



## *Summer Village of Silver Sands*

### **NOTICE OF SALE BY TENDER**

#### **1 Lot – within the Poppy Place Subdivision**

The Summer Village of Silver Sands (“the Summer Village”) is offering for sale, by sealed tender, the following Lot:

1. Tax Roll 1368 – 9 Poppy Place – Lot 9, Block 6, Plan 074 0530 (“Lot 9”)

- Lot size - 0.079 hectares
- Status - Vacant
- Zoning – Residential
- Reserve Bid - \$15,000.00 (fifteen thousand dollars)(GST, if applicable, is additional)

#### Mandatory Terms of Sale.

1. Applicable to all Lots:

- a. The Completion Date (the date on which the Buyer must have paid the full purchase price, subject to normal adjustments such as property taxes, and on which the Summer Village will have transferred title to the Buyer) is to be 30 days after acceptance of the offer by the Summer Village.
- b. Each Lot is sold “as is, where is” and the Summer Village makes no representations or warranties concerning the property and its condition whatsoever.
- c. Goods and Services Tax. GST, if any, shall be the responsibility of the Buyer, and is additional to the purchase price.

#### Making the Tender Submission.

1. Your tender submission must:

- a. Specify the purchase price that you propose;
- b. Include a deposit of 10% of the purchase price, to be in the form of certified cheque, bank draft or money order, with the balance due within 7 business days of acceptance of offer. (The deposit is refundable in the event that the tender submission is not accepted by the Summer Village. It is not-refundable if the tender submission is accepted by the Summer Village, unless the Summer Village fails to complete the sale on the terms of the tender offer);
- c. Include the detailed development proposal for the property you wish to purchase;
- d. Include the full name, address, telephone number, fax number (if applicable) and email address of the Buyer; and
- e. Include any other proposed conditions or terms for the sale.

2. **Sealed tenders will be accepted until 12:00 Noon Mountain Daylight Savings Time on Thursday, June 29<sup>th</sup>, 2017 (the “Tender Closing Date”).**
3. Your sealed tender submission is to be delivered by hand to the Summer Village office, or mailed to the following address:

