

# Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

861 HILL CREEK  
RD  
GALENA BAY,  
BC

\$798,000



# DETAILS

Large acreage on Hill Creek Rd, Galena Bay! This 147.5-acre property has been used as a full-time homestead in the past. It is a mix of cleared areas, about half of the property with second growth timber, the other half is gently sloped wooded area. There is a small section of the property that is across Hill Creek Rd that has some cleared areas, an older barn and outbuilding with a seasonal brook running through it. The larger portion has a storage trailer and some outbuildings. Power is connected and water is licensed. Public access to Galena Bay waterfront area is a short walk from this property. Zoning allows for mixed use and could be potential to realize some income from existing timber or a potential subdivision or to develop into a hobby farm or full-time residence with lots of space and privacy

MLS: 2466946    Size: 147.5 Acres

Services: Licensed water, Telephone and hydro

# TITLE

## TITLE SEARCH PRINT

2022-08-16, 10:52:30

File Reference:

Requestor: Kul Nijjar

Declared Value \$320000

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

### Land Title District

Land Title Office

NELSON

NELSON

### Title Number

From Title Number

CA9937263

LB355435

### Application Received

2022-05-18

### Application Entered

2022-06-01

### Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

### Taxation Authority

### Description of Land

Parcel Identifier:

023-532-289

Legal Description:

LOT A DISTRICT LOT 8683 KOOTENAY DISTRICT PLAN NEP23363

### Legal Notations

NONE

### Charges, Liens and Interests

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

XK36949

Registration Date and Time:

1996-12-13 11:25

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

XK36950

Registration Date and Time:

1996-12-13 11:25

Registered Owner:

BC TEL

Remarks:

INTER ALIA

# TITLE

## TITLE SEARCH PRINT

2022-05-27, 10:58:08

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 171800

### Transfers

NONE

### Pending Applications

Parcel Identifier:

023-532-289

Application Number/Type:

CA9937263 FREEHOLD TRANSFER

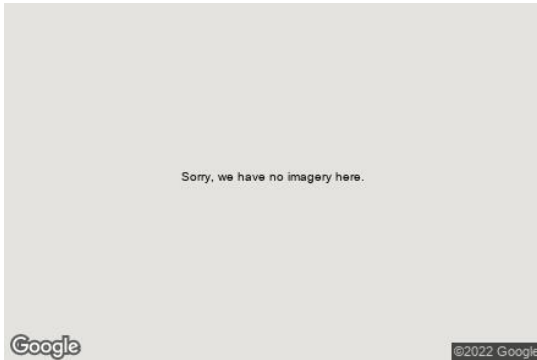
# TAX ASSESSMENT



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.

## 861 HILL CREEK RD GALENA BAY

Area-Jurisdiction-Roll: 21-710-04641.100



**Total value**                    **\$304,000**

2022 assessment as of July 1, 2021

Land    \$283,000

Buildings                                    \$21,000

Previous year value                    \$230,700

Land    \$218,000

Buildings                                    \$12,700

### Property information

Year built                                    1970

Description                                MH - Single Wide

Bedrooms

Baths

Carports                                    C

Garages

Land size                                    147.52 Acres

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 A Plan NEP23363 District Lot 8683 Land District 26 FOR MHR #2131 SEE 04641.101 Manufactured Home Reg.# B12736

