



**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 CITY OF ST. CATHARINES**

**Take Notice** that tenders are invited for the purchase of the land described below and will be received until 3:00 p.m. local time on March 14, 2024, at the Corporation of the City of St. Catharines, 50 Church Street, Citizens First, Second Floor, St. Catharines Ontario

The tenders will then be opened in public on the same day as soon as possible after 3 p.m. local time at the Corporation of the City of St. Catharines, 50 Church Street, Burgoyne Woods Room, Third Floor, St. Catharines.

**Description of Land:**

Roll No. 26 29 040 042 06400 0000; 185 FIRST ST. LOUTH, ST. CATHARINES; PIN 46149-0055 (LT); PT BLK D TP PL 34 LOUTH AS IN RO522792; S/T EXECUTION 02-00629, IF ENFORCEABLE; ST. CATHARINES; File No. 22-110

According to the last returned assessment roll, the assessed value of the land is \$245,000

**Minimum tender amount: \$57,562.44**

Please Note: A "Notice of Property Standards Order" Instrument Number NR118553 (Order No. 06 001407 PR) and Instrument Number NR495719 (Order No. 18 111635 SO) and NR594697 (Order No. 21 113623 SO) has been registered on title to the land in File No. 22-110 PIN 46149-0055 (LT) Copies of the Property Standards Order are available in the Tender Package and at the Municipal Office.

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 or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. 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, contact:

Kim Ashfield  
Acting Revenue Supervisor  
The Corporation of the City of St. Catharines  
50 Church Street  
P.O. Box 3012  
St. Catharines ON L2R 7C2  
905 688 5601 Ext. 1414  
kashfield@stcatharines.ca  
www.stcatharines.ca

**Form 7**  
*Municipal Act, 2001*  
**TENDER TO PURCHASE**

**THE CORPORATION OF THE CITY OF ST. CATHARINES**

**To:** Name: **Kristine Douglas**  
**Director of Financial Management Services/Treasurer**

Address: **50 Church Street**  
**P.O. Box 3012**  
**St. Catharines ON L2R 7C2**

Telephone: **For all inquiries, please ask for Kim Ashfield, Acting Revenue Supervisor at 905-688-5601**  
**Ext. 1434**

**Re:** Sale of: (provide description of land)

Roll No. 26 29 040 042 06400 0000; 185 FIRST ST. LOUTH, ST. CATHARINES; PIN 46149-0055 (LT); PT BLK D TP PL 34 LOUTH AS IN RO522792; S/T EXECUTION 02-00629, IF ENFORCEABLE; ST. CATHARINES; File No. 22-110

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 **March 14, 2024**, 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 St. Catharines** representing 20 per cent 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 highest tenderer.

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

Dated at....., this..... day of ....., 2024.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Email &/or Phone Number of Tenderer (optional)	Email &/or Phone Number of Tenderer (optional)

**Pursuant to subrule 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.

# Location Map - 185 First Street Louth

Maps are provided as a courtesy only and the Municipality makes no warranties as to the accuracy of this information

File Number 22-110



0 25 50 Meters



 Subject Lands

**Properties**

*PIN* 46149 - 0055 LT  
*Description* PT BLK D TP PL 34 LOUTH AS IN RO522792; S/T EXECUTION 02-00629, IF ENFORCEABLE; ST. CATHARINES  
*Address* 185 FIRST STREET LOUTH  
ST. CATHARINES

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF ST. CATHARINES  
*Address for Service* City Hall, 50 Church Street  
P.O Box 3012  
St. Catharines, Ontario  
L2R 7C2

This document is being authorized by a municipal corporation by its city solicitor Annette Poulin.  
This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on a government/authority order no. 06-001407 PR dated 2006/07/18. The order is still in full force and effect  
Schedule: See Schedules

**Signed By**

Annette Mary Leona Poulin PO Box 3012, 50 Church St. acting for Applicant(s) Signed 2006 10 02  
St. Catharines L2R 7C2  
Tel 90568856001529  
Fax 9056889103

**Submitted By**

CORPORATION OF THE CITY OF ST. CATHARINES PO Box 3012, 50 Church St. 2006 10 02  
St. Catharines L2R 7C2  
Tel 90568856001529  
Fax 9056889103

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$60.00  
*Total Paid* \$60.00

## THE CORPORATION OF THE CITY OF ST. CATHARINES

ORDER REFERENCE NO.: 06 001407 PR (185 First Street Louth)

Page 1 of 3

### ORDER REQUIRING COMPLIANCE WITH

### PROPERTY STANDARDS BY-LAW NO. 76-320, AS AMENDED

Issued pursuant to Section 15 of the Building Code Act Statutes of Ontario 1997

Date of Issue: August 14, 2007

Property Standards Order No.: 06 001407 PR

Supersedes Order Dated July 18, 2006

(185 First Street Louth)

TO:

AND TO:

AND TO:

AND TO:

AND TO:

being the owner(s) of the following property and all persons shown by the records of the Land Registry Office and the Sheriff=s Office to have any interest therein:

Municipal Address: 185 First Street Louth  
St. Catharines, Ontario

Legal Description: Part Block D, TP Plan 34, Louth in the City of St. Catharines, as described in Instrument No. RO 522 792 (1986) registered in the Land Registry Office for the Land Titles or Land Registry Division of Niagara North (No. 30).

WHEREAS the Council of the Corporation of the City of St. Catharines deems it necessary to pass a by-law for prescribing standards for the maintenance and occupancy of property within the City of St. Catharines and for prohibiting the occupancy or use of such property that does not conform to the standards and for requiring property that does not conform to the standards to be repaired and maintained to conform to the standards, or for the site to be cleared of all buildings, structures, debris or refuse, and left in a graded and levelled condition, and for prohibiting the removal from any premises of any sign, notice or placard placed thereon pursuant to this by-law.

