



**Cape Breton Regional Municipality**

*A Community of Communities*



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## REQUEST FOR TENDER

**T23.2015**

**PROPERTY TAX SALE BY TENDER - VARIOUS LOTS - CBRM**

*for the Department of*  
**FINANCIAL SERVICES – TAX SALE**

**Closing: Thursday, June 18, 2014 at 2:00 pm local time**

Sealed submissions marked:

**“Tender# T23.2015 – Tax Sale By Tender – Various Lot - CBRM”**

**LOT # \_\_\_\_\_ (PUT LOT# YOU ARE BIDDING ON HERE)**

Addressed to:

Tax Sale Department, Financial Services  
320 Esplanade, Suite 102  
Sydney, NS B1P 7B9

The highest or any submission will not necessarily be accepted.

***Tender Issue Date – May 19, 2015***



## CHECK LIST

### **PRIOR TO SUBMISSION PLEASE CHECK THAT YOU HAVE SUBMITTED A COPY OF THE FOLLOWING DOCUMENTS**

- SCHEDULE "A" – MUNICIPAL BY-LAW COMPLIANCE CERTIFICATE
- DUPLICATE (2) COPIES OF SUBMISSION IN A SEALED ENVELOPE PROPERLY LABELED WITH CORRECT NUMBER **T23.2015**
- BID SECURITY – CASH, MONEY ORDER, CERTIFIED CHEQUE OR LAWYERS TRUST CHEQUE TEN (10)% PERCENT OF THE TENDERED SUM
- RECEIVED ADDENDA NO. \_\_\_\_\_ TO NO. \_\_\_\_\_ INCLUSIVE WERE CAREFULLY EXAMINED

**THE FOLLOWING INFORMATION MUST BE COMPLETED TO ENSURE ACCEPTANCE. FAILURE TO COMPLY WITH ABOVE MAY RESULT IN DISQUALIFICATION OF YOUR BID.**



## **INSTRUCTIONS TO BIDDERS**

### **PROPERTY TAX SALE BY TENDER – VARIOUS LOTS - CBRM**

**Closing:** Submit to the undersigned up to **2:00 P.M., THURSDAY, JUNE 18<sup>th</sup>, 2015**, the bid must be returned in a sealed envelope in **DUPLICATE (2) COPIES** and must clearly designate **T23.2015** to the Procurement Section, Financial Services Suite 104, 320 Esplanade, Sydney, N. S. B1P 7B9.

**NOTE: FAXED / ELECTRONIC submissions are NOT acceptable and will not be considered**

**Questions & Clarifications:** Any clarification required by a proponent must be requested in writing to the responsible Buyer indicated in the Solicitation. Such requests must be provided in due time before the closing date in order to allow proper consideration and a reply. The response to a request for clarifications submitted by any Proponent will be posted on the Nova Scotia Government Website as an Addendum.

**Withdrawal or Modification of Bid:** Proponents may withdraw, replace or modify their bid up until the specified closing time, provided that this is done in writing. Any modification or replacement of a bid must be done in the same format as defined in the Solicitation. **NOTE: FAXED / ELECTRONIC modifications are acceptable**

**Addenda:** All addenda must be acknowledged in bid submission; proponents must monitor the Nova Scotia Government Tenders Website for any addenda that may be issued. CBRM staff no longer maintains plan takers lists, and no longer have knowledge of who has downloaded opportunities. <http://www.novascotia.ca/tenders/tenders/ns-tenders.aspx>

**Opening:** Public opening will occur immediately following the time of closing in the first floor boardroom of the Civic Centre, 320 Esplanade, Sydney, N. S. The determining clock for authentication of date and time is the computer (network time), located in the Procurement Office, Suite 104.

**Tenders requiring bid deposit:** If a tender requires a non-refundable bid deposit only those companies who have complied with this request will be considered for acceptance.