PID: 023-532-289

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

No sales history for the last 3 full calendar years

### Manufactured home

Width                                        10 Ft

Length                                       52 Ft

Total area                                 520 Sq Ft









# EXPENSES

## Property Taxes:

2021

\$ 541



## Water:

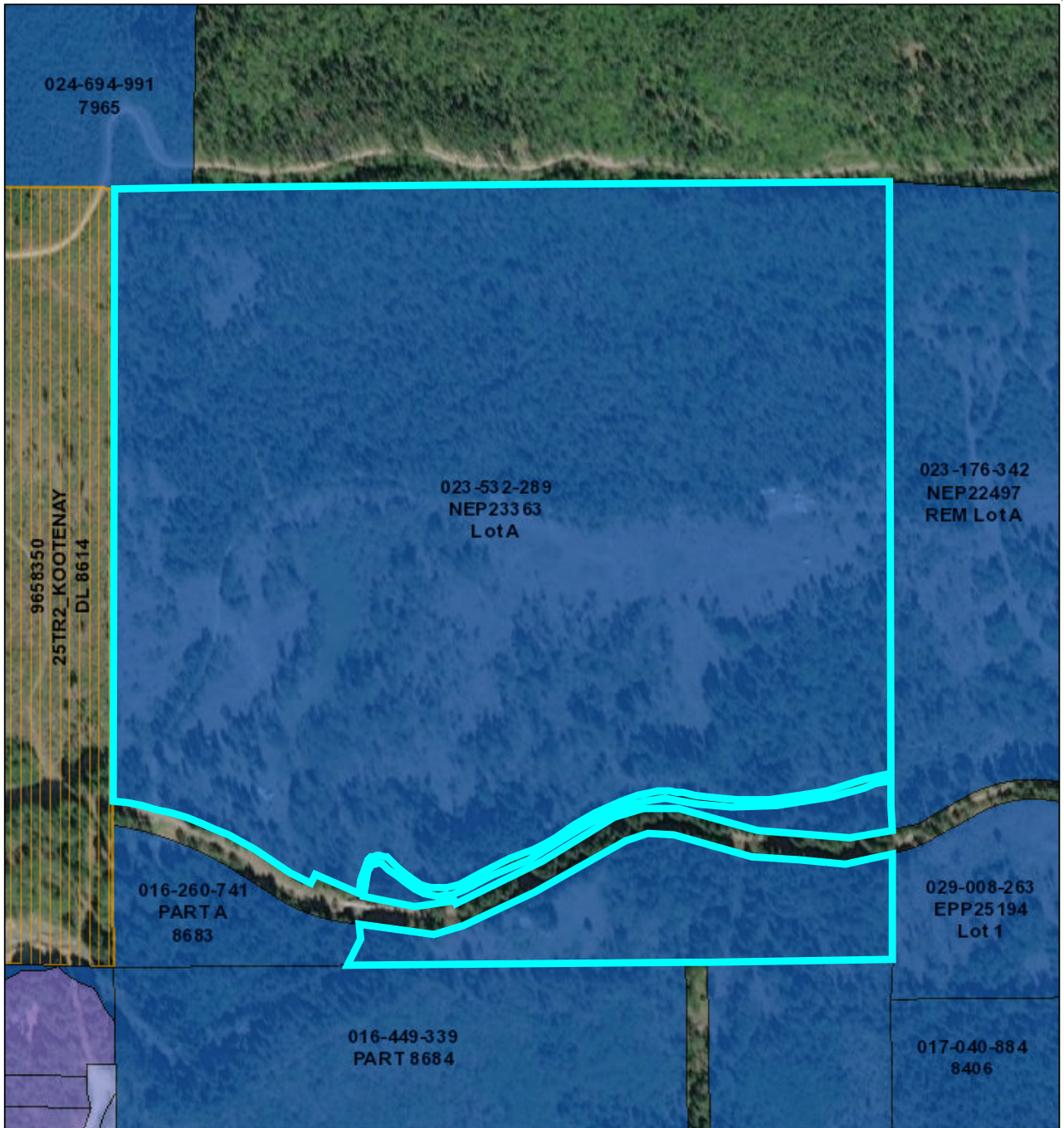
2021

\$ 150 / year





# LTSA MAP



August 10, 2022

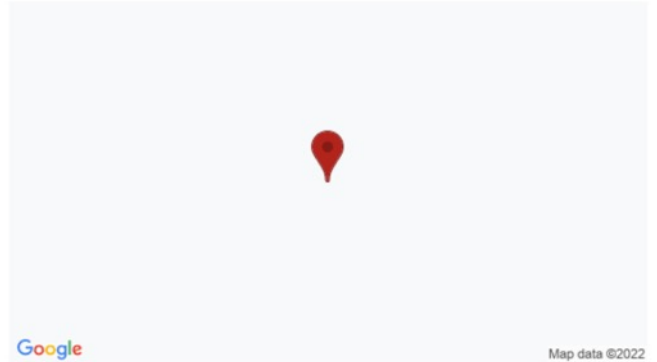
**WARNING: MAP IS NOT PRINTED TO SCALE**

- |                         |                   |                              |
|-------------------------|-------------------|------------------------------|
| Interest                | Common Ownership  | World Imagery                |
| <b>Parcels By Class</b> | Park              | Low Resolution 15m Imagery   |
| Air Space               | Road              | High Resolution 60cm Imagery |
| Subdivision             | Return To Crown   | High Resolution 30cm Imagery |
| Absolute Fee Book       | Crown Subdivision | Citations                    |
| Building Strata         | Part of Primary   | 2.4m Resolution Metadata     |
| Bare Land Strata        | Primary           |                              |
- Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# SUMMARY

