



**WABUSH**

**TENDER**

**'Sale of Real Property – Phase II – 8 Industrial Lots'**

Closing Date: Thursday, March 25, 2021 at 3:00pm local time.

Melanie LaFosse  
Director of Planning & Land Use  
Town of Wabush  
15 Whiteway Dr  
P.O. Box 190  
Wabush, NL  
A0R 1B0



## **Introduction**

The Town of Wabush invites tenders for the purchase of eight (8) General Industrial (GI) real estate lots. The said lots below are undeveloped in the new Phase II of the Wabush Business Park. The lots are sold "As Is".

### **1.0 GENERAL**

#### **1.0 (a) Minimum Tender Amount for each lot (10% down of purchase price):**

Lot 21-2 size 0.904ha - \$95,000 plus HST  
Lot 21-3 size 0.904ha - \$95,000 plus HST  
Lot 21-4 size 0.904ha - \$95,000 plus HST  
Lot 21-5 size 0.904ha - \$95,000 plus HST  
Lot 21-6 size 1.408ha - \$125,000 plus HST  
Lot 21-7 size 0.651ha - \$80,000 plus HST  
Lot 21-8 size 0.651ha - \$80,000 plus HST  
Lot 21-9 size 1.226ha - \$115,000 plus HST

#### **1.1 Land Description**

The said lot(s) are located in Phase II of the Wabush Business Park. Adjacent to the current Wabush Business Park.

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

Refer to **Appendix B – Survey** for legal description of each lot.

#### **1.2 Existing Infrastructure**

The said lot(s) are not serviced. The responsibility will be on the purchaser to ensure infrastructure is put in place and up to date to all current codes. It is the purchaser's responsibility for water/sewer connection. Partial services are available inside or within close proximity to the front of the property line for connection.

Refer to **Appendix C – Services** for as-built engineering documents.

#### **1.3 Development Restrictions**

There is municipal infrastructure running diagonally on the south end corner of Lot 21 – 3. There will be a request of a tree buffer between each side yard property line for screening purposes. The said lot(s) are not cleared; this is raw land.

#### **1.4 Easements**

There is a Town of Wabush 8-meter-wide infrastructure Right of Way between Lot 21 – 3 and Lot 21 – 4. Both lots will not be affected by this easement. There will be no encroachments or clearing of land on this easement.

#### **1.5 Zoning**

The Town's Municipal Plan & Development Regulations 2018 – 2028 currently designates this land as General Industrial - (GI).

Bidders are encouraged to review the Town of Wabush Municipal Plan & Development Regulations 2018 – 2028. These documents are readily available to the public at [www.labradorwest.com](http://www.labradorwest.com).

#### **1.6 Tax Structure**

Refer to '**Appendix D – Tax and Fee Structure**' for information on the Town's 2021 Municipal tax and permit fee structure. Subject to change yearly during Council Budget review

#### **1.7 Council Policy**

Refer to '**Appendix E – Council Policy**' for information relating to vacant land and road reinstatement.

## **2.0 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 F – Submission Form**', the proponent shall provide the name of the firm, contact person, address, telephone number, email address, and facsimile number and Business Registration Profile if required.

### **2.3 Deposit**

A 10% deposit for the total offered purchase price of the land in the form of a certified cheque shall accompany the bidder's submission.

Deposits for unsuccessful submissions will be returned to the bidder upon the lesser of 90 days from the closing the successful bidder shall be applied against the deposit as required under the terms of the Offer to Purchase Agreement. In the event the successful bidder fails to execute the Offer to Purchase Agreement within the prescribed period as described in Section 4.1, 50% of the deposit shall be forfeited.

## **3.0 METHOD OF EVALUATION**

In accordance with s.201.2(5) of the *Municipalities Act, 1999*, 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.

Bids will be evaluated by the Director of Planning & Land Use within 30 days of the invitation close date. The successful bidder will then be contacted by Director of Planning & Land Use in order 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 Offer to Purchase is executed by the Council.

### **3.1 Evaluation**

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 minimum 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 enter into an offer to purchase agreement with the Town of Wabush, based on terms and conditions satisfactory to the Town's solicitor.

Upon acceptance of the offer to purchase agreement by the Town of Wabush, 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 Wabush will be obliged to convey the subject lands.

## **5.0 GENERAL INSTRUCTIONS**

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

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

TOWN OF WABUSH  
15 Whiteway Dr.  
P.O. Box 190  
Wabush, NL  
A0R 1B0  
(709) 282-5696

- (a) All bids are to be submitted in accordance with this 'Tender' document.
- (b) All bids are to be submitted in a sealed envelope clearly marked '**Phase II – 8 Industrial Lots (Lot # bidding on)**' which lot(s) you are bidding on.
- (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 & Land Use, Town of Wabush, no later than **March 18, 2021. Week before closing**
- (e) The Town of Wabush will assume no responsibility for oral instructions or suggestion. All official correspondence in regard to the invitation should be directed in writing to and will be issued by the Director Planning & Land Use.
- (f) The Town of Wabush reserves the right to make additional copies of all or part of the bidder's submissions for internal use.

#### **APPENDIX F – SUBMISSION FORM:**

- (a) The Submission Form is to be completed in its entirety.
- (b) Under 'Offered Purchase Price' the proponent is required offer a bid on the lot(s), 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 Wabush reserves the right to reject any or all offers or parts of an offer, when in reasoned judgment, the public interest will be served thereby.
- (b) The Town of Wabush 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 Wabush 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 & Land Use, 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's Expenses**

Bidders are solely responsible for their own expenses in preparing, delivering or presenting a proposal and for subsequent negotiations with the Town of Wabush, 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 by the bidder.

### **6.5 Currency and Taxes**

Prices are to be quoted:

- In Canadian dollars;
- Exclusive of HST.

The proponent is responsible to self-assess for HST.

### **6.6 Period of Submission Validity**

Bids will be binding 90 calendar days; unless otherwise specified, all offers submitted shall be irrevocable for 90 calendar days following invitation closing date, unless the respondent(s), upon request of the Director of Planning & Land Use, agrees to an extension.

### **6.7 Disputes**

In cases of dispute as to whether or not an item or service quoted or delivered meets bedding requirements, the decision of the Town of Wabush, 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 & Land Use. Any attempt on the part of the bidder 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

### **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 Wabush shall have no liability as a result of the issuance of this invitation. No bidder(s) shall have any claim against the Town for any compensation of any kind whatsoever as a result of participating in this invitational process, including without limitation any claim for costs of proposal 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 Wabush 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 Wabush 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 costs to the successful bidder over and above the purchase and/or lease price may include but are 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.