**IT IS HEREBY ORDERED THAT THE REPAIRS DESCRIBED BELOW BE EFFECTED AT THE PROPERTY DESCRIBED HEREIN ON OR BEFORE 4:30P.M. (LOCAL TIME) ON SEPTEMBER 14, 2007.**

#### SCHEDULE AA

#### DESCRIPTION OF BUILDING

ONE STORY VINYL SIDING CLADDED SINGLE DETACHED  
RESIDENTIAL DWELLING

ITEM: SECTION: PARTICULARS OF THE REPAIRS TO BE EFFECTED:

EXTERIOR:

MAIN BUILDING:

# File Number 22-110

ORDER REFERENCE NO.: 06 001407 PR (185 First Street Louth)

Page 2 of 3

1.       2.27.1     Remove all rubbish and debris from the site, including discarded  
          2.27.3     vehicle parts, metal, bathtubs, ladders, wood piled at the rear of the  
          2.27.4     building and various unlicensed, inoperable, vehicles, in a proper  
                  manner.
2.       2.9.1       Provide a proper set of stairs for the two (2) south side entrance doors  
          2.9.2       and the west rear entrance door with equal risers, complete with landing  
          2.27.1       and guards at minimum permitted height of 900 mm (352 inches) with  
          1.3.29      maximum permitted gaps of 100 mm (4 inches) between the vertical  
                  pickets for the guards or solid blocking.
3.       2.26.1     Provide proper fitting screens for all windows, as required throughout  
                  the building.
4.       2.3.2       Properly replace all deteriorated wood soffit lumber, complete with  
          2.5.1       weather proofing, as required throughout the building.
5.       2.3.2       Properly replace all deteriorated and missing roof sheathing and asphalt  
          2.6.1       roof shingle, as to prevent the entrance of water into the building.

**DETACHED BARN:**

6.       2.3.1       Properly repair all deteriorated interior floors, walls, floor structure,  
          2.3.2       wall structures and roof structures, as to prevent a possible hazard. A  
          2.4.1       Building Permit is required for this item.  
          2.16.1  
          2.12.2  
          2.13.1
7.       2.30.1     Properly repair or replace all damaged and missing exterior wall  
                  cladding, as required throughout the building.
8.       2.30.1     Properly repair all roof damaged, as to prevent the entrance of water  
                  into the building.
9.       2.30.1     Properly repair or replace the damaged exterior light fixture.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY CARRY OUT THE REPAIRS AT THE EXPENSE OF THE OWNER, AND ADD THE COST OF DOING SO TO THE ASSESSMENT ROLL TO BE COLLECTED IN THE SAME MANNER AND WITH THE SAME PRIORITIES AS MUNICIPAL REAL PROPERTY TAXES.

# File Number 22-110

ORDER REFERENCE NO.: 06 001407 PR (185 First Street Louth)

Page 3 of 3

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Sandra Korakis  
Property Standards Officer  
Transportation and Environmental Services Department  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

Where an owner or occupant of the property described herein upon whom this Order has been served is not satisfied with the terms or conditions of this Order, he or she may appeal within fourteen (14) days after service of this Order by sending Notice of Appeal by prepaid registered mail to:

The Secretary of the Property Standards Committee  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

The final date for giving Notice of Appeal from this Order is September 4, 2007.

If no appeal is taken, this Order shall be deemed to have been confirmed and shall be final and binding. An owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for the first offence (\$100,000.00 if a corporation) and not more than \$100,000.00 for any subsequent offence (\$200,000.00 if a corporation).

This Order is served by prepaid registered mail by Richard Randall, C.P.S.O, Property Standards Inspector, to the persons named herein on August 14, 2007. Initials \_\_\_\_\_

NOTE: A Building Permit, Demolition Permit, or both, may be required before the commencement of construction, demolition or any material alteration to a building or structure. A Plumbing Permit may be required before the commencement of installation, alteration or removal of plumbing. For further information respecting such permits, telephone 905-688-5600 or visit the Transportation and Environmental Services Department at the City Hall, 50 Church Street, St. Catharines Ontario, between 8:30 a.m. and 4:30 p.m. (Local time), Monday through Friday (except holidays).

# File Number 22-110

## THE CORPORATION OF THE CITY OF ST. CATHARINES

ORDER REFERENCE NO.: 06 001407 PR (185 First Street Louth)

Page 1 of 3

### ORDER REQUIRING COMPLIANCE WITH

### PROPERTY STANDARDS BY-LAW NO. 76-320, AS AMENDED

Issued pursuant to Section 15 of the Building Code Act Statutes of Ontario 1997

Date of Issue: January 26, 2009

Property Standards Order No.: 06 001407 PR

Supersedes Order Dated August 14, 2007

(185 First Street Louth)

TO:

AND TO:

AND TO:

AND TO:

AND TO:

being the owner(s) of the following property and all persons shown by the records of the Land Registry Office and the Sheriff=s Office to have any interest therein:

Municipal Address: 185 First Street Louth  
St. Catharines, Ontario

Legal Description: Part Block D, TP Plan 34, Louth in the City of St. Catharines, as described in Instrument No. RO 522 792 (1986) registered in the Land Registry Office for the Land Titles or Land Registry Division of Niagara North (No. 30).

WHEREAS the Council of the Corporation of the City of St. Catharines deems it necessary to pass a by-law for prescribing standards for the maintenance and occupancy of property within the City of St. Catharines and for prohibiting the occupancy or use of such property that does not conform to the standards and for requiring property that does not conform to the standards to be repaired and maintained to conform to the standards, or for the site to be cleared of all buildings, structures, debris or refuse, and left in a graded and levelled condition, and for prohibiting the removal from any premises of any sign, notice or placard placed thereon pursuant to this by-law.

