

Municipality of Huron Shores
7 Bridge Street, PO Box 460
Iron Bridge, ON P0R 1H0



TENDER TO PURCHASE SURPLUS LAND BY BEST OFFER

Issued by:

The Corporation of the Municipality of Huron Shores
7 Bridge Street
PO Box 460
Iron Bridge, Ontario P0R 1H0
www.huronshores.ca | email@huronshores.ca | (705) 843-2033

Issue Date: August 19, 2026

Closing Date: September 24, 2026, 4:00PM.

Tender Reference: Surplus Lands 2026

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TENDER TO PURCHASE SURPLUS LAND BY BEST OFFER

1. Introduction

The Municipality of Huron Shores invites sealed tenders for the purchase of surplus lands by best offer in the charming Iron Bridge and Highway 129 areas. Situated in the heart of Northern Ontario's scenic North Shore of Lake Huron region, these properties offer a unique opportunity to build your dream home or investment properties in a quaint, welcoming community.

For those already calling Huron Shores home, this is a chance to deepen your roots in a community you love. For newcomers, it's an invitation to join a haven for outdoor enthusiasts, with recreation right at your doorstep. Enjoy hiking or biking the Trans Canada and Voyageur Trails, kayaking, boating, or angling in pristine lakes just minutes away, or exploring countless other year-round activities.

Essential amenities such as groceries, healthcare, and more, are a short, traffic-free drive along scenic routes, blending rural tranquility with effortless connectivity. In Huron Shores, your daily commute finds you among rivers and lakes while you embrace a slower-paced lifestyle surrounded by natural beauty.

This tender is conducted in accordance with By-law No. 24-54 and the Municipal Act, 2001, ensuring a transparent and fair process for all bidders.

2. Property Overview

The surplus residential lands in Iron Bridge and Highway 129 offer diverse opportunities to build or invest in the heart of Huron Shores' welcoming community. All properties are sold "as-is, where-is," with buyers responsible for due diligence on boundary, servicing and development potential, in accordance with the Planning Act.

Item #	Legal Description	Address	PIN	Size (Acres)
1	PLAN M373 LOT 5 PCL 6699 ACS	3 High Street, Iron Bridge	31437-0079	0.49
2	PLAN M373 LOT 6 PCL 6700 ACS	High Street, Iron Bridge	31437-0080	0.35
3	PLAN M373 LOT 7 PCL 6701 ACS	High Street, Iron Bridge	31437-0081	0.35
4	PLAN M373 LOT 8 PCL 6702 ACS	High Street, Iron Bridge	31437-0082	0.40
5	PLAN M373 LOT 4 PCL 6698 ACS	Riverview Drive, Iron Bridge	31437-0078	0.38
6	PLAN M373 LOT 9 PCL 6703 ACS	Mississagi Cres., Iron Bridge	31437-0083	0.39
7	PLAN M373 LOT 3 PCL 6697 ACS	Riverview Drive, Iron Bridge	31437-0077	0.42
8	PLAN M373 LOT 10 PCL 6704;ACS	Mississagi Cres., Iron Bridge	31437-0084	0.42
9	PLAN M415 LOT 8 PCL 8-1 SEC;M415	39 Glen Street, Iron Bridge	31437-0008	0.34
10	RCP H793 LOT 52 PT LOT 53	135 Highway 129, Thessalon	31446-1837	2.30

Additional Property Information

For more information on the lands being offered:

- Appendix A – Surplus Land Reference Document
- Appendix B - Prescribed Tender Form

3. Servicing

All lots are unserviced, with no septic, water, hydro, or gas services provided. Local residents and newcomers have the freedom to design custom solutions to meet their needs and explore available utility connections, such as hydro through Hydro One, natural gas through Enbridge gas etc. Please confirm septic suitability and obtain permits from Algoma Public Health (algomapublichealth.com). Visit huronshores.ca for permitting and development resources.

4. Zoning Information

Most properties are zoned R1 – Residential Low Density, supporting single detached homes, duplexes, and home-based businesses. An additional property is zoned Rural, allowing residential, agricultural, and limited commercial uses.

Please confirm permitted uses at huronshores.ca/building. Contact the Planning Department for zoning guidance or explore business opportunities at www.huronshores.ca/business.

5. Tender Submission Requirements

All submissions must include the following:

- Appendix/Schedule B - Prescribed Tender Form
- Legal name and full contact information of the bidder
- Legal description of the property being bid on
- Purchase offer amount per lot (in Canadian Dollars)
- Intended use of the property and anticipated development timeline
- Must be accompanied by a deposit in the form of a bank draft or cheque certified by a bank or trust corporation payable to the Corporation of the "Municipality of Huron Shores" and representing at least 20% of the best offer amount.

