

# Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

820 BELLEVUE  
STREET,  
NEW DENVER,  
BC

\$749,000



# DETAILS

Beautiful heritage home in New Denver BC with a ton of historic charm and value. It is located on Bellevue St, across from Slocan Lake and park. This large corner lot is fenced and a short walk to shopping and school. This property offers lovely established gardens, a two storey shop built to compliment the main house, a detached double garage, carport, and single garage/storage. Lots of great outdoor spaces with balconies off the second floor of the main house and shop, covered porch on the main house and patio area. The house has had some upgrades over the years but has maintained many original features, like the hardwood floor in the hallway, stairs & banisters, trim and moldings on the exterior of the home. Crown moldings in the living areas have been replaced- although newer they are in keeping with the vintage of the home. Check out the information package for this property for full details as well as the virtual tour and video.

Size: 150' x 126'

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

# TITLE

## TITLE SEARCH PRINT

2021-05-17, 06:45:38

File Reference:

Requestor: Kul Nijjar

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

<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	KM36270
From Title Number	XC10095 XC10096 XC10097
<b>Application Received</b>	1998-04-22
<b>Application Entered</b>	1998-04-27
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	
<b>Taxation Authority</b>	Nelson Trail Assessment Area New Denver, The Corporation of the Village of
<b>Description of Land</b>	
Parcel Identifier:	024-130-117
Legal Description:	PARCEL A (DD KM3627) BLOCK 13 DISTRICT LOT 432 KOOTENAY DISTRICT PLAN 9501
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	MORTGAGE
Registration Number:	KT161958
Registration Date and Time:	2002-04-09 10:35
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

# TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

## 820 BELLEVUE ST NEW DENVER

Area-Jurisdiction-Roll: 21-551-00028.050



**Total value**                    **\$539,000**

2021 assessment as of July 1, 2020

Land                                    \$272,000

Buildings                            \$267,000

Previous year value                \$457,000

Land                                    \$199,000

Buildings                            \$258,000

### Property information

Year built	1901
Description	2 STY house - Basic
Bedrooms	4
Baths	1
Carports	C
Garages	C
Land size	150 x 126 Ft
First floor area	1,242
Second floor area	616
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

Parcel A Block 13 Plan NEP9501 District Lot 432 Land District 26 (SEE DD KM36270)

PID: 024-130-117

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

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

# EXPENSES

## Property Taxes:

2021

\$3,785.24 / year



## Insurance (HUB Insurance Brokers):

2021

\$1,771 / year



## Municipal Water (residential):

2021

\$359.00 / year



## Garbage (residential):

2021

\$164.00 / year



## Hydro (equalized payment plan):

2021

\$113.00 / month



## Internet (Telus):

2021

\$90.00 / month



# RENOVATIONS/UPGRADES

- Installed crown molding in living room and dining room
- Painted living room and dining room
- Replaced porch post
- Replaced foundation in the back room (office)
- Upgraded the north foundation wall in the root cellar.

# PROPERTY DISCLOSURE STATEMENT

## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: May 22 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 #: 820 Bellevue St New Denver BC V0G1S0 (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.	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 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?		X		
D. Is there a survey certificate available?		X		
E. Are you aware of any current or pending local improvement levies/charges?		X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X		
<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>		/		X
B. If you indicated in 2A that the Premises have 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 29, 2016?		X		
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?		/		X
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> ?				X
D. Are you aware of any problems with the water system?		X		
E. Are records available regarding the quantity of the water available?	X			
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? <u>partially</u>	X			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		X		

INITIALS AD. TP

# PROPERTY DISCLOSURE STATEMENT

May 22 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 820 Bellevue St New Denver BC V0G1S0

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 checked="" 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: <u>10</u> 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?	N/A	/		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?		x		
(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		



# PROPERTY DISCLOSURE STATEMENT

May 22 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 820 Bellevue St New Denver BC V0G1S0

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>		X		
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?	X			

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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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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# BUILDING PERMITS

## BUILDING PERMIT

No 707

Pursuant to the bylaws applicable to The Corporation of The Village of New Denver, I, being the owner or acting with the consent of the owner, hereby make application to construct camper van carport as shown on the accompanying

plans at New Denver, BC Zoned C2

Legal Description Pc1 A, B1k 13, P1 9501, DL 432, SEE DDKM362.70

Owner \_\_\_\_\_ Address \_\_\_\_\_

Builder Jessie Oldham Address \_\_\_\_\_

Particulars \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[Signature] 820 Bellevue St.  
(Signature of Applicant) (Address)

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

**FEE**

Area of building	<u>316.03</u>	
Estimated cost	<u>7,900.</u>	<u>123.50</u>
Plumbing fixtures (number)	_____	_____
Sewage disposal system	_____	_____
Move building	_____	_____
<b>Total permit fee</b>		<u>123.50</u>

PERMIT RECEIVED AND PERMIT GRANTED

(Date) July 28/2012  
Peter Southin  
(Signature of Building Inspector)

Retain Original for your personal record.  
Attach Cardboard Copy on the building during time of construction.

# BUILDING PERMITS

## The CORPORATION OF The VILLAGE of NEW DENVER

### BUILDING PERMIT

No 708

Pursuant to the bylaws applicable to The Corporation of The Village of New Denver, I, being the owner or acting with the consent of the owner, hereby make application to construct a garage

as shown on the accompanying plans at New Denver, BC Zoned C2

Legal Description Pc1 A, Blk 13, Plan 9501, DL 432

Owner \_\_\_\_\_ Address \_\_\_\_\_

Builder \_\_\_\_\_ Address \_\_\_\_\_

Particulars \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
(Signature of Applicant)

820 Bellvue St. N.P.  
(Address)

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

	FEE
Area of building <u>960 sq. ft.</u>	
Estimated cost <u>27,360.00</u>	<u>333.50</u>
Plumbing fixtures (number) _____	_____
Sewage disposal system _____	_____
Move building _____	_____
<b>Total permit fee</b>	<b>\$333.50</b>

PERMIT RECEIVED AND PERMIT GRANTED

(Date) July 6/2012  
Peter Sashkin  
(Signature of Building Inspector)

