



## PROPERTY REPORT

445 DUFFERIN TERR

Kamloops

V2C 1J1

Canada

PID: 008-961-832

APRIL 8, 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** 322 Seymour Street  
**KAMLOOPS REALTY** Kamloops, BC  
V2C 2G2

I'm more than a real estate agent. I'm a REALTOR®.

	<b>445 DUFFERIN TERRACE</b>		Listing Status	<b>Active</b>
	Area	<b>Kamloops</b>	Current Price	<b>\$974,000</b>
	Sub Area	<b>South Kamloops</b>	Possession	
	Property Type	<b>Single Family Dwelling</b>	Title	<b>Freehold</b>
Style	<b>Two Storey</b>	<b>PRICE HISTORY</b>		
Taxes	<b>\$4,503 (2023)</b>	Original Price	<b>\$974,000</b>	
MLS®	<b>177646</b>	Sale Price		
Year Built	<b>1967</b>	Sale Date		
Zoning	<b>RS1</b>			
DOM	<b>2</b>			
Assessment	<b>\$749,000 (2024)</b>			

INTERIOR		STYLE		FEATURES	
Bedrooms Above Grade	<b>3+1</b>	Exterior Finish	<b>Stucco &amp; Siding</b>	Heating	<b>Furnace, Forced Air, Baseboard</b>
Bathrooms	<b>2</b>	Roof	<b>Asphalt Shingle</b>	Fuel	<b>Gas (Natural)</b>
Ensuite	<b>2</b>	Construction	<b>Frame</b>	Water	<b>City</b>
Fireplaces	<b>(2) - Natural Gas</b>	Access		Sewer Type	<b>Sewer Connected</b>
Rough In Fireplaces		Basement Type		Dist to Schools	
Flooring	<b>Mixed</b>	Bsmt Devel		Dist to Transp	
		Foundation	<b>Concrete Poured</b>		

Total Sqft: 2,384					EXTERIOR FEATURES		
Totals (sqft)	Bsmt	Main	Above	Other	Lot Width	Lot SqFt	<b>8,974</b>
	<b>1,049</b>	<b>1,335</b>			Lot Depth	Lot Acres	<b>0.206</b>
Living		<b>14'5x16'5</b>			Parking Spaces		
Dining		<b>10'1x10'1</b>			Parking Types	<b>Carport only</b>	
Kitchen		<b>11'5x20</b>			Site Influences		
Bedroom		<b>8'11x10'9</b>			Outdoor Area		
Bathroom	<b>3pc</b>	<b>5pc</b>			Equipment Included		
Bedroom		<b>11'3x9</b>			<b>LEGAL</b>		
Bedroom		<b>10'10x10'9</b>			PID Number	<b>008-961-832</b>	
Ensuite	<b>3pc</b>	<b>2pc</b>			Legal	<b>LOT B DISTRICT LOT 231 KDYD PLAN 14666</b>	
Rec Room	<b>24'7x14'5</b>						
Mast BR	<b>17'11x12'11</b>						

Agent Information		Commission Split	<b>3/1.5%</b>
Date Listed	<b>Apr 6/24</b>	Expiry Date	<b>Jul 6/24</b>
Conditions		Condition Removal Date	
Realtor Remarks			

AGENT INFORMATION			
Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office Co-List Office	<b>ROYAL LEPAGE KAMLOOPS REALTY</b>	<b>250-374-3022</b>	Selling Office Selling Slsp1
Listing Slsp1	<b>BLAKE BOLSTER</b>	<b>250-377-5101</b>	Seller <b>ASHLEY CAMPBELL</b>
Listing Slsp2			Seller(s) Name 2 <b>HALEY CAMPBELL</b>
			Tenant