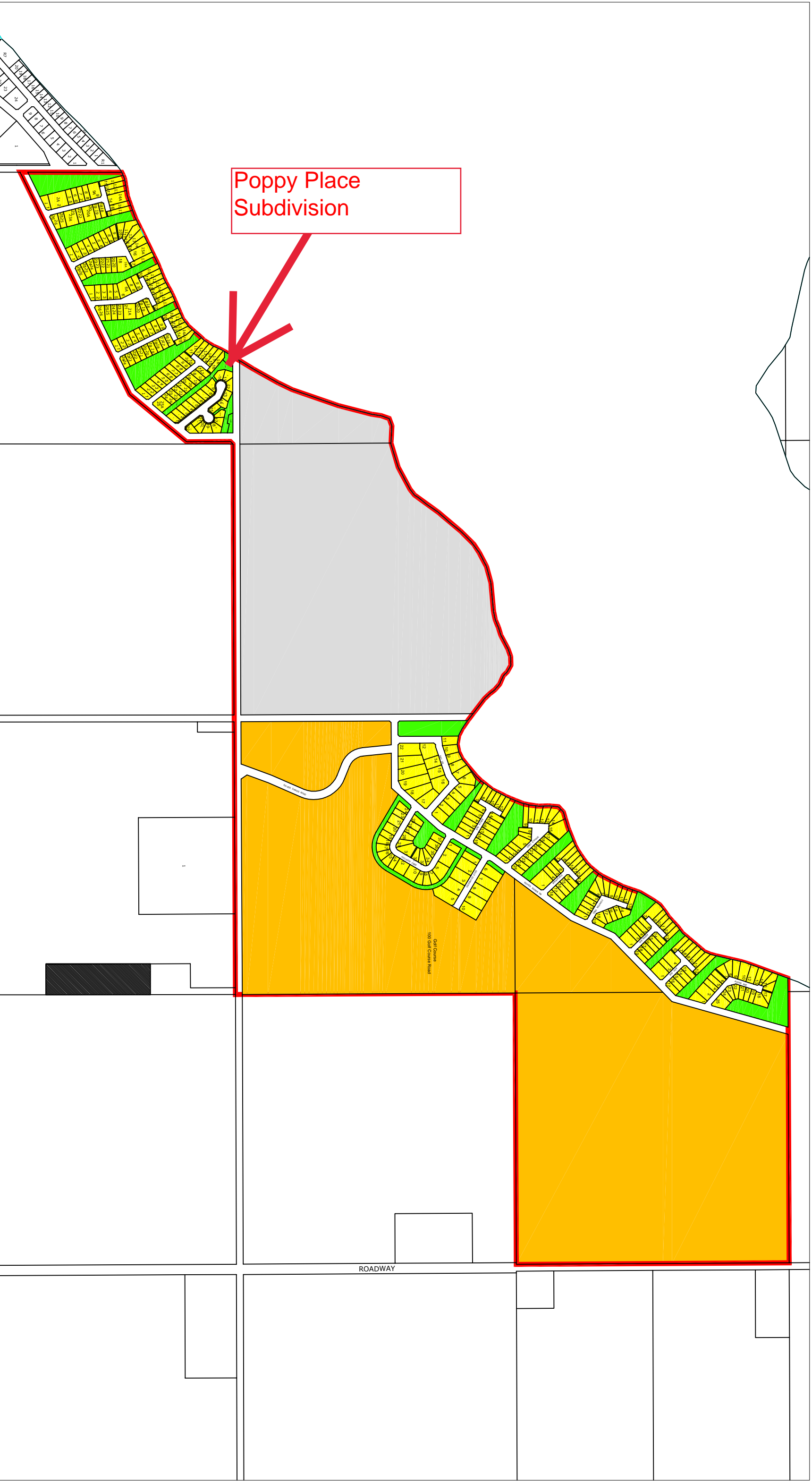
Summer Village of Silver Sands

Drop off: 4808 – 51 Street, Onoway, Alberta  
Mail: Box 8, Alberta Beach, AB T0E 0A0  
**Marked: Lot For Sale – S.V. of Silver Sands**

#### Consideration of Tenders

1. All tender submissions will be examined on a date and time after the Tender Closing Date selected by the Summer Village's Chief Administrative Officer.
2. The Summer Village may accept or reject any tender made, in its discretion. The Summer Village may decide to reject all tenders made, including tenders that fully comply with all of the conditions of sale and the tender submission requirements. The Summer Village may decide, in its discretion, to waive or not to waive, technical non-compliance with any tender submission requirements in respect of any tender made.
3. Terms of Sale must also be approved by the caveator, Canada Revenue Agency.
4. If the Summer Village accepts a tender submission, an agreement of purchase and sale, and (if necessary) a Development Agreement, will be signed by the Summer Village and the Buyer to fully document the terms of the sale, such terms to be consistent with the stated tender requirements.

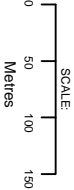
If you have any questions on this tender process please contact Chief Administrative Officer, Wendy Wildman, at 587-873-5765. If you have any questions with respect to the zoning, permitted uses or restrictions for future development of this lot, please contact Development Officer, Tony Sonnleitner at 780-718-5479.



Poppy Place  
Subdivision

LEGEND

- PARK
- URBAN RESERVE
- DIRECT CONTROL
- R1A - RESIDENTIAL  
(Single Family Class "A")

