

LOT 2 AIRPORT ROAD,  
SALMO BC  
\$93,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

Explore the possibilities of this .86-acre lot in Salmo, BC!

With flexible zoning for single or two-family homes, plus accessory buildings, this property offers versatility for your dream home or investment.

Nestled in a small village of just over 1000 residents, Salmo provides a tranquil setting while being centrally located for easy access to outdoor recreation.

Enjoy the freedom to develop at your own pace, with no timelines in place.

Conveniently situated, it's just a half-hour drive to Nelson, Trail, and the US Border.

Seize the opportunity to own a piece of this charming community with endless potential!

**MLS:** 2474471    **Size:** 0.86 acres  
**Services:** septic permit required,  
hydro and telephone available



# TAX ASSESSMENT



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.

## AIRPORT RD SALMO V0G 1Z0

Area-Jurisdiction-Roll: 21-707-03340.950

Sorry, we failed to fetch the image here.



© 2022 Google

**Total value** **\$96,200**

2025 assessment as of July 1, 2022

Land \$96,200

Buildings \$0

Previous year value \$88,100

Land \$88,100

Buildings \$0

### Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size .84 Acres

First floor area

Second floor area

Basement finish area

Stake area

Building storeroys

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

LOT 2, PLAN N8P11765, DISTRICT LOT 1216, KOOTENAY LAND DISTRICT

RID: 012-490-341

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

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TITLE

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**


Certificate Number: ST5R0302667

File Reference: SMITH PELL

RHONDA RUSTON, K.C., BARRISTER &  
SOLICITOR  
BOX 967  
404 FRONT STREET  
KASLO BC V0G 1M0

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.lta.ca/orf> (access code 353502).

I certify this to be an accurate reproduction of title number **CB1073597** at 14:39 this 21st day of December, 2023.



REGISTRAR OF LAND TITLES



<b>Land Title District</b> Land Title Office	NELSON NELSON
<b>Title Number</b> From Title Number	CB1073597 CB031751
<b>Application Received</b>	2023-12-12
<b>Application Entered</b>	2023-12-21
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	ROBERT JOHN PELL BOX 231 TILBURY, ON N0P 2L0 ADMINISTRATOR OF THE ESTATE OF FREDERICK ERNEST SMITH, DECEASED, SEE CB1073597
<b>Taxation Authority</b>	Nelson Trail Assessment Area

# TITLE

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR0300667

**Description of Land**

Parcel Identifier: 012-690-341  
Legal Description:  
LOT 2 DISTRICT LOT 1236 KOOTENAY DISTRICT PLAN 51766

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: RESERVATION  
Registration Number: V18721  
Registered Owner: THE NELSON & FORT SHEPPARD RAILWAY COMPANY  
Remarks: INTER ALIA  
SEE 2424I AND 2425I

Nature: RESTRICTIVE COVENANT  
Registration Number: M24314  
Registration Date and Time: 1978-11-10 11:54  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA  
Remarks: INTER ALIA  
SECTION 215 LTA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act (R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 246).*

# PROPERTY DISCLOSURE STATEMENT

Authenticity ID: C22170CE-CA34EE11-4925-6049BC069181



## PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: December 29, 2023

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

**ADDRESS:**      **Lot 2 Airport Road**      **Salmo**      **BC V0G1Z0**      **(the "Land")**



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 REPLY.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?	RP		
B. Are you aware of any existing tenancies, written or oral?	RP		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?	RP		
D. Is there a survey certificate available?	N		
E. Are you aware of any current or pending local improvement levies/charges?	RP		
F. Have you received any other notice or claim affecting the Land from any person or public body?	N		
G. Is the Land managed forest lands?	RP		
H. Is the Land in the Agricultural Land Reserve?	N		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?	RP		
J. Are you aware of any fill materials anywhere on the Land?	RP		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?	RP		
L. Are you aware of any uncapped or unclosed water wells on the Land?	RP		
M. Are you aware of any water licences affecting the Land?	RP		
N. Has the Land been logged in the last five years?	RP		
(i) If yes, was a timber mark/licence in place?			
(ii) If yes, were taxes or fees paid?			
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?	RP		

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BUYER'S INITIALS

R	J	P
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SELLER'S INITIALS

BC1308 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

December 29 2023

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot 2 Airport Road Salmo BC V0G1E0

