

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

LOTS 4 -7 SUTTON
STREET
AINSWORTH
HOTSPRINGS, BC

\$179,000



DETAILS

5 lots in Ainsworth Hot Springs BC offering an opportunity to own a little bit of history in a beautiful part of BC! Full of history, this community was once a busy mining hub sitting on the shores of Kootenay Lake. You can see the beautifully preserved building like the Fletcher General Store which was renovated and opened to the public. The famous year-round Ainsworth Hot Springs Resort is just a hop, skip and jump away. These lots are the previous site of the lovely Silverledge Hotel that once stood here. These lots have access to the community sewer and are licensed for water, power and telephone on the road. If you're looking for a site to open a small business - whether it's accommodation or maybe a small store, or maybe it's a live, work and play situation - or maybe it's a holding property until you decide how you want to develop these lots. Lots of recreation available and it's about 20 mins south of Kaslo BC and about 40 mins north of Nelson BC. Ainsworth Hot Springs is located within a 20 min drive south from Kootenay Lake Ferry located in Balfour.

MLS: 2466220 Size: 0.29 acres

Services Available: licensed water, sewer, telephone and hydro

LOT 4 - TITLE

TITLE SEARCH PRINT

2022-06-22, 16:23:18

File Reference:

Requestor: Kul Nijjar

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA3733920
From Title Number	CA378930
Application Received	2014-05-21
Application Entered	2014-05-23
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	013-166-972
Legal Description:	LOT 4 BLOCK A SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RENT CHARGE
Registration Number:	LA167467
Registration Date and Time:	2006-12-05 09:25
Registered Owner:	AINSWORTH SEWER SYSTEM CORP. INCORPORATION NO. 687060
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	LA167468
Registration Date and Time:	2006-12-05 09:25
Remarks:	INTER ALIA APPURTENANT TO LOT A PLAN NEP22030
Duplicate Indefeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

2022-06-22, 16:23:18

File Reference:

Requestor: Kul Nijjar

Transfers NONE**Pending Applications** NONE

LOT 5 - TITLE

TITLE SEARCH PRINT

2022-06-22, 16:23:18

File Reference:

Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA3733921
From Title Number	CA378931
Application Received	2014-05-21
Application Entered	2014-05-23
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	013-166-999
Legal Description:	LOT 5 BLOCK A SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RENT CHARGE
Registration Number:	LA167467
Registration Date and Time:	2006-12-05 09:25
Registered Owner:	AINSWORTH SEWER SYSTEM CORP. INCORPORATION NO. 687060
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	LA167468
Registration Date and Time:	2006-12-05 09:25
Remarks:	INTER ALIA APPURTENANT TO LOT A PLAN NEP22030
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

LOT 6 - TITLE

TITLE SEARCH PRINT

2022-06-22, 16:23:18

File Reference:

Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA3733922
From Title Number	CA378932
Application Received	2014-05-21
Application Entered	2014-05-23
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	013-167-022
Legal Description:	LOT 6 BLOCK A SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RENT CHARGE
Registration Number:	LA167467
Registration Date and Time:	2006-12-05 09:25
Registered Owner:	AINSWORTH SEWER SYSTEM CORP. INCORPORATION NO. 687060
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	LA167468
Registration Date and Time:	2006-12-05 09:25
Remarks:	INTER ALIA APPURTENANT TO LOT A PLAN NEP22030
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

LOT 7 - TITLE

TITLE SEARCH PRINT

2022-06-22, 16:23:18

File Reference:

Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CA3733923 CA378933
Application Received	2014-05-21
Application Entered	2014-05-23
Registered Owner in Fee Simple Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land Parcel Identifier: Legal Description:	013-167-057 LOT 7 BLOCK A SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks: Nature: Registration Number: Registration Date and Time: Remarks:	RENT CHARGE LA167467 2006-12-05 09:25 AINSWORTH SEWER SYSTEM CORP. INCORPORATION NO. 687060 INTER ALIA EASEMENT LA167468 2006-12-05 09:25 INTER ALIA APPURTENANT TO LOT A PLAN NEP22030
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

LOT 1 BLE - TITLE

TITLE SEARCH PRINT

2022-06-22, 16:23:18

File Reference:

Requestor: Kul Nijjar

Declared Value \$160000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA3733919
From Title Number	CA378925
Application Received	2014-05-21
Application Entered	2014-05-23
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ELIZABETH JEAN OUGHTRED, RETIRED 105 1230 HARO STREET VANCOUVER, BC V6E 4J9
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	013-167-081
Legal Description:	LOT 1 BLOCK E SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

LOT 4 - 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.

