

# 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 trust corporation payable to the Municipality conducting the Tax Sale  
(Credit Unions **are not** bank or trust corporations)

➤ 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 City of Oshawa**

|                   |   |
|-------------------|---|
| <b>TO: NAME:</b>  | <b>Stephanie Sinnott<br/>Commissioner, Corporate and Finance Services / Treasurer</b>                               |
| <b>ADDRESS:</b>   | <b>50 Centre Street South<br/>Oshawa, ON L1H 3Z7</b>  |
| <b>TELEPHONE:</b> | <b>(905) 436-3311<br/>For all inquiries, please contact Kim Villeneuve, Manager, Taxation Services at Ext. 2695</b> |

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

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 October 22, 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 Oshawa 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 ..... , 2024 .

|  |  |
|--|--|
| <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 CITY OF OSHAWA**

**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 Tuesday, October 22, 2024, at the Committee Room at City Hall, 50 Centre Street South, Oshawa, ON L1H 3Z7.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Committee Room at City Hall, 50 Centre Street South, Oshawa.

**Description of Lands:**

ROLL NO. 18 13 070 004 27107 0000, 2380 CHEVRON PRINCE PATH, OSHAWA, PIN 27293-0352 LT, UNIT 352, LEVEL 1, DURHAM STANDARD CONDOMINIUM PLAN NO. 293 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR1781927; CITY OF OSHAWA, FILE TSR23-078

**Minimum Tender Amount: \$25,812.31**

According to the last returned assessment roll, the assessed value of the land is \$391,000.

ROLL NO. 18 13 070 004 27230 0000, 2293 CHEVRON PRINCE PATH, OSHAWA, PIN 27293-0475 LT, UNIT 475, LEVEL 1, DURHAM STANDARD CONDOMINIUM PLAN NO. 293 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR1781927; CITY OF OSHAWA, FILE TSR23-079

**Minimum Tender Amount: \$33,411.94**

According to the last returned assessment roll, the assessed value of the land is \$426,000.

ROLL NO. 18 13 010 021 03500 0000, 255 ELIZABETH ST, OSHAWA, PIN 16302-0121 LT, LT 46 PL 461 OSHAWA; OSHAWA, FILE TSR23-084

**Minimum Tender Amount: \$25,706.98**

According to the last returned assessment roll, the assessed value of the land is \$348,000.

ROLL NO. 18 13 020 009 09200 0000, 167 ELLIOTT ST, OSHAWA, PIN 16354-0175 LT, LT 21 PL 168 OSHAWA; PT LT 16 PL 168 OSHAWA PTS 1 TO 3, 40R7152; OSHAWA, FILE TSR23-089

**Minimum Tender Amount: \$15,552.84**

According to the last returned assessment roll, the assessed value of the land is \$195,000.

ROLL NO. 18 13 020 012 00200 0000, 36 PARK RD S, OSHAWA, PIN 16356-0193 LT, PT LT 3 SHEET 13B PL 357 EAST WHITBY PT 1 40R12657; CITY OF OSHAWA, FILE TSR23-090

**Minimum Tender Amount: \$75,666.81**

According to the last returned assessment roll, the assessed value of the land is \$410,000.

ROLL NO. 18 13 030 013 03000 0000, 280 DIVISION ST, OSHAWA, PIN 16322-0287 LT, LT 8 PL 183 EAST WHITBY; OSHAWA, FILE TSR23-093

**Minimum Tender Amount: \$19,159.17**

According to the last returned assessment roll, the assessed value of the land is \$235,000.

ROLL NO. 18 13 040 032 02110 0000, 719 KEATES AVE, OSHAWA, PIN 16374-0270 LT, PCL 6-1 SEC M1186; LT 6 PL M1186; OSHAWA, FILE TSR23-109

**Minimum Tender Amount: \$28,150.47**

According to the last returned assessment roll, the assessed value of the land is \$409,000.

ROLL NO. 18 13 050 006 04300 0000, 1363 PARK RD S, OSHAWA, PIN 16388-0278 LT, PT LT 12 CON BROKEN FRONT EAST WHITBY AS IN D140815; CITY OF OSHAWA, FILE TSR23-115

**Minimum Tender Amount: \$22,081.50**

According to the last returned assessment roll, the assessed value of the land is \$277,000.

ROLL NO. 18 13 040 029 16800 0000, 662 EMERSON CRT, OSHAWA, PIN 16373-0121 LT, PCL 36-1 SEC M77, LT 36 PL M77; OSHAWA, FILE TSR23-202

**Minimum Tender Amount: \$20,566.96**

According to the last returned assessment roll, the assessed value of the land is \$309,000.

ROLL NO. 18 13 060 008 00898 0000, OSHAWA, PIN 16293-1264 LT, BLOCK 129, PLAN 40M2297, OSHAWA, REGIONAL MUNICIPALITY OF DURHAM; S/T EASEMENT OVER PT 1 ON 40R8739 AS IN LT233144, S/T EASEMENT OVER PT 1 ON 40R8739 AS IN LT233145, FILE TSR24-001

**Minimum Tender Amount: \$5,076.95**

According to the last returned assessment roll, the assessed value of the land is \$10,800.

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 CITY OF OSHAWA.

**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:

Kim Villeneuve C.M.R.P., Manager, Taxation Services  
The Corporation of the City of Oshawa  
50 Centre Street South  
Oshawa, ON L1H 3Z7  
(905) 436-3311 Ext. 2695  
[www.oshawa.ca](http://www.oshawa.ca)

# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$25,812.31              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 27293-0352 LT            |
| <b>Municipal Address</b> | 2380 CHEVRON PRINCE PATH OSHAWA | <b>Assessment Roll No.</b>         | 18 13 070 004 27107 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-078                |

|   |
|---|
| <b>Legal Description</b>  |
| UNIT 352, LEVEL 1, DURHAM STANDARD CONDOMINIUM PLAN NO. 293 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR1781927; CITY OF OSHAWA |