**IT IS HEREBY ORDERED THAT THE REPAIRS DESCRIBED BELOW BE EFFECTED AT THE PROPERTY DESCRIBED HEREIN ON OR BEFORE 4:30P.M. (LOCAL TIME) ON FEBRUARY 18, 2009.**

#### SCHEDULE "A

#### DESCRIPTION OF BUILDING

**ONE STORY VINYL SIDING CLADDED SINGLE DETACHED  
RESIDENTIAL DWELLING**

**ITEM:   SECTION:   PARTICULARS OF THE REPAIRS TO BE EFFECTED:**

**EXTERIOR:**

**MAIN BUILDING:**



# File Number 22-110

ORDER REFERENCE NO.: **06 001407 PR (185 First Street Louth)** Page 2 of 3

1.       2.9.1     Provide a proper set of stairs for the two (2) south side entrance doors  
          2.9.2     and the west rear entrance door with equal risers, complete with landing  
          2.27.1    and guards at minimum permitted height of 900 mm (35.2 inches) with  
          1.3.29   maximum permitted gaps of 100 mm (4 inches) between the vertical  
                  pickets for the guards or solid blocking.
  2.       2.3.2     Properly replace all deteriorated wood soffit lumber, complete with  
          2.5.1     weather proofing, as required throughout the building.
  3.       2.3.2     Properly replace all deteriorated and missing roof sheathing and asphalt  
          2.6.1     roof shingle, as to prevent the entrance of water into the building.
- DETACHED BARN:**
4.       2.3.1     Properly repair all deteriorated interior floors, walls, floor structure,  
          2.3.2     wall structures and roof structures, as to prevent a possible hazard. A  
          2.4.1     Building Permit is required for this item.  
          2.16.1  
          2.12.2  
          2.13.1
  5.       2.30.1    Properly repair or replace all damaged and missing exterior wall  
                  cladding, as required throughout the building.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY CARRY OUT THE REPAIRS AT THE EXPENSE OF THE OWNER, AND ADD THE COST OF DOING SO TO THE ASSESSMENT ROLL TO BE COLLECTED IN THE SAME MANNER AND WITH THE SAME PRIORITIES AS MUNICIPAL REAL PROPERTY TAXES.

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Sandra Burrows  
Property Standards Officer  
Transportation and Environmental Services Department  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

Where an owner or occupant of the property described herein upon whom this Order has been served is not satisfied with the terms or conditions of this Order, he or she may appeal within fourteen (14) days after service of this Order by sending Notice of Appeal by prepaid registered mail to:

The Secretary of the Property Standards Committee  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

The final date for giving Notice of Appeal from this Order is FEBRUARY 16, 2009.

If no appeal is taken, this Order shall be deemed to have been confirmed and shall be final and binding. An owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for the first offence (\$100,000.00 if a corporation) and not more than \$100,000.00 for any subsequent offence (\$200,000.00 if a corporation).

# File Number 22-110

**ORDER REFERENCE NO.: 06 001407 PR (185 First Street Louth) Page 3 of 3**

This Order is served by prepaid registered mail by Tim Gaudet, MLEO, By Law Enforcement Officer, to the persons named herein on JANUARY 26, 2009. Initials \_\_\_\_\_

NOTE: A Building Permit, Demolition Permit, or both, may be required before the commencement of construction, demolition or any material alteration to a building or structure. A Plumbing Permit may be required before the commencement of installation, alteration or removal of plumbing. For further information respecting such permits, telephone 905-688-5600 or visit the Transportation and Environmental Services Department at the City Hall, 50 Church Street, St. Catharines Ontario, between 8:30 a.m. and 4:30 p.m. (Local time), Monday through Friday (except holidays).

**Properties**

*PIN* 46149 - 0055 LT  
*Description* PT BLK D TP PL 34 LOUTH AS IN RO522792; S/T EXECUTION 02-00629, IF ENFORCEABLE; ST. CATHARINES  
*Address* 185 FIRST STREET LOUTH ST. CATHARINES

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF ST. CATHARINES  
*Address for Service* City Hall, 50 Church Street  
P.O. Box 3012  
St. Catharines, Ontario  
L2R 7C2

This document is being authorized by a municipal corporation , by its Assistant City Solicitor II Sandor Csanyi.  
This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on a government/authority order See Schedules. The order is still in full force and effect.

**Signed By**

Sandor Csanyi PO Box 3012, 50 Church St. acting for Signed 2018 11 01  
St. Catharines Applicant(s)  
L2R 7C2

Tel 905-688-5600  
Fax 905-688-9103

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CORPORATION OF THE CITY OF ST. CATHARINES PO Box 3012, 50 Church St. 2018 11 01  
St. Catharines  
L2R 7C2

Tel 905-688-5600  
Fax 905-688-9103

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$63.65  
*Total Paid* \$63.65

**File Number**

*Applicant Client File Number :* 18-08 (16)

THE CORPORATION OF THE CITY OF ST. CATHARINES  
ORDER REQUIRING COMPLIANCE WITH  
PROPERTY STANDARDS BY-LAW NO. 2014-248, AS AMENDED

Issued pursuant to Section 15.1 through 15.8 of the Building Code Act Statutes of Ontario 1992, As Amended

Date of Issue: August 22, 2018  
Property Standards Order No: 18 111635 SO  
185 First Street

Supersedes Order Dated May 17, 2018

TO: AND TO:

TO: AND TO:

AND  
COPIED  
TO:

being the owner(s) of the following property and all persons shown by the records of the Land Registry Office to have any interest therein:

Municipal Address: 185 First Street  
St. Catharines, Ontario

Legal Description: PT BLK D TP PL 34 LOUTH AS IN RO522792; S/T EXECUTION 02-00629; IF ENFORCEABLE; ST. CATHARINES, registered in the Land Registry Office for the Land Titles or Land Registry Division of Niagara North.

WHEREAS the Council of the Corporation of the City of St. Catharines deems it necessary to pass a by-law for prescribing standards for the maintenance and occupancy of property within the City of St. Catharines and for prohibiting the occupancy or use of such property that does not conform to the standards and for requiring property that does not conform to the standards to be repaired and maintained to conform to the standards, or for the site to be cleared of all buildings, structures, debris or refuse, and left in a graded and levelled condition, and for prohibiting the removal from any premises of any sign, notice or placard placed thereon pursuant to this by-law.

IT IS HEREBY ORDERED THAT THE REPAIRS DESCRIBED BELOW BE

**EFFECTED AT THE PROPERTY DESCRIBED HEREIN ON OR BEFORE 4:30 P.M. (LOCAL TIME) ON SEPTEMBER 12, 2018.**

If you have any further questions regarding the Property Standards Order or for a follow-up inspection, please contact 905-688-5601, extension 1631.