SUTTON ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00006.100



Total value **\$4,800**

2022 assessment as of July 1, 2021

Land \$4,800

Buildings \$0

Previous year value \$4,200

Land \$4,200

Buildings \$0

Property information

Year built

Description Vacant IC&I

Bedrooms

Baths

Carports

Garages

Land size 25 x 100 Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 4 Block A Plan NEP245A Section 5 Township 1 Land District 26

PID: 013-166-972

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Store and access favourite properties across devices



Compare property information and assessment values



View recently viewed properties

LOT 5 - TAX ASSESSMENT



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SUTTON ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00006.200



Total value **\$4,800**

2022 assessment as of July 1, 2021

Land \$4,800

Buildings \$0

Previous year value \$4,200

Land \$4,200

Buildings \$0

Property information

Year built

Description Vacant IC&I

Bedrooms

Baths

Carports

Garages

Land size 25 x 100 Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 5 Block A Plan NEP245A Section 5 Township 1 Land District 26

PID: 013-166-999

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

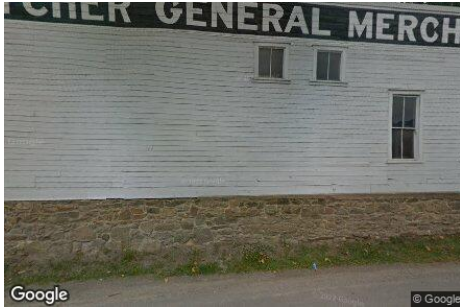
LOT 6 - TAX ASSESSMENT



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SUTTON ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00006.300



Total value **\$4,800**

2022 assessment as of July 1, 2021

Land \$4,800

Buildings \$0

Previous year value \$4,200

Land \$4,200

Buildings \$0

Property information

Year built

Description Vacant IC&I

Bedrooms

Baths

Carports

Garages

Land size 25 x 100 Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Cross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 6 Block A Plan NEP245A Section 5 Township 1 Land District 26

PID: 013-167-022

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

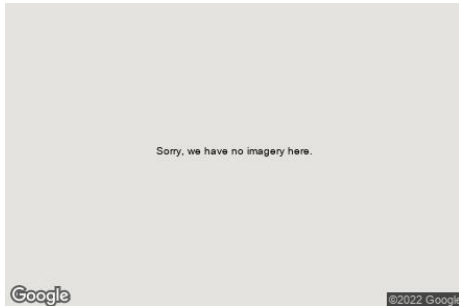
LOT 7 - TAX ASSESSMENT



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.

SUTTON ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00006.400



Total value **\$4,800**

2022 assessment as of July 1, 2021

Land \$4,800

Buildings \$0

Previous year value \$4,200

Land \$4,200

Buildings \$0

Property information

Year built

Description Vacant IC&I

Bedrooms

Baths

Carports

Garages

Land size 25 x 100 Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 7 Block A Plan NEP245A Section 5 Township 1 Land District 26

PID: 013-167-057

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Store and access favourite properties across devices



Compare property information and assessment values



View recently viewed properties

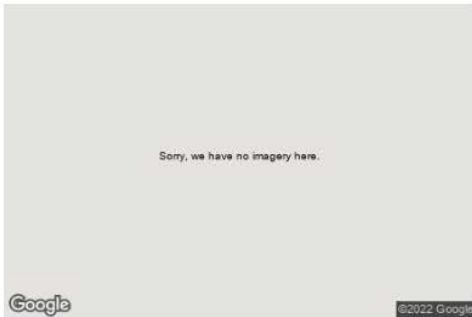
LOT 1 BL E - TAX ASSESSMENT



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.

