

# The Corporation of the Township of Bonnechere Valley

## Tax Sale by Public Tender

### Information Package

Included in this Information Package:

- Part 1: MAP/Description of Lands
- Part 2: Public Tender Procedure
- Part 3: Public Tender Form (Form 7)
- Part 4: Zoning Map / Information

For further information, please contact:

Ms. Sandra Barr, Deputy CAO  
Township of Bonnechere Valley  
P.O. Box 100, 49 Bonnechere St. E.,  
Eganville, ON, K0J 1T0  
Tel: 1-613-628-3101 - Extension 225

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#### ATTENTION BIDDERS:

- The Township of Bonnechere Valley makes no representation regarding the title to or any other matters relating to the land to be sold. Responsibility for these matters rests with the potential purchaser.
- The Township of Bonnechere Valley has no obligation to provide vacant possession to the successful purchaser and will not be responsible for delivering keys to the successful purchaser, if applicable.
- The sale of a property may be cancelled at any time prior to registration of the tax sale deed to the successful bidder.
- Please note that H.S.T. may be payable by the successful purchaser.
- **THE MATERIAL IN THIS INFORMATION PACKAGE IS PRESENTED AS GENERAL INFORMATION ONLY. IT IS NOT INTENDED AS LEGAL, FINANCIAL OR REAL ESTATE ADVICE AND MUST NOT BE RELIED ON AS SUCH. YOU SHOULD MAKE YOUR OWN INQUIRIES AND OBTAIN INDEPENDENT PROFESSIONAL ADVICE TAILORED TO YOUR SPECIFIC CIRCUMSTANCES BEFORE MAKING ANY LEGAL, FINANCIAL OR REAL ESTATE DECISIONS.**

