



# LABRADORCITY

## INVITATION

‘Sale of Real Property – 2 Moss Crescent’

Closing Date: Friday, March 5, 2021 at 3:00pm local time.

Craig Purves, MCIP  
Director of Planning & Development  
Town of Labrador City  
317 Hudson Drive  
Labrador City, NL  
A2V 2K5



## INTRODUCTION

The Town of Labrador City invites bids for the purchase of commercial real estate - 2 Moss Crescent. The property is zoned Commercial Highway (CH), is serviced, and roughly graded. The lot shall be sold to the highest bidder 'As Is'.

### 1.0 GENERAL

#### 1.1 Land Description:

The property is located at the intersection of Moss Crescent and Circular Road and was developed ~2011 as a greenfield site. The property is approximately 0.350 ha in size.

Refer to **Appendix A – Location Map** for context.

Refer to **Appendix B – Survey** for land descriptions.

#### 1.2 Existing Infrastructure

The lot is serviced, with 150mm water line, 200mm sanitary and 200 mm storm extending from Moss Crescent.

Refer to **Appendix C – Infrastructure** for as-built plans.

#### 1.3 Easements

A pole line reservation is depicted on the survey documents in **Appendix B**. It is unknown if this easement is still active or formally registered to the property. It appears that the hydro line originally contemplated in the area has been rerouted along Circular Road. Currently, there is no hydro infrastructure currently located on the property.

#### 1.4 Zoning:

The property is zoned Commercial Highway (CH). Broadly, the intent of the CH designation is to accommodate commercial uses that are primarily developed as retail and service activities.

Bidders are encouraged to review the Town of Labrador City's Municipal Plan & Development Regulations, as well as the Town's Commercial Occupancy Regulations for more information. These documents are readily available to the public at [www.labradorwest.com](http://www.labradorwest.com).

#### 1.5 Tax Structure:

Refer to **Appendix D – Tax and Fee Structure** for information on the Town's 2020 municipal tax and permit fee structure.

## 2.0 BID SUBMISSION

### 2.1 Submission Requirements:

Bids shall include the submission of the following items in accordance with Section 5.1.

### 2.2 Profile:

Using the form identified in this document as '**Appendix E – Submission Form**', bidders shall provide the name of the firm, appointed project manager, office address, telephone number, email address, and facsimile number and Business Registration Profile.

### 2.3 Deposit:

A 5% deposit for the offered purchase price of the land in the form of a certified cheque must accompany the

bidder's submission.

Deposits for unsuccessful submissions shall be returned to the bidder(s) upon the lesser of: 90 days from the closing date of this invitation or upon execution of an Agreement of Purchase & Sale with the successful bidder(s). The deposit of the successful bidder(s) shall be applied against the purchase price of the property. In the event the successful bidder(s) fails to execute the Agreement of Purchase & Sale within the prescribed period, the deposit shall be forfeited.

### 3.0 METHOD OF EVALUATION

In accordance with s.201.2(5) of the *Municipalities Act*, the council shall only accept an offer to sell or lease real or personal property if that offer is the highest offer for the property.

Lots shall be sold on an individual basis and to the highest bidder. Bids will be evaluated by the Director of Planning & Development within 30 days of the invitation close date. The successful bidder will then be contacted by Director of Planning & Development to arrange for the execution of an Offer to Purchase Agreement.

The Agreement will be presented to the Council for acceptance. No contract is formed until an Agreement of Purchase & Sale is executed by the Council.

#### 3.1 Evaluation Process:

Each bid will be reviewed to ensure that the submission requirements identified in Section 2.0 are included. Any bids that do not include the mandatory criteria will receive no further consideration during the evaluation process.

### 4.0 METHOD OF AWARD

#### 4.1 Offer to Purchase Process:

Within thirty (30) days of notification, the successful bidder will be required to increase the deposit (re: Section 2.3) to 100% of the purchase price and enter into an Agreement of Purchase & Sale with the Town of Labrador City, based on terms and conditions satisfactory to the Town's solicitor.

Upon acceptance of the Offer to Purchase agreement by the Town of Labrador City, the agreement shall constitute a binding agreement of purchase and sale, which among other provisions will embrace the following:

- (a) A legal description of the land
- (b) The amount and time for payment of the down payment and balance of the purchase price as well as interest to be charged.
- (c) The timing in which the Town of Labrador City will be obliged to convey the subject lands.