NORTH ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00045.000



Total value **\$3,300**

2022 assessment as of July 1, 2021

Land \$3,300

Buildings \$0

Previous year value \$2,900

Land \$2,900

Buildings \$0

Property information

Year built

Description Vacant IC&I

Bedrooms

Baths

Carports

Garages

Land size 25 x 104 Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 1 Block E Plan NEP245A Section 5 Township 1 Land District 26

PID: 013-167-081

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



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View recently viewed properties

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT LAND ONLY



Date of disclosure: June 20 2022

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

ADDRESS: Lots 4-7 Sutton St

Ainsworth Hot Springs

BC V0G1A0 (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 REPLIES.

YES EJO	NO	DO NOT KNOW	DOES NOT APPLY
------------	----	-------------	----------------

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		NO EJO	
B. Are you aware of any existing tenancies, written or oral?		NO EJO	
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		NO EJO	
D. Is there a survey certificate available?	Yes EJO		
E. Are you aware of any current or pending local improvement levies/charges?		NO EJO	
F. Have you received any other notice or claim affecting the Land from any person or public body?		NO EJO	
G. Is the Land managed forest lands?		NO EJO	
H. Is the Land in the Agricultural Land Reserve?		NO EJO	
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		NO EJO	
J. Are you aware of any fill materials anywhere on the Land?		NO EJO	
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		NO EJO	
L. Are you aware of any uncapped or unclosed water wells on the Land?		NO EJO	
M. Are you aware of any water licences affecting the Land?	Yes EJO		
N. Has the Land been logged in the last five years?		NO EJO	
(i) If yes, was a timber mark/licence in place?		N/A	
(ii) If yes, were taxes or fees paid?		N/A	
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?		NO EJO	

BUYER'S INITIALS

EJO
SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

June 20 2022
DATE OF DISCLOSURE

Ainsworth Hot Springs BC V0G1A0

ADDRESS: Lots 4-7 Sutton St

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 _____	Yes			
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.	Yes EJO			
(i) Do you have a water licence for the Land already?	Yes EJO	No EJO		
(ii) Have you applied for a water licence and are awaiting response?		No EJO		
C. Are you aware of any problems with the water system?			EJO	
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)?			EJO	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			EJO	
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 checked="" type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		No EJO		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		No EJO		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		No EJO		

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?		No EJO		
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>		No EJO		

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BUYER'S INITIALS

E	J	O
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SELLER'S INITIALS

C1008 REV. NOV 2021

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PROPERTY DISCLOSURE STATEMENT

PAGE 3 of 3 PAGES

June 20 2022
DATE OF DISCLOSURE

ADDRESS: Lots 4-7 Sutton St

Ainsworth Hot Springs

BC V061A0

4. GENERAL (continued)

C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the *Heritage Conservation Act* or under municipal legislation?

	YES	NO	DO NOT KNOW	DOES NOT APPLY
		No ESTD		

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.

