



Expression of Interest

#20-142 Land Disposition

Issue Date: Friday, March 25, 2022

Closing Date: Friday, April 29, 2022 @ 4:00 pm PST

Submission Information:

District of Sicamous
Attn: Evan Parliament
PO Box 219, 446 Main Street
Sicamous, BC V0E 2V0
Phone: 250-836-2477
Fax: 250-836-4314

1. Purpose

The District of Sicamous (the District) is seeking expressions of interest from the general public for the purchase or development of District-owned parcels of land within Sicamous. Expressions of Interest may include proposals for partnerships with the District for development projects that will benefit the community.

2. Scope

The District desires to gauge community interest for the disposition or development of the following parcels:

1391 Silver Sands Road (Appendix A)

414 Oak Avenue (Appendix B)

Green Road (Appendix C)

Responses are welcomed from the general public and may include opportunities for partnership with the District for development projects that will foster the social and economic well-being of Sicamous.

Respondents are encouraged to thoroughly read the enclosed information for each parcel to understand any statutory or legal encumbrances in relation to each parcel before submitting a response. Any agreement for sale of the fee simple title of the lands must be market value, as determined by a professional appraisal.

3. Submission

Interested proponents are invited to submit their expression of interests by **4:00 pm on Friday, April 29, 2022**. Responses may be submitted in digital format and emailed to jbruns@sicamous.ca or delivered in physical form to the District Municipal Office located at 446 Main Street, PO Box 219, Sicamous BC V0E 2V0.

Submissions must be addressed to:

Evan Parliament, Town Manager
446 Main Street, Sicamous BC V0E 2V0

The District reserves the right to accept any submission received, to reject any or all submissions, in whole or in part, to waive irregularities or formalities as deemed appropriate, and to request clarification of any submission.

4. Content of Submissions

Submissions should clearly indicate the parcel(s) the expression of interest is in response to and any applicable timelines associated to the interest. Submissions should also clearly acknowledge an understanding that the District's disposition is subject to statutory or other legal encumbrances associated to the land(s).

Please submit as much detailed information in your response as possible and include a development plan or any options that the District of Sicamous may consider in assessing your submission.

Responses must be signed by the Proponent or their Authorized Representative.

5. Evaluation Process

The District reserves the right to contact any Respondent for clarification, invite the Respondent to make a presentation to the District or to further negotiate with any Respondent if deemed desirable by the District.

The District has the right, in its sole discretion, to evaluate any or all responses on any basis it considers desirable, including the financial implications in relation to the District's budget.

The District has the right, in its sole discretion, not to enter into any agreement and has the right to reject any or all submissions without giving any reason for doing so. The District may, but is not required to, in its sole discretion, reject any submission which is conditional or obscure in any respect.

6. Proponent Questions

It is recommended that all questions be sent by email, return receipt requested, to Evan Parliament, Town Manager at 250-517-8049.

7. Amendments or Withdrawal

By submission of a clear and detailed written notice, the Proponent may amend or withdraw its submission at any time.

8. Form of Agreement

Neither party will be obligated in any manner to the other whatsoever until a form of agreement has been negotiated and executed by both the District and Proponent.

9. Additional information

No Respondent will have any claim for any compensation of any kind whatsoever, as a result of participating in the EOI, and by submitting a response, each Respondent will be deemed to have agreed that it has no claim.

Appendix A - 1391 Silver Sands Road



Parcel size: 1.149 Acres

Legal Description: KAP31008

OCP: Low Density Residential

Current Zoning: R1/R2 Residential

Current Use: Vacant Land

Designated as Park under Park Regulation Bylaw No.393, 2000

Requires Electoral Consent before disposition. The District will be obligated to use proceeds from the sale of parkland to purchase parkland or hold in a parkland reserve account.