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land 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 _____			RP	
B. If you indicated in 2.A. that the Land has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.			RP	
(i) Do you have a water licence for the Land already?			RP	
(ii) Have you applied for a water licence and are awaiting response?		RP		
C. Are you aware of any problems with the water system?		RP		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?			RP	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			RP	
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____			RP	
G. Are you aware of any problems with the sanitary sewer system?			RP	
H. Are there any current service contracts; (i.e., septic removal or maintenance)?			RP	
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			RP	

**3. BUILDING (not applicable)**

**4. GENERAL**

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

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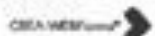
BUYER'S INITIALS

R	J	P
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SELLER'S INITIALS

BC1008 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

December 29 2023

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot 2 Airport Road Salmo BC V0G1S0

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

## 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.**

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

\_\_\_\_\_  
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 Land.

\*FRBC represents Personal Real Estate Corporation

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BC1108 REV. NOV 2023

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# EXPENSES

## Property Taxes:

2023  
\$404.01



\*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

# SUBDIVISION PLAN

SUBDIVISION PLAN OF PARCEL A,  
 REFERENCE PLAN 49667-1, SUBLOTS  
 39 AND 45, DISTRICT LOTS 1236 AND  
 1237, PLANS X-69 AND X-70, KOOTENAY  
 DISTRICT.

PLAN 11766

Approved by the Registrar of  
 the Province of British Columbia  
 on the 14th day of October 1928

*Alfred*  
*Registrar*

Scale 1:1000 = 100 feet

- Easement shown as proposed by  
 the Municipality of Kamloops in  
 plan 49667-1, Sublots 39 and 45
- 20' Easement shown as proposed by  
 the Municipality of Kamloops in plan 49667-1
- 40' Easement shown as proposed by  
 the Municipality of Kamloops in plan 49667-1
- 40' Easement shown as proposed by  
 the Municipality of Kamloops in plan 49667-1



The registered owner, designated herein being  
 advised that this subdivision plan is subject  
 to the provisions of the Statute in force  
 in the Province of British Columbia as represented  
 by the Registrar of Provinces under Section 264  
 of the Land Registry Act.

Witness my hand and seal  
 at Kamloops  
 this 14th day of October 1928

Approved under the Land Registry Act  
 on the 14th day of October 1928

*Alfred*  
 Registrar

Not given this within the Statute  
 Notary Public

*A. Green*  
*S. Ross*  
*Alb. Lison*  
*In Care*

Approved by the Registrar of Provinces  
 on the 14th day of October 1928

*A. Lison*  
 Registrar  
 14th day of October 1928

Notary Public

# RDCK MAP



## RDCK Property Report

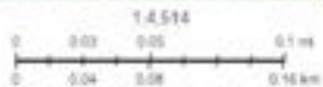
### Area of Interest (AOI) Information

Area : 0.89 acres

Dec 29 2023 13:03:33 Eastern Standard Time



- Electoral Areas
- RDCK Streets
- Cadastre - Legal Parcels
- Address Points



Map generated using GeoServer, Esri Canada, Esri, HERE, DeLorme, Swatch, Earthstar, Geoport, IGN, Intermap, INRA, IGN, US, Fugro, Aero, USDA, NRCAN, PetaCanada, Esri

# RDCK REPORT

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.05560.950	012-690-341	AIRPORT RD, RURAL SALMO	Vacant Residential Less Than 2 Acres	NEP11766

#	LTO Number	Lot	Block	District Lot	Land District
1	CB331751	2	-	1236	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2, PLAN NEP11766, DISTRICT LOT 1236, KOOTENAY LAND DISTRICT	.86	ACRES	0.89

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area G	Hans Cunningham	0.89

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	321	SALMO	0.89

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2452	RC	Country Residential	Country Residential	0.89

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Halfway Creek	Halfway Creek	-	G	0.14

## Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	YES	652.0	30.0	Salmo River	0.60

The mapping information shown are approximate representations and should be used for reference purposes only.

