



PROPERTY REPORT

111-245 GORDONHORN CR

Kamloops

V2E 1G5

Canada

PID: 002-586-801

JULY 20, 2024

BLAKE BOLSTER
ROYAL LEPAGE KAMLOOPS REALTY
KAMLOOPS
P: +1(250) 377-5101
bbolster@kadrea.com
blake@blakebolster.com



Blake Bolster REALTOR®

C: 250.377.5101

O: 250.374.3022

E: blake@blakebolster.com

www.blakebolster.com

ROYAL LEPAGE
KAMLOOPS REALTY 322 Seymour Street
Kamloops, BC
V2C 2G2

**111-245 GORDONHORN CRES**

Area **Kamloops**
 Sub Area **Sahali**
 Property Type **Apartment**
 Style **Other**
 Taxes **\$1,519 (2024)**
 MLS® **179925**
 Year Built **1977**
 Zoning **RM3**
 DOM **3**
 Assessment **\$243,200 (2024)**

Listing Status **Active**
 Current Price **\$247,500**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$247,500**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **1**
 Bathrooms **1**
 Ensuite
 Fireplaces **(0) -**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Wood Siding**
 Roof **Tar & Gravel**
 Construction **Frame**
 Access
 Basement Type
 Bsmt Devel
 Foundation **Concrete Poured**

FEATURES

Heating **Furnace, Forced Air**
 Fuel **Electric**
 Water **City**
 Sewer Type **Sewer Connected**
 Dist to Schools
 Dist to Transp

COMPLEX

Complex Name **GORDONHORN GARDENS**
 Laundry **Shared**
 Shared Amenities
 Assessment Includes **Management, Hot Water, Insurance**

Monthly Assessment **\$224.94**
 Floors In Building
 Units In Building
 Units In Complex **96**

Total Sqft: 627

	Bsmt	Main	Above	Other
Totals (sqft)		627		
Kitchen		7x8		
Living		20x11		
Bedroom		16x10		
Bathroom		4pc		

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Parking Spaces
 Parking Types **Open**
 Site Influences
 Outdoor Area
 Equipment Included

LEGAL

PID Number **002-586-801**
 Legal **STRATA LOT 11 SEC 31 TWN 19 RANGE 17 W6M KDYD STRATA PLAN K211 TOGETHER W/ AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STR**

Agent Information

Date Listed **Jul 17/24**
 Conditions
 Realtor Remarks **Easy to show, keys at reception at RLP KAMLOOPS**

Commission Split **3/1.5% WITH FIRST PHYSICAL INTRO OR COMMISSION REDUCED TO 25% ON THE SELLING SIDE**
 Expiry Date **Oct 17/24**
 Condition Removal Date

AGENT INFORMATION

Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office ROYAL LEPAGE KAMLOOPS REALTY	250-374-3022	Selling Office	
Co-List Office		Selling Slsp1	
Listing Slsp1 BLAKE BOLSTER	250-377-5101	Seller ALLEN JEFFERY	
Listing Slsp2		Seller(s) Name 2	
		Tenant	

Great investment property or starter home with this 1 bdrm, 1 bath main floor condo in the heart of Sahali. Inside the unit you will find a large open lvrn/dinrm area, functional galley kitchen, large bdrm, well kept 4 pc main bath, and patio access through the sliding glass doors. Building allows rentals, no pets allowed. Shared laundry in the building with open parking and in-unit storage. Quick possession possible. Email L.S for info package.

This listing information is provided to you by:

BLAKE BOLSTER

📞 250-377-5101 ✉️ bbolster@kadrea.com

ROYAL LEPAGE KAMLOOPS REALTY

📞 250-374-3022 📠 250-828-2866 Toll Free: 1-888-374-3022 ✉️ royallepage@kadrea.com 🌐

<http://www.royallepage.ca/kamloopsrealty>

322 SEYMOUR STREET KAMLOOPS, B.C. V2C 2G2

All measurements are approximate.