### **TENDER CONTENTS:**

**(Section Applies to: Construction Contracts, Services & Sale of Municipal Property ONLY!)**

**Bid Security:** Each tender must be accompanied by a certified cheque payable to the Cape Breton Regional Municipality or a Bid Bond on CCDC Form 220 for ten (10) percent of the tendered sum. *Any withdrawal of the successful tender shall constitute forfeiture of the bid deposit.*

**Accompanying Documents:** All bids must include the following documents:

- **“Check List”** Completed in full /Signed /Dated(Including acknowledgement of addenda)
- The signed **Schedule “A”** Municipal By-Law Compliance form attached to the tender documents.

### **POLICY:**

- The Agreement on Internal Trade (AIT), Atlantic Procurement Agreement (APA) and The Cape Breton Regional Municipality Procurement Policy are the governing documents used for all tenders. Copies of these documents are available on the CBRM Website or from the Financial Services Department, Procurement Section, Suite 104, 320 Esplanade Sydney, N.S. or by phoning (902) 563-5015
- Where identical goods and/or services are available, from a Cape Breton Regional Supplier, and a supplier from outside the regional area, the following shall apply:



**CAPE BRETON REGIONAL  
MUNICIPALITY**

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Tender #T23.2015  
Property Tax Sale by Tender – Various Lots - CBRM  
**Closing:** Thursday, June 18, 2015 @ 2:00pm Atlantic Time

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- Regional suppliers will be allowed a 5% pricing preference, over suppliers outside the region when the total bid price before taxes is less than \$25,000 on Goods, \$50,000 Services and \$100,000 on Construction.
  - Regional suppliers qualify for the 5% price preference if they are a commercial taxpayer in the Cape Breton Regional Municipality.
  
  - Successful bidder will be required to follow CBRM protocol as designated by Purchasing Department for delivery and invoicing.
  
  - Payment: Any supplier having an account due to the Cape Breton Regional Municipality, which is in arrears, will have such arrears deducted from payments being made to the supplier.

The Cape Breton Regional Municipality reserves the right to reject any or all tenders or to accept any tender or part thereof considered to be in its best interest.

*Leanne MacNeil*

Leanne MacNeil, Buyer - Financial Services  
(P) 902-563-5188 (E-Mail) [lnmacneil@cbrm.ns.ca](mailto:lnmacneil@cbrm.ns.ca)



**SCHEDULE "A"**

**MUNICIPAL BY-LAW COMPLIANCE CERTIFICATE**

This document forms part of and is incorporated in to the Tender. Bidders convicted of violations of any Cape Breton Regional Municipal By-Laws or found in contravention of the Dangerous and Unsightly Provision of the *Municipal Government Act*, S.N.S. 1998, c. 18 shall be precluded from bidding on the tender. Successful bidders who subsequently are found guilty of violation of any Cape Breton Regional Municipal By-Laws or are found to have contravened the Dangerous and Unsightly Provision of the *Municipal Government Act* S.N.S. 1998, c. 18 shall have the tenders revoked and shall be precluded from bidding on subsequent tenders for a period of thirty-six months.

\_\_\_\_\_ (hereinafter referred to as "The Bidder") does hereby certify that the Bidder has not been found guilty of violation of any Cape Breton Regional Municipal By-Laws and has not been found to have contravened the Dangerous and Unsightly Provision of the *Municipal Government Act* S.N.S. 1998, c. 18 and furthermore hereby agrees to comply with all Cape Breton Regional Municipal By-Laws and the Dangerous and Unsightly provision of the *Municipal Government Act*, S.N.S. 1998, c. 18. The Bidder understands and agrees that any finding of guilt or contravention of any Cape Breton Regional Municipal By-Laws and provisions will result in the Tender being revoked and the Bidder being precluded from bidding on any subsequent Tender for a period of thirty-six months.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Bidder

**CBRM INTERNAL USE ONLY**

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**Approved by:** \_\_\_\_\_

**Title:** \_\_\_\_\_

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



**LIEN#:** \_\_\_\_\_

**BID SUBMITTED BY:**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**TELEPHONE #:** \_\_\_\_\_ **FAX #:** \_\_\_\_\_