### 5.0 GENERAL INSTRUCTIONS

#### 5.1 Instructions and the Terms of Reference:

INSTRUCTIONS AND FORMS: The 'Invitation' document may be obtained by visiting "Tenders", [www.labradorwest.com](http://www.labradorwest.com), or in person or by mail from,

TOWN OF LABRADOR CITY  
317 Hudson Drive  
Labrador City, NL  
A2V 2K5  
(709) 944-2621

- (a) All bids are to be submitted in accordance with this 'Invitation' document.
- (b) All bids are to be submitted in duplicate in a sealed envelope clearly marked 'Sale of Real Property – 2 Moss Crescent'.

- (c) Bids submitted by facsimile or email will not be accepted.
- (d) Additional information or clarifications of any of the instructions or information contained herein may be solicited from office of the Director of Planning & Development, Town of Labrador City, no later than March 1, 2021.
- (e) The Town of Labrador City will assume no responsibility for oral instructions or suggestion. All official correspondence with respect to the invitation should be directed in writing to and will be issued by the Director Planning & Development.
- (f) The Town of Labrador City reserves the right to make additional copies of all or part of the bidder's submissions for internal use.

#### **APPENDIX E – SUBMISSION FORM:**

- (a) The Submission Form is to be completed in its entirety.
- (b) Under 'Offered Purchase Price' the respondent is required offer a bid on the lands, or;
- (c) Type or legibly print, in ink, the information required on the Submission Form.
- (d) Sign the Submission Form as indicated:

In the case of a Sole Proprietorship, signature of Sole Proprietor will sign where indicated in the presence of a witness who will sign where indicated. Insert the words 'Sole Proprietor' next to the signature.

In the case of a Partnership, signature any authorized partner will sign where indicated in the presence of a witness who will sign where indicated. Inset the word 'Partner' next to signatures.

In the case of a Limited Company, signatures of authorized signing officers in the presence of a witness who will sign where indicated. Indicate next to signature the corporate title of each signer.

- (e) If it becomes necessary to correct an error made on the Submission Form, such correction must be initialed by an authorized person(s).

## **6.0 GENERAL INFORMATION**

### **6.1 Reservations:**

- (a) The Town of Labrador City reserves the right to reject any or all offers or parts of offers, when in reasoned judgment, the public interest will be served thereby.
- (b) The Town of Labrador City may waive formalities or technicalities, including minor omissions or errors in bids as the interest of the Town may require.

### **6.2 Modifications/Addenda:**

The Town of Labrador City may, at any time prior to the closing date and time, issue additional information, clarifications or modifications to the invitation by written addenda issued by the Director of Planning & Development, or appointed staff. It is the bidder(s) sole responsibility to ensure they have received all addenda prior to submitting their bid.

### **6.3 Bidder Expenses:**

Bidders are solely responsible for their own expenses in preparing, delivering or presenting a bid and for subsequent negotiations with the Town of Labrador City, if any.

### **6.4 Exceptions:**

The submission of a bid shall be considered an agreement to all the terms and conditions provided herein and in the various invitation documents, unless specifically noted otherwise in the bid submission.

### **6.5 Currency and Taxes:**

In the case of corporate purchasers, prices shall be quoted:  
- In Canadian dollars;

- Exclusive of HST.

The bidder is responsible to self-assess for HST.

In the case of non-corporate purchasers, prices shall be quoted inclusive of hst.

**6.6 Period of Submission Validity:**

Submissions will be binding 90 calendar days; unless otherwise specified, all bids submitted shall be irrevocable for 90 calendar days following proposal closing date, unless the respondent(s), upon request of the Director of Planning & Development, agrees to an extension.

**6.7 Disputes:**

In cases of dispute as to whether or not an item or service quoted or delivered meets the invitation requirements, the decision of the Town of Labrador City, or authorized representatives, shall be final and binding on all parties.

**6.8 Grounds for Disqualification:**

Bidders shall direct all questions regarding this 'Invitation' document or the project to the Director of Planning & Development. Any attempt on the part of the respondents or any of its employees, agent, contractors or representatives to contact any of the following persons with respect to this invitation or the project may lead to disqualification:

- (a) any member of Council
- (b) The Town's Chief Administration Officer (CAO)

**6.9 General:**

Bidders should make themselves aware of the constraints that the local climate, topography and geographical conditions may pose to any planned development.

**6.10 Indemnity:**

The Town of Labrador City shall have no liability as a result of the issuance of this invitation. No proponent shall have any claim against the Town for any compensation of any kind whatsoever as a result of participating in this expression of interest process, including without limitation any claim for costs of bid preparation or participation in discussion, or for any loss of anticipated profits, whether based in contract including fundamental breach, tort, breach of any duty or any other cause of action whatsoever.

