



Revelstoke Board of Education

Surplus Schools Update

#31 – May 6th, 2019



Big Eddy Elementary School

We are providing this update to confirm that we are still awaiting final subdivision approval from the city. All requirements to complete the subdivision file have been submitted to the city. As soon as that approval is issued, we will communicate information regarding the Board's realtor, and we will begin the sale of the lots (see attached Subdivision Plan). We appreciate the ongoing patience of all those who have expressed an interest in the property.

For those who may not already be aware, the property has been rezoned to R2A Special Low Density Residential (requiring a minimum lot area of 1,700 square metres and lot width of 25 metres). This zoning will facilitate uses including single or two-family dwellings as well as home occupations, accessory buildings and bed & breakfast businesses. Each of the seven lots proposed will have an area of 1,940 square metres with 28.59 metres of frontage along Begbie Road.

Realtor

The Board made a decision to use the services of a Realtor with a MLS approach. The selected realtor and the information regarding the sale of the lots will be provided when the city issues final subdivision approval.

Timelines

Our timelines have shifted substantially. We have now updated the major milestones for this project. Items in green have been completed while tasks in orange represent the next work to be undertaken by the school district. The singular task in grey rests with the City.

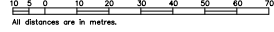
Big Eddy Elementary School		
Task		Completion/Target Date
1.	Obtain Minister of Education approval of the disposition	Received February 15 th 2012
2.	Hold Public Info Meeting	March 13 th 2013
3.	Tender & Award hazmat removal and demolition of buildings	May - July 2013
4.	File rezoning application	September 3 rd 2013
5.	File subdivision application	September 3 rd 2013
6.	Respond to water issues	During 13/14 school year
7.	Approval of rezoning application by City	May 9, 2017
8.	Resubmit the subdivision application	June 2017
9.	Obtain Preliminary Layout Approval	February 2018
10.	Engage a civil engineer to provide a site servicing agreement	March 2018
11.	Re-survey site	May 2018
12.	Respond to PLA conditions	August 10 th 2018
13.	Determine disposition approach	November 2018
14.	Service and complete subdivision	September/October 2018
15.	Determine disposition approach	Fall 2018
16.	Request For Proposals for Realtor Services, Selection of Realtor	November 2018
17.	Complete all outstanding documentation requested by the city	Winter 2019
18.	Receive Formal Subdivision Approval by City	January 2019
19.	Proceed with disposition of lots through Realtor	May 2019

Subdivision Plan

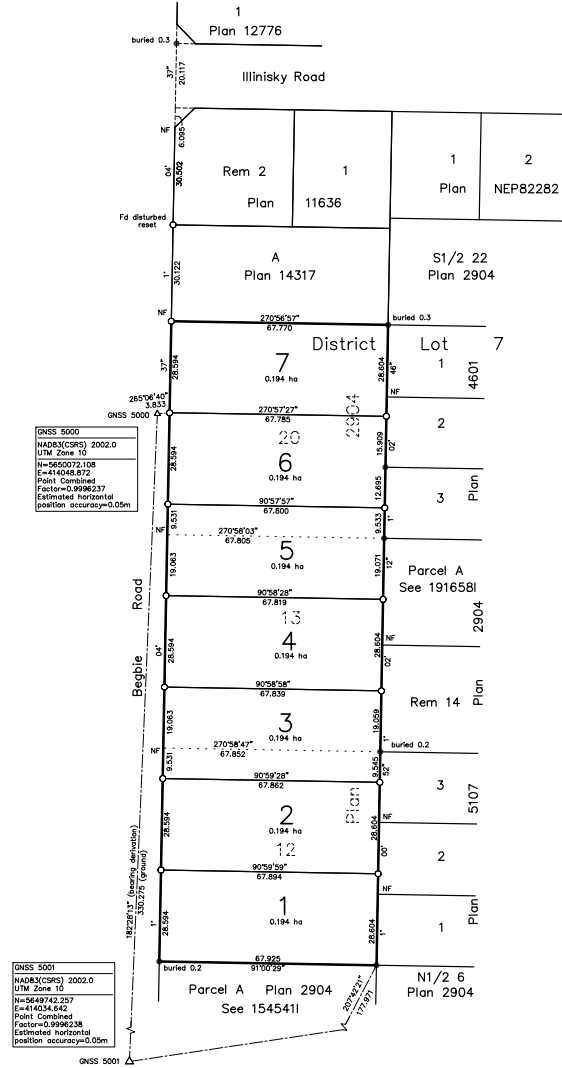
Subdivision Plan of
Lots 12, 13 and 20, District Lot 7,
Kootenay District, Plan 2904

PLAN EPP82854

BCGS 82L.099



All distances are in metres.
The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:750



GNSS 5000
NAD83(CSRS) 2002.0
UTM Zone 10
N=9650775.108
E=414046.672
Point Combined
Factor=0.9996237
Estimated horizontal
position accuracy=0.05m

GNSS 5001
NAD83(CSRS) 2002.0
UTM Zone 10
N=5649742.257
E=414034.612
Point Combined
Factor=0.9996238
Estimated horizontal
position accuracy=0.05m

LEGEND

- Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.
- This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996237. The average combined factor has been determined based on an ellipsoidal elevation of 427.9 metres.
- The UTM coordinates and estimated horizontal positional accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.
- Standard Iron Post Found (IIP)
- Standard Iron Post Placed (IP)
- △ Traverse Hub Placed
- nf Denotes Nothing Found

3 covenants in the name of the City of Revelstoke pursuant to Section 219 of the Land Title Act are a condition of approval for this subdivision.

This plan lies within the jurisdiction of the Approving Officer for the City of Revelstoke.

This plan lies within the Columbia Shuswap Regional District.

The field survey represented by this plan was completed on the 15th day of May, 2018
Mark R. Mason, BCLS (929)

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Questions / Feedback / Concerns

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