# PLAN

21-CK

## PLAN

OF

# NEW DENVER

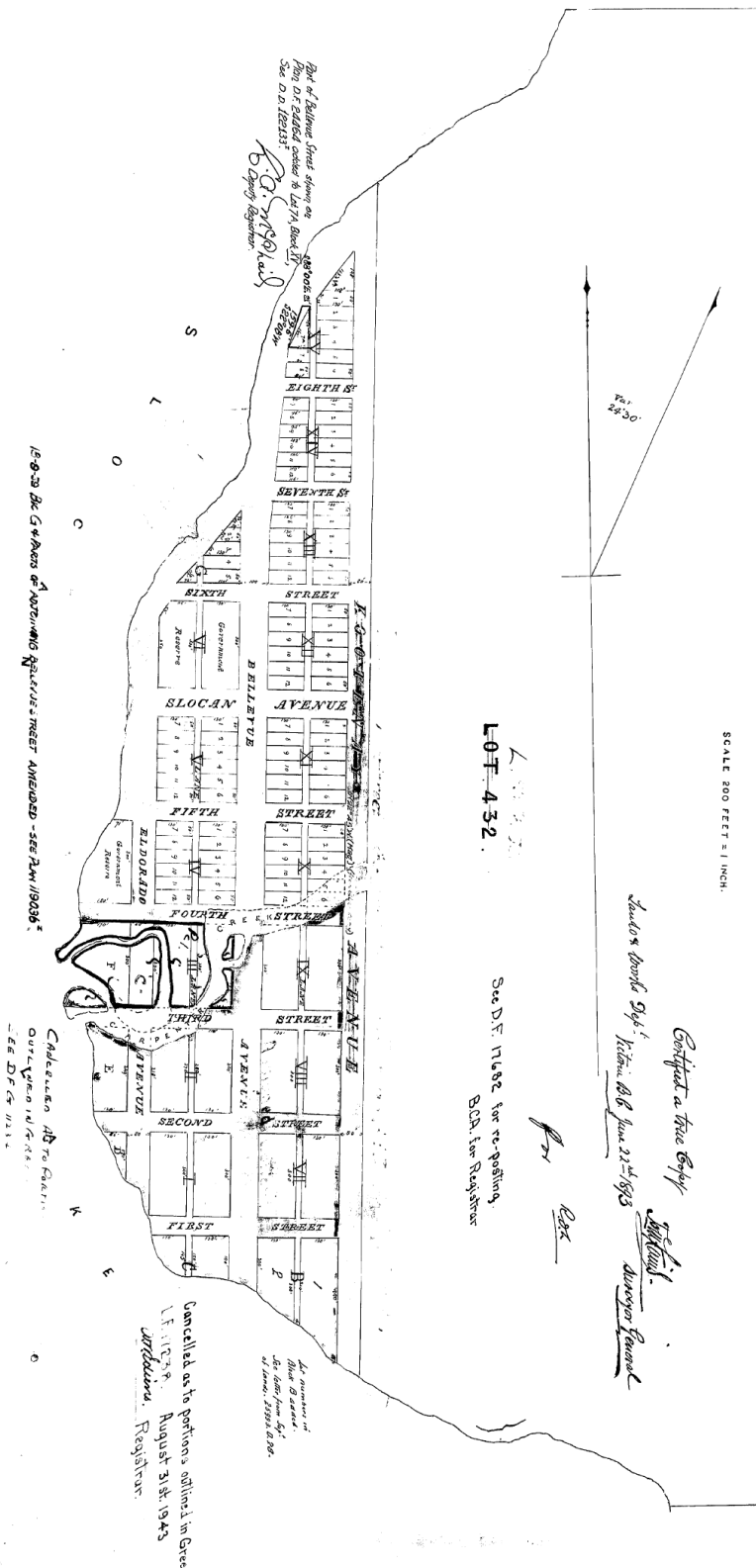
WEST KOOTENAY DISTRICT

NELSON LAND EXAMINER OFFICE.



#9501

SCALE 200 FEET = 1 INCH.



L.O.F. 4-3-2

See D.T. 11882 for re-zoning.  
B.C.M. for Registrar

*Confidential to true copy*  
*Walter & Joseph's City*  
*Volume 188 June 21st 1943*  
*Amusement Revenue*

18-8-33 Re G & R of A. NORTON'S 1/4 SECTION STREET AVENUE ED - SEE PLAN 19038

Cancelled as to Part 11  
OUTLINE VIEW of PLAN  
- SEE D.F. 15 1111 -

Cancelled as to portions outlined in Green  
L.F. 11539 August 31st 1943  
Widdows, Registrar

As amended  
to date from City  
of June 21st 1943

# SEPTIC PUMP OUT RCPT

Reçu de  
Received from pump septic TANK AT 820  
Bellman STREET New Denver 100 Dollars  
good Fiberglass TANK Levels  
were good  
\$ \$550.00  
N° d'enr. de taxe  
Tax Reg. No. CK #801

Date MAY 22 - 2021

**BEAVER'S SEPTIC TANK  
CLEANING SERVICE**

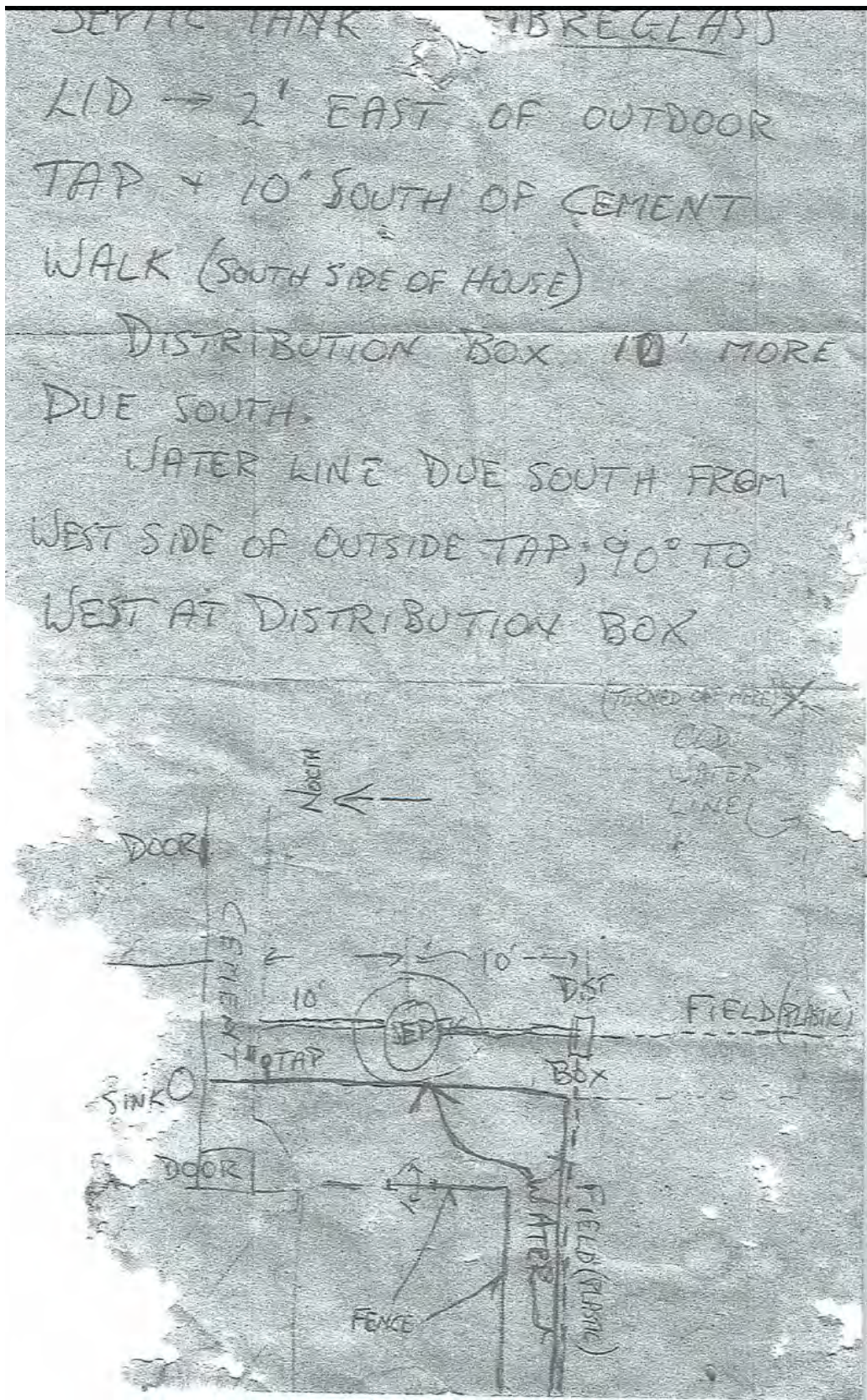
Locally Owned & Operated  
No. \_\_\_\_\_  
Box 531, Salmo, BC V0G 1Z0  
Steve (cell) 250-354-3508  
(home) 250-357-9724