# LTSA MAP



December 29, 2023

**WARNING: MAP IS NOT PRINTED TO SCALE**

Interest	Building Strata	Return To Crown
<b>Parcels By Class</b>	Bare Land Strata	Crown Subdivision
Air Space	Common Ownership	Part of Primary
Subdivision	Park	Primary
Absolute Fee Book	Road	

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# SUMMARY

## AIRPORT RD Rural BC V0G 1Z0

PID	012-690-341
Registered Owner	SM*, I*
Legal Description	LOT 2 DISTRICT LOT 1236 KOOTENAY DISTRICT PLAN 11766
Plan	NEP11766
Zoning	
Community Plan(s)	OCP; RC - Country Residential, not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	37537.22 ft <sup>2</sup>	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	674.10 m	Min Elev.	653.85 m
Floor Area	-	Walk Score	1 / Car-Dependent
Transit Score	-	Annual Taxes	\$404.01

### ASSESSMENT

	2022	%	2023
Building	\$0	-	\$0
Land	\$88,100	↗ 9.19	\$96,200
Total	\$88,100	↗ 9.19	\$96,200

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$96,200	↗ 9.19
Sales History	10/11/2022	\$88,100	↗ 936.47
	15/09/1979	\$4,500	↗ 100
	15/03/1979	\$4,250	-

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	Salmo	Trafalgar	Salmo Secondary
School District	SD 8	SD 8	SD 8
Grades	K - 5	6 - 8	7 - 12

The enclosed information, while deemed to be correct, is not guaranteed.

# UTILITIES MAP

## Utilities



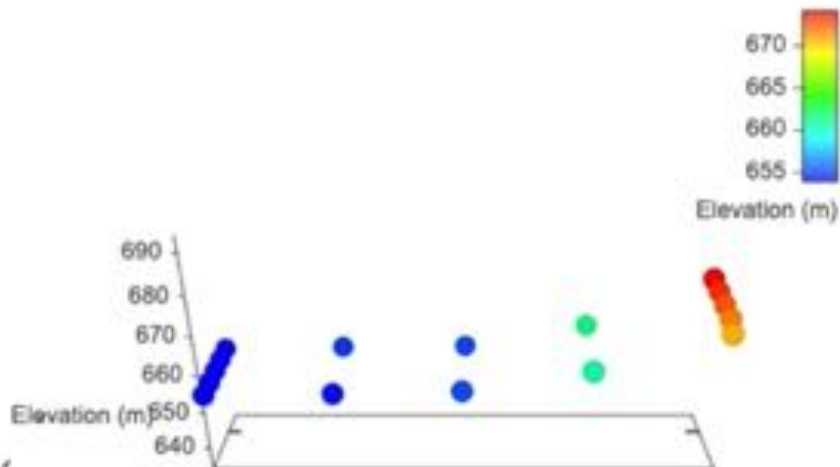
## Legend

-  Hydrant
-  Stand Pipe
-  Other
-  MUNICIPAL OWNED
-  Streams and Shorelines
-  Lakes and Rivers
-  Cadastre - Legal Parcels
-  RDCK OWNED
-  Address Points

# ELEVATION



The lot dimensions shown are estimated and should be verified by survey plan.