## 861 HILL CREEK RD Rural BC

PID	023-532-289
Registered Owner	GR*, M*
Legal Description	LOT A DISTRICT LOT 8683 KOOTENAY DISTRICT PLAN NEP23363
Plan	NEP23363
Zoning	SH - SH - Small Holdings
Community Plan(s)	OCP: SH - Small Holdings, in ALR



Year Built	1970	Structure	2 ACRES OR MORE (MANUFACTURED HOME)
Lot Size	147.13 acres	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	611.05 m	Min Elev.	458.13 m
Floor Area	-	WalkScore	-
TransitScore	-	Annual Taxes	\$578.03

### ASSESSMENT

	2021	%	2022
Building	\$12,700	↑ 65.35	\$21,000
Land	\$218,000	↑ 29.82	\$283,000
Total	\$230,700	↑ 31.77	\$304,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$304,000	↑ 76.95
Sales History	02/12/2009	\$171,800	-

### DEVELOPMENT APPLICATIONS

-
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### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Nakusp	Nakusp
School District	SD 10	SD 10
Grades	K - 7	8 - 12

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

# ZONING

ZONING REGULATIONS – This property is zoned as – **SMALL HOLDINGS (SH)**

## **Small Holdings:**

### **Principal Uses**

(1) The uses stated in this subsection and no others are permitted in the Small Holdings zone as principal uses, except as stated in Part 3: General Regulations:

- (a) agriculture
- (b) day care
- (c) horticulture
- (d) single family dwelling
- (e) standalone residential campsite
- (f) timber harvesting

### **Secondary Uses**

(2) The uses stated in this subsection and no others are permitted in the Small Holdings zone as secondary uses, except as stated in Part 3: General Regulations:

- (a) accessory use
- (b) bed and breakfast
- (c) home occupation
- (d) small-scale sawmill
- (e) residential campsite
- (f) secondary dwelling unit

### **Regulations**

(3) On a parcel zoned Small Holdings, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

Building to be built according to the RDCK Building Department permit process



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	Nakusp Elementary/Secondary School	550m	2 min
<b>Shopping</b>	Broadway Nakusp	100m	1 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	143	1 hr 47 min
	Trail Regional Airport	181	2 hr 17 min
<b>Major Cities</b>	Nelson, BC	147	1 hr 50 min
	Spokane, WA	377	4 hr 37 min
	Kelowna, BC	243	3 hr 23 min
	Castlegar, BC	146	1 hr 50 min
	Calgary, AB	511	5 hr 58 min
	Vancouver, BC	632	7 hr 16 min
<b>Hospital/ Medical Centre</b>	Arrow Lakes Hospital	700m	3 min
	Saddle Mountain Medical Clinic	500m	2 min
	Kootenay Boundary Regional Hospital, Trail	172	2 hr 9 min
	Kootenay Lake Hospital, Nelson	147	1 hr 52 min
<b>Dentist</b>	Saddle Mountain Dental Clinic	500m	2 min
<b>Postal Services</b>	Canada Post, Nakusp	180m	1 min
<b>Library</b>	Nakusp Public Library	190m	1 min

## Nakusp

Our village is a vibrant, safe and friendly lakeshore community nestled on the shores of Upper Arrow Lake in the West Kootenay region of British Columbia. We are surrounded by the beautiful Selkirk and Monashee mountain ranges, natural and developed hot springs and the historic Arrow Lakes.

## Outdoor Recreation

Summer promises terrific golf and fishing, excellent hiking and biking in beautiful alpine areas, and various festivals and events. The Nakusp and Area Community Trails Society also schedules several group hikes. During the winter, the region is popular with those who like to snowmobile, snowshoe, and ski in any setting, including downhill, cross-country, heli-skiing and backcountry. Winter also provides excellent opportunities for fishing on the open waters of the main lakes, or for ice fishing on the smaller lakes. Most activities are do-it-yourself without crowds or line-ups. Even the two 9-hole Golf Courses do not require booking times. There are a few guided activities available as well and the commercial and natural Hot Springs are open every day.