In its sole and absolute discretion, and without limiting the generality of the Town of Labrador City's discretion under this invitation, the Town may modify or amend this invitation including the timeline, requirements, scope of work, or any other terms, whether material or not, and may cancel, suspend or re-issue this expression of interest.

**6.11 Public Information/Proprietary Information:**

The Town of Labrador City is subject to the provisions of the Access to Information and Protection of Privacy Act. Section 27 of the Act excludes the disclosure of information that would be harmful to the business interest of a third party and any disclosure by the Town would be subject to that provision.

**6.12 Fees:**

Additional cost to bidders over and above the purchase price may include but is not limited to: permit fees, advertising costs (if applicable), engineer site validation, site grading plan, development costs including paving of parking area(s) and landscaping, the extension of municipal service connections and upgrades, property reinstatement costs, all legal and survey costs associated with the acquisition and subdivision of land, and development of any and all legal agreements.

Bidders are responsible to self-assess for HST and to carry out legal surveys in accordance with the boundaries

shown including reserving out easements for hydro and municipal services, where applicable.

**6.13 Disclaimer:**

The Town of Labrador City makes no warranty expressed or implied with respect to the condition of the property or suitability for any purpose. The Town makes no warranty or representation that the property is free from any environmental concerns and municipal servicing capacity. The property shall be sold "As Is".

**7.0 AWARD OF INVITATIONS**

- The Town of Labrador City reserves the right to modify the terms, or cancel, or reissue this invitation at any time at its sole discretion.
- This invitation should not be construed as a contract to purchase goods or services.
- The Town of Labrador City is not bound to accept any bids and reserves the right to reject any or all bids.
- All bids submitted in response to this request shall remain in effect for 90 calendar days from the closing date.

Bids will be accepted until 3:00pm local time, Labrador City, March 5, 2021.

Bids received after the closing date will not be considered.

Submissions must be in accordance with the instructions disclosed in the 'Invitation' document.

