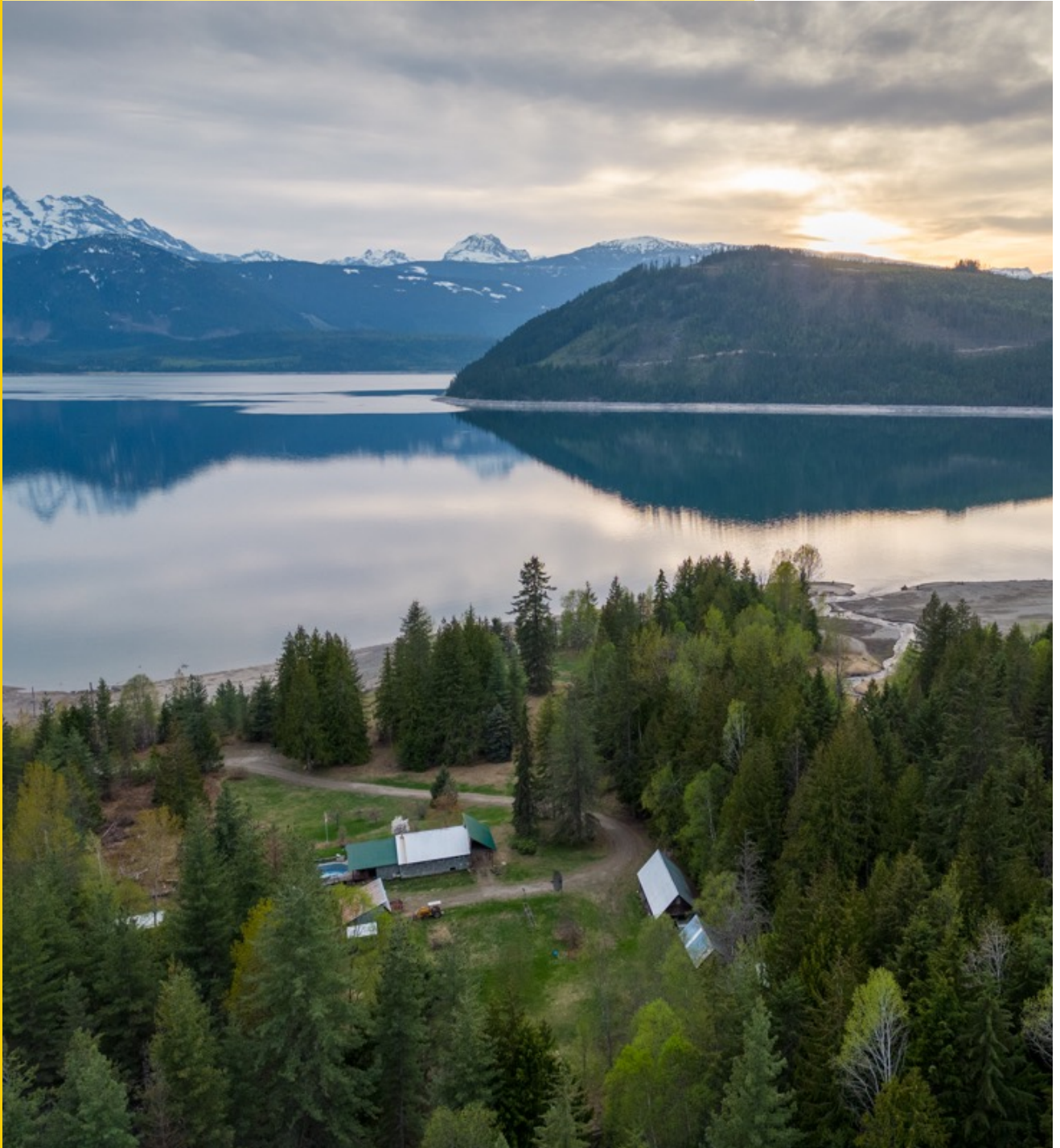


589 SAGAICIOUS ROAD,
GALENA BAY BC
\$1,350,000

Kootenay
BC



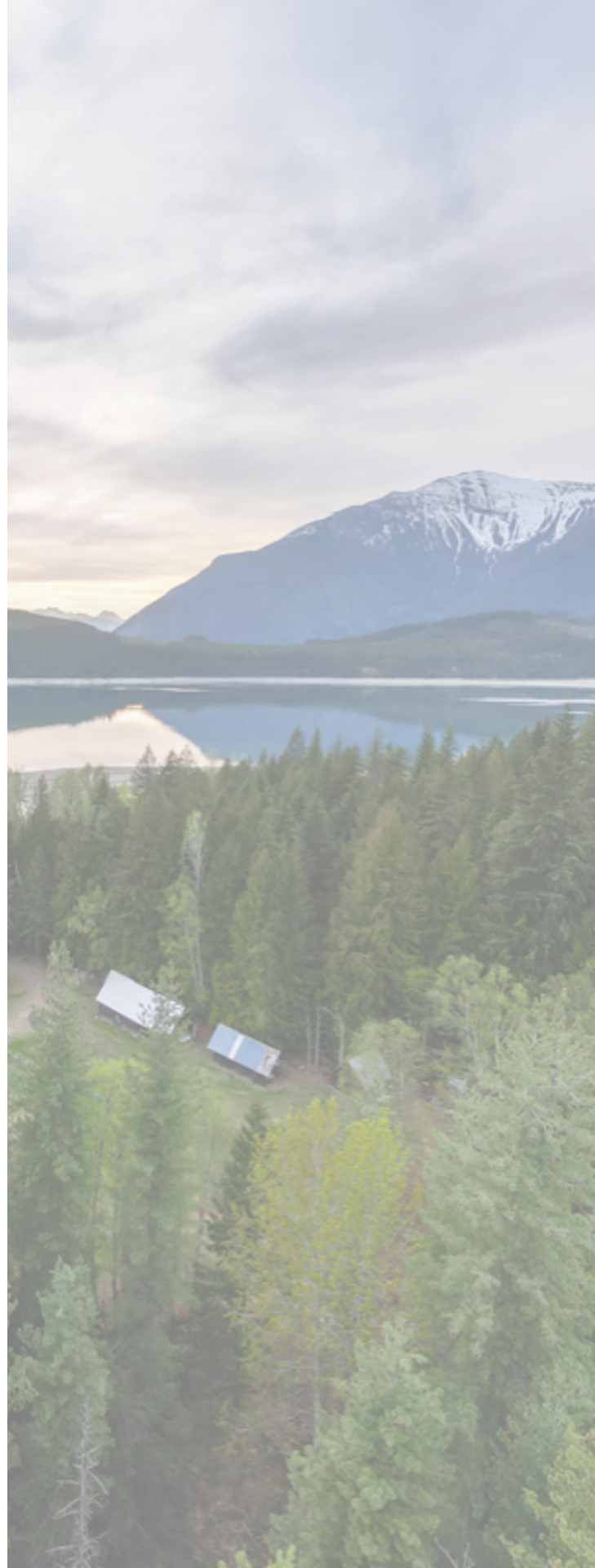
REAL ESTATE  FAIR REALTY



DETAILS

Escape to your own private 48-acre paradise nestled along the Arrow Lakefront in Galena Bay, Nakusp BC! This off-grid, self-sufficient property boasts a micro hydro system, several outbuildings, and a cozy 2+BD, 2BA home. Enjoy the waterfront lifestyle with RV storage and zoning mixed for potential foreshore/small holdings development. Located at the end of Sagacious Rd, off Highway 31 on the way to Trout Lake, you'll have plenty of privacy and seclusion. Revelstoke BC is just an hour and a half away, and Calgary AB is only a 5-hour drive. Embrace a sustainable lifestyle with all the modern conveniences at your fingertips - internet, satellite TV, and healthcare in Nakusp BC, just 40 minutes away. This property is perfect for those looking to get away from the hustle and bustle of city life, live off the grid, and enjoy the tranquil waterfront setting. Whether you are seeking a homestead opportunity, multi-family property, or potential commercial development, this versatile property caters to a variety of lifestyles and needs.

MLS: 2475556 **Size:** 48.05 acres
Services: municipal water, and hydro



TITLE

TITLE SEARCH PRINT

2024-03-05, 09:17:18

File Reference:

Requestor: Kul Nijjar

Declared Value \$765000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**
Land Title OfficeNELSON
NELSON**Title Number**
From Title NumberCA9937168
XB22991**Application Received**

2022-05-18

Application Entered

2022-06-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier: 011-926-457

Legal Description:

LOT 4 DISTRICT LOT 2110 KOOTENAY DISTRICT PLAN 1523
EXCEPT PART INCLUDED IN PLAN 11374**Legal Notations**

THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT

HERETO IS ANNEXED EASEMENT KX160168 OVER LOT 6 PLAN 1523

HERETO IS ANNEXED EASEMENT LA21088 OVER LOT 1 PLAN 1523
SHOWN ON PLAN NEP75372

TITLE

TITLE SEARCH PRINT

2024-03-05, 09:17:18

File Reference:

Requestor: Kul Nijjar

Declared Value \$765000

Charges, Liens and Interests

Nature:

EASEMENT

Registration Number:

A7243

Registration Date and Time:

1967-07-20 15:43

Remarks:

INTER ALIA

APPURTENANT TO PARCEL A (DF 28683) DISTRICT LOT
3260 KOOTENAY DISTRICT PLAN 1678
PART

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TAX ASSESSMENT

589 SAGACIOUS RD GALENA BAY V0G 1R2

Area-Jurisdiction-Roll: 21-710-04408.000



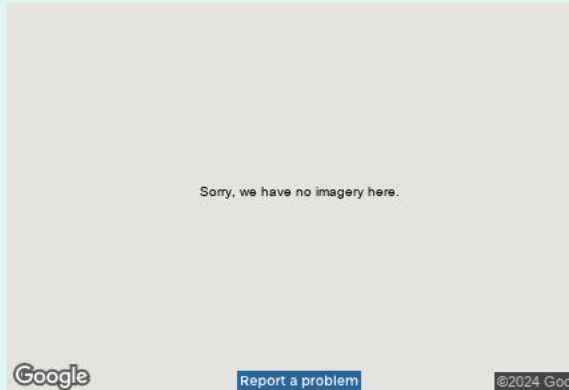
Favourite



Compare



Print



Total value **\$771,000**

2024 assessment as of July 1, 2023

Land \$637,000

Buildings \$134,000

Previous year value \$691,000

Land \$562,000

Buildings \$129,000

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

Property information

Are the property details correct? ▾

Year built 1948

Description 1 STY SFD - After 1930 - Basic

Bedrooms 2

Baths 1

Carports

Garages

Land size 48.05 Acres

First floor area 864

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 4, PLAN NEP1523, DISTRICT LOT 2110, KOOTENAY LAND DISTRICT, EXCEPT PLAN 11374

PID: 011-926-457

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES

Date of disclosure: February 20 2024



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

ADDRESS: 589 Sagacious Rd Galena Bay BC V0G1R2

(the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) Barn(s) Shed(s)

Other Building(s) Please describe old cabin, storage, outbuildings, utility sheds

