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!

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FORM 7

TENDER TO PURCHASE

Municipal Act, 2001

The Corporation of Norfolk County

TO:	NAME:	**Amy Fanning** **Treasurer/Director, Financial Management and Planning**
	ADDRESS:	**50 Colborne Street S.** **Simcoe, ON N3Y 4H3**
	TELEPHONE:	**519-426-5870** **For all inquiries, please contact Joelle DeCoutere, Corporate Collection Clerk at Ext. 8028**

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 December 9, 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 Norfolk County 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 NORFOLK COUNTY

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, December 9, 2026, at the Municipal Office, 185 Robinson St, Suite 100, Simcoe, ON N3Y 5L6.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Municipal Office, 185 Robinson St, Suite 100, Courtroom 1, Simcoe, ON N3Y 5L6.

Description of Lands:

ROLL NO. 33 10 541 030 22400 0000, 1686 HIGHWAY 3, DELHI, PIN 50155-0173 (R), PT LT 178 CON STR MIDDLETON AS IN NR413331 SCHEDULE "B" (SECOND[illegible]DLY); NORFOLK COUNTY & PIN 50155-0171 (R), PT LT 178 CON STR MIDDLETON AS IN NR41[illegible]STLY) & NR314414 (FIRSTLY); NORFOLK COUNTY, FILE NKNK22-060

CANCELLED

Minimum Tender Amount: $55,113.12
According to the last returned assessment roll, the assessed value of the land is $614,000.

ROLL NO. 33 10 336 060 12600 0000, 1387 THOMPSON RD E, WATERFORD, PIN 50273-0192 LT, LT 11 PL 41B; NORFOLK COUNTY, FILE NKNK24-008
Minimum Tender Amount: $25,611.69
According to the last returned assessment roll, the assessed value of the land is $142,000.

ROLL NO. 33 10 336 030 81600 0000, 155 COLLEGE ST W, WATERFORD, PIN 50277-0246 LT, PT LT 6 CON 7 TOWNSEND AS IN NR558016; NORFOLK COUNTY, FILE NKNK24-027
Minimum Tender Amount: $13,737.60
According to the last returned assessment roll, the assessed value of the land is $207,000.

ROLL NO. 33 10 401 010 16100 0000, 36 NORFOLK ST S, SIMCOE, PIN 50225-0122 LT, PT LT C, F BLK 96 PL 182 AS IN NR395817 T/W NR395817; NORFOLK COUNTY, FILE NKNK24-031
Minimum Tender Amount: $54,817.86
According to the last returned assessment roll, the assessed value of the land is $273,000.

ROLL NO. 33 10 401 009 18400 0000, 33 VICTORIA ST, SIMCOE, PIN 50235-0146 LT, PT LT 1-2 BLK 125 PL 182 PT 1 - 3 37R2613 EXCEPT PT 2 37R3986; NORFOLK COUNTY, FILE NKNK24-034
Minimum Tender Amount: $24,003.83
According to the last returned assessment roll, the assessed value of the land is $172,000.

ROLL NO. 33 10 493 080 23100 0000, 210 HILLSIDE AVE, VITTORIA, PIN 50206-0252 LT, PT LT 24-25 PL 166 AS IN NR556221; T/W NR556221; NORFOLK COUNTY, FILE NKNK24-037
Minimum Tender Amount: $46,263.48
According to the last returned assessment roll, the assessed value of the land is $371,000.

ROLL NO. 33 10 493 090 02700 0000, 60 BEE ST, ST WILLIAMS, PIN 50203-0106 LT, LT 13 PL 735; NORFOLK COUNTY, FILE NKNK24-039
Minimum Tender Amount: $38,433.52
According to the last returned assessment roll, the assessed value of the land is $519,000.

ROLL NO. 33 10 543 030 04550 0000, 215 CONCESSION RD 1, PORT ROWAN, PIN 50112-0216 LT, PT LT 3 CON 1 SOUTH WALSINGHAM PT 1 37R8749; NORFOLK COUNTY, FILE NKNK24-040
Minimum Tender Amount: $33,163.13
According to the last returned assessment roll, the assessed value of the land is $258,000.

ROLL NO. 33 10 493 040 02425 0000, SIMCOE, PIN 50192-0348 LT, PT LT 18 CON 8 CHARLOTTEVILLE PT 4 37R8327; NORFOLK COUNTY, FILE NKNK25-027
Minimum Tender Amount: $26,575.24
According to the last returned assessment roll, the assessed value of the land is $4,700.

ROLL NO. 33 10 493 020 02100 0000, SIMCOE, PIN 50192-0123 LT, PT LT 13-14 CON 10 CHARLOTTEVILLE PT 1 37R5036; NORFOLK COUNTY, FILE NKNK25-028
Minimum Tender Amount: $52,758.44
According to the last returned assessment roll, the assessed value of the land is $402,000.

ROLL NO. 33 10 334 010 49000 0000, 207 MAIN ST, PORT DOVER, PIN 50247-0348 LT, PT LT 37 BLK 49 PL 207 PT 1, 4 37R6684; NORFOLK COUNTY, FILE NKNK25-035
Minimum Tender Amount: $28,468.74
According to the last returned assessment roll, the assessed value of the land is $144,000.

ROLL NO. 33 10 334 030 46100 0000, 8 JOHN S[illegible]50248-0058 LT, LT 12 BLK 84 PL 207 S/T & T/W NR387696, EXCEPT THE EASEMENT THEREIN RE[illegible]51 BLK 84; NORFOLK COUNTY, FILE NKNK25-036
CANCELLED
Minimum Tender Amount: $39,996.66
According to the last returned assessment roll, the assessed value of the land is $380,000.

ROLL NO. 33 10 334 030 74710 0000, PORT DOVER, PIN 50248-0206 LT, PT LT 13 CON 1 WOODHOUSE AS IN NR95505, LYING S OF PL118 & PT 7 37R1790 & LYING E OF ONTARIO ST, S/T NR303604, NR282272, NR523203, NR487589, NR551820, NR571661, NR516668; S/T EXECUTION 01-0000224, IF ENFORCEABLE; NORFOLK COUNTY, FILE NKNK25-037
Minimum Tender Amount: $23,637.20
According to the last returned assessment roll, the assessed value of the land is $130,000.

ROLL NO. 33 10 334 010 30200 0000, 11C GLENWOOD ST, PORT DOVER, PIN 50247-0281 LT, PT LT 12, 14-15 BLK 37 PL 207 AS IN NR572966 T/W NR572966; NORFOLK COUNTY, FILE NKNK25-033
Minimum Tender Amount: $27,758.26
According to the last returned assessment roll, the assessed value of the land is $147,000.