*PREC represents Personal Real Estate Corporation

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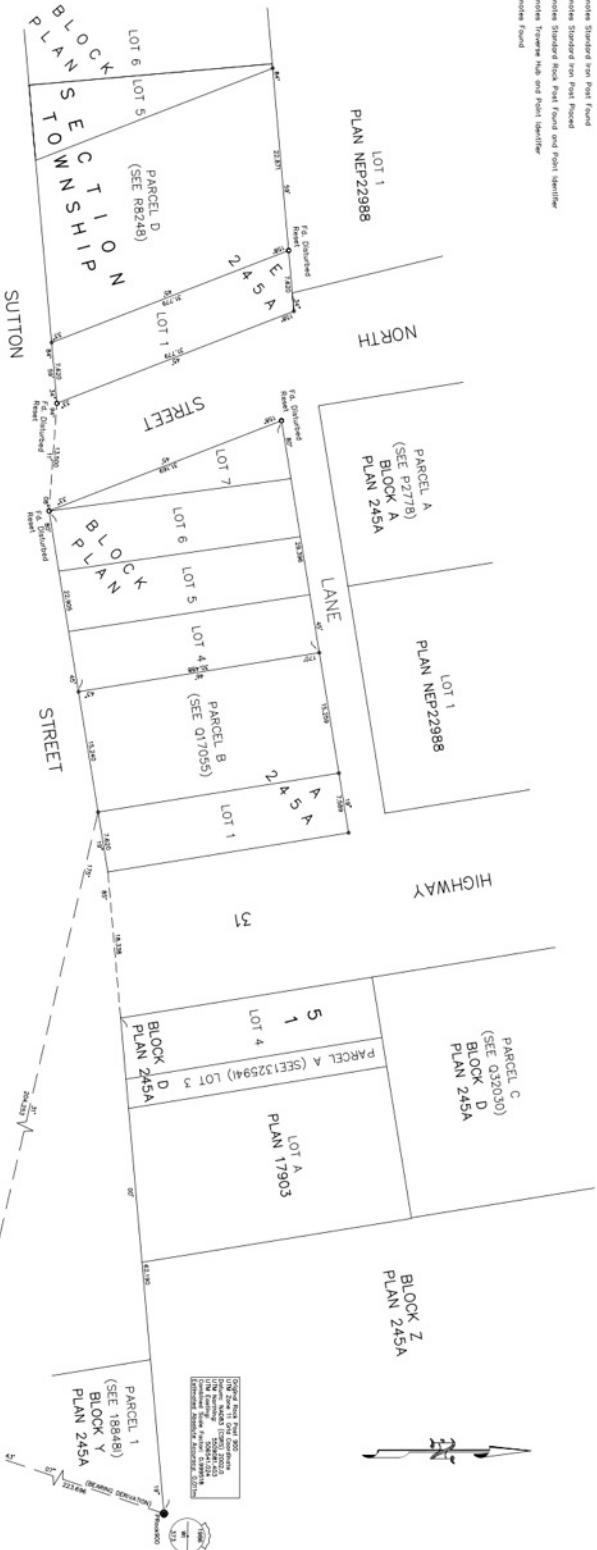
SURVEY

POSTING PLAN OF PARTS OF: 1) LOT 1, BLOCK E,
AND 2) LOT 6 AND LOT 7, BOTH OF BLOCK A;
ALL OF SECTION 5, TOWNSHIP 1, KOOTENAY
DISTRICT, PLAN 245A.

Pursuant to Section 88 of the Land Title Act
BCGS 824/076
SCALE 1:250

The enclosed plan shows the boundaries as shown by
the survey of the land shown in the plan.
Old boundaries indicated from reference and historical maps
observations and are referred to the central meridian of UTM
Zone 11 (UTM West Longitude).

- Legend:**
- Specific Standard from Post Found
 - Specific Standard from Post Found
 - Specific Standard Block Post Found and Point Identifier
 - Specific Standard Block Post Found and Point Identifier
 - Specific Standard Block Post Found and Point Identifier
 - Specific Standard Block Post Found and Point Identifier
 - Specific Standard Block Post Found and Point Identifier



This data shows indicated ground level distances by means
of ground distance measurements. To compute grid distances, multiply
ground level distances by the cosine of the slope angle. Grid
distances are shown in parentheses. Slope angles are determined
based on an assumed elevation of 523 meters.
The UTM coordinates and estimated absolute accuracy obtained
are derived using a 5.23 hours of GNSS data frequency.
Point Positioning Accuracy provided by Survey Resources
Canada.

WARD ENGINEERING AND LAND SURVEYING LTD.
1000 West 10th Street, Vancouver, BC V6H 1A4
Tel: (604) 681-1111 Fax: (604) 681-1112
www.ward-engineering.com

This plan was filed with the Regional District of Central Kootenay.

The field survey, represented by this plan, was
completed on the 22nd day of October, 2018.
Ward, 1878, 1879, 1880

PLAN EPP88154

EXPENSES

Property Taxes:

2021

\$ 208.32



Licensed Water:

2022

\$ 200.00 approx. / year



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

RDCK MAP



RDCK Property Report

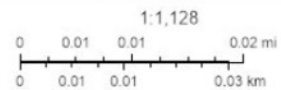
Area of Interest (AOI) Information

Area : 0.25 acres

Jul 14 2022 14:58:00 Eastern Daylight Time



-  Electoral Areas
-  RDCK Roads
-  Cadastre - Legal Parcels
-  Civic Address



Esrri Community Maps Contributors, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Maxar