### Advanced Property Details

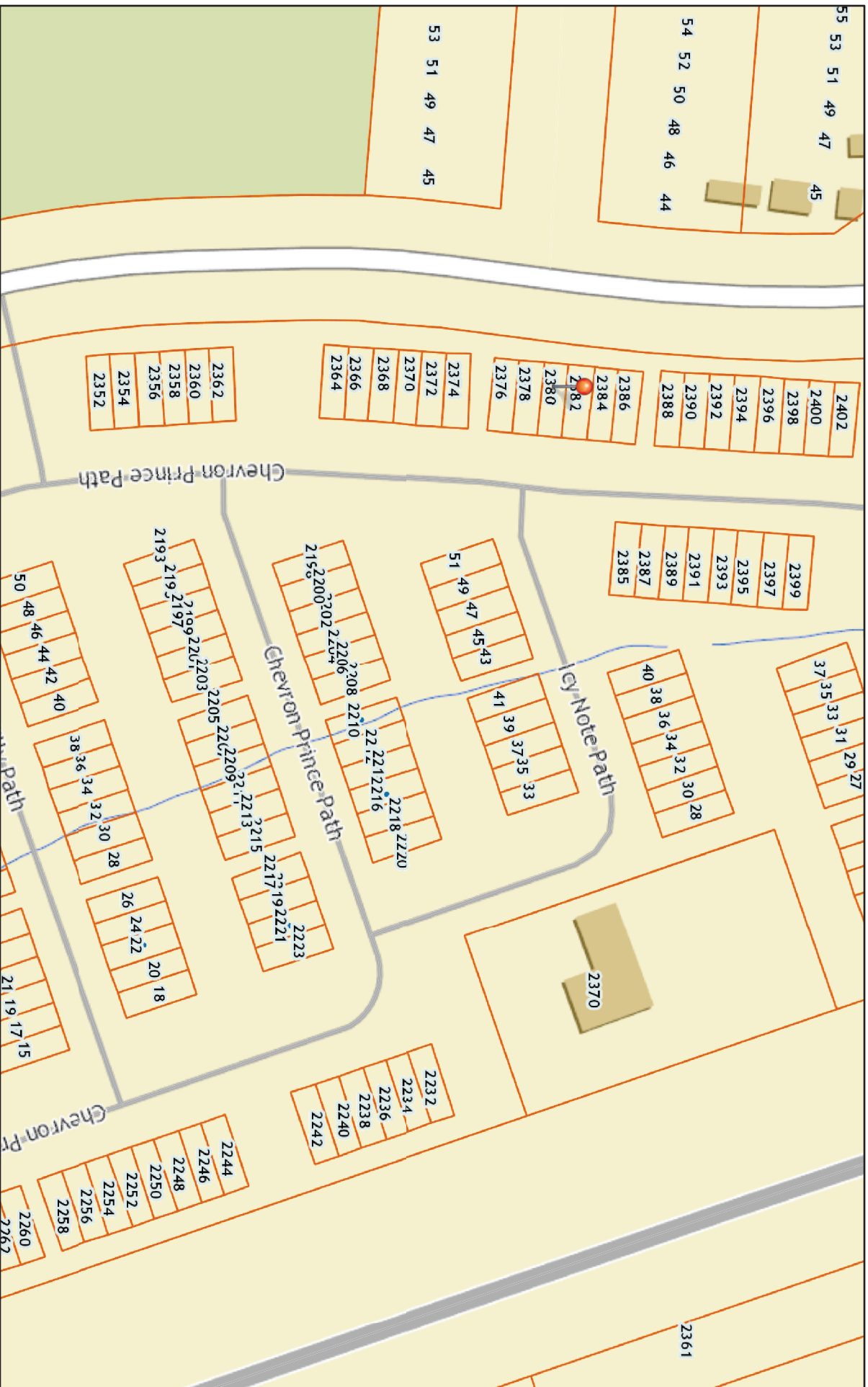
|  |                               |
|--|-------------------------------|
| <b>Approximate Property Size</b>                       |                               |
| <b>Municipal Assessment Value</b>                      | 391,000 RT                    |
| <b>Annual Property Taxes</b>                           | \$5,380.97                    |
| <b>Is there a House on the Property?</b>               | Yes – Townhouse               |
| <b>If No, is there a Seasonal Residence?</b>           | No                            |
| <b>Are there any Other Structures on the Property?</b> | -                             |
| <b>If Yes, what do the Structures Appear to be?</b>    | -                             |
| <b>Is this a Waterfront or Riverfront Property?</b>    | -                             |
| <b>If Yes, what Body of Water?</b>                     | -                             |
| <b>Is this Property Abutting any Crown Land?</b>       | -                             |
| <b>What is the Closest Major Intersection?</b>         | Britannia Ave W & Simcoe St N |
| <b>Are there any Nearby Amenities?</b>                 | -                             |

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

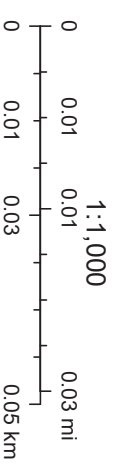
### Building & Planning Details

|   |  |
|---|--|
| <b>Municipal Zoning Code</b>  | R6-B(8)/R6-B(6)  |
| <b>Zoning Code Description</b> (Please provide a short description) | Residential – See Zoning By-law for details ( <a href="http://www.oshawa.ca">www.oshawa.ca</a> ) |
| <b>Can the Property be Re-Zoned?</b>                                |  |
| <b>Is a Building Permit Available?</b>                              |  |
| <b>Is a Demolition Permit Available?</b>                            |  |
| <b>Is the Property Subject to any Outstanding Work Orders?</b>      |  |
| <b>Are there any Municipal Services Available at the Property?</b>  |  |
| <b>Is the Property Accessible by a Public or Private Road?</b>      |  |
| <b>If No, Is the Property Accessible by a Right-of-Way?</b>         |  |
| <b>Is the Property Land Locked?</b>                                 |  |

# 2380 Chevron Prince Path - Map



January 27, 2023









# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$33,411.94              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 27293-0475 LT            |
| <b>Municipal Address</b> | 2293 CHEVRON PRINCE PATH OSHAWA | <b>Assessment Roll No.</b>         | 18 13 070 004 27230 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-079                |

|   |
|---|
| <b>Legal Description</b>  |
| UNIT 475, LEVEL 1, DURHAM STANDARD CONDOMINIUM PLAN NO. 293 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR1781927; CITY OF OSHAWA |

### Advanced Property Details

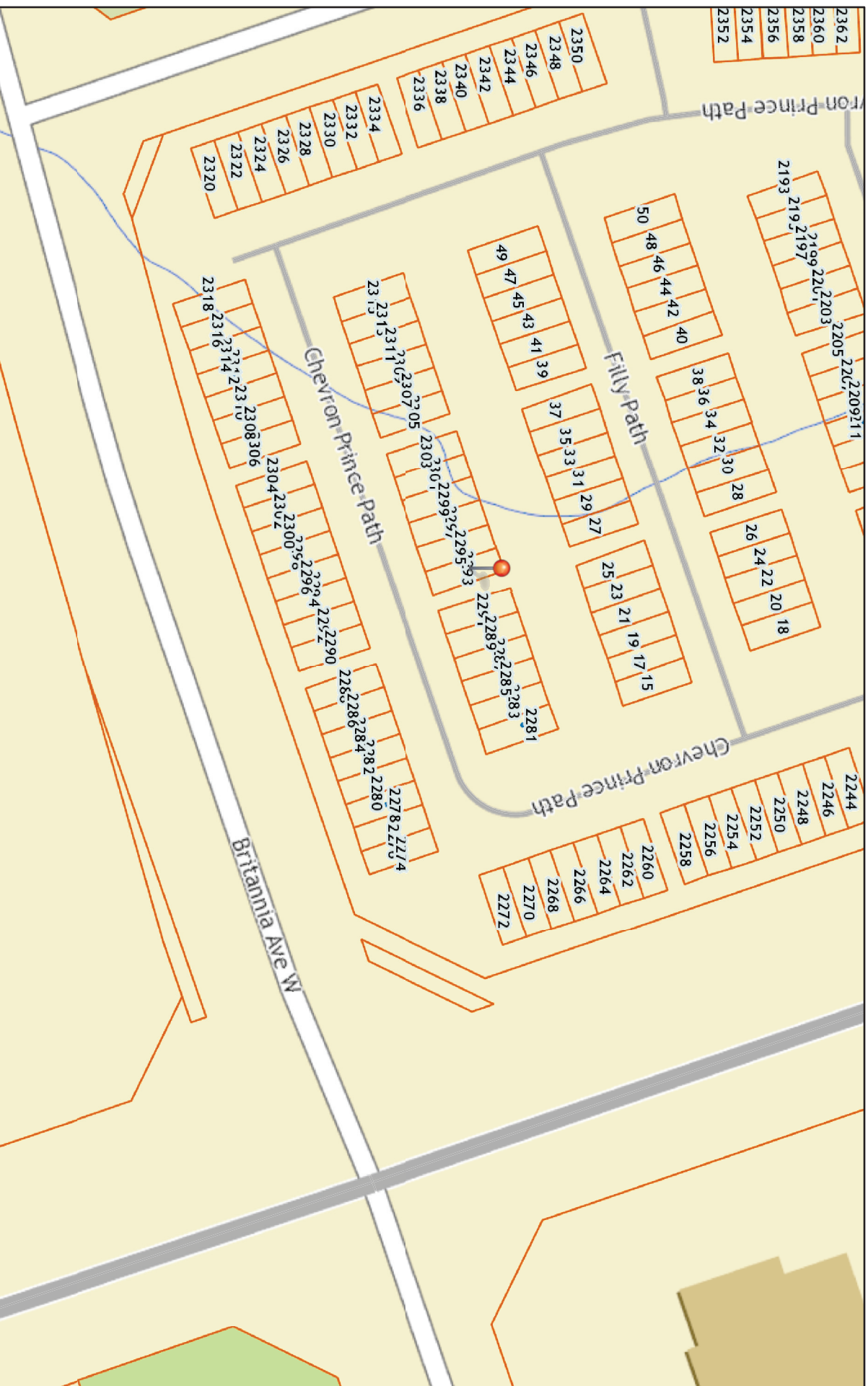
|  |                             |
|--|-----------------------------|
| <b>Approximate Property Size</b>                       |                             |
| <b>Municipal Assessment Value</b>                      | \$426,000 RT                |
| <b>Annual Property Taxes</b>                           | \$6,099.22                  |
| <b>Is there a House on the Property?</b>               | Yes                         |
| <b>If No, is there a Seasonal Residence?</b>           | -                           |
| <b>Are there any Other Structures on the Property?</b> | Yes                         |
| <b>If Yes, what do the Structures Appear to be?</b>    | Attached Garage             |
| <b>Is this a Waterfront or Riverfront Property?</b>    | No                          |
| <b>If Yes, what Body of Water?</b>                     | -                           |
| <b>Is this Property Abutting any Crown Land?</b>       | -                           |
| <b>What is the Closest Major Intersection?</b>         | Britannia Ave & Simcoe St N |
| <b>Are there any Nearby Amenities?</b>                 | -                           |

