

Kootenay BC



PROPERTY MATCHMAKERS REALTY

2 – 805 6TH AVE,
NEW DENVER
BC

\$299,000



DETAILS

Looking for that unique place that can be used seasonally or full time? Looking for a place that offers lots of spaces to enjoy nature, close to Slocan Lake? How about this newer constructed and never lived in Condo unit? The building has 4 units in total, the main floor is the retail outlet for Valhalla Pure Outfitters and the second floor is made up of 3 units. Lake and Mountain views from this 797 sqft unit, with an open concept living. You can still put some custom finishing touches to make it your own. Nice finishings and bright space. Walking distance to everything that the quaint Village of New Denver has to offer, and outdoor recreation opportunities basically out your front door.

MLS: 2462953 **Size:** 0.02 acres

Services: municipal water, septic, hydro, high speed internet and telephone available

TITLE

TITLE SEARCH PRINT

2021-08-02, 08:28:00

File Reference:

Requestor: Kul Nejar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CA4449427 CA3884365
Application Received	2015-06-08
Application Entered	2015-06-15
Registered Owner in Fee Simple Registered Owner/Mailing Address:	NEW DENVER, BC V0G 1S0
Taxation Authority	Nelson Trail Assessment Area New Denver, The Corporation of the Village of

Description of Land

Parcel Identifier: 029-583-128

Legal Description:

STRATA LOT 2 DISTRICT LOT 549 KOOTENAY DISTRICT
STRATA PLAN EPS2808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT. SEE LB535156

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT. SEE LB547535

TITLE

TITLE SEARCH PRINT

2021-08-02, 08:28:00

File Reference:

Requestor: Kul Nijar

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA4222327
Registration Date and Time:	2015-02-06 10:31
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. F38
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA4222328
Registration Date and Time:	2015-02-06 10:31
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. F38
Remarks:	INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE

COMMON PROPERTY SEARCH PRINT

2021-07-23, 06:29:56

File Reference:

Requestor: Kul Nijar

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

Land Title District NELSON
Land Title Office NELSON

Common Property Strata Plan EP52808

Transfers NONE

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 28 OF THE LOCAL
GOVERNMENT ACT, SEE LB535156

Charges, Liens and Interests NONE

Miscellaneous Notes: NONE

TAX ASSESSMENT

2-805 6TH AVE NEW DENVER

Area: Our building's built. 20-150-00104-020



Total value **\$308,900**

2022 assessment as of July 1, 2021

Previous year value \$207,000

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 assessment value changes in your area, and our Property Tax paper 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? *	Legal description and parcel ID
Year built	2021	STRATA LOT 2 WITH EPSEBOS DRIVE LOT 140 LAND DISTRICT 28 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V PID: 009-943-126
Description	Strata Apartment - Planned	
Bedrooms	1	
Baths	1	
Carports		
Garages		
LAND USE		Days listing (last 3 full calendar years) 142 days listing for the last 3 full calendar years
Real floor area		
Second floor area		
Basement finish area		
Units area	797	
Building type		Manufactured home
Open livable area		Width
Net livable area		Length
No. of apartment units		Total area

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: July 27 2021

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 405 6th St **Van Couriel** **BC V9A 1A9 (the "Unit")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) Annex Shed(s)
Other Building(s) Please describe _____

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. "Unit" is defined as the living space, including related limited common property being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lot: Side Number" is space which the Unit, all other strata lots and Common Property are ~~located on~~ "adjacent" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD
INITIAL THE
APPROPRIATE REPLY.

	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any past or present underground (or storage tank) or on the Development?		X		
B. Are you aware of any existing liens/claims, written or oral?		X		
C. Are you aware of any current or pending local improvement levies/charges?		X		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		X		
2. SERVICES				
A. Indicate the water system (s) the Development uses: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions):				X
(i) Did use of the well or water system commence on or before February 28, 2018?				X
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				X
C. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covering in accordance with the Water Sustainability Act (British Columbia))?				X
D. Are you aware of any problems with the water system?		X		
E. Are you aware of any problems with the sanitary sewer system?		X		
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	X			
B. Has the fireplace, fireplace insert, or wood stove installation been approved:				X
(i) By local authorities? <input type="checkbox"/>				
(ii) Received WETT certificate? <input type="checkbox"/>				

INITIALS [Signature]

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www.bcrea.com

PROPERTY DISCLOSURE STATEMENT

2014

STRATA UNIT #: 2

800

616 86

New District

BC 198 181

BUILDING Respecting the Unit and Common Property. (continued)

YES NO DO NOT KNOW DOES NOT APPLY

C. (i) Has this Unit been previously occupied?

YES NO

(ii) Are you the "owner-developer" as defined in the Strata Property Act?

YES NO

D. Does the Unit have any equipment leases or service contracts, e.g., security systems, water purification, etc.?

NO

E. Are you aware of any additions or alterations made without a required permit, e.g., building, electrical, gas, etc.?

NO

F. Are you aware of any structural problems with any of the buildings in the Development?

NO

G. Are you aware of any problems with the heating and/or central air conditioning system?

NO

H. Are you aware of any damage due to wind, fire or water?

NO

I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?

NO

J. Are you aware of any leakage or unrepaired damage?

NO

K. Are you aware of any problems with the electrical or gas systems?

NO

L. Are you aware of any problems with the plumbing system?

NO

M. Are you aware of any pet restrictions?

YES

N. Are you aware of any rental restrictions?

YES

O. Are you aware of any age restrictions?

YES

P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.

NO

Q. Are you aware of any special assessment(s) voted on or proposed?

NO

R. Have you paid any special assessment(s) in the past 5 years?

NO

S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?

NO

T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?

NO

U. Are you aware of any problems with the swimming pool and/or hot tub?

NO

DOES NOT APPLY

V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?

NO

W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?

NO

X. Was this Unit constructed by an "owner-builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.

YES

Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?

YES

Z. Is there a current "EnerGuide for Houses" rating number available for this the unit? If so, what is the rating number? _____

NO

When was the energy assessment report prepared? _____

AA. Nature of Interest Ownership: Freehold Time Share Leasehold Undivided Bare Land Cooperative

BB. Management Company: Name of Manager: Telephone: Address:

CC. If self managed: Strata Council President's Name: KELLY WRIGHT Telephone: 250-551-1519
Strata Council Secretary/Treasurer's Name: JJ Telephone: 15

INITIALS: KW

BC1901 REV. SEPT 2008

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1/17/08

PROPERTY DISCLOSURE STATEMENT

CONDOMINIUM STRATA UNIT #: 2 B03 81A 81 New Contract BC 996 100

II. DISCLOSURE Regarding the Unit and Common Property. (continued)

JD. Are the following documents available?	Yes	No	Can be obtained from
Bylaws	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rules/Regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Year-to-date Financial Statements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Current Year's Operating Budget	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Minutes of Last 24 Months including Council, Special and AGM Minutes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Engineer's Report and/or Building Envelope Assessment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Strata Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Depreciation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Reserve Fund Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Summary of Insurance Coverages (including premiums)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

EE. What is the monthly strata fee? \$ 159.08 2020

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY	YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fireplaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Association?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carshare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FF. (i) Number of Unit parking stalls included 1 and specific numbers see additional comments
 (ii) Are these: (a) Limited Common Property? (b) Common Property? (c) Rental? (d) Long Term Lease? (e) Other?

