

# 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, 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 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;

- 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 Greenstone**

<b>TO:</b>	NAME: <b>Darcy Chapman</b> <b>Director of Corporate Services/Treasurer</b>
ADDRESS:	<b>1800 Main Street, PO Box 70</b> <b>Geraldton, ON P0T 1M0</b>
TELEPHONE:	<b>(807) 854-1100</b> <b>For all inquiries, please contact Andrea Lake, Manager of Revenue at Ext. 3002</b>

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

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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 25, 2026, 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 Greenstone 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 ..... , 2026 .

<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 GREENSTONE**

**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 Wednesday, March 25, 2026, at the Geraldton Municipal Office, 1800 Main Street, PO Box 70, Geraldton, ON P0T 1M0.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Geraldton Municipal Office, 1800 Main Street, Geraldton, ON.

**Description of Lands:**

ROLL NO. 58 76 780 001 06400 0000, 402 D ST, GREENSTONE, PART OF PIN 62423-0573 LT, PCL 27212 SEC TBF; PT MINING CLAIM T.B. 4988 SUMMERS PT 14, 55R4081; GREENSTONE, FILE TBGE24-010

**Minimum Tender Amount: \$7,653.38**

According to the last returned assessment roll, the assessed value of the land is \$3,100.

ROLL NO. 58 76 780 001 06500 0000, GREENSTONE, PART OF PIN 62423-0573 LT, PCL 27212 SEC TBF; PT MINING CLAIM T.B. 4988 SUMMERS PT 13, 55R4081; GREENSTONE, FILE TBGE24-011

**Minimum Tender Amount: \$7,527.82**

According to the last returned assessment roll, the assessed value of the land is \$3,200.

ROLL NO. 58 76 720 001 30961 0000, 136 HIGHLAND CRES, NAKINA, PIN 62384-0076 LT - PCL 58-1 SEC M328; PT LT 58 PL M328 NAKINA PT 14 & 15, 55R4623; S/T LT142800; GREENSTONE & PIN 62384-0078 LT - PCL 59-1 SEC M328; LT 59 PL M328 NAKINA; S/T LT142800; GREENSTONE, FILE TBGE24-014

**Minimum Tender Amount: \$9,509.99**

According to the last returned assessment roll, the assessed value of the land is \$9,900.

ROLL NO. 58 76 740 006 01200 0000, 111 GREER AVE E, GERALDTON, PIN 62413-2087 LT, PCL 1259 SEC GF; LT 12 PL M108 ERRINGTON SRO RESERVING MINES & MINERALS AS IN LPA23253; GREENSTONE, FILE TBGE24-017

**Minimum Tender Amount: \$11,901.98**

According to the last returned assessment roll, the assessed value of the land is \$48,500.

ROLL NO. 58 76 780 001 09300 0000, 292 BEARDMORE MAIN ST, BEARDMORE, PIN 62423-0242 LT, PCL 12271 SEC TBF; LT 18 PL M116 SUMMERS SRO; GREENSTONE, FILE TBGE24-018

**Minimum Tender Amount: \$8,584.19**

According to the last returned assessment roll, the assessed value of the land is \$18,500.

ROLL NO. 58 76 780 001 09400 0000, 288 MAIN ST, BEARDMORE, PIN 62423-0243 LT, PCL 8732 SEC TBF; LT 19 PL M116 SUMMERS SRO; GREENSTONE, FILE TBGE24-019

**Minimum Tender Amount: \$8,929.38**

According to the last returned assessment roll, the assessed value of the land is \$24,500.

ROLL NO. 58 76 780 001 14400 0000, 40 HERON ST, GREENSTONE, PIN 62423-0292 LT, PCL 9131 SEC TBF; LT 69 PL M116 SUMMERS SRO; GREENSTONE, FILE TBGE24-020

**Minimum Tender Amount: \$8,623.55**

According to the last returned assessment roll, the assessed value of the land is \$13,600.

ROLL NO. 58 76 780 001 34900 0000, NOT ASSIGNED, GERALDTON, PIN 62423-0512 LT, PCL 20210 SEC TBF; LT 37 PL M383 SUMMERS; GREENSTONE, FILE TBGE24-021

**Minimum Tender Amount: \$5,775.45**

According to the last returned assessment roll, the assessed value of the land is \$3,300.

