

# Kootenay BC



611 UNION ST  
NEW DENVER, BC

\$235,000

PROPERTY MATCHMAKERS  FAIR REALTY



# DETAILS

Location of this larger lot in New Denver BC provides flexible use. Currently there is a small house/cabin that has been rented out previously; serviced with hydro, water and septic. There is an older cabin in the back that is now being used as storage. The lot is in a commercial zoned area located off Hwy 6. If you were thinking of a needing a place to work and live - this could be a great fit. The property is zoned to accommodate short term rental, residential with business, retail/office. Or straight commercial venture.

MLS: 2461285 Size: 80' x 135'

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

# TITLE

## TITLE SEARCH PRINT

2021-09-14, 08:05:42

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 58950

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

<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	CA2261333
From Title Number	2072141
<b>Application Received</b>	2011-11-04
<b>Application Entered</b>	2011-11-08
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	NEW DENVER, BC VOG 1S0
	Nelson Trail Assessment Area New Denver, The Corporation of the Village of
<b>Taxation Authority</b>	
<b>Description of Land</b>	
Parcel Identifier:	013-141-341
Legal Description:	LOT A DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 9044
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	MORTGAGE
Registration Number:	CA2261335
Registration Date and Time:	2011-11-04 14:25
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. FI 36
Remarks:	INTER ALIA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

# TAX ASSESSMENT

## 611 UNION ST NEW DENVER

Area-Jurisdiction-Roll: 21-551-00099.015



Favourite



Compare



Print



Google

Report a problem

Google

**Total value** **\$159,400**

2021 assessment as of July 1, 2020

Land	\$122,000
Buildings	\$37,400
Previous year value	\$123,800
Land	\$89,600
Buildings	\$34,200

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	1962
Description	1 STY Rec Home - Basic
Bedrooms	1
Baths	
Carports	
Garages	
Land size	80 x 135 Ft
First floor area	360
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 Block 34 Plan NEP9044 District Lot 549 Land District 26

PID: 013-141-341

### 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 RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: September 14 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

**ADDRESS/BARE-LAND STRATA LOT #:** 611 Union Street New Denver BC V0G 1S0 (the "Premises")

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.	<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>			
<b>1. LAND</b>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		X		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
D. Is there a survey certificate available?	X			
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?				
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: 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 Premises have a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?				
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?				
C. If you indicated in 2A that the Premises have 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 covers) in accordance with the <i>Water Sustainability Act (British Columbia)</i> ?				
D. Are you aware of any problems with the water system?				
E. Are records available regarding the quantity of the water available?				
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?		X		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		X		
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?			X	
B. To the best of your knowledge, is the ceiling insulated?			X	
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			X	

# PROPERTY DISCLOSURE STATEMENT

September 14 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:      611      Union Street      New Denver      BC      V0G 1S0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?			X	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>				X
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?			X	
G. Are you aware of any structural problems with any of the buildings?			X	
H. Are you aware of any additions or alterations made in the last sixty days?		X		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?			X	
J. Are you aware of any problems with the heating and/or central air conditioning system?		X		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?			X	
L. Are you aware of any damage due to wind, fire or water?			X	
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)			X	
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and/or hot tub?		X		X
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		X		
S. Were these Premises 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.		X		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		X		
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? _____		X		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		X		
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?		X		
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		

INITIALS Lsf

# PROPERTY DISCLOSURE STATEMENT

September 14 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:            611            Union Street            New Denver            BC V0G 1S0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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 receipt of a copy of this Property Disclosure Statement and agrees that a copy 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.**

