



Revelstoke Board of Education Surplus Schools Update



#32 – November 18th, 2019

Big Eddy Elementary School

Subdivision Approved

We are pleased to advise that the district has now received final subdivision approval from the City and the subdivision plan has now been registered at the land titles office. We appreciate the ongoing patience of all those who have expressed an interest in the property.

The property was rezoned to R2A Special Low Density Residential (requiring a minimum lot area of 1,700 square metres and a minimum lot width of 25 metres). This zoning facilitates uses including single or two-family dwellings, with home occupations, accessory buildings and bed & breakfast businesses. A subdivision plan is attached for reference purposes.

This bulletin provides details involved in the sale of the 7 lots on the site.

Realtor

The Board conducted a tender process to select a realtor and chose a Multiple Listing Service (MLS) approach. The Board's realtor is:

Todd Arthurs
Sales Representative
RE/MAX Revelstoke Realty
phone: (250) 837-5121
mobile: (250) 837-1735
Email: todd@revelstoke-realty.com
Web: www.revelstoke-realty.com

As with all MLS sales, a purchaser is free to select any BC Licenced Realtor. However, the listing Realtor, in this case Todd Arthurs, will only act on the behalf of the Board and he will not represent any potential purchasers.

Pricing

In establishing the listing price, the Board considered current market conditions based on a Comparative Market Analysis to achieve fair market value, taking into consideration the location, building requirements and current trends.

Each lot will be listed for \$205,000. Proceeds from the sale of these lots will be used to offset development costs and support future capital projects that will positively impact the education of students in the school district for years to come.

Listing Timelines

Coinciding with this bulletin, which is being sent for the benefit of those on our school district mailing list, our Realtor has prepared and is sending information packages containing all pertinent information to each Revelstoke Realtor, and any other realtors who have requested that information.

The listing will be activated at 10:00 am, on Monday, November 25, 2019 which is 7 calendar days from today. This provides potential purchasers and interested parties with 7 days to consider the listing and/or contact their Realtor. In order to ensure that potential purchasers have the greatest opportunity to respond to the listings, offers will not be accepted until 10:00 am on December 2, 2019, which is 7 calendar days from the time of the listing, or 14 calendar days from today.

Offers will be accepted starting at 10:00 am, on Monday, December 2, 2019. Offers received by our Realtor prior to this date and time will be rejected, unopened. It is hoped that this approach ensures that interested parties have time to respond to the listing and prepare an offer.

In summary:

1. The listing will be activated at 10:00 am on Monday, November 25, 2019
2. Offers can be presented to Re/Max Revelstoke Realty beginning at 10:00 am on Monday, December 2, 2019

Responding to Offers

The Board recognizes that it is important to address offers in a timely fashion, and the Secretary-Treasurer will act on behalf of the Board to ensure prompt responses to offers. Offers will be responded to within 48 hours. The Board will not make any counter offers to any individual offer.

Subdivision Plan

The subdivision plan is provided overleaf, for reference of potential purchasers.

Questions / Feedback / Concerns

Please direct comments/feedback to:

Anne Cooper, Project Coordinator

acooper@sd19.bc.ca
250-814-4807

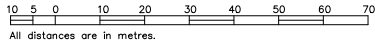
Mike Hooker, Superintendent of Schools

mhooker@sd19.bc.ca
250-837-2101

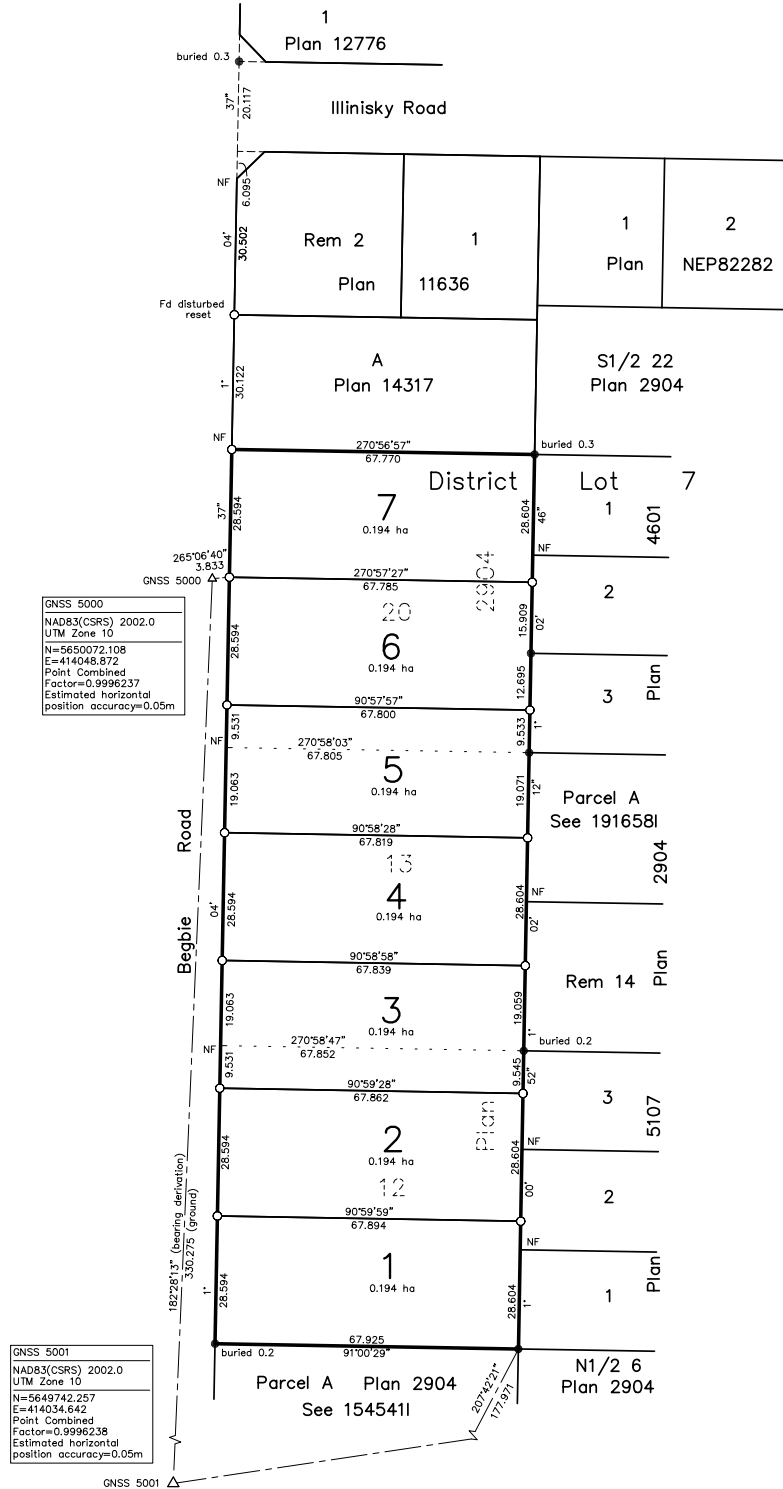
Subdivision Plan of Lots 12, 13 and 20, District Lot 7, Kootenay District, Plan 2904

PLAN EPP82854

BCGS 82L.099

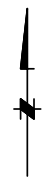


The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:750



GNSS 5000
NAD83(CSRS) 2002.0
UTM Zone 10
N=5650072.108
E=414048.872
Point Combined
Factor=0.9996237
Estimated horizontal
position accuracy=0.05m

GNSS 5001
NAD83(CSRS) 2002.0
UTM Zone 10
N=5649742.257
E=414034.642
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 (OIP)
- Standard Iron Post Placed (IP)
- △ Traverse Hub Placed
- NF Denotes Nothing Found

1 covenant in the name of the City of Revelstoke pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision.

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

Inspected under the Land Title Act on the 27th day of March, 2019.

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)

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 199-18 Fb.130 p.47
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