**E-MAIL:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**NOTE:** ANY ENQUIRIES CONCERNING:

- (a) INTERPRETATIONS OF PROPOSAL POLICIES,
- (b) REQUESTS FOR FURTHER INFORMATION

**SHOULD BE DIRECTED TO BRAD MACKINLEY-TAX SALES, FINANCIAL SERVICES, 320  
ESPLANADE, SUITE 102, SYDNEY, N.S., B1P 7B9, TELEPHONE (902) 563-5144, FAX (902) 539-  
9964, OR E-MAIL AT [bwmackinley@cbrm.ns.ca](mailto:bwmackinley@cbrm.ns.ca)**



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**SUMMARY:**

- NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT OF NOVA SCOTIA, PART VI, 1999 SECTION (2), THE FOLLOWING PROPERTIES SITUATED IN THE CAPE BRETON REGIONAL MUNICIPALITY WILL BE SOLD BY TENDER CLOSING THURSDAY, JUNE 18, 2015 AT 2 PM. **FXED TENDERS WILL NOT BE CONSIDERED**
- THE CAPE BRETON REGIONAL MUNICIPALITY MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PURCHASER REGARDING THE FITNESS, GEOPHYSICAL OR ENVIRONMENTAL SUITABILITY OF THE LAND(S) OFFERED FOR SALE FOR ANY PARTICULAR USE ARE BEING SOLD ON AN AS IS BASIS ONLY. (LAND OR LAND & DWELLINGS)
- ALL LOTS PURCHASED ARE LIEN, DEBT AND MORTGAGE FREE
- **10% BID DEPOSIT (CASH, MONEY ORDER, CERTIFIED CHEQUE OR LAWYERS TRUST CHEQUE) IS REQUIRED TO BE SUBMITTED WITH BID**
- THE SUCCESSFUL BIDDER(S) WILL BE GIVEN THREE (3) BUSINESS DAYS AFTER AWARDING OF TENDER TO PAY REMAINING AMOUNT IN FULL PLUS \$300 DEED REGISTRATION AND PREPARATION FEE OR THE TENDER WILL BE AWARDED TO THE NEXT HIGHEST BIDDER
- THE DEED WILL BE TRANSFERRED TO THE BIDDER IDENTIFIED ON THE TENDER DOCUMENT.
- SUCCESSFUL BIDDER(S) ARE RESPONSIBLE FOR TAXES FROM THE DAY OF PURCHASE JUNE 18, 2015.
- **IMMEDIATE DEED** – SUCCESSFUL BIDDER GETS IMMEDIATE TITLE
- **6 MONTHS REDEMPTION** – THE OWNER OF THE PROPERTY HAD 6 MONTHS FROM JUNE 19<sup>th</sup>, 2015 TO CONTACT CBRM AND PAY ALL THE TAX AMOUNT DUE PLUS INTEREST AND COSTS TO GET THEIR PROPERTY BACK. THE SUCCESSFUL BIDDER GETS THEIR MONEY BACK PLUS 10% INTEREST BASED ON THE AMOUNT OF TIME WE HOLD THEIR MONEY. THE SUCCESSFUL BIDDER CAN CHANGE THE LOCKS AND INSURE THE BUILDING.
- THE SUCCESSFUL BIDDER CANNOT DO ANY COSMETIC REPAIRS TO THE PROPERTY DURING THE SIX MONTH REDEMPTION PERIOD. ANY REPAIRS THEY FEEL NEED TO BE DONE MUST BE APPROVED BY BRAD MACKINLEY, CBRM, TAX SALE DEPARTMENT PRIOR TO THE REPAIRS BEING CARRIED OUT.
- THE CAPE BRETON REGIONAL MUNICIPALITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL TENDERS, NOT NECESSARILY ACCEPT THE HIGHEST TENDER, OR TO ACCEPT ANY TENDER WHICH IT MAY CONSIDER TO BE IN ITS BEST INTEREST. THE CAPE BRETON REGIONAL MUNICIPALITY ALSO RESERVES THE RIGHT TO WAIVE FORMALITY, INFORMALITY, OR TECHNICALITY IN ANY TENDER.
- SECTION 144(2) OF THE NOVA SCOTIA MGA-PURCHASE OF TAX SALE PROPERTY BY MUNICIPAL EMPLOYEES OR THE SPOUSES IS NOT PERMITTED
- TAX SALES DO NOT ALWAYS CLEAR UP DEFECTS IN TITLE, THE TAX DEED ONLY CONVEYS THE INTEREST OF THOSE ASSESSED.