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

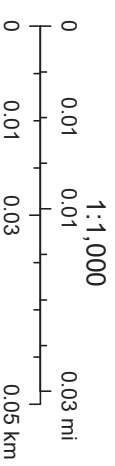
### Building & Planning Details

|   |                 |
|---|-----------------|
| <b>Municipal Zoning Code</b>  | R6-B(8)/R6-B(6) |
| <b>Zoning Code Description (Please provide a short description)</b> | Residential     |
| <b>Can the Property be Re-Zoned?</b>                                | -               |
| <b>Is a Building Permit Available?</b>                              | -               |
| <b>Is a Demolition Permit Available?</b>                            | -               |
| <b>Is the Property Subject to any Outstanding Work Orders?</b>      | -               |
| <b>Are there any Municipal Services Available at the Property?</b>  | -               |
| <b>Is the Property Accessible by a Public or Private Road?</b>      | -               |
| <b>If No, Is the Property Accessible by a Right-of-Way?</b>         | -               |
| <b>Is the Property Land Locked?</b>                                 | -               |

# 2293 Chevron Prince Path - Map



January 27, 2023









# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$25,706.98              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 16302-0121 LT            |
| <b>Municipal Address</b> | 255 ELIZABETH ST OSHAWA         | <b>Assessment Roll No.</b>         | 18 13 010 021 03500 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-084                |

|                             |
|-----------------------------|
| <b>Legal Description</b>    |
| LT 46 PL 461 OSHAWA; OSHAWA |

### Advanced Property Details

|  |                                 |
|--|---------------------------------|
| <b>Approximate Property Size</b>                       | 0.21 AC                         |
| <b>Municipal Assessment Value</b>                      | 348,000 RT                      |
| <b>Annual Property Taxes</b>                           | \$4982.46                       |
| <b>Is there a House on the Property?</b>               | YES                             |
| <b>If No, is there a Seasonal Residence?</b>           | NO                              |
| <b>Are there any Other Structures on the Property?</b> | DETACHED GARAGE                 |
| <b>If Yes, what do the Structures Appear to be?</b>    | -                               |
| <b>Is this a Waterfront or Riverfront Property?</b>    | -                               |
| <b>If Yes, what Body of Water?</b>                     | -                               |
| <b>Is this Property Abutting any Crown Land?</b>       | -                               |
| <b>What is the Closest Major Intersection?</b>         | STEVENSON RD N & ADELAIDE AVE W |
| <b>Are there any Nearby Amenities?</b>                 | -                               |

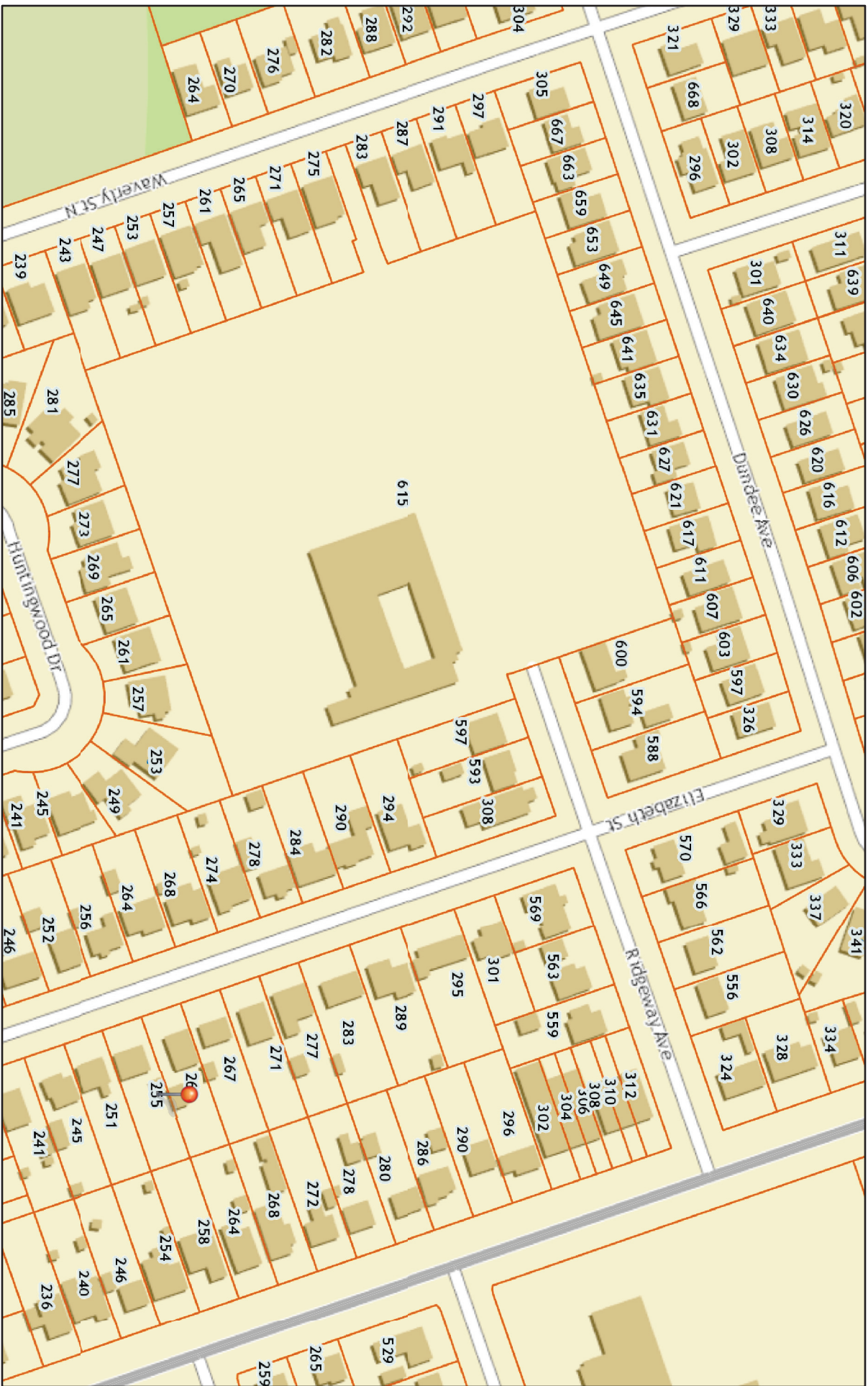
|   |
|---|
| <b>Additional Information to include in Listing</b> |
|   |