ROLL NO. 33 10 337 030 24900 0000, 2332 HIG[illegible]PIN 50209-0389 LT, PT LT 1 CON 2 WOODHOUSE AS IN NR497006; NORFOLK COUNTY, FILE NKN[illegible]
CANCELLED
Minimum Tender Amount: $26,163.60
According to the last returned assessment roll, the assessed value of the land is $216,000.

ROLL NO. 33 10 402 010 04023 0000, 6 IRONWOOD ST, SIMCOE, PIN 50840-0071 LT, UNIT 71, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 40 AND ITS APPURTENANT INTEREST; SUBJECT TO AN EASEMENT IN GROSS AS IN NK124123; SUBJECT TO AN EASEMENT IN GROSS AS IN NK124196; NORFOLK COUNTY, FILE NKNK25-041
Minimum Tender Amount: $33,072.89
According to the last returned assessment roll, the assessed value of the land is $302,000.

ROLL NO. 33 10 493 040 14300 0000, 1075 CHARLOTTEVILLE RD 8, SIMCOE, PIN 50192-0297 LT, PT LT 14 CON 8 CHARLOTTEVILLE PT 1 37R4178 EXCEPT PT 2 37R6650; NORFOLK COUNTY, FILE NKNK25-050
Minimum Tender Amount: $34,622.48
According to the last returned assessment roll, the assessed value of the land is $419,000.

ROLL NO. 33 10 543 050 02800 0000, 972 HIGHWAY 59, PORT ROWAN, PIN 50117-0237 LT, PT LT 14 CON A SOUTH WALSINGHAM AS IN NR374301; T/W NR489417; NORFOLK COUNTY, FILE NKNK25-054
Minimum Tender Amount: $41,265.93
According to the last returned assessment roll, the assessed value of the land is $311,000.

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. <u>Responsibility for ascertaining these matters rests with the potential purchasers.</u>

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.

For further information regarding this sale and a copy of the prescribed form of tender contact:

Rob Fleming, Tax Collector/Manager, Revenue
The Corporation of Norfolk County
50 Colborne Street S.
Simcoe, ON N3Y 4H3
519-426-5870 Ext. 8154
www.norfolkcounty.ca

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$55,113.12
Region	NORFOLK COUNTY	**Property Identification No.**	50155-0173 (R) & 50155-0171 (R)
Municipal Address	1686 HIGHWAY 3, DELHI	**Assessment Roll No.**	33 10 541 030 22400 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK22-060

Legal Description
50155-0173 (R) - PT LT 178 CON STR MIDDLETON AS IN NR413331 SCHEDULE “B” (SECONDLY) & NR314414 (SECONDLY); NORFOLK COUNTY & PIN 50155-0171 (R) - PT LT 178 CON STR MIDDLETON AS IN NR413331 SCHEDULE “B” (FIRSTLY) & NR314414 (FIRSTLY); NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	48ac
Municipal Assessment Value	$614,000
Annual Property Taxes	$9,896.02
Is there a House on the Property?	YES
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?	AGRICULTURAL STRUCTURES
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?	HIGHWAY 3 & RHINELAND RD
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	A & HL
Zoning Code Description (Please provide a short description)	Agricultural and Hazard Land
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	n/a
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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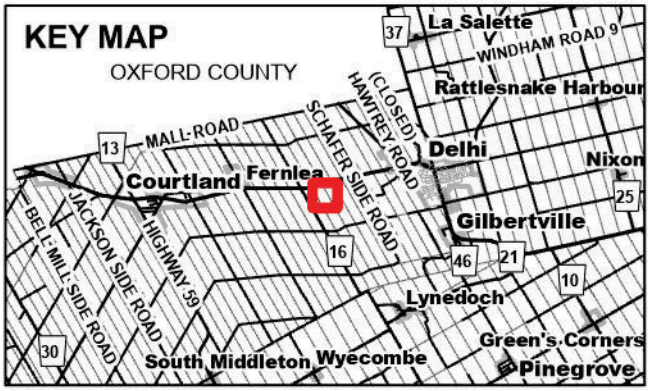
Geographic Township of

Middleton

0 35 70 140 210 280 Meters

Roll Number: 331054103022400000
Address: 1686 Highway 3

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$25,611.69
Region	NORFOLK COUNTY	**Property Identification No.**	50273-0192 LT
Municipal Address	1387 THOMPSON RD E, WATERFORD	**Assessment Roll No.**	33 10 336 060 12600 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK24-008

Legal Description
LT 11 PL 41B; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.25ac
Municipal Assessment Value	$142,000
Annual Property Taxes	$2,354.93
Is there a House on the Property?	YES
If No, is there a Seasonal Residence?	N/A
Are there any Other Structures on the Property?	NO
If Yes, what do the Structures Appear to be?	N/A
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?	THOMPSON RD E & VILLA NOVA RD
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	HL
Zoning Code Description (Please provide a short description)	Hazard Land
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	No building permit can be issued
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	n/a
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca **zoning@norfolkcounty.ca** **planning@norfolkcounty.ca**

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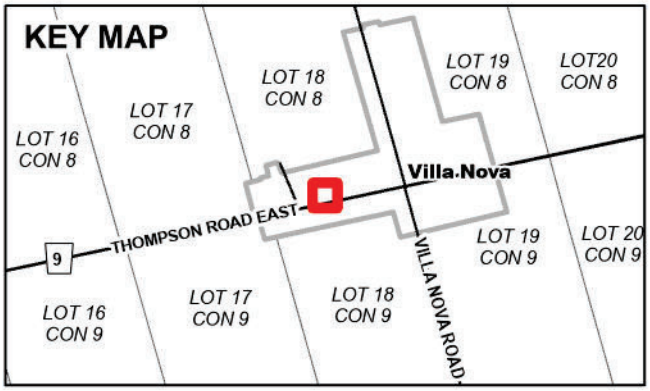
Hamlet of

Villa Nova

Meters
0 3.5 7 14 21 28

Roll Number: 3310336060126000000
Address: 1387 Thompson Rd E

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$13,737.60
Region	NORFOLK COUNTY	**Property Identification No.**	50277-0246 LT
Municipal Address	155 COLLEGE ST W, WATERFORD	**Assessment Roll No.**	33 10 336 030 81600 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK24-027