The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jul 20, 2024.



PROPERTY INFORMATION REPORT

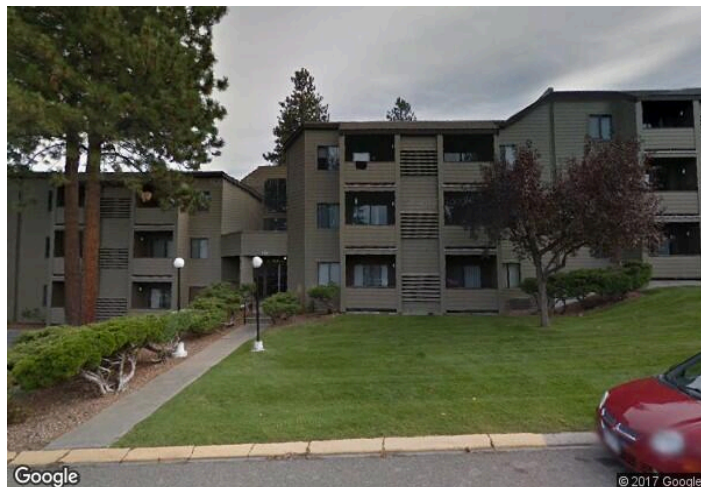
Jul 17, 2024



City of Kamloops
7 Victoria St W
Kamloops, BC V2C 1A2
(250) 828-3347
gisinfo@kamloops.ca

1560 SUMMIT DR

[Property Information Portal](#)



Parcel Description and Location

Legal Description: PL KAS211 LT 49 SEC 31 TWP 19 RGE 17 MER 6
KAMLOOPS

Lot Size(approx.) - Sq. m:
12582.06

District Lot: NONE

Neighbourhood: UPPER SAHALI

Heritage Property: N/A

Nearby Facilities: [LAUNCH MAP](#)

Sq. feet: 135433.3

Garbage Collection Zone: [ZONE 4](#)

Nearest Bus Stop
(direct distance): 23 m

Nearest Hydrant
(direct distance): 1 m

Population Estimate: 187.49

Approx Elev: 553 m

Acre: 3.11 **Ha:** 1.26

School Catchment Info:
[SD73 School Locator](#)

Tax Exempt Property: No

EnerGuide Label: N/A

Planning and Zoning [City Planning Webpage](#)

Zoning: [RM3](#)

Site Specific Zoning: N/A

Business Improvement Area: N/A

200 Year Floodplain Coverage: None

20 Year Floodplain Coverage: None

Water District: CITY OF KAMLOOPS

Development Permit Area:

Silt Bluff Development Permit Area: N/A

Riparian Area (Intersect): No

Agriculture Land Reserve Coverage: None

Land Use Classification: URBAN

Development Plan (Intersect): N/A

Applications, Permits and Licences (Active Only) [City Development Webpage](#)

Folio:	Development Application No:	Development Application Type:
---------------	------------------------------------	--------------------------------------

Folio:	Development Permit No:	Development Permit Purpose:	Application Date:	Issued Date:
---------------	-------------------------------	------------------------------------	--------------------------	---------------------

Business Name:	Description:	Category Code:
-----------------------	---------------------	-----------------------

BC Assessment Information Actual Use categories for BC Assessment purposes only and may not match uses permitted in Zoning

Unit:	Folio:	PID:	Year:	Land:	Land Exempt:	Improvement:	Improvement Exempt:	Total:	Class:
101	05-04103-010	002-586-690	2024	\$210,000	N/A	\$34,400	N/A	\$244,400	1-Res
102	05-04103-020	002-586-703	2024	\$209,000	N/A	\$34,200	N/A	\$243,200	1-Res

