



Notice of Sale of Land by Public Tender

www.acwtownship.ca 519-524-4669 82133 Council Line, RR5 Goderich, ON N7A 3Y2

Pursuant to the Township's Surplus Property Disposal By-law (By-law 43-2019), Notice is hereby given that the Township of Ashfield-Colborne-Wawanosh Council declared Township lots to be surplus and now intends to dispose of the said lands by call for public tender by sealed bids, as authorized by By-law 43-2019, described as:

TENDER ID	Lot 4	ROLL NUMBER	N/A
LEGAL DESCRIPTION	Parts 3 and 4 on Reference Plan 22R-7061, being part of Lot 144 and all of Lot 145, Plan 230, Township of Ashfield-Colborne-Wawanosh, County of Huron.		
ACCESS	Berry Avenue		
FRONTAGE	99 FT	DEPTH	132 FT
SERVICING	Municipal Water	ZONING	VR1
ADDITIONAL CONDITIONS	The successful purchaser will be required to enter into an agreement with the Township requiring the construction of a dwelling on the subject lands within a specified timeframe. The agreement will grant the Township the right to repurchase the property if the purchaser fails to meet these construction requirements, with the purchaser receiving 90% of the original purchase price, less applicable costs such as legal fees, commissions, and taxes, and with no compensation provided for any improvements made to the property.		
MINIMUM TENDER AMOUNT	\$45,000.00		

Tenders are invited for the purchase of the lands described above and will be received until **1:00 p.m.** local time on **Thursday, May 7, 2026**, at the Township Office, 82133 Council Line, R.R. #5, Goderich ON N7A 3Y2.

Sealed Tenders must be delivered to the Township Office at 82133 Council Line, R.R. #5, Goderich ON in the prescribed form and must be accompanied by a deposit in the form of a money order or a bank draft or cheque certified by a bank or trust corporation payable to the Township and representing at least 10 percent of the tender amount.

The successful purchaser will be required to connect to municipal water, pay the applicable Water Connection Fee, install a septic system and pay all applicable Development Charges. The purchaser is solely responsible for confirming permitted uses and ensuring compliance with all construction and zoning requirements.

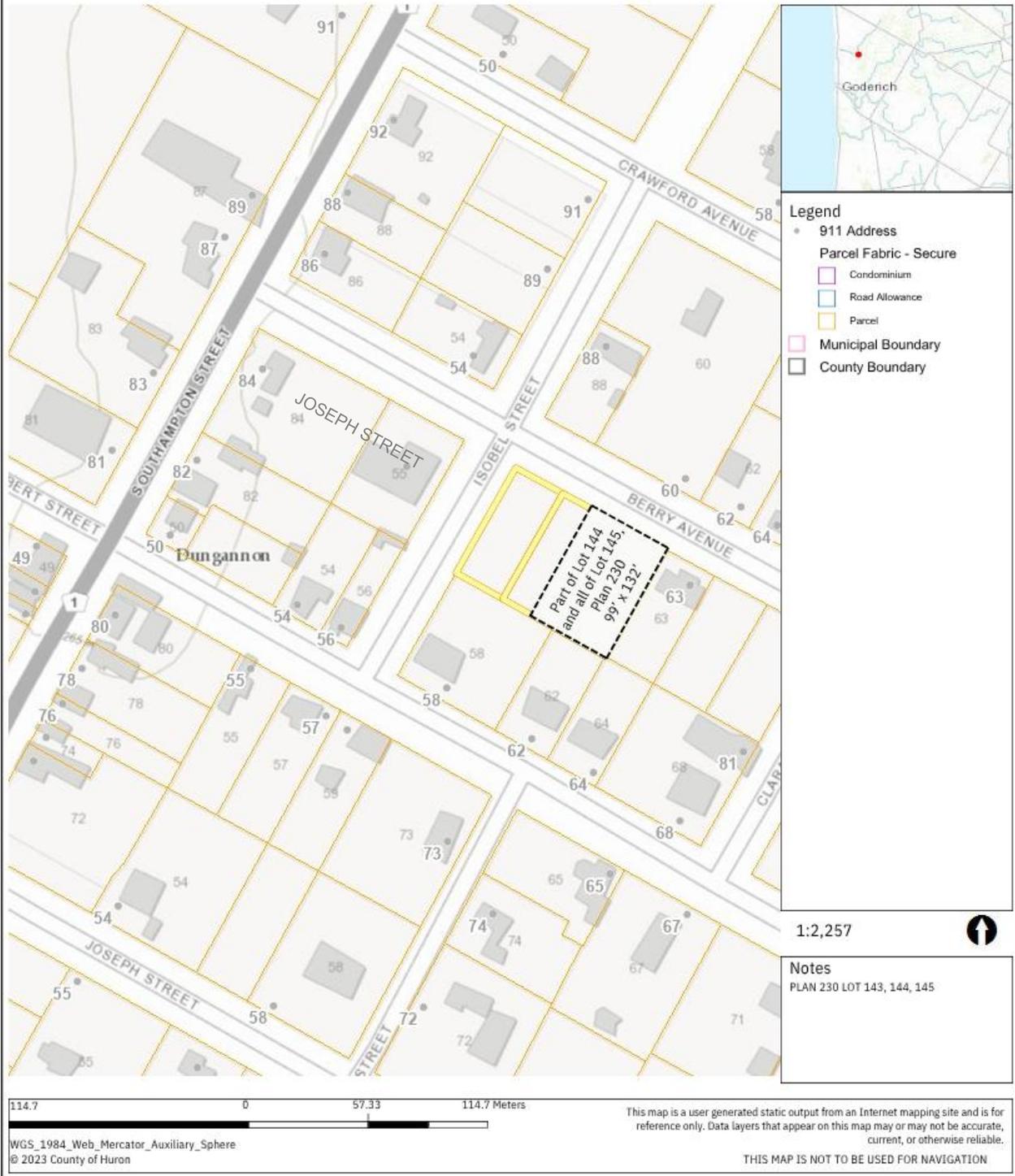
Construction of a dwelling must commence within eighteen (18) months of the purchase date, with substantial completion achieved within twelve (12) months of obtaining a building permit, and the Township retains the right to repurchase the property if these requirements are not met. If the purchaser fails to comply, the vendor may require the property to be sold back, with the purchaser receiving 90% of the original purchase price minus applicable costs such as legal fees, commissions, and taxes, and no compensation for any improvements made. This requirement expires once all building obligations have been fulfilled.