LIEN	ASSESSMENT	PID	NAME	ADDRESS	DESCRIPTION	LOCATION	DEED	ASSESSMENT
1	366994	15033657	1200116 ALBERTA LTD.	43 CENTRE ST	LAND DWELLING	NORTH SYDNEY	6 Month	\$17,900
2	453048	15193642	1200116 ALBERTA LTD.	CENTER ST	LAND DWELLING	NORTH SYDNEY	6 Month	\$23,100
3	9143114	15506207	2282646 NOVA SCOTIA LTD	GEORGE ST LOT 525	LAND	SYDNEY MINES	Immediate	\$2,800
4	9143130	15499296	2282646 NOVA SCOTIA LTD	BARRINGTON ST LOT 27	LAND	SYDNEY MINES	Immediate	\$600
5	9240012	15503030	2282646 NOVA SCOTIA LTD	YORKE ST LOT 273	LAND	SYDNEY MINES	Immediate	\$100
6	9240020	15503048	2282646 NOVA SCOTIA LTD	YORKE ST LOT 284	LAND	SYDNEY MINES	Immediate	\$100
7	4532279	15172869	ALBERTSON DALE ARDENE ALBERTSON MELISSA SONIA	17 HURON AVE	LAND	SYDNEY MINES	6 Month	\$15,000
8	2892588	15019896/15019904	BEELER ANDREW BEELER SONYA ET AL	14 FORMAN ST	LAND	NORTH SYDNEY	6 Month	\$10,900
9	334456	15650153/15490709	BISSON MYRTLE	284 LING ST	LAND	NEW WATERFORD	6 Month	\$10,000
10	2418452	15136856	BLUNDEN ROBERT	72 JAMESON ST	LAND	SYDNEY	Immediate	\$5,800
11	1365827	15020035	BOND-CHISLETT BRENDA	63 BROOK ST	LAND	NORTH SYDNEY	Immediate	\$5,400
12	2582066	15417199	BURCHELL ALOYSIOUS JAMES	132 SHAFT ST	LAND	GLACE BAY	Immediate	\$3,300
13	581917	15128325	C & K HOLDINGS	109 RICHMOND ST	LAND	SYDNEY	6 Month	\$11,200
14	617806	15187875	CAMPBELL CATHERINE	13 YOUNG ST	LAND	SYDNEY MINES	Immediate	\$7,500
15	1619934	15138944	CAMPBELL JOHN CAMPBELL CASSIE	45 HENRY ST	LAND	SYDNEY	Immediate	\$5,800
16	2695677	15446446	CULBERT APRIL	30 ARTHUR ST	LAND	GLACE BAY	6 Month	\$5,700
17	1341251	15134539	DUNN PHILLIP J	174 WEBSTER ST	LAND	SYDNEY	6 Month	\$2,800
18	456748	15173271	ELLIS STACEY SANGSTER ROSS	1 DUKE ST	LAND	SYDNEY MINES	6 Month	\$15,000
19	4251725	15025752	FAULKNER WILLIAM	43 PRINCE ST	LAND	NORTH SYDNEY	Immediate	\$41,000
20	3317463	15184526	FORREST CATHERINE	395 ATLANTIC ST	LAND	SYDNEY MINES	6 Month	\$75,000
21	1593315	15478332	FRASER VICTORIA	680 MAHON ST	LAND	NEW WATERFORD	Immediate	\$4,700