### Building & Planning Details

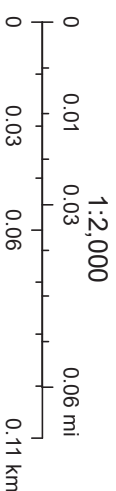
|   |             |
|---|-------------|
| <b>Municipal Zoning Code</b>  | R1-C        |
| <b>Zoning Code Description (Please provide a short description)</b> | RESIDENTIAL |
| <b>Can the Property be Re-Zoned?</b>                                |             |
| <b>Is a Building Permit Available?</b>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



# 255 Elizabeth St - Map



February 2, 2023











# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$15,552.84              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 16354-0175 LT            |
| <b>Municipal Address</b> | 167 ELLIOTT ST<br>OSHAWA        | <b>Assessment Roll No.</b>         | 18 13 020 009 09200 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-089                |

|   |
|---|
| <b>Legal Description</b>  |
| LT 21 PL 168 OSHAWA; PT LT 16 PL 168 OSHAWA PTS 1 TO 3, 40R7152; OSHAWA |

### Advanced Property Details

|  |                     |
|--|---------------------|
| <b>Approximate Property Size</b>                       | 28 ft frontage      |
| <b>Municipal Assessment Value</b>                      | 195,000 RT          |
| <b>Annual Property Taxes</b>                           | \$2791.90           |
| <b>Is there a House on the Property?</b>               | Yes                 |
| <b>If No, is there a Seasonal Residence?</b>           | -                   |
| <b>Are there any Other Structures on the Property?</b> | -                   |
| <b>If Yes, what do the Structures Appear to be?</b>    | -                   |
| <b>Is this a Waterfront or Riverfront Property?</b>    | -                   |
| <b>If Yes, what Body of Water?</b>                     | -                   |
| <b>Is this Property Abutting any Crown Land?</b>       | -                   |
| <b>What is the Closest Major Intersection?</b>         | Gibb St & Park Rd S |
| <b>Are there any Nearby Amenities?</b>                 | -                   |

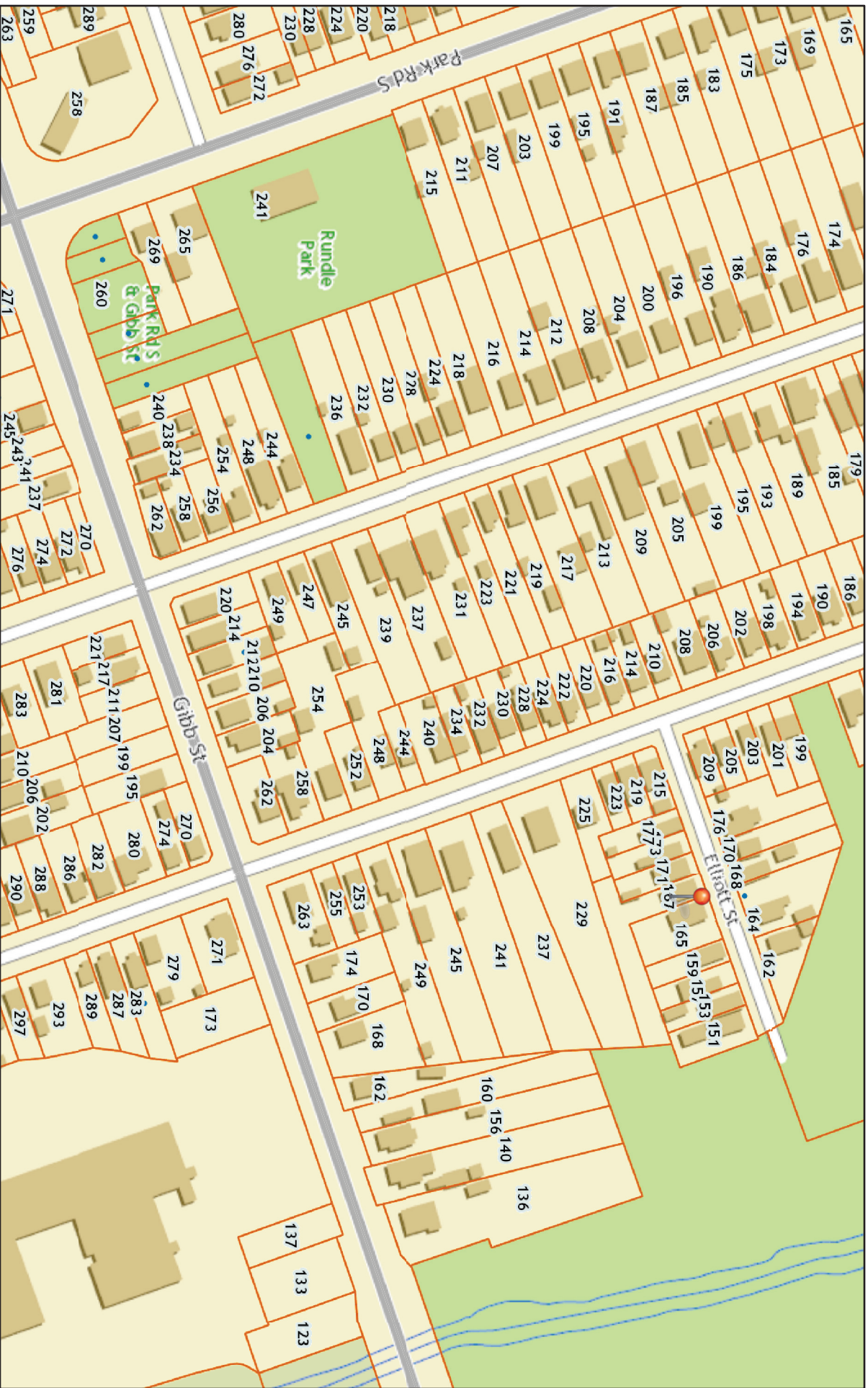
|   |
|---|
| <b>Additional Information to include in Listing</b> |
|   |

### Building & Planning Details

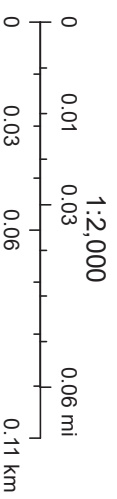
|   |             |
|---|-------------|
| <b>Municipal Zoning Code</b>  | R2          |
| <b>Zoning Code Description (Please provide a short description)</b> | Residential |
| <b>Can the Property be Re-Zoned?</b>                                |             |
| <b>Is a Building Permit Available?</b>                              |             |
| <b>Is a Demolition Permit Available?</b>                            |             |
| <b>Is the Property Subject to any Outstanding Work Orders?</b>      |             |
| <b>Are there any Municipal Services Available at the Property?</b>  |             |
| <b>Is the Property Accessible by a Public or Private Road?</b>      |             |
| <b>If No, Is the Property Accessible by a Right-of-Way?</b>         |             |
| <b>Is the Property Land Locked?</b>                                 |             |



# 167 Elliott St - Map



February 2, 2023











# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$75,366.81              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 16356-0193 LT            |
| <b>Municipal Address</b> | 36 PARK RD S<br>OSHAWA          | <b>Assessment Roll No.</b>         | 18 13 020 012 00200 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-090                |

|  |
|--|
| <b>Legal Description</b>   |
| PT LT 3 SHEET 13B PL 357 EAST WHITBY PT 1 40R12657; CITY OF OSHAWA |