Legal Description
PT LT 6 CON 7 TOWNSEND AS IN NR558016; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.46ac
Municipal Assessment Value	$207,000
Annual Property Taxes	$3,451.97
Is there a House on the Property?	YES
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?	N/A
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?	COLLEGE ST W & JOHN ST
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R1-A
Zoning Code Description (Please provide a short description)	Urban Residential Type 1-A
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	n/a
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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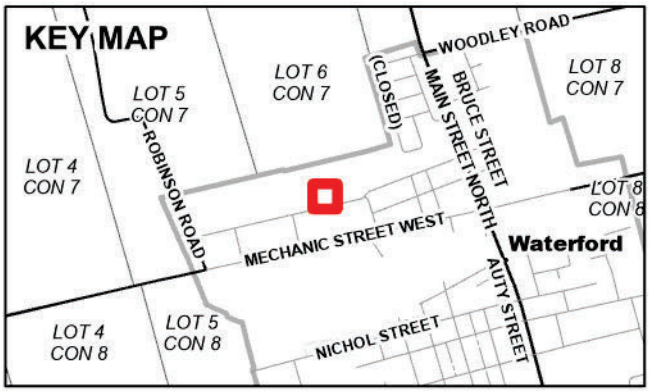
Urban Area of

Waterford

0 3.5 7 14 21 28 Meters

Roll Number: 3310336030816000000
Address: 155 College St W

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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$54,817.86
Region	NORFOLK COUNTY	**Property Identification No.**	50225-0122 LT
Municipal Address	36 NORFOLK ST S, SIMCOE	**Assessment Roll No.**	33 10 401 010 16100 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK24-031

Legal Description
PT LT C, F BLK 96 PL 182 AS IN NR395817 T/W NR395817; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.06AC
Municipal Assessment Value	$273,000
Annual Property Taxes	$9,480.38
Is there a House on the Property?	NO
If No, is there a Seasonal Residence?	NO
Are there any Other Structures on the Property?	YES
If Yes, what do the Structures Appear to be?	RETAIL STORE
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?	NORFOLK ST S & SYDENHAM ST
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	CBD
Zoning Code Description (Please provide a short description)	Central Business District
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions, site plan control application and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/a
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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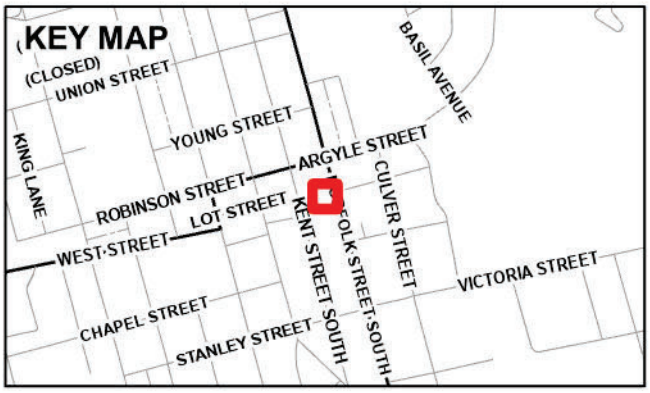
Urban Area of

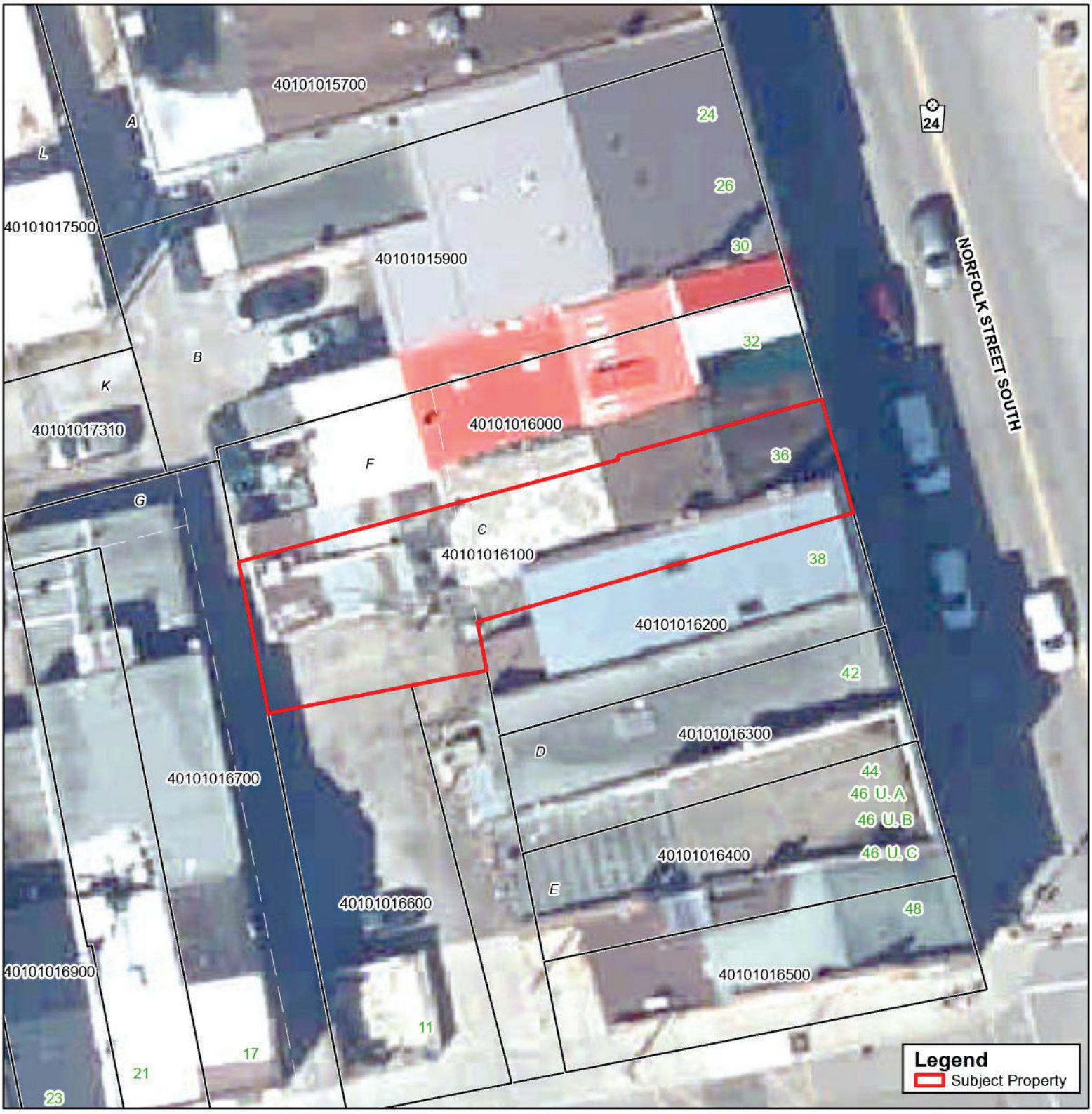
Simcoe

0 2 4 8 12 16 Meters

Roll Number: 3310401010161000000
Address: 36 Norfolk St S

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$24,003.83
Region	NORFOLK COUNTY	**Property Identification No.**	50235-0146 LT
Municipal Address	33 VICTORIA ST, SIMCOE	**Assessment Roll No.**	33 10 401 009 18400 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK24-034