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.

1. LAND – This Property Disclosure Statement is in respect of the land and the PRINCIPAL RESIDENCE

(describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?		✓		
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		
G. Are the Premises managed forest lands?		✓		
H. Are the Premises in the Agricultural Land Reserve?	✓			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?	✓			
J. Are you aware of any fill materials anywhere on the Premises?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		✓		
M. Are you aware of any water licences affecting the Premises?	✓			

[Handwritten initials]

BUYER'S INITIALS

[Handwritten initials]

SELLER'S INITIALS

BC1007 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

February 20 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE _____

ADDRESS: 589 Sagacious Rd Galena Bay BC V0G1R2

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		✓		
(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 and building improvements?		✓		

2. SERVICES

<p>A. Please indicate the water system(s) the Premises use:</p> <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 checked="" 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?		✓		
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)?		✓		
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 type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" 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?				✓

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BUYER'S INITIALS

MK		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

February 20 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE _____

ADDRESS: 589 Sagacious Rd Galena Bay BC V0G1R2

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
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 checked="" 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?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?	✓			
Q. Does the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		

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BUYER'S INITIALS

NG		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

February 20 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 589 Sagacious Rd Galena Bay BC V0G1R2

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the 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.)		✓		
T. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		✓		
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)		✓		
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/m ³ <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		✓		
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?		✓		

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?		✓		
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>		✓		
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)?		✓		

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BUYER'S INITIALS

M6		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

February 20 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 589 Sagacious Rd Galena Bay BC V0G1R2

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.

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

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EXPENSES

Property Taxes:

2023
\$1601.40



Licensed Water & Micro Hydro:

2023
\$250 approx. / year



Insurance (HUB Insurance):

2023
\$1604 approx. / year



Internet (Xplornet):

2023
\$135 approx. / month



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

DISTRICT MAP

Lot 2110, G.I.