111-245 GORDONHORN CRES KAMLOOPS V2E 1G5

Area-Jurisdiction-Roll: 23-212-05-04103-110



Total value **\$243,200**

2024 assessment as of July 1, 2023

Previous year value **\$231,500**

Property information

Year built	1977
Description	Strata Apartment - Frame
Bedrooms	1
Baths	1
Carpools	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	627
Building storeys	3
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

STRATA LOT 11, PLAN KAS211, SECTION 31, TOWNSHIP RANGE 17, MERIDIAN W6, KAMLOOPS DIV OF YALE L/D DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FC OR V, AS APPROPRIATE

PID: 002-586-801

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Walk Score

111 245 GORDONHORN CR Kamloops, V2E 1G5

Walk Score
63

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score
47

Some Transit

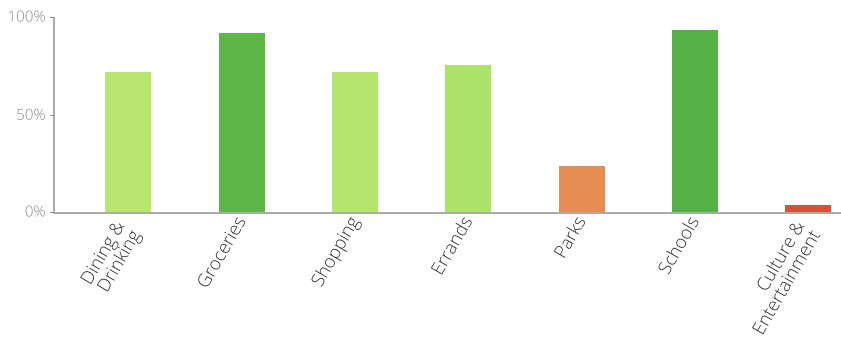
A few nearby public transportation options

Bike Score
17

Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 63 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



TITLE SEARCH PRINT

2024-07-08, 10:21:46

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$129000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA5814486 KX118538
Application Received	2017-02-10
Application Entered	2017-02-15
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ALLEN WILLIAM JEFFERY, HEAVY DUTY MECHANIC, #111 - 245 GORDONHORN CRESCENT, KAMLOOPS, BC V2E 1G5
Taxation Authority	Kamloops, City of
Description of Land Parcel Identifier: Legal Description:	002-586-801 STRATA LOT 11 SECTION 31 TOWNSHIP 19 RANGE 17 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN K211 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

COMMON PROPERTY SEARCH PRINT

2024-07-08, 10:21:46

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Common Property Strata Plan	KAS211
Transfers	NONE
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RIGHT OF WAY
Registration Number:	68923E
Registration Date and Time:	1957-04-09 12:46
Registered Owner:	INLAND NATURAL GAS CO. LTD.
Remarks:	INTER ALIA PART ON PLAN A2102
Miscellaneous Notes:	NONE

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the Seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the property has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the Unit.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the Unit and the Development may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the Unit or the Development and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

SIX IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the property. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the Unit.
2. The buyer must still make the buyer's own inquiries concerning the Unit in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. “Unit” is defined as the living space, including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Lands” is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. “Development” is defined as the Lands, the Unit and all other strata lots and Common Property.

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)



Date of disclosure: _____

The following is a statement made by the Seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 111 245 GORDONHORN CRES KAMLOOPS BC V2E 1G5 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
_____ Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)				
_____ Other Building(s) Please describe _____				
THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.			THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.	
			YES	NO

1. LAND

DS
ag

A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any current or pending local improvement levies/charges?				
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?				

2. SERVICES

A. Please indicate the water system(s) the Development uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Development has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Development already?				
(ii) Have you applied for a water licence and are awaiting response?				

--	--	--

BUYER'S INITIALS

DS
ag

--	--	--

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 111 245 GORDONHORN CRES KAMLOOPS BC V2E 1G5

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?				
D. Are you aware of any problems with the sanitary sewer system?				