The successful bidder is 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 Compliance with Laws**

The proponent shall give all the notices and obtain all the licenses and permits required to perform the work.

The proponent shall comply with all laws applicable to the work or performance of the contract. Development shall be in accordance with the Town of Wabush Municipal Plan and Development Regulations, 2018-2028 and Municipal Development Standards.

### **6.14 Disclaimer**

The Town of Wabush 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 Where Is".

## **7.0 AWARD OF INVITATIONS**

The Town of Wabush 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 Wabush 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 3pm local time (Atlantic time), Wabush, March 25, 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: Services**

**APPENDIX D: Tax & Fee Schedule**

**APPENDIX E: Council Policies**

**APPENDIX F: Submission Form**

# **APPENDIX A: LOCATION MAPS – NOT TO SCALE – reference use only**



# Lots 21.2 – 21.9



CSD NORTH 44S  
 ZONE 6 C.M. 87300 W.L.



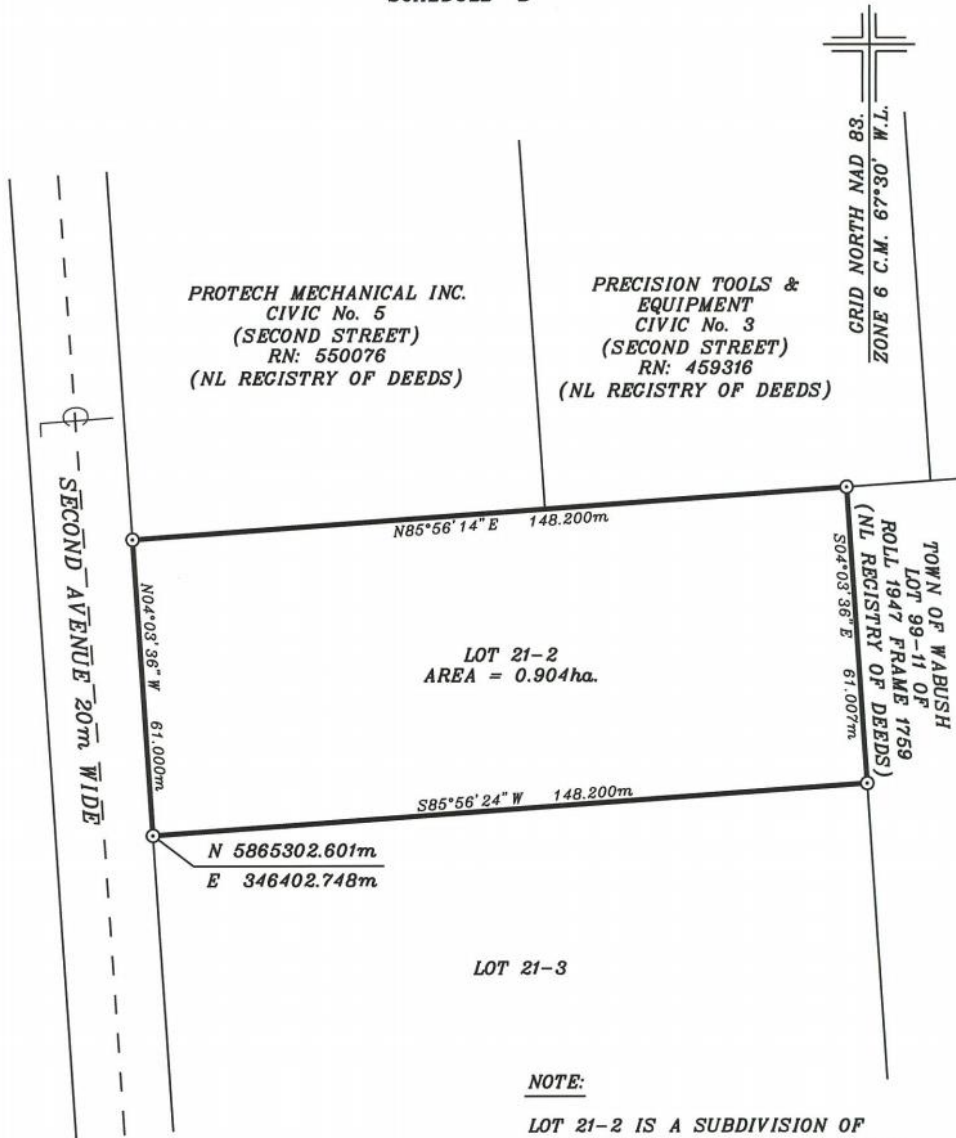
POINT	NORTHING	EASTING
PT 1	5865302.501m	346402.748m
PT 2	5865172.927m	346411.952m
PT 3	5865053.596m	346420.499m
PT 4	5865005.014m	346382.345m
PT 5	5865174.119m	346391.699m

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	30°40'12"	472.441m	170.450m	86.162m	169.527m	N65°00'39"W
C2	14°19'39"	472.441m	118.139m	59.379m	117.832m	N65°04'02"W

# APPENDIX B: LOT SURVEY

# LOT 21 - 2

SCHEDULE "B"



**NOTE:**

LOT 21-2 IS A SUBDIVISION OF LOT 99-11 CONVEYED TO THE TOWN OF WABUSH ROLL 1947 FRAME 1759 NL REGISTRY OF DEEDS.

