

# Kootenay BC



4 - 805 6<sup>TH</sup> AVE,  
NEW DENVER BC

\$249,000

PROPERTY MATCHMAKERS  FAIR REALTY



# DETAILS

Large corner unit with Slocan Lake and mountain views. This unit is waiting for the right buyer to finish the unit accordingly. This building is newer built starting in 2015. The lower floor is occupied by Valhalla Pure Outfitters and the second storey has 3 residential condo units. Perfect for those who work away or like to travel and need a home base to come and go as needed or desired. Walking distance to Slocan Lake and recreational choices out the front door. New Denver BC is a quaint village in the West Kootenay region of southeast BC. Small town vibes create a sense of community where the pace is slower, and you really can stop and smell the roses.

MLS: 2460361 Size: 0.03 acres

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

# TITLE

**TITLE SEARCH PRINT**

2021-08-02, 08:25:01

File Reference:

Requestor: Kul Nijjar

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

<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NELSON NELSON
<b>Title Number</b> From Title Number	CA4449429 CA3864365
<b>Application Received</b>	2015-06-08
<b>Application Entered</b>	2015-06-15
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	NEW DENVER, BC VOG 1S0
<b>Taxation Authority</b>	Nelson Trail Assessment Area New Denver, The Corporation of the Village of
<b>Description of Land</b> Parcel Identifier: Legal Description:	029-583-144 STRATA LOT 4 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 LB547537

# TITLE

## TITLE SEARCH PRINT

2021-08-02, 08:25:01

File Reference:

Requestor: Kul Nijjar

### 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. F136  
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. F136  
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 Nijjar

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

**Land Title District** NELSON  
Land Title Office NELSON

Common Property Strata Plan EPS2808

**Transfers** NONE

**Legal Notations**

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

**Charges, Liens and Interests** NONE

**Miscellaneous Notes:** NONE

# TAX ASSESSMENT

4-805 6TH AVE NEW DENVER

Area-Jurisdiction-Roll: 21-551-00108,030

 [Favorite](#)  [Compare](#)  [Print](#)



**Total value** **\$222,500**

2021 assessment as of July 1, 2020

Previous year value **\$123,600**

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	2015
Description	Strata Comm / Res
Bedrooms	
Baths	
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,076
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

## Legal description and parcel ID

Strata Lot 4 Plan EPS2808 District Lot 549 Land District 26  
TOGETHER WITH AN INTEREST IN THE COMMON  
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT  
OF THE STRATA LOT AS SHOWN ON FORM V

PID: 029-583-144

## 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 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 #: 4 805 6th St New Denver BC V0C 1S0 (the "Unit")

### THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

       Principal Residence  Residence(s)        Barn(s)        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. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD  
INITIAL THE  
APPROPRIATE REPLIES.

	YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1. LAND</b>				
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		<input checked="" type="checkbox"/>		
B. Are you aware of any existing tenancies, written or oral?		<input checked="" type="checkbox"/>		
C. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		<input checked="" type="checkbox"/>		
<b>2. SERVICES</b>				
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):				<input checked="" type="checkbox"/>
(i) Did use of the well or water system commence on or before February 29, 2016?				<input checked="" type="checkbox"/>
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				<input checked="" type="checkbox"/>
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 covers) in accordance with the Water Sustainability Act (British Columbia)?				<input checked="" type="checkbox"/>
D. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>		
E. Are you aware of any problems with the sanitary sewer system?		<input checked="" type="checkbox"/>		
<b>3. BUILDING Respecting the Unit and Common Property</b>				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	<input checked="" type="checkbox"/>			
B. Has the fireplace, fireplace insert, or wood stove installation been approved:				<input checked="" type="checkbox"/>
(i) By local authorities? <input type="checkbox"/>				
(ii) Received WETT certificate? <input type="checkbox"/>				

INITIALS

# PROPERTY DISCLOSURE STATEMENT

DISCLOSURE

CONDOMINIUM/STRATA UNIT #: 4

805

6th St

New Denver

BC V06 180

BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. (i) Has this Unit been previously occupied?		X		
(ii) Are you the "owner developer" as defined in the Strata Property Act?				
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		X		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		X		
F. Are you aware of any structural problems with any of the buildings in the Development?		X		
G. Are you aware of any problems with the heating and/or central air conditioning system?		X		
H. Are you aware of any damage due to wind, fire or water?		X		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
J. Are you aware of any leakage or unrepaired damage?		X		
K. Are you aware of any problems with the electrical or gas system?		X		
L. Are you aware of any problems with the plumbing system?		X		
M. Are you aware of any pet restrictions?	✓			
N. Are you aware of any rental restrictions?	✓			
O. Are you aware of any age restrictions?	✓			
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		X		
Q. Are you aware of any special assessment(s) voted on or proposed?				
R. Have you paid any special assessment(s) in the past 5 years?		X		
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?		X		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?				
U. Are you aware of any problems with the swimming pool and/or hot tub?		X		X
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		X		
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?		X		
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.	✓			
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?	✓			
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____			✓	✓
AA. Nature of Interest/Ownership: Freehold <input checked="" type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name <u>Iceley Wright</u> Telephone <u>250-551-1519</u> Strata Council Secretary/Treasurer's Name <u>II</u> Telephone <u>II</u>				
INITIALS <u>(IC)</u>				