## SCHEDULE "A"

### DESCRIPTION OF BUILDING

#### ONE STOREY VINYL SIDING CLADDED SINGLE DETACHED RESIDENTIAL DWELLING

#### ITEM: SECTION: PARTICULARS OF THE REPAIRS TO BE EFFECTED:

1. 4.9 Owner shall repair or remove the main building. The property must be left in a graded and level condition. All debris must be removed. All applicable permits shall be applied for prior to work beginning.
2. 5.5.1 All missing or damaged fascia and soffits shall be repaired or replaced.
3. 5.9.1 Owner shall repair or replace the damaged roof. All applicable permits shall be applied for prior to work beginning.
4. 5.9.2 Owner shall repair all damaged or missing downspouts and roof drains.
5. 5.9.3 All damaged structural roof members or material that have been damaged shall be required or replaced. All applicable permits shall be applied for prior to work beginning.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY REGISTER THE ORDER ON TITLE WITH THE LAND REGISTRY OFFICE. THERE IS A FEE OF \$271.05 TO REGISTER/DISCHARGE THE ORDER IN ACCORDANCE WITH THE SCHEDULE OF RATES AND FEES BY-LAW. UPON REGISTRATION, THE PROPERTY OWNER WILL BE RESPONSIBLE TO PAY THE FEE IN PLANNING AND BUILDING SERVICES. FAILURE TO OBTAIN PAYMENT WILL RESULT IN THE FEE BEING ADDED TO MUNICIPAL PROPERTY TAXES.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY CARRY OUT THE REPAIRS OR DEMOLITION AT THE EXPENSE OF THE OWNER, AND ADD THE COST OF DOING SO TO THE ASSESSMENT ROLL TO BE COLLECTED IN THE SAME MANNER AND WITH THE SAME PRIORITIES AS MUNICIPAL REAL PROPERTY TAXES.

# File Number 22-110

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Tony Kammouh, MLEO, CPSO  
Property Standards Officer  
Planning and Building Services  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
P.O. Box 3012  
St. Catharines, Ontario  
L2R 7C2

Where an owner or occupant of the property described herein upon whom this Order has been served is not satisfied with the terms or conditions of this Order, he or she may appeal within fourteen (14) days after being served the Order by sending Notice of Appeal by prepaid registered mail to:

The Secretary of the Property Standards Committee  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
P.O. Box 3012  
St. Catharines, Ontario  
L2R 7C2

The final date for giving Notice of Appeal from this Order is September 10, 2018.

There is a fee to file a Notice of Appeal in accordance with the Schedule of Rates and Fees By-law. If no appeal is taken, this Order shall be deemed to have been confirmed and shall be final and binding. An owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for the first offence (\$100,000.00 if a corporation) and not more than \$100,000.00 for any subsequent offence (\$200,000.00 if a corporation).

This Order is served by prepaid registered mail by Tony Kammouh, By Law Enforcement Officer, to the persons named herein on August 22, 2018.

NOTE: A Building Permit, Demolition Permit, or both, may be required before the commencement of construction, demolition or any material alteration to a building or structure. A Plumbing Permit may be required before the commencement of installation, alteration or removal of plumbing. For further information respecting such permits, telephone (905) 688-5600 or visit the Planning and Building Services Department at the City Hall, 50 Church Street, St. Catharines, Ontario, between 8:30 a.m. and 4:30 p.m. (local time), Monday through Friday (except holidays).

**THE CORPORATION OF THE CITY OF ST. CATHARINES**

**ORDER REQUIRING COMPLIANCE WITH**

**PROPERTY STANDARDS BY-LAW NO. 2014-248, AS AMENDED**

Issued pursuant to Section 15.1 through 15.8 of the Building Code Act Statutes of Ontario 1992, as Amended

Date of Issue: March 7, 2019

Property Standards Order No.: **19 102574 SO  
185 First Street**

Supersedes Order Dated August 22, 2018

TO: AND TO:

TO: AND TO:

TO: AND TO:

AND  
COPIED  
TO:

being the owner(s) of the following property and all persons shown by the records of the Land Registry Office and the Sheriff's Office to have any interest therein:

Municipal Address: 185 First Street  
St. Catharines, Ontario

Legal Description: PT BLK D TP PL 34 LOUTH AS IN RO522792; S/T EXECUTION 02-00629, IN ENFORCEABLE; ST. CATHARINES, registered in the Land Registry Office for the Land Titles or Land Registry Division of Niagara North.

WHEREAS the Council of the Corporation of the City of St. Catharines deems it necessary to pass a by-law for prescribing standards for the maintenance and occupancy of property within the City of St. Catharines and for prohibiting the occupancy or use of such property that does not conform to the standards and for requiring property that does not conform to the standards to be repaired and maintained to conform to the standards, or for the site to be cleared of all buildings, structures, debris or refuse, and left in a graded and levelled condition, and for prohibiting the removal from any premises of any sign, notice or placard placed thereon pursuant to this by-law.

**IT IS HEREBY ORDERED THAT THE REPAIRS DESCRIBED BELOW BE EFFECTED AT THE PROPERTY DESCRIBED HEREIN ON OR BEFORE 4:30 P.M. (LOCAL TIME) ON MARCH 28, 2019.**

# File Number 22-110

If you have any further questions regarding the Property Standards Order or for a follow-up inspection, please contact 905-688-5601, extension 1629.

## SCHEDULE "A"

### DESCRIPTION OF BUILDING

#### ONE STOREY VINYL SIDING CLADDED SINGLE DETACHED RESIDENTIAL DWELLING

<u>ITEM:</u>	<u>SECTION:</u>	<u>PARTICULARS OF THE REPAIRS TO BE EFFECTED:</u>
1.	4.9	Owner shall repair or remove the main building. The property must be left in a graded and level condition. All debris must be removed. All applicable permits shall be applied for prior to the work beginning.
2.	5.5.1	All missing or damaged fascia and soffits shall be repaired or replaced.
3.	5.9.1	Owner shall repair or replace the damaged roof shingles. All applicable permits shall be applied for prior to the work beginning.
4.	5.9.2	Owner shall repair all damaged or missing downspouts and roof drains.
5.	5.9.3	Owner shall have a current Ontario Licensed Structural Engineer inspect the roof for all structural members and their connections and/or materials that have been damaged or indicate evidence of deterioration. A detailed report on their findings complete with directions for repairs shall be submitted to the City of St. Catharines for review. All necessary repairs shall be carried out within a timely manner. All applicable permits shall be applied for prior to work beginning.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY REGISTER THE ORDER ON TITLE WITH THE LAND REGISTRY OFFICE. THERE IS A FEE OF \$276.20 TO REGISTER/DISCHARGE THE ORDER IN ACCORDANCE WITH THE SCHEDULE OF RATES AND FEES BY-LAW. UPON REGISTRATION, THE PROPERTY OWNER WILL BE RESPONSIBLE TO PAY THE FEE IN PLANNING AND BUILDING SERVICES. FAILURE TO OBTAIN PAYMENT WILL RESULT IN THE FEE BEING ADDED TO MUNICIPAL PROPERTY TAXES.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY CARRY OUT THE REPAIRS OR DEMOLITION AT THE EXPENSE OF THE OWNER, AND ADD THE COST OF DOING SO TO THE ASSESSMENT ROLL TO BE COLLECTED IN THE SAME MANNER AND WITH THE SAME PRIORITIES AS MUNICIPAL REAL PROPERTY TAXES.