\_\_\_\_\_  
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

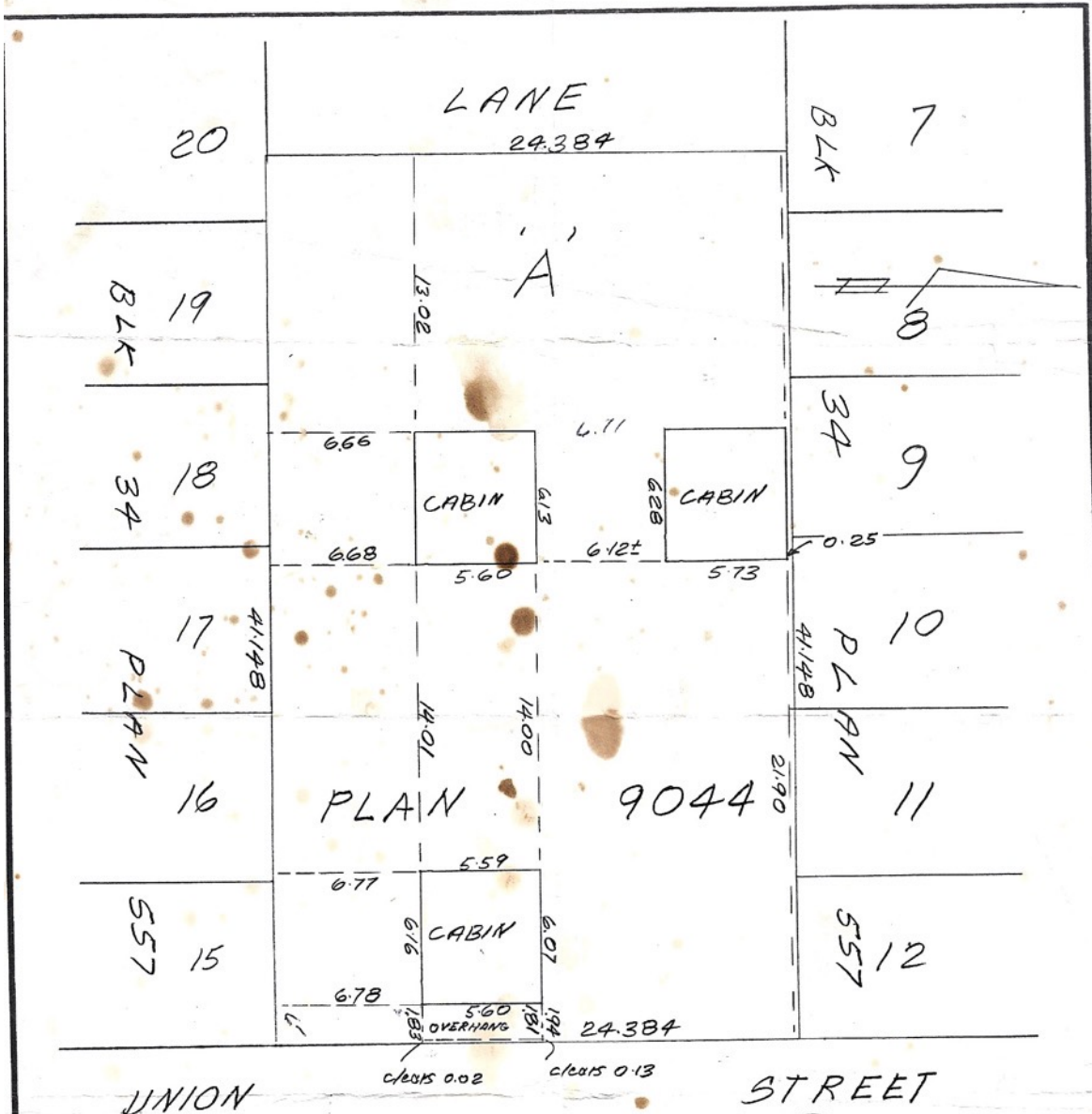
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BC1003 REV. SEPT 2020

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# LOT PLAN



Certified correct

this 30<sup>th</sup> day of May, 1986.

*Robney C. Power*

B.C.L.S.

**R.C. POWER & ASSOCIATES**  
 2741 - 30<sup>th</sup> Street Telephone 542-1235  
 VERNON, B.C. V1T 5C6



Survey certificate showing building location on:

LOT A PLAN 9044,  
 DISTRICT LOT 549,  
 KOOTENAY DISTRICT

Date: 30 May 1986

Drawn: RP

Scale: 1:250

File: C1055

Client: Mr. Casley



# SURVEY

**SUBDIVISION PLAN OF LOTS 13 AND 14 OF  
BLOCK 34, PLAN 557 AND CLOSED LANE,  
PLANS DFFI18II AND DFH2945, LOT 549,  
KOOTENAY DISTRICT.**