Blueline

©Blueline®, 2006

# SEPTIC DESCRIPTION



# WETT INSPECTION

## SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER:

COMPLETE ONE QUESTIONNAIRE PER HEATING UNIT, NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS

Requested by: \_\_\_\_\_ Address: 820 Bellevue St. New Denver, B.C. Phone: \_\_\_\_\_

Inspection location:  Same as requested or: New stove Phone: \_\_\_\_\_

Reason for inspection: \_\_\_\_\_  
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Sept. 11/20

### HEATING UNIT

Is the heating unit  Primary  Auxiliary How often is the heating unit used? 6-8 hours per day 120 days per year

Type  Airtight\* stove  Wood furnace  Wood/Electric furnace  Fireplace (with doors)  
 Airtight\* insert in solid masonry fireplace  Airtight\* insert in solid zero clearance fireplace  
 Other

Fuel  Wood only Quantity of wood burned per year 2-3 cords Other \_\_\_\_\_  
 \*Airtight - tight fitting doors and seams

Make Regency Model F2450 Age NEW  
 Label  Canadian Standards Association  Underwriters' Laboratories of Canada  OTL (Omni Test Labs)  
 Warnock-Hersey Prof. Service Ltd.  None or Other

### STOVEPIPE

Single-wall  Double-wall  Other Total length of Stovepipe: 42" No. of elbows: 2x45° Adequate fastening  Yes  No

### CHIMNEY

Type:  Masonry  Factory Built Stainless-Steel Chimney Lining:  Clay Flue Tile  Stainless-steel  Other  
 Size: 7" Flue Collar Size: 6" Manufacturer: I.C.C. liner  Unknown  
 Listing agency:  ULC  CSA  WH(ITS)  UL  OTL  Unknown

Does the unit share a chimney flue with any other heating unit?  No  Yes

Chimney is installed  inside building  Outside building  Outside enclosed

Chimney passes through floor  Yes  No If yes, chimney is enclosed  Yes  No  N/A

Adequate fire stops  Yes  No  N/A  Unable to inspect

How often is the chimney cleaned annually Date of last cleaning Sept. 11/20

### INSTALLATION

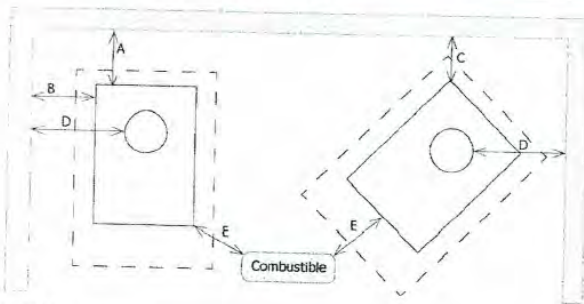
Installed by: Kootenay Wood Energy Date: Sept. 11/20  Unknown Installation manual available  Yes  No

Installed in:  Residence  Mobile Home Mobile home approved  Yes  No  
 Garage  Combustible Alcove Alcove approved  Yes  No  Other:

Appliance location:  Basement  Main Floor  Other:

Connected to:  Masonry chimney  With s/s liner  F-B chimney  Other:  
 Breach pipe code compliant  Yes  No  N/A

### UNIT TAG CLEARANCE REQUIREMENTS



All measurements in inches

	Required	Actual
A) Unit to back wall	11.5	63
B) Unit to nearest side wall	16	12
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	18	42
E) Shortest distance to combustibles	48"	58