**FILE REFERENCE NO.: 18 104526 PR ( 185 First Street )**

Page 3 of 3



# File Number 22-110

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Tony Kammouh, MLEO, CPSO  
Property Standards Officer  
Planning and Building Services  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

Where an owner or occupant of the property described herein upon whom this Order has been served is not satisfied with the terms or conditions of this Order, he or she may appeal within fourteen (14) days after service of this Order by sending Notice of Appeal **by prepaid registered mail**, together with the Notice of Appeal fee of \$394.55 by money order or certified cheque to:

The Secretary of the Property Standards Committee  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

The final date for giving Notice of Appeal from this Order is March 26, 2019.

There is a fee to file a Notice of Appeal in accordance with the Schedule of Rates and Fees By-law. If no appeal is taken, this Order shall be deemed to have been confirmed and shall be final and binding. An owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for the first offence (\$500,000.00 if a corporation) and not more than \$100,000.00 for any subsequent offence (\$1,500,000.00 if a corporation).

This Order is served by prepaid registered mail by Tony Kammouh, By Law Enforcement Officer, to the persons named herein on.

NOTE: A Building Permit, Demolition Permit, or both, may be required before the commencement of construction, demolition or any material alteration to a building or structure. A Plumbing Permit may be required before the commencement of installation, alteration or removal of plumbing. For further information respecting such permits, telephone 905-688-5600 or visit the Planning and Building Services Department at the City Hall, 50 Church Street, St. Catharines Ontario, between 8:30 a.m. and 4:30 p.m. (Local time), Monday through Friday (except holidays).

**Properties**

*PIN* 46149 - 0055 LT  
*Description* PT BLK D TP PL 34 LOUTH AS IN R0522792; S/T EXECUTION 02-00629, IF ENFORCEABLE; ST. CATHARINES  
*Address* 185 FIRST ST LOUTH  
ST. CATHARINES

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF ST. CATHARINES  
*Address for Service* City Hall, 50 Church Street  
P.O. Box 3012  
St. Catharines, Ontario  
L2R 7C2

This document is being authorized by a municipal corporation , by its Assistant City Solicitor II Sandor Csanyi.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on a government/authority order See Schedules. The order is still in full force and effect.

**Signed By**

Sandor Csanyi PO Box 3012, 50 Church St. acting for Signed 2021 11 03  
St. Catharines Applicant(s)  
L2R 7C2

Tel 905-688-5600

Fax 905-688-9103

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CORPORATION OF THE CITY OF ST. CATHARINES PO Box 3012, 50 Church St. 2021 11 03  
St. Catharines  
L2R 7C2

Tel 905-688-5600

Fax 905-688-9103

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$66.30  
*Total Paid* \$66.30

**File Number**

*Applicant Client File Number :* 21-11 (5)

**THE CORPORATION OF THE CITY OF ST. CATHARINES**  
**ORDER REQUIRING COMPLIANCE WITH**  
**PROPERTY STANDARDS BY-LAW NO. 2014-248, AS AMENDED**

Issued pursuant to Section 15.1 through 15.8 of the  
Building Code Act Statutes of Ontario 1992, as Amended

Date of Issue: October 27, 2022

Property Standards Order No.: **22 113460 SO**  
**185 First Street**

TO: AND  
TO:

AND AND  
TO: COPIED  
TO:

being the owner(s) of the following property and all persons shown by the records of the Land Registry Office and the Sheriff's Office to have any interest therein:

Municipal Address: 185 First Street  
St. Catharines, Ontario

Legal Description: PT BLK D TP PL 34 LOUTH AS IN RO522792; S/T EXECUTION 02-00629, IF ENFORCEABLE; ST. CATHARINES, registered in the Land Registry Office for the Land Titles or Land Registry Division of Niagara North.

WHEREAS the Council of the Corporation of the City of St. Catharines deems it necessary to pass a by-law for prescribing standards for the maintenance and occupancy of property within the City of St. Catharines and for prohibiting the occupancy or use of such property that does not conform to the standards and for requiring property that does not conform to the standards to be repaired and maintained to conform to the standards, or for the site to be cleared of all buildings, structures, debris or refuse, and left in a graded and levelled condition, and for prohibiting the removal from any premises of any sign, notice or placard placed thereon pursuant to this by-law.

**AN INSPECTION OF THE ABOVE NOTED PROPERTY ON OCTOBER 5, 2022 REVEALED VIOLATIONS OF PROPERTY STANDARDS BY-LAW NO. 2014-248, AS AMENDED. IT IS HEREBY ORDERED THAT THE REPAIRS DESCRIBED BELOW BE EFFECTED AT THE PROPERTY DESCRIBED HEREIN ON OR BEFORE 4:30 P.M. (LOCAL TIME) ON NOVEMBER 17, 2022.**

If you have any further questions regarding the Property Standards Order or for a follow-up inspection, please contact the By-Law Officer, Tony Kammouh, at 905-688-5601, extension 1631.