## PART 1

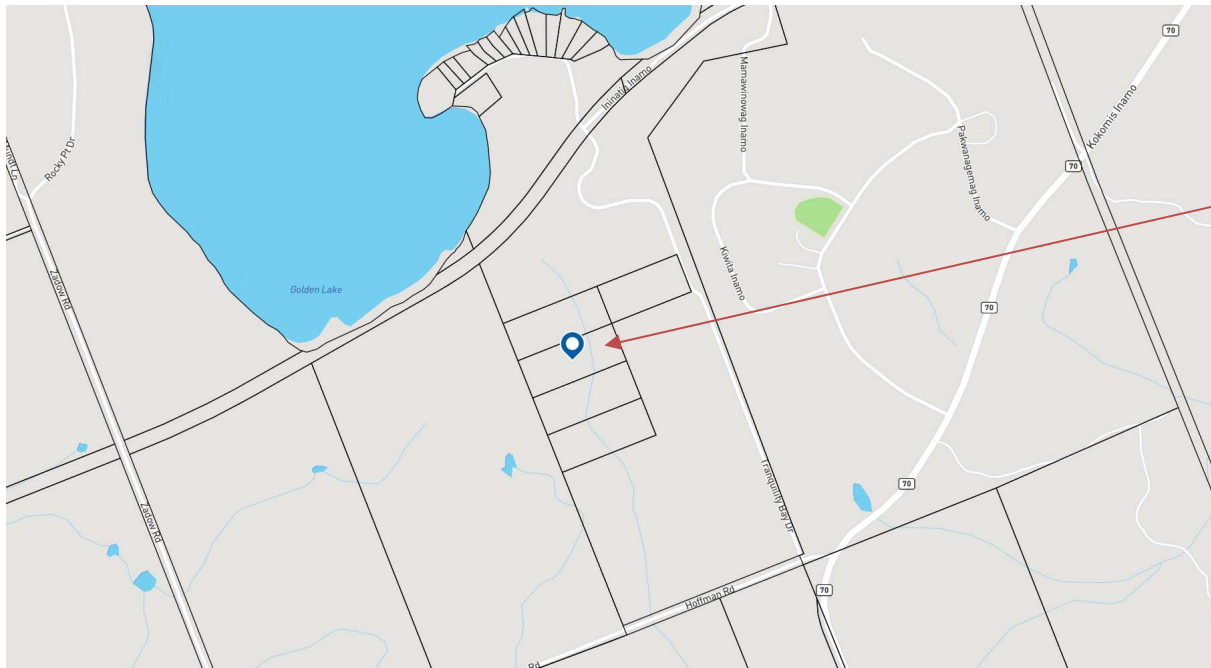
### MAP/DESCRIPTION OF LANDS

**Roll No.:** 47-38-036-035-09000

**Legal Description:** Part Lot 13, Concession 10, as in R58948, t/w R58948, geographic Township of South Algona, now in the Township of Bonnechere Valley, County of Renfrew.  
**PIN: 57454-0015 (LT)**

**Municipal Address:** n/a

**Minimum Tender Amount: \$6,533.88**



## PART 2

### PUBLIC TENDER PROCEDURE

**Read these Instructions Carefully.**

**TENDERS THAT DO NOT COMPLY WITH THESE PROCEDURES WILL BE REJECTED**

#### Tender Process

1. A tender must be submitted on a Form 7 - PUBLIC TENDER FORM (See Part 3 attached).
2. A tender must be typewritten or legibly handwritten in ink.
3. A tender must be accompanied by a deposit of at least 20 percent of the tender amount.

**NOTE:** A deposit of 20% must always be rounded off to the higher cent (i.e. if you tender \$5,000.01 (20% of 5,000.01 = \$1,000.002) You will need to provide a minimum deposit of \$1,000.01. 1,000.00 would be less than 20%.

4. The tender deposit shall be payable to The Corporation of the Township of Bonnechere Valley by money order, bank draft or cheque certified by a bank or trust corporation.
5. The tender price shall be equal to or greater than the minimum tender amount shown in the advertisement.
6. A tender shall apply to only one parcel of land and shall not include any term or condition not provided for in the Tax Sales Rules.
7. A tender shall be submitted in a sealed envelope marked on the outside with

**“TENDER FOR TAX SALE For** (insert short description or municipal address of property sufficient to permit the Deputy CAO to identify the parcel of land to which the tender relates)”

8. A tender shall be addressed to:

**DEPUTY CAO OF THE CORPORATION OF THE TOWNSHIP OF BONNECHERE VALLEY**

9. A tender shall be received by the municipality prior to 3:00pm local time on the day of the sale.
10. A sealed envelope will contain only one tender.

11. The municipality makes no representation regarding title to or any other matters relating to the land to be sold. The purchaser is entirely responsible for satisfying him or herself in respect of these matters prior to submitting the tender.

## **TENDER ACCEPTANCE PROCESS**

12. The Deputy CAO will mark an envelope containing a tender with the time and date on which it was received. Where two or more tenders are equal, the tender submitted first will be the successful tender.
13. A tender may be withdrawn upon written request received by the Deputy CAO before 3pm local time on the last date for receiving tenders. The envelope containing the withdrawn tender will be opened at the time when all of the sealed envelopes are opened.
14. The Deputy CAO for the Township of Bonnechere Valley, in the presence of one other person who has not submitted a tender, will open all sealed envelopes containing a tender as soon as possible after 3pm local time on the last date for receiving the tenders.
15. After opening the sealed envelopes, the Deputy CAO will reject those tenders that
  - Are not equal or greater than the minimum tender amount shown in the advertisement;
  - Do not conform to the requirements of the Tax Sale Rules;
  - Have been withdrawn in writing prior to 3pm local time on the last date for receiving tenders
16. The Deputy CAO will identify the two highest tenders and will return the remaining rejected tenders to the unsuccessful tenderers along with their deposits and a statement indicating why their tender was rejected.
17. If there are no tenders capable of being accepted, the Deputy CAO will declare that there is no successful purchaser.
18. The Deputy CAO will immediately notify by ordinary mail sent to the address on the tender the person who submitted the highest tender capable of being accepted, advising that person that he/she/it will be declared to be the successful purchaser if, within 14 days of the mailing of the notice, the following amounts are paid by money order, bank draft or certified cheque to the Deputy CAO of the Township of Bonnechere Valley:
  - The balance of the amount tendered;
  - The applicable land transfer tax;
  - The accumulated taxes meaning the real property taxes that have accumulated with respect to the parcel of land between the first day of advertising of the parcel for sale by public sale and the day a successful purchaser is declared
19. If the person notified above makes all of the required payments, the Deputy CAO will declare that person to be the successful purchaser.