### Advanced Property Details

|  |                       |
|--|-----------------------|
| <b>Approximate Property Size</b>                       | 0.14 ac               |
| <b>Municipal Assessment Value</b>                      | 410,000 CT            |
| <b>Annual Property Taxes</b>                           | \$11,210.13           |
| <b>Is there a House on the Property?</b>               | Yes                   |
| <b>If No, is there a Seasonal Residence?</b>           | -                     |
| <b>Are there any Other Structures on the Property?</b> | -                     |
| <b>If Yes, what do the Structures Appear to be?</b>    | -                     |
| <b>Is this a Waterfront or Riverfront Property?</b>    | -                     |
| <b>If Yes, what Body of Water?</b>                     | -                     |
| <b>Is this Property Abutting any Crown Land?</b>       | -                     |
| <b>What is the Closest Major Intersection?</b>         | King St E & Park Rd S |
| <b>Are there any Nearby Amenities?</b>                 | -                     |

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

### Building & Planning Details

|   |  |
|---|--|
| <b>Municipal Zoning Code</b>  | R5-B/R7-A/OC-B   |
| <b>Zoning Code Description (Please provide a short description)</b> | See Zoning By-law for details ( <a href="http://www.oshawa.ca">www.oshawa.ca</a> ) |
| <b>Can the Property be Re-Zoned?</b>                                |  |
| <b>Is a Building Permit Available?</b>                              |  |
| <b>Is a Demolition Permit Available?</b>                            |  |
| <b>Is the Property Subject to any Outstanding Work Orders?</b>      |  |
| <b>Are there any Municipal Services Available at the Property?</b>  |  |
| <b>Is the Property Accessible by a Public or Private Road?</b>      |  |
| <b>If No, Is the Property Accessible by a Right-of-Way?</b>         |  |
| <b>Is the Property Land Locked?</b>                                 |  |















# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$19,159.17              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 16322-0287 LT            |
| <b>Municipal Address</b> | 280 DIVISION ST<br>OSHAWA       | <b>Assessment Roll No.</b>         | 18 13 030 013 03000 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-093                |

|                                 |
|---------------------------------|
| <b>Legal Description</b>        |
| LT 8 PL 183 EAST WHITBY; OSHAWA |

### Advanced Property Details

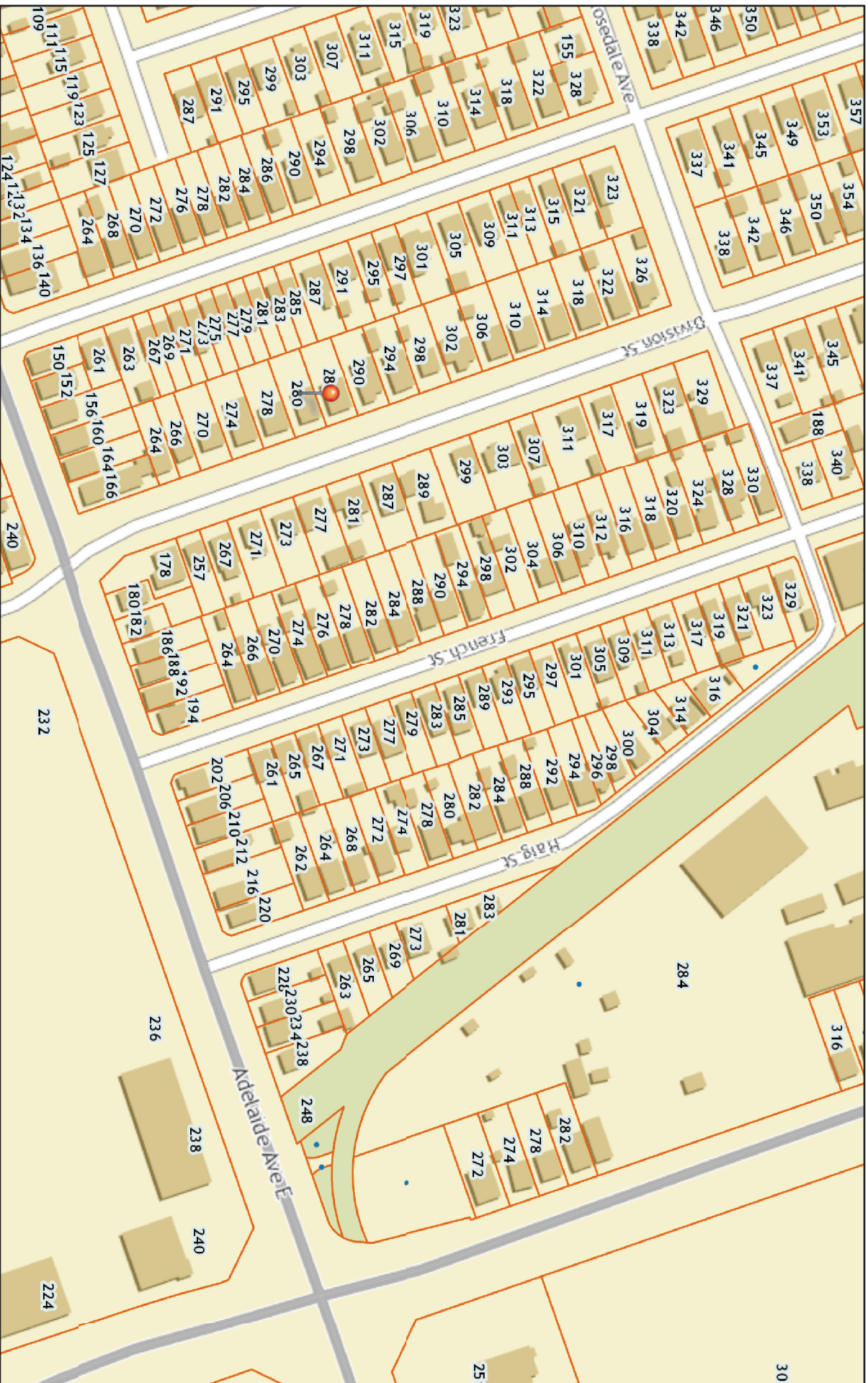
|  |                              |
|--|------------------------------|
| <b>Approximate Property Size</b>                       | 0.09 AC                      |
| <b>Municipal Assessment Value</b>                      | 235,000 RT                   |
| <b>Annual Property Taxes</b>                           | \$3,364.59                   |
| <b>Is there a House on the Property?</b>               | YES                          |
| <b>If No, is there a Seasonal Residence?</b>           | -                            |
| <b>Are there any Other Structures on the Property?</b> | YES                          |
| <b>If Yes, what do the Structures Appear to be?</b>    | DETACHED GARAGE              |
| <b>Is this a Waterfront or Riverfront Property?</b>    | -                            |
| <b>If Yes, what Body of Water?</b>                     | -                            |
| <b>Is this Property Abutting any Crown Land?</b>       | -                            |
| <b>What is the Closest Major Intersection?</b>         | ADELAIDE AVE E & RITSON RD N |
| <b>Are there any Nearby Amenities?</b>                 | -                            |