3. BUILDING Respecting the Unit and Common Property

A. Has a final building inspection been approved or a final occupancy permit been obtained?				
B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				
C. (i) Is this Unit occupied, or has this Unit been previously occupied?				
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?				
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?				
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?				
F. Are you aware of any structural problems with any of the buildings in the Development?				
G. Are you aware of any problems with the heating and/or central air conditioning system?				
H. Are you aware of any damage due to wind, fire or water?				
I. Are you aware of any infestation or unrepai red damage by insects, rodents or bats?				
J. Are you aware of any leakage or unrepai red damage?				
K. Are you aware of any problems with the electrical or gas system?				
L. Are you aware of any problems with the plumbing system?				
M. Are you aware of any pet restrictions?				
N. Are you aware of any rental restrictions?				
O. Are you aware of any age restrictions?				
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS				

--	--	--

BUYER'S INITIALS

^{DS} ag		
---------------------	--	--

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 111 245 GORDONHORN CRES KAMLOOPS BC V2E 1G5

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any special assessment(s) voted on or proposed?				
R. Have you paid any special assessment(s) in the past 5 years?				
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?				
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?				
U. Are you aware of any problems with the swimming pool and/or hot tub?				
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?				
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?				
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.				
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?				
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____				
AA. Nature of Interest/Ownership: <input type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Cooperative				
BB Management Company <u>COLUMBIA PROPERTY MANAGEMENT</u> Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				

BUYER'S INITIALS

^{DS}
ag

SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 111 245 GORDONHORN CRES KAMLOOPS BC V2E 1G5

3. BUILDING Respecting the Unit and Common Property (continued)					YES	NO	CAN BE OBTAINED FROM:				
DD. Are the following documents available?											
Bylaws											
Rules/Regulations											
Year-to-date Financial Statements											
Current Year's Operating Budget											
All Minutes of Last 24 Months Including Council, Special and AGM Minutes											
Engineer's Report and/or Building Envelope Assessment											
Strata Plan											
Depreciation Report											
Reserve Fund Study											
Summary of Insurance Coverages (including premium)											
EE. What is the monthly strata fee? \$ _____											
Does this monthly fee include:		YES	NO	DO NOT KNOW	DOES NOT APPLY			YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?						Recreation?					
Heat?						Cable?					
Hot Water?						Gardening?					
Gas Fireplace?						Caretaker?					
Garbage?						Water?					
Sewer?						Other?					
FF. (i) Number of Unit parking stalls included _____ and specific numbers _____											
(ii) Are these: <input type="checkbox"/> (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented?											
<input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other?											
GG. (i) Storage Locker? <input type="checkbox"/> Yes <input type="checkbox"/> No Number(s) _____											
(ii) Are these: <input type="checkbox"/> (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented?											
<input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other?											

BUYER'S INITIALS

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 111 245 GORDONHORN CRES KAMLOOPS BC V2E 1G5

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. To the best of your knowledge, has the Unit been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
II. Is there a radon mitigation system in the Unit?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?				
JJ. To the best of your knowledge, has the Common Property been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
KK. Is there a radon mitigation system for the Common Property?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				

4. GENERAL

A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?				

--	--	--

BUYER'S INITIALS

DS ag		
----------	--	--

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 111 245 GORDONHORN CRES KAMLOOPS BC V2E 1G5

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

Seller has not lived in home for a long time and does recall all information on the strata. Buyer to review and be satisfied with strata docs.

DS
aj

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

DocuSigned by:
Allen Jeffery
B5F45D4B50654B5...

SELLER(S) ALLEN W JEFFERY

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of 7/17/2024 yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Development and, if desired, to have the Development inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the strata Unit or the Development.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

9.3 RM3 (MULTI-UNIT 3 - MEDIUM DENSITY)

The purpose of the RM3 zone is to provide for medium-density Multi-Unit Residential development.