Floor protection required  Yes  No  
 If yes, code compliant  Yes  No

### REMARKS

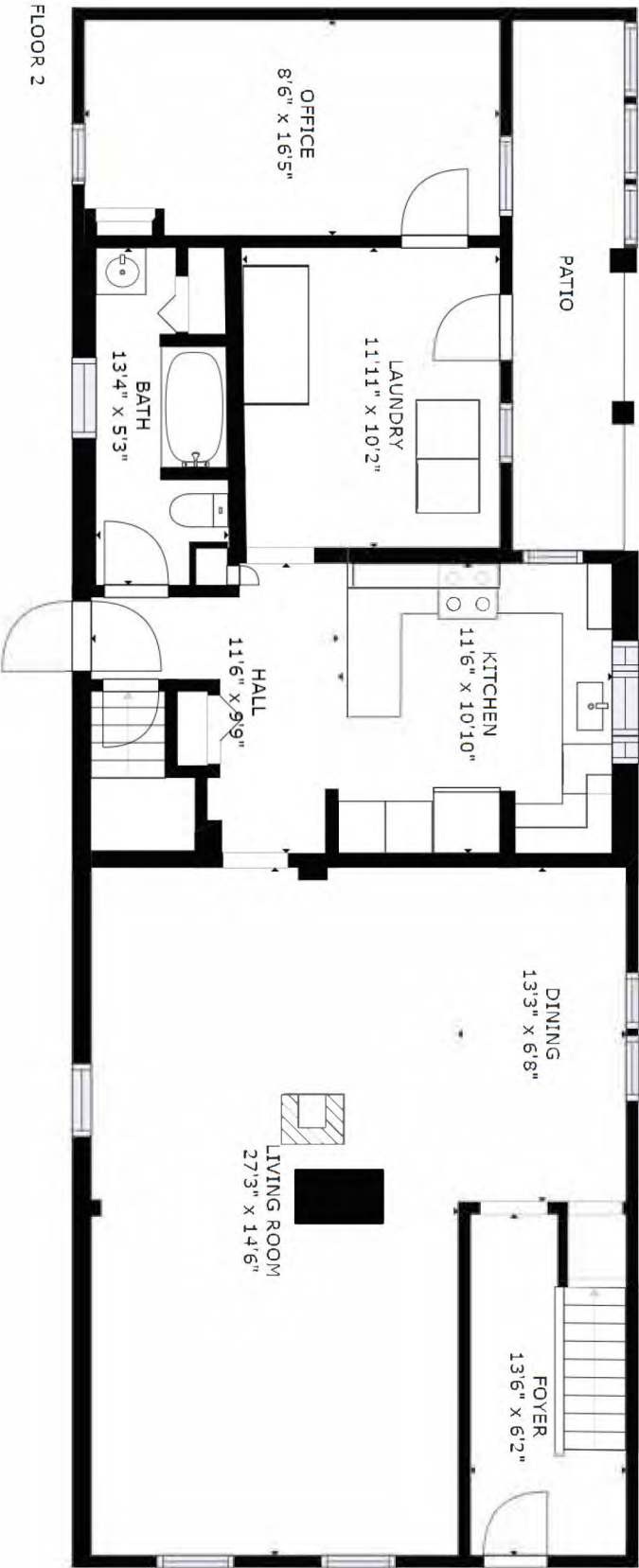
Side wall is non combustible. System meets all code requirements.

Signature: Chris Warren Date: Sept. 11/20



\* Please note, there is a \$25 fee for re-issuing this document. Please file a copy for your records.

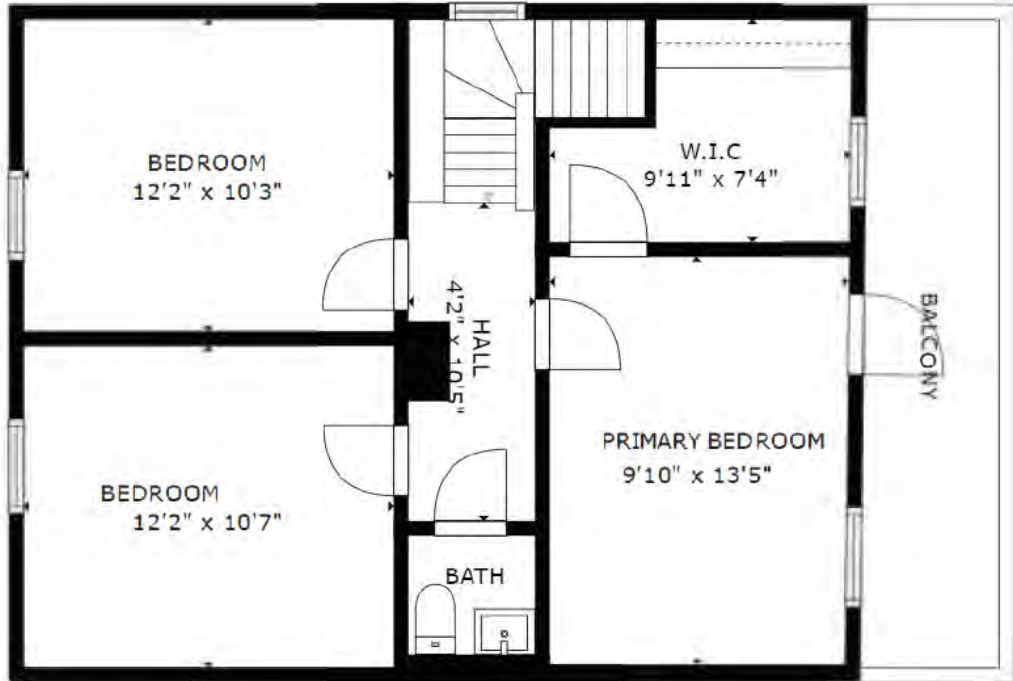
# FLOOR PLANS - MAIN



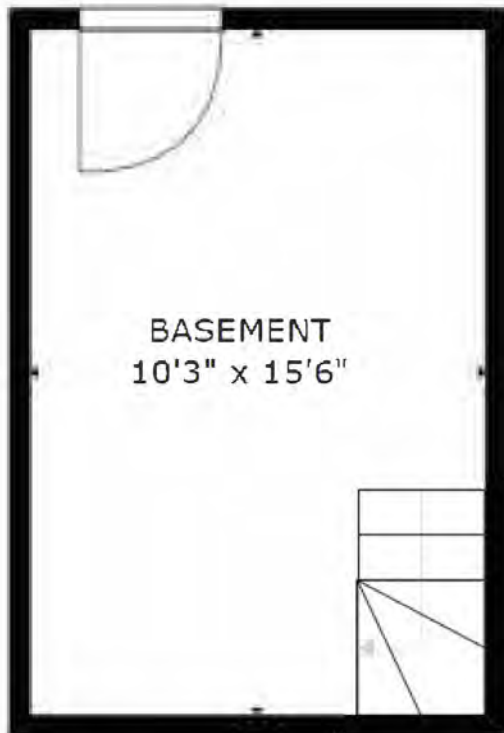
GROSS INTERNAL AREA  
FLOOR 1: 159 sq. ft. FLOOR 2: 1174 sq. ft.  
FLOOR 3: 577 sq. ft.  
TOTAL: 1910 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# FLOOR PLANS – UPPER & BASEMENT



FLOOR 3



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 159 sq. ft, FLOOR 2: 1174 sq. ft  
FLOOR 3: 577 sq. ft  
TOTAL: 1910 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# RDCK MAP



## RDCK Property Report

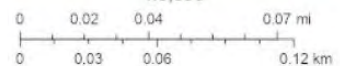
### Area of Interest (AOI) Information

Area : 0.44 acres

Jun 10 2021 12:16:58 Pacific Daylight Time



1:3,558



Legal Parcel Report  RDCK Roads

Civic Add Report  Cadastre - Legal Parcels

 Electoral Areas  Civic Address

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.44	-
Civic Address	1	-	-
Electoral Areas	1	0.44	-
Fire Service Areas	1	0.44	-
Water Systems	1	0.44	-
Zoning	1	0.44	-
Official Community Plan	1	0.44	-
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	551.00028.050	024-130-117	820 BELLEVUE ST, NEW DENVER	Single Family Dwelling	NEP9501