**Nicely updated family home with suite potential found in this 4 bdrm, 4 bath, cathedral style home in one of the most desirable areas of Kamloops. Inside on the main you will find a beautiful bright layout with an updated kitchen with stone counters, unique breakfast nook, comfortable dining area, large lvrn boasting a warm fireplace and access to the large deck to take in the Kamloops weather. Also on the main there is a 5 pc updated main bath and 3 fair sized bdrms with one having a 2pc ensuite making a perfect second master. Downstairs there is the master with a 4 pc ensuite boasting a huge custom tile shower, a finished reading nook under the stairs for the kids, a 3 pc bath and laundry area, and the recrm with a fireplace and separate entrance to the carport. Outside, the home has a nicely finished driveway, carport, perfectly landscaped yard that has two beautiful custom garden sheds, a raised garden bed, patio and deck areas. Quick possession possible.**

This listing information is provided to you by:

**BLAKE BOLSTER**  
 📞 250-377-5101 ✉️ bbolster@kadrea.com  
**ROYAL LEPAGE KAMLOOPS REALTY**

**ROYAL LEPAGE** 📞 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. Apr 8, 2024.



# PROPERTY INFORMATION REPORT

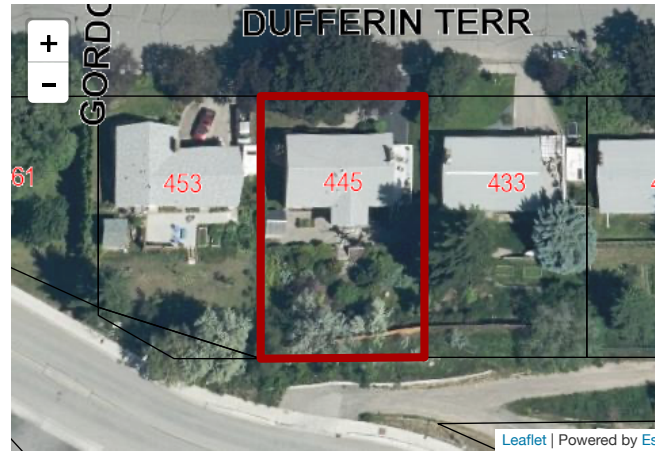
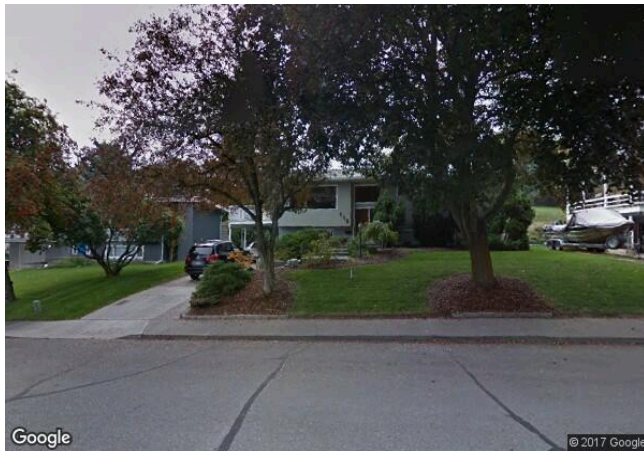
Apr 05, 2024



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

[Property Information Portal](#)

## 445 DUFFERIN TERR



### Parcel Description and Location

**Legal Description:** PL 14666 LT B DL 231

**Lot Size(approx.) - Sq. m:** 833.78

**District Lot:** LOT B

**Neighbourhood:** WEST END

**Heritage Property:** N/A

**Nearby Facilities:** [LAUNCH MAP](#)

**Sq. feet:** 8974.8

**Garbage Collection Zone:** [ZONE 3](#)

**Nearest Bus Stop (m):** 133

**Nearest Hydrant (m):** 79

**Population Estimate:** 2.2

**Approx Elev:** 458 m

**Acre:** 0.21 **Ha:** 0.08

**School Catchment Info:**

[SD73 School Locator](#)