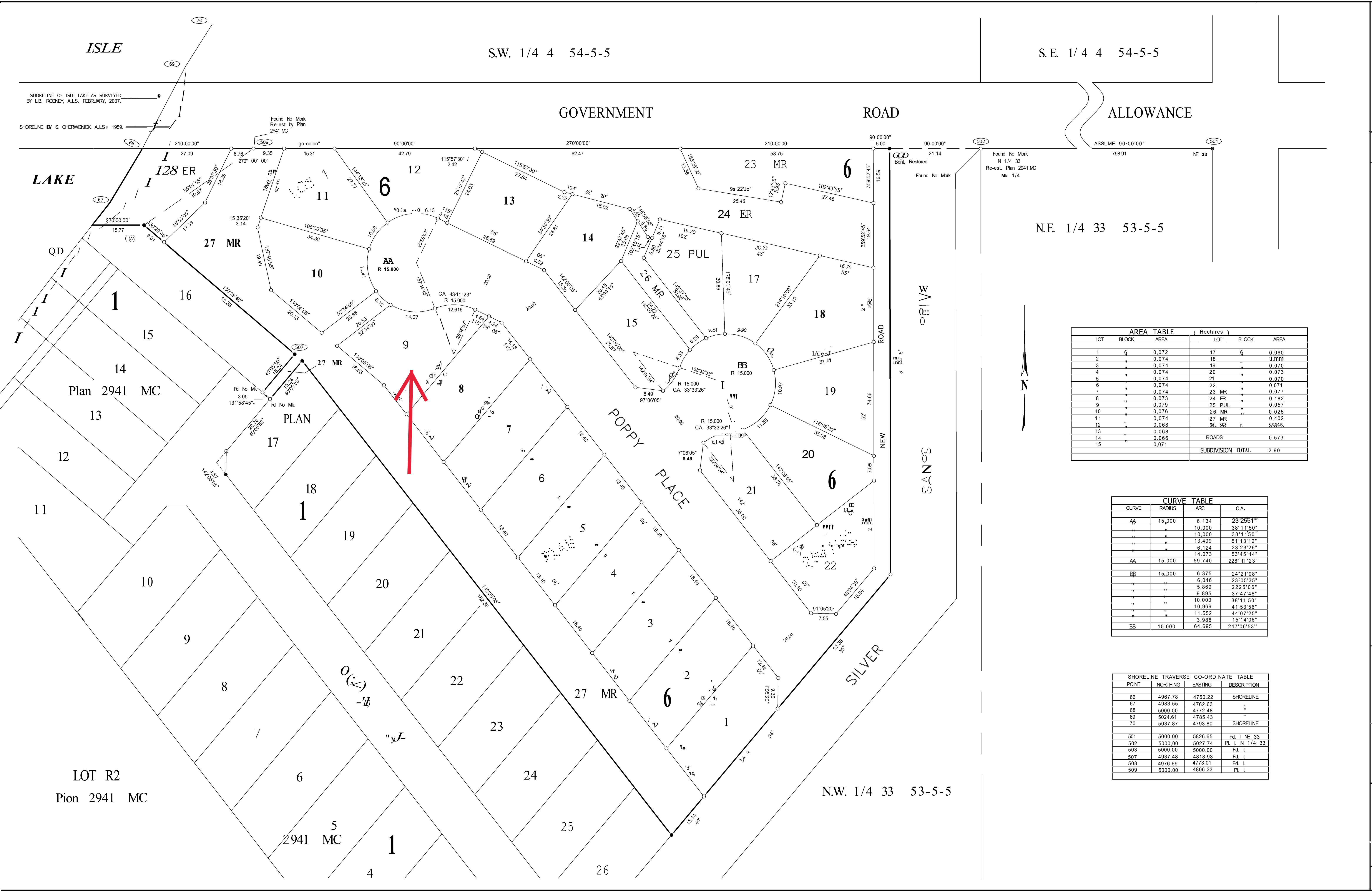


SUMMER VILLAGE OF  
SILVER SANDS

STREET ADDRESS AND  
LAND USE DISTRICT MAP  
BYLAW NO. 256-2015

November, 2015





LAND TITLES OFFICE

PLAN No. **074 0530**  
ENTERED AND REGISTERED  
ON **December 02 00**  
INSTRUMENT No. **072 712 569**  
A.D. REGISTRAR  
N.A.L.R.O.

POPPY PLACE

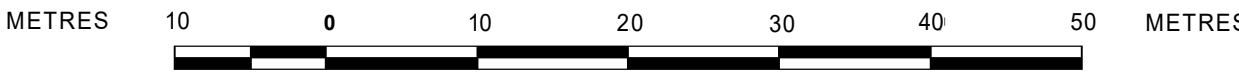
PLAN  
SHOWING SURVEY OF  
SUBDIVISION

OF  
LOT 1' PLAN 2941MC  
IN

N.W. 1/4 SEC. 33, TWP. 53, RGE. 5, W. 5 M.  
SUMMER VILLAGE of SILVER SANDS \*\*\* ALBERTA

2007

SCALE 1 : 500



LEGEND & NOTES

STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS . . . . .  
STATUTORY IRON SURVEY POSTS PLANTED SHOWN THUS . . . . .  
SURVEY POSTS PLANTED MARKED "p 21" . . . . .  
BEARINGS ARE GRID, ASSUMED AND DERIVED FROM VALUES INDICATED ON PLAN 2941 MC  
BETWEEN NE SEC. 33 AND N 1/4 SEC. 33, AS SHOWN ON THIS PLAN.  
DISTANCES ARE IN METRES AND DECIMALS THEREOF  
VALUES SHOWN ON CURVED BOUNDARIES ARE ARC DISTANCES.  
AREA AFFECTED BY REGISTRATION OF THIS PLAN IS BOUNDED THUS . . . . .  
CONTAINING: 2.90 Ha.

