

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

- 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 Town of Milton

TO: NAME: **Glen Cowan**
 Treasurer, Commissioner

ADDRESS: **150 Mary Street**
 Milton, ON L9T 6Z5

TELEPHONE: **905-878-7252**
 For all inquiries, please contact Nina Do, Manager, Taxation & Assessment at Ext. 2120

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 November 18, 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 Town of Milton 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 .

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Phone No. of Tenderer	Phone No. of Tenderer
Alternate Contact Information	Alternate Contact Information
(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 TOWN OF MILTON

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, November 18, 2026 at The Corporation of the Town of Milton, Corporate Services counter (1st floor), 150 Mary St, Milton ON L9T 6Z5.

Tenders will be opened in public/virtually on the same day as soon as possible after 3:00 p.m. on November 18, 2026 at Milton Town Hall, 150 Mary St, Milton ON L9T 6Z5 in the Council Chambers (west entrance, 2nd floor).

Description of Lands:

1. 32 Bronte St S, Milton ON, L9T 1Y8 being PIN 24962-0065 (LT),
PT LT 13, CON 1 TRAFALGAR NEW SURVEY , PART 2 & 4 , 20R2759 , T/W 440822 ; MILTON/TRAFALGAR
Roll No. 24.09.010.002.02700.0000

According to the last returned assessment roll, the
assessed value of the land is 1,355,000

Minimum tender amount:
\$202,526.03

2. 42 Bronte St S, Milton ON, L9T 5A8 being PIN 24962-0066 (LT),
PT LT 13, CON 1 TRAFALGAR NEW SURVEY , AS IN 714404, T/W 320366, S/T 320114 ; MILTON/TRAFALGAR
Roll No. 24.09.010.002.02710.0000

According to the last returned assessment roll, the
assessed value of the land is 1,582,000

Minimum tender amount:
\$271,867.66

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 Town of Milton.

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 land transfer tax, HST and Non-Resident Speculation Tax, if applicable.

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) of 25% 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.

Further information, including a downloadable tax sale tender package is available online at www.milton.ca/TaxSale or contact:

Nina Do, CPA, CMA
Manager, Taxation & Assessment
The Corporation of the Town of Milton
905-878-7252 ext. 2120
150 Mary St
Milton, Ontario L9T 6Z5
Email: nina.do@milton.ca

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWN OF MILTON	Minimum Tender Amount	\$ 202,526.03
Region	REGIONAL MUNICIPALITY OF HALTON	Property Identification No.	24962-0065 LT
Municipal Address	32 BRONTE ST S, MILTON	Assessment Roll No.	24 09 010 002 02700 0000
Closing Date	NOVEMBER 18, 2026	Municipal File No.	HNMN25-002

Legal Description
PT LT 13, CON 1 TRAFALGAR NEW SURVEY , PART 2 & 4 , 20R2759 , T/W 440822 ; MILTON/TRAFALGAR

Advanced Property Details

Approximate Property Size	92.74 ft x 267.37 ft
Municipal Assessment Value	1,355,000 (2026)
Annual Property Taxes	\$24,495.59 (2026 Tax Levy)
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	N/A
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Single Tenant Commercial Building containing a motor vehicle repair garage and taxi stand
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Bronte St S and Main St
Are there any Nearby Amenities?	Yes – property located in the Downtown Milton Major Urban Centre. Restaurants, shopping, churches, transit, parks and recreational facilities are in the vicinity

Additional Information to include in Listing
Subject property backs onto CNR rail line. New development proposed on the property may be subject to additional approvals/requirements by CN Rail.
The Downtown Supportive Area Official Plan land use designation accommodates a range of uses that support and contribute to the vibrancy of the Downtown core, focused along Main Street East.
Site Plan Approval The subject property is located within the Downtown Major Urban Centre and is subject to site plan approval.

Building & Planning Details

Municipal Zoning Code	CBD-B
Zoning Code Description (Please provide a short description)	CBD-B (Secondary Commercial) under Zoning By-law 016-2014, as amended. The zoning by-law can be accessed from the Town's website: Comprehensive Zoning By-law 016-2014 March 2026 Refer to Sections 7.1 Table 7A and 7.2 Table 7C for permitted uses and development standards.