**Tax Exempt Property:** No

**EnerGuide Label:** N/A

### Planning and Zoning [City Planning Webpage](#)

**Zoning:** [RS1](#)

**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

**Neighbourhood Plan (Intersect):** [Downtown Plan](#)

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

<b>Folio:</b>	<b>Development Application No:</b>	<b>Development Application Type:</b>
---------------	------------------------------------	--------------------------------------

<b>Folio:</b>	<b>Development Permit No:</b>	<b>Development Permit Purpose:</b>	<b>Application Date:</b>	<b>Issued Date:</b>
---------------	-------------------------------	------------------------------------	--------------------------	---------------------

<b>Business Name:</b>	<b>Description:</b>	<b>Category Code:</b>
-----------------------	---------------------	-----------------------

### 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:
	02-00103-000	008-961-832	2024	\$368,000	N/A	\$381,000	N/A	\$749,000	1-Res
	02-00103-000	008-961-832	2023	\$400,000	N/A	\$387,000	N/A	\$787,000	1-Res
	02-00103-000	008-961-832	2022	\$300,000	N/A	\$262,000	N/A	\$562,000	1-Res
	02-00103-000	008-961-832	2021	\$289,000	N/A	\$207,000	N/A	\$496,000	1-Res
	02-00103-000	008-961-832	2020	\$276,000	N/A	\$187,000	N/A	\$463,000	1-Res
<b>Folio:</b>		<b>Actual Use:</b>				<b>Manual Class:</b>			
02-00103-000		000-SINGLE FAMILY DWELLING				0140-1 STY SFD-AFTER 1960-MOD. STD			

**Disclaimer:** The City of Kamloops does not provide any warranty or guarantee the accuracy, completeness, or currency of this information. The map above is not a survey plan and is not intended to be used as such. Please report any data errors to [gisinfo@kamloops.ca](mailto:gisinfo@kamloops.ca)



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

## 445 DUFFERIN TERR KAMLOOPS V2C 1J1

Area-Jurisdiction-Roll: 23-212-02-00103-000



23-212-0200103000 09/10/2013

**Total value \$749,000**

2024 assessment as of July 1, 2023

Land \$368,000

Buildings \$381,000

Previous year value \$787,000

Land \$400,000

Buildings \$387,000

### Property information

Year built	1967
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carpports	C
Garages	
Land size	8974 Sq Ft
First floor area	1,335
Second floor area	
Basement finish area	1,049
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

LOT B, PLAN KAP14666, DISTRICT LOT 231, KAMLOOPS DIV OF YALE LAND DISTRICT  
 PID: 008-961-832

### Sales history (last 3 full calendar years)

Apr 13, 2022 \$850,000

### Manufactured home

Width  
 Length  
 Total area

## Walk Score

445 DUFFERIN TE Kamloops, V2C 1J1



Car-Dependent

Most errands require a car



Good Transit

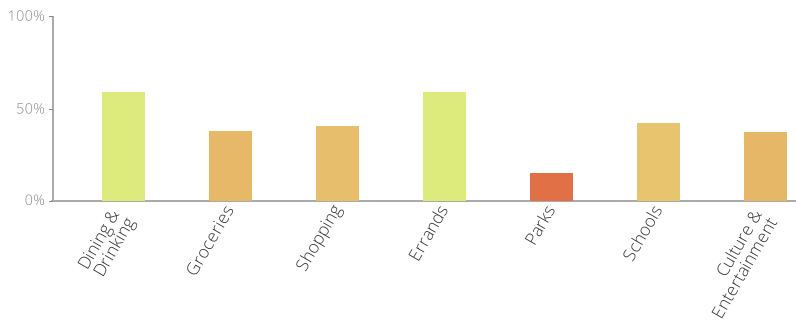
Many nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 45 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address





**CITY OF KAMLOOPS**  
**BUILDING AND ENGINEERING DEVELOPMENT DIVISION**  
 105 Seymour Street, Kamloops, BC, V2C 2C6  
 Phone: 250-828-3559  
 Email: birbuilding@kamloops.ca