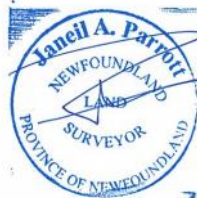
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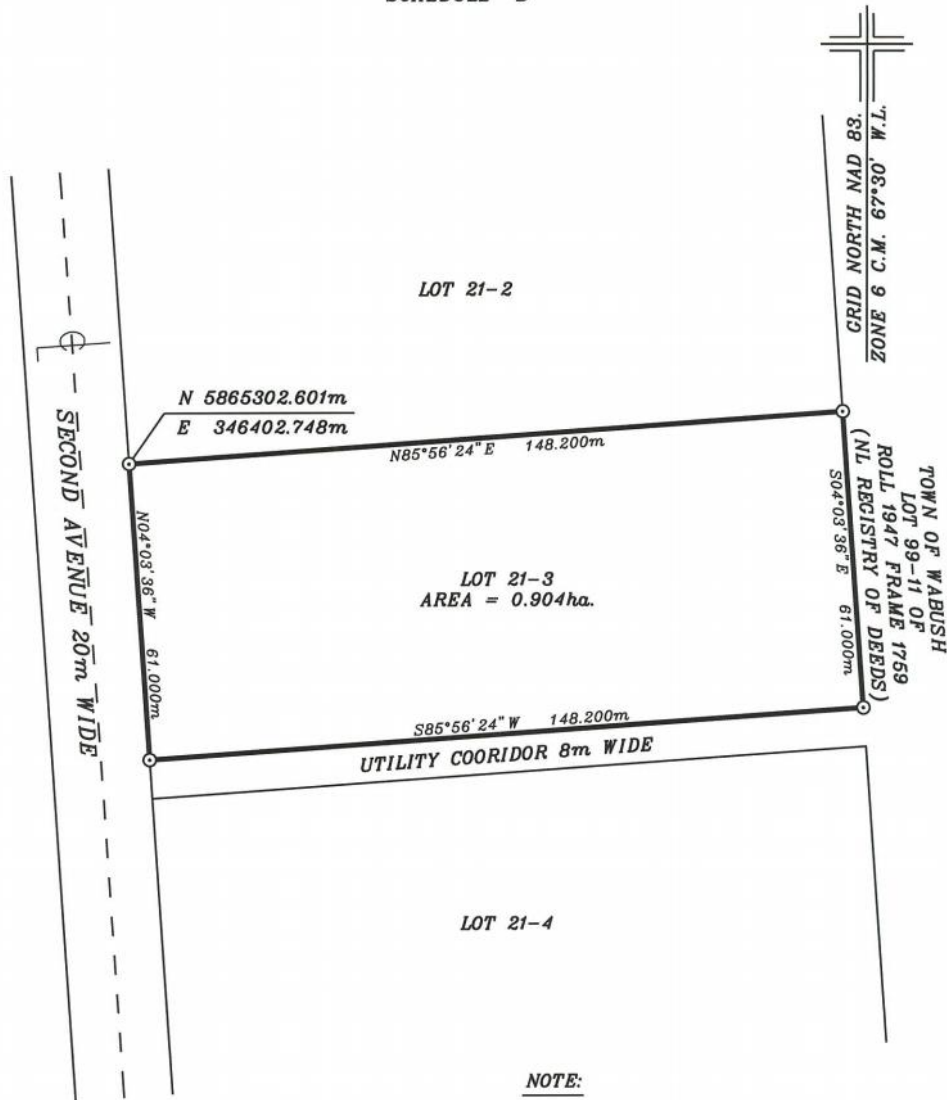
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 DATE: - JANUARY 13, 2021  
 SCALE - 1:1000  
 JOB No. - 21-010LW

Linear Measurement Horizontal Ground Distances



# LOT 21 - 3

SCHEDULE "B"



**NOTE:**

LOT 21-3 IS A SUBDIVISION OF LOT 99-11 CONVEYED TO THE TOWN OF WABUSH ROLL 1947 FRAME 1759 NL REGISTRY OF DEEDS.

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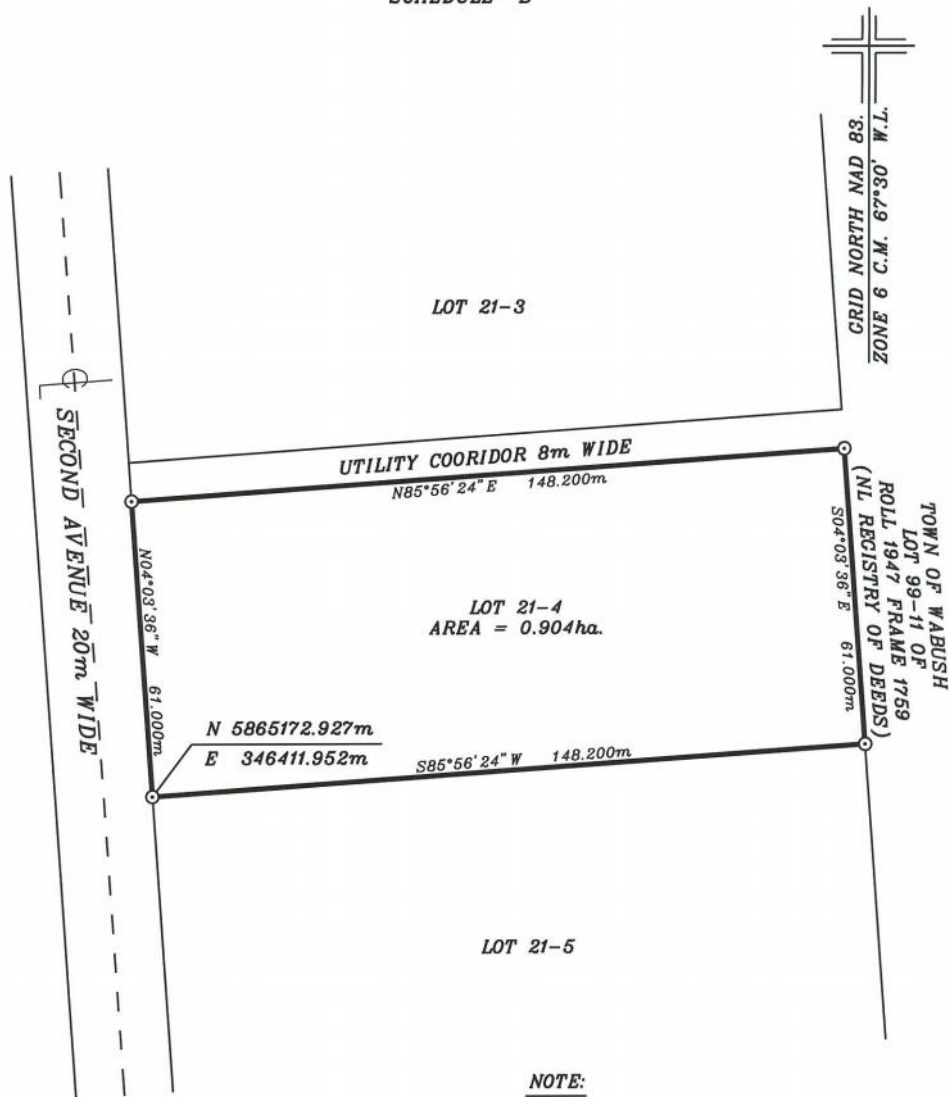
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 Linear Measurement Horizontal Ground Distances



# LOT 21 - 4

SCHEDULE "B"



**NOTE:**

LOT 21-4 IS A SUBDIVISION OF LOT 99-11 CONVEYED TO THE TOWN OF WABUSH ROLL 1947 FRAME 1759 NL REGISTRY OF DEEDS.