20. If the person notified above does not make all of the required payments within the required time, the person's tender deposit will be immediately forfeited to the Township of Bonnechere Valley.
21. If the person who submitted the highest tender capable of being accepted fails to purchase the parcel, the Deputy CAO will notify, by ordinary mail sent to the address on the tender, the person who submitted the second highest tender capable of being accepted, advising that person that he/she/it will be declared to be the successful purchaser if, within 14 days of the mailing of the notice, the following amounts are paid by money order, bank draft or certified cheque to the Deputy CAO of the Township of Bonnechere Valley:
  - The balance of the amount tendered;
  - The applicable land transfer tax;
  - The accumulated taxes meaning the real property taxes that have accumulated with respect to the parcel of land between the first day of advertising of the parcel for sale by public sale and the day a successful purchaser is declared
22. If the person notified above makes all of the required payments within the required time, the Deputy CAO will declare that person to be the successful purchaser.
23. If the person notified above does not make all of the required payments within the required time, the person's tender deposit will be immediately forfeited to the Township of Bonnechere Valley.
24. If no tender capable of being accepted is received by the Deputy CAO or, if a person who has been notified by the Deputy CAO that they will be declared the successful purchaser, has failed to pay all amounts required within the time required as set out in the notice, the Deputy CAO will declare that there is no successful purchaser and may register a notice of vesting in the name of The Corporation of the Township of Bonnechere Valley.

FORM 7  
TENDER TO PURCHASE  
*Municipal Act, 2001*

To: Name: **Ms. Sandra Barr**  
**Deputy CAO**

Address: **Township of Bonnechere Valley**  
**P.O. Box 100, 49 Bonnechere Street East**  
**Eganville, Ontario, K0J 1T0**

Telephone: **(613) 628-3101 Ext. 225**

Re: Sale of:

(insert description of land)

**Part Lot 13, Concession 10, as in R58948, t/w R58948, geographic Township of South Algona, now in the Township of Bonnechere Valley, County of Renfrew. PIN: 57454-0015 (LT)**

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 Deputy CAO's office not later than 3:00 p.m. local time on .....20....., 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 Township of Bonnechere Valley** representing at least 20% 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 land transfer tax and any accumulated taxes within 14 days of the Deputy CAO notifying me/us that I/we are the highest tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at .....this .....day of.....20.....

Name of Tenderer	Name of Tenderer
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Address of Tenderer	Address of Tenderer
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Instructions for Completion:

- (1) Name/Address/Telephone – Enter the name of the authorized municipal officer this document is directed to. Enter the address and telephone number of the municipality.
- (2) Description – Enter the description of land to which this Tender to Purchase relates as described in the advertisement and relevant documents.
- (3) Amount of Tender – Enter the amount of the tender, first in numeric form and then in written form.
- (4) Last Date for Receiving Tender Form – Enter the last date that the Deputy CAO’s office at the Township of Bonnechere Valley will be receiving tenders.
- (5) Deposit – Enter the amount of the deposit, first in numeric form and then in written form. The Deposit should be payable to The Corporation of the Township of Bonnechere Valley.
- (6) Tender Completion – Enter the place and date at which the tender form is completed.
- (7) Name/Address/Phone Number of Tenderer(s) – Enter the name(s) of person(s) submitting the Tender to Purchase to the Township of Bonnechere Valley. Provide address(es) and phone number(s) where the person(s) submitting the Tender can be reached during business hours (8:30am – 4:30pm, Monday to Friday).
- (8) If the property that you have bid on is cancelled, or if your bid is not the highest or second highest bid, your deposit and this document will be returned to you after all of the envelopes have been opened.