KOOTENAY DISTRICT.

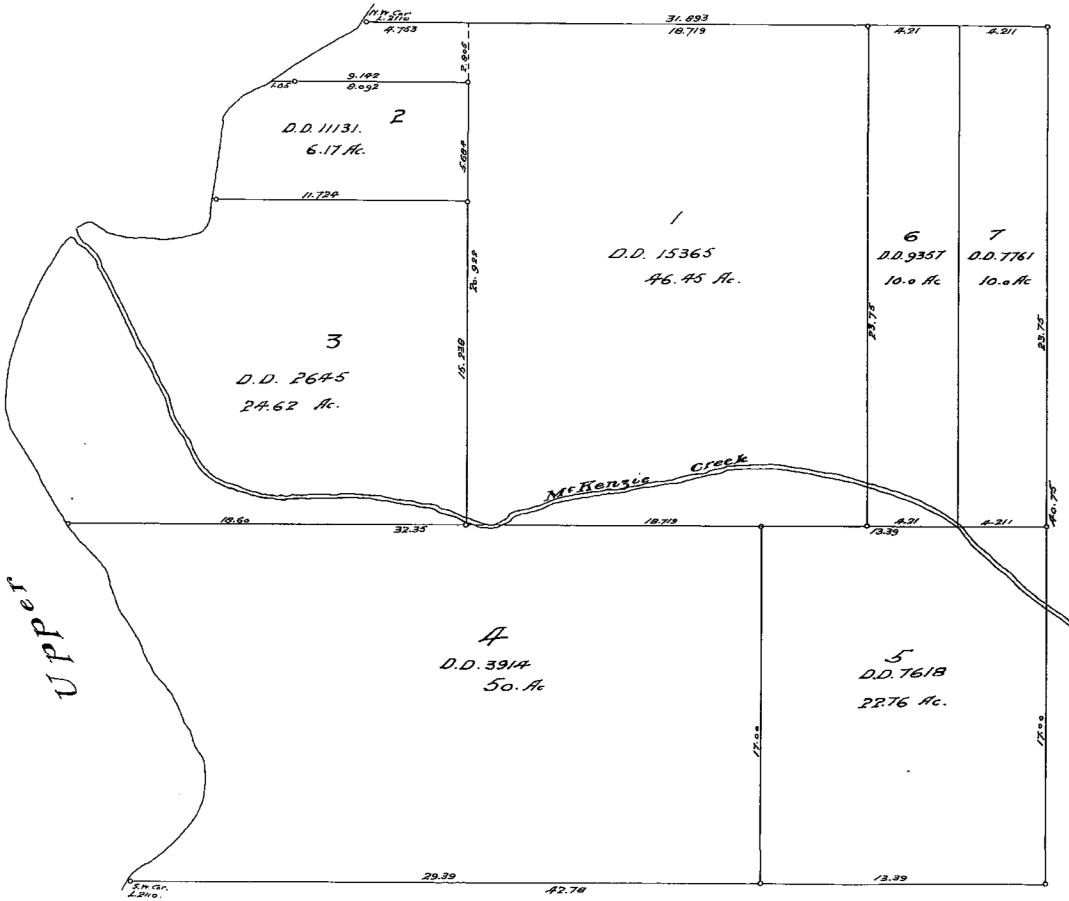
N^o 1523 deposited this 17th day of May - 1923
pursuant to Sec. 82 of the Land Registry Act.

W. T. Edrino
Registrar

Scale - 4 chains = 1 inch
Compiled from Surveys made by O. B. N. Wilkie, B.C.L.S.

C.G. N^o 972
33 D.D. 2675

Arrow Lake



SUBDIVISION PLAN

Status: Filed

Doc #: NEP1678

RCVD: 1998-02-05 RQST: 2022-05-27 10.50.02

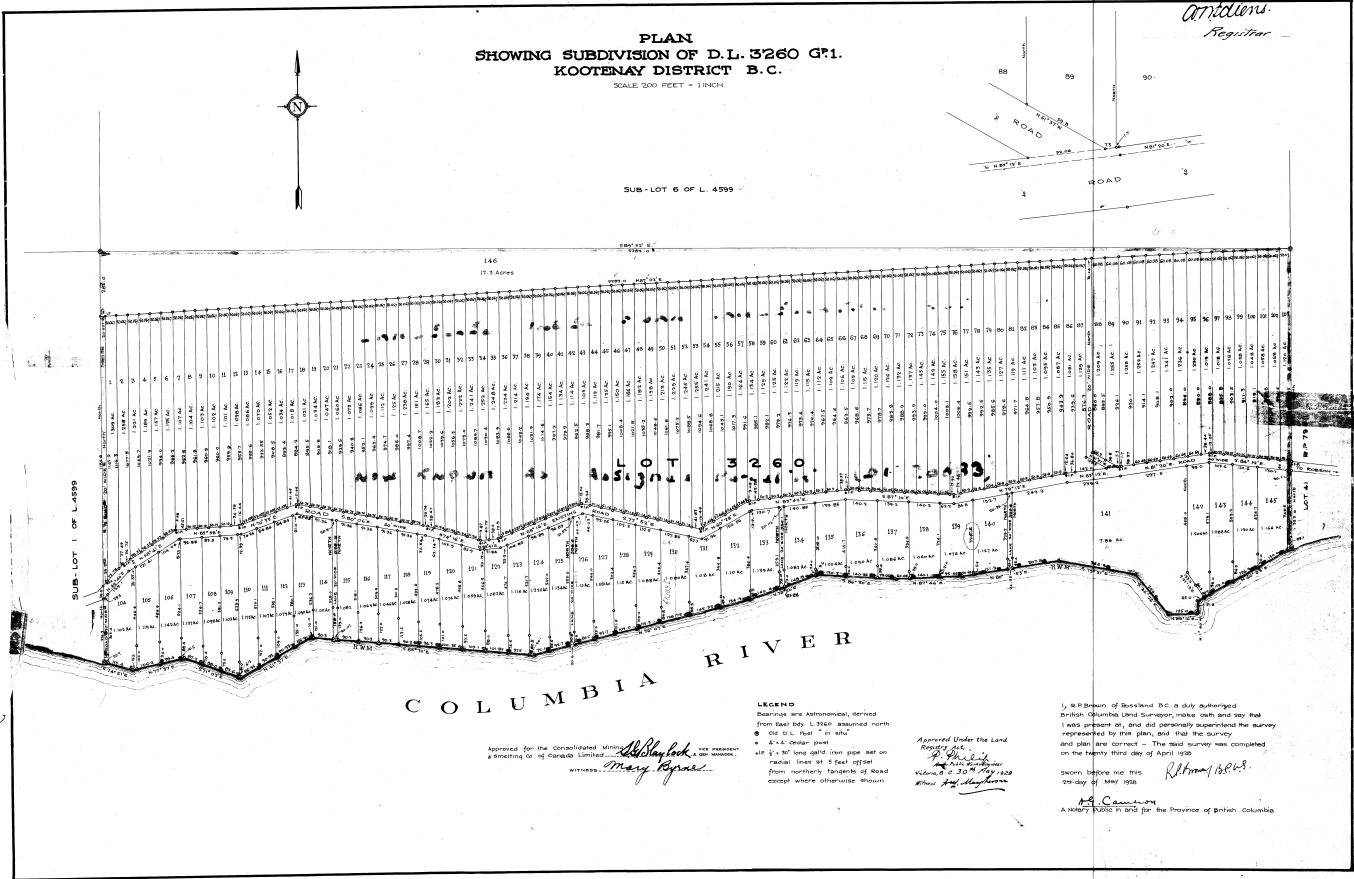
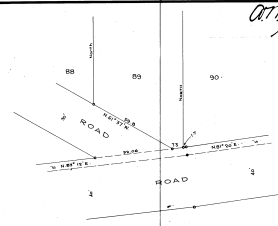
N^o 1678 deposited this 10th day of August 1928.