#	LTO Number	Lot	Block	District Lot	Land District
1	KM36270	-	13	432	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 13 PLAN NEP9501 DISTRICT LOT 432 KOOTENAY LAND DISTRICT PARCEL A, (SEE DD KM36270).	18861	SQUARE FEET	0.44

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	551.00028.050	-	820	BELLEVUE ST	820 BELLEVUE ST	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Colin Moss	0.44

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.44

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	0.44

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C2	Local Commercial	Village of New Denver	612	0.44

## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	-	Commercial	612	YES	0.44

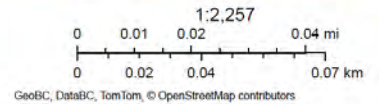
# LTSA MAP

## 820 Bellevue St LTSA Map



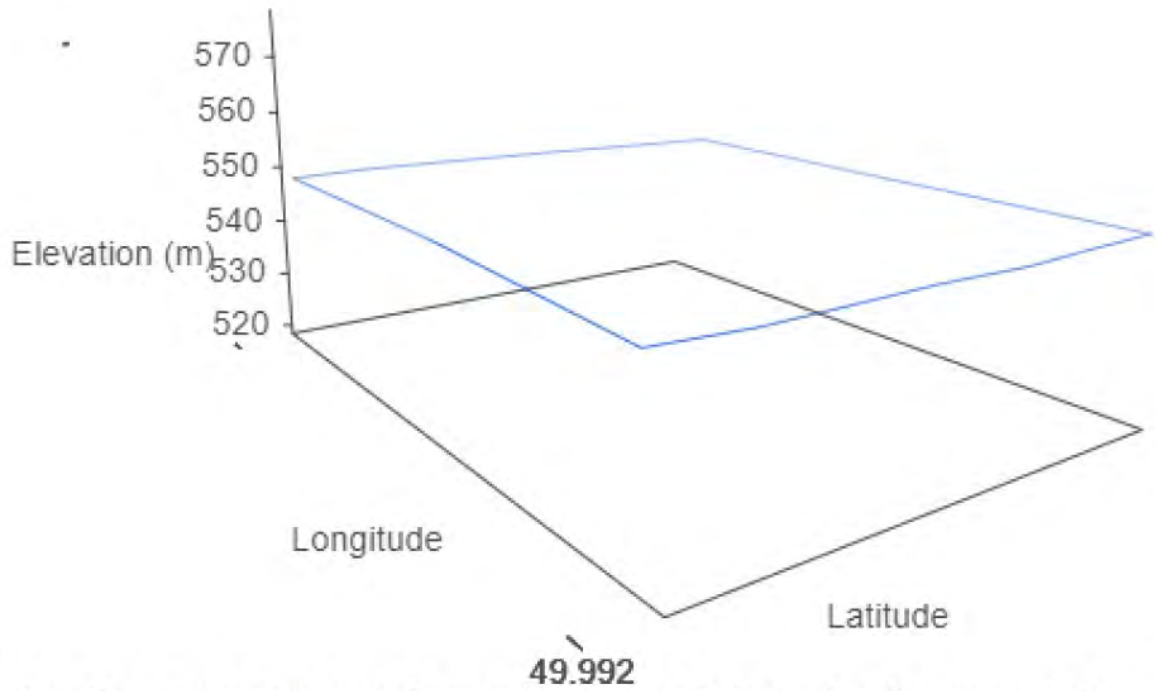
June 10, 2021

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

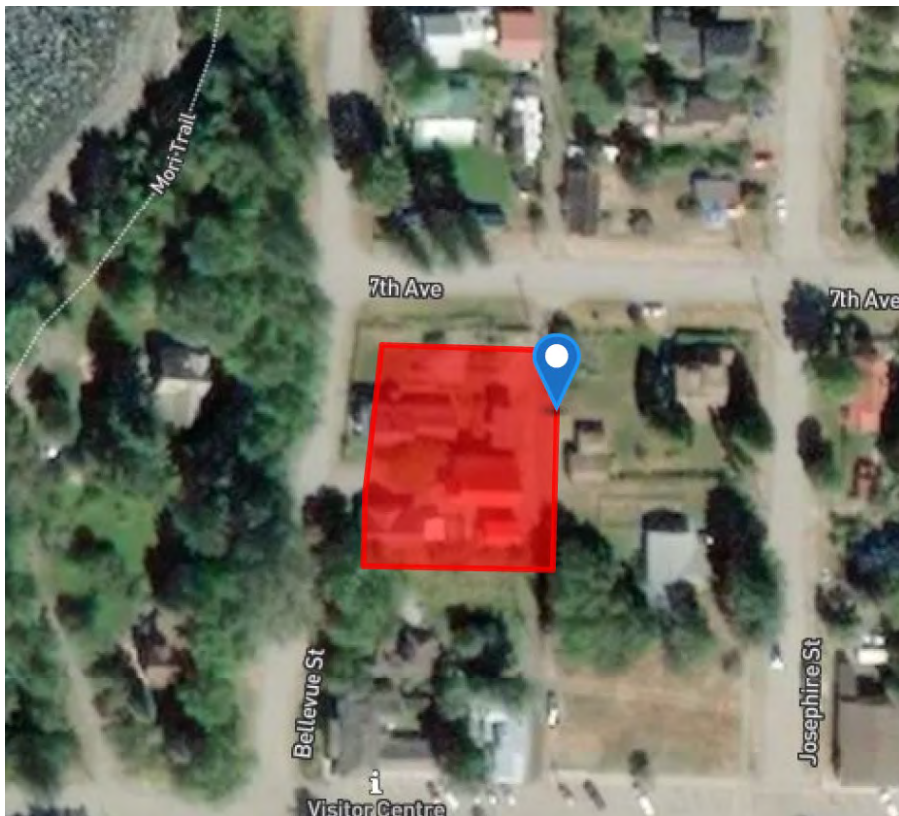


Cadastral data from ParcelMap BC  
Copyright 2018 LTSA4

# ELEVATION



Max Elevation: 549.00 m | Min Elevation: 547.72 m | Difference: 1.28 m



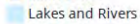


# UTILITIES MAP

## Utilities



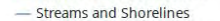



## Legend

-  Hydrant
-  Main Line
-  Lakes and Rivers

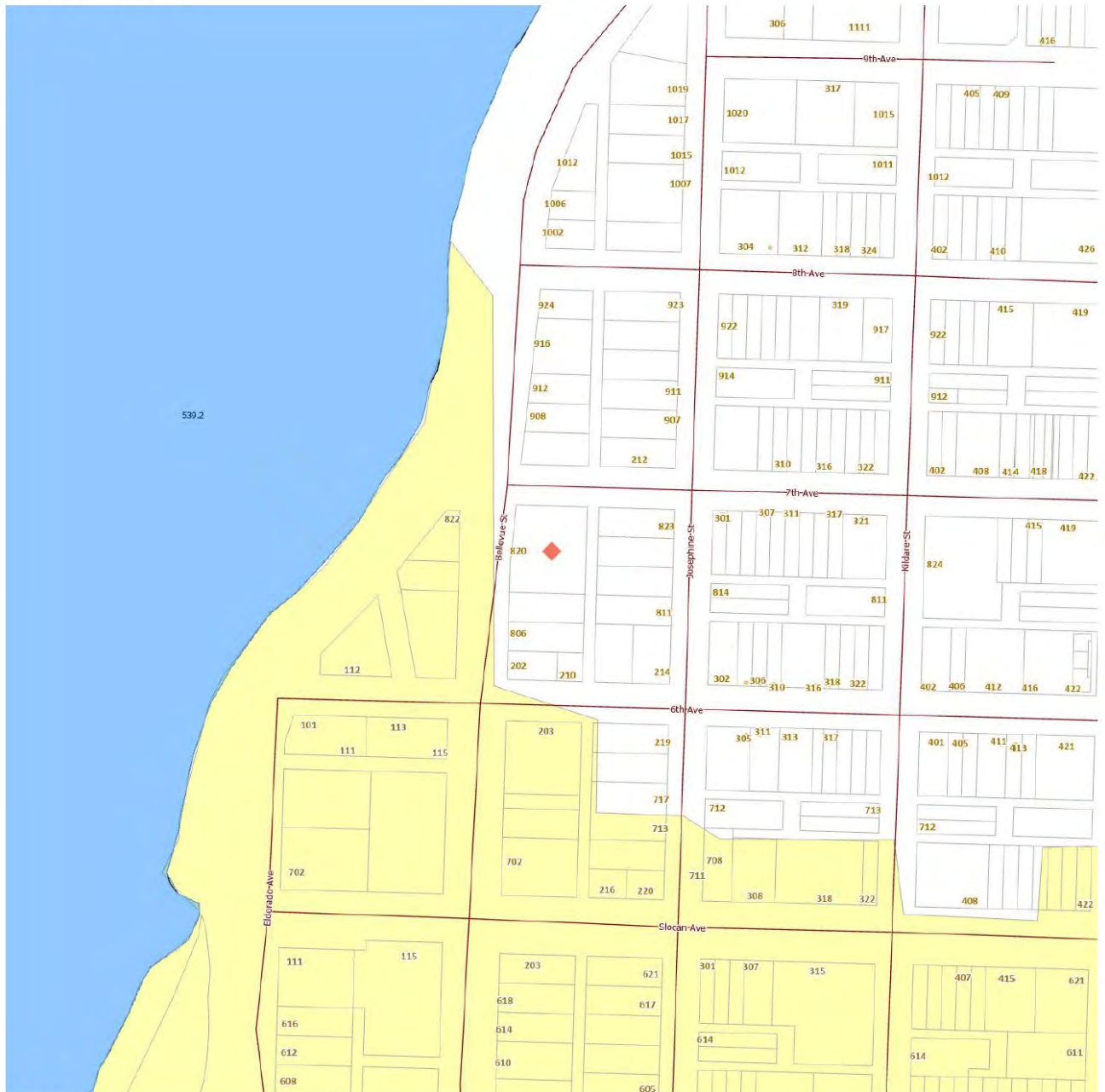
-  Stand Pipe
-  NON RDCK
-  Cadastre - Legal Parcels

-  Other
-  RDCK OWNED
-  RDCK Roads

-  Valves
-  Water Service Connections
-  Streams and Shorelines
-  Civic Address