**BUILDING INFORMATION REQUEST RESPONSE**

Applicant: BOLSTER, BLAKE Phone No.: 250-374-3022  
 Email Address: admin@blakebolster.com Fax No.: \_\_\_\_\_  
 Property Civic Address: 445 DUFFERIN TERR  
 Property Legal Address: 445 DUFFERIN TERR PL 14666 LT B DL 231

Date: April 8, 2024

**Building and Engineering Development Division Responses:** Ref. No.: BIR54335

- Our records reveal no active building permits as of the above date.
- Our records reveal the following active Building permit(s) on file:  
that expire on \_\_\_\_.
- Our records reveal the following expired Building Permit on file: BP12972 for Addition.  
The last inspection completed to date was Insulation Sept 2, 1988.
- The Building Bylaw has been violated and brief particulars are described in Comments below.
- Other: see Comments below.

**Comments:**

Building Permit records indication #BP12972 File Closed Dec 13, 1990.

**Disclaimer:**

The information given hereby is not a warrant by the City of Kamloops that the above property complies in all other respects with the Building Bylaw or with any other bylaw of the City of Kamloops. The above property has not been inspected for the purpose of this building information request, and it may have any number of bylaw infractions that are not disclosed in the records of the City of Kamloops Building and Engineering Development Division. If any such bylaw infractions exist, they are not waived by virtue of the information given herein.

Should you require further clarification, please contact JONI PANKO at 250-828-3559.

  
 \_\_\_\_\_  
 Jason Dixon  
 Building and Engineering Development Manager

## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

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 premises 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 premises.

### 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 premises 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 premises 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.

### FOUR 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 premises. 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 property.
2. The buyer must still make the buyer's own inquiries concerning the premises 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.

# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: April 05 2024

The following is a statement made by the Seller concerning the premises located at:

**ADDRESS:**      445      DUFFERIN TERRACE      KAMLOOPS      BC      V2C 1J1      (the "Premises")

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>	<b>DOES NOT APPLY</b>

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		DS +C		
B. Are you aware of any existing tenancies, written or oral?		DS +C		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		DS +C		
D. Is there a survey certificate available?			DS +C	
E. Are you aware of any current or pending local improvement levies/charges?		DS +C		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		DS +C		

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input checked="" 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 Premises have 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 Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		DS +C		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		DS +C		

--	--	--

BUYER'S INITIALS

DS +C	DS +C	
----------	----------	--

SELLER'S INITIALS



April 05 2024

DATE OF DISCLOSURE

ADDRESS: 445 DUFFERIN TERRACE KAMLOOPS BC V2C 1J1

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

**3. BUILDING**

A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. 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?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				

\_\_\_\_\_  
 BUYER'S INITIALS

SELLER'S INITIALS



April 05 2024

DATE OF DISCLOSURE

ADDRESS: 445 DUFFERIN TERRACE KAMLOOPS

BC V2C 1J1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="checkbox"/>		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/>		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)			<input checked="" type="checkbox"/>	
V. To the best of your knowledge, has the premises 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)		<input checked="" type="checkbox"/>		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/>		

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<input checked="" type="checkbox"/>		

--	--	--

BUYER'S INITIALS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	-------------------------------------



SELLER'S INITIALS

April 05 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

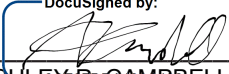
ADDRESS: 445 DUFFERIN TERRACE KAMLOOPS BC V2C 1J1

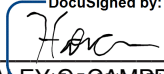
4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

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

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:   
SELLER(S) ASHLEY R. CAMPBELL

DocuSigned by:   
SELLER(S) HALEY O. CAMPBELL

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 \_\_\_\_\_ 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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate.**

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 Premises.

\*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®).