BC1003 REV. SEPT 2020

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BCREA MEMBER



# PROPERTY DISCLOSURE STATEMENT

CLOSURE

CONDO/STRATA UNIT #: 4

805

6th st

New Denver

BC V09 180

**BUILDING** Respecting the Unit and Common Property. (continued)

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

EE. What is the monthly strata fee? \$ 215.69 2020

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY	YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?		<input checked="" type="checkbox"/>						
Recreation?		<input checked="" type="checkbox"/>						
Heat?		<input checked="" type="checkbox"/>						
Hot Water?		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			
Gas Fireplace?		<input checked="" type="checkbox"/>						
Garbage?		<input checked="" type="checkbox"/>						
Sewer?		<input checked="" 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) Rented?  (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) Rented?  (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/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)		<input checked="" 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/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)		<input checked="" 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/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)		<input checked="" type="checkbox"/>		

INITIALS [Signature]

# PROPERTY DISCLOSURE STATEMENT

DISCLOSURE

ESS/STRATA UNIT #: 4

805 6th St

New Denver BC V09 180

BUILDING Respecting the Unit and Common Property. (continued)

KK. 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		
<b>4. GENERAL</b>	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>	<b>DOES NOT APPLY</b>
A. Are you aware if the Unit, or any other unit, or 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 discerned 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 BBA Area
- Parking for each apartment
- Monthly strata fee increase 2021

INITIALS KA      

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BC1003 REV. SEPT 2020

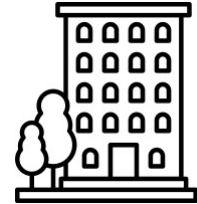
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# EXPENSES

## STRATA Fees:

2020

\$215.69 / monthly



## Property Tax:

2021

\$1562.54



## Municipal Water:

2021

\$523.00



## Hydro:

\$40 / monthly



Internet and Telephone/Cell Service is available

# STRATA PLAN

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

Sheet 1 of 4 sheets  
PLAN EPS2808

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 plotted at a scale of 1:300.



## LEGEND

Bearings are grid bearings UTM  
NAD83 (CSRS CGVD28 HTv2.0) 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.

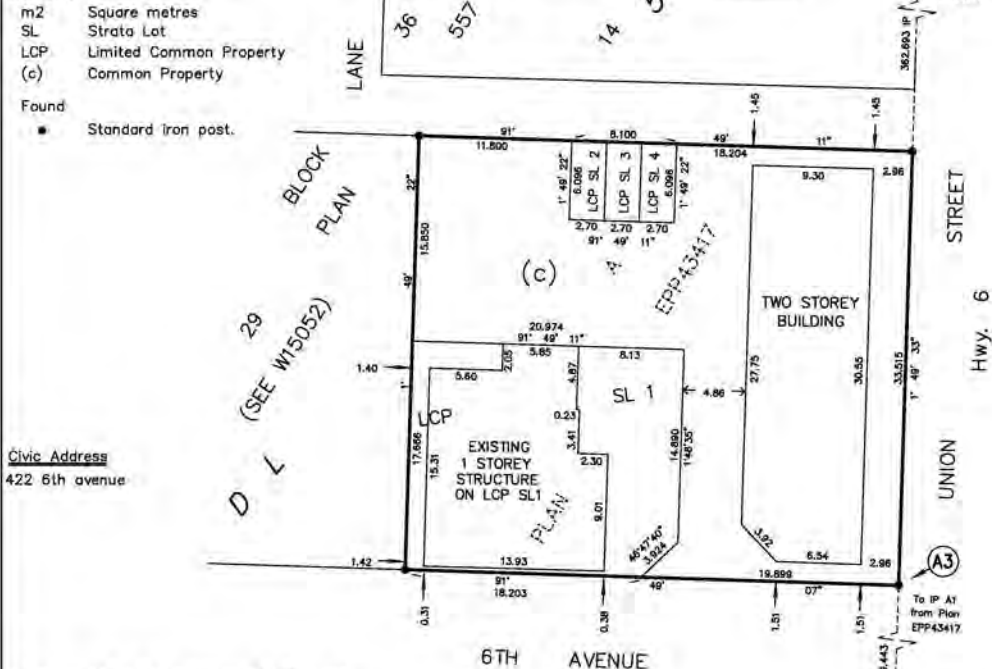
This plan shows horizontal  
ground-level distances, unless  
otherwise specified. To compute grid  
distances, multiply ground-level  
distances by the average combined  
scale factor of 0.99952355 at A3,  
which has been derived from Plan  
EPP43417.

m<sup>2</sup> Square metres  
SL Strata Lot  
LCP Limited Common Property  
(c) Common Property

Found

● Standard iron post.

UTM NAD83 (CSRS) Zone 11	
Estimated horizontal network accuracy 0.050	
IP A1	N 5537701.003 E 473312.160
Convergence at IP A1 subtract 0°17'06"	
IP A2	N 5538156.205 E 473326.671
Vector A1 to A2 1°49'33" 455.434 (grid distance)	



Civic Address  
422 6th avenue

All angles deflect by multiples of 45° unless  
otherwise indicated.

Building offset distances on this sheet are  
shown to finished exterior siding.

The buildings included in this strata plan  
have not been previously occupied.

The buildings shown hereon are within  
the external boundaries of the land  
that is the subject of the strata plan.

This plan lies within the  
Regional District of Central Kootenay  
and The Village of New Denver.

The field survey represented by this plan  
was completed on the 24th day of April, 2015  
Jerome P. Hango, BCLS 740.