Legal Description
PT LT 1-2 BLK 125 PL 182 PT 1 - 3 37R2613 EXCEPT PT 2 37R3986; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.35AC
Municipal Assessment Value	$172,000
Annual Property Taxes	$2,852.45
Is there a House on the Property?	DUPLEX
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?	SHED
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?	VICTORIA ST & NORFOLK ST S
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	CBD
Zoning Code Description (Please provide a short description)	Central Business District
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions, site plan control application and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	CBD
Is the Property Land Locked?	Central Business District

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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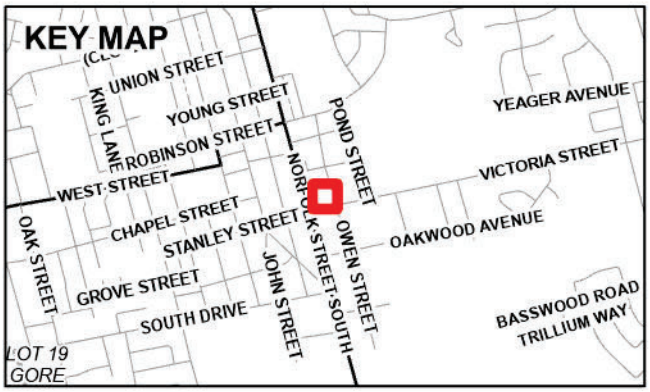
Urban Area of

Simcoe

0 3.5 7 14 21 28 Meters

Roll Number: 3310401009184000000
Address: 33 Victoria St

N





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Tax Recovery Solutions

Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$46,263.48
Region	NORFOLK COUNTY	**Property Identification No.**	50206-0252 LT
Municipal Address	210 HILLSIDE AVE, VITTORIA	**Assessment Roll No.**	33 10 493 080 23100 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK24-037

Legal Description
PT LT 24-25 PL 166 AS IN NR556221; T/W NR556221; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.26AC
Municipal Assessment Value	$371,000
Annual Property Taxes	$6,152.68
Is there a House on the Property?	YES
If No, is there a Seasonal Residence?	N/A
Are there any Other Structures on the Property?	NO
If Yes, what do the Structures Appear to be?	N/A
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?	HILLSIDE AV & UPPER RAVINE DR
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	RR
Zoning Code Description (Please provide a short description)	Resort Residential
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions, LPRCA approval and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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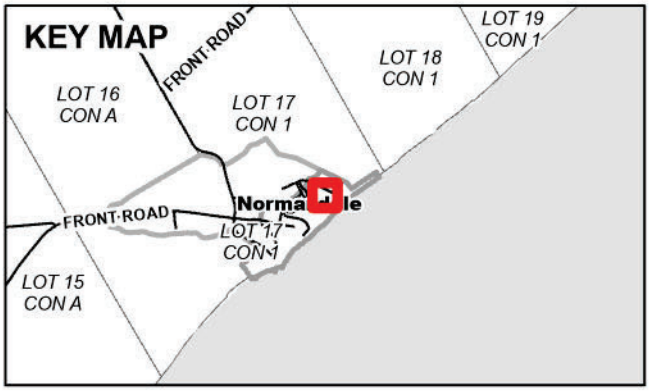
Hamlet of