*Considered
Regular*

PLAN
SHOWING SUBDIVISION OF D.L. 3260 G^o1.
KOOTENAY DISTRICT B.C.

SCALE 200 FEET = 1 INCH

SUB-LOT 6 OF L. 4599



LEGEND

- Bearings are Astronomical, derived from base by L. 256 assumed north
- 0.0 to 0.1 " in size"
- 0.2 to 0.4 " Cedar post
- 1/2" x 1/2" long gal'd iron pipe set on metal lines 8 to 9 feet apart
- From northernly aspects of Road except where otherwise shown

Approved Under the Land
Registry Act
[Signature]
Witness
[Signature]

J. W. Brown of Kootenay B.C. a duly authorized
British Columbia Land Surveyor, make oath and say that
I was present at, and did personally supervise the survey
represented by this plan, and that the survey
and plan here shown on the tenth third day of April 1928.
Shown before me this 10th day of August 1928.
[Signature]

A Notary Public in and for the Province of British Columbia

Approved for the Consolidated Municipality of Kelowna
a writing of of George Simons
[Signature]
Witness
[Signature]

EASEMENT

REFERENCE PLAN OF EASEMENT IN LOTS 1 AND 6,
PLAN 1523, D.L. 2110, KOOTENAY DISTRICT.
Pursuant to Section 99 of the Land Title Act

PLAN No. NEP 75372

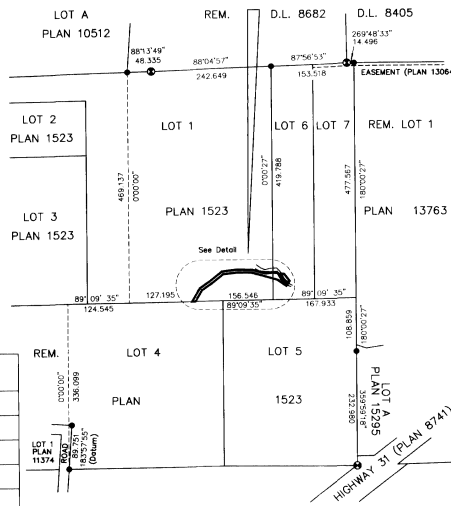
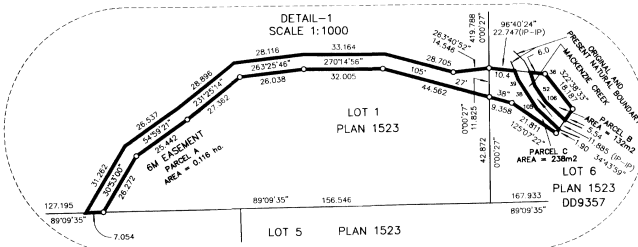
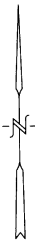
DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOUS B.C. THIS 16
DAY OF April 2004

S. Shortt
REGISTRAR
FOR M.S.

KW44075

B.C.G.S. No. 82K.061
SCALE: 1: 5000 (All distances are in meters and decimals thereof)

100m 0m 100m 200m 300m



LEGEND

BEARINGS ARE ASTROMOMIC AND ARE DERIVED FROM PLAN 11374

- DENOTES STANDARD TYPE 5 IRON POST FOUND
- ⊙ DENOTES STANDARD TYPE 4 CAPPED POST FOUND
- DENOTES STANDARD TYPE 5 IRON POST PLACED

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COLUMBIA SHS/VAP

CREEK FIES			
SET UP	AZMUTH	DISTANCE	POINT NO. DESCRIPTION
IP 36	226°19'37"	10.63	38
IP 36	208°27'35"	11.08	39
IP 36	220°15'09"	6.41	52
IP 36	191°59'40"	15.02	105
IP 36	178°52'27"	11.56	106

BOOK OF REFERENCE

PARCEL	LEGAL DESCRIPTION	AREA
Parcel A	Lot 1 Plan 1523, District Lot 2110 KD	0.116 ha
Parcel B	Lot 6 Plan 1523, District Lot 2110 KD	132 m ²
Parcel C	Lot 6 Plan 1523, District Lot 2110 KD	238 m ²
TOTAL AREA	Lot 6 Plan 1523, District Lot 2110 KD	370 m ²