GG. (i) Storage Locker? Yes No (Number(s)) _____
 (ii) Are these: (a) Limited Common Property? (b) Common Property? (c) Rental? (d) Long Term Lease? (e) Other?

	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. Has the Unit been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Unit? Unit Level: _____ Bq/m ³ or pCi/L (check one) on _____ (DDMMYYYY)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. Has the Common Property been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Common Property? Common Property Level: _____ Bq/m ³ or pCi/L (check one) on _____ (DDMMYYYY)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JJ. Have the Lands been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Lands? Lands Level: _____ Bq/m ³ or pCi/L (check one) on _____ (DDMMYYYY)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIALS [Signature]

PROPERTY DISCLOSURE STATEMENT

SS/STRATA UNIT #: 2

#95 4th St.

West Coast BC V88 1A8

BUILDING Respecting the Unit and Common Property. (continued)

K. Is there a radon mitigation system in the Unit?	✓			
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?	X			
LL. Is there a radon mitigation system for the Common Property?	✓			
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?	X			
MM. Is there a radon mitigation system for the Lands?	X			
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Lands?	X			
4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, of the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discovered through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		X		
C. Are you aware if the Development, or any portion of the Development, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		X		

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

Propane line installed
 Garden and/or BBQ Area
 Parking area for each apartment
 Monthly strata fee increase- 2021

INITIALS TSK
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EXPENSES

STRATA Fees:

2021

\$159.68 / monthly



Hydro:

2021

\$40 / monthly



Property Tax:

2021

\$1595.50



Municipal Water:

2021

\$523.00



Internet and Telephone/Cell Service is available

PERMITS

00106.010

430 6 ave.



The Corporation of the Village of New Denver

P.O. Box 40, New Denver, BC V0G 1S0 • office@newdenver.ca

PHONE (250) 358-2316 • FAX (250) 358-7251

APPLICATION TO: CONSTRUCT - INSTALL - SITE OR MOVE - DEMOLISH

Applicants are requested to fully complete this form before returning it to the Building Department; and to ensure the following information, where applicable, is included with this permit application form:

- one site plan of property detailing all required information (see attached sample site plan)
- a Current Title Search (within last 30 days) complete with referenced covenants (Tax Assessment not acceptable)
- two complete sets of detailed construction plans of the proposed structure
- HOMEOWNER PROTECTION OFFICE - either an Owner/Builder Notice or Residential Builder warranty of registration proof. Contact HPO at 1-800-407-7757
- a copy of the approved Ministry of Health sewage disposal application (if applicable)
- a copy of the Ministry of Highways access permit (Not required if access is off a secondary road)

**YOUR APPLICATION MAY BE REJECTED OR ITS APPROVAL DELAYED
IF ANY OF THE ABOVE IS MISSING OR IF THE FORM IS INCOMPLETE**

PLEASE PRINT:

- 1) Application to build or install a: RETAIL BUILDING W/ UPSTAIRS UNITS
- 2) Site Address: 430 6 AVE (805 6th St)
- 3) Legal Description: Lot A D/L 549 Plan 557 Other PID 031-357-331
- 4) Registered Owner: ALL ONE WORLD DISTRIBUTORS LTD Phone #: (250) 358-7757 Cell #: 250-557-1574
- 5) Mailing Address: BOX 377, NEW DENVER, BC Postal Code: V0G 1S0
- 6) Representative (if applicable): LAURIE HICKS Phone #: (250) 358-2749 Cell #: 250-777-2034
- 7) Mailing Address: NEW DENVER, BC Postal Code: V0G 1S0
- 8) Contractor: LAURIE HICKS Phone #: (250) 358-2749 Cell #: 250-777-2034
- 9) Architect/Engineer: WEST STYLE EVELINE Phone #: (250) 777-1900 Cell #: —
- 10) Entire cost of project when completed, including labour: \$ 600K (Subject to RD evaluation or assessment)
- 11) Class of Work will be: New Addition Renovation Demolition Move Install
- 12) Are there any other building occupying any portion of the subject property noted above? Yes No
- 13) Manufactured Home: Year: _____ Certification Agency: _____ Size: _____ Snow load: _____
- 14) Are there any Manufactured Home additions? Yes No If Yes, include construction drawings
- 15) Method of Heating: Forced Air Baseboard Radiant Heat Wood-burning Appliance
- 16) If a Wood-burning Appliance: Type: _____ Cert. Agency: CSA ULC W/H

PERMITS

IF THE PERMIT APPLIED FOR IS GRANTED, THE *OWNER* (and where the owner is acting through a representative, the representative) HEREBY ACKNOWLEDGES THE FOLLOWING:

- to conform and be bound by the requirements of all relevant statutes, regulations, rules, orders in council and bylaws of the Province of British Columbia and the Village of New Denver (the "Village") including, but not limited to the current BC Building Code and the Village's Building Bylaw.
- the *owner* has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the Building Bylaw, and or other applicable enactments respecting safety.
- Neither the issuance of a permit under the Village's Bylaw, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by the Building Official, shall constitute a representation or warranty that the Building Code or the bylaw have been complied with or the building, structure or the plumbing system meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the B.C. Building Code, the Building Bylaw or any standard of construction.

I HAVE READ THE ABOVE AGREEMENT, RELEASE AND INDEMNIFY AND UNDERSTAND IT.

I certify that I am the *owner*, as defined in the Building Bylaw. *Owner* means the registered *owner* in fee simple of real property for which a permit is applied for or issued under this Bylaw

DATE: Oct 15 / 2014

Signature of Registered Owner: 

Name of owner: (print) KELLEY WRIGHT

Signature of Representative: 

(Owner's Representative form signed & attached)

Signature of Witness: 

Name of Witness: (print) D. Hicks

PERMITS



Regional District of Central Kootenay

Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4
 Telephone (250) 352-6665
 BC Toll Free 1-800-268-7325

Web: www.rdck.ca
 Email: info@rdck.bc.ca
 Fax: (250) 352-9300

Creston Office 250 428 5717

Nakusp Office 1 844 817 9096

Nelson Office 250 352 8155

RDCK BUILDING INSPECTION DEPARTMENT

FIELD INSPECTION NOTICE

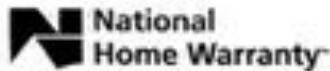
ADDRESS:	805 Union St		
NAME:	All one world Distributors	PERMIT#:	812 / 731
PERMIT TYPE:	Commercial Residential	INSPECTION DATE: (MM/DD/YY)	Feb 13 / 2020

- SITING
 DAMPROOFING PERIMETER DRAINAGE
 PLUMBING (underslab)
 SLAB PREP & RADON PIPE
 FRAMING & ROUGH IN PLUMBING
 INSULATION
 OCCUPANCY
 FINAL
 OTHER _____

INSPECTION COMMENTS:			
1). final inspection and occupancy inspection passed for permit # 731 / 812			
REJECTED:	No	RECALL REQ'D:	No
NEXT REQ'D INSP:	File closed		
INSPECTOR	Peter		

The owner has the full and sole responsibility to carry out the work in which the permit was issued in full compliance with the Building Code, the Building Bylaw, and or other applicable enactments respecting safety.