# **APPENDIX SCHEDULE:**

**APPENDIX A: Location Map**

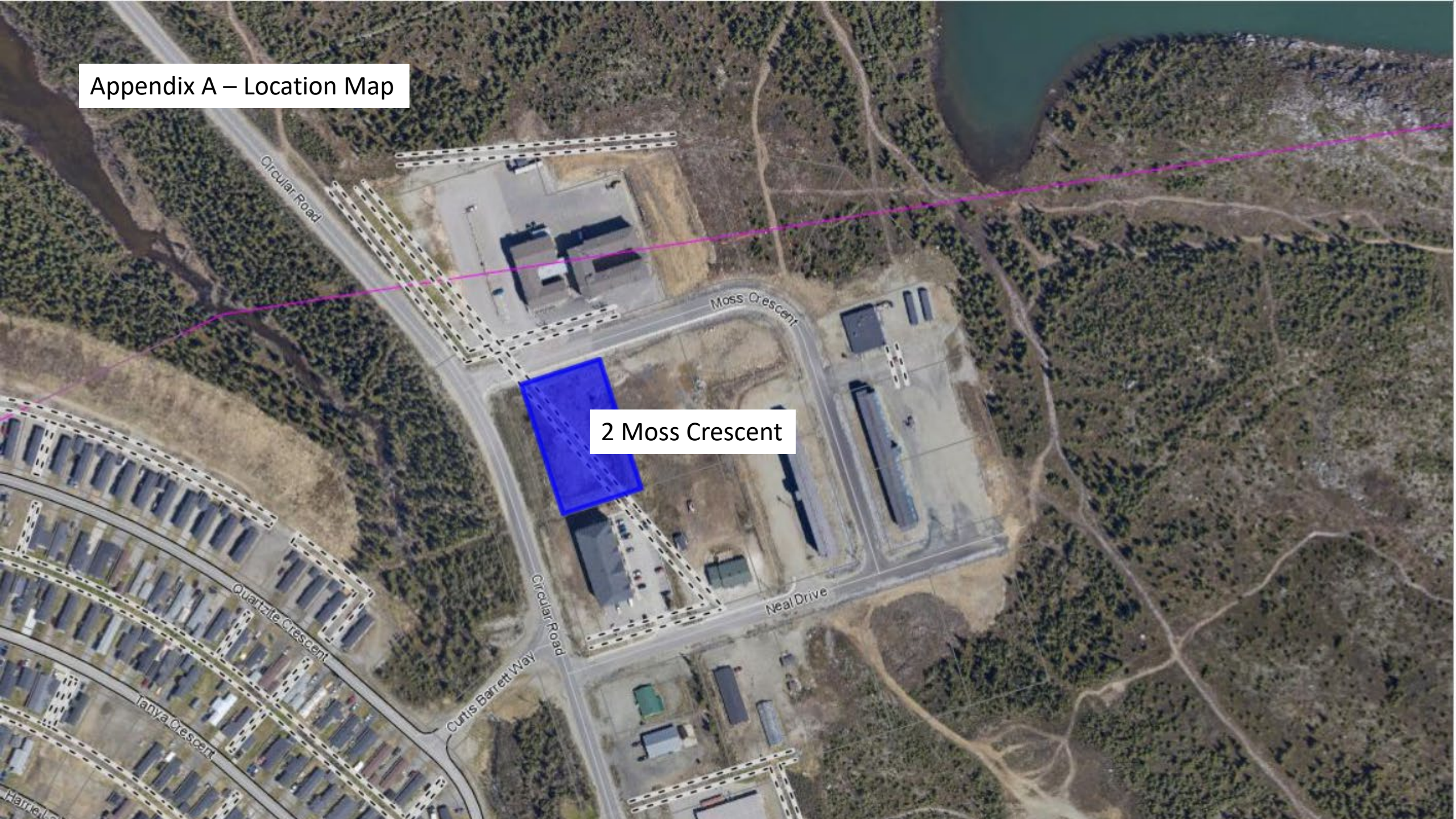
**APPENDIX B: Survey**

**APPENDIX C: Infrastructure**

**APPENDIX D: Tax & Fee Schedule**

**APPENDIX E: Submission Form**

Appendix A – Location Map



2 Moss Crescent

Circular Road

Moss Crescent

Neal Drive

Circular Road

Curtis Barrett Way

Quarry Crescent

Lanya Crescent