ROLL NO. 58 76 900 000 04200 0000, 1235 PINE CRT, CARAMAT, PIN 62503-0186 LT, PCL 9852 SEC TBF; PORTION OF LOCATION JK 320 UNSURVEYED TERRITORY BEING NEAR CARAMAT STATION ON THE CANADIAN NATIONAL RAILWAYS AS IN LPA41464; GREENSTONE, FILE TBGE24-022

**Minimum Tender Amount: \$7,471.93**

According to the last returned assessment roll, the assessed value of the land is \$16,400.

ROLL NO. 58 76 900 000 05000 0000, 1007 SPRUCE AVE, CARAMAT, PIN 62503-0222 LT, PCL 2-1 SEC 55M444; LT 2 PL 55M444 UNSURVEYED TERRITORY; GREENSTONE, FILE TBGE24-023

**Minimum Tender Amount: \$6,555.67**

According to the last returned assessment roll, the assessed value of the land is \$4,400.

ROLL NO. 58 76 900 000 05500 0000, 501 STEVENS AVE, CARAMAT, PIN 62503-0154 LT, PCL 14592 SEC TBF; LT 1 PL M193 UNSURVEYED TERRITORY AT CARAMAT STATION ON THE CANADIAN NATIONAL RAILWAY; GREENSTONE, FILE TBGE24-024

**Minimum Tender Amount: \$5,814.20**

According to the last returned assessment roll, the assessed value of the land is \$2,900.

ROLL NO. 58 76 900 000 05900 0000, 113 TAMARAC DR, CARAMAT, PIN PART OF PIN 62503-0155 LT, PCL 14592 SEC TBF; LT 5 PL M193 UNSURVEYED TERRITORY AT CARAMAT STATION ON THE CANADIAN NATIONAL RAILWAY; GREENSTONE, FILE TBGE24-025

**Minimum Tender Amount: \$5,256.82**

According to the last returned assessment roll, the assessed value of the land is \$2,600.

ROLL NO. 58 76 900 000 06000 0000, 115 TAMARAC DR, CARAMAT, PIN PART OF PIN 62503-0155 LT, PCL 14592 SEC TBF; LT 6 PL M193 UNSURVEYED TERRITORY AT CARAMAT STATION ON THE CANADIAN NATIONAL RAILWAY; GREENSTONE, FILE TBGE24-026

**Minimum Tender Amount: \$5,256.82**

According to the last returned assessment roll, the assessed value of the land is \$2,600.

ROLL NO. 58 76 900 000 07001 0000, 204 TAMARAC DR, CARAMAT, PIN 62503-0157 LT, PCL 14592 SEC TBF; BLK B PL M193 UNSURVEYED TERRITORY AT CARAMAT STATION ON THE CANADIAN NATIONAL RAILWAY; GREENSTONE, FILE TBGE24-027

**Minimum Tender Amount: \$8,829.99**

According to the last returned assessment roll, the assessed value of the land is \$6,200.

ROLL NO. 58 76 900 000 07501 0000, 104 TAMARAC DR, CARAMAT, PIN PART OF PIN 62503-0156 LT, PCL 14592 SEC TBF; LT 20 PL M193 UNSURVEYED TERRITORY AT CARAMAT STATION ON THE CANADIAN NATIONAL RAILWAY; GREENSTONE, FILE TBGE24-028

**Minimum Tender Amount: \$5,371.22**

According to the last returned assessment roll, the assessed value of the land is \$2,700.

ROLL NO. 58 76 900 000 07601 0000, 511 STEVENS AVE, CARAMAT, PIN PART OF PIN 62503-0156 LT, PCL 14592 SEC TBF; LT 21 PL M193 UNSURVEYED TERRITORY AT CARAMAT STATION ON THE CANADIAN NATIONAL RAILWAY; GREENSTONE, FILE TBGE24-029

**Minimum Tender Amount: \$5,383.15**

According to the last returned assessment roll, the assessed value of the land is \$2,600.

ROLL NO. 58 76 900 000 13700 0000, NOT ASSIGNED, GREENSTONE, PIN 62503-0538 LT, PCL 9024 SEC TBF; WATER LT JK321 UNSURVEYED TERRITORY IN LAKE KOANDOWANGO SITUATED S OF CARAMAT STATION; DISTRICT OF THUNDER BAY, FILE TBGE24-030

**Minimum Tender Amount: \$8,897.07**

According to the last returned assessment roll, the assessed value of the land is \$3,700.