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

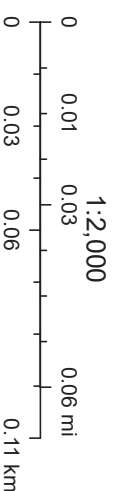
### Building & Planning Details

|   |             |
|---|-------------|
| <b>Municipal Zoning Code</b>  | R2          |
| <b>Zoning Code Description (Please provide a short description)</b> | RESIDENTIAL |
| <b>Can the Property be Re-Zoned?</b>                                |             |
| <b>Is a Building Permit Available?</b>                              |             |
| <b>Is a Demolition Permit Available?</b>                            |             |
| <b>Is the Property Subject to any Outstanding Work Orders?</b>      |             |
| <b>Are there any Municipal Services Available at the Property?</b>  |             |
| <b>Is the Property Accessible by a Public or Private Road?</b>      |             |
| <b>If No, Is the Property Accessible by a Right-of-Way?</b>         |             |
| <b>Is the Property Land Locked?</b>                                 |             |

# 280 Division St - Map



February 2, 2023













# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$28,150.47              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 16374-0270 LT            |
| <b>Municipal Address</b> | 719 KEATES AVE<br>OSHAWA        | <b>Assessment Roll No.</b>         | 18 13 040 032 02110 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-109                |

|  |
|--|
| <b>Legal Description</b>                   |
| PCL 6-1 SEC M1186; LT 6 PL M1186; ; OSHAWA |

### Advanced Property Details

|  |                         |
|--|-------------------------|
| <b>Approximate Property Size</b>                       | 45.15 FT FRONTAGE       |
| <b>Municipal Assessment Value</b>                      | 409,000 RT              |
| <b>Annual Property Taxes</b>                           | \$5,855.83              |
| <b>Is there a House on the Property?</b>               | YES                     |
| <b>If No, is there a Seasonal Residence?</b>           | -                       |
| <b>Are there any Other Structures on the Property?</b> | ATTACHED GARAGE         |
| <b>If Yes, what do the Structures Appear to be?</b>    | -                       |
| <b>Is this a Waterfront or Riverfront Property?</b>    | -                       |
| <b>If Yes, what Body of Water?</b>                     | -                       |
| <b>Is this Property Abutting any Crown Land?</b>       | -                       |
| <b>What is the Closest Major Intersection?</b>         | WILSON RD S & OLIVE AVE |
| <b>Are there any Nearby Amenities?</b>                 | -                       |

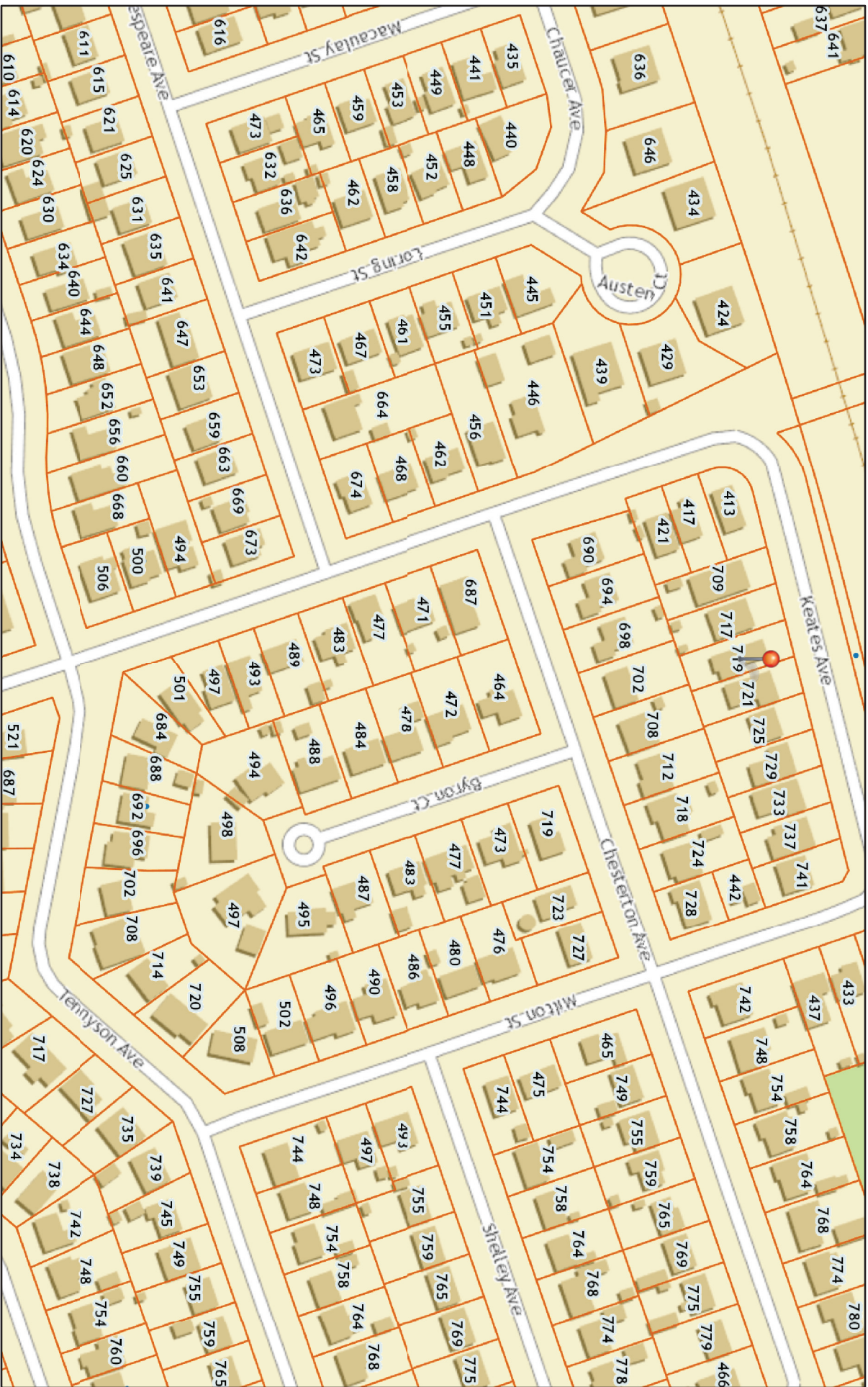
|   |
|---|
| <b>Additional Information to include in Listing</b> |
|   |

### Building & Planning Details

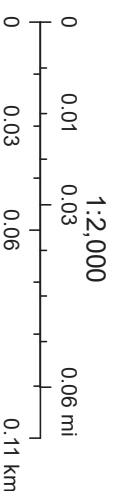
|   |             |
|---|-------------|
| <b>Municipal Zoning Code</b>  | R1-C        |
| <b>Zoning Code Description (Please provide a short description)</b> | RESIDENTIAL |
| <b>Can the Property be Re-Zoned?</b>                                |             |
| <b>Is a Building Permit Available?</b>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



# 719 Keates Ave - Map



February 2, 2023







Google

Image capture: Sep 2020 © 2023 G







# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$22,081.50              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 16388-0278 LT            |
| <b>Municipal Address</b> | 1363 PARK RD S<br>OSHAWA        | <b>Assessment Roll No.</b>         | 18 13 050 006 04300 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-115                |

|   |
|---|
| <b>Legal Description</b>  |
| PT LT 12 CON BROKEN FRONT EAST WHITBY AS IN D140815; CITY OF OSHAWA |

### Advanced Property Details

|  |                                |
|--|--------------------------------|
| <b>Approximate Property Size</b>                       | 0.15 AC                        |
| <b>Municipal Assessment Value</b>                      | 277,000 RT                     |
| <b>Annual Property Taxes</b>                           | \$3,965.93                     |
| <b>Is there a House on the Property?</b>               | YES                            |
| <b>If No, is there a Seasonal Residence?</b>           | -                              |
| <b>Are there any Other Structures on the Property?</b> | -                              |
| <b>If Yes, what do the Structures Appear to be?</b>    | -                              |
| <b>Is this a Waterfront or Riverfront Property?</b>    | -                              |
| <b>If Yes, what Body of Water?</b>                     | -                              |
| <b>Is this Property Abutting any Crown Land?</b>       | -                              |
| <b>What is the Closest Major Intersection?</b>         | PARK RD S & PHILLIP MURRAY AVE |
| <b>Are there any Nearby Amenities?</b>                 | -                              |