**SCHEDULE "A"**

**DESCRIPTION OF BUILDING**

**ONE STORY VINYL SIDING CLADDED SINGLE DETACHED RESIDENTIAL BUILDING**

**ITEM: SECTION: PARTICULARS OF THE REPAIRS TO BE EFFECTED:**

**5.1 STRUCTURAL SOUNDNESS**

1. 5.1.1 Owner shall repair or remove the main building and the property shall be left in a graded and level condition. Owner shall apply and obtain all applicable building permits prior to any work commencing on the building.
2. 5.1.1. Owner shall ensure all debris left from the demolition be removed.
3. 5.1.1 If repaired, owner shall have a structural engineer assess the structural integrity of the entire residential building and a detailed report shall be submitted to the By Law Enforcement Department for review. Be advised that if the aforementioned repairs are effected, the owner shall have a structural engineer assess the structural integrity of the entire building and a detailed report shall be submitted to the by law enforcement department for review. Be further advised that the owner shall apply for and obtain all applicable building permits prior to any work commencing on the building.

**5.5 EXTERIOR SURFACE**

4. 5.5.1 Owner shall repair or replace all missing or damaged fascia and soffits.

**5.9 ROOFS**

5. 5.9.1 Owner shall repair or replace all damaged, deteriorating and missing roof shingles on the residential building. Be advised that if the aforementioned repairs are effected, the owner shall have a structural engineer assess the structural integrity of the entire building and a detailed report shall be submitted to the By Law Enforcement Department for review. Be further advised that the owner shall apply for and obtain all applicable building permits prior to any work commencing on the building.
6. 5.9.1 Owner shall complete all required repairs outlined in the structural engineer's report.  
(Owner shall apply and obtain all applicable building permits prior to any work commencing on the building.)
7. 5.9.2 Owner shall repair all damaged or missing downspouts and roof drains.

# File Number 22-110


8. 5.9.3 Owner shall repair or replace all damaged, deteriorated structural roof members and material. Be advised that if the aforementioned repairs are effected, the owner shall have a structural engineer assess the structural integrity of the entire building and a detailed report shall be submitted to the By Law Enforcement Department for review. Be further advised that the owner shall apply for and obtain all applicable building permits prior to any work commencing on the building and shall complete all required repairs outlined in the structural engineer's report.

## **SECTION 7 – STANDARDS FOR VACANT BUILDINGS**

9. 7.1.2 Owner shall repair or remove the main building and shall leave the property in a graded and level condition.
10. 7.1.2 Owner shall remove all debris must be removed.
11. 7.1.2 If repaired owner shall have a structural engineer assess the structural integrity of the entire building and a detailed report shall be submitted to the By Law Enforcement Department for review. Owner shall complete all required repairs outlined in the structural engineer's report. Be advised that the owner shall apply for and obtain all applicable building permits prior to any work commencing on the building.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY REGISTER THE ORDER ON TITLE WITH THE LAND REGISTRY OFFICE. THERE IS A FEE OF \$291.10 TO REGISTER/DISCHARGE THE ORDER IN ACCORDANCE WITH THE SCHEDULE OF RATES AND FEES BY-LAW. UPON REGISTRATION, THE PROPERTY OWNER WILL BE RESPONSIBLE TO PAY THE FEE IN PLANNING AND BUILDING SERVICES. FAILURE TO OBTAIN PAYMENT WILL RESULT IN THE FEE BEING ADDED TO MUNICIPAL PROPERTY TAXES.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY CARRY OUT THE REPAIRS OR DEMOLITION AT THE EXPENSE OF THE OWNER, AND ADD THE COST OF DOING SO TO THE ASSESSMENT ROLL TO BE COLLECTED IN THE SAME MANNER AND WITH THE SAME PRIORITIES AS MUNICIPAL REAL PROPERTY TAXES.



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Property Standards Officer  
Planning and Building Services  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

Where an owner or occupant of the property described herein upon whom this Order has been served is not satisfied with the terms or conditions of this Order, he or she may appeal within fourteen (14) days after service of this Order by sending Notice of

# File Number 22-110

FILE REFERENCE NO.: 21 104603 PR ( 185 First Street )

Page 4 of 4

Appeal by **prepaid registered mail**, together with the Notice of Appeal fee of \$415.85 by money order or certified cheque to:

The Secretary of the Property Standards Committee  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

The final date for giving Notice of Appeal from this Order is November 15, 2022.

There is a fee to file a Notice of Appeal in accordance with the Schedule of Rates and Fees By-law. If no appeal is taken, this Order shall be deemed to have been confirmed and shall be final and binding. An owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for the first offence (\$500,000.00 if a corporation) and not more than \$100,000.00 for any subsequent offence (\$1,500,000.00 if a corporation).

This Order is served by prepaid registered mail by Tony Kammouh, MLEO, CPSO, By Law Enforcement Officer, to the persons named herein on October 27, 2022.

NOTE: A Building Permit, Demolition Permit, or both, may be required before the commencement of construction, demolition or any material alteration to a building or structure. A Plumbing Permit may be required before the commencement of installation, alteration or removal of plumbing. For further information respecting such permits, telephone 905-688-5600 or visit the Planning and Building Services Department at the City Hall, 50 Church Street, St. Catharines Ontario, between 8:30 a.m. and 4:30 p.m. (Local time), Monday through Friday (except holidays).

THE CORPORATION OF THE CITY OF ST. CATHARINES  
ORDER REQUIRING COMPLIANCE WITH  
PROPERTY STANDARDS BY-LAW NO. 2014-248, AS AMENDED

Issued pursuant to Section 15.1 through 15.8 of the  
Building Code Act Statutes of Ontario 1992, as Amended

Date of Issue: June 23, 2021

Property Standards Order No.: 21 113623 SO  
185 First Street

TO: AND TO:  
TO: AND TO:  
TO: AND TO:

AND  
COPIED  
TO:

being the owner(s) of the following property and all persons shown by the records of the  
Land Registry Office and the Sheriff's Office to have any interest therein:

Municipal Address: 185 First Street  
St. Catharines, Ontario

Legal Description: PT BLK D TP PL 34 LOUTH AS IN R0522792; S/T  
EXECUTION 02-00629, IF ENFORCEABLE; ST.  
CATHARINES, registered in the Land Registry Office for the  
Land Titles or Land Registry Division of Niagara North.

WHEREAS the Council of the Corporation of the City of St. Catharines deems it  
necessary to pass a by-law for prescribing standards for the maintenance and  
occupancy of property within the City of St. Catharines and for prohibiting the  
occupancy or use of such property that does not conform to the standards and for  
requiring property that does not conform to the standards to be repaired and maintained  
to conform to the standards, or for the site to be cleared of all buildings, structures,  
debris or refuse, and left in a graded and levelled condition, and for prohibiting the  
removal from any premises of any sign, notice or placard placed thereon pursuant to  
this by-law.