For further information regarding this sale and a copy of the prescribed form of tender, visit: <https://acwtownship.ca/government/tenders-rfp> or if no internet access is available, contact:

Florence Witherspoon, Clerk
Township of Ashfield-Colborne-Wawanosh
82133 Council Line, R.R. #5, Goderich ON N7A 3Y2
519-524-4669



LOT 4 - Part of Lot 144 and all of Lot 145, Plan 230 (Dungannon)



Maps and pictures are provided as a courtesy only and the Township makes no warranties as to the accuracy of this information. Boundaries on aerial photos may be skewed.

Tender Submission Form

Township of Ashfield-Colborne-Wawanosh
82133 Council Line, R.R. #5, Goderich ON N7A 3Y2
519-524-4669

Lot 4	Size	Total Bid Price
Parts 3 and 4 on Reference Plan 22R-7061, being part of Lot 144 and all of Lot 145, Plan 230, Township of Ashfield-Colborne-Wawanosh, County of Huron.	99' x 132'	

1. I/we hereby bid to purchase the land described above for the dollar amount listed above.
2. I/we understand that this bid must be received at the Township Office no later than **1:00 p.m.** local time on **Thursday, May 7, 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 Township of Ashfield-Colborne-Wawanosh representing 10 per cent (10%) or more of the bid amount which will be forfeited if I/we are the successful bidder(s) and I/we do not pay the balance of the tendered amount.
4. I/we understand that we will be responsible for paying the amount tendered plus HST if applicable, and the relevant land transfer tax. In addition, I/we also understand that we will be responsible to sign a formal Agreement of Purchase and Sale which will be required to complete the sale of land.

Submitted by: _____

Address: _____

Telephone: _____ Email: _____

Signature of Authorized Person: _____

Date: _____

The highest or any tender will not necessarily be accepted.

Instructions for Submitting a Tender

A tender, and the envelope that it is submitted in, must be prepared and submitted in accordance with the following rules:

1. Determine your Tender Amount

If you are the successful tenderer, you will also be required to pay Land Transfer Tax, and any applicable HST related with the sale.

2. Prepare the Tender Submission Form

A tender shall be submitted on the tender submission form provided in the tender package. It must be typewritten or legibly handwritten in ink.

3. Prepare a Deposit

- a. Your tender must be accompanied by a deposit of at least 10% of the amount you tender.
- b. Your deposit must be made by way of money order or by way of bank draft or cheque certified by a bank, credit union or trust corporation made out in favour of the Township of Ashfield-Colborne-Wawanosh.

4. Prepare a Tender Envelope

Your tender must be submitted in a sealed envelope, clearly marked as to its contents, indicating on it that it is a tender and provides the **Tender ID** to permit staff to identify the parcel of land to which the tender relates.

5. One Parcel Only

A tender shall relate to only one parcel of land. If there are two or more properties in a sale and you wish to submit bids for two properties, you must submit two separate tenders. Specific tender packages are available for each parcel of land. You must acquire the correct tender package for the parcel you wish to submit a tender for and submit separate deposit cheques or money orders for each. Each Tender Submission Form, along with the deposit for that property, must be submitted in a separate envelope. Failure to submit separate tenders or deposits as described here will result in the rejection of the tender.

6. No Additional Terms or Conditions

Staff will reject every tender that includes any term or condition not provided for in the terms of sale.

7. Submitting your Tender

You can submit your tender in person, or by courier, or by mail. Your tender must be received by the Township Office on or before **1:00 p.m.** on **Thursday, May 7, 2026**. If your tender is received late, it will be rejected. In the event of a postal strike or other work slowdown, mail might not be delivered in a timely manner. There is no guarantee the Township will collect their mail before 1 p.m. on the day of the tender deadline. It is the tenderer's responsibility to ensure the tender is delivered to the Township Office by 1 p.m. by the tender deadline.

8. Withdraw your Tender

A tender is withdrawn if the tenderer's written request to have the tender withdrawn is received by the Township before **1:00 p.m.** local time on **Thursday, May 7, 2026**. The envelope containing a withdrawn tender will not be opened at the time of the opening of the sealed envelopes.

9. Cancellation of Sale

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

10. Privilege

The highest or any tender will not necessarily be accepted.