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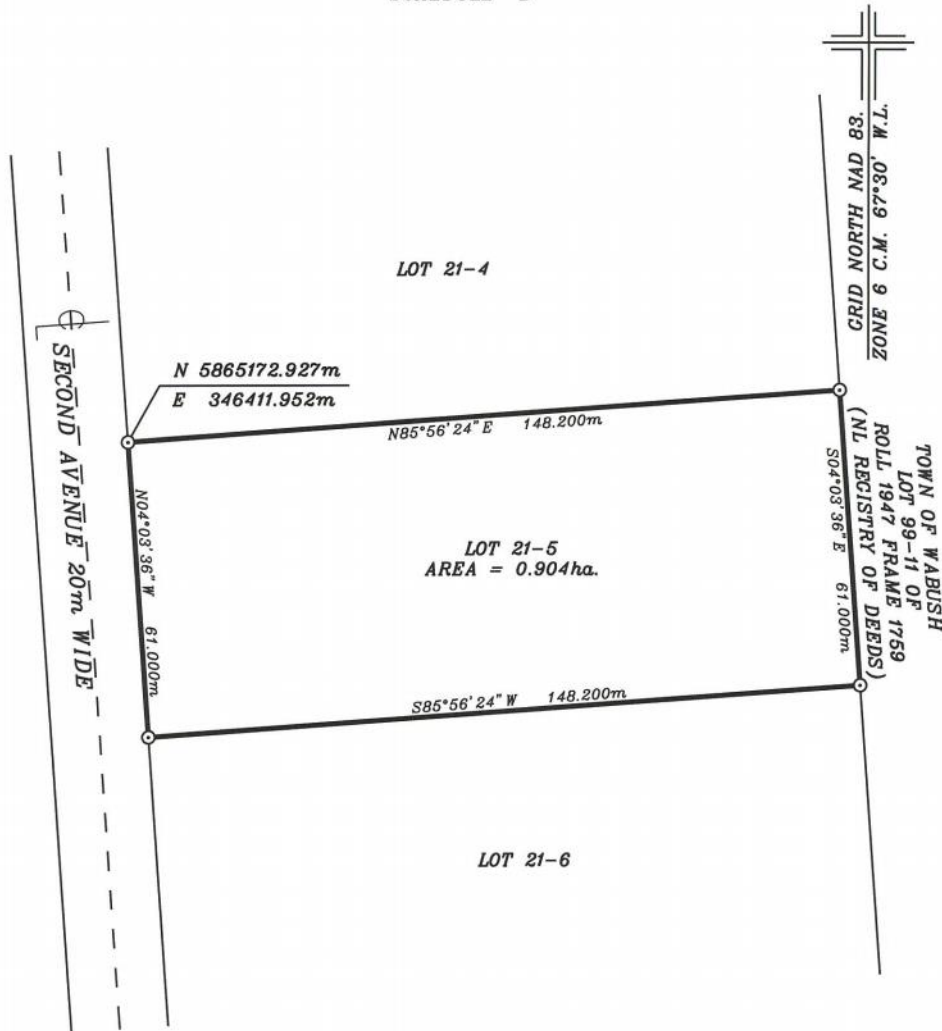
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 SCALE - 1:1000  
 JOB No. - 21-010LW

Linear Measurement Horizontal Ground Distances



# LOT 21 - 5

SCHEDULE "B"



**NOTE:**

LOT 21-5 IS A SUBDIVISION OF LOT 99-11 CONVEYED TO THE TOWN OF WABUSH ROLL 1947 FRAME 1759 NL REGISTRY OF DEEDS.

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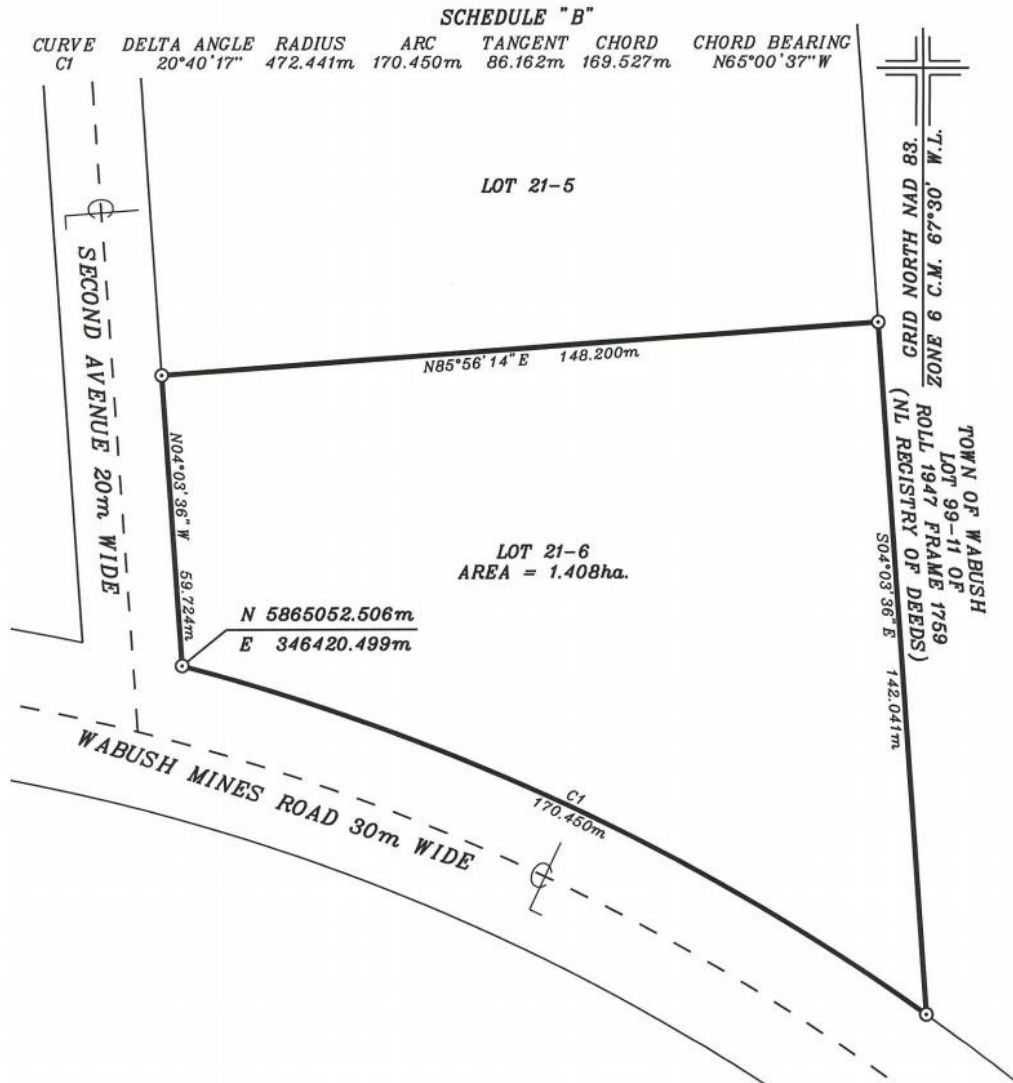
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Linear Measurement Horizontal Ground Distances



