



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

36 Cedar Avenue West
PO Box 198
Port Clements, BC
V0T1R0
Phone :250-557-4295
FAX :250-557-4568
Email : office@portclements.ca
Web : www.portclements.ca

Request for Offers for:

Disposition of Village Property, #6 Bayview Drive, Available for Public Acquisition

Issue Date: Friday, June 6th, 2021

Closing Date for Submissions: Friday, July 30, 2021

For further information contact:

Jana Zamyslicka
Chief Administrative Officer
250-557-4295
cao@portclements.ca

1. INTRODUCTION

The Village of Port Clements (the “Village”) is seeking offers from the public for the purchase of its property located at #6 Bayview Drive, Port Clements, BC V0T 1R0.

2. SUBMISSIONS

Respondents must use the *Offer Form* provided in Appendix A for their offer. Respondents must submit their sealed offer by hand-delivery or mail, such that the offer is received no later than **13:00 HRS (1:00 PM) PDT, Friday, July 30, 2021**, to:

Village of Port Clements
Attn: Jana Zamyslicka, CAO
36 Cedar Avenue West
Port Clements, BC
V0T 1R0

Offers cannot be conditional on financing, or any other arrangements or circumstances of the individual(s) making the offer or of the property.

All queries regarding this submission are to be directed to Jana Zamyslicka by email at cao@portclements.ca.

3. EVALUATION CRITERIA

It is intended that the respondent with the highest monetary value will be invited to enter into a contract of purchase and sale (the “Contract”) with the Village.

The Village will not consider offers that are less than \$15,000 CAD. An offer with a proposed closing date later than August 27, 2021 will not be considered.

In the case that two or more submissions are offering the same monetary value, which is the highest monetary value being offered, this tie will be identified to the respondents involved in the tie and they will be given the opportunity to submit a new sealed offer of a higher monetary value and will be provided a new closing date to submit their new offer. The submission with the highest monetary value from these new offers will be invited to enter into the Contract. Should another tie occur, this process will repeat until a single offer with the highest monetary value is received.

4. INVITATION TO ENTER INTO CONTRACT

- 1) The Village expects to notify the respondent with the highest valid offer on August 4, 2021 and invite the respondent to enter into the Contract (the “Invitation”).
- 2) Once a respondent is notified, the respondent must be able to:
 - a. immediately enter into the Contract with the Village; and
 - b. make payment and complete necessary legal documents prior to the proposed closing date.
- 3) If the respondent with the highest valid offer is unable or unwilling to enter into the Contract within five (5) business days of the Invitation, the Village will invalidate the Invitation to that party and extend the Invitation to the second-highest valid offer.

5. TERMS

By submitting an offer, a respondent acknowledges and agrees to the following terms.

- 1) The Village of Port Clements reserve the right to, in its discretion:
 - a. to modify the terms of this Request for Offers at any time after issue;
 - b. to cancel the Request for Offers at any time before entering into the Contract;
 - c. to reject any or all submissions;
 - d. to waive any irregularity or informality in a submission;
 - e. to negotiate with one or more of the respondents after closing;
 - f. to not enter into the Contract even after issuing an Invitation or after negotiating with a respondent;
 - g. if an invited respondent is unable to enter into the Contract or achieve closing, to extend the Invitation to another respondent with a valid offer; and
 - h. to reissue the Request for Offers in similar or different form.
- 2) Each respondent assumes all costs and risks associated with submitting an offer, and thereby unconditionally and irrevocably releases any claim it may have against the Village or any of its trustees, officers, employees or agents, whether based in contract, tort, legitimate expectation or any other principle of law, trade, custom or practice.
- 3) The property will be subject to sale on an “as is, where is” basis with no representations or warranties made by the Villages other than as to ownership. Respondents must satisfy themselves on all matters concerning the property including without limitation, its size, location, encumbrances, and fitness for any particular purpose.

6. PROPERTY DESCRIPTION

Civic Address: #6 Bayview Drive, Port Clements, BC V0T 1R0

Legal Description: Lot 5, Block 27, District Lot 1079, Queen Charlotte District Plan 1079 (PID 006-968-279)

Approximate Land Area: 56 ft x 132 ft lot, 7839 sq ft (less than 2 Acres)