ROLL NO. 58 76 740 003 12300 0000, 509 GERALDTON MAIN ST, GERALDTON, PIN 62413-1923 LT, PCL 139-1 SEC M108; FIRSTLY: LT 139 PL M108 ASHMORE; LT 140 PL M108 ASHMORE; SECONDLY: LT 141 PL M108 ASHMORE; LT 142 PL M108 ASHMORE; LT 143 PL M108 ASHMORE SRO T/W PT LT 144 PL M108 AS IN F99406, T/W LT 144 AS IN F20851; GREENSTONE, FILE TBGE24-034

**Minimum Tender Amount: \$40,204.49**

According to the last returned assessment roll, the assessed value of the land is \$11,200.

ROLL NO. 58 76 740 004 09100 0000, 311 FOURTH AVE SE, GERALDTON, PIN 62413-1059 LT, PCL 975 SEC GF; LT 30 PL M139 ASHMORE SRO; GREENSTONE, FILE TBGE24-035

**Minimum Tender Amount: \$5,095.57**

According to the last returned assessment roll, the assessed value of the land is \$7,000.

ROLL NO. 58 76 740 004 09200 0000, 313 FOURTH AVE SE, GERALDTON, PIN 62413-1060 LT, PCL 16859 SEC TBF; LT 31 PL M139 ASHMORE SRO; GREENSTONE, FILE TBGE24-036

**Minimum Tender Amount: 7,941.48**

According to the last returned assessment roll, the assessed value of the land is \$32,000.

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.

Effective January 1, 2023, in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (SC 2022, c 10, s 235) (the "Act"), non-Canadians are now prohibited from purchasing residential property in Canada, directly or indirectly, pursuant with the terms as set out in the Act and Regulations under the Act.

Any non-Canadian who contravenes the Act, or any person who knowingly assists in contravening the Act is liable to a fine of up to \$10,000 and may be ordered that the property be sold, therefore it is highly recommended that any potential purchasers obtain independent legal advice to ensure they will not be in contravention of the Act.

It is the sole responsibility of the tenderers to investigate into the details of what constitutes a non-Canadian, residential property, any exceptions or exclusions, or any other matters or determinations relating to the Act. The municipality accepts no responsibility whatsoever in ensuring that any potential purchasers comply with the Act.

Non-Resident Speculation Tax (NRST) applies to the purchase price for a transfer of residential property located in Ontario which contains at least one and not more than six single family residences if any one of the transferees is a non-resident of Canada, foreign entity or taxable trustee.

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:

Andrea Lake, Manager of Revenue  
The Corporation of the Municipality of Greenstone  
1800 Main Street, PO Box 70  
Geraldton, ON P0T 1M0  
(807) 854-1100 Ext. 3002  
[andrea.lake@greenstone.ca](mailto:andrea.lake@greenstone.ca)

# the tax team

## Tax Recovery Solutions

### Basic Property Details

Municipality	MUNICIPALITY OF GREENSTONE	Minimum Tender Amount	\$7,653.38
Region	THE DISTRICT OF THUNDER BAY	Property Identification No.	PART OF PIN 62423-0573 LT
Municipal Address	402 D ST GREENSTONE	Assessment Roll No.	58 76 780 001 06400 0000
Closing Date	MARCH 25, 2026	Municipal File No.	TBGE24-010

<b>Legal Description</b>
PCL 27212 SEC TBF; PT MINING CLAIM T.B. 4988 SUMMERS PT 14, 55R4081; GREENSTONE

### Advanced Property Details

Approximate Property Size	0.23 acres
Municipal Assessment Value	\$3,100
Annual Property Taxes	\$85.26
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	No
If Yes, what do the Structures Appear to be?	
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Highway 11 & D Street
Are there any Nearby Amenities?	No

<b>Additional Information to include in Listing</b>

### Building & Planning Details

Municipal Zoning Code	R1
Zoning Code Description (Please provide a short description)	Residential Low Density
Can the Property be Re-Zoned?	
Is a Building Permit Available?	
Is a Demolition Permit Available?	
Is the Property Subject to any Outstanding Work Orders?	
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	