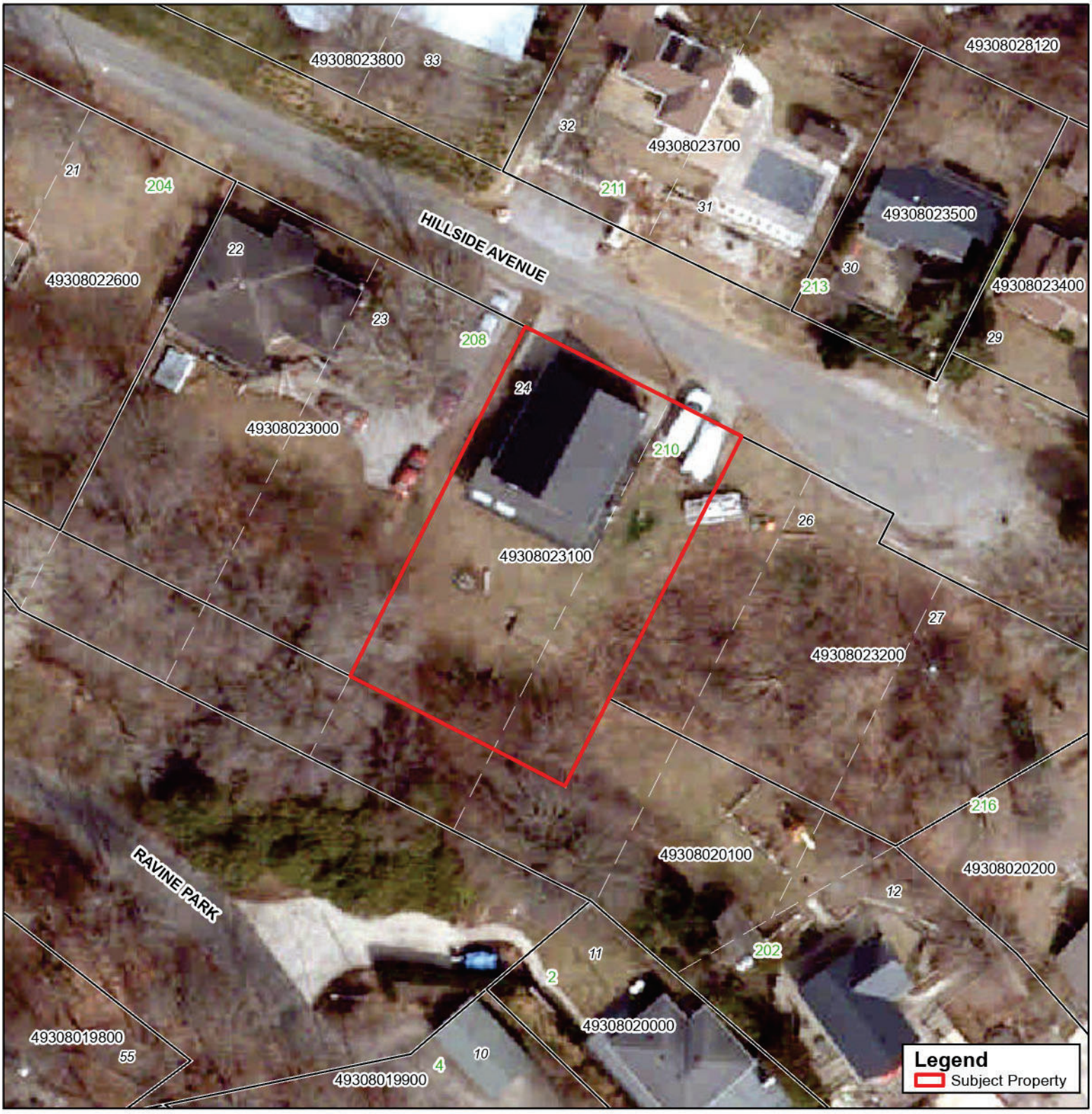
Normandale

0 3.5 7 14 21 28 Meters

Roll Number: 3310493080231000000
Address: 210 Hillside Ave

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$38,433.52
Region	NORFOLK COUNTY	**Property Identification No.**	50203-0106 LT
Municipal Address	60 BEE ST, ST WILLIAMS	**Assessment Roll No.**	33 10 493 090 02700 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK24-039

Legal Description
LT 13 PL 735; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.23ac
Municipal Assessment Value	$519,000
Annual Property Taxes	$8,607.12
Is there a House on the Property?	YES
If No, is there a Seasonal Residence?	NO
Are there any Other Structures on the Property?	YES
If Yes, what do the Structures Appear to be?	ATTACHED GARAGE
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?	BEE ST & BAYVIEW AV
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	RH (H)
Zoning Code Description (Please provide a short description)	Hamlet Residential with Holding Provision
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions, holding provisions, LPRCA approval and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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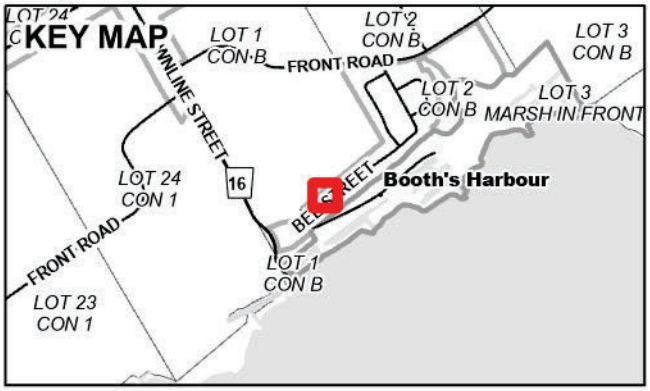
Hamlet of

Booth's Harbour

0 3.5 7 14 21 28 Meters

Roll Number: 3310493090027000000
Address: 60 Bee St

N





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Tax Recovery Solutions

Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$33,163.13
Region	NORFOLK COUNTY	**Property Identification No.**	50112-0216 LT
Municipal Address	215 CONCESSION RD 1, PORT ROWAN	**Assessment Roll No.**	33 10 543 030 04550 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK24-040

Legal Description
PT LT 3 CON 1 SOUTH WALSINGHAM PT 1 37R8749; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	1ac
Municipal Assessment Value	$258,000
Annual Property Taxes	$4,278.68
Is there a House on the Property?	YES
If No, is there a Seasonal Residence?	NO
Are there any Other Structures on the Property?	YES
If Yes, what do the Structures Appear to be?	ATTACHED GARAGE
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?	1ST CONCESSION & NORFOLK COUNTY RD 23
Are there any Nearby Amenities?	NO

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	A
Zoning Code Description (Please provide a short description)	Agricultural
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	Yes, there is an outstanding order
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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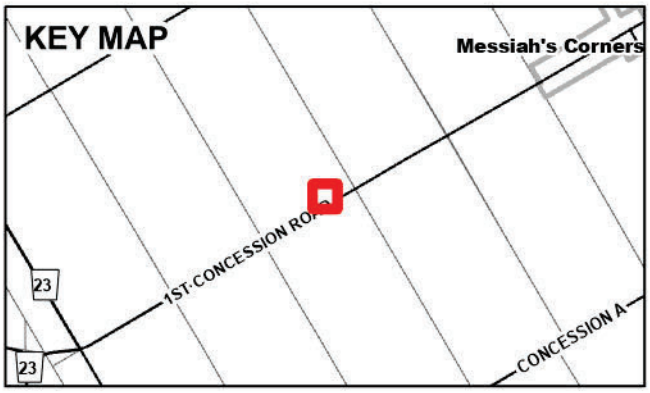
Geographic Township of

South Walsingham

Meters
0 5 10 20 30 40

Roll Number: 3310543030045500000
Address: 215 1St Concession Rd

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$26,575.24
Region	NORFOLK COUNTY	**Property Identification No.**	50192-0348 LT
Municipal Address	NOT ASSIGNED, SIMCOE	**Assessment Roll No.**	33 10 493 040 02425 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-027

Legal Description
PT LT 18 CON 8 CHARLOTTEVILLE PT 4 37R8327; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.51ac
Municipal Assessment Value	$4,700
Annual Property Taxes	$77.94
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?	NO
If Yes, what do the Structures Appear to be?	N/A
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?	MCDOWELL RD E & CHARLOTTEVILLE EAST QUARTERLINE RD
Are there any Nearby Amenities?	NO

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	A
Zoning Code Description (Please provide a short description)	Agricultural
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	No building permit can be issued
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	Yes