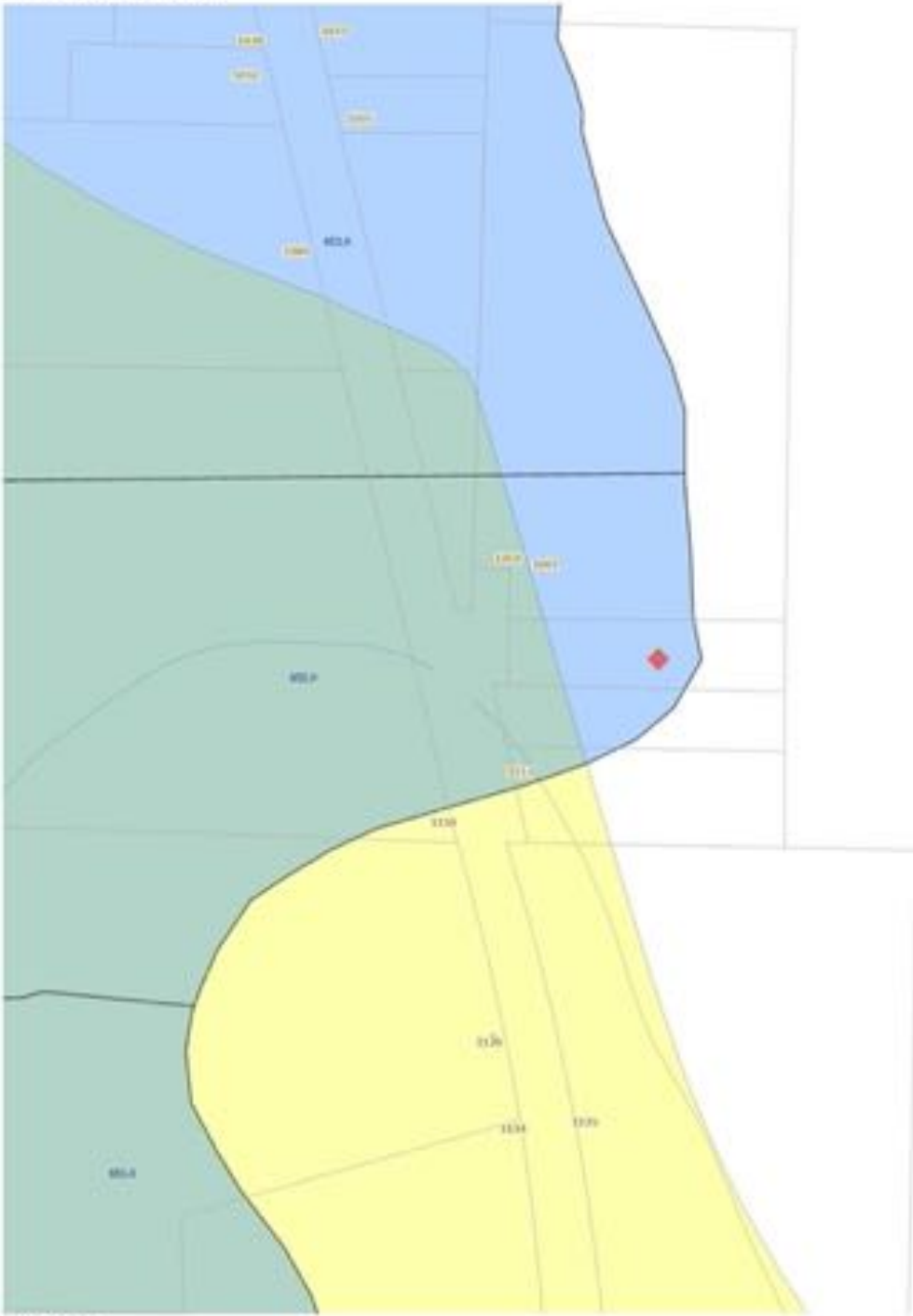


Max Elevation: 674.10 m | Min Elevation: 653.85 m | Difference: 20.25 m



# FLOOD MAP

## Flood and Hazard



## Legend

- Flood Construction Levels - 1990
- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Lakes and Rivers
- Slide Hazard
- Catastrophe - Legal Parcels
- Slocan Valley GeoHazard
- Address Points

# ZONING

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RC - Country Residential
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Not Applicable
Floodplain Data	<b>Floodplain</b> Title: BC Flood Hazard Map 2004 Name: Salmo River(including Erie Cr) Drawing: 90-32 File: 33-0200-5.2 Designation date: Sept.91,Floodplain Name: Salmo River(including Erie Cr) Designation Date: Sept.91 Feature Type: Floodplain Feature Code GB11355000 Drawing No.: 90-32 File No.: 33-0200-5.2

## Official Community Plan



## Subject Property Designations:

RC - Country Residential

## Layer Legend:

- RC - Country Residential
- RA - Resource Area
- AG - Agriculture

# COMMUNITY INFORMATION

Type	Centre	Driving Time
School	Salmo Elementary School	5 min
School	Salmo Secondary School	5 min
Shopping	Castlegar BC	35 mins
	Kaslo BC	1 hr 30 min
	Nelson BC	35 min
Airport	West Kootenay Regional Airport, Castlegar	30 min
	Kelowna Airport	4 hr 2 min
Major Cities	Calgary AB	6 hr 20 min
	Vancouver BC	8 hr 3 mins
	Kelowna BC	4 hr 6 mins
	Revelstoke BC	3 hr 52 min
	Spokane WA (Allow time for border crossings)	2 hr 33 min
Hospital/ Medical Centre	Salmo Wellness Centre	4 min
Postal Services	Canada Post, Salmo	5 min
Library	Salmo Public Library	4 min

## Salmo

Salmo, British Columbia, nestled in the Kootenay region, is a picturesque community surrounded by stunning mountain landscapes. With a population of around 1,100 residents, Salmo exudes a small-town charm and a strong sense of community. Outdoor enthusiasts thrive here, enjoying activities like hiking, fishing, and skiing. The Salmo River runs through the heart of the town, providing a scenic backdrop for local events and festivals. Residents appreciate the relaxed pace of life, friendly neighbors, and the welcoming atmosphere. The town's amenities include local shops, a school, and a community center, fostering a tight-knit and vibrant social fabric.