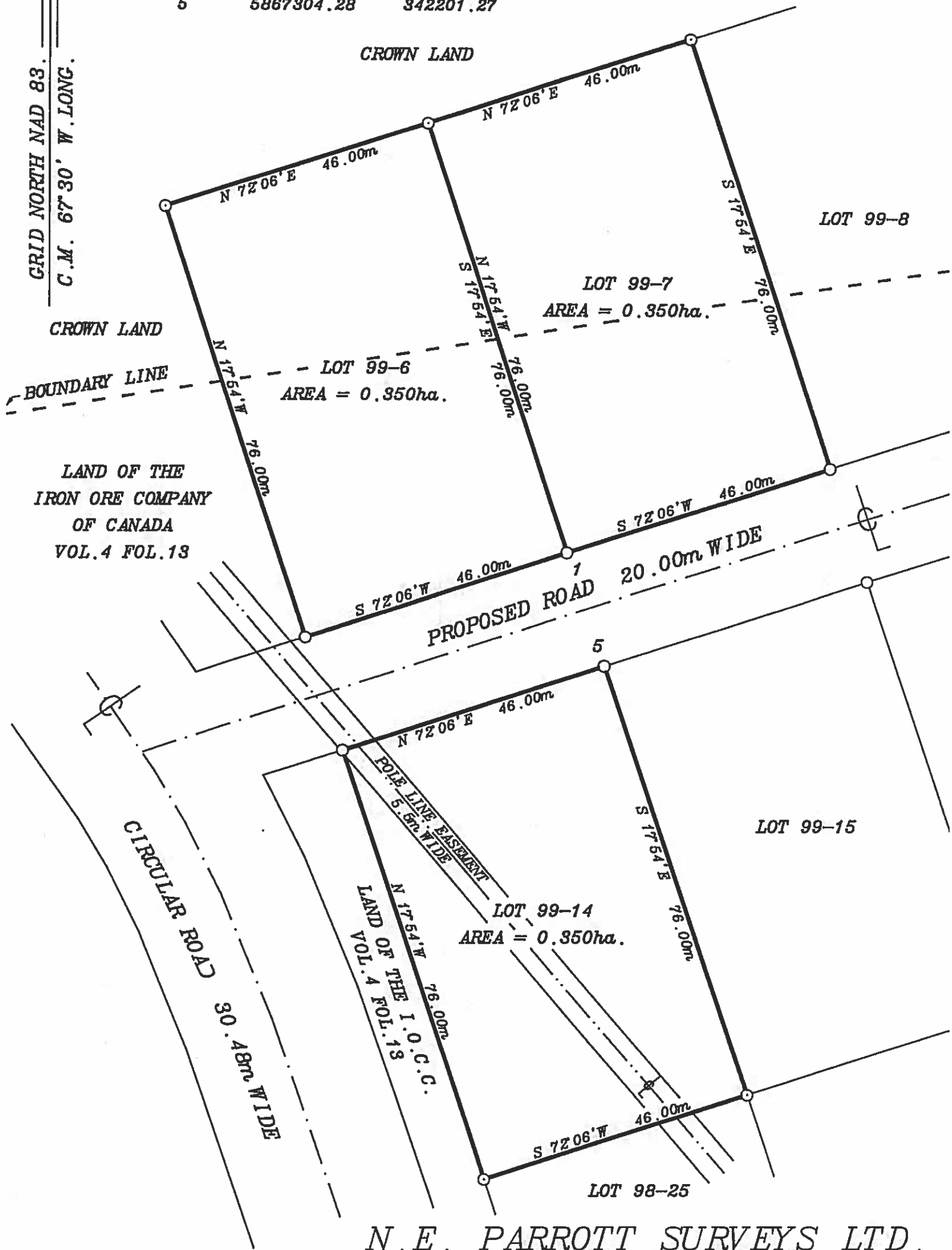
Harriette



## **APPENDIX B: SURVEY**

POINT	NORTHING	EASTING
1	5867323.31	342195.13
5	5867304.28	342201.27

GRID NORTH NAD 83.  
C.M. 67°30' W. LONG.



N.E. PARROTT SURVEYS LTD.  
NEWFOUNDLAND LAND SURVEYORS  
GOOSE BAY, LABRADOR 896-5019

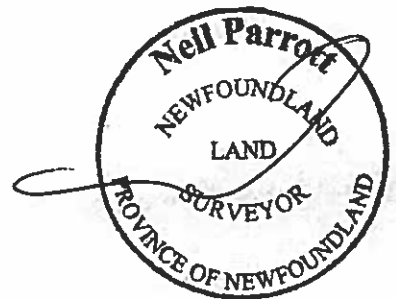
- - IRON BAR
- ⊙ - CAPPED IRON BAR
- Fd. - FOUND