WARRANTY



Aviva Insurance Company of Canada
(hereinafter known as "The Program")

Represented by its Agent, National Home Warranty Group Inc.

Project Name: 2 & 3-805 Union Street (Duplex)

Policy Number: NHWB91584-A04

Address of Project Unit: 3-805 Union Street, NEW DENVER, BC

Name of Residential Builder: Laurie Hicks DBA C & D Enterprises

Limited Home Warranty Insurance Policy
For a Home in a Strata Residential Building

SCHEDULE OF HOME WARRANTY EXPIRY DATES
(PURSUANT TO HOMEOWNER PROTECTION ACT REGULATION 29/99 SECTION 15 (1))

Notice to the Owner: This policy covers different components of your new home for specified periods of time. It is important that the following expiry dates be kept in mind, and The Program be given prompt written notice of any defects covered by the policy. The Program will honour valid claims received up to the applicable Expiry Date listed below. The following descriptions of the coverage for each Expiry Date (in brackets) are for convenience only; refer to PARTS 1, 2 and 3 of this Limited Home Warranty Insurance Policy and the applicable Definitions for a succinct description of the applicable insurance coverage and exclusions.

Policy "New Home Commencement Date" August 22, 2016

Policy "Common Property Commencement Date" August 22, 2016

Coverages for the Home (terms begin on the *New Home Commencement Date*)

- | | | | |
|---|---------|-----------------|------------|
| • One Year (all materials and labour) | Expires | August 22, 2017 | 12:01 a.m. |
| • Two Years (major systems, exterior cladding, Building Code) | Expires | August 22, 2018 | 12:01 a.m. |

Coverage's for Common Property (terms begin on the *Common Property Commencement Date*)

- | | | | |
|---|---------|-------------------|------------|
| • Fifteen Months (all materials and labour) | Expires | November 22, 2017 | 12:01 a.m. |
| • Two Years (major systems, exterior cladding, Building Code) | Expires | August 22, 2018 | 12:01 a.m. |
| • Five Years (building envelope) | Expires | August 22, 2021 | 12:01 a.m. |
| • Ten Years (structural) | Expires | August 22, 2026 | 12:01 a.m. |

This is a Limited Policy of Home Warranty Insurance, and it does not cover all components of your new home. Read this policy thoroughly. The coverage contained in this Limited Home Warranty Insurance Policy is the only home warranty insurance on your home, which is binding upon The Program. This policy is subject to the provisions of the Homeowner Protection Act and its regulations.

In this policy any terminology printed in *italics* is defined and has the same meaning whether capitalized or not. See DEFINITIONS.

Authorized signature of Insurer

WARRANTY



If you need to file a claim...

Nobody wants to be faced with a claim situation, especially new home buyers.

Please read your warranty policy carefully to find out what is specifically covered, including any conditions, exclusions, expiry dates, or claim reporting cut-offs that you need to know about. Since not all deficiencies and defects with your new home are covered – such as non-completed items and contractual issues – it's always a good idea to read your warranty policy in full. It's also important to keep all relevant documents and correspondence between you and your builder, as these may be requested during the claims process. Finally, remember that your home warranty stays with the home, no matter who owns it.

When to file a claim

Are you faced with a situation and considering filing a claim? Before contacting Aviva, please ensure:

- ✓ You have already made an attempt to resolve the issue with your builder
- ✓ Your builder was unable to resolve the issue within a reasonable amount of time
- ✓ Your home warranty coverage has not expired
- ✓ Your reporting period to file a claim has not passed

In addition, BC Housing's Residential Construction Performance Guide is an excellent tool to assist you in determining whether or not the concern with your new home might be covered by your home warranty insurance. Visit the Home Warranty Insurance Claims section of their website <https://www.bchousing.org/licensing-consumer-services/new-homes/>.

How to file a claim

In order to submit a claim for a warranted defect, you must do so by **providing written notice** to both Aviva Insurance Company of Canada and your builder. You can submit your notice of claim to Aviva home warranty claims via:

Email: hwclaims@aviva.com
Mail: #1100, 1125 Howe Street, Vancouver, BC, V6Z 2Y6, or
Fax: (604) 408-1001

Please be sure to include the current date as well as the following information:

- ✓ Your policy number
- ✓ Your full name
- ✓ Your home address
- ✓ Your phone number
- ✓ Your e-mail address if applicable
- ✓ A detailed description of each item being claimed, including the specific location in the home
- ✓ Any other details you feel are relevant

If you own a home in a multi-family strata building, and you believe there may be defect claims relating to the common property, please notify your strata council and/or your property manager so that they can submit a claim on your behalf.

Additional information including the Maintenance Manual can be found on your home warranty administrator, National Home Warranty's, website www.nationalhomewarranty.com

VANCOUVER

#1100, 1125 Howe Street, Vancouver, BC, V6Z 2Y6
Tel: (604) 608-6676 Fax: (604) 408-1001
Toll Free: 1-888-243-8807

EDMONTON

10130-103 Street NW, 16th Floor, Edmonton, AB, T5J 3K6
Phone: (780) 425-2981 Fax: (780) 425-2723
Toll Free: 1-800-473-0264

SEPTIC



Interior Health

Health Protection

Sanitary System Letter of Certification

Tax Assessment Roll # 21-01000108 160 Date 20/7/2018

To: Vector Health Authority

Re: Sanitary system at 412 6th Avenue, New Duntooch

Lot 1, D.L. 224, Plan 100-23417, Survey Land District

Name Thomas Scott Perry

Under General Order 2017 Over-

The construction of the proposed sanitary system on the above described property was completed on 12/27/2018