Appendix B - 414 Oak Avenue



Parcel size: 0.26 Acres

PID: 005-144-493

OCP: Low Density Residential Current Zoning: R1/R2 Residential

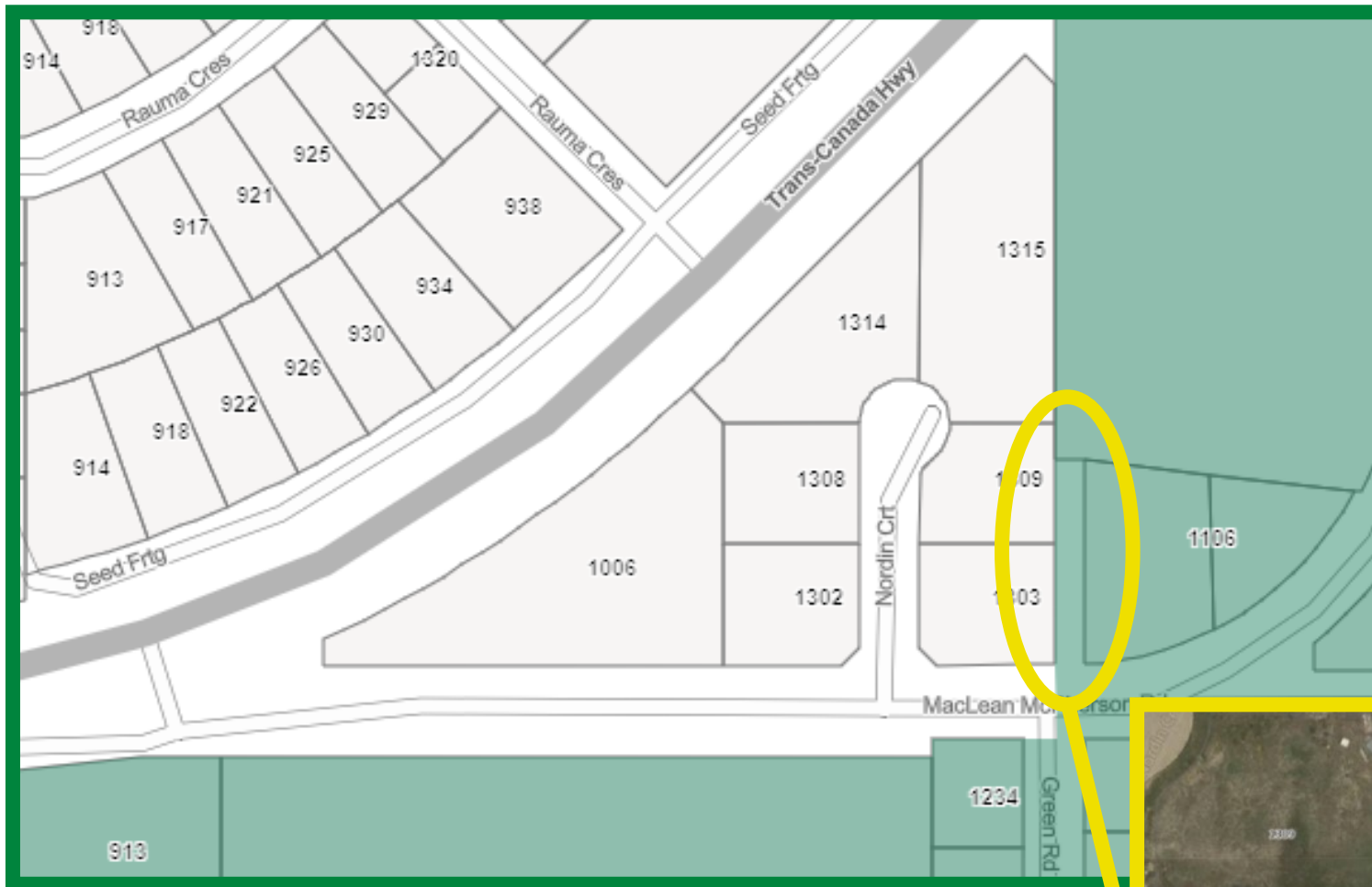
Current Use: Vacant Land

Designated as Park under Park Regulation Bylaw No.393, 2000

Requires Electoral Consent before disposition. The District will be obligated to use proceeds from the sale of parkland to purchase parkland or hold in a parkland reserve account.



Appendix C - Green Road



Parcel size: 0.171 Acres (33' x 225' approximately)

OCP: Highway Commercial B Current Zoning: CDZ.04

Current Use: Unused portion of a roadway dedication.

Site has approximately 33 feet of frontage on Maclean Mcpherson Road with no services or developed access.

Sale of this parcel will be subject to all statutory and legal encumbrances.