Improvements: none

Zoning: R1

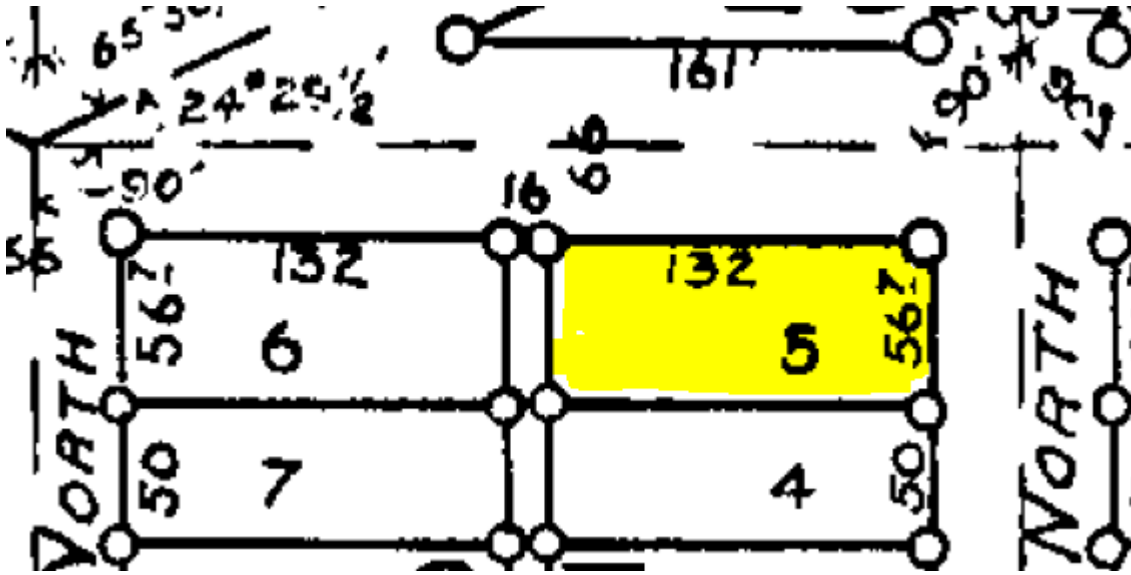
Assessments (2021): Land \$14,900

7. PHOTOGRAPHS





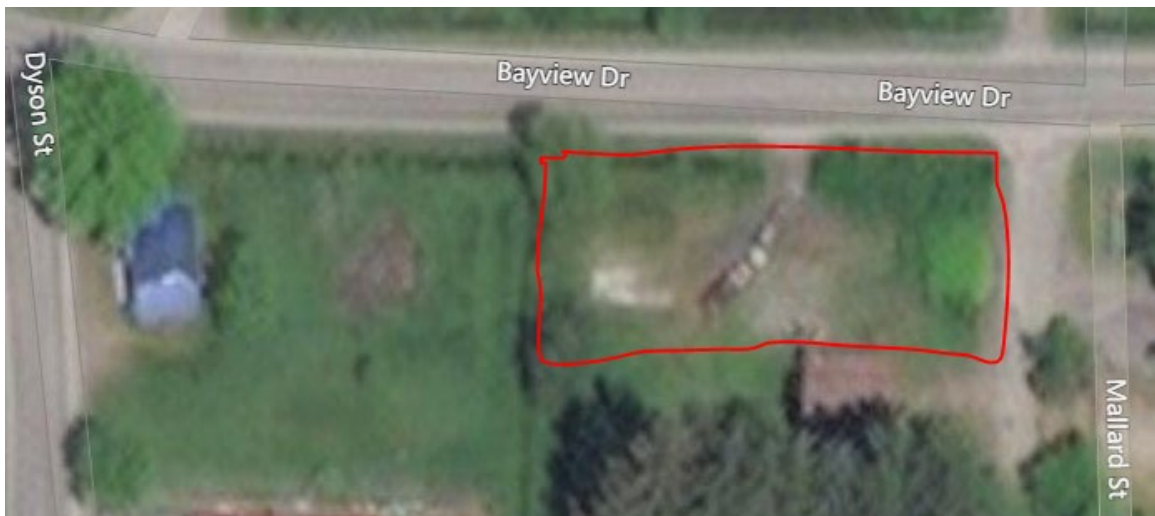
8. MAP



(from plan 1079)

9. LOCATION

The property is located at the corner of Mallard Street and Bayview Drive, with access off Bayview Drive. Most of the community and public services are within a 10-minute walking distance. The property is located, approximately, midway between the Port Clements Museum and Angela's Social Café & Gas station.



(Image for general location reference purposes only, not to be used for confirmation of legal property lines/boundaries or property size).

10. IMPROVEMENTS

There are no improvements on the property, it is an undeveloped residential lot. There are alder trees growing on the property. There is a potential that knotweed is growing on the property as it is known to be growing in the road allowance beside the property, and it is not certain if this growth is crossing onto the property.

11. ZONING

The property is zoned R1 Residential Urban Zone. Permitted uses as set out in the Village of Port Clements' Zoning Bylaw, include:

- a) One single family dwelling;
- b) One two family dwelling or duplex;
- c) One boarding house;
- d) Accessory buildings and structures;
- e) One bed and breakfast establishment.

Appendix A:

OFFER FORM: For #6 Bayview Drive, Village of Port Clements, BC V0T 1R0

A. RESPONDENT INFORMATION:

Date _____
Full Legal Name of Respondent _____
Respondent Phone Number _____
Respondent Fax Number _____
Respondent Email Address _____
Respondent Street Address _____
City _____ Province/State _____
Country _____ Postal/Zip Code _____

Contact Name (if different from Respondent) _____
Contact Phone Number _____
Contact Fax Number _____
Contact Email Address _____
Contact Street Address _____
City _____ Province/State _____
Country _____ Postal/Zip Code _____

B. PURCHASE PRICE:

Offered purchase price (Canadian Currency):

C. PROPOSED CLOSING DATE (No later than August 27, 2021, assuming notification of acceptance on August 4, 2021):

D. Offer submitted by:

Signature of respondent or authorized representative

Full legal name of person signing

Date