PLAN NO. 9044

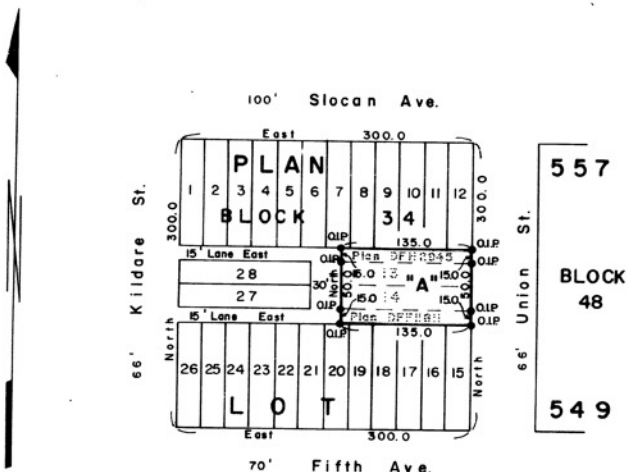
**LEGEND**

Bearings are astronomic derived from  
Plan DFFI18II.  
● O.I.P. Denotes old iron pin found.  
● I.P. Denotes standard iron bar post set.

Scale:—1 inch = 100 feet.

Deposited in the Land Registry  
Office at Nelson, B. C., this 16<sup>th</sup>  
day of MAY, 1974

W.D. Smith  
Registrar



OWNER W.D. Smith  
WITNESS \_\_\_\_\_  
OWNER W.D. Smith  
WITNESS \_\_\_\_\_

Approved under the Land Registry Act this  
\_\_\_\_\_ day of April, 1974

W.D. Smith  
Village of New Denver - Approving Officer  
This plan lies within the Central Kootenay  
Regional District.

I, Alex Cheveldave of Castlegar, British Columbia Land  
Surveyor, make oath and say that I was present at and did  
personally superintend the survey represented by this plan  
and that the survey and plan are correct. The said survey  
was completed on the 8th. day of April, 1974.

Alex Cheveldave  
B C L S

Sworn before me this 10<sup>th</sup>  
day of April, 1974

W.D. Smith  
Commissioner  
Attorneys For British Columbia

Alex Cheveldave, B. C. L. S.  
320 Crestview Crescent,  
Nelson, B. C.  
B-38, F-C-614.

# EXPENSES

## Property Taxes:

2021

\$1,119.41



## Residential Water:

2021

\$359 / year



## Residential Garbage:

2021

\$164 / year



# RDCK MAP



## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.25 acres

Sep 23 2021 16:30:7 Eastern Daylight Time



# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.25	-
Civic Address	1	-	-
Electoral Areas	1	0.25	-
Fire Service Areas	1	0.25	-
Water Systems	1	0.25	-
Zoning	1	0.25	-
Official Community Plan	1	0.25	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	0.25	-
Flood Construction Levels - 1990	0	0	-

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.00099.015	013-141-341	611 UNION ST, NEW DENVER	Single Family Dwelling	NEP9044

#	LTO Number	Lot	Block	District Lot	Land District
1	CA2261333	A	34	549	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A BLOCK 34 PLAN NEP9044 DISTRICT LOT 549 KOOTENAY LAND DISTRICT	10800	SQUARE FEET	0.25

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	551.00099.015	-	611	UNION ST	611 UNION ST	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Colin Moss	0.25

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.25

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	0.25

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C1	Core Commercial	Village of New Denver	612	0.25