**TITLE SEARCH PRINT**

2024-04-05, 11:00:47

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$850000

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

<b>Land Title District</b>	KAMLOOPS
Land Title Office	KAMLOOPS
<b>Title Number</b>	CB6467
From Title Number	CA7711151
<b>Application Received</b>	2022-06-15
<b>Application Entered</b>	2022-06-17
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	ASHLEY ROBERT DONALD CAMPBELL, CEO HALEY MIKELLE CAMPBELL, CEO 445 DUFFERIN TERRACE KAMLOOPS, BC V2C 1J1 AS JOINT TENANTS
<b>Taxation Authority</b>	Kamloops, City of
<b>Description of Land</b>	
Parcel Identifier:	008-961-832
Legal Description:	LOT B DISTRICT LOT 231 KAMLOOPS DIVISION YALE DISTRICT PLAN 14666
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	RIGHT OF WAY
Registration Number:	98183E
Registration Date and Time:	1962-09-27 08:49
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY BRITISH COLUMBIA TELEPHONE COMPANY
Remarks:	INTER ALIA
Nature:	MORTGAGE
Registration Number:	CB6468
Registration Date and Time:	2022-06-15 13:43
Registered Owner:	THE BANK OF NOVA SCOTIA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING

**TITLE SEARCH PRINT**  
File Reference: BOLSTER  
Declared Value \$850000

2024-04-05, 11:00:47  
Requestor: Royal LePage Kamloops

**Transfers** NONE

**Pending Applications** NONE

## **Division 8: Single-Family, Single-Family with Suite, and Two-Family Residential Zones**

### **8.1 RS1 (SINGLE-FAMILY RESIDENTIAL 1)**

The purpose of the RS1 zone is to regulate the development of land for Single-Family Residential Use and Accessory Uses, including Garden Suites and Secondary Suites, which are designated as Urban in the Official Community Plan.

#### **8.1.1 Principal Uses**

- (a) Single-Family Residential.

#### **8.1.2 Accessory Uses**

- (a) Boarders or Lodgers to a maximum of two Persons
- (b) Daycare, Home-Based
- (c) Garden Suite or Secondary Suite, subject to Division 3, Section 3.4
- (d) Home-Based Business
- (e) Residential Care Facility, Licensed Home-Based

#### **(55-21) 8.1.3 Permitted Uses - Site Specific**

- (a) Bed and Breakfast facility to a maximum of four Persons in the case of Lot A, Sec. 1, Twp. 20, Rge. 17, K.D.Y.D., Plan 22854 (2664 Thompson Drive).
- (b) Commercial conversion limited to Office and Personal Services in the case of Lots 23, 24, and 25, Plan KAP60808, K.D.Y.D. (475, 485, and 495 Hollyburn Drive).
- (c) Daycare Facility, Commercial, to a maximum of 16 children in the case of Lot B, Sec. 7, Twp. 21, Rge. 17, W6M, K.D.Y.D., Plan KAP53574 (810 Sicamore Drive).
- (d) Daycare Facility, Commercial, to a maximum of 44 children in the case of Lot A, Plan 25124, K.D.Y.D. (2250 Park Drive).
- (e) Daycare facility to a maximum of 14 Persons excluding staff members in the case of Lot 33, Plan 19618, K.D.Y.D. (237 Bestwick Drive).
- (f) Daycare facility to a maximum of 25 children in the case of Lot 2, Plan 33195, K.D.Y.D. (3214 Hargraves Place).
- (g) Group daycare facility to a maximum of 14 children in the case of Lot 8, Sec. 25, Twp. 19, Rge. 18, W6M, K.D.Y.D., Plan KAP72965 (2554 Abbeyglen Way).