	The existing motor vehicle repair garage and taxi stand uses are currently operating at legal non-conforming uses.
Can the Property be Re-Zoned?	Rezoning would depend on what is being proposed and whether it conforms to the policies in Milton's Official Plan. The following assumes redevelopment of the property. The Town's Official Plan (Consolidated February 2026) designates the subject lands as Urban Area, Downtown Major Urban Centre, Central Business District and Downtown Supportive Area. The Downtown Supportive Area as shown on Schedule "C" accommodates a range of retail, service commercial, office, institutional and residential uses that support and contribute to the continued vibrancy of the Downtown core focused along Main Street. Further, the property is mapped as having a minimum height of two storeys and a maximum height of 3-4 storeys as identified on Schedule C.7.A.CBD. There may be opportunities to explore a higher gentle density (i.e. 6-8 storeys) subject to technical considerations, studies and additional planning applications (e.g. Official Plan Amendment). The subject lands require an active frontage and high level of urban design excellence to contribute to the Bronte Street corridor. Town Staff also highly encourage commercial space at grade. Recently, the Town Council adopted a new Official Plan which includes several policies that are applicable to the proposed development, including but not limited to: • Section 2.3.1 Urban Area • Section 3.1 Housing • Section 3.2.1 Design Excellence • Section 7.1.3 Residential Intensification • Section 7.2.1 Design Guidelines • Section 8.5 Central Business District Please note that Council adopted Part 2 of the new Official Plan in June 2026, which is now with the Province for approval. It should be noted that the Provincial approval may contain modifications that affect the policies, mapping, and/or section numbers etc. proposed to date. Technical Considerations: • Properties adjacent to CN Rail; • Servicing Limitations (Fulton Street Pumping Station) – contact Halton Region; and,

	Environmental Site Assessment and potential Record of Site Condition if changing existing use(s) to a more sensitive use. Prior to the filing of any development application, a pre-consultation meeting is required. Information relating to pre-consultations, various application types and associated fees as well as Terms of Reference for various studies can be found here: Development Applications - Town of Milton Rezoning would be subject to a review of available water and wastewater capacity by the Region of Halton.
Is a Building Permit Available?	Yes, a building permit will be issued once all information is reviewed for compliance. An application must be submitted with all required drawings and documents. A complete application includes all required forms, documents, drawings and approvals from other authorities that apply to the property. NOTE: the building permit application is incomplete without required applicable law approvals (ex. Site Plan Application, Halton Conservation, Heritage, etc.). Additional information is available here: https://www.milton.ca/en/business-and-development/building-and-construction.aspx
Is a Demolition Permit Available?	To obtain a demolition permit, the process is similar to the building permit application submission described above. A demolition permit must be obtained before issuance of a building permit for proposed construction.
Is the Property Subject to any Outstanding Work Orders?	No open permits or orders/violations in relation to the Ontario Building Code.
Are there any Municipal Services Available at the Property?	Water and sewer services to the property are unknown. However, watermain and wastewater sewers are in the Bronte Street right-of-way across the frontage of this property. Water and wastewater services are provided by the Region of Halton. Storm service to the property is unknown. However, storm sewers are in the Bronte Street right-of-way across the frontage of this property.
Is the Property Accessible by a Public or Private Road?	Public road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

** Please forward any Municipal Inquiries to Nina Do, and she will obtain the answer from the municipal departments and then respond to the bidder. **

Name: Nina Do		Title: Manager, Taxation & Assessment
Telephone: 905-878-7252	Ext: 2120	Email: Nina.Do@milton.ca

Tax Roll: 24.09.010.002.02700.0000

Location: 32 Bronte St S Milton

File: HNMN25-002

1. Front Facing



2. Angled looking North-West



3. Angled looking South-West



the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	TOWN OF MILTON	Minimum Tender Amount	\$ 271,867.66
Region	REGIONAL MUNICIPALITY OF HALTON	Property Identification No.	24962-0066 LT
Municipal Address	42 BRONTE ST S, MILTON	Assessment Roll No.	24 09 010 002 02710 0000
Closing Date	NOVEMBER 18, 2026	Municipal File No.	HNMN25-003

Legal Description
PT LT 13, CON 1 TRAFALGAR NEW SURVEY , AS IN 714404, T/W 320366, S/T 320114 ; MILTON/TRAFALGAR

Advanced Property Details

Approximate Property Size	127.91 ft x 283.07 ft
Municipal Assessment Value	1,582,000 (2026)
Annual Property Taxes	\$26,745.15 (2026 Tax Levy)
Is there a House on the Property?	No
If No, is there a Seasonal Residence?	N/A
Are there any Other Structures on the Property?	Yes
If Yes, what do the Structures Appear to be?	Multi-unit commercial building with upper floor dwelling units
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	No
What is the Closest Major Intersection?	Bronte St S and Main St
Are there any Nearby Amenities?	Yes – property located in downtown Milton Major Urban Centre. Restaurants, shopping, churches, transit, parks, schools and recreational facilities are in the vicinity.