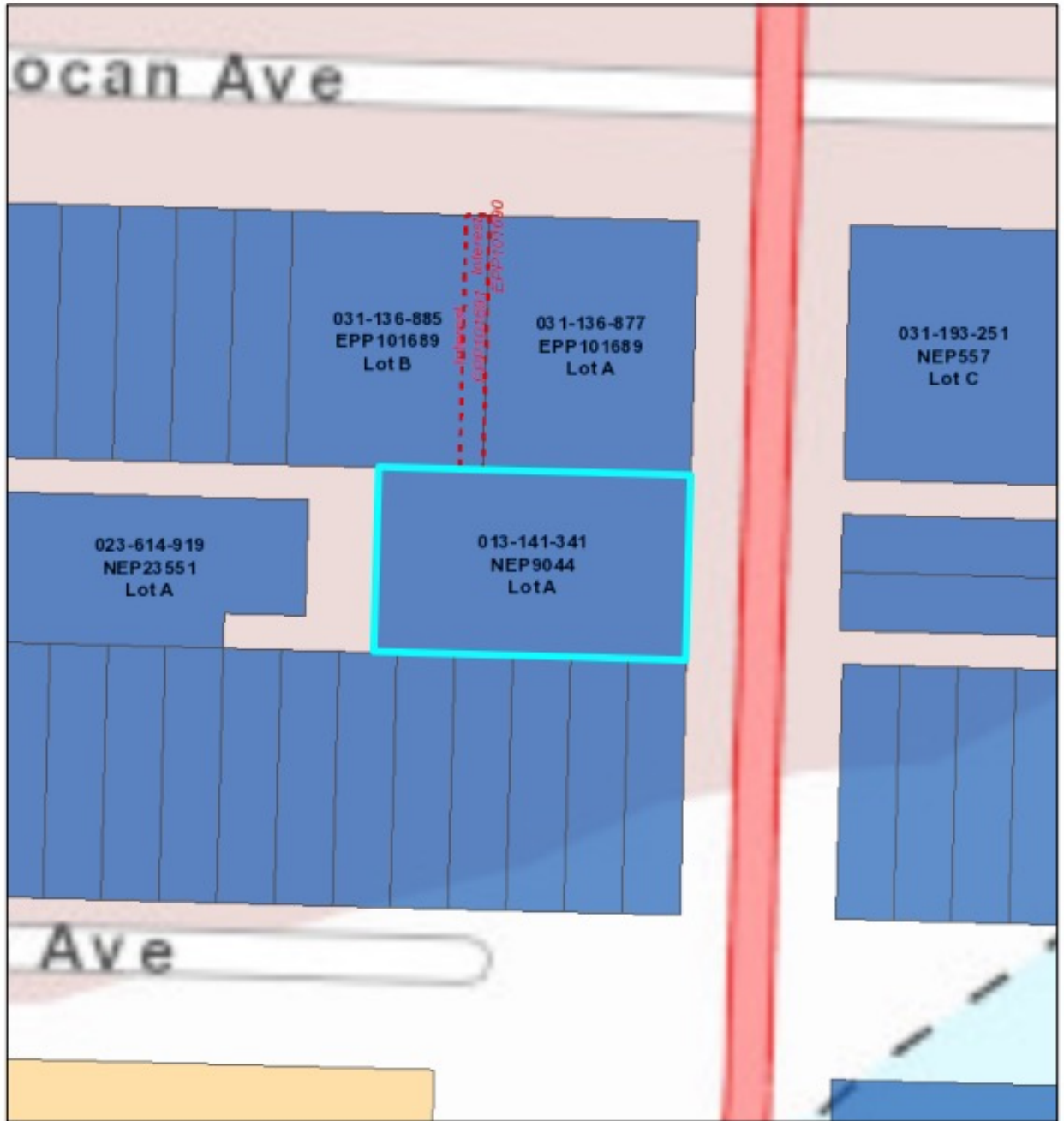
## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	-	Commercial	612	YES	0.25

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Carpenter Creek -Lower Half	Carpenter Creek -Lower Half	-	1	0.25