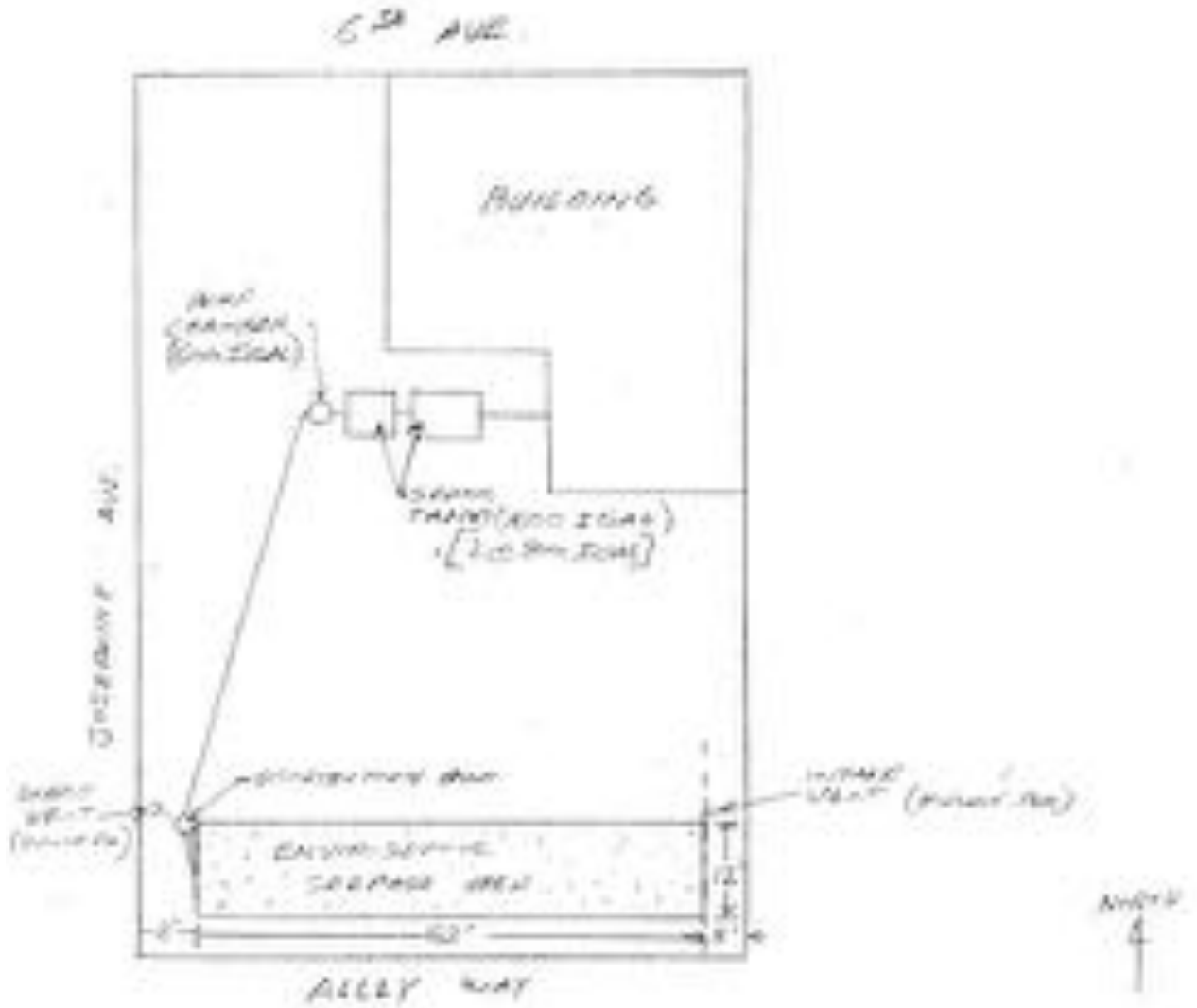
I, the undersigned, am an authorized person as defined in the Sanitary System Regulations, O.C. Reg. 326/2014 and hereby state:

1. the owner will be provided with
 - a copy of the sanitary system plans and specifications as they were built;
 - a maintenance plan for the sanitary system that is consistent with needed practices; and,
 - a copy of this letter of certification;
2. the sanitary system has been constructed in accordance with approved practices;
3. the sanitary system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the maximum daily domestic sewage flow through the sanitary system will be less than 22,700 litres per day;
5. if approved and maintained as set out in the maintenance plan, the sanitary system will not cause or contribute to a health hazard.

A plan of the sanitary system as it was built and a copy of the maintenance plan for the sanitary system have been appended to this letter.

		
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SEPTIC DRAWING



STRATA PLAN OF LOT A DISTRICT LOT 549 KOOTENAY DISTRICT PLAN EPP43417.

BCGS 82F.094

Village of New Denver

The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when printed at a scale of 1:300.



LEGEND

Bearings are grid bearings UTM
NAD83 (COORD. COV008 HTV0.0) Zone
11.

To obtain local astronomic bearings
subtract the convergence to the UTM
meridian through the point indicated.
The UTM coordinates and estimated
horizontal positional accuracy
achieved are derived from Plan
EPP43417.

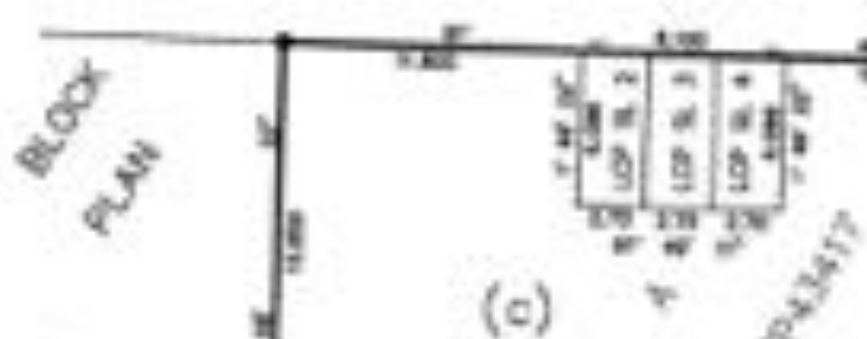
This plan shows horizontal
ground-level distances, unless
otherwise specified. To compute grid
distances, multiply ground-level
distances by the average combined
scale factor of 0.99952355 at A3,
which has been derived from Plan
EPP43417.

UTM NAD83 (COORD) Zone 11	
Estimated horizontal reference accuracy 0.020	
Pt A1	N 553779.263 E 473292.160
Convergence at Pt A1 subtract 01738"	
Pt A2	N 553916.205 E 473226.471
Vector A1 to A2 148'13" 405.434 (grid distance)	