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.00006.100	013-166-972	SUTTON ST, AINSWORTH	Vacant IC&I	NEP245A
2	786.00006.200	013-166-999	SUTTON ST, AINSWORTH	Vacant IC&I	NEP245A
3	786.00006.300	013-167-022	SUTTON ST, AINSWORTH	Vacant IC&I	NEP245A
4	786.00045.000	013-167-081	NORTH ST, AINSWORTH	Vacant IC&I	NEP245A
5	786.00006.400	013-167-057	SUTTON ST, AINSWORTH	Vacant IC&I	NEP245A

#	LTO Number	Lot	Block	District Lot	Land District
1	CA3733920	4	A	-	KOOTENAY
2	CA3733921	5	A	-	KOOTENAY
3	CA3733922	6	A	-	KOOTENAY
4	CA3733919	1	E	-	KOOTENAY
5	CA3733923	7	A	-	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 4 BLOCK A PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT	25 100	WIDTH/DEPTH	0.06
2	LOT 5 BLOCK A PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT	25 100	WIDTH/DEPTH	0.06
3	LOT 6 BLOCK A PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT	25 100	WIDTH/DEPTH	0.06
4	LOT 1 BLOCK E PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT	25 104	WIDTH/DEPTH	0.06
5	LOT 7 BLOCK A PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT	25 100	WIDTH/DEPTH	0.02

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.00006.000	-	3610	SUTTON ST	3610 SUTTON ST	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.25

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.25

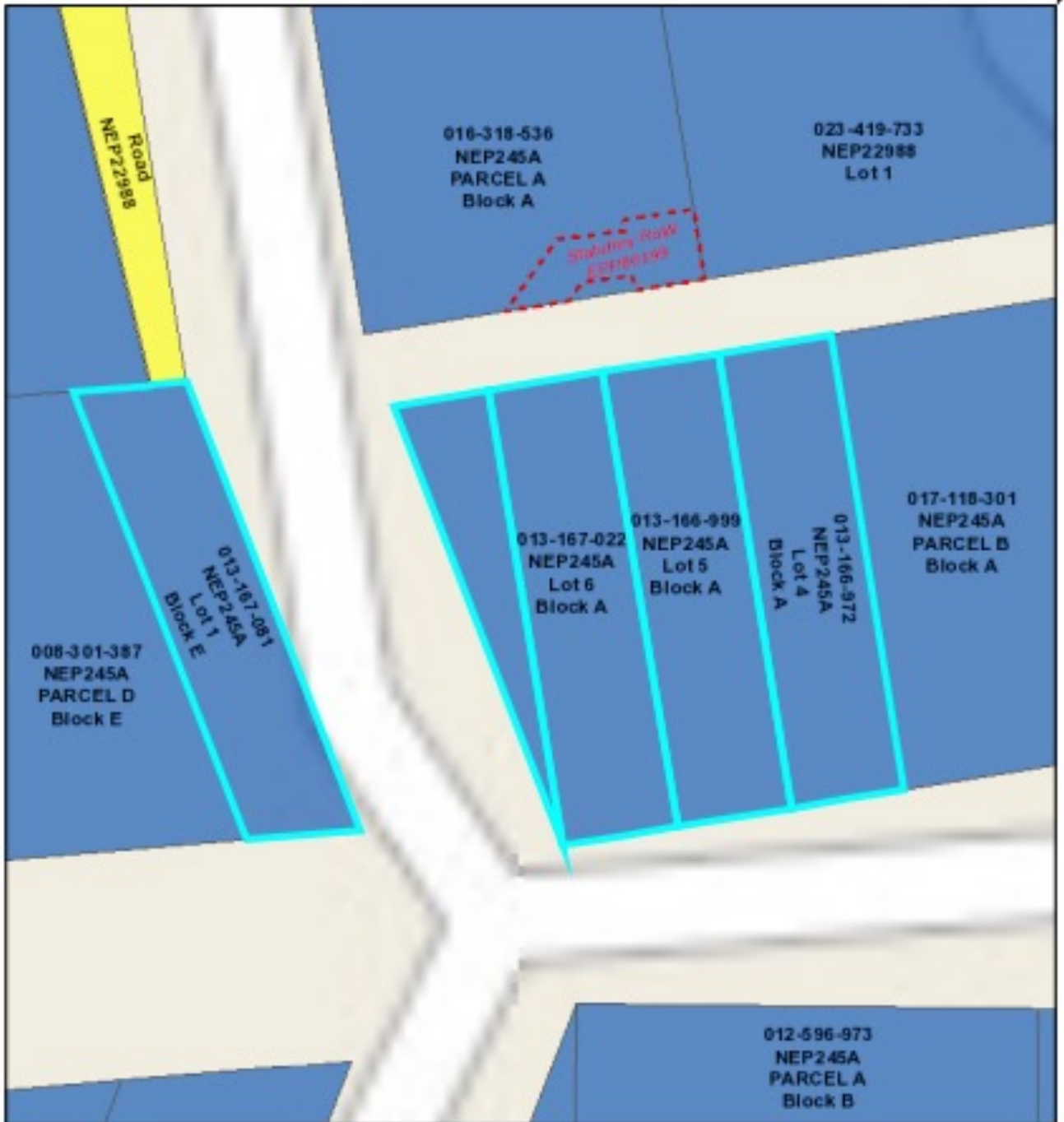
Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C1	Neighbourhood Commercial	Ainsworth	2435	0.20
2	R1	Suburban Residential	Ainsworth	2435	0.06