# LOT 21 - 6



**NOTE:**

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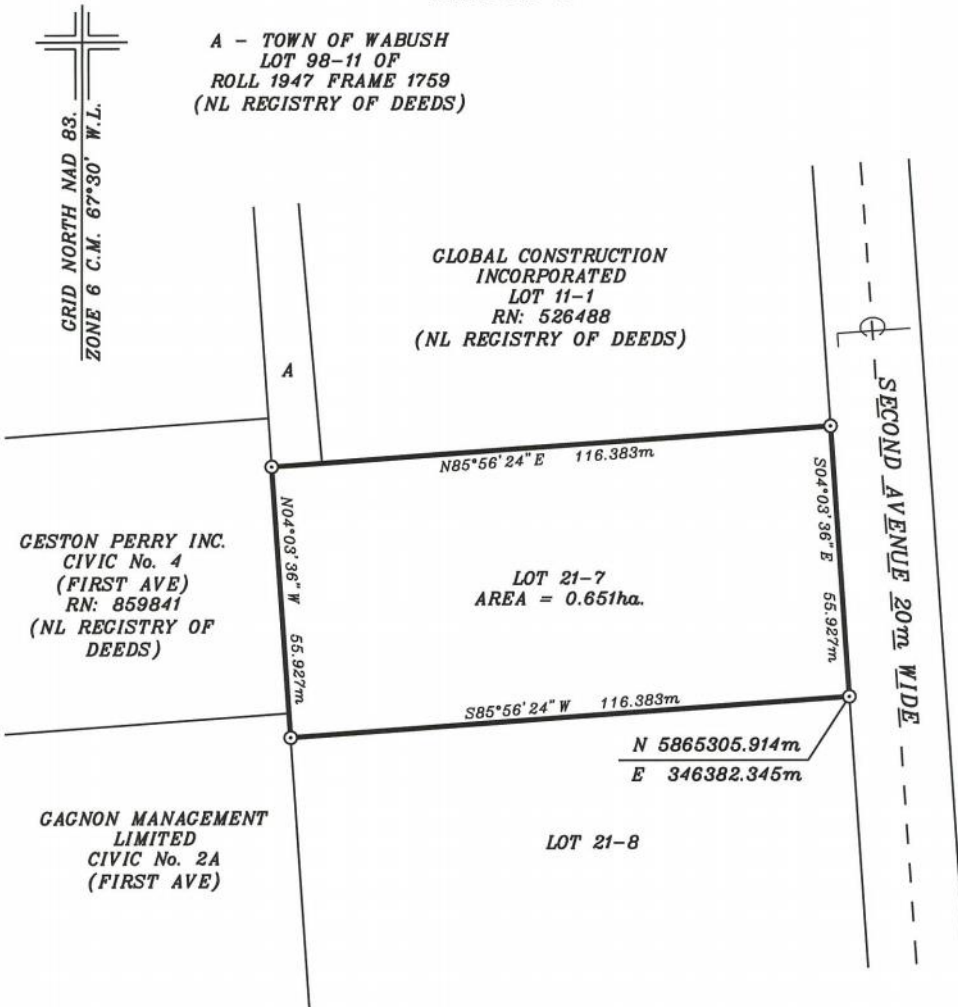
Linear Measurement Horizontal Ground Distances





# LOT 21 - 7

## SCHEDULE "B"



**NOTE:**

LOT 21-7 IS A SUBDIVISION OF  
LOT 99-11 CONVEYED TO THE TOWN  
OF WABUSH ROLL 1947 FRAME 1759  
NL REGISTRY OF DEEDS.

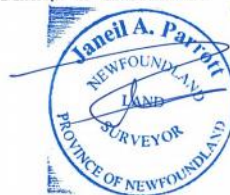
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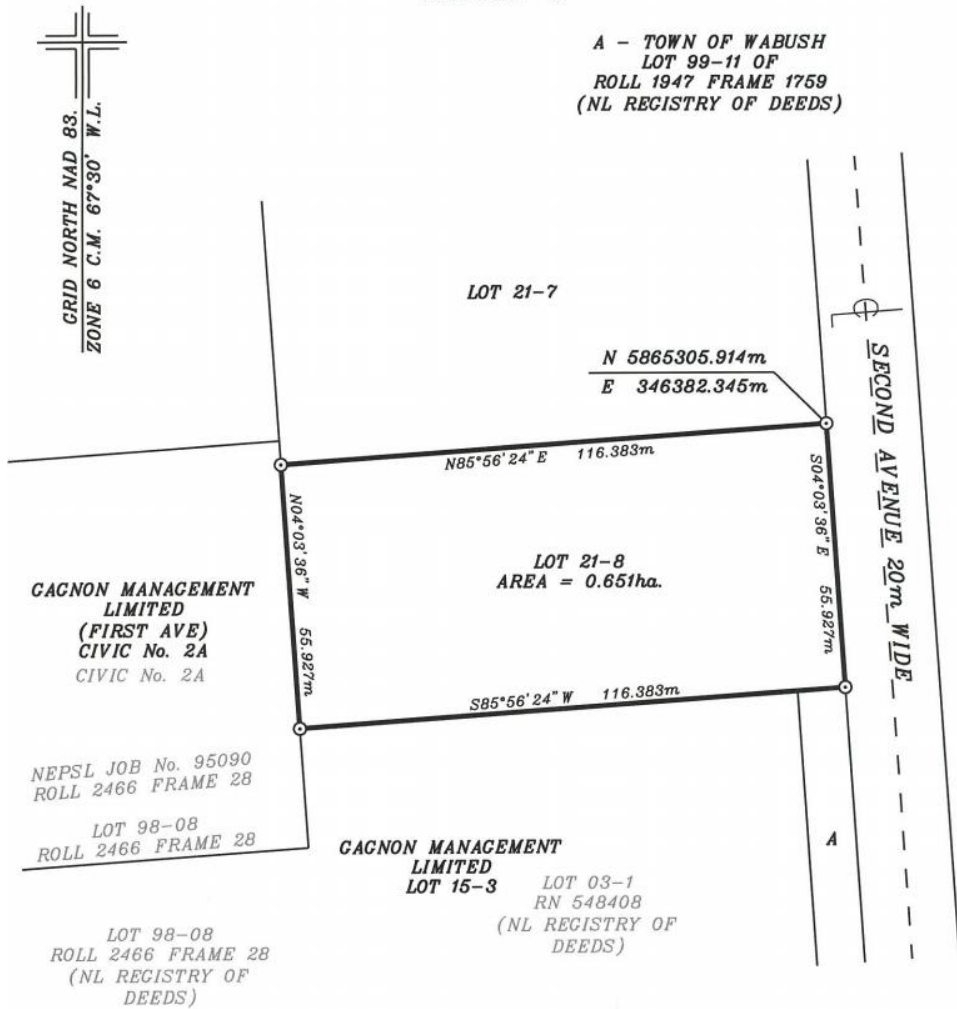
Linear Measurement Horizontal Ground Distances