# FLOOD & HAZARD MAP

## Flood and Hazard



### Legend

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

# DIRECTIONS

## From Revelstoke BC

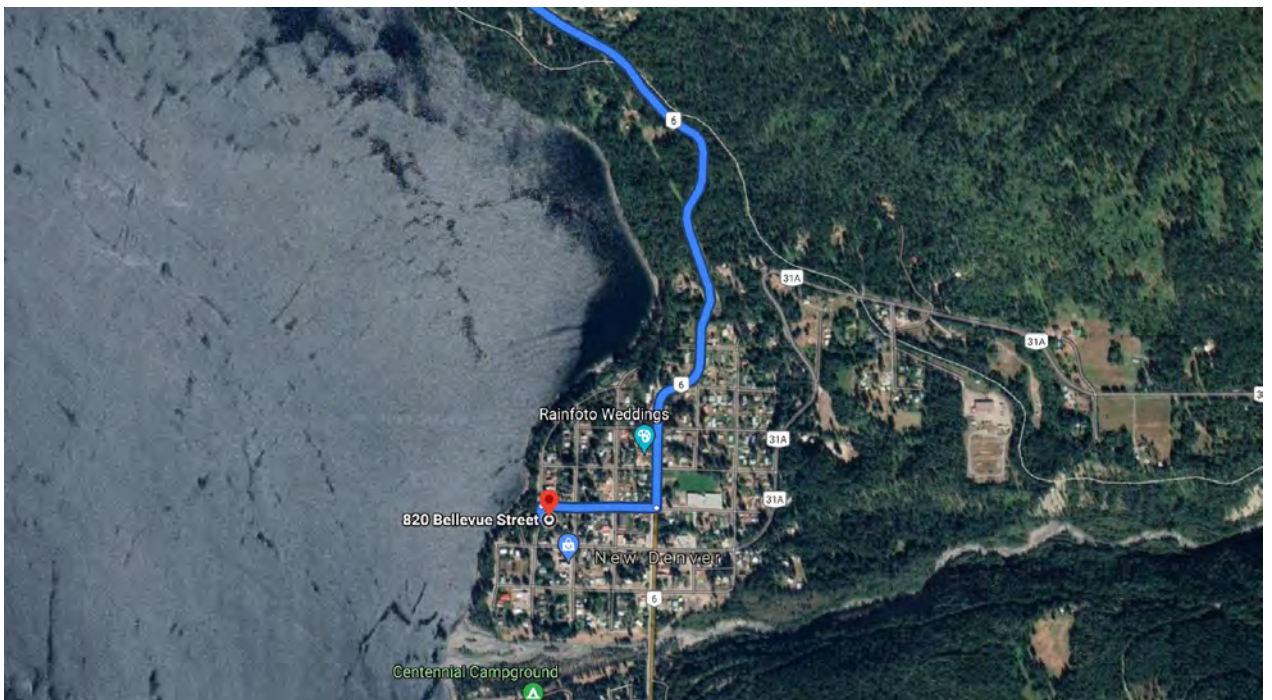


Revelstoke, BC to 820 Bellevue St, New Denver, BC  
V0G 1S1

Drive 151 km, 2 hr 16 min



Map data ©2021 Google 20 km





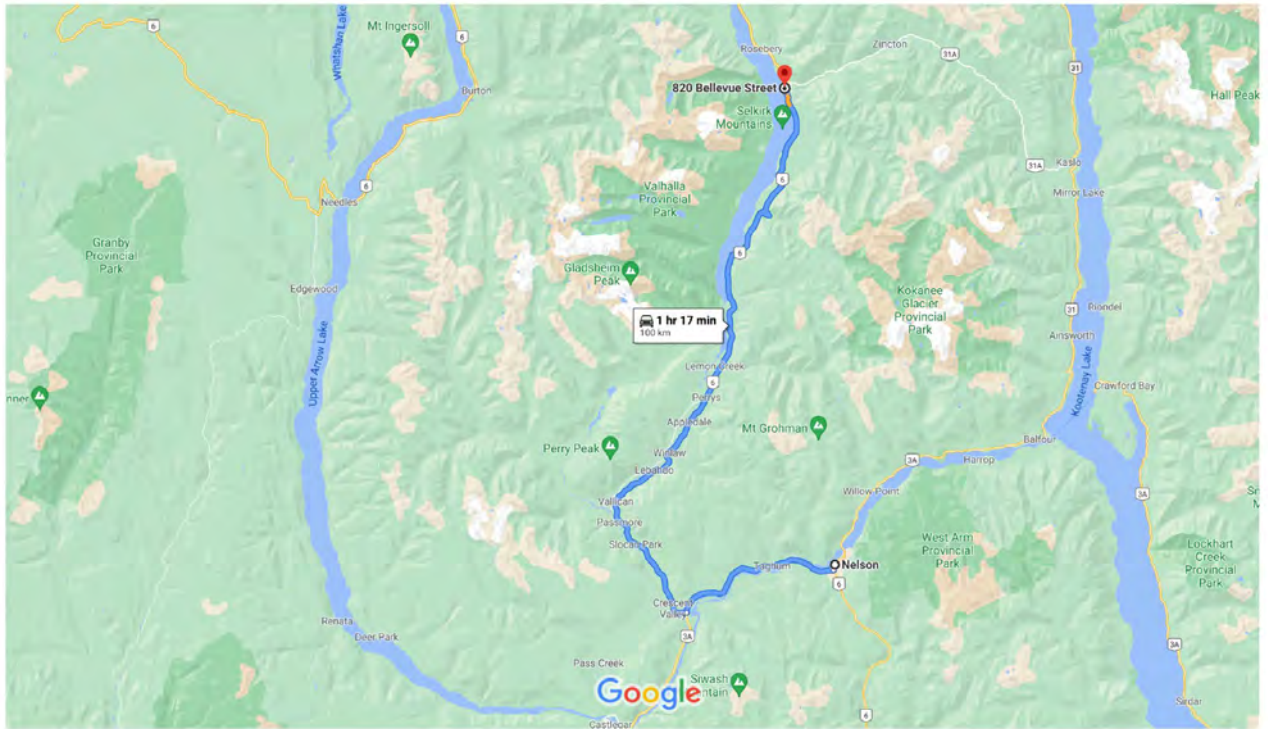
# DIRECTIONS

## From Nelson BC

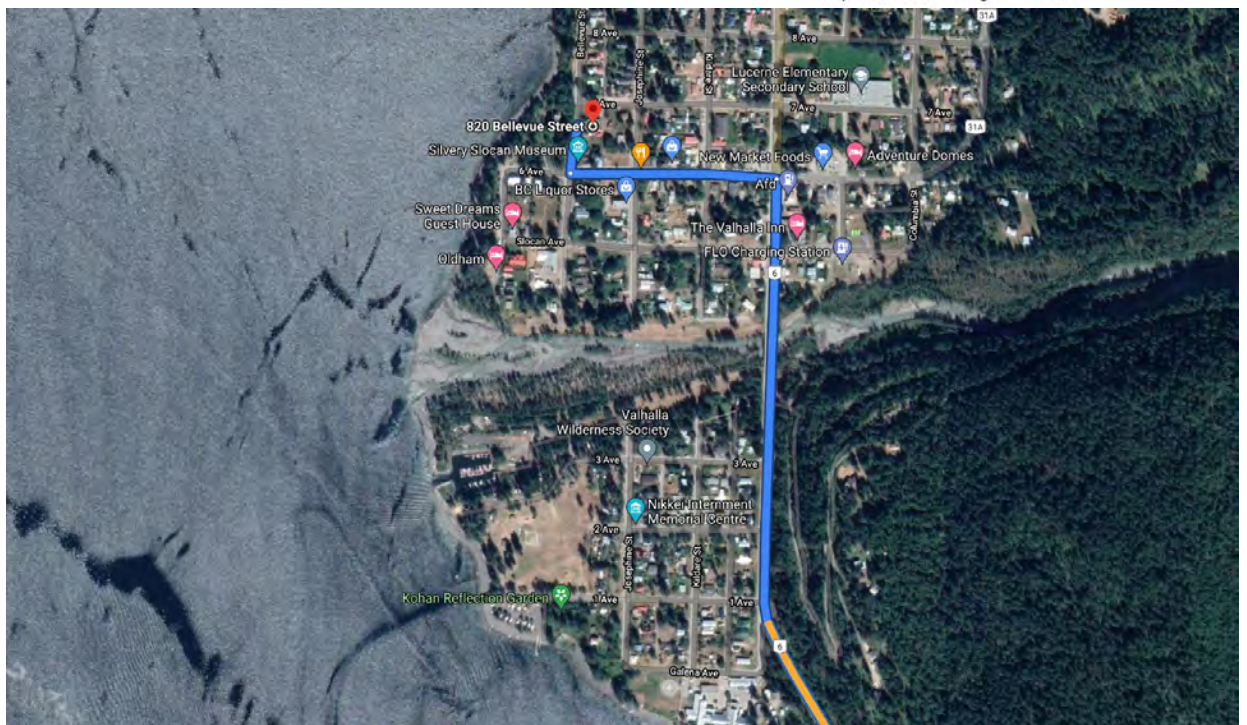


Nelson, BC to 820 Bellevue St, New Denver, BC V0G 1S1

Drive 100 km, 1 hr 17 min



Map data ©2021 Google 10 km



# ZONING – LOCAL COMMERCIAL

## C2 - LOCAL COMMERCIAL

## SECTION 9

### 9.1 Permitted Uses

The following uses and no others shall be permitted in a C2 zone:

- (a) bed and breakfast;
- (b) business and professional office;
- (c) daycare;
- (d) guesthouse;
- (e) medical or dental office;
- (f) outdoor recreation equipment rental;
- (g) personal service establishment;
- (h) public utility building and structures, with no exterior storage of any kind and no garage for the storage, repair, and maintenance of equipment;
- (i) single-family dwelling and two-family dwelling;
- (j) studio for arts, crafts, music, dance and photography;
- (k) woodworking shop;
- (l) sales directly associated with permitted uses;
- (m) accessory use.

