

DISTRICT OF TUMBLER RIDGE

**Invitation to Submit Offers to Purchase Land
General Information Sheet**

The District of Tumbler Ridge invites offers from the public for the purchase of a parcel of vacant District land.

The parcel has the following legal description:

Parcel identifier: 005-959-560
Lot Q
District Lot 3164
Plan 28445

(The "Property").

The Property is shown outlined in heavy black on the map attached.

The Property is approximately 0.3837 ha (0.948 acres) in size.

Copies of the title search, survey plan, and other information related to the title of the Property are available from the Land Title Office.

The asking price for the Property is **\$52,000.00**.

The Property would be sold subject to all subsisting conditions, reservations, provisos, restrictions, and exceptions in the original or any other grant or disposition from the Crown, subject to new charges required to be registered as outlined in this Information Sheet, and subject to all legal notations, charges, liens and interests, and miscellaneous notes currently on title to the Property.

The Property must be developed in conformity to all applicable District and other bylaws, regulations and orders.

The Property is zoned C1 (Town Centre Commercial). Interested persons should contact the District to obtain or review a copy of the District's Zoning Bylaw to determine what uses are currently permitted in this zone and what parking and other restrictions apply to this zone. Interested persons should also contact the District to obtain information on the availability of services, the current Official Community Plan, development permit requirements, development cost charges, building permit requirements, and other relevant information.

The Property is serviced as follows: Water, Sewer, Natural Gas and Electricity (Hydro).

Offers to purchase must include your plans to develop the property*. Mandatory information that must be submitted with the development plans include:

- a) General written description of the proposed development, including the dimensions of the proposed construction, the exterior finishing being used, and plans related to landscaping, paving and lot drainage;
- b) To-scale site plan showing the size and layout of the proposed development on the property, and;
- c) Visual reference material showing what the development will look like on the property once construction is completed, including the incorporation of elements articulated in a).

*Please see the attached Offer to Purchase Requirements and Selection Criteria for more detailed information.

The purchaser will be required to grant to the District, on closing and in priority to any financial charges, a *Land Title Act*, section 219 covenant committing to construct only the proposed development and complete the construction within the time frame indicated by the purchaser.

The purchaser will also be required to grant to the District, on closing and in priority to any financial charge, an option to purchase the land for the sale price, minus 10%, if all required building and development permits are not obtained and all building foundations not completed and approved by the District's Building Inspector within 24 months of the closing date.

Persons submitting offers to purchase the Property should indicate the amount proposed to be paid. GST must be paid in addition to the price stated.

The District will consider conditional offers. Interested persons should indicate whether their offers to purchase are subject to any conditions, such as subdivision, financing, rezoning, property inspection, feasibility studies or environmental reports, and the time for removal of each condition.

A person whose offer is subject to subdivision should be aware that the purchaser will be responsible, at its own cost, to fulfill all subdivision requirements, including installation of any required servicing works (including roads, drainage, water and sewer).

Persons submitting offers should obtain all information considered necessary by them to satisfy themselves as to the condition of the land. The District is providing no assurance as to the environmental or geotechnical status of the land, the suitability of the land for any use, the boundaries or size of the land, or the presence of encroachments. The land would be sold "as is" and the District would not provide any site profile under the *Environmental Management Act*. The purchaser must indemnify the District in respect of any contamination that may subsequently be identified on the property.

Interested persons are invited to view, inspect and test the land, at their own risk, upon making prior arrangements with the District.

If the District accepts any offers, it will notify the purchaser and upon notice of acceptance, a deposit of 10% of the offered price or \$3000.00, whichever is more, must immediately be paid by the purchaser to the District (by bank draft or certified cheque). The deposit, minus \$1000.00, would be returned if the purchaser's conditions are not satisfied or waived. The deposit would be forfeited in the case of non-completion by the purchaser (without limiting the District's other remedies). Upon acceptance of an offer, the District's standard contract of purchase and sale reflecting these terms, plus other terms agreed upon, must be signed.

Copies of the District's form of section 219 covenant, option to purchase and contract of purchase and sale are available on request.

Offers are revocable at any time prior to acceptance.

The closing date for the sale of the Property would be within 30 days of the District's acceptance of an offer or within 30 days after condition removal, if there are any conditions precedent. In addition to the purchase price, the purchaser must pay all applicable taxes, including GST and Property Transfer Tax and all conveyancing costs and prepare the conveyancing documents. The purchase price must be paid to the District by certified cheque, bank draft or solicitor's trust cheque.

The District expects interested persons to submit the following information:

- If an individual, name and occupation;
- If a corporation, name and incorporation number;
- In all cases, address, telephone number/s and, if available, fax number and email address;
- Purchase price offered;
- Any subject conditions and the dates for removal of the subject conditions;
- Development plans, as outlined above, including time for total completion of the development; and
- Any other information considered relevant.

The District reserves the right to accept or reject any offer. The highest offer may not be accepted, including if the proposed development or the conditions are not acceptable. The District may decide not to sell this land at all. The District reserves the right to consider the proposed development and to accept any proposal that the District considers to be in the best interests of the community. The District may negotiate with one or more purchasers before deciding to sell this land.

This invitation is not an offer by the District to any person. No contract of any kind (and in particular, no Contract A under tendering law) is formed between the District and any person submitting an offer in response to this invitation. For certainty, nothing in this document, including language reserving rights to the District or language of agreement, is intended by the District to indicate an intention to be contractually bound to any person.

All offers must be submitted in a sealed envelope clearly marked "PROPERTY FOR SALE" to District of Tumbler Ridge, PO Box 100, Tumbler Ridge, BC V0C 2W0, Attention: Ray Proulx, Community Development Officer.

Inquiries may be directed to the undersigned.

Ray Proulx
Community Development Officer
District of Tumbler Ridge
PO Box 100
Tumbler Ridge, BC
V0C 2W0
Phone: (250) 242-4242
Fax: (250) 242-3993
Email: edo@dtr.ca