DATE: - NOVEMBER 15, 1999

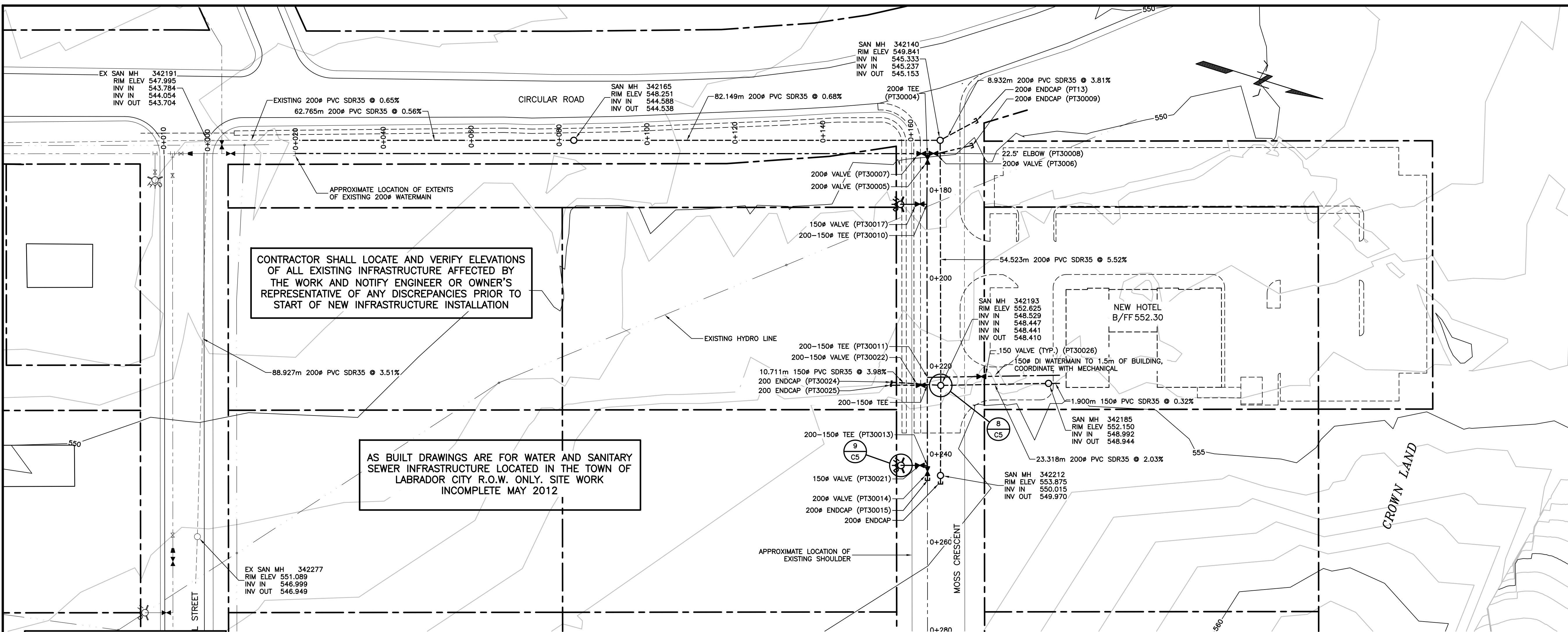
SCALE - 1:750

JOB No. - 99345

Linear Measurement Horizontal Ground Distances



**APPENDIX C: INFRASTRUCTURE**



- NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO PROCEEDING WITH THE WORK.
  - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE DEPARTMENT OF MUNICIPAL AFFAIRS MASTER SPECIFICATION AND THE TOWN OF LABRADOR CITY DEVELOPMENT REGULATIONS.
  - ALL COORDINATES REFER TO THE NAD83 3' MTM ZONE 6 DATUM.
  - SURVEY INFORMATION SUPPLIED BY CLAYTON DEVELOPMENTS, AUGUST 2011.
  - MAINTAIN A MINIMUM COVER OF 3.05m OVER THE WATER MAINS AND SERVICE LINES. INSULATE AT CULVERT CROSSINGS AS NOTED.
  - PLACE RIGID INSULATION FULL TRENCH WIDTH AND EXTEND 2.4m EACH SIDE OF CULVERT. STAGGER JOINTS OF INSULATION.
  - PLACE 3 CONDUCTIVITY AT EACH JOINT IN THE DI WATERMAIN.
  - CONNECT WATERMAIN TO ALL FITTINGS AND VALVES USING MEGALUGS.
  - WATERMAIN SHALL BE INSTALLED ABOVE THE SANITARY SEWER MAIN, WHERE A VERTICAL SEPARATION OF 0.45m CANNOT BE ACHIEVED, A HORIZONTAL SEPARATION OF 3.05m MUST BE MAINTAINED.

1	AS BUILT	25/01/12
A	ISSUED FOR REVIEW	30/08/11
No.	ISSUES/REVISIONS	DD/MM/YY

**CONSULTANT**

**NOVA CONSULTANTS INC.**  
 37 HALLETT CRESCENT  
 ST. JOHN'S, NL A1B 4C4  
 TEL: 709 753 2260  
 FAX: 709 753 1514  
 info@novaconsultants.nf.ca

ST. JOHN'S LABRADOR CITY

**CLIENT**

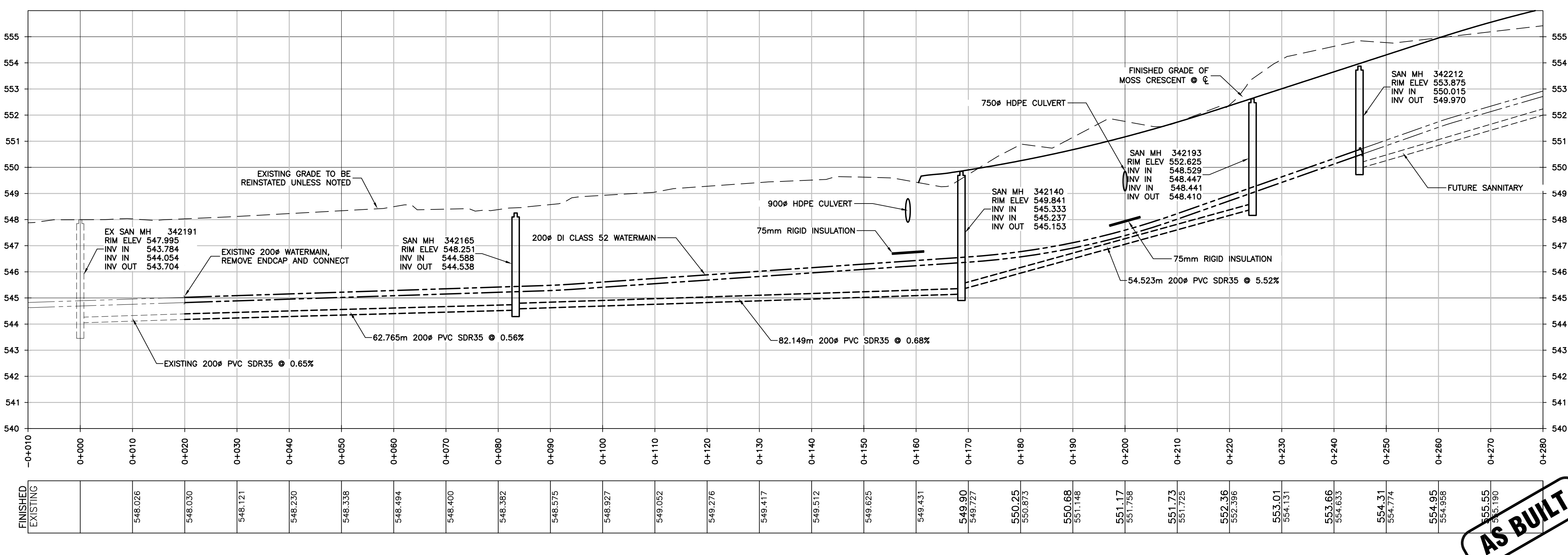
**RSM MINING SERVICES INCORPORATED**  
 PH: (709) 944-2995 FX: (709) 944-5755  
 P.O. BOX 391, LABRADOR CITY, NL, A2V 2K7