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	GC	General Commercial	2435		0.20
2	RS	Suburban Residential	2435		0.06

LTSA MAP



July 14, 2022

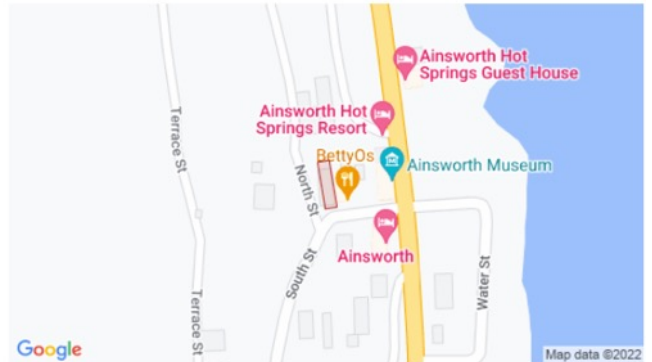
WARNING: MAP IS NOT PRINTED TO SCALE

- | | | |
|-------------------------|------------------|-------------------|
| Interest | Building Strata | Return To Crown |
| Parcels By Class | Bare Land Strata | Crown Subdivision |
| Air Space | Common Ownership | Part of Primary |
| Subdivision | Park | Primary |
| Absolute Fee Book | Road | Bleached |

SUMMARY

SUTTON ST Rural BC

PID	013-167-022
Registered Owner	OU*, E*
Legal Description	LOT 6 BLOCK A SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Plan	NEP245A
Zoning	C1 - Town-Site Commercial
Community Plan(s)	OCP: OCP: GC - General Commercial, not in ALR



Year Built	-	Structure	VACANT IC&I
Lot Size	2517.15 ft ²	Bedrooms	-
Bathrooms	-	Dimensions	25 x 100 Ft
Max Elev.	562.08 m	Min Elev.	555.51 m
Floor Area	-	WalkScore	-
TransitScore	-	Annual Taxes	\$70.38

ASSESSMENT

	2021	%	2022
Building	\$0	-	\$0
Land	\$4,200	↑ 14.29	\$4,800
Total	\$4,200	↑ 14.29	\$4,800

APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$4,800	↑ 14.29

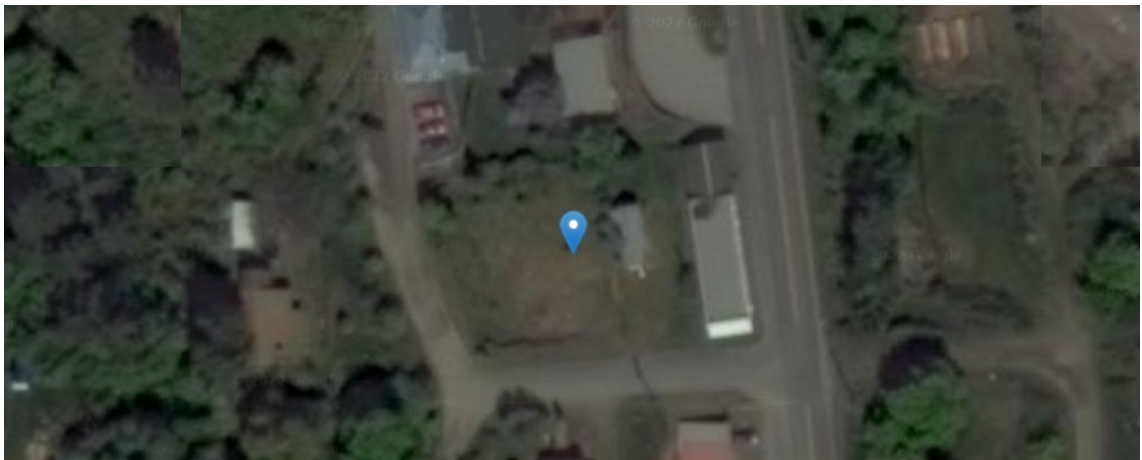
DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	Crawford Bay	Trafalgar	Crawford Bay
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

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



UTILITIES MAP

Utilities



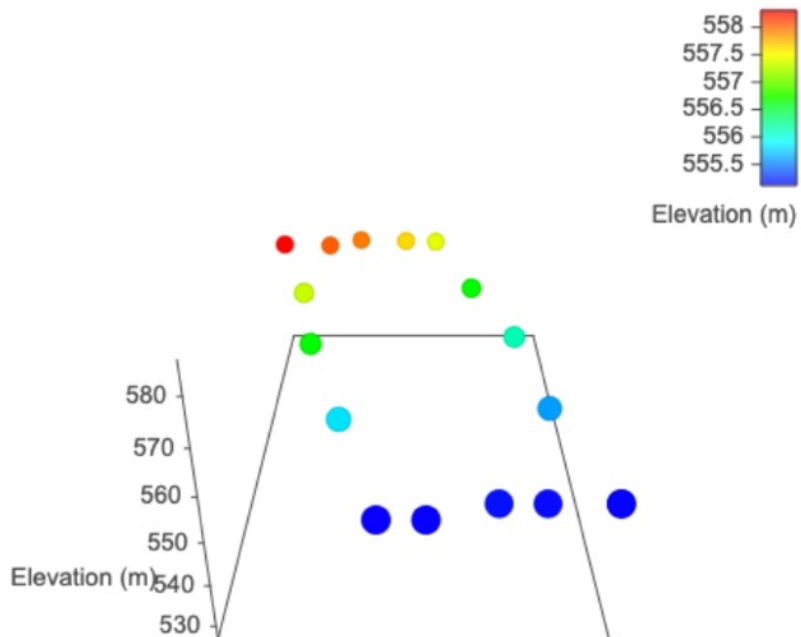
Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| Hydrant | Stand Pipe | Other | Valves |
| Main Line | NON RDCK | RDCK OWNED | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | RDCK Roads | Streams and Shorelines |
| | | | Civic Address |

ELEVATION



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



Max Elevation: 558.31 m | Min Elevation: 555.11 m | Difference: 3.20 m

FLOOD MAP

Flood and Hazard



Legend

-  Flood Construction Levels - 1990
-  Streams and Shorelines
-  Civic Address

-  Non Standard Flooding Erosion Area
-  Lakes and Rivers

-  Slide Hazard
-  Cadastre - Legal Parcels

-  Slokan Valley GeoHazard
-  RDCK Roads

ZONING

ZONING REGULATIONS – This property is zoned for C1 TOWN-SITE COMMERCIAL zoning.

26.0 TOWN-SITE COMMERCIAL

C1

PERMITTED USES TABLE FOR C1 ZONE	
1	<p>Permitted uses, buildings and structures:</p> <p>Principal Uses</p> <ul style="list-style-type: none"> Cannabis Retail Store Hotels, Motels and Lodges Eating and Drinking Establishments Liquor Stores Professional Offices Personal Service Establishments Retail Stores Vacation Rentals <i>see Section 22(23)</i> <p>Accessory Uses to 'Hotels, Motels and Lodges'</p> <ul style="list-style-type: none"> Convenience Stores Curio-shops Laundromats <p>Accessory Uses</p> <ul style="list-style-type: none"> Accessory Building or Structures One Dwelling Unit