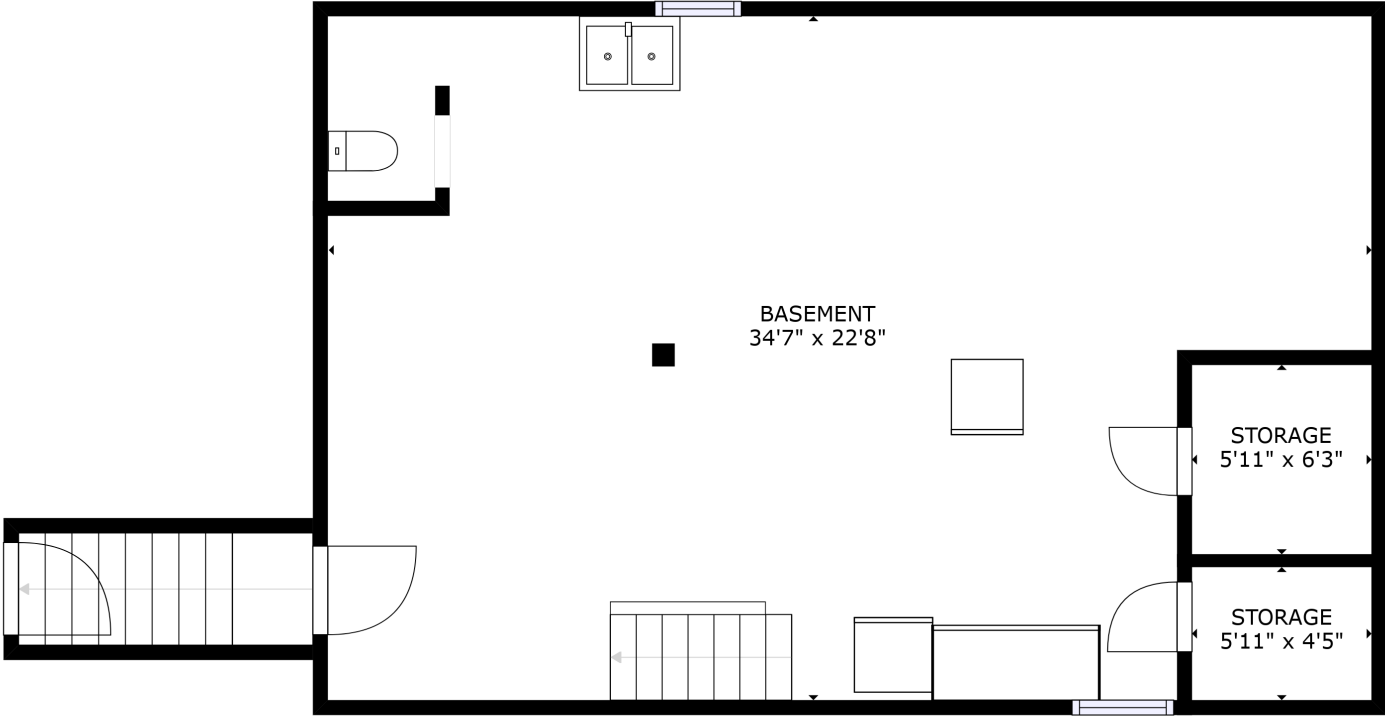
L. JASON R. SHORTT, A BRITISH COLUMBIA LAND SURVEYOR OF HERNOX, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERVISED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF APRIL, 2004. THIS PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 13591 ON THE 6TH DAY OF APRIL, 2004.

J.R. Shortt
B.C.L.S.

File # 232414
F.B. # 182,01
2004041413

RUSSELL N. SHORTT
British Columbia Land Surveyor
2801 32nd Street, Vernon, B.C.
Phone: 245-0571 Fax: 245-2741

LOWER FLOOR PLAN

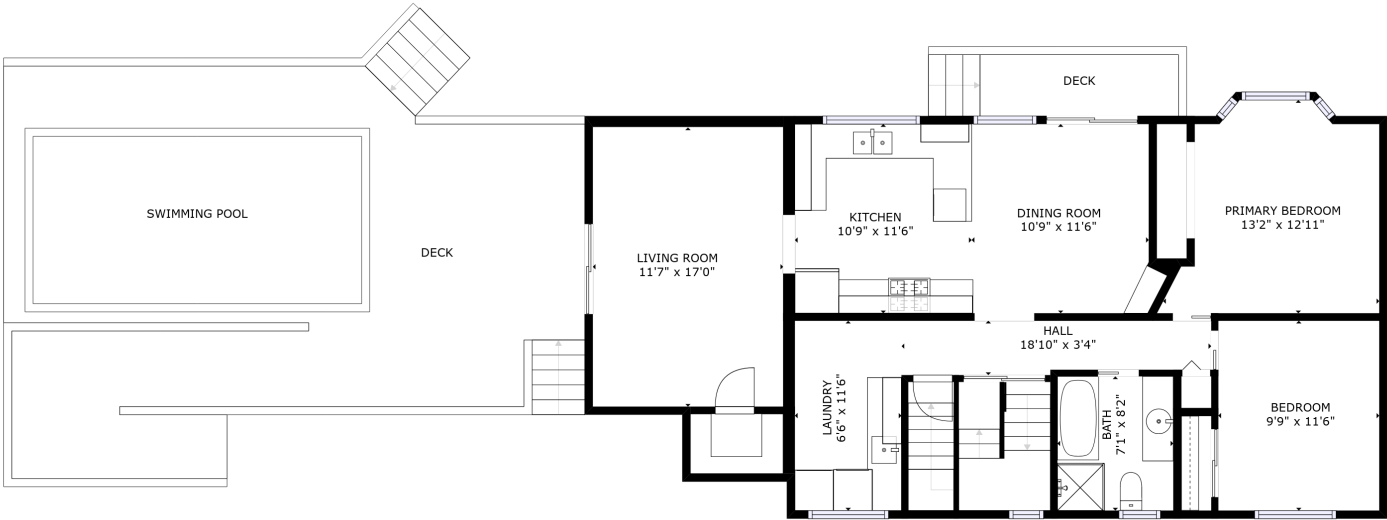


GROSS INTERNAL AREA
FLOOR 1: 820 sq. ft, FLOOR 2: 1077 sq. ft
FLOOR 3: 293 sq. ft, EXCLUDED AREAS:
DECK: 763 sq. ft, REDUCED HEADROOM BELOW 1.5M: 232 sq. ft
TOTAL: 2190 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