Additional Information to include in Listing
Subject property backs onto CNR rail line. New development proposed on the subject property may be subject to additional approvals/requirements by CN Rail.
The Downtown Supportive Area Official Plan land use designation accommodates a range of uses that support and contribute to the vibrancy of the Downtown core, focused along Main Street East.
Multi-Unit Commercial Building: retail and office use with upper floor dwelling units.
Site Plan Approval The subject property is located within the Downtown Major Urban Centre and is subject to site plan approval.

Building & Planning Details

Municipal Zoning Code	CBD-B
Zoning Code Description (Please provide a short description)	CBD-B (Secondary Commercial) under Zoning By-law 016-2014, as amended. The zoning by-law can be accessed from the Town's website: Comprehensive Zoning By-law 016-2014 March 2026 Please refer to Sections 7.1 Table 7A and 7.2 Table 7C for permitted uses and development standards.
Can the Property be Re-Zoned?	Rezoning would depend on what is being proposed and whether it conforms to the policies in Milton's Official

	Plan. The following assumes redevelopment of the property. The Town's Official Plan (Consolidated February 2026) designates the subject lands as Urban Area, Downtown Major Urban Centre, Central Business District and Downtown Supportive Area. The Downtown Supportive Area as shown on Schedule "C" accommodates a range of retail, service commercial , office, institutional and residential uses that support and contribute to the continued vibrancy of the Downtown core focused along Main Street. Further, the property is mapped as having a minimum height of two storeys and a maximum height of 3-4 storeys as identified on Schedule C.7.A.CBD. There may be opportunities to explore a higher gentle density (i.e. 6-8 storeys) subject to technical considerations, studies and additional planning applications (e.g. Official Plan Amendment). The subject lands require an active frontage and high level of urban design excellence to contribute to the Bronte Street corridor. Town Staff also highly encourage commercial space at grade. Recently, the Town Council adopted a new Official Plan which includes several policies that are applicable to the proposed development, including but not limited to: • Section 2.3.1 Urban Area • Section 3.1 Housing • Section 3.2.1 Design Excellence • Section 7.1.3 Residential Intensification • Section 7.2.1 Design Guidelines • Section 8.5 Central Business District Please note that Council adopted Part 2 of the new Official Plan in June 2026, which is now with the Province for approval. It should be noted that the Provincial approval may contain modifications that affect the policies, mapping, and/or section numbers etc. proposed to date. Technical Considerations: • Property is adjacent to CN Rail; • Servicing Limitations (Fulton Street Pumping Station) – contact Halton Region; and, • Environmental Site Assessment and potential Record of Site Condition if changing existing use(s) to a more sensitive use. Prior to the filing of any development application, a pre-consultation meeting is required. Information relating to pre-consultations, various application types and associated fees as well as Terms of Reference for various studies can be found here: Development Applications - Town of Milton
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Is a Demolition Permit Available?	To obtain a demolition permit, the process is similar to the building permit application submission described above. A demolition permit must be obtained before issuance of a building permit for proposed construction.
Is the Property Subject to any Outstanding Work Orders?	No open permits or orders/violations in relation to the Ontario Building Code. There is an open violation for Community Standards 042-2020.
Are there any Municipal Services Available at the Property?	Water and sewer services to the property are unknown. However, watermain and wastewater sewers are in the Bronte Street right-of-way across the frontage of this property. Water and wastewater services are provided by the Region of Halton. Storm service to the property is unknown. However, storm sewers are in the Bronte Street right-of-way across the frontage of this property.
Is the Property Accessible by a Public or Private Road?	Public road
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

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Telephone: 905-878-7252	Ext: 2120
	Email: Nina.Do@milton.ca

Tax Roll: 24.09.010.002.02710.0000

Location: 42 Bronte St S Milton ON

File: HNMN25-003

1. Front facing



2. Angled looking North West



3. Angled looking South West