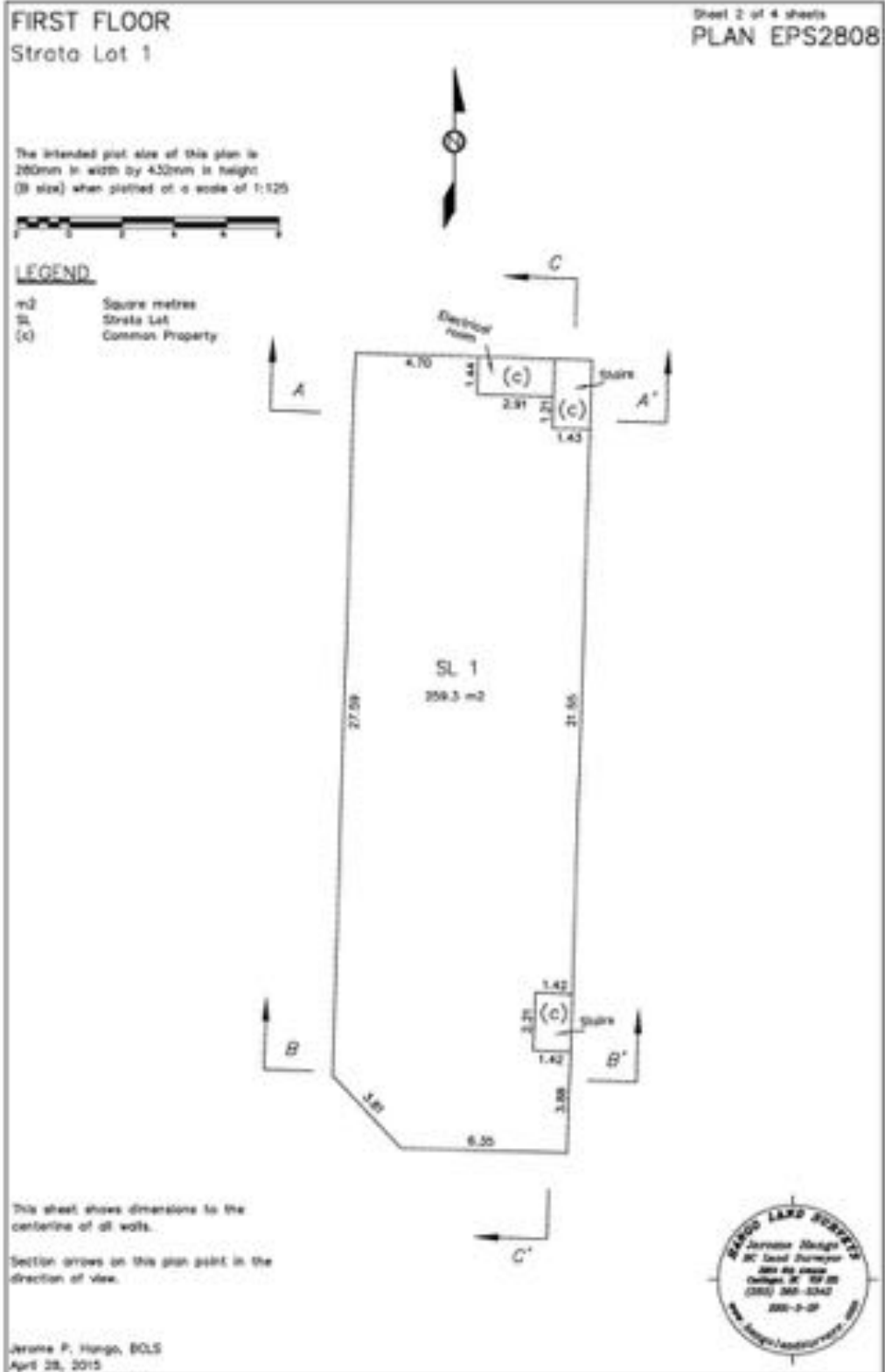
- m² Square metres
- SL Strata Lot
- LCP Limited Common Property
- (x) Common Property

Found

- Standard iron post.



STRATA PLAN



STRATA PLAN

SECOND FLOOR
Strata Lots 2 through 4

Sheet 3 of 4 sheets
PLAN EPS2808

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125



LEGEND

- m² Square metres
- SL Strata Lot
- (c) Common Property



This sheet shows dimensions to the centerline of all walls.

Section arrows on this plan point in the direction of view.



STRATA PLAN

CROSS SECTIONS

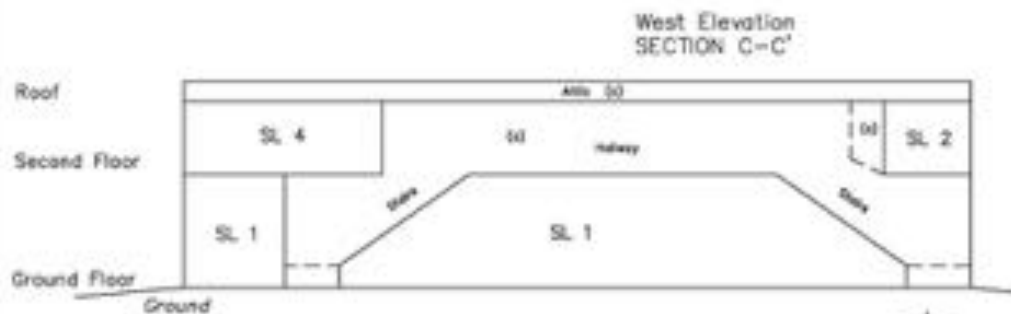
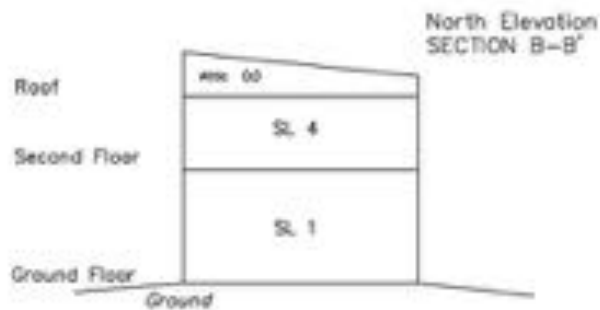
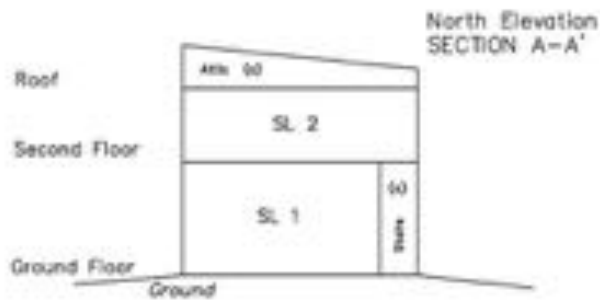
Sheet 4 of 4 sheets
PLAN EPS2808

The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:150



LEGEND

SL Strata Lot
(c) Common Property



FLOORPLAN



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 746 sq. ft
TOTAL: 746 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.02 acres

Aug 4 2021 16:9:53 Eastern Daylight Time



Legal Parcel Report — RDCK Roads

Civic Add Report □ Cadastre - Legal Parcels

Electoral Areas * Civic Address



Sources: Esri, Airbus DS, USGS, NOAA, NASA, CGAR, Y. Rabinov, NCEAS, NLS, OS, NMA, Geobase/Geoscan, Rijksdienst/GSA, Geomatics, FEMA, Intermap and the GIS User community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(ml)
Cadastre - Legal Parcels	1	0.02	-
Civic Address	0	-	-
Electoral Areas	1	0.02	-
Fire Service Areas	1	0.02	-
Water Systems	1	0.02	-
Zoning	1	0.02	-
Official Community Plan	1	0.02	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.00108.020	029-583-128	2 805 6TH AVE, NEW DENVER	Strata-Lot Residence (Condominium)	EPS2808

#	LTO Number	Lot	Block	District Lot	Land District
1	CA4448427	2	-	549	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2 PLAN EPS2808 DISTRICT LOT 549 KOOTENAY LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOTAS SHOWN ON FORM V.	-	WIDTH/DEPTH	0.02

Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Colin Moss	0.02

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.02

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	0.02

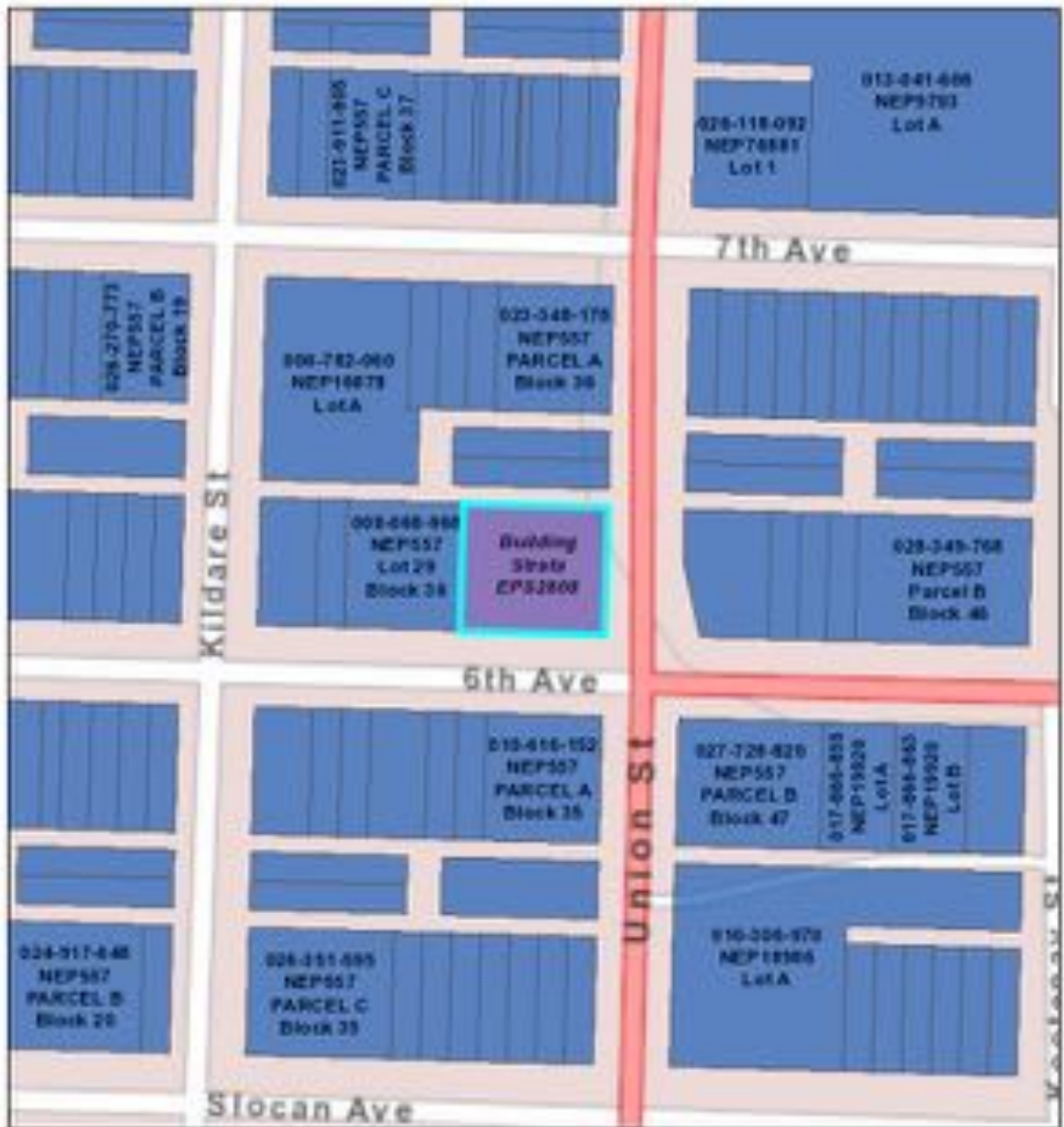
Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C1	Core Commercial	Village of New Denver	612	0.02

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	-	Commercial	612	YES	0.02

LTSA MAP



August 4, 2021

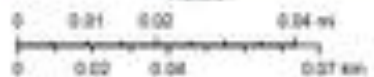
Parcels By Class

- Air Space
- Subdivision
- Absolute Fee Book
- Building Strata

- Bare Land Strata
- Common Ownership
- Park
- Road
- Return To Crown

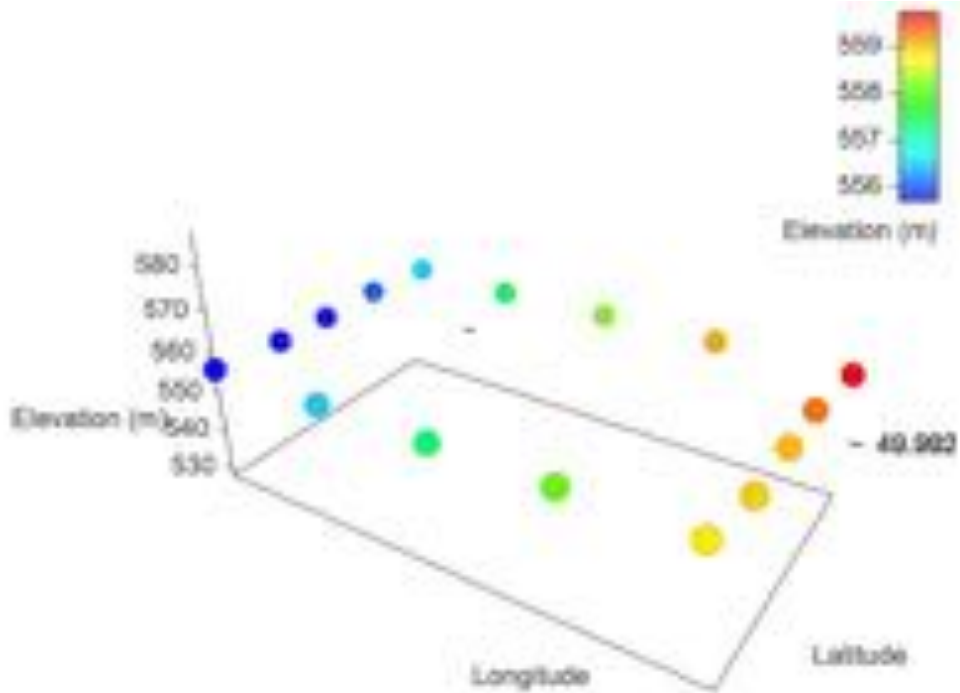
- Crown Subdivision
- Part of Primary
- Primary
- Interest Parcels

1:2,257



Geobase, Esri/BC, TomTom, © OpenStreetMap contributors

ELEVATION



Max Elevation: 559.74 m | Min Elevation: 555.71 m | Difference: 4.03 m



UTILITIES MAP

Utilities



Legend

- | | | | |
|--------------------|------------------------|-------------|---------------------------|
| Hydrant | Sewer Pipe | Other | Other |
| Main Line | W/OX/ROCK | ROCK (down) | Other Service Connections |
| Lateral and Branch | Columns, Legal Parcels | ROCK (up) | Streets and Intersections |
| | | ROCK (down) | Cur Address |

