

Tender No. **2021-04**

### Background

The Township of Whitewater Region is seeking bids for **the sale of certain vacant lands in the Township's Industrial Park**. The highest or any bid will not necessarily be accepted. Offers shall be irrevocable for a period of sixty (60) calendar days following the date tenders are to be received. This sale is not a result of tax arrears and the property is currently owned by The Corporation of the Township of Whitewater Region.

### Registration and Communications

It is mandatory that you register as a tenderer with the Township. Failure to register will result in non-acceptance of your submission.

Please remit Name and Contact Information to Sandra Moss, Finance Clerk at **smoss@whitewaterregion.ca**.

Questions related to this tender or the requirements are to be received by **4:00 p.m. on Friday, January 29, 2021**.

Where a tenderer finds discrepancies or omissions in the tender requirements or otherwise requires any clarification, the tenderer should contact the Township in writing by email as noted above. Where the Township deems that an explanation or interpretation is necessary or desirable, an addendum may be issued.

### Description of Lands

The vacant lands are situated on Industrial Park Road in Whitewater Region, and described as follows:

***Located in Lot 26 Concession B East of Muskrat Lake in the former Township of Westmeath and now in the Township of Whitewater Region and described as Parts 1 and 2 on Plan 49R-18964.***

Addition property information is provided below.

### Requirements

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 Corporation of the Township of Whitewater Region.

The Township makes no representation regarding the title to, crown interests, or any other matters, relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. Any interests of the Crown encumbering the land at the time of the sale will continue to encumber the land after the registration of the deed.

The assessed value according to the last returned assessment roll may or may not be representative of the current market value of the property.

The successful purchaser will be required to pay the amount tendered plus any taxes that may be applicable, such as a land transfer tax and HST.

The successful purchaser will be responsible for all legal costs to finalize the land sale.

### Minimum Bid

Minimum bid is set at \$75,500.

## **Delivery and Official Closing Time of Proposals**

All submissions shall be in a sealed envelope and delivered to:

44 Main Street  
Cobden, ON K0J 1K0

Tender submissions must be received not later than **11:00 a.m. on Wednesday, February 10, 2021.**

The time clock in the Council Chambers at the Township Office is the official time for the deadline for submission. The Township is not responsible for submissions which arrive late or are not properly marked. Submissions shall be officially opened after closing time.

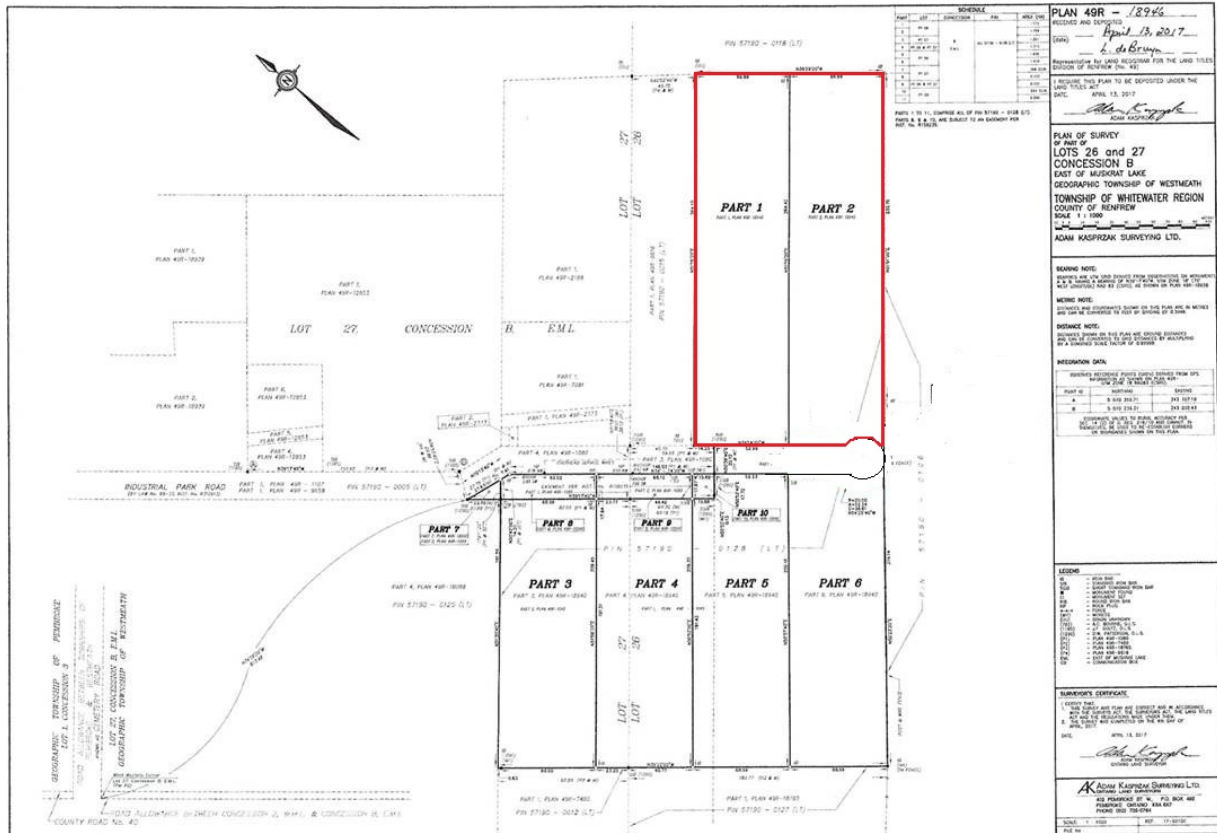
## **Timeline**

The expected timeline for selection is as follows:

January 6, 2021	Tender Issued
January 29, 2021	Last day for questions if any
February 1, 2021	Issuance of Addendum if any
February 10, 2021	Tender Closing
February 18, 2021	Formal Award
March 1, 2021	Closing of Sale

# Property Details

Roll Number: 47 58 058 015 022 40  
 Address: INDUSTRIAL PARK RD  
 Legal Description: WESTMEATH CON B EML PT LOT 26 RP 46R18946, PARTS 1, 2  
 Owner Name: WHITEWATER REGION TWP  
 Zoning: General Industrial  
 Official Plan: Rural  
 Serviced: None  
 Site Area: 9.440 (acres)  
 Site Access: Year Round Road Access  
 Dest CVA : \$37,000





**The Corporation of the Township of  
Whitewater Region**

Tender No. 2021-04

**Tender to Purchase**

**Contact Information**

Name of Tenderer:	Name of Tenderer:
Address of Tenderer:	Address of Tenderer:
Email:	Email:
Telephone:	Telephone:

I/We hereby submit the attached documents to satisfy the requirements as issued by the Township of Whitewater Region.

I/We agree that we have reviewed and understand the tender documents.

I/We agree that this offer shall be irrevocable from the time the quotations are opened and extended for a period of 60 days.

I/We agree that this offer acknowledges all addenda and that the pricing quoted includes the provision set out in such addenda.

**Tender Amount**

I/we hereby tender to purchase the land described as located in Lot 26 Concession B East of Muskrat Lake in the former Township of Westmeath and now in the Township of Whitewater Region and described as Parts 1 and 2 on Plan 49R-18964, for the sum as follows:

\$ \_\_\_\_\_

I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of:

\$ \_\_\_\_\_

in favour of The Corporation of the Township of Whitewater Region 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 land transfer tax and HST prior to closing on March 1, 2021, following notification by the Township on or around February 18, 2021 to me/us that I/we are the highest tenderer.

Dated at: \_\_\_\_\_, this \_\_\_\_\_ day of February, 2021.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_