# STRATA PLAN

FIRST FLOOR  
Strata Lot 1

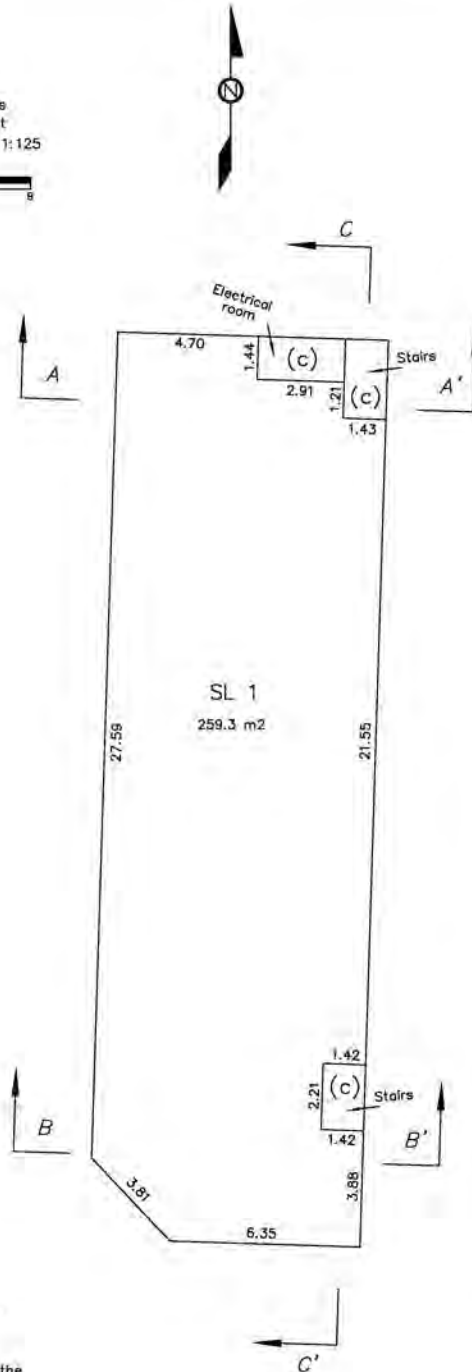
Sheet 2 of 4 sheets  
PLAN EPS2808

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**

m<sup>2</sup> 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.

Jerome P. Hongo, BCLS  
April 28, 2015



# STRATA PLAN

SECOND FLOOR

Strata Lots 2 through 4

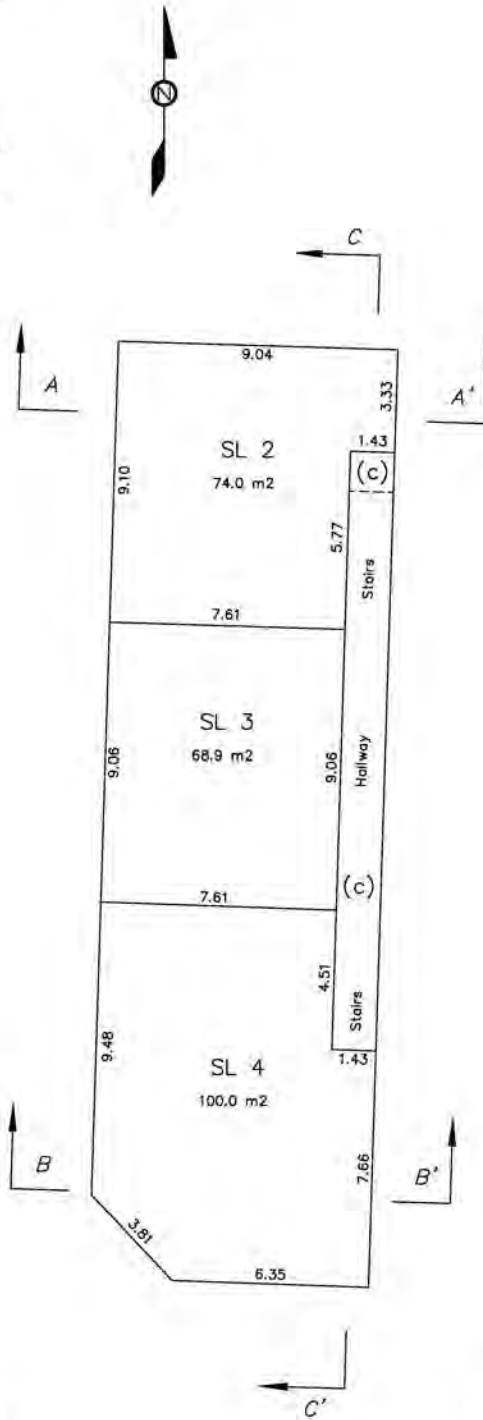
Sheet 3 of 4 sheets  
PLAN EPS2808

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**

- m<sup>2</sup> 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.

Jerome P. Hango, BCLS  
April 28, 2015



# STRATA PLAN

## CROSS SECTIONS

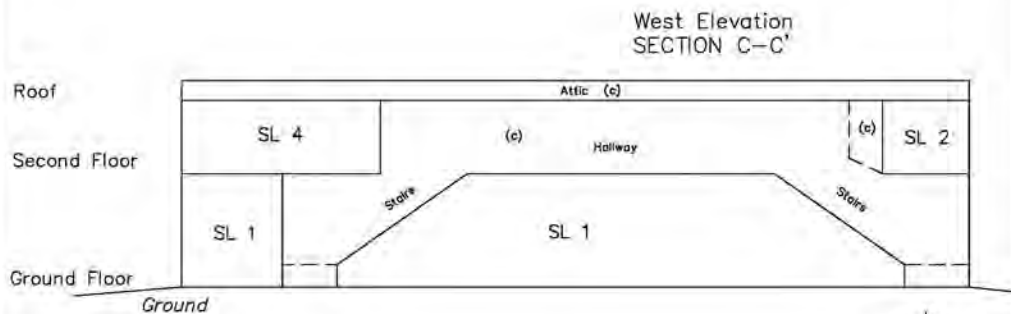
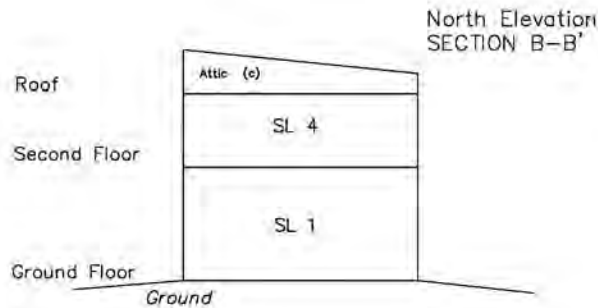
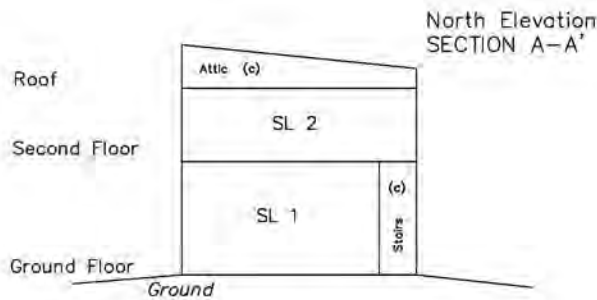
Sheet 4 of 4 sheets  
PLAN EPS2808