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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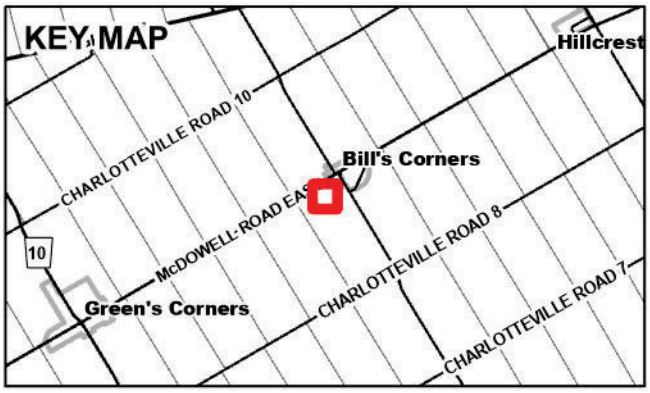
Geographic Township of

Charlotteville

0 10 20 40 60 80 Meters

Roll Number: 331049304002425000
Address: Mcdowell Rd E

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$52,758.44
Region	NORFOLK COUNTY	**Property Identification No.**	50192-0123 LT
Municipal Address	NOT ASSIGNED, SIMCOE	**Assessment Roll No.**	33 10 493 020 02100 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-028

Legal Description
PT LT 13-14 CON 10 CHARLOTTEVILLE PT 1 37R5036; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	58.89ac
Municipal Assessment Value	$402,000
Annual Property Taxes	$7,997.23
Is there a House on the Property?	NO
If No, is there a Seasonal Residence?	NO
Are there any Other Structures on the Property?	YES
If Yes, what do the Structures Appear to be?	AGRICULTURAL STRUCTURES
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?	CHARLOTTEVILLE RD 10 & TURKEY POINT RD
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	OS, A , HL , PSW
Zoning Code Description (Please provide a short description)	Open Space, Agricultural, Hazard Land, Provincially Significant Wetland
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit cannot be issued on the property without approval first through a site plan application facilitated by the planning department
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	Yes
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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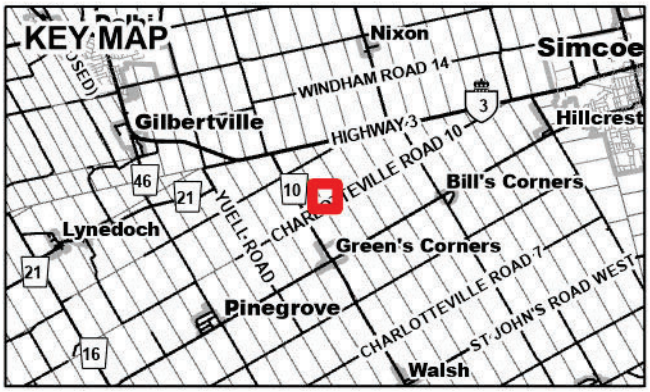
Geographic Township of

Charlotteville

Meters
0 25 50 100 150 200

Roll Number: 3310493020021000000
Address: Charlotteville Rd 10

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$28,468.74
Region	NORFOLK COUNTY	**Property Identification No.**	50247-0348 LT
Municipal Address	207 MAIN ST, PORT DOVER	**Assessment Roll No.**	33 10 334 010 49000 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-035

Legal Description
PT LT 37 BLK 49 PL 207 PT 1, 4 37R6684; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.11ac
Municipal Assessment Value	$144,000
Annual Property Taxes	$4,937.04
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?	N/A
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?	MAIN ST & CLINTON ST
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	CBD
Zoning Code Description (Please provide a short description)	Central Business District
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit cannot be issued on the property without approval first through a site plan application facilitated by the planning department
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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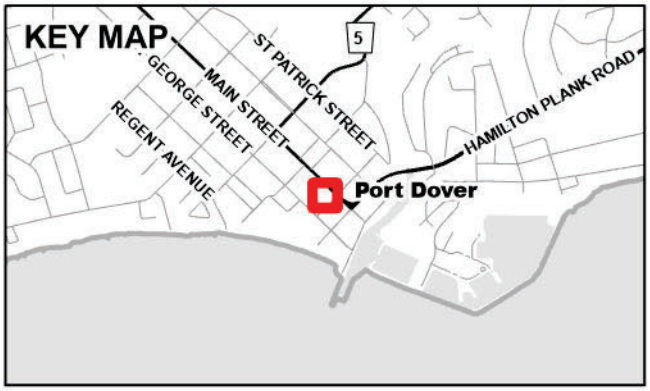
Urban Area of

Port Dover

0 3.5 7 14 21 28 Meters

Roll Number: 3310334010490000000
Address: 207 Main St

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$39,996.66
Region	NORFOLK COUNTY	**Property Identification No.**	50248-0058 LT
Municipal Address	8 JOHN ST, PORT DOVER	**Assessment Roll No.**	33 10 334 030 46100 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-036

Legal Description
LT 12 BLK 84 PL 207 S/T & T/W NR387696, EXCEPT THE EASEMENT THEREIN RE: THE ELY 56' OF LT 51 BLK 84; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.18ac
Municipal Assessment Value	$380,000
Annual Property Taxes	$6,301.94
Is there a House on the Property?	YES
If No, is there a Seasonal Residence?	NO
Are there any Other Structures on the Property?	YES
If Yes, what do the Structures Appear to be?	ATTACHED GARAGE
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?	JOHN ST & BROWN ST
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R1-A
Zoning Code Description (Please provide a short description)	Urban Residential Type 1-A
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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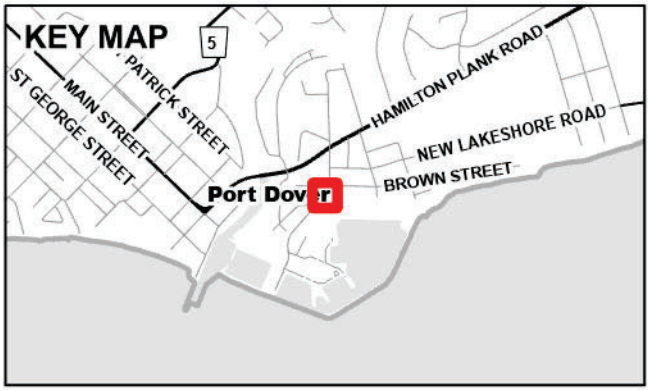
Urban Area of

Port Dover

0 3.5 7 14 21 28 Meters

Roll Number: 3310334030461000000
Address: 8 John St

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$23,637.20
Region	NORFOLK COUNTY	**Property Identification No.**	50248-0206 LT
Municipal Address	NOT ASSIGNED, PORT DOVER	**Assessment Roll No.**	33 10 334 030 74710 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-037