# LOT 21 - 8

## SCHEDULE "B"

A - TOWN OF WABUSH  
 LOT 99-11 OF  
 ROLL 1947 FRAME 1759  
 (NL REGISTRY OF DEEDS)



### NOTE:

LOT 21-8 IS A SUBDIVISION OF  
 LOT 99-11 CONVEYED TO THE TOWN  
 OF WABUSH ROLL 1947 FRAME 1759  
 NL REGISTRY OF DEEDS.

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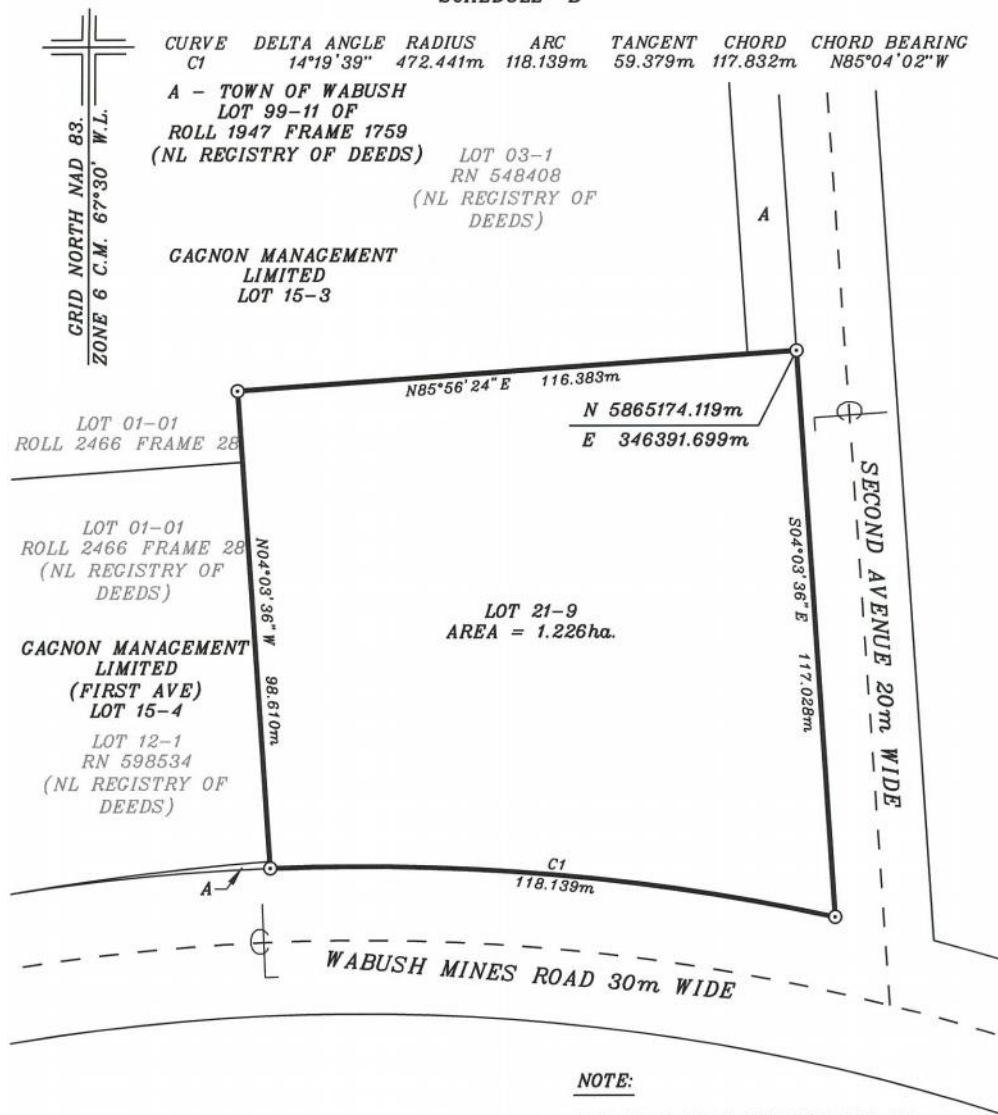
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# Lot 21 - 9

## SCHEDULE "B"



**NOTE:**

LOT 21-9 IS A SUBDIVISION OF LOT 99-11 CONVEYED TO THE TOWN OF WABUSH ROLL 1947 FRAME 1759 NL REGISTRY OF DEEDS.

