

TAX SALE

SEALED TENDER

To:

Julie Belhumeur, Treasurer
Town of Cochrane
171 Fourth Avenue
Cochrane, ON P0L 1C0

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: 3:00pm _____

PIN 65244-1034-PCL 1307, SEC; LAG SRO; N 30 FT, LT 270; PLAN M114NB GLACMEYER; TOWN OF COCHRANE; AND **PIN 65244-1035**- PCL 1761, SEC; LAG SRO; S 36 FT, LT 270; PLAN M114NB GLACMEYER; TOWN OF COCHRANE;

FILE NO.: 2024-06

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



FORM 6
SALE OF LAND BY PUBLIC TENDER
Municipal Act, 2001
THE CORPORATION OF THE TOWN OF COCHRANE

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 JUNE 12, 2025, at the *TOWN HALL OFFICE*, 171 Fourth Avenue, Cochrane, ON P0L 1C0.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the *TOWN HALL OFFICE*, 171 Fourth Avenue, Cochrane, ON P0L 1C0.

Description of Lands:

139-143 FIFTH AVENUE

PIN 65244-1034

PCL 1307, SEC; LAG SRO; N 30 FT, LT 270; PLAN M114NB GLACMEYER; TOWN OF COCHRANE; and

PIN 65244-1035

PCL 1761, SEC; LAG SRO; S 36 FT, LT 270; PLAN M114NB GLACMEYER; TOWN OF COCHRANE

Minimum Tender Amount:

\$43,783.11

Tenders must be submitted in the prescribed form and must be accompanied by a deposit in the form of a money order or of a bank draft or by a cashiers cheques or of a cheque certified by a bank or trust corporation payable to the municipality and representing at least twenty per cent (20%) of the tender amount.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the land(s) to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

The land(s) does (do) not include the mobile homes situated on the land(s).

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 the relevant land transfer tax.

The municipality has no obligation to provide vacant possession to the successful purchaser.

According to the last returned assessment roll, the assessed value of the land is \$194,000.

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.

Note: H.S.T. may be payable by successful purchaser.