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



# BUILDING PERMITS



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) 358-7755 Cell #: 250-557-1579
- 5) Mailing Address: BOX 379, 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



# BUILDING PERMITS CON'T


**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



The Corporation of the Village of New Denver

P.O. Box 40, New Denver, BC V0G 1S0 • [office@newdenver.ca](mailto:office@newdenver.ca)

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

## BUILDING PERMIT

No. 812

Replacing expired permit #731

As shown on the accompanying plans at  
New Denver, BC

ZONED – C1

Legal Description: Lot 4, D/L 549, Plan EPS2808

Owner: All One World Distributors LTD

Builder: Laurie Hicks

Particulars:

Replacing expired permit and change of use for strata unit 4

PERMIT issued according to the above application, accompanying plans and to the applicable bylaws.

	FEE	
Area of building:	\$	October 16, 2019
Estimated cost:	\$	(Date)
Plumbing fixtures (number):	\$	<i>Peter Southern</i>
COT:	\$	(Signature of Building Inspector)
<b>Total Permit Fee</b>	<b>\$100.00</b>	

# RDCK INSPECTION



## 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](http://www.rdck.ca)  
 Email: [info@rdck.bc.ca](mailto: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 unit #4		
NAME:	All one World Distributors	PERMIT#:	731
PERMIT TYPE:	Commercial/Retail/Res.	INSPECTION DATE:	Oct 3/2019
		(MM/DD/YY)	

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

#### INSPECTION COMMENTS:

- Minimum requirements for occupancy
- One complete bathroom with bath, shower, and toilet
  - Kitchen sink (or bath tub)
  - Range hood vented to outside
  - All electrical receptacles and switches to be completed and functional
  - Heating system complete and functional
  - Mechanical ventilation system to be completed and functional
  - Smoke alarms to be installed
  - Piping from t+p valves on HWT to extend into drain pan

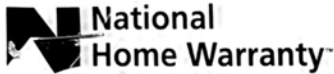
REJECTED:	Yes	RECALL REQ'D:	Yes
NEXT REQ'D INSP:	As Noted		
INSPECTOR	Peter		

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.

# RDCK CON'T

<h2 style="margin: 0;">RDCK</h2> <p style="margin: 0;"><b>BUILDING INSPECTION DEPARTMENT</b>  <b>FIELD INSPECTION NOTICE</b>          Regional District of Central Kootenay          Box 590, 202 Lakeside Dr., Nelson, B.C. V1L 5R4          1-800-268-7325          Field Offices: Nelson - 250-352-8155    Nakusp - 250-265-4111                            Creston - 250-428-5717    Kaslo - 250-353-9614</p> <p style="margin: 0;"><b>THIS INSPECTION INVOLVES:</b>          Indicated by box checked below</p>	PERMIT NO: <div style="border: 1px solid black; padding: 2px; text-align: center; font-size: 1.2em;">731</div>	NAME: <i>All one world Distributors L</i>
		ADDRESS: <i>805 Union St</i>
		DATE: <i>Dec 7/2017</i>
		TIME:
		NO. OF PAGES: _____ OF _____
	CONSTRUCTION TYPE: <i>Commercial/Retail/Apartments</i>	
<input type="checkbox"/> SITING & FTG. FORMS <input type="checkbox"/> DAMPPROOFING & DRAIN TILE <input type="checkbox"/> FRAMING <input type="checkbox"/> PLUMBING <input type="checkbox"/> INSULATION / VAPOUR BARRIER <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> OTHER (Specify) _____		
<b>INSPECTION COMMENTS:</b>		
<i>- Final inspection for unit # 2 passed.</i>		
<i>- Permit renewal or replacement required to complete permit # 731</i>		
NEXT REQ'D INSP: <i>Final for unit # 4</i>		
REJECTED: <i>as noted</i> RECALL REQ'D: <i>as noted</i> INSPECTOR:		

# WARRANTY



Policy #: NHWB91984-A15

## SCHEDULE OF WARRANTY EXPIRY DATES

For a Home in a Strata Residential Building

Warranty "New Home Commencement Date" February 13, 2020

Warranty "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 February 13, 2021 12:01am

Two Years (major systems, exterior cladding, Building Code) Expires February 13, 2022 12:01am

### Coverages for Common Property

(terms begin on Common Property Commencement Date)

Fifteen Months (all materials and labour) Expires November 22, 2017 12:01am

Two Years (major systems, exterior cladding, Building Code) Expires August 22, 2018 12:01am

Five Years (building envelope) Expires August 22, 2021 12:01am

Ten Years (structural) Expires August 22, 2026 12:01am

National Home Warranty Group Inc. is one of Western Canada's leading warranty providers. Together with Aviva Insurance Company of Canada (Aviva Canada), we provide new home warranty coverage to 15,000 homes and homeowners every year. Aviva Canada is one of the country's leading property and casualty insurance groups and provides home, auto, and business insurance to more than 3 million customers.