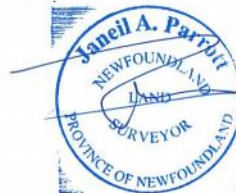
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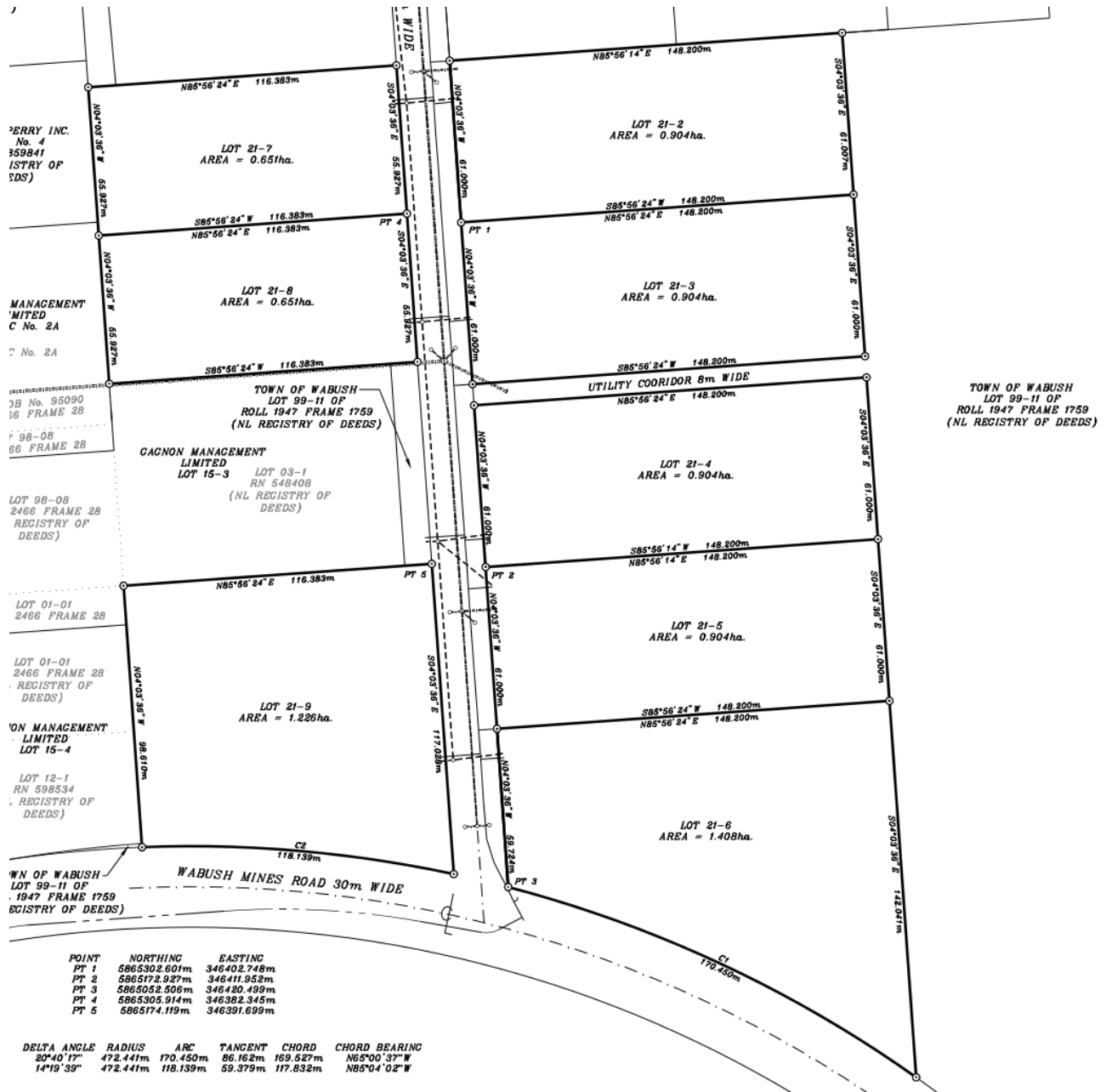
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Linear Measurement Horizontal Ground Distances



# APPENDIX C: SERVICES

# WATER/SEWER LATERALS



# **APPENDIX D: TAX & FEE STRUCTURE**



**TOWN OF WABUSH  
PERMIT AND FEE STRUCTURE 2021**

**SCHEDULE II**

**Permit Fees:**

**Residential**

New home construction application	\$150
New home permit	\$2.00/m2 of Gross Floor Area Minimum \$400
• Landscaping deposit (refundable if completed in 1 year)	\$1500
Renovations/Repairs	min \$30 or 1% of construction value, max set to \$250
• Attachments, patios etc...	
Demo	\$30
Accessory buildings	\$100
Temp vinyl buildings	\$40
Excavation Front Yard/Driveway	\$50
Home Based Business application	\$50

**Commercial & Industrial**

New construction	0.7% of construction value
• Landscaping deposit (refundable if completed in 1 year)	\$3500
Renovations/Repairs	1% of construction value, min \$350
Accessory Buildings	\$250
Sea Cans – Service NL required	\$100
Excavation	1% of total cost, min \$100
Water/Sewer connections requiring road construction	deposit as per policy of road reinstatement, refunded when complete \$8000
Subdivision Application Fee.....	\$500.00 – for new subdivisions/development
Permit renewal fee if no construction has commenced in 6 months	
Permit fees double if construction has commenced without prior permit approval	

**Mineral Workings & Airport Industrial**

Airport/Mining	1% of construction value
Demolition	1% of construction value



**TOWN OF WABUSH  
PERMIT AND FEE STRUCTURE 2021**

**SCHEDULE II**

**WABUSH  
Occupancy Permits:**

Commercial/Industrial	\$125
Residential – for Home Based Business	\$100

**Amendments**

Development Regulation Amendment (non-refundable)	\$2100
Municipal Plan & Development Regulation Amendment	\$7500

Note: Municipal Plan amendment fee/deposit \$2800 non-refundable, up to \$4700 refundable if public hearing is cancelled (due to no objections)

Advertising Fee – discretionary/variance	\$150
Approval in Principal letter	\$30

**Animal Licenses/Fines**

All animals (one-time charge if spayed/neutered)	\$20
All animals (if not spayed/neutered) – yearly	\$100

Running at Large/Impounding fees:

1 <sup>st</sup> offence	\$75
2 <sup>nd</sup> offence	\$150
3 <sup>rd</sup> offence	\$225

Daily impound fee	\$20/day
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**Miscellaneous fees:**

Taxi license	\$40
Water turn on/off summer rate	\$50
Water turn on/off winter rate	\$150 Min
Steam truck rental	\$395/hr
Vehicle impound fees	Towing charge + \$50 impound fee + \$10 each additional day (disposed after 3 months)
Quarry Fees	\$750





**TOWN OF WABUSH  
PUBLIC NOTICE  
TAX STRUCTURE 2021**

**SCHEDULE I**

The following tax rate structure as adopted by the Wabush Town Council for the taxation year 2020 and is published in accordance with Section 109 of the *Municipalities Act*:

**Property Tax:**

Residential	8.9 Mills
Minimum	\$300.00
Commercial	19 Mills
Minimum	\$500.00

**Business Tax:**

Group 1 – B1	2.60% of assessed value
<ul style="list-style-type: none"><li>• Medical/Dental Practices</li><li>• Oil Distributors</li><li>• Travel Agencies</li><li>• Car Rental Agencies</li><li>• Door to Door Distributors</li><li>• Professional Offices</li><li>• Janitorial</li></ul>	
Group 2 – B2	1.95% of assessed value
<ul style="list-style-type: none"><li>• Transportation (Air and Land)</li><li>• Radio Stations</li><li>• Night Clubs/Taverns</li><li>• Corner Stores</li></ul>	
Group 3 – B3	1.75% of assessed value
<ul style="list-style-type: none"><li>• Retailers/Wholesalers</li><li>• Contractors/Construction</li><li>• Light Industrial</li><li>• Heavy Equipment – Sales/Services</li></ul>	
Group 4 – B4	0.75% of assessed value
<ul style="list-style-type: none"><li>• Barber Shops</li><li>• Beauty Parlors</li><li>• Animal Grooming</li><li>• Restaurants</li><li>• Hotels</li><li>• Food Take Out</li><li>• Storage Buildings</li><li>• Seamstress</li></ul>	

## TAX STRUCTURE 2021 (continued)

### **Business Tax: (continued)**

Group 5 – B5	0.55% of assessed value
• All other businesses	
Group 6 – B6	Greater of \$2,500 or 3.00% of gross revenue to a Maximum \$5,500
• Business of No Fixed Place	
Group 7 – B7	
• Business Operating in Residential Areas	\$500
Group 8 – B8	50 Mills
• Financial Institutions	
• Data Centers	
Group 9 – B9	
• Utilities and Cable Companies	2.50% of gross revenue
Minimum Business Tax	\$300.00 per year

### **Water and Sewer Rates:**

Residential	\$300.00 per year
Commercial	\$300 base plus 1 Mills of assessed value. Minimum \$750
Hotels/Motels	\$100.00 per room/per year (min. \$725)
Apartments	\$300 per year per unit (min. \$300.00)
Laundromat, Car Washes, Batch Plants	\$2,500 per year
Shopping Centers, Plazas, accommodating more than one tenant	\$1,750 per year
Federal/Provincial Bldgs Including Schools	4 Mills

### **Miscellaneous:**

Tax Certificates	\$125.00
Compliance Letters	\$150.00
Tax Information	\$75.00

# **APPENDIX E: COUNCIL POLICIES**

# Town of Wabush

## Council Policy

Section: Planning & Development/Public Works

#: 1004 - 14

Policy: Street Excavation & Reinstatement Policy & Permitting

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This policy is in place to establish a procedure for the reinstatement of public road cuts from development within the Town of Wabush Boundaries as per Section 414 (2)(tt) of the *Municipalities Act, 1999*

- Cost of deposit is \$8,000.00 – This fee must be paid in full prior to any work being performed. Deposits received by the Town under this Policy for all work will be held in trust & will be released after reinstatement is in place.
- All road reinstatements must be reviewed and approved by a certified engineer. All drawings to be reviewed by Town engineer and all cost with Town engineers are billed back to the developer as per section 81 of the Town of Wabush development regulations.
- The Permit holder shall be responsible for the following:
  - (i) Maintaining the street cut and keeping it in a condition acceptable to the Town.
  - (ii) In the case where, in the opinion of the Town, the street cut is not maintained as per this item, the Town reserves the right to carry out any and all maintenance required without notice to the permit holder and deduct the cost of such maintenance from the permit holder's Deposit.
- The area to be patched shall be agreed upon by the Public Works Director. The contractor/developer shall cut out the sections marked true and square with a saw or other means acceptable to the Public Works Department to expose a fresh vertical face clear of any broken or loose material.
- If a permit holder fails to reinstate asphalt within 60 (sixty) days of the original street cut without the written permission of the Town to do so, the Town reserves the right to reinstate the asphalt and retain the entire Security Deposit and charge back the cost incurred from the road reinstatement.
- Due to short construction season no road cuts will be released after September 1<sup>st</sup> of every succeeding year.

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Date Approved: March 25/14

Meeting #: 14-03

Mayor: 

Town Clerk: 

# Town of Wabush

## Council Policy

Section: Planning & Development

#: 1000 - 14

Policy: Vacant land - Residential, Industrial, Commercial

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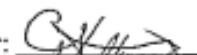
This policy is in place to encourage developers to develop vacant land within the Town of Wabush Boundaries

- Any undeveloped, vacant, cleared land sold within the Town Boundaries for development from the Town of Wabush has 2 years to develop from date of purchase.
- Extension may be considered with a written letter to council within 6 months of expiry of land development from original date of purchase, explaining why land has not been developed and reasoning why to extent a development.
- If not developed within the time frame mentioned above, the Town will be given back the land from the purchaser at cost of the sale at that time and legal fees. Land sales will be held in trust until developed.
- Land will be relisted for sale for another developer to purchase, depending current land sales as per council's tax structure.
- Purchasers are responsible to pay all taxes on land after purchase, including water/sewer if not connected as per Municipalities Act Section 130 relating to water/sewer taxation.
- If land is not assessed, developer has to pay as per Council tax structure min tax for land as per Council tax structure.
- Purchasers are responsible to pay for all Town legal fees, surveys and documentation registration.

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Date Approved: March 25/14

Meeting #: 14-B

Mayor: 

Town Clerk: 

# APPENDIX F: SUBMISSION FORM

**SUBMISSION FORM**

Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

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

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

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

- a) Offered purchase Price: \$\_\_\_\_\_ (excluding HST)
- b) Enclosed Deposit: 10% down \$ \_\_\_\_\_ via certified cheque.
- c) Business Registration Profile: \_\_\_\_\_

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

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

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

Date: \_\_\_\_\_

Sealed proposals clearly marked: **"Phase II – 8 Industrial Lots"** (indicate which lot(s) you are bidding on) to be submitted to:

Director of Planning & Land Use  
Town of Wabush  
15 Whiteway Dr.  
P.O. Box 190  
Wabush, NL  
AOR 1B0

**Closing Date: 3:00pm Atlantic local time, xxxx 2021**

Bids received after the closing date will not be considered.

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