9.3.1 Principal Uses

- (a) Multi-Unit Residential;
- (b) Multi-Unit Residential Row House, subject to Section 9.3.8; and
- (c) Rooming House

9.3.2 Accessory Uses

- (a) Daycare, Home-Based, in an existing Single-Detached Residential Dwelling;
- (b) Home-Based Business, subject to Division 3, Section 3.3; and
- (c) Residential Care Facility, Licensed Home-Based, in an existing Single-Detached Residential Dwelling.

9.3.3 Permitted Uses - Site Specific

- (a) Commercial Daycare Facility in the case of Lot 21, Sec. 5, Twp. 20, Rge. 17, W6M, K.D.Y.D., Plan 8147 Except Plan H10482 (1430 9th Avenue) and Blk. 13, Sec. 5, Twp. 20, Rge. 17, W6M, Plan 6149 Except Plans 8147, 8546, 9869, 16128, 26578, 33651, H10482, and KAP60564 (1050 McMurdo Drive).
- (b) Office to a maximum of four Persons in the case of Lot 14, K.D.Y.D., Plan 24440 (704 McGill Road)
- (c) repair and retail sales of shoes in the case of Lot 1, Plan 7496, K.D.Y.D. (108/110 Vernon Avenue)
- (d) residential care facility to a maximum of 10 residents and women and children's emergency shelter in the case of Lot 1, D.L. 255, Plan KAP64292, K.D.Y.D. (290 Maple Street)
- (e) 22-space daycare facility as an Accessory Use to the Multi-Unit Residential development in the case of Lot 2, D.L. 454 and Sec. 31, Twp. 19, Rge. 17, W6M, K.D.Y.D., Plan 25133 except Plan 34630 (1580 Summit Drive)
- (55-31) (f) Student residence in the case of Lot A Section 1 Township 20 Range 18 and Section 6 Township 20 Range 17 West of the 6th Meridian Kamloops Division Yale District Plan EPP118159 (704 McGill Road and 620 Dalgleish Drive)

9.3.4 **Subdivision Regulations**

Minimum Lot Area	836 m ²
• except for Multi-Unit Residential Row House	557 m ²
Minimum Lot Width and Street frontage	22 m
• except for Multi-Unit Residential Row House	
- interior Lots	18 m
- Corner Lots	19.5 m

(55-53) 9.3.5

Development Regulations

Minimum Front Yard Setback	6 m
• except for Row Houses to a maximum of two Storeys	4.5 m
Minimum Side Yard Setback	4.5 m
• except for Row Houses to a maximum of two Storeys	1.5 m
• except for party wall of fee simple Row Houses	0.0 m
Minimum side Street Yard Setback	4.5 m
Minimum Rear Yard Setback	7.5 m
• except where Rear Yard abuts a Street or lane	6 m
• except Accessory Buildings >10 m ²	1 m
• except Accessory Buildings >10 m ² adjacent to lane	1.5 m
Maximum Lot Coverage	
• total combined for Site	40% of parent parcel including Accessory Buildings
• Accessory Building on fee simple row housing Lot or bare land strata Lot	12% to a maximum of 80 m ²
Maximum Floor Area Ratio	1.2
• except where development complies with Division Three, Section 3.18	1.5
• except in a Transit-Oriented Area identified in the Official Community Plan	
- 200 m from a Transit Exchange	3.5
- 201 to 400 m from a Transit Exchange	2.5
Maximum Building Height	4 Storeys to a maximum of 15 m

• except Row House with interior Side Yard Setback less than 4.5 m	2 Storeys
• except in a Transit-Oriented Area identified in the Official Community Plan	
- 200 m from a Transit Exchange	10 Storeys
- 201 to 400 m from a Transit Exchange	6 Storeys
• except Accessory Building >10 m ²	4 m
• except Accessory Building <10 m ²	3 m
Maximum Structure Height	18 m
Maximum Number of Dwelling Units per ha	75
• except where development complies with Division Three, Section 3.18	95
• except in a Transit-Oriented Area identified in the Official Community Plan	Not applicable
Minimum Building Separation	
• Accessory Building from principal Building	1.5 m