For inquiries about your policy, please contact National Home Warranty Group Inc. at: 1100 - 1125 Howe Street, Vancouver, British Columbia V6Z 2Y6 Tel: (604) 608-6678 Fax: (604) 408-1001 Toll Free: 1-888-243-8807 WPS-MF-Dec./2011

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I an adhesive  
notice any errors,  
new home and  
specially the  
r home and it is  
such as the  
nal Home  
I guide you  
responsibility in  
his manual.

You may also want to refer to the Residential Construction Performance Guide that is available through the BC Housing website at:  
<https://www.bchousing.org/licensing-consumer-services/new-homes/home-warranty-insurance-new-homes>

Note: If your home is part of a multi-family Strata Plan, a copy of your Limited Common Property Warranty Insurance Policy has been provided to your Strata Corporation.

If you have any questions regarding your warranty policy, please contact the Warranty Services Department in the Vancouver Office at 604-608-6678 or toll free at 1-855-709-9834.

Yours Truly,

Certificate of Possession Department  
National Home Warranty Group Inc.  
encl.

# WARRANTY



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

Represented by its Agent, National Home Warranty Group Inc.

**Project Name:** 2,3,4-805 Union Street (Triplex) **Policy Number:** NHWB91984-A15  
**Address of Project Unit:** 4-805 Union Street, NEW DENVER, BC V0G1S1  
**Name of Residential Builder:** Laurie Hicks dba CDE Enterprises (formerly 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"** February 13, 2020

**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 | <b>February 13, 2021</b> | <b>12:01 a.m.</b> |
| • Two Years (major systems, exterior cladding, Building Code) | Expires | <b>February 13, 2022</b> | <b>12:01 a.m.</b> |

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

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

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

ormal



## 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: [hwclaimscanada@aviva.com](mailto:hwclaimscanada@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](http://www.nationalhomewarranty.com)

### VANCOUVER

#1100, 1125 Howe Street, Vancouver, BC, V6Z 2Y6  
Tel: (604) 608-6678 Fax: (604) 408-1001  
Toll Free: 1-888-243-8807

### EDMONTON

10130-103 Street NW, 19<sup>th</sup> Floor, Edmonton, AB, T5J 3N9  
Phone: (780) 425-2981 Fax: (780) 426-2723  
Toll Free: 1-800-472-9784

# SEPTIC



Interior Health  
Health Protection

## Sewerage System Letter of Certification

Tax Assessment Roll #: 21-551-00108.060 Date: 20/7/2015  
*200* (Day/Month/Year)

To: Interior Health Authority

Re: Sewerage system at: 422 6<sup>th</sup> Avenue, New Denver  
Street Address or General Location

Lot A, D.L. 549, Plan EPP43417, Kootenay Land District  
Legal Description

Planner: Thomas Smith P.Eng.

Installer: Leonard Casley R.O.W.P. Owner: [REDACTED]

The construction of the proposed sewerage system on the above described property was completed on 17/07/2015  
(Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

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

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

AUTHORIZED PERSON'S SEAL  <i>T. S. Smith</i>	DATE LETTER OF CERTIFICATION ACCEPTED 	DATE LETTER OF CERTIFICATION RECEIVED BY NON HEALTH PROTECTION CLERK
---	--	---