## Weather

Average Yearly Rainfall (mm): 649.8

Average Yearly Snowfall (cm): 192.1

Mean Annual Temperature (c): 7.7

Total Sunshine: 1902 hours

# COMMUNITY INFORMATION

## Recreational Facilities

The Nakusp & District Sports Complex is the recreational hub of our community, housing our indoor squash courts, four-sheet curling rink, auditorium with concession facilities and skating arena. The Centennial Building, in the heart of the village, houses the Nakusp Public Library, the Nakusp Museum and the Arrow Lakes Historical Society. There are numerous hot springs, parks, trails and public beaches. The Nakusp Centennial Golf Club offers both a challenging and relaxing golfing experience. The Nakusp Centennial Golf Course is nine holes on grass greens, 2610 yards, par 34 and a slope rating of 107.

## Historic and Heritage Sites

In front of the Visitor Centre is the paddle wheel off the S.S. Revelstoke (1902-1915) and mounted on the building are the steam controls and whistle off the S.S. Minto (1898-1954), which can be heard every day at noon during the summer.

## Festivals and Events

Some of the events in Nakusp are Music in the Park, Slo-pitch tournaments, Nakusp Art Walk, Farmers' Market, Hosted hikes, Kootenay Sufferfest, Garlic Festival, Celebration of Lights, Blue Knuckle Fishing Derby, Nancy Green Race and more!

## Geography

The Village of Nakusp is a village located on the shores of Upper Arrow Lake, a portion of the Columbia River, in the West Kootenay region of British Columbia. Lying between the Selkirk and Monashee ranges, it is known for its nearby hot springs and picturesque mountain lakeside setting

## Economy

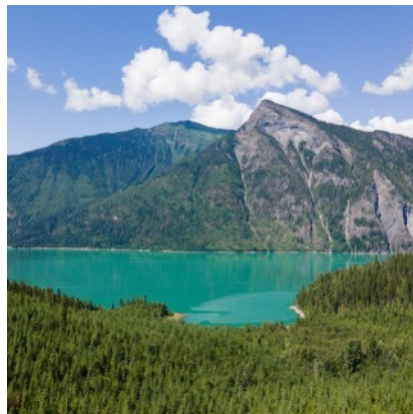
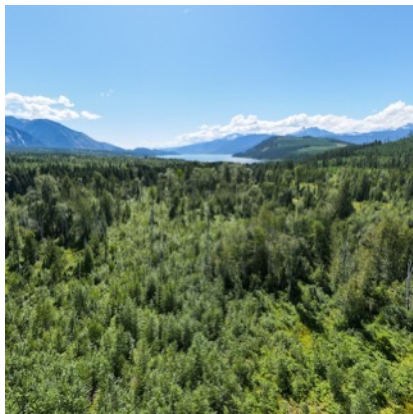
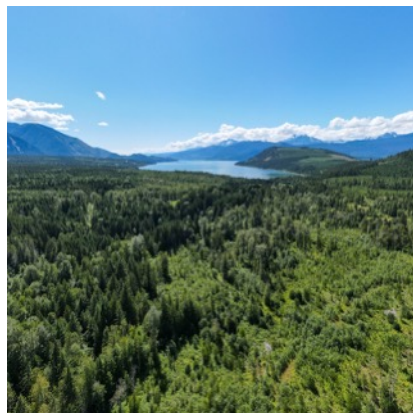
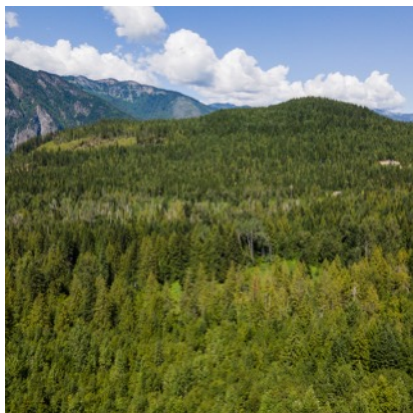
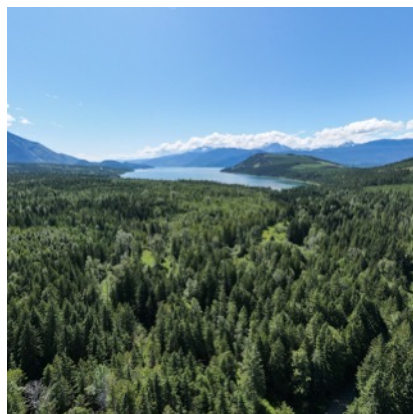
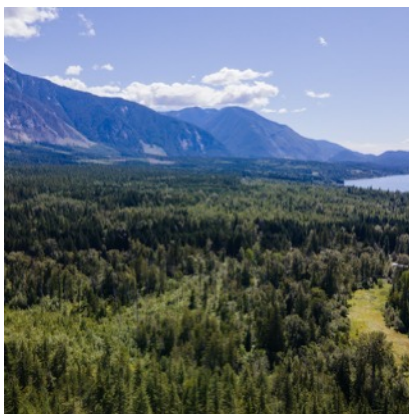
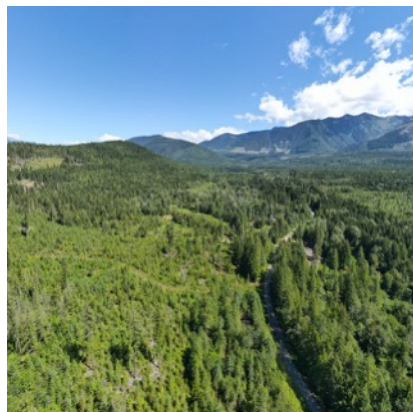
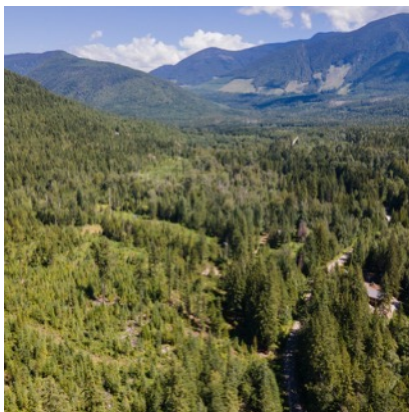
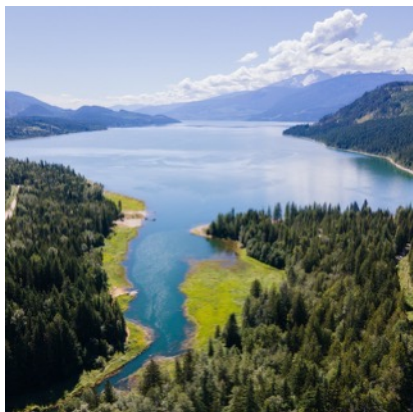
The importance of forestry to the local economy was obvious by the mid-20th century, and it became the major economic base of Nakusp. Celgar began operations in 1951 and Nakusp became the centre of a large pole and lumber industry. Interfor now operates the main forestry operation in Nakusp, and several mills are currently in operation.