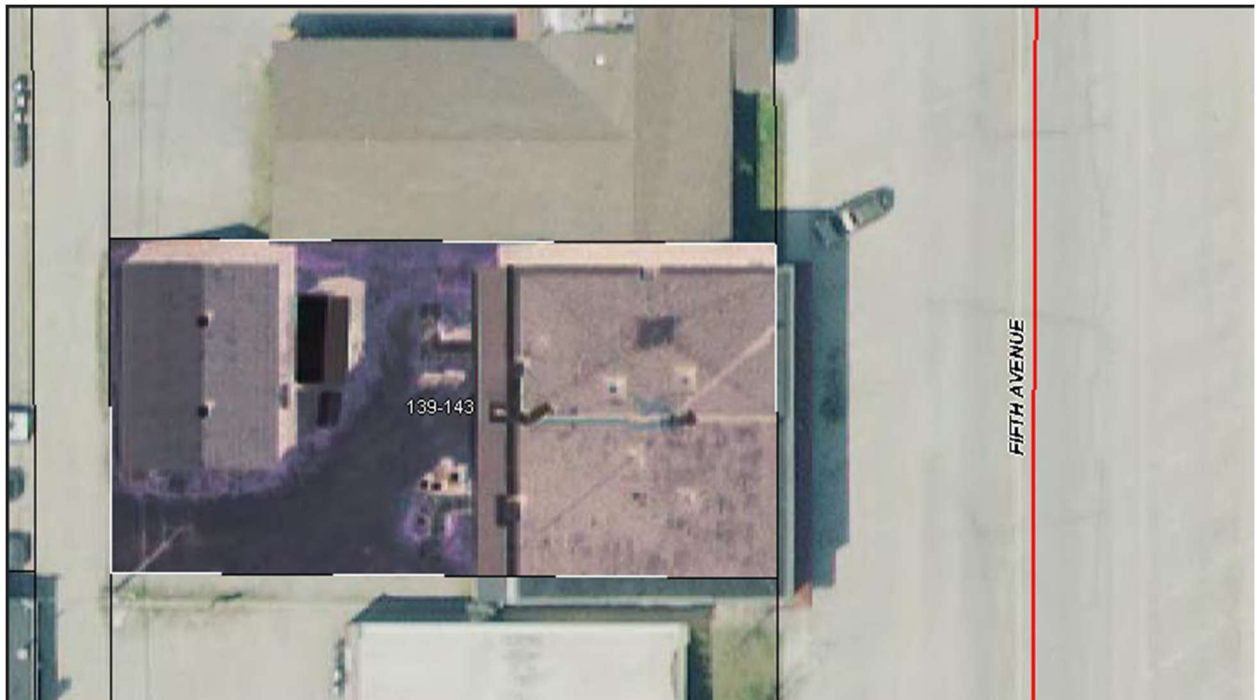
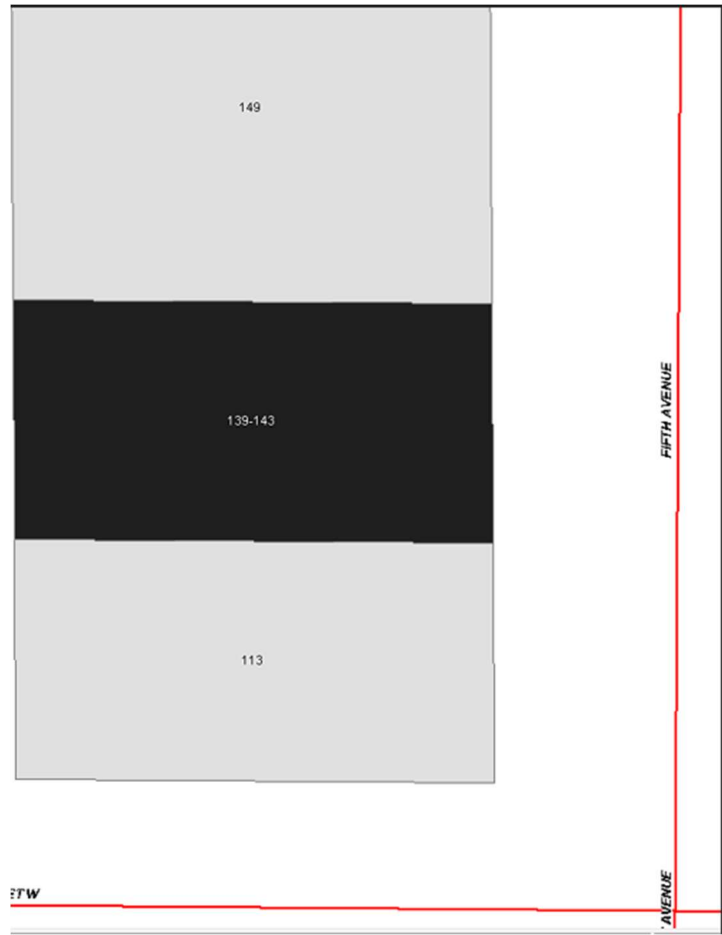
For further information regarding this sale and a copy of the prescribed form of tender contact:

Lisa Kennedy
Accounting Assistant - Property Tax
The Corporation of the Town of Cochrane
171 Fourth Avenue
Cochrane, ON P0L 1C0
Telephone: (705) 272-4361 Ext. 230
propertytax@cochraneontario.com

O. Reg. 580/06, s. 11.

Property Details

Municipality	Town of Cochrane
Region	District of Cochrane
Roll No.	5639-010-00213800.0000
File No.	2024-06
Property Identification Number	PINS 65244-1034 and 65244-1035
Legal Description	PIN: 65244-1034 - PCL 1307, SEC; LAG SRO; N 30 FT, LT 270; PLAN M114NB GLACMEYER; TOWN OF COCHRANE PIN: 65244-1035 - PCL 1761, SEC; LAG SRO; S 36 FT, LT 270; PLAN M114NB GLACMEYER; TOWN OF COCHRANE
Minimum Tender Amount	\$43,783.11
Assessed Value	RT – 66,900.00 CT - 127,100.00
Annual Taxes	<\$6,800.00
Zoning	Commercial Core (C1) 0.199 ACRES
Waterfront Property	NO
Accessible by road or right-of-way	YES
House on Property	Retail/Office with Residential Units above
Other structure on Property	Detached Garage
Can acquire a Building Permit	Yes



INSTRUCTIONS FOR SUBMITTING A TENDER

READ CAREFULLY – IMPORTANT INFORMATION

A tender, the deposit and the envelope the tender is submitted in must be prepared and submitted in accordance with the Municipal Tax Sales Rules.

