



District of Wells

EXPRESSION OF INTEREST #2-2017 To Purchase Lands from the District of Wells

Property Described as:

Approximately 4283 Sanders Avenue, Wells, BC

Legal Description: Lot 21, Block 4, Plan 18500, District Lot 289, Land District 05

Property Identification No: 011-047-348

Folio Number: 391-01662.000

The District of Wells seeks Expressions of Interest for the lands described above. Information concerning the land use regulations impacting this property is available at the District of Wells Municipal Office, 4243 Sanders Avenue, Wells (PO Box 219, Wells, BC, V0K 2R0).

Completed Expressions of Interest must be returned to the District of Wells Municipal Office no later than 2:00 PM Thursday, January 25, 2018 when they will be publicly opened.

A description of the proposed development of the property described above, including specific uses anticipated for the site must accompany the Expression of Interest.

The District of Wells reserves the right not to accept any Expression of Interest submitted.

Please direct any questions concerning this Expression of Interest to the District of Wells Office (Telephone: 250-994-3330; Email: office@wells.ca).

Andrew Young, MCIP, RPP
Chief Administrative Officer

Attachments:

- Map showing the location of the Subject Property
- Photograph of the Subject Property

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The following information is not an offer or a contract and does not constitute an interest in land. The purpose of this Expression of Interest is to provide information to the District of Wells regarding a desire to purchase property as advertised on www.wells.ca prior to negotiation of a formal agreement of purchase and sale. The completion and submission of the Expression of Interest in no way obligates the applicant to purchase the property in question and is not in any way binding upon the District of Wells. The Expression of Interest is for information purposes only.

The District of Wells will review the Expression of Interest and contact the applicant to confirm whether or not the municipality will negotiate a formal Agreement of Purchase and Sale. The District of Wells reserves the right to negotiate with only those parties that the District of Wells so determines in its sole discretion. The District of Wells reserves the right to amend or abandon this transaction without accepting the Expressions of Interest.

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Purchase Price Offered:	\$ _____ . ____
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Contact Information:	
Date:	
Purchaser Name/s:	
Corporation Name (if applicable):	
Telephone Number:	
Fax Number:	
Email Address:	
Address:	
City:	
Province/State:	
Postal Code:	
GST Registration No. GST is the responsibility of the purchaser	

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1. Closing Date/Possession and Adjustment Date:

45 days following receipt of waiver of the Due Diligence condition or as agreed to between the Vendor (District of Wells) and the Purchaser.

2. Conditions Precedent:

The Purchaser shall, at its sole cost and expense, conduct its due diligence, including obtaining and reviewing any environmental site assessments, geotechnical reports, the title to the Property and the Permitted Encumbrances, and shall satisfy itself that the Property is suitable for the proposed development, on or before that date which is forty-five (45) days following acceptance of the Expression of Interest by the District of Wells Council. This condition must be waived or satisfied in writing.

3. Special Terms and Conditions:

- a. The sale is subject to a Building Commitment for the Commencement of Construction (Building Commitment to be satisfied within 36 months from the Closing Date, defined as the "Building Commitment Date").
- b. Purchaser to grant the Vendor (the District of Wells) a registrable Option to Re-Purchase the property at the original consideration plus GST. The Option is exercisable for one (1) year commencing on the Building Commitment Date. The Option shall not be exercised and will be discharged from the Property Title where the Purchaser has commenced Construction in accordance with the Building Commitment.
- c. The Property is subject to land use regulations which may impact its development including, for example:
 - i. Provisions of the District of Wells Official Community Plan Designation Bylaw No. 106, 2010, as amended, including the design guidelines of the District of Wells "1930's Mining Town Development Permit Area";
 - ii. Provisions of the District of Wells Zoning Bylaw and Tree Protection Bylaw No. 26, 2000, as amended; and
 - iii. District of Wells Engineering and Servicing Requirements.Other regulations, including Provincial Statutes, may impact the development of the property.
- d. It is the responsibility of the Purchaser to confirm any regulations and encumbrances affecting the Property.

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Map Showing location of the Subject Property – shown near centre in dark gray



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Photograph of the Subject Property



Vacant lot located at approx. 4283 Sanders Avenue, Wells, BC
(near intersection of Sanders Avenue and Baker Street)