

Building & Land for Sale by Way of Public Tender

Submission Deadline: Bids due in sealed envelopes at the Village Office on

September 22, 2020 by 12 Noon.

For the following property:
Veteran Fire Hall
310 Waterloo Street
Plan 5642HW, Block 9, Lot 6
Parcel Size: Approx. 62 x 115 feet
Building Size – Approx. – 3624 square feet
Zoning: General Commercial District (C-2)

For complete information on the property, as well as all relevant maps, zoning regulations, development guidelines and title information, please obtain a copy of the Veteran Firehall Package, available at the Village of Veteran at 110 Waterloo Street, during regular business hours in Veteran Alberta. Alternately, a digital copy of the Tender Information Package can be obtained via the Village of Veteran Website, www.villageofveteran.ca or emailed by sending a request for the tender information package to the villageofveteran@gmail.com.

Additional Information:

Restrictions: Purchaser is responsible for all costs related to the provision of, and connection to, Village-owned services and infrastructure, where applicable.

All legal fees with regards to the purchase of the property are 100% responsibility of the successful tender.

Please also advise of the intent of the use of property in your tender.

Deposit of 10% must accompany bids in the form of certified cheque or bank draft, made out to the Village of Veteran

Please address all submissions to the care of:

**Debbie Johnstone
Chief Administrative Officer,
Re: Veteran Fire Hall Public Tender**

Opening Date: Tenders will be opened at the Village Office September 22 at 12:30 p.m.

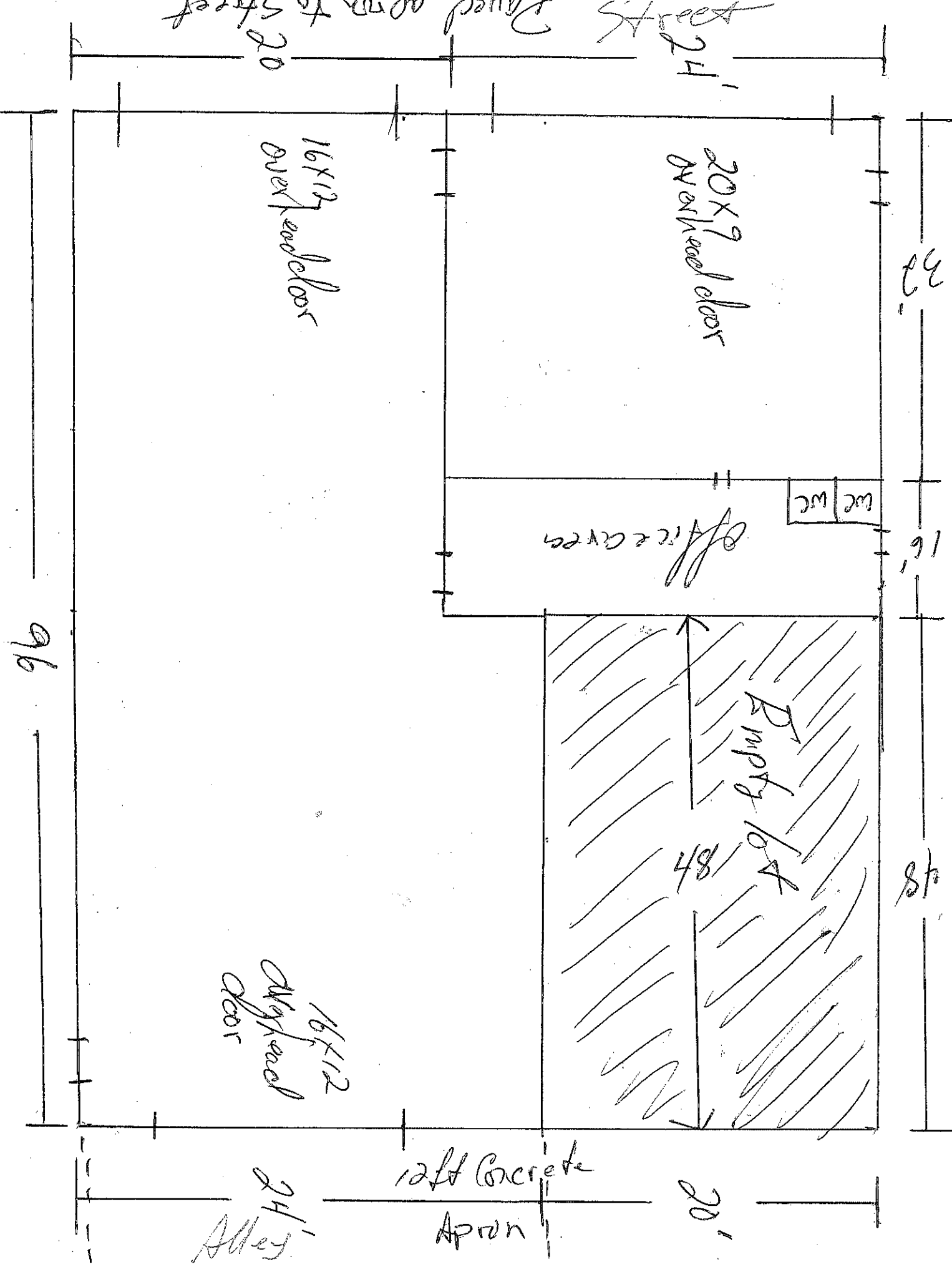
Council Review: Tenders to be reviewed by Council at the September 22, 2020
Regular Council Meeting