# LTSA MAP

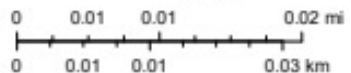


September 23, 2021

1:1,128

Parcels By Class

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



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

# UTILITIES MAP

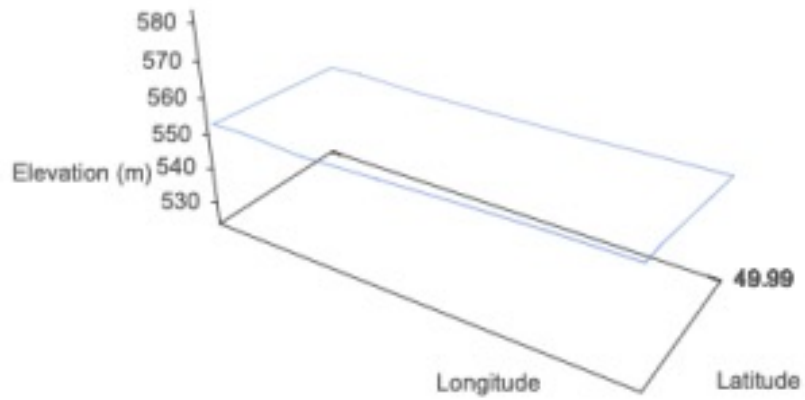
## Utilities



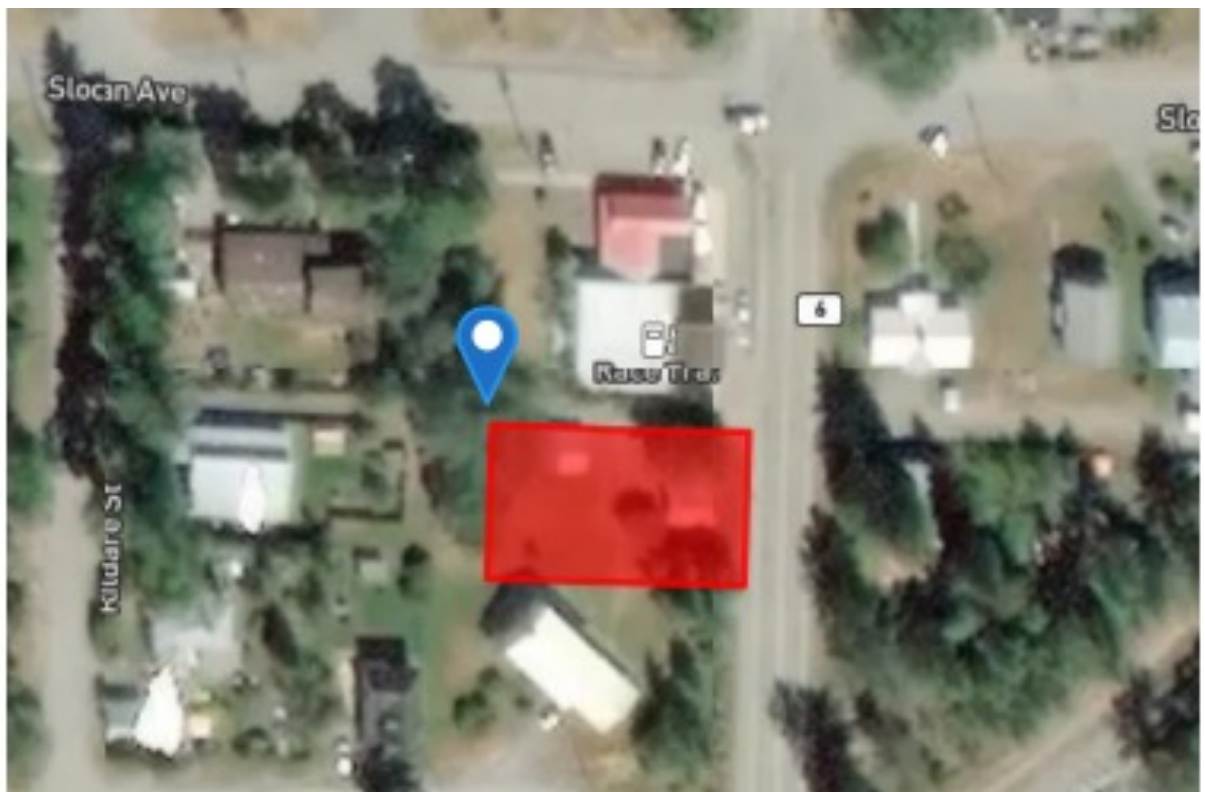
## Legend

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

# ELEVATION

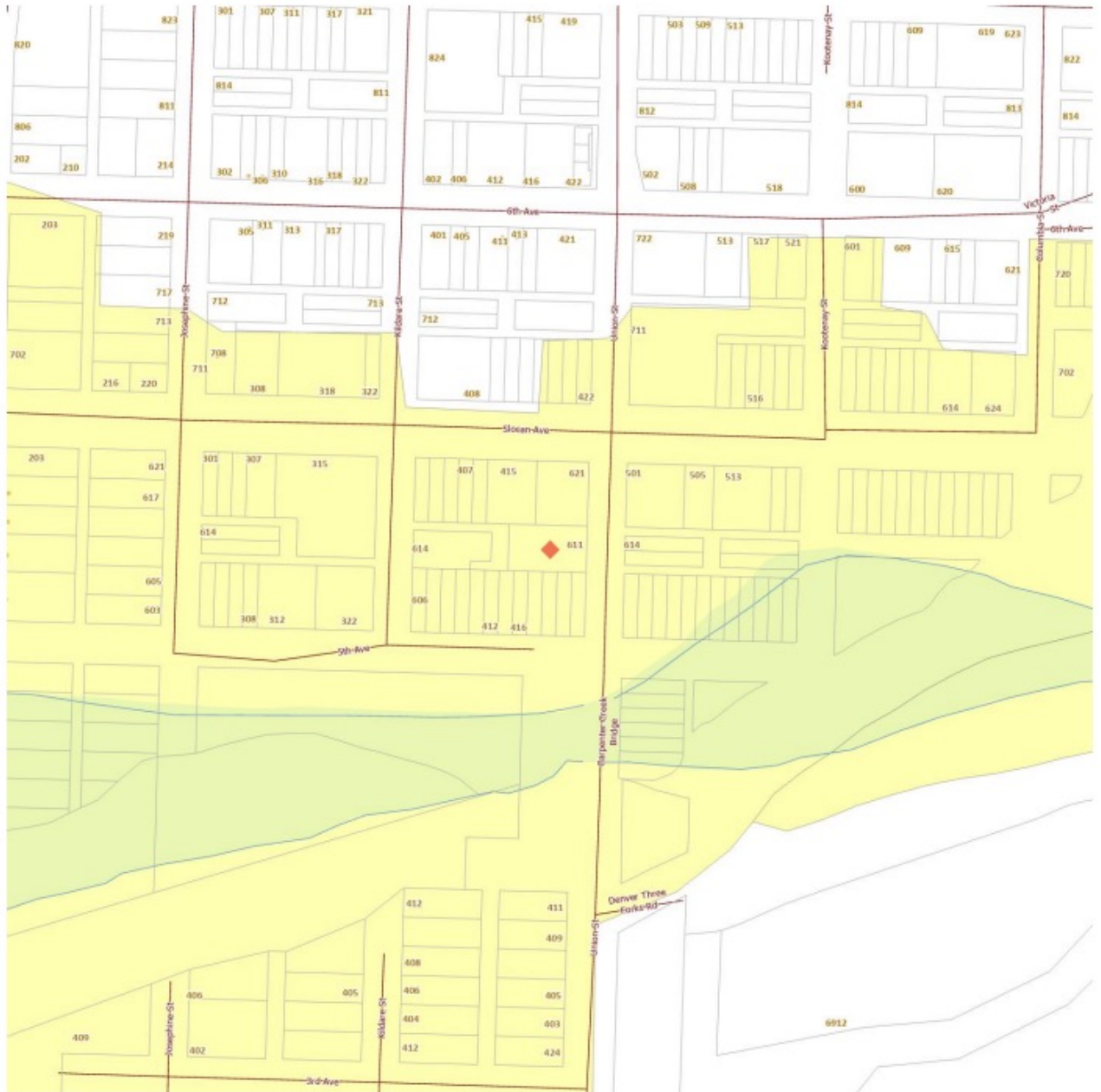


Max Elevation: 555.48 m | Min Elevation: 551.21 m | Difference: 4.27 m



# FLOOD MAP

## Flood and Hazard



## Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slokan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK Roads
- Civic Address



# ZONING

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## C1 - CORE COMMERCIAL

## SECTION 8

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### 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;

# ZONING

## 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 m<sup>2</sup> (11,840.4 sq. ft.);
- (b) Gasoline Service Station: 1,100 m<sup>2</sup> (11,840.4 sq. ft.);
- (c) Two-Family Dwelling: 765 m<sup>2</sup> (8324.5 sq. ft.);
- (d) For any uses except Hotel, Motel, Gasoline Service Station, or Two-Family Dwelling: 510 m<sup>2</sup> (5,489.6 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 m<sup>2</sup> (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