FLOOD MAP

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
— Streets and Frontages
- Dist. Address

■ Near Identified Flooding Area in Area
Lakes and Rivers

■ Flood Hazard
Lakes - Legal Parcels

■ Flood Hazard (Secondary)
- FEMA Roads

DIRECTIONS

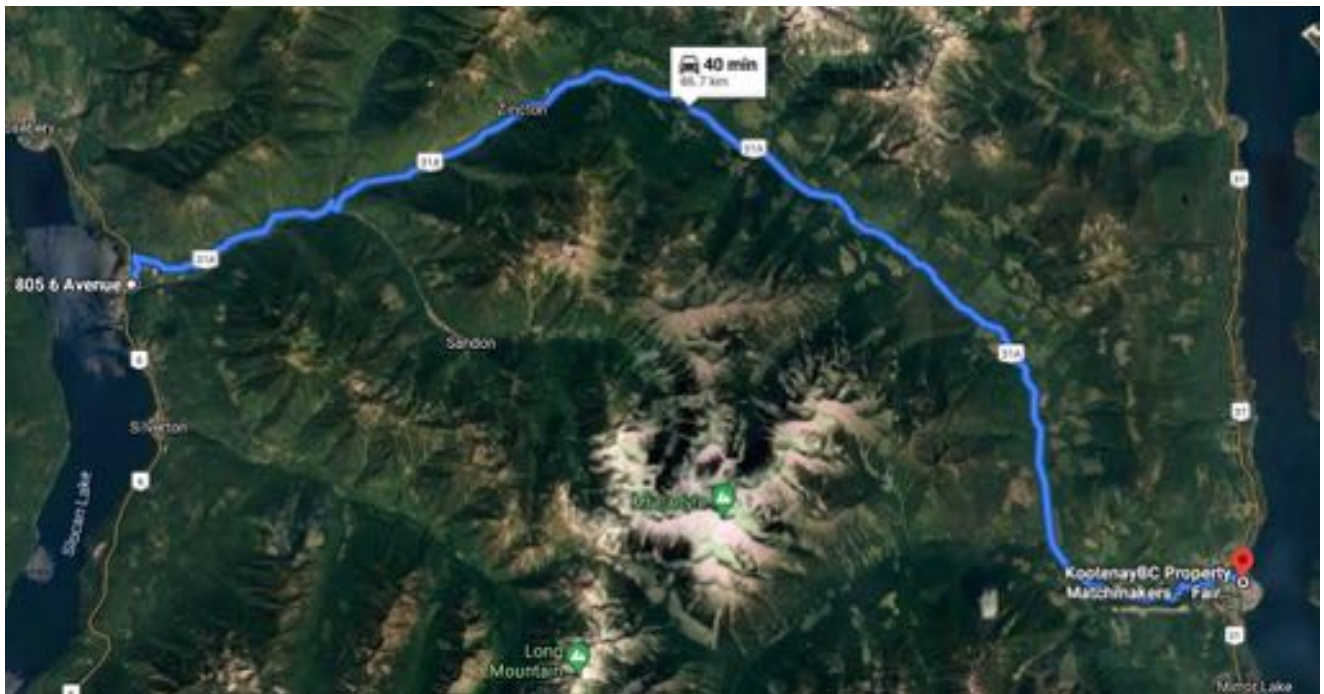
Google Maps

805 6 Ave, New Denver, BC V0G 1S0 to KootenayBC Property Matchmakers - Fair Realty

Drive 46.7 km, 40 min

Cancel

You can enter notes here



ZONING – CORE COMMERCIAL

C1 - CORE COMMERCIAL

SECTION 8

8.1 Permitted Uses

The following uses and no others shall be permitted in a C1 zone:

- (a) automobile show room and sales lot;
- (b) automotive, boat, and equipment sales, service and repair;
- (c) bakery;
- (d) boat show room and sales lot;
- (e) business and professional office;
- (f) bus terminal for loading and unloading;
- (g) civic use;
- (h) community hall, clubs and lodges, church, library, and other similar uses;
- (i) convenience store;
- (j) daycare;
- (k) financial institution;
- (l) gasoline service station;
- (m) guest house;
- (n) home occupation;
- (o) hotel;
- (p) medical and dental office;
- (q) motel;
- (r) nursery;
- (s) outdoor recreation equipment rental;
- (t) personal service establishment;
- (u) post office;
- (v) printing and publishing;
- (w) recreation and place of amusement;
- (x) restaurant;
- (y) retail store;
- (z) single-family dwelling and two-family dwelling; including a single or two-family dwelling used for short term rental for tourist accommodation that does not exceed four (4) weeks per year;
- (aa) theatre excluding drive-in;
- (bb) undertaking establishment;
- (cc) video rental store;
- (dd) bed and breakfast;
- (ee) public utility building and structures, with no exterior storage of any kind and no garage for the storage, repair, and maintenance of equipment;
- (ff) residential dwelling in conjunction with a commercial use;
- (gg) accessory use
- (hh) multi-family dwelling.

ZONING – CORE COMMERCIAL

8.2 Regulations

On a parcel located in an area zoned C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out below:

1 Residential Dwelling in Conjunction with a Commercial Use

Dwelling units shall:

- (a) be contained in the same building;
- (b) be located above or behind the commercial use;
- (c) have separate entrances from the outside.

2 Minimum Parcel Area

(1) The parcel area for the following uses shall be not less than:

- (a) Hotel or Motel: 1,100 m² (11,840.4 sq. ft.);
- (b) Gasoline Service Station: 1,100 m² (11,840.4 sq. ft.);
- (c) Two-Family Dwelling: 765 m² (8,324.5 sq. ft.);
- (d) For any uses except Hotel, Motel, Gasoline Service Station, or Two-Family Dwelling: 530 m² (5,689.6 sq. ft.);

(2) The minimum parcel size for any uses except Hotel, Motel, Gasoline Service Station, Single-Family Dwelling or Two-Family Dwelling may be reduced to 255 m² (2,744.9 sq. ft.) provided the owner meets Provincial regulations for sewage disposal and all other regulations.

3 Exemption from Minimum Parcel Area

The minimum parcel area requirements do not apply where the land is used solely for a public utility use.

4 Minimum Parcel Frontage

The minimum parcel frontage on a highway is 15 m (49.2 ft.).

5 Buildings Per Parcel

Shall not be limited except in the case of a single-family or a two-family dwelling use which shall be limited to one principal building.

ZONING – CORE COMMERCIAL

.6 Minimum Setbacks from Parcel Lines

(1) The minimum setbacks from parcel lines for Single-Family and Two-Family Dwellings are as follows:

- (a) 4.5 m [14.8 ft.] from a front parcel line;
- (b) 3.0 m [9.8 ft.] from a rear parcel line;
- (c) 3.0 m [9.8 ft.] from an exterior side parcel line;
- (d) 3.0 m [9.8 ft.] from an interior side parcel line that abuts a side lane; or
- (e) 1.5 m [4.9 ft.] from any other interior side parcel line.

