

AUCTION SALE PACKAGE

36.70 ACRES

RESIDENTIAL DEVELOPMENT LAND

8816 16 Street
Dawson Creek, British Columbia

PID: 029-103-461
Plan EPP26863

Seller: Western Canadian Properties Group (Sunset Ridge) Ltd.
June 2026

Executive Summary

This package presents an exceptional opportunity to acquire 36.70 acres (14.85 hectares) of residentially-designated development land in Dawson Creek, British Columbia, offered via live auction. The property is well-positioned within an established and growing residential area, fully serviced by municipal infrastructure, and zoned for a range of housing forms.

Property Address	8816 16 Street, Dawson Creek, BC
Total Area	14.85 hectares (36.70 acres)
PID	029-103-461
Legal Description	Lot 2, Sec 22, Twp 78, Rge 15, W6M, Peace River District, Plan EPP26863, Except Plan EPP32635
Property Type	Residential Development Land
Title Number	BB4062864 (LTSA — Prince George Land Title District)
Registered Owner	Western Canadian Properties Group (Sunset Ridge) Ltd.
Sale Method	Live Auction — The Live Auction Group (iCollector.com / LiveAuctionWorld.com)

Location & Site Context

Dawson Creek is the northeastern gateway city of British Columbia, situated at the start of the Alaska Highway. It serves as a regional service hub for the Peace River region with a stable economy supported by agriculture, oil and gas, and a growing residential base.

Site Location

- Civic address: 8816 16 Street (also fronts 17 Street), Dawson Creek, BC
- Located within the Harvest View / Sunset Ridge residential growth area
- Adjacent to community parkland (Leoppky Park / Community Forest)
- Close proximity to schools, shopping, and city services
- Registered in the Peace River Assessment District — City of Dawson Creek taxation authority

Zoning & Development Potential

Current Zoning

The property falls within the City of Dawson Creek Zoning Bylaw No. 4582, 2024 (Consolidated). Based on mapping confirmed by the City, the land encompasses two zoning designations:

Zone	Permitted Principal Uses	Key Regulations
RS-2 Single Detached & Duplex Zone	Single detached dwelling, duplex, community care facility, ADU, secondary suite	Min lot: 300–525 m ² Max coverage: 50–60% Max height: 11 m Up to 4 units/parcel
RM-2 Medium Density Multiple Housing Zone	Apartment, townhouse, fourplex, triplex, duplex, single detached, ADU, secondary suite	Density: 20–45 units/ha Max height: 17 m Min site: 262.5 m ²

OCP Designation

Under City of Dawson Creek Official Community Plan Bylaw No. 4620, 2025, the property carries both Low Density Residential and Medium Density Residential designations, confirming housing as the intended land use:

- Low Density Residential — primarily single detached and duplex, maximum 20 units/ha
- Medium Density Residential — mixed ground-oriented multi-unit housing, 20–45 units/ha

Development Potential

At a conservative average density of 20 units per hectare across the 14.85 ha site, the land could accommodate approximately 297 residential units. At medium density (45 units/ha on eligible portions), potential increases substantially. The seller’s engineer has prepared a conceptual multi-phase servicing and housing layout (available in the data room).

Infrastructure & Servicing

Municipal infrastructure is confirmed available to the property boundary. The following has been verified:

Water Supply	Municipal water mains confirmed adjacent to the property (City of Dawson Creek GIS)
Sanitary Sewer	Sanitary sewer mains and manholes confirmed in the area
Stormwater	Conceptual stormwater/detention pond plan prepared by Wedler Engineering
Road Access	Frontage on 16 Street and 17 Street; future road network shown in conceptual plan
Utilities	Gas, power, telecom availability to be confirmed by buyer (providers serve the area)
Street Lighting	City streetlights confirmed in the vicinity

Note: A multi-phase conceptual servicing plan (Harvest View Development, Wedler Engineering) is included in the data room and shows detention pond design, sanitary discharge options, and phased road/lot layout.

Title & Registered Charges

Title Details

Title Number	BB4062864
Land Title District	Prince George
From Title	CA3187142
Registered Owner	Western Canadian Properties Group (Sunset Ridge) Ltd., Inc. No. BC0939454
Owner Address	#1 – 30435 Progressive Way, Abbotsford, BC V2T 6Z1
Title Date	Application received & entered: 2013-09-03
Legal Notations	None

Registered Charges

The following charges are registered on title (copies available in the data room):

Nature	Registration #	Registered Owner	Date
Undersurface Rights	C7584	Her Majesty the Queen in Right of Canada (Crown)	1968-06-13
Mortgage	CA3187144	Honeysuckle Holdings Ltd. (500,000/1,175,000) & China High Growth Capital Ltd. (675,000/1,175,000)	2013-06-19
Mortgage	CA3787545	Honeysuckle Holdings Ltd. (750,000/1,500,000) & Fresno Holdings Ltd. (750,000/1,500,000)	2014-06-19
Priority Agreement	CA3787641	Grants CA3787545 priority over CA3187144	2014-06-19

Note: Undersurface rights reserved to the Crown is standard for BC properties subdivided from Crown grants. Buyers should conduct independent title review with their legal counsel. Copies of all registered charges are in the data room.

Property Tax

Roll Number	003781.200
Tax Year	2026
Classification	Class A — Farm
Current Tax Payable	\$181.69 (due July 2, 2026)
Paving Levy Included	Yes (1.5% levy)
Taxation Authority	City of Dawson Creek; PRRD; School District No. 59

Data Room

The following documents are available for qualified buyer review in the Google Drive Data Room:

Category	Documents Available	Status
Survey Plans	Registered Subdivision Plan EPP26863; GIS site context map	Received
Title & Ownership	LTSA Title Search (BB4062864); Property Information Sheet; Registered Charges Summary; Property Tax Notice 2026	Received
Planning & Zoning	Zoning Bylaw 4582, 2024 (Consolidated); OCP Bylaw 4620, 2025	Received
Servicing	Utility GIS map (water, sewer, stormwater); Conceptual Servicing & Detention Pond Plan (Wedler Engineering)	Received
Housing Plan	Conceptual Housing Plan (Dawson 36)	Received
Title Charges	Mortgage CA3187144; Mortgage CA3787545; Priority Agreement CA3787641; Undersurface Rights C7584	Received
Subdivision Docs	Subdivision application; Approval letter; Conditions checklist	In Progress / Missing
Closing / Legal	Purchase and sale agreement template	Pending

Disclaimer

This sale package has been prepared for informational purposes only and is intended for qualified buyers. All information has been gathered from publicly available sources, LTSA records, and City of Dawson Creek documents. The seller makes no representations or warranties regarding the accuracy or completeness of this information. Prospective buyers are encouraged to conduct their own due diligence, including independent legal, planning, and environmental reviews, prior to submitting an offer or bid. All figures relating to development potential are estimates only and are not a guarantee of approvals.

Data room access is available upon request. For further information, please contact the seller's representative.