Legal Description
PT LT 13 CON 1 WOODHOUSE AS IN NR95505, LYING S OF PL118 & PT 7 37R1790 & LYING E OF ONTARIO ST, S/T NR303604, NR282272, NR523203, NR487589, NR551820, NR571661, NR516668; S/T EXECUTION 01-0000224, IF ENFORCEABLE; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	4.33ac
Municipal Assessment Value	$130,000
Annual Property Taxes	$2,155.93
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?	N/A
Is this a Waterfront or Riverfront Property?	YES
If Yes, what Body of Water?	LONG POINT BAY
Is this Property Abutting any Crown Land?	NO
What is the Closest Major Intersection?	ONTARIO ST & BROWN ST
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	HL
Zoning Code Description (Please provide a short description)	Hazard Land
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	No
Is a Demolition Permit Available?	No
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	No
Is the Property Land Locked?	Yes

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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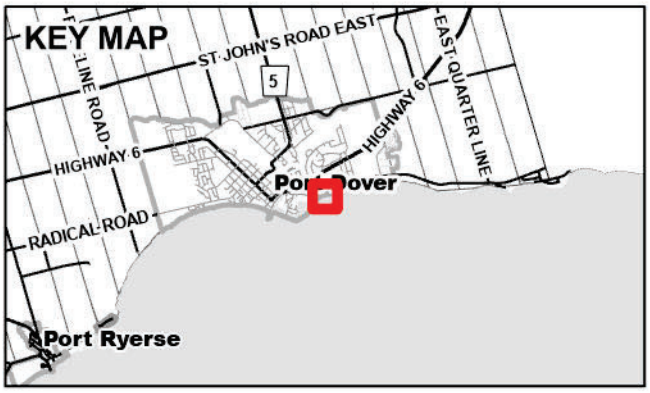
Urban Area of

Port Dover

0 15 30 60 90 120 Meters

Roll Number: 3310334030747100000
Address: Ontario St

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$27,758.26
Region	NORFOLK COUNTY	**Property Identification No.**	50247-0281 LT
Municipal Address	11C GLENWOOD ST, PORT DOVER	**Assessment Roll No.**	33 10 334 010 30200 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-033

Legal Description
PT LT 12, 14-15 BLK 37 PL 207 AS IN NR572966 T/W NR572966; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.07ac
Municipal Assessment Value	$147,000
Annual Property Taxes	$2,437.85
Is there a House on the Property?	YES
If No, is there a Seasonal Residence?	NO
Are there any Other Structures on the Property?	YES
If Yes, what do the Structures Appear to be?	SHED
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?	GLENNWOOD ST & GRACE ST
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R2
Zoning Code Description (Please provide a short description)	Urban Residential Type 2
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued for renovations only. No changes to building height or footprint permitted.
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Unknown – Contact Public Works to verify
Is the Property Accessible by a Public or Private Road?	No
If No, Is the Property Accessible by a Right-of-Way?	Yes
Is the Property Land Locked?	Yes

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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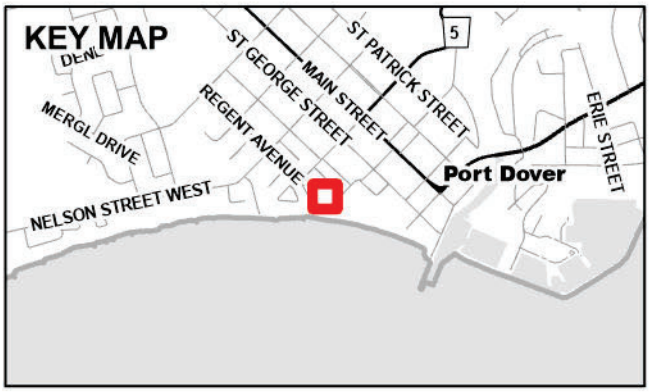
Urban Area of

Port Dover

0 3.5 7 14 21 28 Meters

Roll Number: 3310334010302000000
Address: 11C Glenwood St

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$26,163.60
Region	NORFOLK COUNTY	**Property Identification No.**	50209-0389 LT
Municipal Address	2332 HIGHWAY 24 E, SIMCOE	**Assessment Roll No.**	33 10 337 030 24900 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-040

Legal Description
PT LT 1 CON 2 WOODHOUSE AS IN NR497006; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	9ac
Municipal Assessment Value	$216,000
Annual Property Taxes	$3,582.15
Is there a House on the Property?	YES
If No, is there a Seasonal Residence?	NO
Are there any Other Structures on the Property?	YES
If Yes, what do the Structures Appear to be?	AGRICULTURAL STRUCTURES
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?	NORFOLK COUNTY RD 24 E & ST. JOHNS RD E
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	CR
Zoning Code Description (Please provide a short description)	Rural Commercial
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit cannot be issued on the property without approval first through a site plan application facilitated by the planning department
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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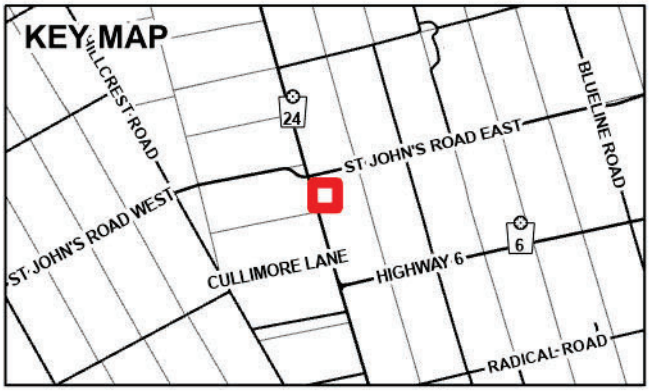
Geographic Township of

Woodhouse

0 10 20 40 60 80 Meters

Roll Number: 3310337030249000000
Address: 2332 Norfolk County Highway 24 East

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$33,072.89
Region	NORFOLK COUNTY	**Property Identification No.**	50840-0071 LT
Municipal Address	6 IRONWOOD ST, SIMCOE	**Assessment Roll No.**	33 10 402 010 04023 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-041