9.3.6 Regulations - Site Specific

- (a) In the case of Lot 21, Sec. 5, Twp. 20, Rge. 17, W6M, K.D.Y.D., Plan 8147, Except Plan H10482 (1430 9th Avenue), and Blk. 13, Sec. 5, Twp. 20, Rge. 17, W6M, K.D.Y.D., Plan 6149, Except Plans 8147, 8546, 9869, 16128, 26578, 33651, H10482 and KAP60564 (1050 McMurdo Drive), the maximum Density shall be 10 units.
- (b) In the case of Lot 1, Plan 31827, Sec. 25, Twp. 19, Rge. 18, W6M, K.D.Y.D., (2171 Van Horne Drive) the maximum Density shall be 58 Dwelling Units.
- (c) In the case of Lot 1, Plan KAP1345, Blk. 1, Sec. 12, Twp. 20, Rge. 18, W6M (908 Fernie Road), the maximum Density shall be 61.2 units per hectare (12 units).
- (d) In the case of Lot 64, Plan 32004, Sec. 25, Twp. 19, Rge. 18, W6M, K.D.Y.D., Except Plan KAS1476 (Phase 1 and 2) (1200 Harrison Place), the maximum Density shall be 42 units.
- (e) In the case of Strata Plan K576, K.D.Y.D. (145 Nicola Street), the maximum Density shall be 36 units per 4,050 m².
- (f) In the case of Lot B, Sec. 35, Twp. 19, Rge. 18, W6M, K.D.Y.D., Plan KAP87577 (1850 Hugh Allan Drive), the maximum Density shall be 60 units and a maximum Floor Area Ratio of 1.5.

- (g) In the case of Lot A, Plan KAP45054, K.D.Y.D. (72 Whiteshield Crescent South), the maximum Density shall be 70.5 Dwelling Units per hectare (152 Dwelling Units total).
- (h) In the case of Lot 2, D.L. 257, K.D.Y.D., Plan 4454, Except Plans M10381 and 24249 (725 York Avenue), the maximum Density shall be 86.1 units per hectare (20 units).
- (i) In the case of Lot A, D.L. 235, K.D.Y.D., Plan KAP57468 (176 Comazzetto Road), the maximum Density shall be 125 units per hectare (21 units).
- (j) In the case of Lot 5, Plan 1983, except Plans 3838, 6446, 7482, 9346, 22260, H17480, except that portion lying to the north of Victoria Street West; and that portion of road to be closed adjacent to Lot 5, Plan 1983, except Plans 3838, 6446, 7482, 9346, 22260, and H17480; and part of Lot A, Plan 22260, except Plan H17480, all in D.L. F, Grp. 2, K.D.Y.D. (30 Hudson's Bay Trail), the maximum Density shall be 220 units.
- (k) In the case of Lot 32, Plan KAP83002, Sec. 1, Twp. 20, Rge. 18, W6M, D.L. 249, K.D.Y.D. (1381 Prairie Rose Drive), the maximum Density shall be 35.3 units per hectare (33 units).
- (l) In the case of Lot B, D.L. 255, K.D.Y.D., Plan KAP85575 (260 Leigh Road), the minimum Lot Area shall be 885.62 m².
- (m) In the case of Lot 3, Plan 12363, D.L. 254, K.D.Y.D. (934 13th Street), the minimum Lot Area shall be 987.94 m² and the maximum Density shall be six units.
- (n) In the case of Strata Lots 1-39 Plan KAS1691, Sec. 6, Twp. 20, Rge 17, WM6, K.D.Y.D. (712 Sahali Terrace), the maximum Density shall be 77.2 units per hectare (39 units).
- (o) In the case of Plan 1060, Lot 11 and Lot11A, Blk. 7, Sec. 6, Twp. 20, Rge. 17, W6M (605 Battle Street West), the minimum Lot Area shall be 928 m² and maximum Floor Area Ratio shall be 0.94.
- (p) In the case of Lots 1 and 2, Sec. 6, Twp. 21, Rge. 17, Mer 6, Plan 6725 (2915 and 2925 Westsyde Road), the maximum Density shall be 59 units per ha (20 units).
- (q) In the case of Lots 1 and 2, Plan 1060, Blk. 7, Sec. 6, Twp. 20, Rge. 17, WM6M (697 Battle Street West), the minimum Lot Area shall be 945 m² and maximum Density shall be 53 units/ha (5 units).
- (r) In the case of Lot 1, Sec. 5, Twp. 20, Rge. 16, W6M, K.D.Y.D., Plan KAP62703 (5225 and 5250 Bogetti Place), the maximum Density shall be 129 units/ha (18 units).