LIEN	ASSESSMENT	PID	NAME	ADDRESS	DESCRIPTION	LOCATION	DEED	ASSESSMENT
22	3931072	15443807	HILL DARRYL	25 FIFTH ST	LAND	GLACE BAY	6 Month	\$13,200
23	3316351	15401144	HYNES ESTHER	4 FOUNDRY ST	LAND	GLACE BAY	Immediate	\$4,500
24	2036371	15401151	HYNES ESTHER	6 FOUNDRY ST	LAND	GLACE BAY	Immediate	\$4,500
25	86347	15138845	JOHNSON JAMES	89 HENRY ST	LAND DWELLING	SYDNEY	6 Month	\$32,400
26	340812	15187743	LEBLANC PHILLIP LAWRENCE LEBLANC REYNELDA MARIE	22 WEBSTER ST	LAND	SYDNEY MINES	Immediate	\$2,800
27	4845595	15265580	MACDONALD WALTER	MCNEIL'S LANE	LAND - MOBILE HOME	NEW WATERFORD	Immediate	\$42,400
28	2790041	15456965	MACINTYRE DANIEL A MACINTYRE MARGARET	1283 MAIN ST	LAND	GLACE BAY	6 Month	\$9,000
29	305391	15180037	MACINTYRE JAMES GORDON MACINTYRE KENNETH RYAN	34 CHURCH ST	LAND	SYDNEY MINES	6 Month	\$12,000
30	1817329	15186547	MACLEOD JOHN T	201 LEGATTO ST	LAND	SYDNEY MINES	6 Month	\$7,500
31	9635114	15505167	MACLEOD JOHN T	LEGATTO ST	LAND	SYDNEY MINES	Immediate	\$5,600
32	629286	15181597	MACNEIL WILLIAM BOND- MACNEIL TANIA	32 GUY ST	LAND	SYDNEY MINES	6 Month	\$1,200
33	2985829	15138696	MAGIS NICHOLAS JOHN SWISTUN RODERICK EST	10 HENRY ST	LAND	SYDNEY	Immediate	\$5,900
34	4986695	15162084	MANNING ALBERT MANNING DEBORAH	9 JAMESON ST	LAND	SYDNEY	6 Month	\$5,800
35	4959914	15086168	MARGE REALTIES LTD	419R TOWNSEND ST	LAND	SYDNEY	Immediate	\$3,700
36	3170454	15322696	MCMULLEN J CHARLES (HEIRS) EST	FRENCHVALE RD	LAND	FRENCHVALE	Immediate	\$17,500
37	3490173	15158223	NEVILLE ORVILLE	62 CONNAUGHT ST	LAND	SYDNEY	6 Month	\$9,000
38	3087069	15495757	ROBINSON WILLIAM ALEXANDER ROBINSON	115 CHURCH ST LAND	LAND	SYDNEY MINES	6 Month	\$25,000
39	972843	15018880	ROSE ROBERT	23 BROOK ST	LAND	NORTH SYDNEY	6 Month	\$5,400
40	4268822	15437320	SIMMONS FLORENCE	92 SIXTH ST	LAND	GLACE BAY	Immediate	\$4,500
41	2846993	15308497	SINCLAIR LORELLE REP MACDONALD THERESA	BENACADIE GLEN RD	LAND	BENACADIE	Immediate	\$5,900
42	4900448	15480783	WONG DAVE	363 NINTH ST	LAND DWELLING	NEW WATERFORD	Immediate	\$40,800