## **.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 31A;
  - (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 31A;
  - (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

## .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

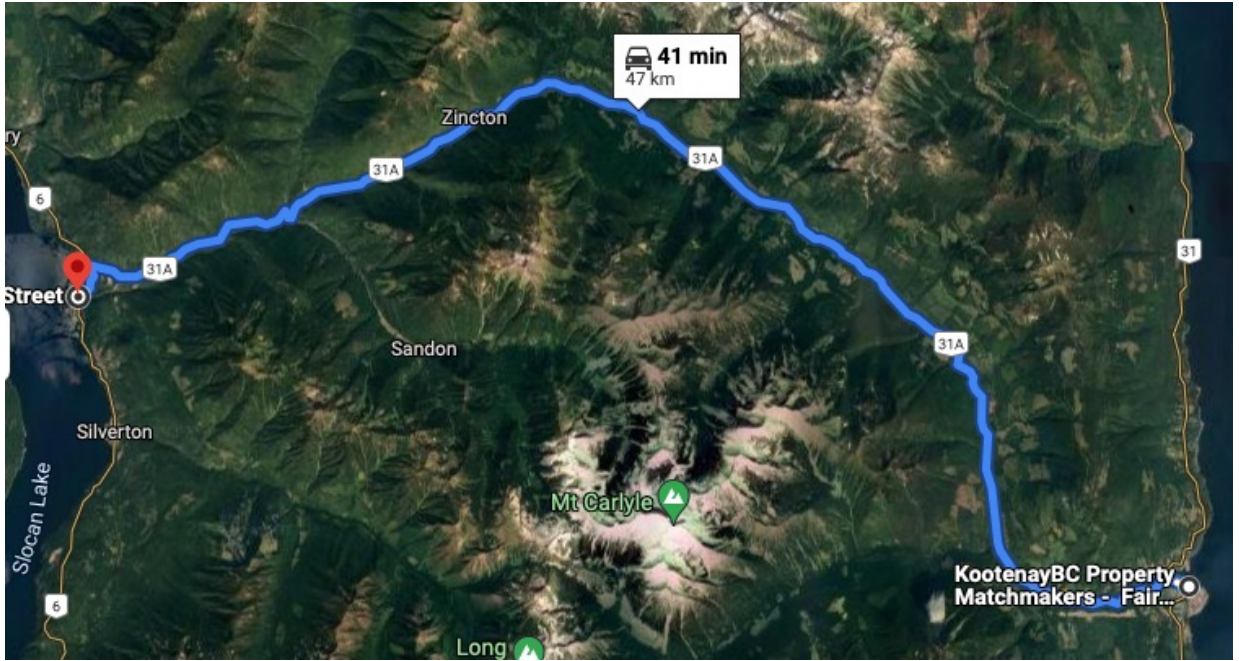
The maximum surface parcel coverage for commercial buildings is 90% of the parcel area subject to adequate sewage disposal being available.