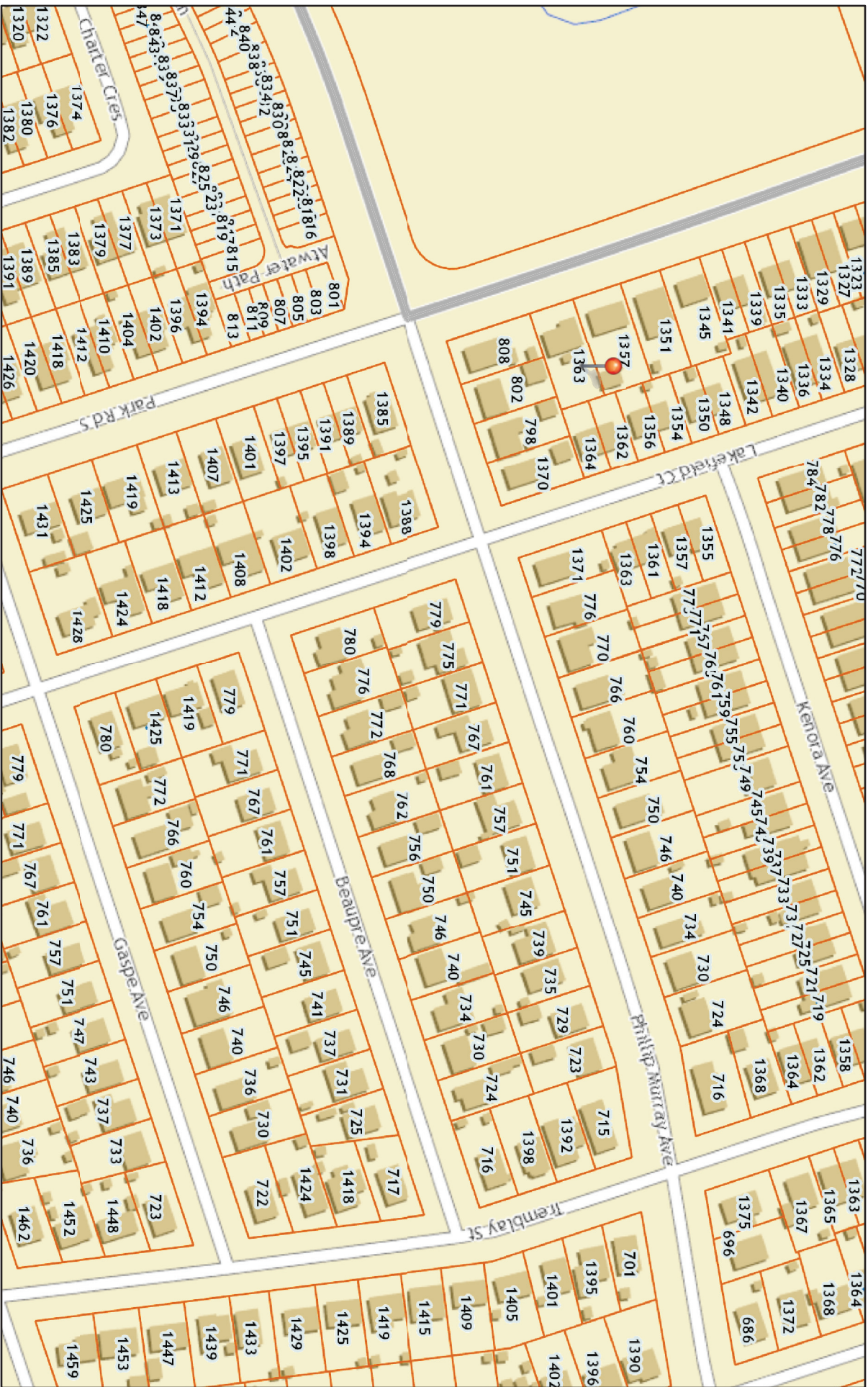
|   |
|---|
| <b>Additional Information to include in Listing</b> |
|   |

### Building & Planning Details

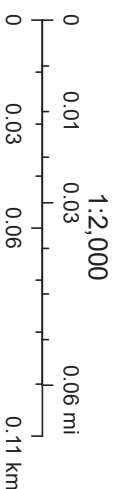
|   |             |
|---|-------------|
| <b>Municipal Zoning Code</b>  | R2          |
| <b>Zoning Code Description (Please provide a short description)</b> | RESIDENTIAL |
| <b>Can the Property be Re-Zoned?</b>                                |             |
| <b>Is a Building Permit Available?</b>                              |             |
| <b>Is a Demolition Permit Available?</b>                            |             |
| <b>Is the Property Subject to any Outstanding Work Orders?</b>      |             |
| <b>Are there any Municipal Services Available at the Property?</b>  |             |
| <b>Is the Property Accessible by a Public or Private Road?</b>      |             |
| <b>If No, Is the Property Accessible by a Right-of-Way?</b>         |             |
| <b>Is the Property Land Locked?</b>                                 |             |



# 1363 Park Rd S - Map



February 6, 2023







Google

Image capture: Jul 2021 © 2023 Google







# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$20,566.96              |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 16373-0121 LT            |
| <b>Municipal Address</b> | 662 EMERSON CRT OSHAWA          | <b>Assessment Roll No.</b>         | 18 13 040 029 16800 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR23-202                |

|   |
|---|
| <b>Legal Description</b>                |
| PCL 36-1 SEC M77, LT 36 PL M77 ; OSHAWA |

### Advanced Property Details

|  |                       |
|--|-----------------------|
| <b>Approximate Property Size</b>                       | 41.27 FT FRONTAGE     |
| <b>Municipal Assessment Value</b>                      | 309,000 RT            |
| <b>Annual Property Taxes</b>                           | \$4424.08             |
| <b>Is there a House on the Property?</b>               | YES                   |
| <b>If No, is there a Seasonal Residence?</b>           | -                     |
| <b>Are there any Other Structures on the Property?</b> | NO                    |
| <b>If Yes, what do the Structures Appear to be?</b>    | -                     |
| <b>Is this a Waterfront or Riverfront Property?</b>    | -                     |
| <b>If Yes, what Body of Water?</b>                     | -                     |
| <b>Is this Property Abutting any Crown Land?</b>       | -                     |
| <b>What is the Closest Major Intersection?</b>         | HWY 401 & WILSON RD S |
| <b>Are there any Nearby Amenities?</b>                 | -                     |