TENDER #		DATE		CLOSING DATE		BUYER
T23.2015		19-MAY-2015		18 JUNE 2015		Leanne MacNeil
LIEN	ASSESSMENT	DESCRIPTION		LOCATION	10% BID DEPOSIT	TOTAL BID
1	366994	43 CENTRE ST	LAND DWELLING	NORTH SYDNEY	\$ _____.	\$ _____.
2	453048	CENTER ST	LAND DWELLING	NORTH SYDNEY	\$ _____.	\$ _____.
3	9143114	GEORGE ST LOT 525	LAND	SYDNEY MINES	\$ _____.	\$ _____.
4	9143130	BARRINGTON ST LOT 27	LAND	SYDNEY MINES	\$ _____.	\$ _____.
5	9240012	YORKE ST LOT 273	LAND	SYDNEY MINES	\$ _____.	\$ _____.
6	9240020	YORKE ST LOT 284	LAND	SYDNEY MINES	\$ _____.	\$ _____.
7	4532279	17 HURON AVE	LAND	SYDNEY MINES	\$ _____.	\$ _____.
8	2892588	14 FORMAN ST	LAND	NORTH SYDNEY	\$ _____.	\$ _____.
9	334456	284 LING ST	LAND	NEW WATERFORD	\$ _____.	\$ _____.
10	2418452	72 JAMESON ST	LAND	SYDNEY	\$ _____.	\$ _____.
11	1365827	63 BROOK ST	LAND	NORTH SYDNEY	\$ _____.	\$ _____.
12	2582066	132 SHAFT ST	LAND	GLACE BAY	\$ _____.	\$ _____.
13	581917	109 RICHMOND ST	LAND	SYDNEY	\$ _____.	\$ _____.
14	617806	13 YOUNG ST	LAND	SYDNEY MINES	\$ _____.	\$ _____.
15	1619934	45 HENRY ST	LAND	SYDNEY	\$ _____.	\$ _____.
16	2695677	30 ARTHUR ST	LAND	GLACE BAY	\$ _____.	\$ _____.
17	1341251	174 WEBSTER ST	LAND	SYDNEY	\$ _____.	\$ _____.
18	456748	1 DUKE ST	LAND	SYDNEY MINES	\$ _____.	\$ _____.
19	4251725	43 PRINCE ST	LAND	NORTH SYDNEY	\$ _____.	\$ _____.
20	3317463	395 ATLANTIC ST	LAND	SYDNEY MINES	\$ _____.	\$ _____.
21	1593315	680 MAHON ST	LAND	NEW WATERFORD	\$ _____.	\$ _____.



TENDER #		DATE		CLOSING DATE		BUYER
T23.2015		19-MAY-2015		18 JUNE 2015		Leanne MacNeil
LIEN	ASSESSMENT	DESCRIPTION		LOCATION	10% BID DEPOSIT	TOTAL BID
22	3931072	25 FIFTH ST	LAND	GLACE BAY	\$ _____.	\$ _____.
23	3316351	4 FOUNDRY ST	LAND	GLACE BAY	\$ _____.	\$ _____.
24	2036371	6 FOUNDRY ST	LAND	GLACE BAY	\$ _____.	\$ _____.
25	86347	89 HENRY ST	LAND DWELLING	SYDNEY	\$ _____.	\$ _____.
26	340812	22 WEBSTER ST	LAND	SYDNEY MINES	\$ _____.	\$ _____.
27	4845595	MCNEIL'S LANE	LAND - MOBILE HOME	NEW WATERFORD	\$ _____.	\$ _____.
28	2790041	1283 MAIN ST	LAND	GLACE BAY	\$ _____.	\$ _____.
29	305391	34 CHURCH ST	LAND	SYDNEY MINES	\$ _____.	\$ _____.
30	1817329	201 LEGATTO ST	LAND	SYDNEY MINES	\$ _____.	\$ _____.
31	9635114	LEGATTO ST	LAND	SYDNEY MINES	\$ _____.	\$ _____.
32	629286	32 GUY ST	LAND	SYDNEY MINES	\$ _____.	\$ _____.
33	2985829	10 HENRY ST	LAND	SYDNEY	\$ _____.	\$ _____.
34	4986695	9 JAMESON ST	LAND	SYDNEY	\$ _____.	\$ _____.
35	4959914	419R TOWNSEND ST	LAND	SYDNEY	\$ _____.	\$ _____.
36	3170454	FRENCHVALE RD	LAND	FRENCHVALE	\$ _____.	\$ _____.
37	3490173	62 CONNAUGHT ST	LAND	SYDNEY	\$ _____.	\$ _____.
38	3087069	115 CHURCH ST LAND	LAND	SYDNEY MINES	\$ _____.	\$ _____.
39	972843	23 BROOK ST	LAND	NORTH SYDNEY	\$ _____.	\$ _____.
40	4268822	92 SIXTH ST	LAND	GLACE BAY	\$ _____.	\$ _____.
41	2846993	BENACADIE GLEN RD	LAND	BENACADIE	\$ _____.	\$ _____.
42	4900448	363 NINTH ST	LAND DWELLING	NEW WATERFORD	\$ _____.	\$ _____.