- (h) Group daycare facility to a maximum of 16 children in the case of Lot 22, Sec. 36, Twp. 19, Rge. 18, W6M, K.D.Y.D., Plan 23690 (1642 Springhaven Place).
- (i) One-Person BodyTalk therapist in the case of Lot 11, Plan 41651, D.L. 454, K.D.Y.D. (2045 Tremerton Drive).
- (j) One-Person lifestyle coaching Office in the case of Lot 53, Plan 28359, D.L. 410, K.D.Y.D. (428 Monarch Court).
- (k) One-Person massage therapy clinic in the case of Lot A, D.L. 236, K.D.Y.D., Plan 29289 (2179 Flamingo Road).
- (l) One-Person registered counselling service, excluding the counselling of sex offenders, limited to one client at a time, to a maximum of six clients per day, operating between the hours of 9:00 am and 6:00 pm, Monday to Saturday, in the case of Lot 15, D.L. 454, Plan KAP46076 (107 Coppertree Court).
- (m) One-Person registered BodyTalk therapist in the case of Lot 17, D.L. 235, K.D.Y.D, Plan 14644 (186 Knollwood Drive).
- (n) One-Person registered counselling service Office, excluding the counselling of sex offenders, in the case of Lot 14, Sec. 2, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan KAP74207 (1959 Saskatoon Place).
- (55-38) (o) *[deleted]*
- (p) *[deleted]*
- (q) *[deleted]*
- (r) One Secondary Suite in the case of Lot 29, Plan 29156, K.D.Y.D. (2114 Shaughnessy Hill).
- (s) Professional Practice limited to a maximum of six employees with a minimum of six on-Site parking spaces in the case of Lot 2, Sec. 6, Twp. 20, Rge. 17, W6M, K.D.Y.D., Plan 18228 (414 Arrowstone Drive).
- (t) Retreat facility with a maximum of 18 clients in the case of Lot A, Plan 25774, K.D.Y.D. (2420 Parkview Drive).
- (u) Tutoring business to a maximum of eight students in the case of Lot B, Plan 16207, K.D.Y.D. (2245 Crescent Drive).
- (v) Two Dwelling Units in the case of Lot 47, Plan 22946, K.D.Y.D. (1500 Mt. Dufferin Avenue).
- (w) Office and veterinary clinic in the case of Lot A, D.L. 232, K.D.Y.D., Plan 28731 (7 St. Paul Street West)

**8.1.4 Subdivision Regulations**

Minimum Lot Area	464 m <sup>2</sup>
Minimum Lot Width	
• on interior or cul-de-sac Lots	15 m
• on Corner Lots (narrowest frontage)	16.5 m
Minimum Lot Street frontage	
• on interior Lots	15 m
• on Corner Lots (narrowest frontage)	16.5 m
• on cul-de-sac Lots (Single-Family only)	9 m
• on cul-de-sac Lots (Single-Family with Garden Suite or Secondary Suite)	15 m

**8.1.5 Development Regulations**

Minimum Front Yard Setback	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
• except where Front Lot Line is also the Rear Lot Line of an adjacent parcel (as in the case of a Panhandle Lot)	6 m
Minimum Side Yard Setback	
• principal Building	1.5 m
• Accessory Buildings >10 m <sup>2</sup>	1 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m <sup>2</sup>	1 m
• Accessory Building >10 m <sup>2</sup> adjacent to lane	1.5 m
Minimum side or rear Street Yard Setback:	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
• except Accessory Buildings <10 m <sup>2</sup> where adjacent Yard is not a Front Yard	1.5 m
Maximum Lot Coverage	
• total combined for Site	40% including Accessory Buildings
• total combined Accessory Buildings only	12% of Lot Area to a maximum of 112 m <sup>2</sup>
Maximum Building Height	
• principal Building	2 Storeys



• Accessory Building >10 m <sup>2</sup>	4 m
• Accessory Building >10 m <sup>2</sup> that meets Setbacks for Garden Suites as per Division 3	5 m
• Accessory Building <10 m <sup>2</sup>	3 m
Maximum Structure Height	12 m
Maximum number of Dwelling Units on Lot	1
• except where Garden Suite or Secondary Suite is permitted	2
Minimum Building separation Accessory Building from principal Building	1.5 m

**8.1.6 Manufactured Homes - Special Conditions**

In the RS1 zone, Manufactured Homes are not permitted.

**8.1.7 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.