**Structure Table**

Structure	Structure Details	Location
SAN MH 342140	RIM = 549.841 INV IN = 545.333 INV OUT = 545.153	N 5867294.983 E 342139.952
SAN MH 342165	RIM = 548.251 INV IN = 544.588 INV OUT = 544.538	N 5867215.642 E 342165.490
SAN MH 342185	RIM = 552.150 INV IN = 548.992 INV OUT = 548.944	N 5867335.382 E 342185.004
SAN MH 342193	RIM = 552.625 INV IN = 548.529 INV IN = 548.447 INV IN = 548.441 INV OUT = 548.410	N 5867312.188 E 342192.952
SAN MH 342212	RIM = 553.875 INV IN = 550.015 INV OUT = 549.970	N 5867318.399 E 342212.458

**WATERMAIN LAYOUT TABLE**

POINT #	NORTHING	EASTING	DESCRIPTION
30008	5867295.577	342142.872	200 22.5 elbow
30024	5867301.214	342195.695	san endcap
30009	5867302.373	342138.745	200 endcap
30017	5867294.976	342155.194	hyd valve T.O.V
30025	5867301.271	342196.423	wtr endcap
30010	5867296.561	342154.730	hyd tee
30026	5867320.358	342188.195	150 valve T.O.P
30011	5867308.762	342192.138	serv tee
30004	5867293.134	342143.738	200 tee
13	5867301.580	342133.073	endcap 200
30005	5867293.610	342145.056	200 T.O.V
30013	5867314.924	342211.242	hyd tee
30021	5867313.203	342211.731	hyd tee T.O.V
30006	5867294.444	342143.279	200 T.O.V
30014	5867315.265	342212.428	200 valve T.O.V
30022	5867307.823	342194.329	150 valve T.O.P
30007	5867291.844	342144.153	200 T.O.V
30015	5867315.918	342214.420	endcap



**AS BUILT**

<table border="1"> <tr> <td>A</td> <td>DETAIL NO.</td> <td>A</td> </tr> <tr> <td>B</td> <td>LOCATION DRAWING NO.</td> <td>B</td> </tr> <tr> <td>C</td> <td>DRAWING NO. WHERE DETAILED</td> <td>C</td> </tr> </table>		A	DETAIL NO.	A	B	LOCATION DRAWING NO.	B	C	DRAWING NO. WHERE DETAILED	C
A	DETAIL NO.	A								
B	LOCATION DRAWING NO.	B								
C	DRAWING NO. WHERE DETAILED	C								
DRAWN	RH	CHECKED	SAB							
DESIGNED	RH/SAB	APPROVED								
PROJECT TITLE										
<b>CLAYTON DEVELOPMENTS HOTEL DEVELOPMENT AS BUILT LABRADOR CITY, NL</b>										
DRAWING TITLE										
<b>WATER AND SANITARY SEWER PLAN/PROFILE</b>										
SCALE	1:500	DRAWING NO.	C2							
PROJECT NO.	292-01	REVISION NO.	1							
DATE	JANUARY 2012									