## Salmo offers a variety of recreational activities amidst its stunning natural surroundings.

**Hiking and Trails:** Explore the scenic beauty of the region through numerous hiking trails. The Salmo Ski Hill area and nearby parks provide opportunities for both leisurely strolls and challenging hikes.

**Fishing:** The Salmo River running through the town is known for its fishing opportunities. Anglers can try their luck at catching various trout species.

**Winter Sports:** In the colder months, Salmo transforms into a winter wonderland. The Salmo Ski Hill attracts snow enthusiasts with opportunities for skiing, snowboarding, and tubing.

**Mountain Biking:** The surrounding mountains and trails cater to mountain biking enthusiasts. The diverse terrain offers trails for all skill levels.

**Camping:** Enjoy the great outdoors by camping in the nearby parks and wilderness areas. Immerse yourself in nature and experience the tranquility of the surroundings.

**Community Events:** Salmo hosts various community events and festivals throughout the year, fostering a sense of community. These events often include music, arts, and cultural celebrations.

**Rafting and Kayaking:** For those seeking water adventures, the Salmo River provides opportunities for rafting and kayaking, especially during certain seasons.

Whether you're seeking adventure or a peaceful retreat, Salmo's recreational offerings cater to a wide range of interests, making it an ideal destination for nature lovers and outdoor enthusiasts.

## Weather Salmo BC

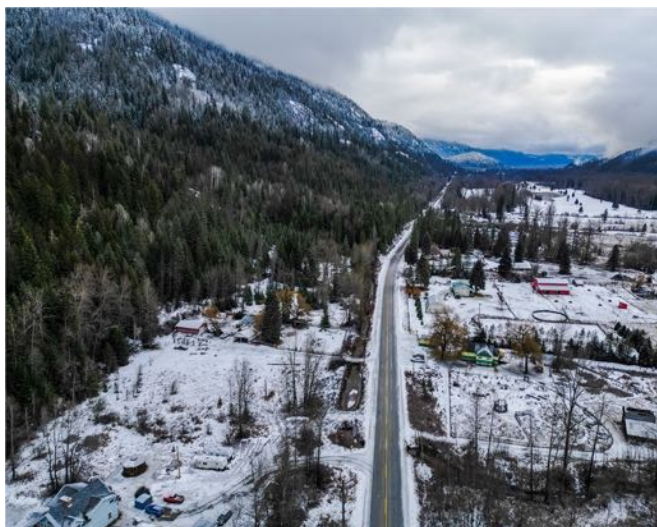
Average Yearly Rainfall (mm): 564mm

Average Yearly Snowfall (cm): 201mm

Average Highest Temperature (c): 38

Average Lowest Temperature (c): -19

# PICTURES



# RESOURCES

**Kul Nijjar, Your Kootenay Property Matchmaker:** <http://kootenaybc.com>

**Village of Nakusp:** <https://salmo.ca/>

**Salmo Community Services:** <https://scrs.ca/>

**Salmo Land Use:** For land use and planning, business licensing, taxes, permits: <https://www.rdck.ca/EN/main/government/bylaws/land-use-planning.html>

**Salmo Chamber of Commerce:** <https://www.discoversalmo.ca/>

**Waste Disposal:** <https://www.rdck.ca/EN/main/services/waste-recycling/hours-of-operation/central-salmo-transfer-station.html>

**Health Care & Hospitals:** <https://www.interiorhealth.ca/locations/salmo-health-and-wellness-centre>

## **Satellite TV Providers:**

Shaw: <https://www.shaw.ca/tv/satellite-tv>

## **Internet**

XploreNet, StarLink or TELUS

## **Post Office**

Canada Post: <https://www.canadapost.ca>