White: Health Protection

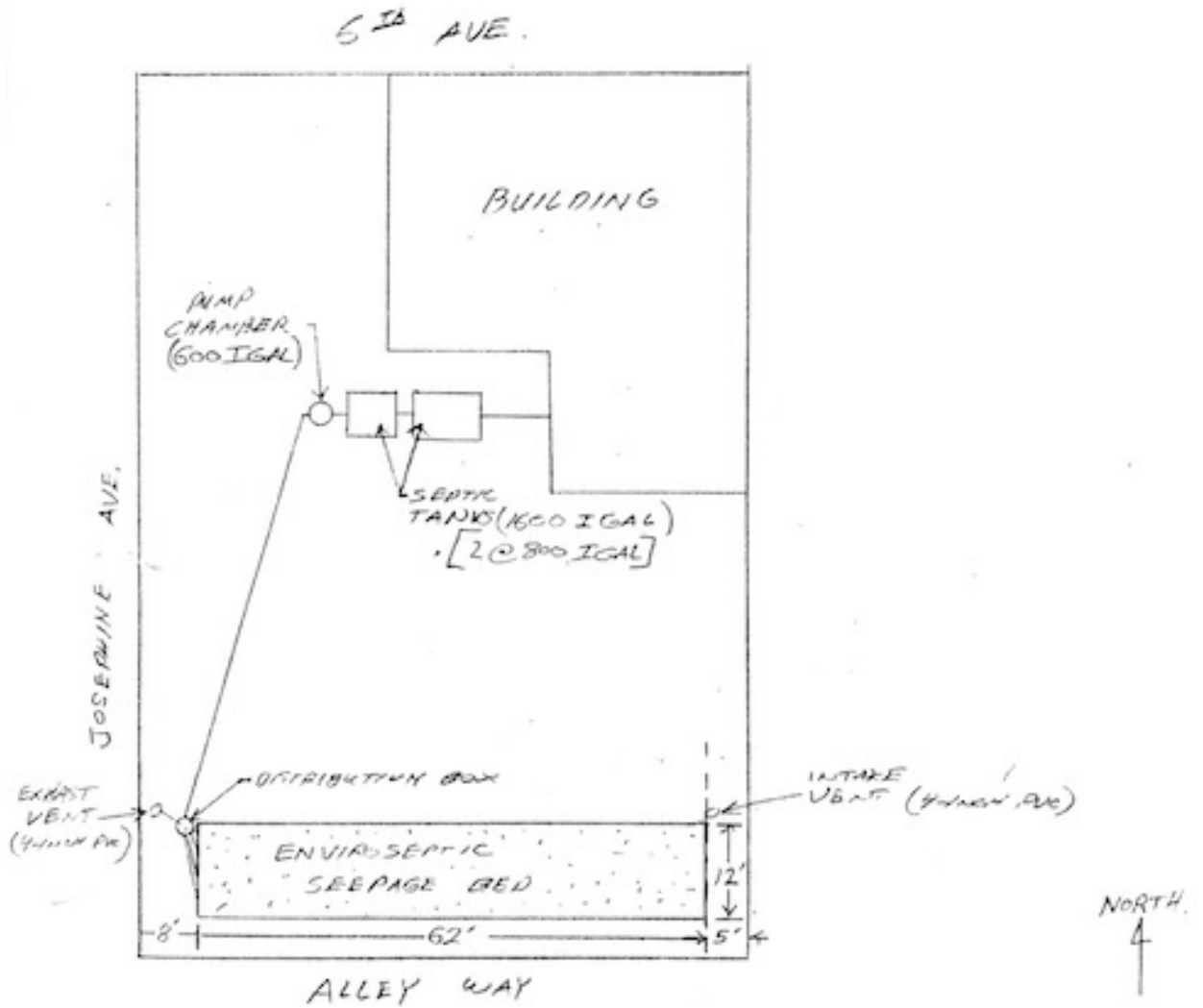
Canary: Owner

Pink: Building Authority

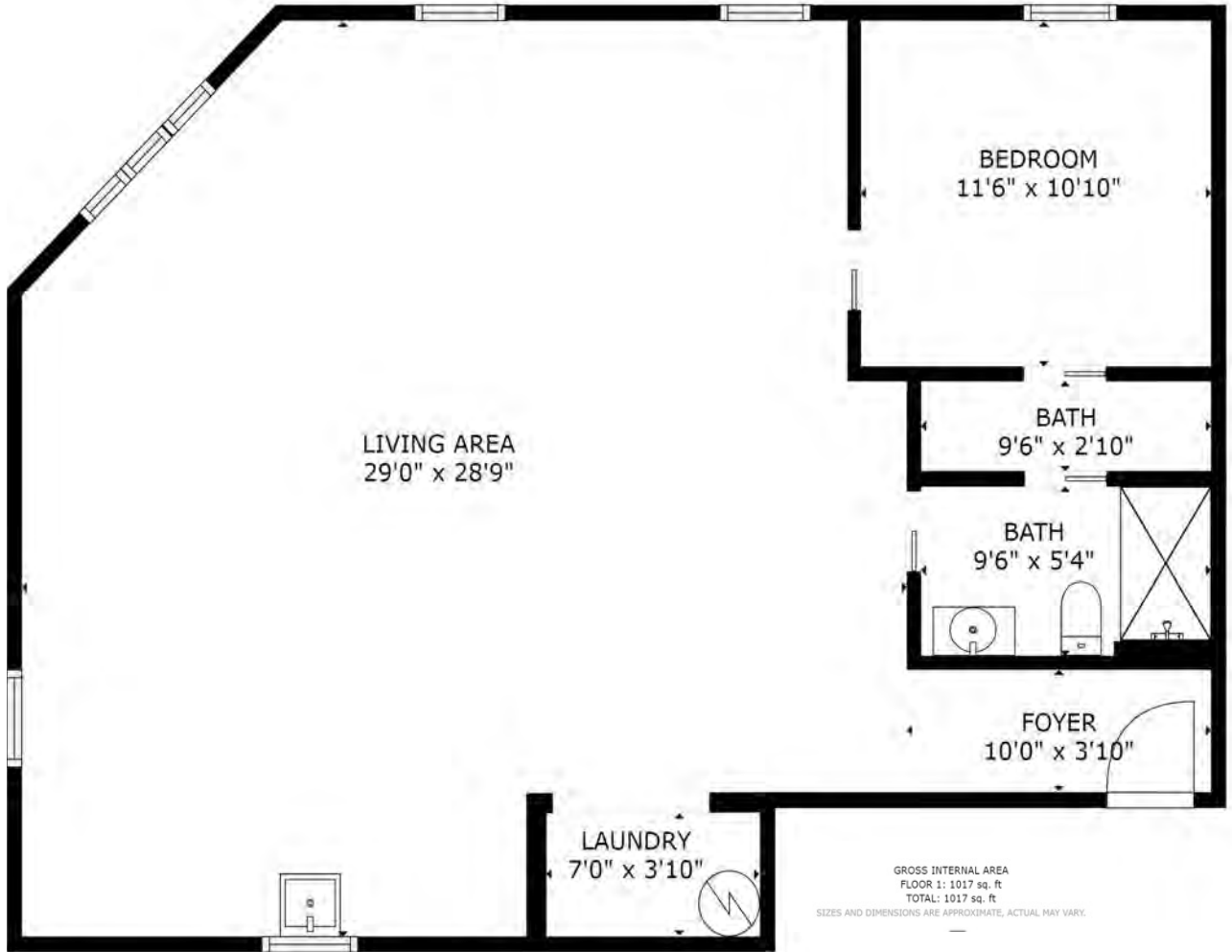
Blue: Authorized Person



# SEPTIC DRAWING



# FLOORPLAN



# RDCK MAP

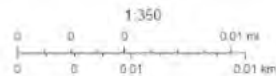


## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.03 acres

Aug 4 2021 15:8:33 Eastern Daylight Time



Source: Esri, DeLorme, USGS, NOAA, NAD, CIGAR, NPS, NRC, NCEAS, NIT, US, MMA, GeographicNames, Ribblesdale, GSA, Getco, FEMA, Intermap and the GIS User Community, Source: Esri, HERE, DeLorme, FAO, NOAA, USGS, © OpenStreetMap contributors and the GIS User Community

# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.03	-
Civic Address	0	-	-
Electoral Areas	1	0.03	-
Fire Service Areas	1	0.03	-
Water Systems	1	0.03	-
Zoning	1	0.03	-
Official Community Plan	1	0.03	-
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	551.00108.030	029-583-144	4 805 6TH AVE, NEW DENVER	Strata-Lot Residence (Condominium)	EPS2808

#	LTO Number	Lot	Block	District Lot	Land District
1	CA4449429	4	-	549	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 4 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 LOT AS SHOWN ON FORM V.	-	WIDTH/DEPTH	0.03

## Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Colin Moss	0.03

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.03

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	0.03

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C1	Core Commercial	Village of New Denver	612	0.03

## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	-	Commercial	612	YES	0.03

# LTSA MAP

## ParcelMap BC Print Report

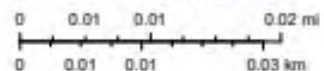


August 4, 2021

1:1,128

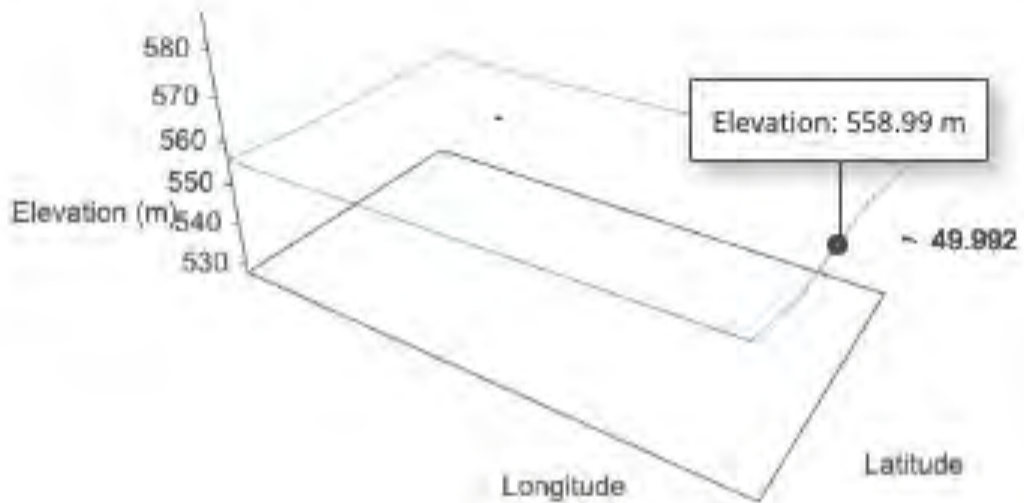
Parcels By Class

- |  |  |  |
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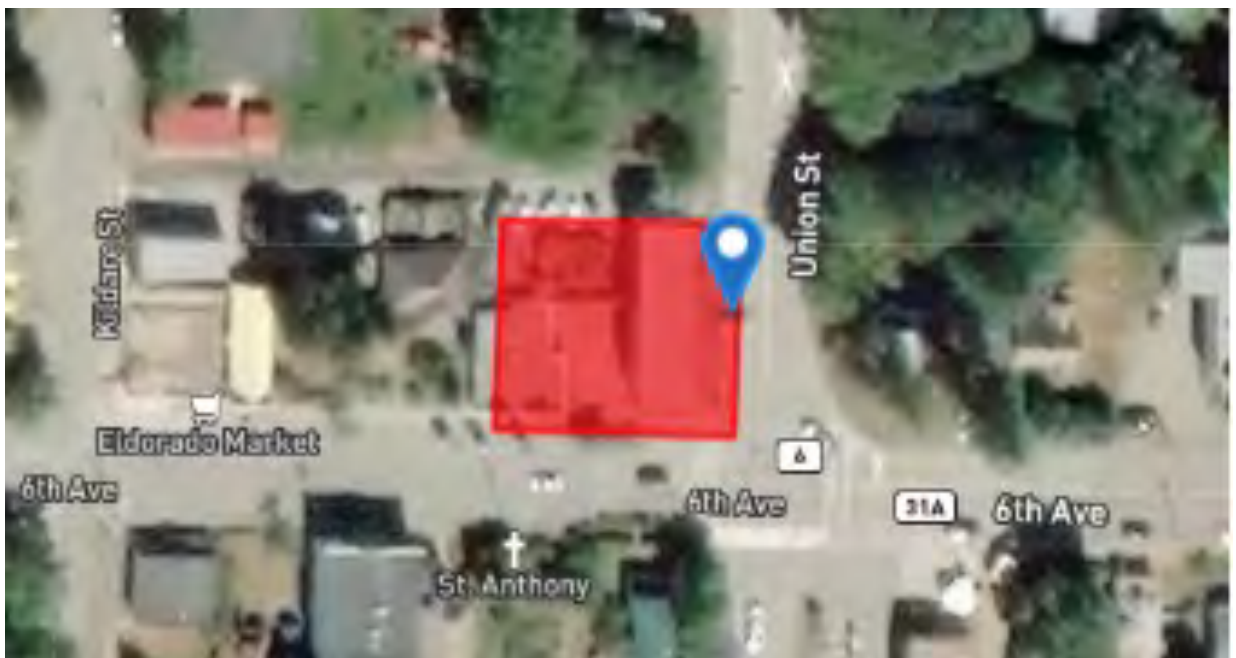