## Government

The Village of Nakusp is governed by Mayor Tom Zeleznik, Councilor Susan DeSandoli, Councilor Joseph Hughes, Councilor Aidan McLaren-Caux and Councilor Ken Miller. This council began its four-year term of office – 2018-2022.



# PICTURES



# RESOURCES

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

**Village of Nakusp:** <http://nakusp.com/>

**Nakusp and Area Guide:** <https://nakusparrowlakes.com/>

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

For building permits, land use and planning, fire services, parks and recreation etc.

**Municipal Garbage Collection:** <http://nakusp.com/municipal-services/garbage-recycling/garbage/>

Once a week, residential curbside garbage pickup is available within the village. Village garbage bags for residential garbage are available for purchase from most retail outlets in town and from the Village office. Residential garbage is picked up on Mondays, Wednesdays and Fridays.

- Residential garbage bags must be placed within an animal-resistant container for collection;
- Garbage is to be placed out for collection no earlier than 7:00 am, but ready for pick-up at 9:00 am;
- Garbage must be placed on the Avenue adjacent to the residence; and,
- All garbage must be in Village bags (available for purchase at local retainers and the Village Office).

**Recycling:** <http://nakusp.com/municipal-services/garbage-recycling/recycling/>

The Village of Nakusp provides residential curbside recycling pickup of accepted products. Curbside pickup of accepted items is divided up into two (2) Zones for the community, with pick up taking place each week alternating between the zones.

As we transition into the new blue bins, we will continue to pick up clear bags until June 30, 2020. As of July 1, 2020 we will NOT pick up clear bags.

Simply put your accepted products in your blue bin(s), and place them at your curbside on collection day (see schedule below). Please ensure that the blue bins are out at the curb by 7 a.m.

**Water Analysis:** <http://nakusp.com/municipal-services/utilities/water/>

**Satellite TV Providers:**

Shaw: <https://www.shaw.ca>

**Internet**

Xplornet: <https://www.xplornet.com/>

Tekk Savvy: <https://www.teksavvy.com/>

Burton Internet Society: <http://burtoncity.ca/index.php>

Bell Mobility: <https://www.bell.ca/>

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

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

**Hospital**

Arrow Lakes Hospital: <https://www.interiorhealth.ca>

**Post Office**

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