The balance of the Tender price shall be paid by November 1, 2020

Disclaimer Notice: The Village of Veteran has **no reserve bid** on this Village-owned land and reserves the right to reject any or all public bids and to waive irregularities and informalities at its sole discretion. The Village reserves the right to accept a bid other than the highest-priced bid without stating reasons. By the act of submitting its bid, the bidder waives the right to contest in any legal proceeding or action, against the right of the Village to sell Village property to whomever it chooses, in its sole and unfettered discretion, and for whatever reasons the Village deems appropriate. Without limiting the generality of the foregoing, the Village may consider other factors besides the price that it deems in its sole discretion to be relevant to its decision. Tenderers must rely on their own research of the lands, and the Village makes no warranties or representations in regard to the property.

My Map





24. **C-2 - General Commercial District**

(1) **Purpose**

The purpose and intent of this district is to provide for a range of commercial uses.

(2) **Permitted Uses**

- Permitted signs
- Tradesmen's shops - cabinet maker, carpenter, decorator, electrician, gas fitter, metal worker, painter, plumber, printer, pipe-fitter, tinsmith, welder, and the like

(3) **Discretionary Uses**

- Auction Mart
- Auto sales
- Auto repair and service
- Bulk Fertilizer Distribution and Sales
- Farm & industrial machinery sales & service
- Farm supply store
- Feed Mill
- Service stations
- Eating establishment
- Liquor store
- Drinking establishment
- Accessory buildings and uses
- Retail stores
- Drive-in businesses
- Building supplies
- Funeral homes
- Bulk fuel sales depot
- Warehouses
- Auctioneering establishments
- Hotels and motor hotels
- Veterinary hospitals
- Building material sales & storage
- Tire sales service and repair
- Public and quasi-public buildings and facilities and installations
- Car wash
- Greenhouse

- Fabric covered building
- Storage Structure – accessory to a commercial use

(4) Minimum Requirements

Site area and yard requirements are the same as in the C-1 – Central Commercial District or as required by the Development Authority.

(5) Maximum Limits

Site area and yard requirements are the same as in the C-1 – Central Commercial District or as required by the Development Authority.

(6) Parking

Parking shall be provided according to the following:

- | | |
|--|---|
| (a) Professional, financial & administrative offices | - One (1) parking space per 74 m ² (800 sq. ft.) of gross floor area. |
| (b) Retail stores, equipment repair and workshops | - One (1) parking space per 93 m ² (1,000 sq. ft.) of gross floor area. |
| (c) Eating and Drinking establishments | - One (1) parking space per eight (8) seats. |
| (d) Hotel & motels | - One (1) parking space per guest suite. |
| (e) All other uses | - One (1) parking space per 93 m ² (1,000 sq. ft.) of gross floor area or at the discretion of the Municipal Planning Commission |

(7) Landscaping & Screening

- (a) The boulevard and a minimum of 10% of the site area must be landscaped in accordance with the plan approved by the Development Authority;

- (b) Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season;
 - (c) Sites abutting a residential district shall be screened from view to the satisfaction of the Development Authority;
 - (d) Outside storage area of material and equipment should be screened from adjacent sites and public thoroughfares; and
 - (e) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares.
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CERTIFIED COPY OF
Certificate of Title

S

LINC
0025 739 426

SHORT LEGAL
5642HW;9;5,6

TITLE NUMBER: 082 520 605
TRANSFER OF LAND
DATE: 28/11/2008

AT THE TIME OF THIS CERTIFICATION

THE VILLAGE OF VETERAN.
OF BOX 439
VETERAN
ALBERTA T0C 2S0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5642HW
BLOCK 9
LOT 6 AND THE SOUTHWESTERLY 3.66 METRES IN PERPENDICULAR WIDTH THROUGHOUT
OF LOT 5

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

REGISTRATION		ENCUMBRANCES, LIENS & INTERESTS
NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 28 DAY OF NOVEMBER, 2008