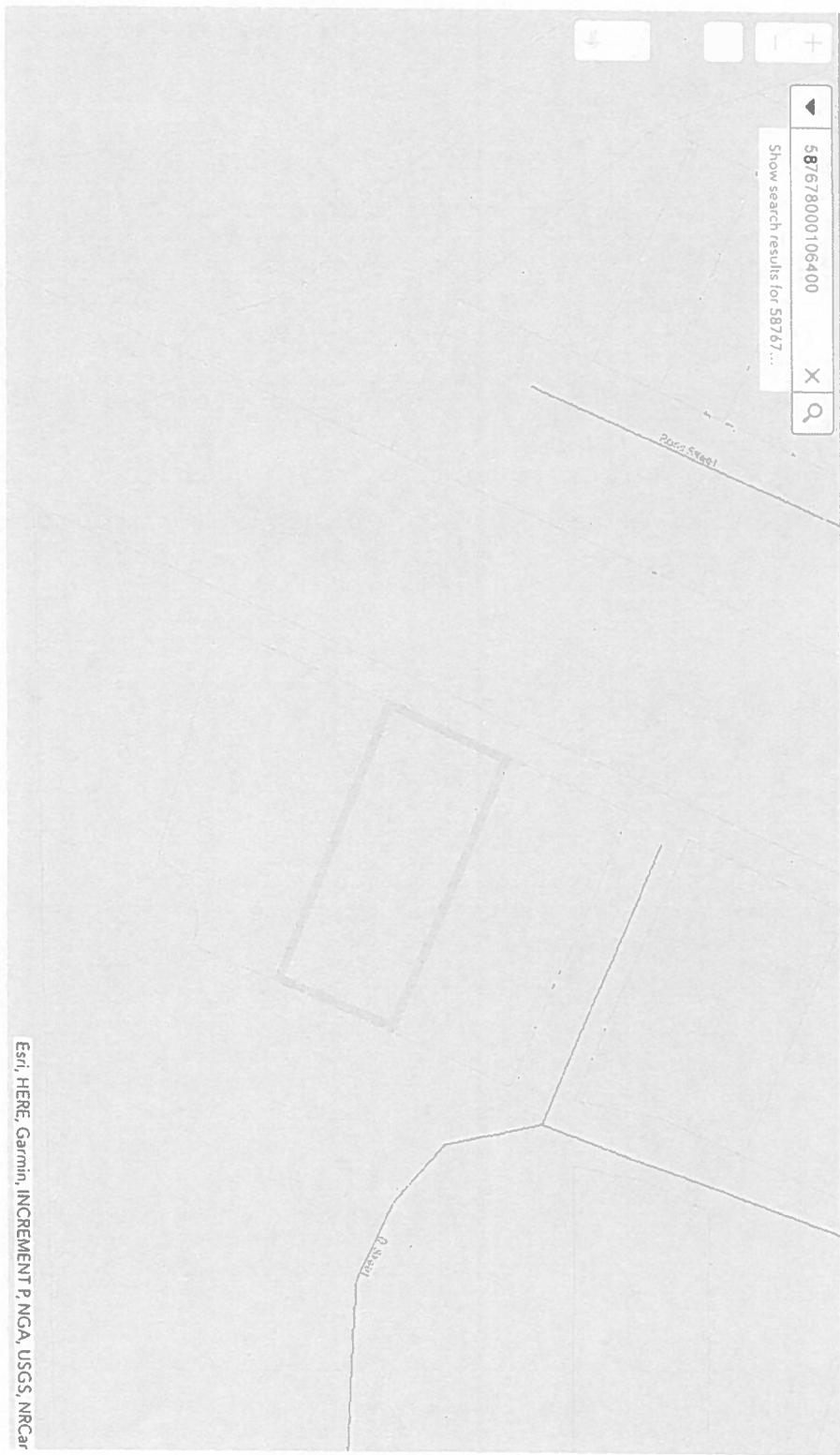
### Building & Planning Contact Information

Name: Haley Garvie	Title: Director of Planning, Communication, and Economic Development	
Telephone: 807-854-1100	Ext: 2033	Email: haley.garvie@greenstone.ca



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20m  
60ft

# **TAX SALE**

## **SEALED TENDER**

**To:** **Darcy Chapman**  
**Director of Corporate Services/Treasurer**  
Municipality of Greenstone  
1800 Main Street, PO Box 70  
Geraldton, ON P0T 1M0

### **Tender Received**

Date: \_\_\_\_\_

Time: \_\_\_\_\_

(Municipal Use Only)

### **Important Municipal Notice**

#### **This Envelope MUST ...**

- Be Date and Time marked when it is received
- Be completely sealed
- **NOT** be accepted after **3pm on March 25, 2026**

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 the tender relates.

**SALE OF LAND BY PUBLIC TENDER**