

# **TOWNSHIP OF BROCK – PROPERTY TAX SALES FAQ’S**

1. **Where can I find the tender details?** [www.townshipofbrock.ca](http://www.townshipofbrock.ca)
2. **Where can I get a tender package?** Tender packages can be purchased from the website [www.ontariotaxsales.ca](http://www.ontariotaxsales.ca) at a cost of \$25.00.
3. **Can I build on the property or rezone the property?** Any answers to these questions can be found in the tender package.
4. **Is the tender opening open to the public?** Yes. Tenders will be opened in our Council chambers as soon as possible after the 3:00 pm deadline on submitting tenders on March 30<sup>th</sup>, 2023. This is open to the public.
5. **Can I submit more than one tender on the same property?** Yes. You can submit more than one tender on one property. You will need to submit your tender on a separate Form 7 for each tender submission individually.
6. **Can I withdraw my tender?** A tender is withdrawn if the tenderer’s written request to have the tender withdrawn is received by the treasurer before 3 p.m. local time on the last date for receiving tenders (O. Reg. 181/03, s. 8 (1).)
7. **Can I submit a tender on more than one property?** Yes. You can only submit your tender on a separate Form 7 document for each tender submission individually.
8. **Each tender must relate to only one property.**
9. **How much is the deposit?** The deposit submitted with each tender MUST be at least 20% of your tender amount or greater.
10. **How do I submit the deposit?** Deposit shall be made by way of Certified Cheque, Money Order or Bank Draft only.
11. **Can someone at the office help me with the tender or check it over for errors?** NO. The tenders must be received in the municipal office completed and sealed. Staff cannot and will not assist with tender preparation.
12. **Will I be contacted once the tenders are opened if I submitted a tender?** Once the highest tenderer has been declared, the Highest and Second Highest tenderers will be contacted. A notice will be sent via regular mail to the Highest tenderer along with all forms to be filled out. The full tender price must be returned back to the municipality within the **14-day period** or risk having the deposit forfeited to the municipality. In the event that the highest bidder does not comply **within the 14-day period** then the property will be offered to the Second Highest tenderer.
13. **When will I get my tender deposit back if I didn’t have one of the 2 highest tenders?** Unsuccessful tenders will be returned to the name and address on the tender the following week by courier.
14. **Can I pick up my deposit the day of the tender opening if I am not one of the 2 highest tenders?** No. Tender deposits will not be returned the day of the tender opening.
15. **What are the taxes past due on the property?** The past due taxes on the property form part of the minimum bid and therefore only any further taxes that become due after the first advertisement will have to be paid in addition to your tender amount and closing costs.
16. **What additional fees will I have to pay above my tender amount if I am the highest tender?** Harmonized Sales Tax (HST) will have to be paid if the property does not have a residential unit on it, in addition to land transfer tax and any accumulated taxes from the date of first advertisement. Please seek legal advice for further information.
17. **Can I visit the property and gain entry?** No. You may visit the property from a public roadway by doing a drive by. You will not be able to access the property. This will be considered trespassing. The Township of Brock does not own these properties.
18. **Can the owner redeem the property?** Yes. The current owner can redeem the property by paying the cancellation price in full on the property before or after the deadline of 3:00

pm on the date of the tender closing prior to having the names of the new owner transferred onto the deed.

19. **How will I know if the property has been redeemed?** If a property has been redeemed by the owner, cancellation notice will be posted on the tax sale ad on the Township of Brock website within 1 day.
20. **Will you advise how many tenders have been received?** No. We will not discuss how many tenders ~~if any~~ have been received for any property being offered in the tax sale process.
21. If after reading all of these FAQ's and reviewing the ad below you still have further questions, please contact Crystal Doucette at [Crystal.Doucette@brock.ca](mailto:Crystal.Doucette@brock.ca). Replies for tax sale inquiries may take up to 72 hours during busy tax sale times.

**FORM 6**  
**SALE OF LAND BY PUBLIC TENDER**  
*Municipal Act, 2001*

Ontario Regulation 181/03, Municipal Tax Sale Rules

**SALE OF LAND BY PUBLIC TENDER**

**THE CORPORATION OF THE TOWNSHIP OF BROCK**

**Take Notice** that tenders are invited for the purchase of the lands described below and will be received until 3:00 p.m. local time on March 30, 2023, at the Brock Township Office, 1 Cameron Street East, Cannington Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Brock Township Office, 1 Cameron Street East, Cannington.

**Description of Lands:**

1. Roll No. 18 39 010 004 55901 0000; B40452 Centre Rd., Beaverton; PIN 72051-0083 (LT); PT LT 4 CON A, S OF CENTRE RD, THORAH ISLAND, THORAH PT 2, 40R13866; TOWNSHIP OF BROCK; File No. 21-03

According to the last returned assessment roll, the assessed value of the land is \$ 553,000

**Minimum tender amount: \$ 54,015.90**

2. Roll Nos. 18 39 040 002 26300 0000 & 18 39 040 002 26600 0000; S16190 Highway 12 and S16520 Highway 12, Sunderland; PIN 72009-0033 (LT); PT N 1/2 & S 1/2 LT 12 CON 7 BROCK AS IN D281977 ; BROCK ; Files 21-08 & 21-10

According to the last returned assessment roll, the assessed value of the land is \$ 2,189,000

**Minimum tender amount: \$ 112,816.10**

3. Roll No. 18 39 040 004 35100 0000; Twmarc Ave.; PIN 72027-0163 (LT); LTS 10, 11 & 12, PL 231; BROCK; File No. 21-11

According to the last returned assessment roll, the assessed value of the land is \$ 17,700

**Minimum tender amount: \$ 8,142.36**

4. Roll No. 18 39 040 004 35120 0000; Brock; PIN 72027-0165 (LT); LTS 16, 17 & 18, PL 231; BROCK; File No. 21-12

According to the last returned assessment roll, the assessed value of the land is \$ 17,700

**Minimum tender amount: \$ 8,219.86**

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, Crown interests, availability of road access or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. Any interests of the Federal or Provincial Crown encumbering the land at the time of the tax sale will continue to encumber the land after the registration of the tax deed. The assessed value according to the last returned assessment roll may or may not be representative of the current market value of the property.**

Pursuant to the Prohibition on the Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 10, s. 235 (the "Act"), effective January 1, 2023, it is prohibited for a non-Canadian to purchase, directly or indirectly, any residential property, as those terms are defined in the legislation. Contraventions of the Act are punishable by a fine, and offending purchasers may be ordered to sell the residential property.

The municipality assumes no responsibility whatsoever for ensuring bidders/tenderers comply with the Act, and makes no representations regarding same. Prospective bidders/tenderers are solely responsible for ensuring compliance with the Act and are advised to seek legal advice before participating in this sale.

Transfers of properties that contain at least one and not more than six single family residences and are transferred to non-residents of Canada or foreign entities, are subject to the Province's Non-Resident Speculation Tax (NRST).

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.OntarioTaxSales.ca](http://www.OntarioTaxSales.ca)**

or if no internet access is available, contact:

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The Corporation of the Township of Brock  
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Cannington ON L0E 1E0  
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