MAIN FLOOR PLAN

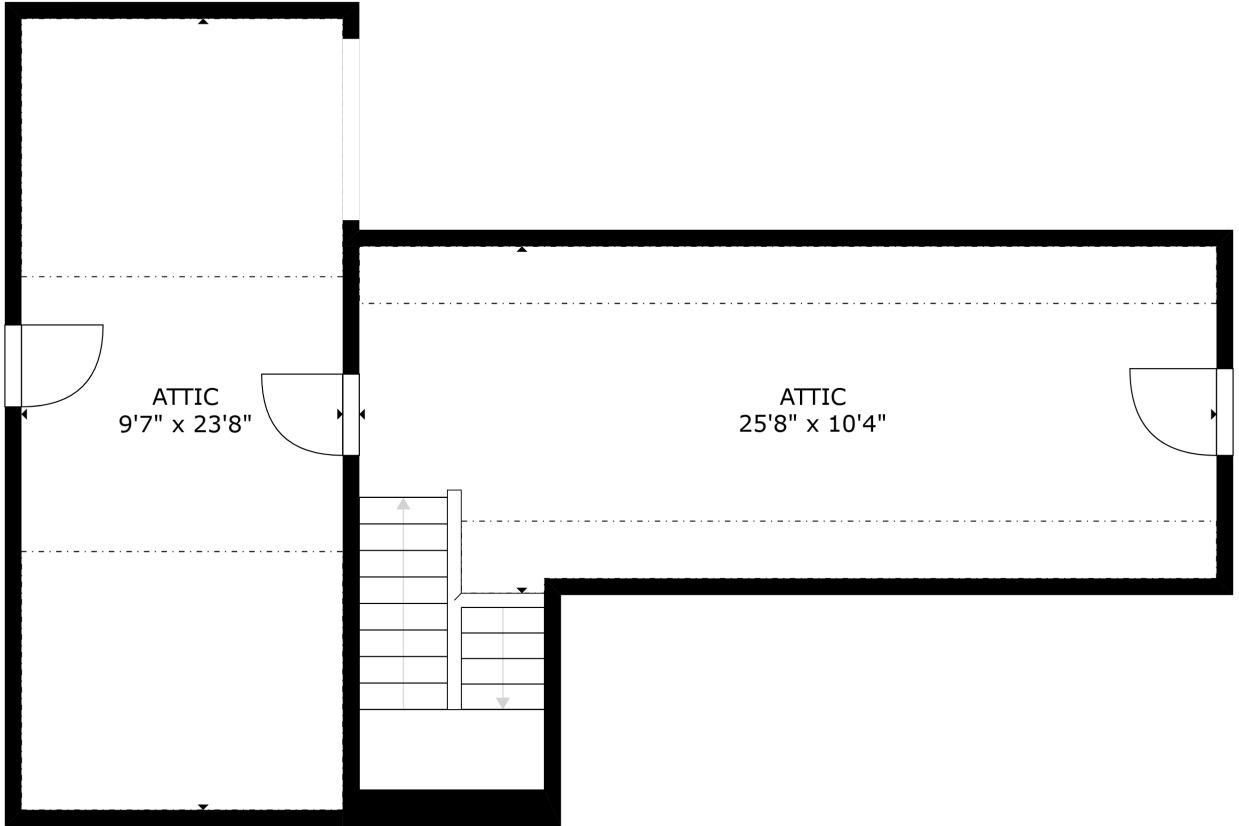


GROSS INTERNAL AREA
FLOOR 1: 820 sq. ft, FLOOR 2: 1077 sq. ft
FLOOR 3: 293 sq. ft, EXCLUDED AREAS:
DECK: 763 sq. ft, REDUCED HEADROOM BELOW 1.5M: 232 sq. ft
TOTAL: 2190 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



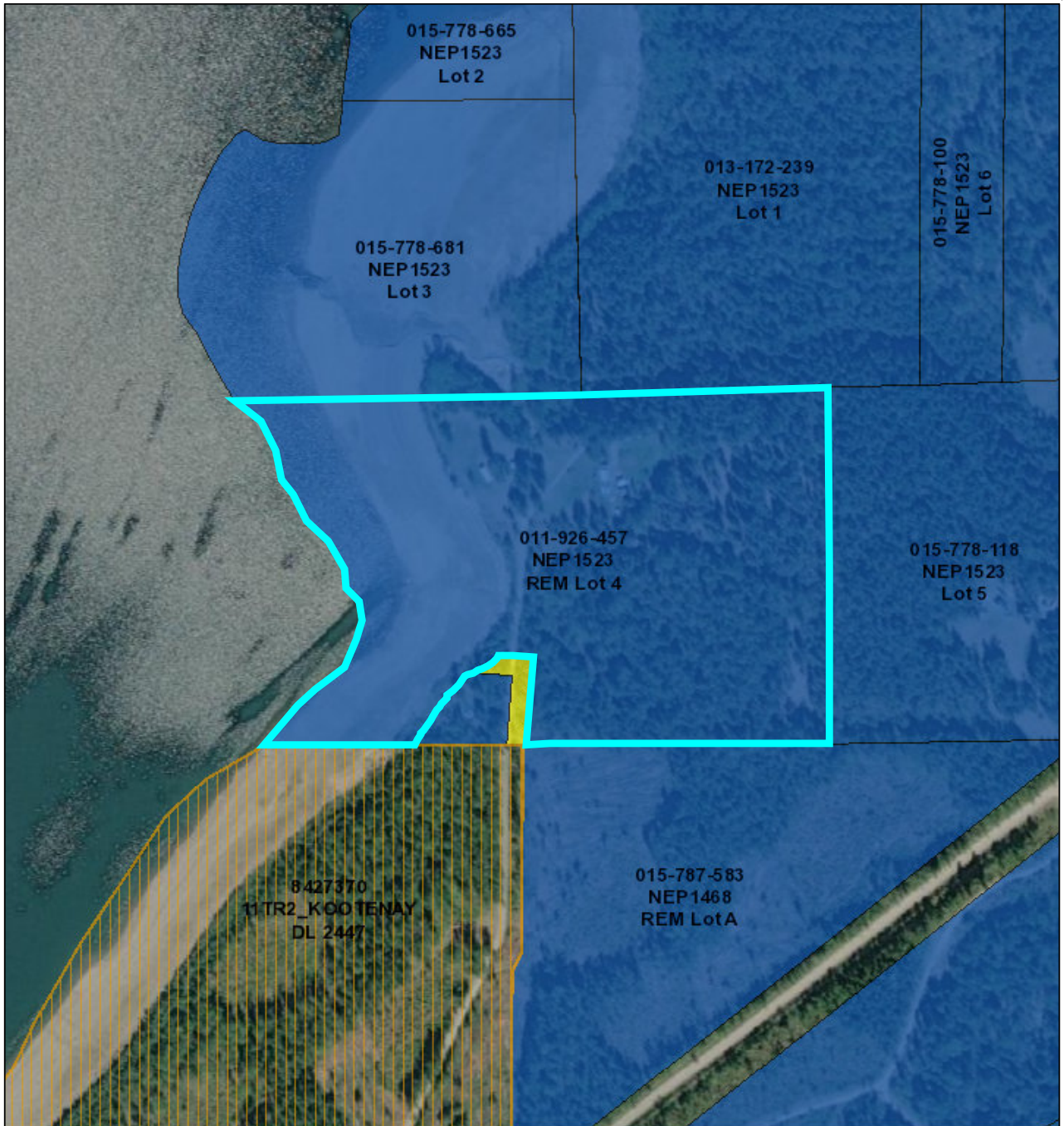
UPPER FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 820 sq. ft, FLOOR 2: 1077 sq. ft
FLOOR 3: 293 sq. ft, EXCLUDED AREAS:
DECK: 763 sq. ft, REDUCED HEADROOM BELOW 1.5M: 232 sq. ft
TOTAL: 2190 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 3