- (s) In the case of Lot A, Sec. 35, Twp. 19, Rge. 18, W6M, K.D.Y.D., Plan EPP102463 (1800 Copperhead Drive), the maximum Density shall be 82 units.
- (55-31) (t) In the case of Lot A Section 1 Township 20 Range 18 and Section 6 Township 20 Range 17 West of the 6th Meridian Kamloops Division Yale District Plan EPP118159 (704 McGill Road and 620 Dalgleish Drive), the maximum density shall be 140 units per hectare (475 units).
- (55-30) (u) In the case of Lot 6, D.L. 255, K.D.Y.D., Plan 7347 (248 Alder Ave), the maximum Density shall be 76 units/ha (10 units).

9.3.7 Accessory Buildings

In the RM3 zone, Accessory Buildings shall be permitted as follows:

- (a) without area limitation for the use of the overall development for uses such as parking, storage, assembly, or recreation facilities;
- (b) one Accessory Building per unit to a maximum floor area of 10 m² may be permitted in the rear or Side Yard of any Dwelling Unit (on limited common property in the case of a strata);
- (c) in the case of a bare land strata or fee simple Row House development, in the rear or Side Yard of any Dwelling Unit on an individual strata Lot as per Section 9.3.5 above; and
- (d) no Accessory Building shall be permitted:
- (i) any closer to an internal Access Road than the front or side wall of a principal Dwelling abutting that Access Road; or,
 - (ii) within a required Yard adjoining a City Street.

9.3.8 Row Houses - Special Conditions

In the RM3 zone, Row Houses may be constructed in accordance with the regulations specified in Sections 9.3.4 and 9.3.5 above, subject to the following conditions:

- (a) Row Houses shall only be permitted on properties that are serviced by a rear lane;
- (b) all vehicular access shall occur from the rear lane only, except that end units on Corner Lots may have access from a side Street;
- (c) parking must be located at the rear of the principal Dwelling, shall not be permitted in any Front Yard, and may be provided in a stacked configuration;
- (d) the maximum number of consecutive Row House Lots shall be eight;

- (e) where a Row House is subdivided for individual ownership, the new Lots so created shall meet the following regulations:

Minimum Lot Area	
• internal units	126 m ²
• end units	168 m ²
Minimum Lot Width and Street frontage	
• internal units	4.5 m
• end units	6 m
• end units on corner	7.5 m

- (f) where a Row House is subdivided for individual ownership of units:
- (i) the new Lot Line so created shall project in a straight line through the length of the Lot, and
 - (ii) where the subdivision creates Lots with a shared common wall (or walls) at zero Lot Line, the registration of a party wall agreement will be required;
- (g) a porch, which may be covered, may project into the Required Front Yard Setback to a maximum of 1.8 m provided height of any porch roof does not exceed one Storey; and
- (h) a Multi-Family Residential development permit is required prior to issuance of any building permit.
- (i) A covenant restricting parking and access to the rear of the property is required as a condition of development permit approval.

9.3.9 Additional Regulations

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking; and
- (d) Division 5: Landscaping, Screening, and Fencing