DEVELOPMENT REGULATIONS TABLE FOR C1 ZONE		
2	<p>Minimum site area for each Principal Use:</p> <p>Community Water System and Community Wastewater System</p> <ul style="list-style-type: none"> Hotels, Motels and Lodges <ul style="list-style-type: none"> First sleeping room or housekeeping unit Each additional sleeping room Each additional housekeeping unit Other permitted uses <p>Community Water System and On-site Wastewater Disposal</p> <ul style="list-style-type: none"> Hotels, Motels and Lodges <ul style="list-style-type: none"> First sleeping room or housekeeping unit Each additional sleeping room Each additional housekeeping unit Other Principal Uses Individual Water Source and On-site Wastewater Disposal 	<p>0.2 hectares</p> <p>No minimum required</p> <p>No minimum required</p> <p>0.1 hectares</p> <p>0.2 hectares</p> <p>300 square metres</p> <p>400 square metres</p> <p>0.2 hectares</p> <p>1.0 hectares</p>
3	Minimum front setback	4.5 metres
4	Minimum exterior side setback	4.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum site coverage	50 percent of site area
8	<p>Maximum building height:</p> <ul style="list-style-type: none"> Principal buildings Accessory buildings and structures 	<p>9.0 metres</p> <p>5.0 metres</p>
9	<p>Minimum site area for Subdivision:</p> <ul style="list-style-type: none"> Community Water System and Community Wastewater System Community Water System and On-site Wastewater Disposal Individual Water Source and Community Wastewater System Individual Water Source and On-site Wastewater Disposal 	<p>0.1 hectares</p> <p>0.2 hectares</p> <p>0.2 hectares</p> <p>1.0 hectares</p>

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	21.2	19 min
Shopping	Front Street, Kaslo	20.8	18 min
Airport	West Kootenay Regional Airport, Castlegar	88.6	1 hr 15 min
	Trail Regional Airport	136	1 hr 41 min
Major Cities	Kelowna, BC	394	4 hr 55 min
	Nelson, BC	48	45 min
	Spokane, WA	286	3 hr 53 min
	Cranbrook, BC	206	3 hr 21 min
	Calgary, AB	594	7 hr 31 min
	Vancouver, BC	707	8 hr 21 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	21.4	19 min
	North Kootenay Lake Community Services	20.8	18 min
	Kootenay Boundary Regional Hospital, Trail	118	1 hr 34 min
	Kootenay Lake Hospital, Nelson	47.4	42 min
Dentist	Kootenay Lake Dental Clinic, Nelson	48.2	45 min
	Nelson Ave Dental Clinic, Nelson	45.9	40 min
	Silverton Dental Clinic, Silverton	72.3	1 hr 12 min
Postal Services	Canada Post, Ainsworth	4.1	3 min
Library	Kaslo Library	20.6	18 min

Ainsworth Hot Springs

Tiny Ainsworth BC, with a population of only 50, overlooks Kootenay Lake and is known for its incredible hot springs. About 45 minutes' drive from Nelson or 15 minutes from Kaslo, it also has amazing limestone caves, and many fishing and boating opportunities.

Ainsworth Hot Springs Resort is the focus of the village. The hot springs themselves are open year round, 365 days a year, and feature a natural 150-foot horseshoe cave, a large lounging pool, and a stream-fed cold plunge. Renovated in 2012, the resort also features accommodation, a restaurant, and the Sprit Water Spa.

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Movie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Movie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Movie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

Weather

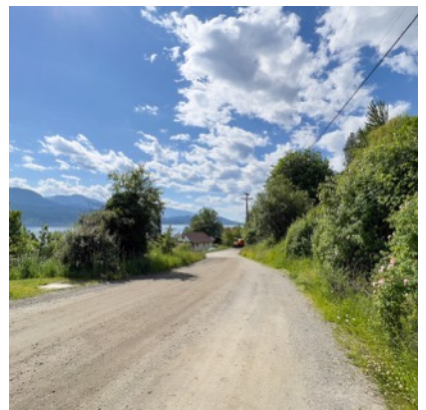
Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Highest Average Temperature (c): 25

Lowest Average Temperature (c): -5

PICTURES



RESOURCES

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

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

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

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

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