**IT IS HEREBY ORDERED THAT THE REPAIRS DESCRIBED BELOW BE  
EFFECTED AT THE PROPERTY DESCRIBED HEREIN ON OR BEFORE 4:30 P.M.  
(LOCAL TIME) ON JULY 23, 2021.**

If you have any further questions regarding the Property Standards Order or for a  
follow-up inspection, please contact 905-688-5601, extension 1629.

**SCHEDULE "A"**

**DESCRIPTION OF BUILDING**

**ONE STOREY VINYL SIDING CLADDED SINGLE DETACHED RESIDENTIAL BUILDING**

**ITEM: SECTION: PARTICULARS OF THE REPAIRS TO BE EFFECTED:**

1. 5.1.1. Owner shall repair or remove the main building. If demolished, the property shall be left in a graded and level condition and all debris must be removed. If repaired, the owner shall have a structural engineer assess the structural integrity of the entire building and a detailed report shall be submitted to the By Law Enforcement Department for review. All required repairs outlined in the report shall be repaired. Owner shall apply and obtain all applicable permits prior to work commencing. (Note: A demolition permit is required if the building is removed).
2. 5.5.1 All missing or damaged fascia and soffits shall be repaired or replaced.
3. 5.9.1 Owner shall repair or replace the damaged roof. If repaired, owner shall have a structural engineer assess the structural integrity of the entire building and a detailed report shall be submitted to the By Law Enforcement Department for review. All required repairs outlined in the report shall be repaired. Owner shall apply and obtain all applicable permits prior to work commencing.
4. 5.9.2 Owner shall repair or replace all damaged or missing downspouts and roof drains.
5. 5.9.3 Owner shall repair or replace all damaged structural roof members or material that have been damaged. If repaired, owner shall have a structural engineer assess the structural integrity of the entire building and a detailed report shall be submitted to the By Law Enforcement Department for review. Owner shall complete all required repairs outlined in the report shall be repaired. Owner shall apply and obtain all applicable permits prior to work commencing.
6. 7.1.2 Owner shall repair or remove the main building if demolished. The property shall be left in a graded and level condition and all debris must be removed. If repaired owner shall have a structural engineer assess the structural integrity of the entire building and a detailed report shall be submitted to the By Law Enforcement Department for review. All required repairs outlined in the report shall be repaired. Owner shall apply and obtain all applicable permits prior to work commencing. (Note: A demolition permit is required if the building is removed).



IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY REGISTER THE ORDER ON TITLE WITH THE LAND REGISTRY OFFICE. THERE IS A FEE OF \$286.80 TO REGISTER/DISCHARGE THE ORDER IN ACCORDANCE WITH THE SCHEDULE OF RATES AND FEES BY-LAW. UPON REGISTRATION, THE PROPERTY OWNER WILL BE RESPONSIBLE TO PAY THE FEE IN PLANNING AND BUILDING SERVICES. FAILURE TO OBTAIN PAYMENT WILL RESULT IN THE FEE BEING ADDED TO MUNICIPAL PROPERTY TAXES.

IF SUCH REPAIRS ARE NOT SO DONE WITHIN THE TIME SPECIFIED HEREIN, THE CORPORATION OF THE CITY OF ST. CATHARINES MAY CARRY OUT THE REPAIRS OR DEMOLITION AT THE EXPENSE OF THE OWNER, AND ADD THE COST OF DOING SO TO THE ASSESSMENT ROLL TO BE COLLECTED IN THE SAME MANNER AND WITH THE SAME PRIORITIES AS MUNICIPAL REAL PROPERTY TAXES.

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Tony Kammouh, MLEO, CPSO  
Property Standards Officer  
Planning and Building Services  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

Where an owner or occupant of the property described herein upon whom this Order has been served is not satisfied with the terms or conditions of this Order, he or she may appeal within fourteen (14) days after service of this Order by sending Notice of Appeal **by prepaid registered mail**, together with the Notice of Appeal fee of \$402.05 by money order or certified cheque to:

The Secretary of the Property Standards Committee  
The Corporation of the City of St. Catharines  
City Hall, 50 Church Street  
PO Box 3012  
St. Catharines ON  
L2R 7C2

The final date for giving Notice of Appeal from this Order is July 12, 2021.

There is a fee to file a Notice of Appeal in accordance with the Schedule of Rates and Fees By-law. If no appeal is taken, this Order shall be deemed to have been confirmed and shall be final and binding. An owner who fails to comply with an Order that is final and binding is guilty of an offence and on conviction is liable to a fine of not more than \$50,000.00 for the first offence (\$500,000.00 if a corporation) and not more than \$100,000.00 for any subsequent offence (\$1,500,000.00 if a corporation).

This Order is served by prepaid registered mail by Tony Kammouh, MLEO, CPSO, By Law Enforcement Officer, to the persons named herein on June 23, 2021.

NOTE: A Building Permit, Demolition Permit, or both, may be required before the commencement of construction, demolition or any material alteration to a building or structure. A Plumbing Permit may be required before the commencement of installation, alteration or removal of plumbing. For further information respecting such permits, telephone 905-688-5600 or visit the Planning and Building Services Department at the City Hall, 50 Church Street, St. Catharines Ontario, between 8:30 a.m. and 4:30 p.m. (Local time), Monday through Friday (except holidays).

## INSTRUCTIONS FOR SUBMITTING A TENDER

A tender, and the envelope that it is submitted in, must be prepared and submitted in accordance with the *Municipal Tax Sales Rules*. Here are steps to follow to ensure that your tender complies with those rules.

### 1. Determine your tender amount

The minimum tender amount in the tax sale advertisement is generally the "cancellation price" (taxes, penalty, interest, etc) as of the first day of advertising. Your tender must be this amount or more. If you are the successful tenderer, you will also be required to pay Land Transfer Tax and any applicable HST. As well, you will be required to pay "accumulated taxes", being any further taxes, interest or penalty that have accumulated since the first day of advertising.