Only One Parcel of Land

A tender must relate to only one parcel of land, therefore if you want to submit tenders on more than one property, you will need to submit completely separate tenders for each property.

Preparing a Form 7 – Tender to Purchase

1. A tender must be in Form 7.
2. It must be typewritten or legibly handwritten in ink.
3. It must be addressed to the person who holds the position of Treasurer, even if their title is different.
4. Under "Re: Sale of: (description of land)", enter the description of the land of which you are submitting your tender. (e.g. the description of the land as shown on the Form 6 – Sale of Land by Public Tender Advertisement.)
5. A tender must relate to only one parcel of land, therefore if you want to submit tenders on two properties, you will need to submit two completely separate "Form 7 – Tender to Purchase" forms or your tender will be rejected.
6. A tender must not include any terms or conditions not provided for in the Municipal Tax Sales Rules (Ontario Regulation 181/03) or your tender will be rejected.
7. Complete the remaining information on the Form 7.

Preparing your Deposit

1. Your tender must be accompanied by a deposit of at least 20% of the amount you tender. (If you tender \$10,000.01, 20% would be \$2,000.002 – so you must round off your deposit to the higher cent to \$2,000.01 or your tender will be rejected.)
2. Your deposit must be made by way of money order or by way of bank draft or by certified cheque or by cashiers cheque by a bank or trust corporation.
(NOTE: If your deposit is made by way of cash, your tender will be rejected.)
3. A deposit must relate to only one parcel of land, therefore if you want to submit tenders on two properties, you will need to submit two completely separate deposits or your tender will be rejected.

Preparing a Tender Envelope

1. Your tender must be submitted in a sealed envelope
2. It must be addressed to the person who holds the position of treasurer, even if their title is different.
3. It must indicate on it that it is a tax sale
4. It must provide a short description or municipal address of the land sufficient to permit the Treasurer to identify the parcel of land to which the tender relates. (e.g. the description of the land as shown on the Form 6 – Sale of Land by Public Tender Advertisement.)
5. The envelope must relate to only one parcel of land. If you want to submit tenders for two properties, then you must submit two completely separate envelopes or your tender will be rejected.

Submitting your Tender

1. Your tender can be submitted in person, by courier or by mail.
2. Your tender must be received by the Treasurer on or before the time and date indicated in the advertisement for tax sale. If your tender is received late it will be rejected.

Withdrawing your Tender

1. The tenderer must send a written request to the treasurer to have the tender withdrawn
2. The written request to withdraw a tender must be received by the Treasurer before 3 p.m. local time on the date of the tax sale. (The envelope containing a withdrawn tender will be opened at the time of the opening of the sealed envelopes.)

Cancellation of a Tax Sale

The Treasurer can cancel a tax sale at any time before a tax deed or notice of vesting is registered on title.

FORM 7

TENDER TO PURCHASE

Municipal Act, 2001

THE CORPORATION OF THE TOWN OF COCHRANE

To: Name: Julie Belhumeur, Treasurer

Address: 171 Fourth Avenue,

Cochrane, ON P0L 1C0

Telephone: (705) 272-4361 (For all inquiries, please contact Lisa Kennedy Ext. 230)

Re: Sale of:

139-143 FIFTH AVENUE

PIN 65244-1034

PCL 1307, SEC; LAG SRO; N 30 FT, LT 270; PLAN M114NB GLACMEYER; TOWN OF COCHRANE; and

PIN 65244-1035

PCL 1761, SEC; LAG SRO; S 36 FT, LT 270; PLAN M114NB GLACMEYER; TOWN OF COCHRANE

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 *July 11th, 2023*, 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 Town of Cochrane 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 land transfer tax and any accumulated taxes within 14 days of the treasurer
- 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, 2025.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer

Pursuant to sub rule 6(2) of the Municipal Tax Sales Rules, this tender shall relate to only one parcel of land.

Personal Information contained on this form, collected pursuant to the *Municipal Act, 2001* and Regulations thereunder, will be used for the purposes of that Act. Inquiries should be directed to the Freedom of Information and Privacy Coordinator at the organization responsible for the procedures under that Act.