~

~~According to the last returned assessment roll, the assessed value of the land is \$244,000.~~

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.***

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 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:

**Jennifer Duffy, Tax Collector**

The Corporation of the Municipality of Strathroy-Caradoc

52 Frank Street

Strathroy, ON N7G 2R4

**Tel: (519) 245-1105 Ext. 227**

**Web: [www.strathroy-caradoc.ca](http://www.strathroy-caradoc.ca)**



### TAX SALE PROPERTY DETAILS



#### Basic Property Details

Municipality: Strathroy-Caradoc	Roll No: 39 16 000 070 83100 0000
Region: County of Middlesex	PIN: 09614-0229 (LT)
Address: 4 Hickory Blvd. W., Strathroy	File No: MXSC20-008
Tender Opening: February 3, 2022	Minimum Tender Amount: \$22,221.31

#### Legal Description:

LOT 1, PLAN 33M-341, STRATHROY.

#### Advanced Property Details

Approximate Property Size	44.75 Frontage
Municipal Assessment Value	2021
Annual Property Taxes	2021
Is there a House on the Property?	Yes
Any Other Structures?	No
Is Property Waterfront or Riverfront?	No
Is Property Abutting Crown Land?	No
Closest Major Intersection	Caradoc St. & Metcalfe St. (Hwy 81 & 39)
Nearby Amenities	Shopping, Arenas, Parks, Local Businesses

#### Building & Planning Details

Municipal Zoning Code	R1
Zoning Code Description	Low Density Residential, permits single detached dwelling and secondary suite
Can the Property be Re-Zoned?	Possibly
Is a Building Permit Available?	Possibly
Is a Demolition Permit Available?	Possibly
Any Outstanding Work Orders?	Existing Untidy Yard By-law Infractions
Any Municipal Services Available?	Yes
Accessible by a Public or Private Road?	Yes
Is Property Land Locked?	No

#### Building & Planning Contact Details

Name	Jennifer Huff
Title	Director of Building & Planning
Telephone	519-245-1105 Ext. 250
Email	<a href="mailto:jhuff@strathroy-caradoc.ca">jhuff@strathroy-caradoc.ca</a>

Tri-Target Inc. & 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** & 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?

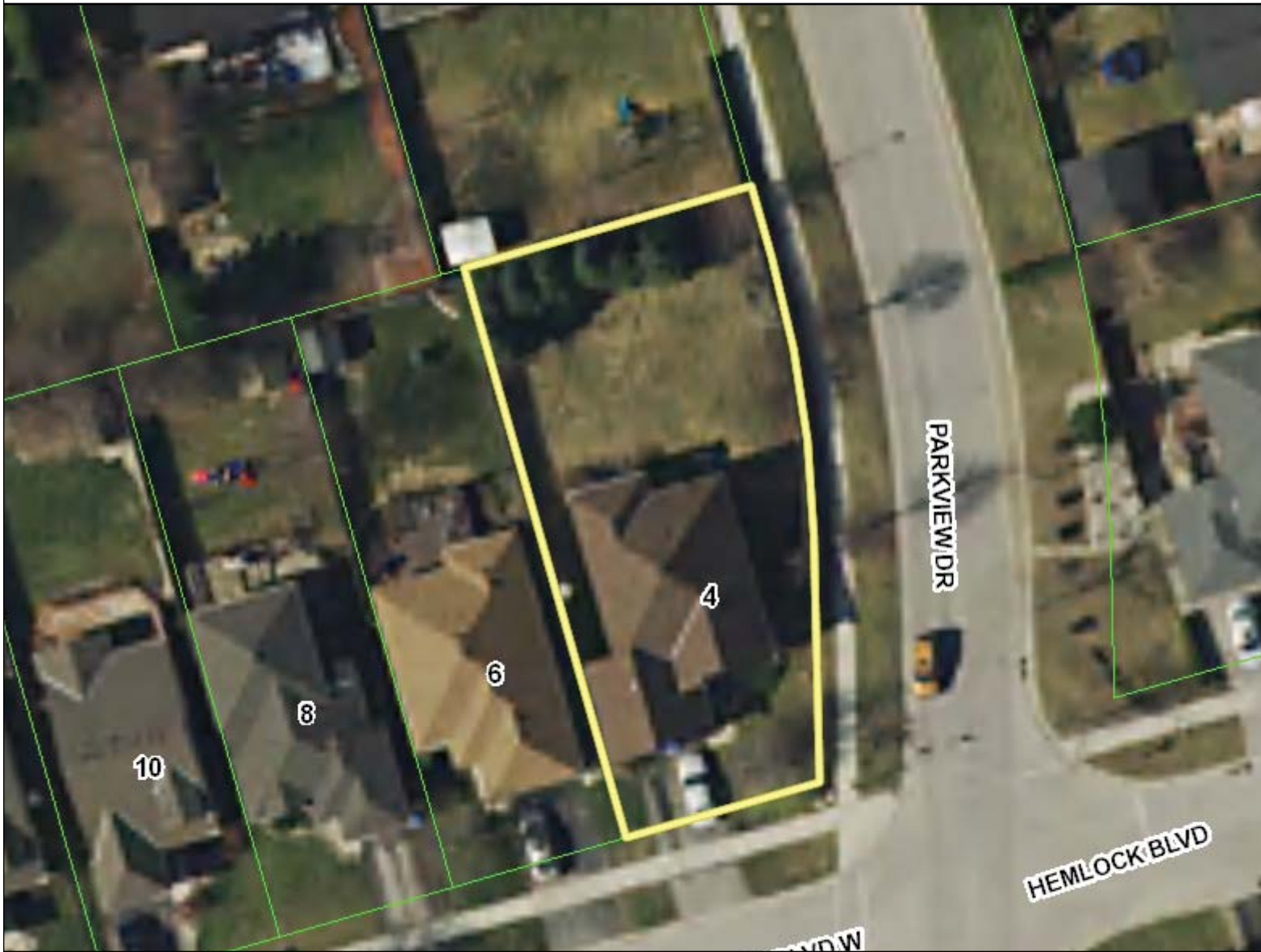
Are there mortgages, liens, executions, easements & other interests registered on title that will affect the property after a tax sale?

**Order a Title Search for \$74.49 + HST and Find Out!**



**SCAN THIS**  
QR Code for  
More Info  
and Pictures





28.7 0 14.33 28.7 Meters



Description:


File Number:

Created By:

Date: 12/01/2021

Scale: 1:564

## Legend

 Assessment Parcels

Prepared By: Strathroy-Caradoc









































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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