Legal Description
UNIT 71, LEVEL 1, NORFOLK VACANT LAND CONDOMINIUM PLAN NO. 40 AND ITS APPURTENANT INTEREST; SUBJECT TO AN EASEMENT IN GROSS AS IN NK124123; SUBJECT TO AN EASEMENT IN GROSS AS IN NK124196; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.1ac
Municipal Assessment Value	$302,000
Annual Property Taxes	$5,008.38
Is there a House on the Property?	ROW/TOWNHOUSE
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?	YES
Is this a Waterfront or Riverfront Property?	ATTACHED GARAGE
If Yes, what Body of Water?	N/A
Is this Property Abutting any Crown Land?	NO
What is the Closest Major Intersection?	IRONWOOD & SERVICEBERRY LANE
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	R4
Zoning Code Description (Please provide a short description)	Urban Residential Type 4
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	Yes
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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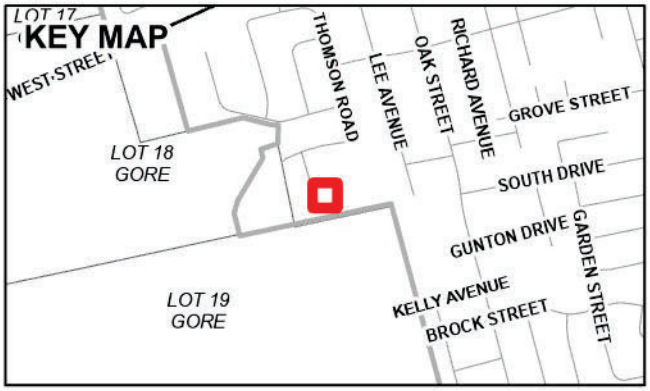
Urban Area of

Simcoe

0 2 4 8 12 16 Meters

Roll Number: 3310402010040230000
Address: 6 Ironwood St

N





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Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$34,622.48
Region	NORFOLK COUNTY	**Property Identification No.**	50192-0297 LT
Municipal Address	1075 CHAR'VILLE RD 8, SIMCOE	**Assessment Roll No.**	33 10 493 040 14300 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-050

Legal Description
PT LT 14 CON 8 CHARLOTTEVILLE PT 1 37R4178 EXCEPT PT 2 37R6650; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	28.03ac
Municipal Assessment Value	$419,000
Annual Property Taxes	$8,497.55
Is there a House on the Property?	YES
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?	AGRICULTURAL STRUCTURES
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?	CHARLOTTEVILLE RD 8 & CHARLOTTEVILLE E QUARTERLINE RD
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	A , PSW
Zoning Code Description (Please provide a short description)	Agricultural and Provincially Significant Wetland
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	A permit can be issued subject to the applicable zoning provisions and submitting a building permit application
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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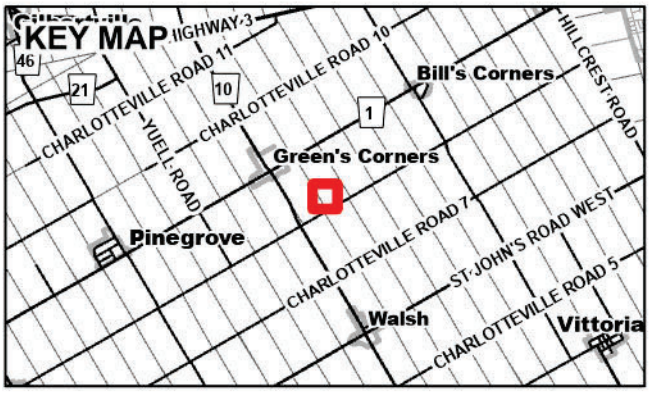
Geographic Township of

Charlotteville

0 15 30 60 90 120 Meters

Roll Number: 3310493040143000000
Address: 1075 Charlotteville Rd 8

N





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Tax Recovery Solutions

Basic Property Details

Municipality	NORFOLK COUNTY	**Minimum Tender Amount**	$41,265.93
Region	NORFOLK COUNTY	**Property Identification No.**	50117-0237 LT
Municipal Address	972 HIGHWAY 59, PORT ROWAN	**Assessment Roll No.**	33 10 543 050 02800 0000
Closing Date	DECEMBER 9, 2026	**Municipal File No.**	NKNK25-054

Legal Description
PT LT 14 CON A SOUTH WALSINGHAM AS IN NR374301; T/W NR489417; NORFOLK COUNTY

Advanced Property Details

Approximate Property Size	0.25ac
Municipal Assessment Value	$311,000
Annual Property Taxes	$5,157.64
Is there a House on the Property?	YES
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?	N/A
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?	HIGHWAY 59 & FRONT RD
Are there any Nearby Amenities?	YES

Additional Information to include in Listing

Building & Planning Details

Municipal Zoning Code	HL
Zoning Code Description (Please provide a short description)	Hazard Land
Can the Property be Re-Zoned?	Contact planning department, planning@norfolkcounty.ca
Is a Building Permit Available?	No
Is a Demolition Permit Available?	A demolition permit can be issued subject to submitting a demolition permit application
Is the Property Subject to any Outstanding Work Orders?	No
Are there any Municipal Services Available at the Property?	No
Is the Property Accessible by a Public or Private Road?	Yes
If No, Is the Property Accessible by a Right-of-Way?	N/A
Is the Property Land Locked?	No

Building & Planning Contact Information

Name: Building Department		**Title:** General Inquires
Telephone: 519-426-5870	**Ext:** 6016	**Email:** permits@norfolkcounty.ca zoning@norfolkcounty.ca planning@norfolkcounty.ca

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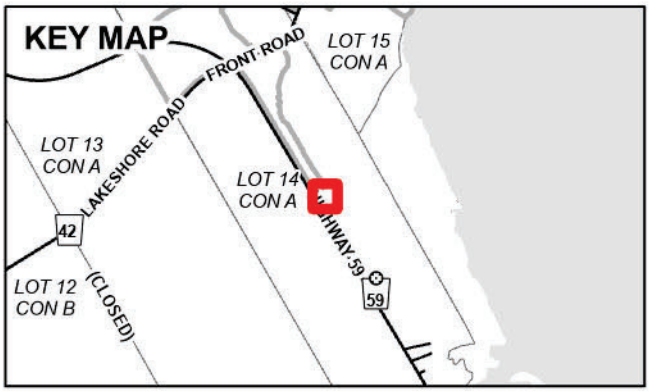
Geographic Township of

South Walsingham

0 3.5 7 14 21 28 Meters

Roll Number: 3310543050028000000
Address: 972 Highway 59

N





TAX SALE

SEALED TENDER

To:

Amy Fanning
Treasurer/Director, Financial Management and Planning
Norfolk County
50 Colborne Street S.
Simcoe, ON N3Y 4H3

Tender Received	Important Municipal Notice
Date: _____ Time: _____ (Municipal Use Only)	**This Envelope MUST ...** • Be Date and Time marked when it is received • Be completely sealed • **NOT** be accepted after **3pm on December 9, 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