LTSA MAP



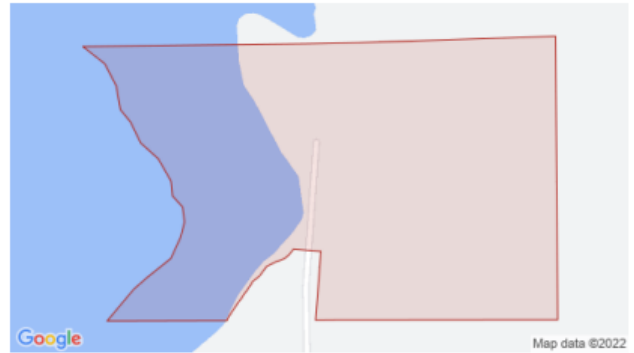
August 10, 2022

WARNING: MAP IS NOT PRINTED TO SCALE



SUMMARY

589 SAGACIOUS RD Rural BC V0G 1R2



PID	011-926-457
Registered Owner	GR*, M*
Legal Description	LOT 4 DISTRICT LOT 2110 KOOTENAY DISTRICT PLAN 1523 EXCEPT PART INCLUDED IN PLAN 11374
Plan	NEP1523
Zoning	SH - SH - Small Holdings, FW - FW - Foreshore and Water
Community Plan(s)	OCP: SH - Small Holdings; FW - Foreshore and Water, in ALR

Year Built	1948	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	46.04 acres	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	494.58 m	Min Elev.	441.00 m
Floor Area	864 Ft ²	WalkScore	-
TransitScore	-	Annual Taxes	\$1,640.86

ASSESSMENT

	2021	%	2022
Building	\$85,400	↑ 31.15	\$112,000
Land	\$467,000	↑ 20.13	\$561,000
Total	\$552,400	↑ 21.83	\$673,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$673,000	↑ 797.33
Sales History	22/09/1988	\$75,000	↑ 749,900
	15/12/1972	\$10	-

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

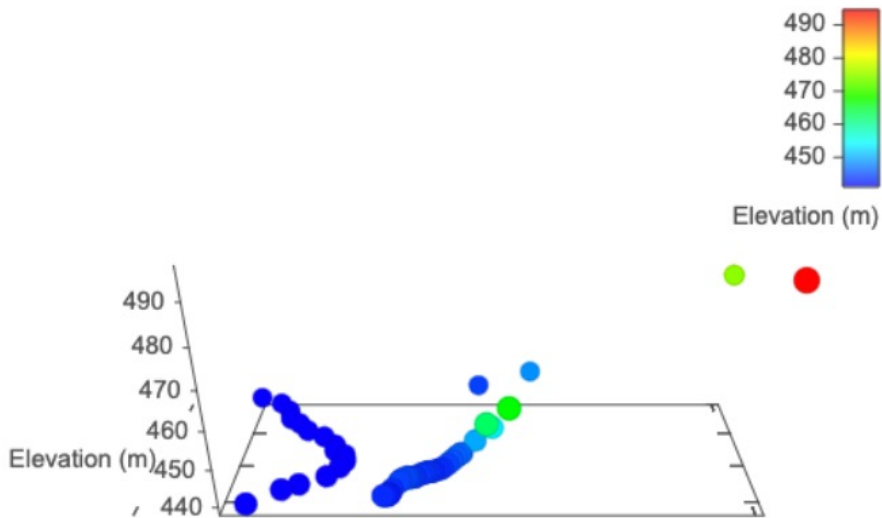
	Nearest Elementary	Nearest Secondary
Nearest School	Nakusp	Nakusp
School District	SD 10	SD 10
Grades	K - 7	8 - 12

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

ELEVATION



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



Max Elevation: 494.58 m | Min Elevation: 441.00 m | Difference: 53.58 m

ZONING

ZONING REGULATIONS – This property is zoned as – **SMALL HOLDINGS (SH) AND FORESHORE AND WATER (FW)**

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.

Foreshore and Water:

Permitted Uses

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

- (a) accessory use
- (b) boat lift(s) that is accessory to a permitted use on an adjacent waterfront parcel.
- (c) floating or fixed dock, including permanent or removable walkway, that is accessory to a permitted use on an adjacent waterfront parcel
- (d) livestock grazing (when land is not flooded)
- (e) log dump
- (f) navigation and accessory uses to navigation
- (g) park and accessory uses to a park
- (h) passive recreation
- (i) private mooring buoy that is accessory to a permitted use on an adjacent waterfront parcel
- (j) public utility
- (k) swimming platform, subject to the limitations set out in Section 5.20 (2) (e)

Regulations

(2) On a parcel zoned Foreshore and Water, 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 .

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

ZONING

ZONING REGULATIONS – This property is affected by **AGRICULTURAL LAND RESERVE (ALR)**

The ALR is a provincial land-use zone where agriculture is the priority use. The ALR comprises just 5% of BC's total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province has decided to protect this land.