To assist with the transparent and orderly opening of bids, the exterior of the submission envelope must be:

- Addressed to: Natasha Roberts, CAO/Clerk
- Clearly marked: "Tender for Surplus Lands 2026"
- Limited to one property per envelope - bidders submitting offers for multiple properties must do so in separate, clearly marked envelopes

Incomplete submissions or those not meeting these packaging instructions may be disqualified.

6. Submission Deadline and Method

Tenders will be opened by municipal staff on **September 24, 2026, at 4:10 p.m.**, immediately following the submission deadline. Final decisions on the acceptance of tenders will be made by Council at a subsequent public meeting.

Deadline: September 24, 2026, 4:00pm.

Submit To:

Natashia Roberts, CAO/Clerk
Municipality of Huron Shores
PO Box 460, 7 Bridge Street
Iron Bridge, ON P0R 1H0

7. Terms

The sale of surplus lands is conducted pursuant to By-law No. 24-54 and the Municipal Act, 2001, ensuring a transparent and accountable process for all bidders.

The following provisions will apply:

- Properties are sold “as-is, where-is,” with no representations or warranties from the Municipality regarding title, boundaries, environmental condition, or development potential.
- The successful purchaser must enter into a Development Agreement with the Municipality, to be registered on title. The Agreement will require the purchaser to construct a permitted principal use on the property (e.g., a dwelling or other use permitted in the applicable zoning) within 36 months of the Completion Date.
- If development is not completed within 36 months, the Municipality will have the right to repurchase the property at 80% of the original Purchase Price. This right will be registered on title and will bind future owners.
- At closing, the purchaser will be required to execute an Acknowledgement and Direction authorizing re-transfer of the property to the Municipality. This document will only be used if the development requirement is not fulfilled.
- In the event of reversion, the Municipality will refund 80% of the original Purchase Price, less applicable legal fees, land transfer tax, disbursements, property taxes, and any other costs incurred to complete the reversion.
- Sealed tenders must be submitted on the prescribed form.
- Tender must be accompanied by a deposit in the form of a bank draft or cheque certified by a bank or trust corporation payable to the Corporation of the “Municipality of Huron Shores” and representing at least 20% of the best offer amount.

- Formal decisions on the acceptance of tenders will be made by Council at a subsequent public meeting, following staff review and recommendation. Information on successful bids will be publicly available.
- Council reserves the right to accept, reject, or defer any tender. The highest or any tender may not necessarily be accepted.
- **The successful purchaser is responsible for all costs associated with the transaction, including legal fees and discharge of any encumbrances.**
- **Submission of a tender constitutes full acceptance of these terms.**

For information on development requirements, permitting, and servicing, visit huronshores.ca/building or contact the Planning Department at:

Amber Shannon

Deputy Clerk

(705) 843-2033

amber@huronshores.ca

**Municipality of Huron Shores
Appendix A – Surplus Land Reference Document**

5 – 8 - High St, Mississagi Cres., Riverview Drive, Iron Bridge



#9 - 39 Glen St. Iron Bridge



Municipality of Huron Shores
Appendix A – Surplus Land Reference Document

#10

135 Hwy 129, Thessalon (Hwy 129 and Feltham Road)



BY-LAW #24-54

SCHEDULE "B"

TENDER TO PURCHASE SURPLUS LAND

To: The Corporation of the Municipality of Huron Shores
Address: 7 Bridge St., P.O. Box 460, Iron Bridge, ON P0R1H0
Telephone: (705) 843-2033
Website: huronshores.ca
Re: Sale of: _____

Property Description

Roll Number

A minimum bid of \$_____ has been set.

1. I/We hereby tender to purchase the land described above, for the amount of \$ _____, plus the Harmonized Sales Tax (HST), if applicable, in accordance with the terms and conditions of By-law #24-54.
2. I/We understand that this tender must be received by the above office no later than 4:00 p.m. local time, on _____
(date of closing).
3. I/We enclose a deposit in the form of a certified cheque, bank draft or money order for the sum of \$ _____ dollars in favour of the Corporation of the Municipality of Huron Shores representing twenty (20) percent or more of the tendered amount which will be forfeited if I/we are the successful tender(s) and I/we do not pay the balance of the tendered amount, any land transfer tax and the HST within thirty (30) days of the municipality notifying me/us that I/we are the highest tenderer.
4. I/We shall be responsible for all costs incurred or required to acquire this property with the exception of advertising and appraisal costs. These include, but are not limited to encumbrances and legal fees.
5. I/We understand that the highest or any tender may not necessarily be accepted.

Dated this _____ day of _____, _____

Name of Tenderer	Name of Tenderer
Signature of Tender	Signature of Tender
Address of Tenderer	Address of Tenderer
Telephone Number	Telephone Number