### 2. Prepare Form 7 (TENDER TO PURCHASE)

A tender shall be in Form 7. It must be typewritten or legibly handwritten in ink. There is a Form 7 in your tender package. Please proceed as follows:

a. In the section of Form 7 that says "Re: Sale of: (description of land)"

Enter in the description of the land, including the roll number, file number and municipal address, if that information is available. You should use the same description that is shown on your TITLE SEARCH SUMMARY, if you purchased one, or on the tax sale ad.

b. Fill in the remaining information on Form 7.

**NOTE:** Double and triple check the information that you enter. Be sure there are no mistakes!

### 3. Prepare a deposit

a. **At least 20%**

Your tender must be accompanied by a deposit of at least 20 per cent of the amount you tender.

(Example: If you tender \$5,000.01 – 20% of \$5,000.01 is \$1,000.002 – therefore \$1,000.00 would be less than 20% of the amount you tendered - \$1,000.01 would be the minimum deposit required)

b. **Form of Deposit**

Deposit is 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*.

c. **Deposit money order, bank draft or certified cheque must be made out in favour of the municipality**

d. **Warning**

If after the tender(s) have been opened, the municipality sends you a notice that your tender has been accepted, you must pay the full amount owing within 14 days of the notice being sent to you. **If you do not pay the balance as required, for any reason, your deposit will be forfeited to the municipality.**

### 4. Prepare a Tender envelope

Your tender must be submitted in a sealed envelope, addressed to the treasurer, indicating on it that it is a tax sale and provides 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.

The tender envelope in this tender package is already properly pre-addressed. All you have to do is the following:

a. If a municipal address has been given for the property, enter that address under the heading **Tax Sale For**.

b. If there is no municipal address given, or if the municipal address will not be sufficient to permit the treasurer to identify the parcel to which the envelope relates, it will be necessary to include a short description of the property. You should use the property description that is shown on your TITLE SEARCH SUMMARY, if you purchased one, or on the tax sale ad.

### 5. One parcel only

A tender shall relate to only one parcel of land. If there are two or more properties in a sale and you wish to submit tenders for two properties, you must submit two completely separate tenders. You must fill out two separate Form 7s and have two separate deposit cheques or money orders. Each Form 7, along with the deposit for that property, must be submitted in a separate envelope.

### 6. No additional terms or conditions

The treasurer will reject every tender that includes any term or condition not provided for in the *Municipal Tax Sales Rules*.

### 7. Submitting your tender

You can submit your tender in person, or by courier, or by mail. 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. In the event of a postal strike or other work slowdown, mail might not be delivered in a timely manner. **If the mailing address includes a Post Office Box, there is no guarantee the municipality will collect their mail before 3 pm on the day of the sale. It is the tenderer's responsibility to ensure the tender is delivered to the treasurer by 3 pm on sale day.**

### 8. If you wish to withdraw your 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. The envelope containing a withdrawn tender will be opened at the time of the opening of the sealed envelopes.

### 9. Cancellation of sale

A tax sale can be cancelled by the treasurer at any time before a tax deed or notice of vesting is registered on title.

### 10. Canadian Citizenship or Non-Residency (Non-Canadian)

If you are not a Canadian Citizen or Permanent Resident as defined under the Prohibition on the Purchase of Residential Property by Non-Canadians Act and/or Non-Resident Speculation Tax (NRST) under Land Transfer Tax Act.

**You should seek legal advice BEFORE submitting a tender**

## TENDERER'S CHECKLIST FOR SUBMITTING A VALID TENDER

### Have you done your homework?

The municipality makes no representation regarding the title to the property or any other matters relating to the lands to be sold. The property may be worth much more *or* much less than the minimum tender amount.

**The responsibility for researching this property to see if it is a good investment and researching the legislated requirements and provisions of the tax sale procedure is up to you.** Have you investigated title and conducted a search for executions to see what will stay on title and become your responsibility after the tax deed is registered? In most cases, if the property is subject to a crown interest at the time the tax deed is registered (such as a mortgage, lien or execution), it will continue to be subject to that crown interest when you become the owner. Is the land subject to easements, restrictions &/or adverse possession of abutting owners? Does the property condition, land use, zoning, etc. fit in with your plans for the property? Is it accessible without trespassing on someone else's property?

If your tender is accepted and you do not pay the balance of the tender amount owing on time for *any* reason, **your deposit will be forfeited to the municipality** as set out in the *Municipal Tax Sale Rules*.

YES	NO	<b>Requirements for "Submitting a Tender" pursuant to the <i>Municipal Act, 2001</i> and <i>The Municipal Tax Sale Rules</i></b>
		Envelope is sealed
		Envelope indicates it is for a Tax Sale
		An identifiable description of the land or municipal address is shown on the envelope
		Envelope is addressed to the Treasurer (or Deputy Treasurer) <b>NOTE:</b> <i>Tenders must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different.</i>
		Tender is submitted in Form 7 <b>NOTE:</b> <i>Form 7 must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different.</i>
		Form 7 is typewritten or legibly written in ink
		Form 7 describes/relates to one parcel only (Description on envelope not sufficient on its own. Property must also be described on the Tender Form 7)
		Only one Form 7 per envelope
		Tender includes only the terms and conditions as provided for in the Municipal Tax Sales Rules
		Your Tender Amount is equal to or greater than the Minimum Tender Amount given for the property in the ad
		Deposit is at least 20% of the amount you tender <b>NOTE:</b> <i>Deposit of 20% must always be rounded up to the "HIGHER" cent (ie. Example: If you tender \$5,000.01, 20% of \$5,000.01 is \$1,000.002. and \$1,000.00 would be less than 20%. You must round up. \$1,000.01 would be the minimum deposit required)</i>
		Deposit is 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 <i>Bank Act</i> (Canada), a trust corporation registered under the <i>Loan and Trust Corporations Act</i> or a credit union within the meaning of the <i>Credit Unions and Caisses Populaires Act, 1994</i>
		Deposit money order, bank draft or certified cheque is made out in favour of the municipality
		Are you a Canadian Citizen or a Permanent Resident of Canada <b>IF YOU ANSWER NO</b> , see paragraph 10 of the instructions for submitting a tender

**If you answered "NO" to any of the above questions,  
the Tender shall be rejected!**