GeoBC, DataBC, TomTom, © OpenStreetMap contributors

# ELEVATION



Points	Line
Max Elevation: 559.74 m   Min Elevation: 555.71 m   Difference: 4.03 m	



# UTILITIES MAP

## Utilities



## Legend

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

# 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



# DIRECTIONS

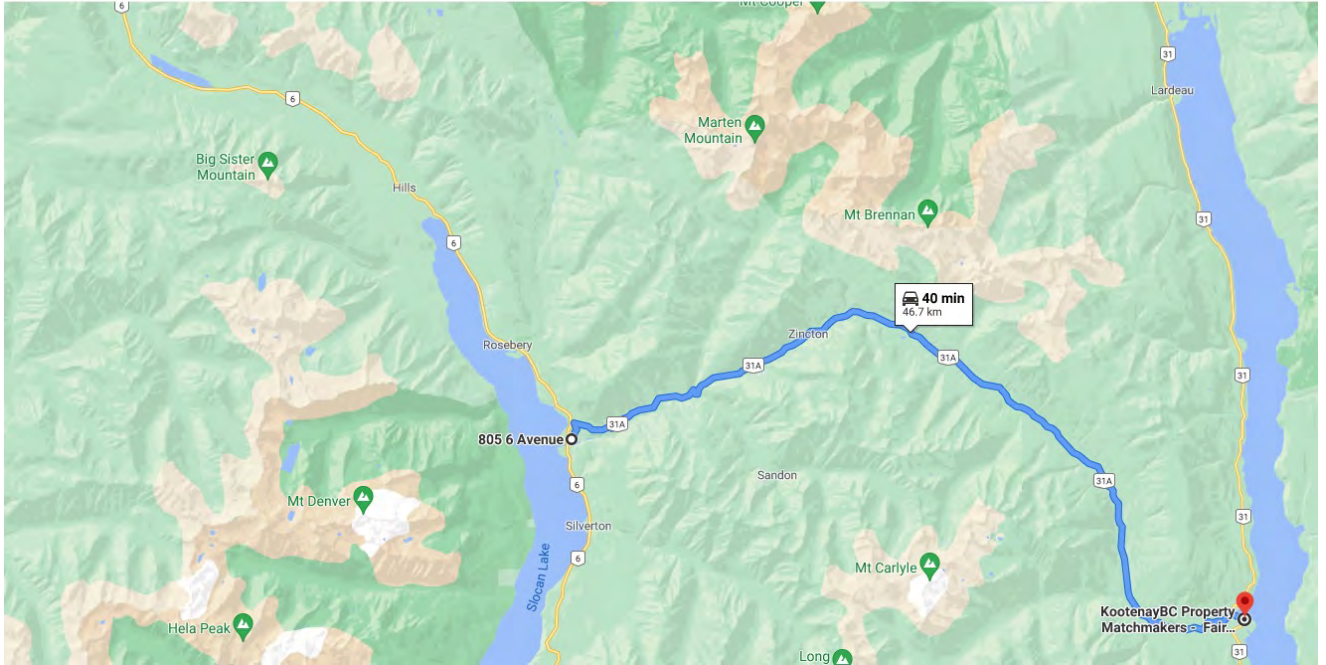
Google Maps

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 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 – 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 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 – 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>

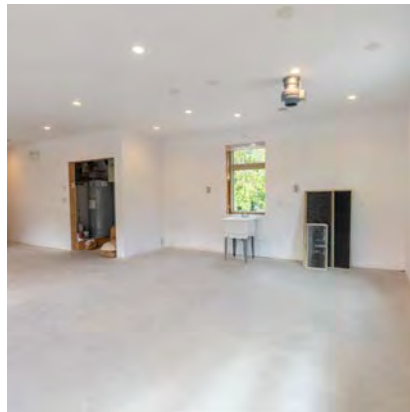
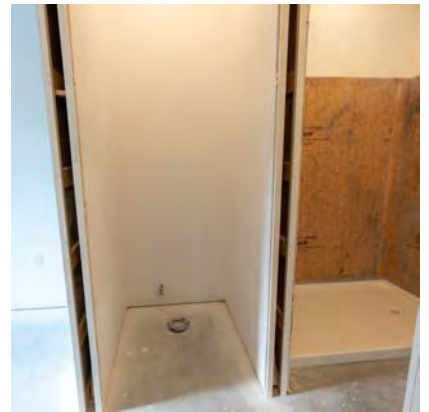
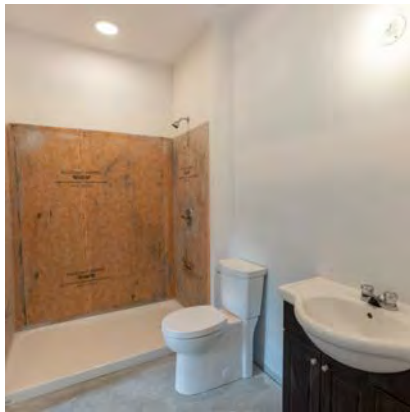
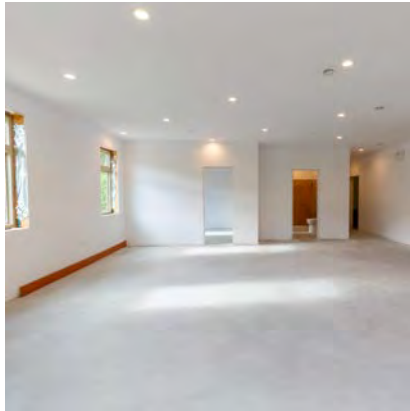


# PICTURES





# 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>