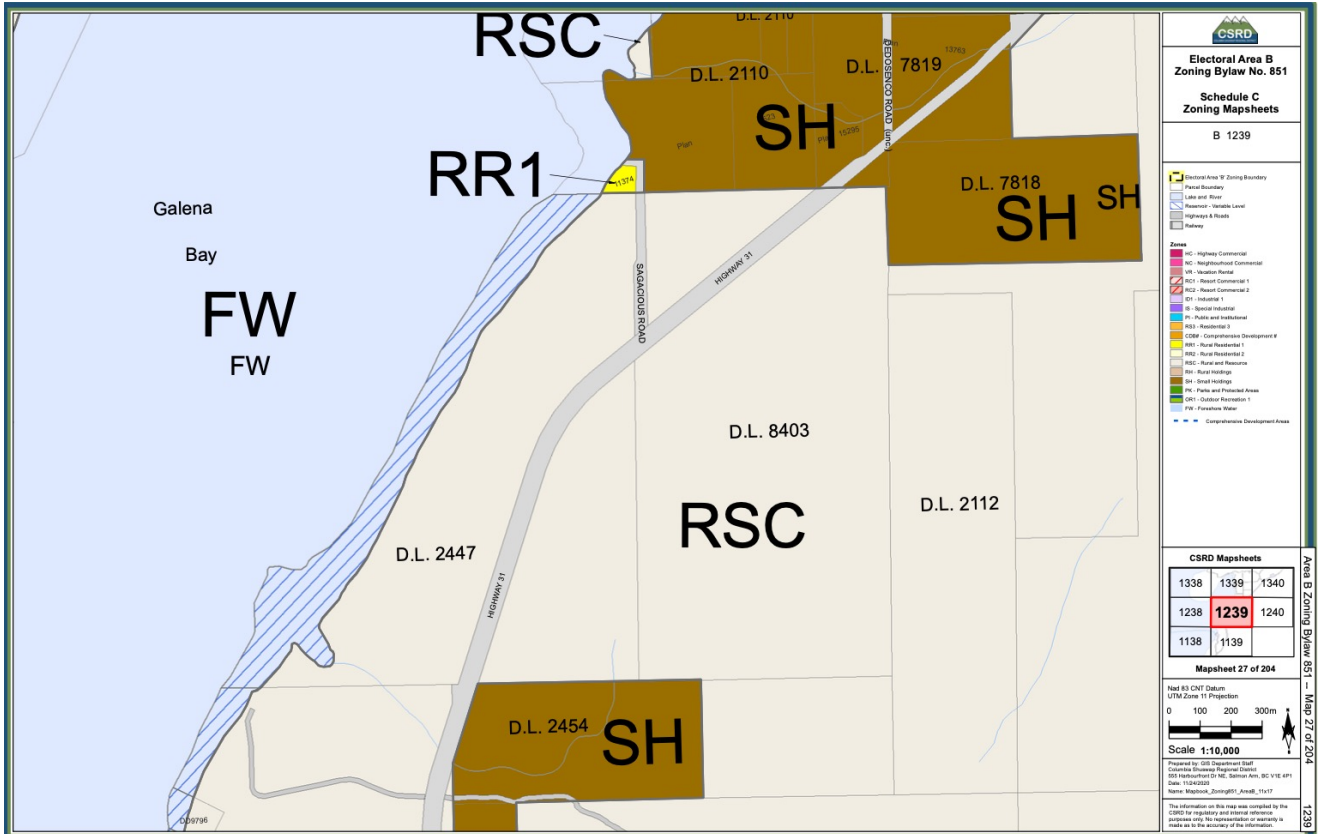
The Agricultural Land Reserve, Use, Subdivision and Procedure Regulations (the "ALR Regulation") identifies farm uses that are permitted outright, as well as other permitted uses and non-farm uses. ALR land owners who wish to pursue other uses or to subdivide their property must make an application under the Agricultural Land Commission Act (the "ALC Act") and secure approval from the ALC.

Common farming and ranching activities in the ALR include, but are **not** limited to:

- Raising livestock (cattle, bison, sheep, goats, hogs, horses)
- Livestock grazing
- Poultry production (chicken, turkeys, waterfowl) Dairy operations
- Apiculture
- Agroforestry
- Grapes
- Mushrooms
- Berries
- Tree Fruits
- Vegetables (field, greenhouse)
- Nuts
- Grains and oilseeds
- Forage crops
- Ornamentals (floriculture, horticultural, nursery crops)
- Green housing

Building to be built according to the appropriate Building Department permit process.

ZONING MAP



COMMUNITY INFORMATION

Type	Centre	Driving Time
School	W.E. Graham Elementary & Secondary School	2 min
Shopping	Nakusp BC	40 mins
	Revelstoke	1 hr 30 min
	Nelson BC	2 hr 32 min
Airport	West Kootenay Regional Airport, Castlegar	2 hr 32 min
	Kelowna Airport	3 hr 24 min
Major Cities	Calgary AB	6 hr 30 min
	Vancouver BC	7 hr 30 mins
	Kelowna BC	3 hr 45 mins
	Revelstoke BC	2 hrs
	Spokane WA (Allow time for border crossings)	5hrs
Hospital/ Medical Centre	Arrow Lakes Hospital	43 min
Postal Services	Canada Post, Nakusp	40 min
Library	Nakusp Public Library	40 min

Galena Bay

Galena Bay on the eastern shore of Upper Arrow Lake serves as the eastern terminal of the Upper Arrow Lakes Ferry service between Galena Bay and [Shelter Bay](#), 49 kilometres south of Revelstoke on Highway 23. Originally two separate lakes, the Arrow Lakes became one 230-km long lake with the construction of the Keenleyside Dam in the 1960s. At low water levels the two lakes become separated, once again, although connected by the a section known as the Narrows. The shores of the Arrow Lakes feature rocky headlands and steep cliffs, with mountain sides that are heavily forested and rise sharply to elevations around 2,600 metres. The Upper Arrow Lakes Ferry service operates on a daily schedule throughout the year, with an additional seasonal vessel in the summer months. The free service is operated by the Ministry of Transportation and Infrastructure of the Province of British Columbia.

[BC Ferry: Inland Ferry Services in British Columbia](#)

There is another free highway ferry crossing of the Arrow Lakes, on Lower Arrow Lake between [Needles](#) and [Fauquier](#) on Highway 6.

Location: Galena Bay is located at the northern edge of the [Selkirk Valley](#) in the [Kootenays](#) region of British Columbia, 30 miles (49 km) south of [Revelstoke](#).

Nakusp BC

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. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, camping, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather Nakusp BC

Average Yearly Rainfall (mm): 480mm

Average Yearly Snowfall (cm): 105mm

Average Highest Temperature (c): 26

Average Lowest Temperature (c): -3

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: <http://kootenaybc.com>

Village of Nakusp: <https://nakusp.com/>

Columbia Shuswap Regional District: <https://www.csr.d.bc.ca/>

For land use and planning, business licensing, taxes, permits

: <https://www.csr.d.bc.ca/services/building-regulationinspection>

Arrow Lakes Chamber of Commerce: <https://nakusparrowlakes.com/>

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

Health Care:

Arrow Lakes Hospital [1 250 265 3622](tel:12502653622)

Satellite TV Providers:

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

Internet

XploreNet or StarLink

Hospitals

: <https://www.interiorhealth.ca>

Post Office

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