**APPENDIX D: TAX & FEE STRUCTURE**

**TOWN OF LABRADOR CITY**  
**MUNICIPAL FEES - 2021**

\* *Permit fees doubled if development commences prior to permit approval*

<b><u>RESIDENTIAL PROPERTIES</u></b>	\$25.00 Minimum Fee
New House Construction, excluding land:	\$2.00/m <sup>2</sup> of Gross Floor Area
PLUS: Survey / Real Property Report	\$1,725.00 (fully cost-recoverable)
PLUS: Landscaping Deposit	\$500.00
(Refundable if completed within one year of permit approval)	
Accessory Buildings / Attachments	\$1.50/m <sup>2</sup> of Gross Floor Area \$50.00 Minimum Fee
Other: Driveway, Patio, Fire Pit, Excavation, Fence	\$25.00

<b><u>COMMERCIAL RESIDENTIAL</u></b>
Commercial permit fees shall be applied to the following residential development activities:
Construction or renovation of a secondary residence.
Construction or renovation of a subsidiary apartment.
Residential subdivision development and residential units developed for the purpose of resale or rental units.

<b><u>COMMERCIAL/INSTITUTIONAL PROPERTIES (not including land)</u></b>	\$100.00 Minimum Fee \$30,000.00 Maximum Fee
New construction, excluding land:	\$4.00/m <sup>2</sup> of Gross Floor Area
Phase I / Phase II	\$4.00/running meter Maximum Fee - \$30,000.00
PLUS: Real Property Report	\$1,725.00
PLUS: Landscaping Deposit	\$1,500.00
(Refundable if completed within one year of date of permit approval)	
Hard Surface	100% of Hard Surface Value
Parking Lot (Hardsurface)	1% of Construction Value Max \$100
Fence	1% of Construction Value
Renovations / Repairs (including roofs/siding/windows/doors)	1% of Construction Value

<b><u>INDUSTRIAL PERMITS</u></b>	(resource based industry within planning area and outside boundaries)	1% of Construction Value
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<b><u>OCCUPANCY PERMITS</u></b>	
BIRA - Home Based Businesses	\$100.00
Commercial	\$50.00
No Fixed Place of Business	Business Tax

<b><u>APPROVAL IN PRINCIPLE</u></b>	\$100.00
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<b><u>SUBDIVISION OR ASSEMBLY OF LAND</u></b>	\$50.00 / Lot
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<b><u>DEMOLITION PERMIT / EXCAVATION / BLASTING</u></b>	\$25.00
-- Deferral of Building Removal -- Legal Agreement Plus	\$300.00 Refundable Deposit

<b><u>SNOW DUMP PERMIT</u></b>	Seasonal (Nov - June)	\$500.00
	Daily	\$ 50.00

<b><u>QUARRY</u></b>	250.00 per annum
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<b><u>SPECIAL EVENTS</u></b>	\$25.00
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<b><u>VARIANCE</u></b>	\$100.00
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<b><u>ADVERTISING</u></b>	Residential & Commercial	\$75.00
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<b><u>PERMIT RENEWALS</u></b>	50% of Initial Permit Fee Maximum Fee - \$50.00
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<b><u>SIGNAGE</u></b>	Residential/Commercial - <b>Temporary</b>	\$25.00
	Residential/Commercial - <b>Permanent</b>	\$40.00

<b><u>CERTIFICATES</u></b> - Per Property	
Audit Letters	\$10.00
Tax Information	\$25.00
Tax Certificate	\$100.00
Compliance Letter	\$100.00

## **APPENDIX E: SUBMISSION FORM**

Town of Labrador City  
'Sale of Real Property – 2 Moss Crescent'

Company/Name: \_\_\_\_\_

Project Manager/Contact Person: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone/ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

i. Offered Purchase Price\*:

2 Moss Crescent:	Offered Price:	a) \$ _____
	Hst:	b) \$ _____
	Enclosed Deposit:	c) \$ _____

\*Only non-corporate purchasers shall quote hst (item b).  
Corporate purchasers are responsible to self-assess for hst.

ii. Business Registration Profile (if applicable): \_\_\_\_\_

\_\_\_\_\_  
Witnessed by

\_\_\_\_\_  
Signing Officer

\_\_\_\_\_  
Signing Officer

\_\_\_\_\_  
Date

Sealed proposals clearly marked as to contents to be submitted to:  
Director of Planning & Development  
Town of Labrador City  
P.O. Box 280  
317 Hudson Drive  
Labrador City, NL  
A2V 2K5

Closing Date: 3:00 pm local time, Labrador City, March 5, 2021  
Bids received after the closing date will not be considered.  
Submissions must be in accordance with the instructions disclosed in the 'Invitation' document.