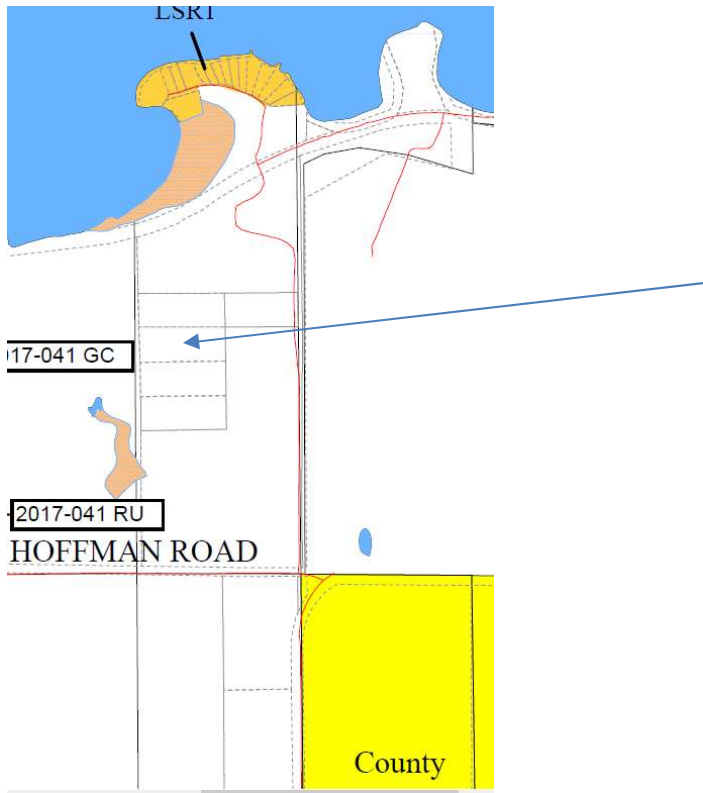
**Part 4 ZONING :**

ROLL # 4738-036-035-09000

**The subject property is zoned RU.**







**Please see below the permitted uses in the RU Zone in the Township of Bonnechere Valley's Comprehensive Zoning By-Law:**

**SECTION 24.0 - REQUIREMENTS FOR RURAL (RU) ZONE**

No person shall hereafter use any lands or erect, alter, enlarge or use any building or structure in a Rural Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

**24.1 PERMITTED USES**

(a) Residential Uses

- single detached dwelling
- mobile home, in accordance with the Mobile Home provisions in Section 3.0 General Provisions of this By-law.

(b) Non-Residential Uses

- agricultural commercial establishment

- bed and breakfast
- cemetery
- day nursery
- home day care centre
- home industry
- existing private airfields
- farm
- farm produce sales outlet
- forestry
- hunting and fishing camp
- limited farm
- logging hauler
- nursery
- passive recreation uses
- private club
- public garage
- a public park
- a private park
- riding stables
- snowmobile or ATV trail
- transmitter tower

Uses, buildings and structures accessory to the foregoing in 24.1 (a) and (b).

## 24.2 **ZONE PROVISIONS**

(a)	Lot Area (minimum)	
	(i) riding stable, farm, forestry, limited farm	2 hectares
	(ii) other permitted uses	4,050 sq. metres
(b)	Lot Frontage (minimum)	46 metres
(c)	Front Yard Depth (minimum)	7.5 metres
(d)	Side Yard Width (minimum)	
	(i) interior	3 metres
	(ii) exterior	5 metres
(e)	Rear Yard Depth (minimum)	7.5 metres
(f)	Dwelling Unit Area (minimum)	65 sq. metres
(g)	Lot Coverage (maximum)	33%

(h) Parking and Loading Spaces

Parking spaces shall be provided in accordance with Section 3 of this By-law.

(i) Accessory Uses, Buildings and Structures

In accordance with the provisions for Accessory Uses, Buildings and Structures in Section 3 General Provisions of this By-law.

(j) Sensitive Lakes

In accordance with the provisions for Sensitive Lakes in Section 3 - General Provisions of this By-law.

(k) Separation Distances

In accordance with the provisions for Separation Distances in Section 3 General Provisions of this By-law.

(l) Setbacks

In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.

(m) Dwelling Units per Lot

1 only