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

## .10 Landscaping

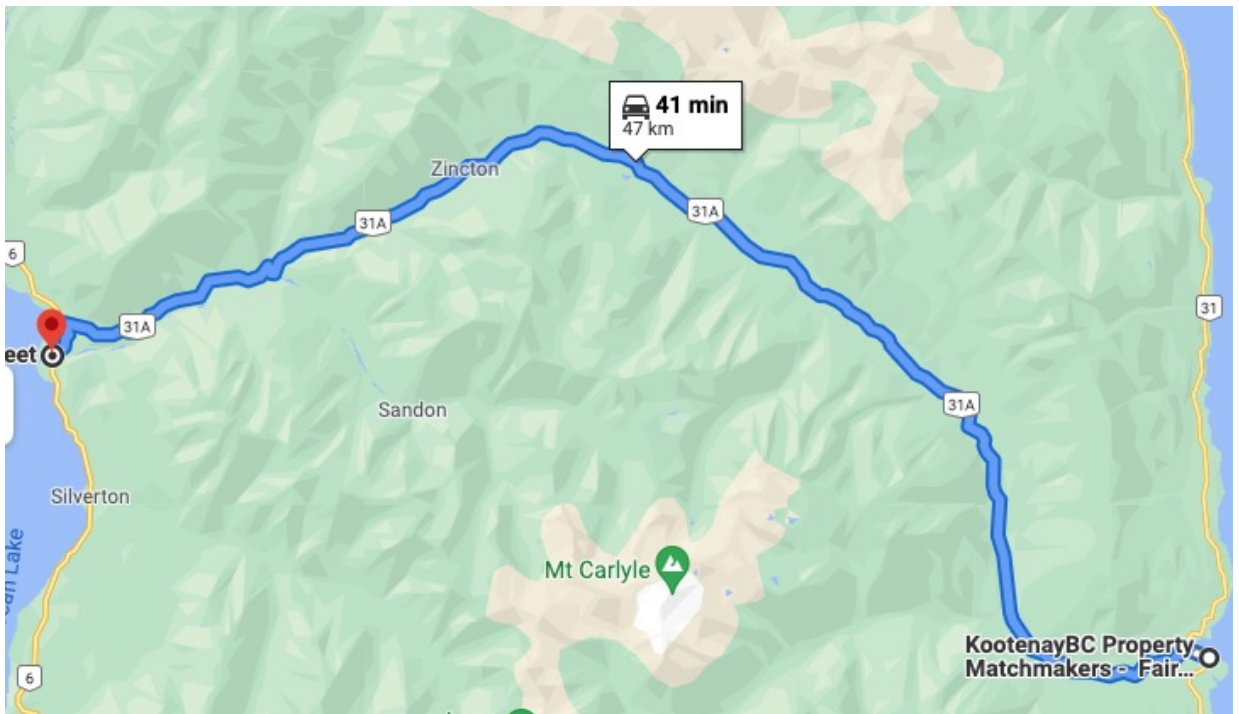
All land which is not used for parking, walks or gardens shall be landscaped.

# DIRECTIONS



Navigation controls including icons for car, train, walking, bicycle, and airplane. Below the icons, the destination is listed as 'KootenayBC Property Matchmakers - Fair...' and the starting point as '611 Union St, New Denver, BC V0G 1S1'.

via BC-31A W  
Fastest route  
41 min  
47.0 km  
[DETAILS](#)



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	Lucerne Elementary & Secondary School	190m	2 min
	JV Humphries Elementary & Secondary School	46.6	44 min
<b>Shopping</b>	Downtown New Denver	200m	1 min
	Downtown Nakusp	46.3	35 min
	Baker Street, Nelson	99.7	1 hr 18 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	96.3	1 hr 15 min
	Trail Regional Airport	135	1 hr 48 min
<b>Major Cities</b>	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
<b>Hospital/ Medical Centre</b>	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
<b>Dentist</b>	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
<b>Postal Services</b>	Canada Post, New Denver	300m	1 min
<b>Library</b>	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/attraction:>

<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 & Second

<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/>

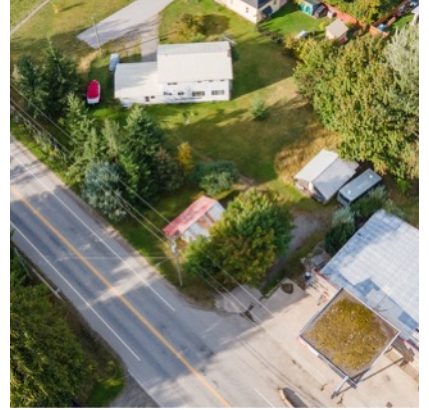
<https://www2.gov.bc.ca/gov/content/health>

### Transportation

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



# PICTURES





# RESOURCES

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

**Village of New Denver:** <https://newdenver.ca/>

**Chamber of Commerce:** <https://www.slocanvalleychamber.com/>

**Slocan and Area Guide:** <https://slocanvalley.com/>

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

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

**Waste Disposal:** Slocan Transfer Station  
<https://rdck.ca/EN/main/services/waste-recycling.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.slocanvalleychamber.com/healthcare>

**Post Office**

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