ABBREVIATIONS

METRE . . . . . m.  
NUMBER . . . . . No.  
NORTH . . . . . N.  
SOUTH . . . . . S.  
EAST . . . . . E.  
WEST . . . . . W.  
SECTION . . . . . SEC.  
TOWNSHIP . . . . . TWP.  
RANGE . . . . . RGE.  
MERIDIAN or MOUND . . . . . M.  
HECTARE . . . . . Ha.  
ALBERTA LAND SURVEYOR . . . . . A.L.S.  
FOUND . . . . . Fd.  
STANDARD IRON POST . . . . . I.  
PLACED . . . . . Pl.  
MARK . . . . . Mk.  
RE-ESTABLISHED . . . . . Re-est.  
ENVIRONMENTAL RESERVE . . . . . ER.  
PUBLIC UTILITY LOT . . . . . P.U.L.  
MUNICIPAL RESERVE . . . . . MR.

SURVEYOR

LEWIS ROONEY, A.L.S., REGISTRATION NUMBER 668  
SURVEY CONDUCTED BETWEEN FEBRUARY 16 AND NOVEMBER 30, 2007.  
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.



REGISTERED OWNER

SKYRIDER HOLDINGS LTD.

SUBDIVISION AUTHORITY

NAME: SCHEFFER ANDREW LTD. ON BEHALF OF THE SUMMER VILLAGE OF SILVER SANDS  
FILE: 7200100  
DATE: NOVEMBER 22, 2007.

DRAWING FILE NAME: SKYRIDER SUBDIVISION 07-021.dwg

KIRIAK SURVEYS LTD.  
205, 11125 107TH AVENUE, EDMONTON \*\*\* (780) 428 1379

FILE:  
07-021

AREA TABLE ( Hectares )					
LOT	BLOCK	AREA	LOT	BLOCK	AREA
1	R	0.072	17	R	0.060
2	"	0.074	18	"	0.070
3	"	0.074	19	"	0.070
4	"	0.074	20	"	0.073
5	"	0.074	21	"	0.070
6	"	0.074	22	"	0.071
7	"	0.074	23 MR	"	0.077
8	"	0.073	24 ER	"	0.182
9	"	0.079	25 PUL	"	0.057
10	"	0.076	26 MR	"	0.025
11	"	0.074	27 MR	"	0.402
12	"	0.068			
13	"	0.068			
14	"	0.068			
15	"	0.071			
SUBDIVISION TOTAL					2.90

CURVE TABLE			
CURVE	RADIUS	ARC	C.A.
AA	15,000	6.134	23°28'51"
"	"	10.000	38°11'50"
"	"	10.000	38°11'50"
"	"	13.409	51°13'12"
"	"	6.124	23°23'26"
"	"	14.073	53°45'14"
AA	15,000	59.740	228°11'23"
BB	15,000	6.375	24°21'08"
"	"	6.046	23°05'35"
"	"	5.869	2225°06"
"	"	9.895	37°47'48"
"	"	10.000	38°11'50"
"	"	10.969	41°53'56"
"	"	11.552	44°07'25"
"	"	3.988	15°14'06"
BB	15,000	64.695	247°06'53"

SHORELINE TRAVERSE CO-ORDINATE TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
66	4967.78	4750.22	SHORELINE
67	4983.55	4762.63	"
68	5000.00	4772.48	"
69	5024.61	4785.43	"
70	5037.87	4793.80	SHORELINE
501	5000.00	5826.65	Fd. I NE 33
502	5000.00	5027.74	Pl. I N 1/4 33
503	5000.00	5000.00	Fd. I
507	4937.48	4818.93	Fd. I
508	4976.69	4773.01	Fd. I
509	5000.00	4806.33	Pl. I