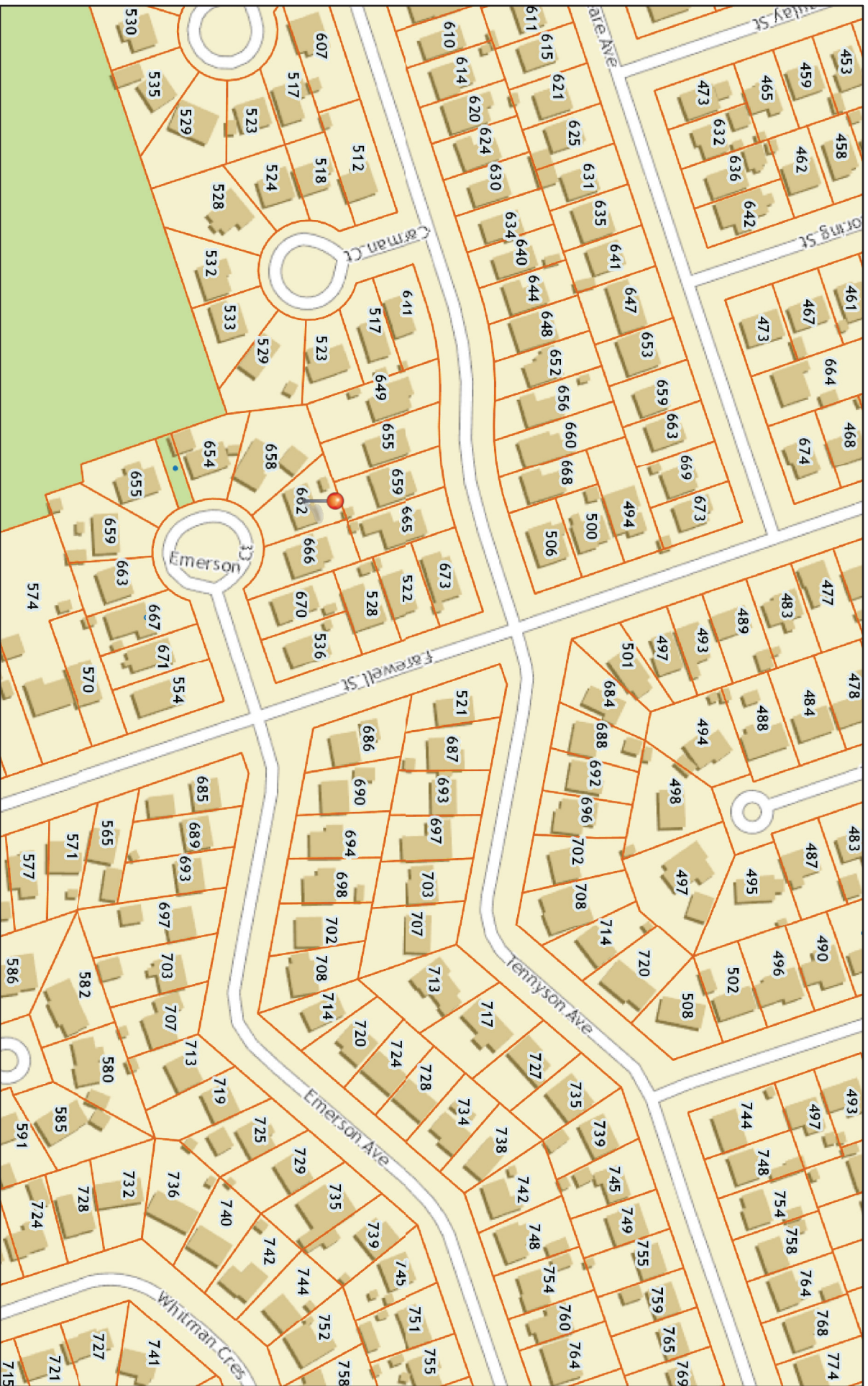
|   |
|---|
| <b>Additional Information to include in Listing</b> |
|   |

### Building & Planning Details

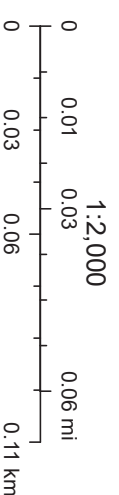
|   |             |
|---|-------------|
| <b>Municipal Zoning Code</b>  | R1-C        |
| <b>Zoning Code Description (Please provide a short description)</b> | RESIDENTIAL |
| <b>Can the Property be Re-Zoned?</b>                                |             |
| <b>Is a Building Permit Available?</b>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



# 662 Emerson Crt - Map



February 17, 2023







Google

Image capture: Sep 2018 © 2023 Google









# the tax team

## Tax Recovery Solutions

### Basic Property Details

|                          |                                 |                                    |                          |
|--------------------------|---------------------------------|------------------------------------|--------------------------|
| <b>Municipality</b>      | CITY OF OSHAWA                  | <b>Minimum Tender Amount</b>       | \$5,076.95               |
| <b>Region</b>            | REGIONAL MUNICIPALITY OF DURHAM | <b>Property Identification No.</b> | 16293-1264 LT            |
| <b>Municipal Address</b> | NOT ASSIGNED OSHAWA             | <b>Assessment Roll No.</b>         | 18 13 060 008 00898 0000 |
| <b>Closing Date</b>      | OCTOBER 22, 2024                | <b>Municipal File No.</b>          | TSR24-001                |

|   |
|---|
| <b>Legal Description</b>  |
| BLOCK 129, PLAN 40M2297, OSHAWA, REGIONAL MUNICIPALITY OF DURHAM; S/T EASEMENT OVER PT 1 ON 40R8739 AS IN LT233144, S/T EASEMENT OVER PT 1 ON 40R8739 AS IN LT233145. |

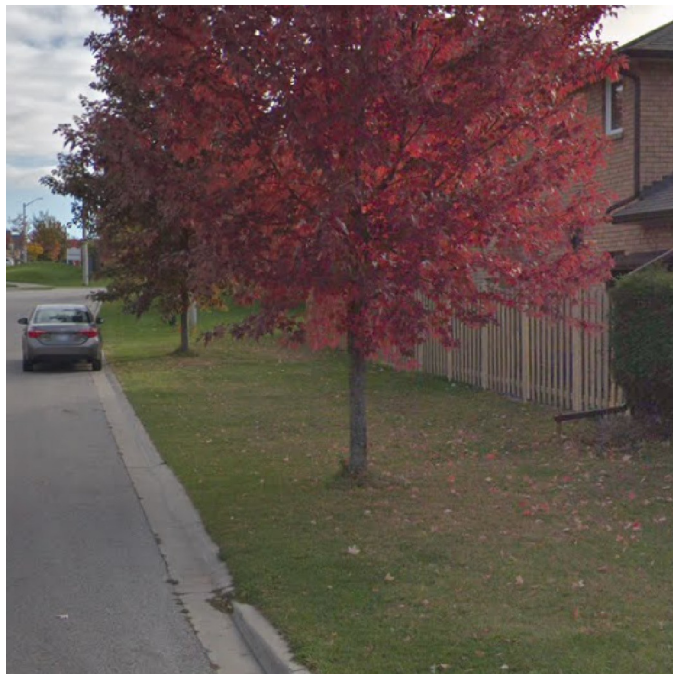
### Advanced Property Details

|  |                          |
|--|--------------------------|
| <b>Approximate Property Size</b>                       | Frontage 110.34 ft       |
| <b>Municipal Assessment Value</b>                      | 10,800 RT                |
| <b>Annual Property Taxes</b>                           | \$154.62                 |
| <b>Is there a House on the Property?</b>               | No                       |
| <b>If No, is there a Seasonal Residence?</b>           | No                       |
| <b>Are there any Other Structures on the Property?</b> | No                       |
| <b>If Yes, what do the Structures Appear to be?</b>    | -                        |
| <b>Is this a Waterfront or Riverfront Property?</b>    | No                       |
| <b>If Yes, what Body of Water?</b>                     | No                       |
| <b>Is this Property Abutting any Crown Land?</b>       | -                        |
| <b>What is the Closest Major Intersection?</b>         | Barbados St & Waverly St |
| <b>Are there any Nearby Amenities?</b>                 | -                        |

|   |
|---|
| <b>Additional Information to include in Listing</b>         |
| Sliver of land between Barbados Street & 821 Waverly Street |

### Building & Planning Details

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



# TAX SALE

## SEALED TENDER

**To:** **Stephanie Sinnott**  
**Commissioner, Corporate and Finance Services / Treasurer**  
City of Oshawa  
50 Centre Street South  
Oshawa, ON L1H 3Z7

### 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: **3pm on October 22, 2024**

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