(2) The minimum setbacks for all other permitted uses are as follows:

- (a) 0.0 m [0 ft.] from a front parcel line; or
- (b) 4.5 m [14.8 ft.] from a front parcel line where the parcel abuts Highway 6 or 32A;
- (c) 4.5 m [14.8 ft.] from a rear parcel line;
- (d) 0.0 m [0 ft.] from an exterior side parcel line;
- (e) 4.5 m [14.8 ft.] from an exterior side parcel line where it abuts Highway 6 or 32A;
- (f) 0.0 m [0 ft.] from an interior side parcel line; or
- (g) 3.0 m [9.8 ft.] from an interior side parcel line that abuts a side lane; or
- (h) 4.5 m [14.8 ft.] from an interior side parcel line where it abuts a residential zone.

.7 Minimum Building Width

The width of a single family dwelling shall not be less than 5.5 metres (18 ft.).

ZONING – CORE COMMERCIAL

8. Maximum Height of Buildings and Structures

- (a) The maximum height of principal buildings is 10.0 m (32.8 ft.) or two and a half storeys, whichever is the lesser.
- (b) The maximum height for accessory buildings and structures is 5.0 m (16.4 ft.).

9. Maximum Surface Parcel Coverage

The maximum surface parcel coverage for commercial buildings is 90% of the parcel area subject to adequate sewage disposal being available.

The maximum surface parcel coverage for single and two-family dwellings is 45% of the parcel area.

10. Landscaping

All land which is not used for parking, walks or gardens shall be landscaped.

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Lucerne Elementary & Secondary School	190m	2 min
	JV Humphries Elementary & Secondary School	46.6	44 min
Shopping	Downtown New Denver	200m	1 min
	Downtown Nakusp	46.3	35 min
	Baker Street, Nelson	99.7	1 hr 18 min
Airport	West Kootenay Regional Airport, Castlegar	96.3	1 hr 15 min
	Trail Regional Airport	135	1 hr 48 min
Major Cities	Kelowna, BC	288	4 hr 6 min
	Nelson, BC	100	1 hr 19 min
	Spokane, WA	331	4 hr 18 min
	Castlegar, BC	99.3	1 hr 19 min
	Calgary, AB	557	6 hr 37 min
	Vancouver, BC	709	8 hr 12 min
Hospital/ Medical Centre	Slocan Community Health Centre, New Denver	1.1	4 min
	Kootenay Boundary Regional Hospital, Trail	126	1 hr 39 min
	Kootenay Lake Hospital, Nelson	101	1 hr 21 min
Dentist	Kootenay Lake Dental Clinic, Nelson	100	1 hr 20 min
	Nelson Ave Dental Clinic, Nelson	102	1 hr 22 min
	Silverton Dental Clinic, Silverton	5	6 min
Postal Services	Canada Post, New Denver	300m	1 min
Library	New Denver Reading Centre	270m	1 min

Slocan Valley

The distinct historical origins of each community in the Slocan Valley have shaped what they are today. Each community has its own flavour and character and are home to friendly and closely-tied residents. The Slocan Valley is comprised of three municipalities in the north: New Denver, Silverton and the Village of Slocan, and roughly 18 other unincorporated communities in Area H of the Regional District of Central Kootenay (RDCK). In the south end of the Valley, communities like Crescent Valley, Slocan Park and Winlaw offer a variety of services for locals and visitors.

New Denver

New Denver has a varied history. From the boom of mining town days, it became an internment centre for Japanese during the Second World War and is now enjoying a renewed interest from people seeking to find a quiet lifestyle away from urban centres. Situated on Slocan Lake, known for its warm water temperatures, it is surrounded by spectacular mountains and parks: Valhalla Provincial Park, Kokanee Glacier Provincial Park and further west, Goat Range Provincial Park. There is no shortage of things to do and see. Nine-hole golf courses in the area, soccer pitches, skating arenas and first-class mountain bike trails round out the rural lifestyle.

Weather

Average Yearly Rainfall (mm): 691

Average Winter Month Snowfall (cm): 188.9

Average High Temperature (c): 22.8

Average Low Temperature (c): -4.3

COMMUNITY INFORMATION

NEW DENVER

Eat

<https://slocanlakechamber.com/visitors/food/>

<https://slocanvalley.com/valley-directory/categories/food-restaurants/>

Stay

<https://www.hellobc.com/plan-your-trip/accommodations/?location=New%20Denver>

<https://slocanvalley.com/valley-directory/categories/accommodations/>

<https://slocanlakechamber.com/visitors/accommodation/>

Play

<https://newdenver.ca/calendar-events/>

<https://www.slocanvalleychamber.com/play>

<https://slocanvalley.com/explore/>

<https://slocanlakechamber.com/visitors/attractions/>

<https://www.hellobc.com/places-to-go/kootenays/>

Government/Regulatory

[Building permits/applications](#)

[Bylaws/Zoning](#)

[Mobile Home Registry](#)

[Homeowner Protection Office](#)

[Front Counter BC](#)

[Interior Health Rural Water System Samples](#)

[Canadian Immigration](#)

Education

K-12 – New Denver –Lucerne Elementary & Secondary School

<https://less.sd10.bc.ca/>

<https://sd10.bc.ca/>

Healthcare

New Denver's Slocan Community Health Centre is a primary care centre with residential care, 24/7 emergency services, an ambulance, lab, X-ray, a hospice room and a medical clinic staffed by three physicians on a rotational basis plus a nurse practitioner. A chiropractor and a massage therapist come to the centre once a week.

<https://www.slocanvalleychamber.com/healthcare>

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

<https://www2.gov.bc.ca/gov/content/health>

Transportation

<https://www.bctransit.com/west-kootenay>



PICTURES



PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker:

<http://kootenaybc.com>

Village of New Denver:

<https://newdenver.ca/>

New Denver Community Profile:

<https://newdenver.ca/wp-content/uploads/2015/03/New-Denver-Profile-2015.pdf>

Chamber of Commerce:

<https://www.slocanvalleychamber.com/>

Slocan and Area Guide:

<https://slocanvalley.com/>

Regional District of Central Kootenay: For building permits, land use and planning, fire services, parks and recreation etc. inside the Regional District of Central Kootenay

<http://www.rdck.ca/>

Emergency Information: current notices on emergency alerts and declarations

<http://www.rdck.ca/EN/main/services/emergency-management/emergency-response1/evacuation-order-and-alert-page.html>

Waste Disposal:

<https://newdenver.ca/residents/waste-recycling/>

Recycling Disposal: New Denver Core Depot

<http://www.rdck.ca/EN/main/services/waste-recycling/recycling/where-can-i-recycle.html>

Satellite TV Providers:

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

Internet

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

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

Hospital: Slocan Community Health Centre (New Denver):

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

Post Office

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