### 9.2 Regulations

On a parcel located in a n area zoned C2, no building or structure shall be constructed, located, or altered, and no plan of subdivision approved which contravenes the regulations set out below:

#### .1 **Minimum Parcel Area**

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

- |                             |                                       |
|-----------------------------|---------------------------------------|
| (a) Single-Family Dwelling: | 510 m <sup>2</sup> (5,489.6 sq. ft.); |
| (b) Two-Family Dwelling:    | 765 m <sup>2</sup> (8234.5 sq. ft.);  |
| (c) Other Permitted Uses:   | 765 m <sup>2</sup> (8234.5 sq. ft.).  |

#### .2 **Minimum Parcel Frontage**

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

#### .3 **Buildings Per Parcel**

# ZONING – LOCAL COMMERCIAL

The number of 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.

## .4 **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) 1.5 m (4.9 ft.) from a rear parcel line;
  - (c) 3.0 m (9.8 ft.) from an exterior side parcel line;
  - (d) 1.5 m (4.9 ft.) from an interior side parcel line.
- (2) The minimum setbacks from parcel lines for all other permitted uses 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.

## .5 **Minimum Building Width**

The minimum building width is 5.5 m (18 ft.).

## .6 **Maximum Height**

- (a) The maximum height of principal buildings is 8.5 m (27.9 ft.) or two storeys, whichever is the lesser.
- (b) The maximum height for accessory buildings and structures is 5.0 m (16.4 ft.).

# ZONING – LOCAL COMMERCIAL

.7 **Maximum Surface Parcel Coverage**

The maximum surface parcel coverage is 60% of the parcel area subject to adequate sewage disposal being available.

.8 **Landscaping**

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

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	Lucerne Elementary & Secondary School	500m	2 min
	JV Humphries Elementary & Secondary School	46.6	44 min
<b>Shopping</b>	Downtown New Denver	130m	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	750m	1 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	5.2	7 min
<b>Postal Services</b>	Canada Post, New Denver	160m	1 min
<b>Library</b>	New Denver Reading Centre	500m	2 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 & Secon*

<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/>

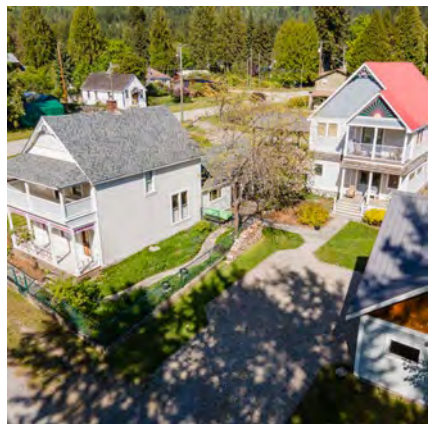
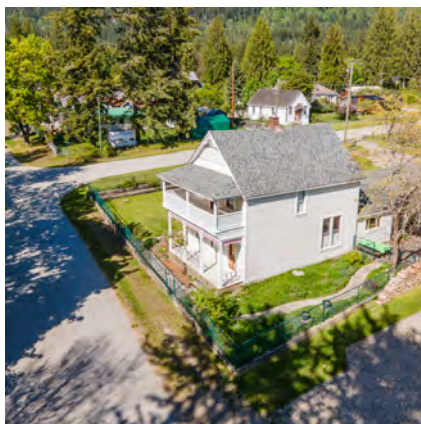
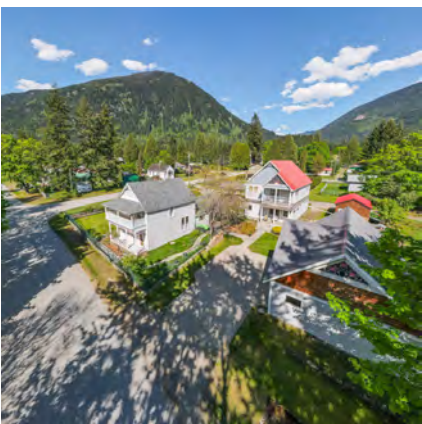
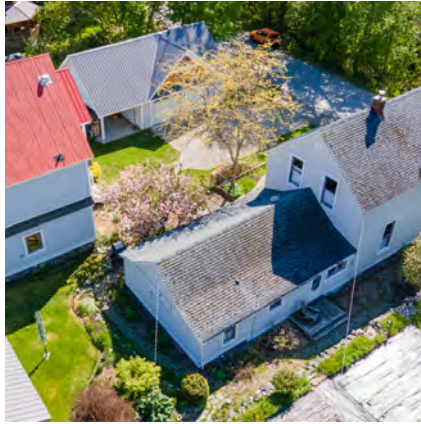
<https://www2.gov.bc.ca/gov/content/health>

### Transportation

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



# PICTURES

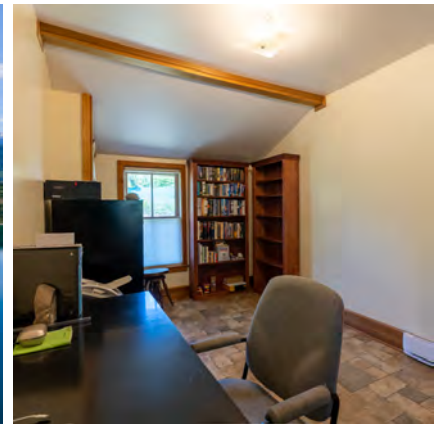
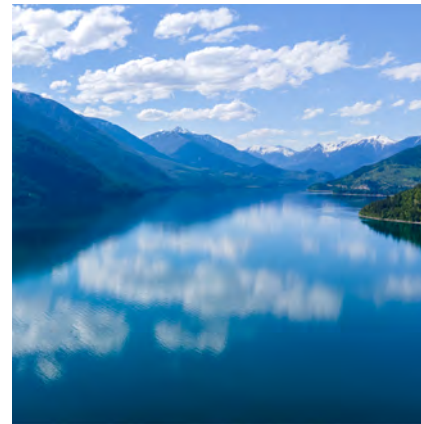
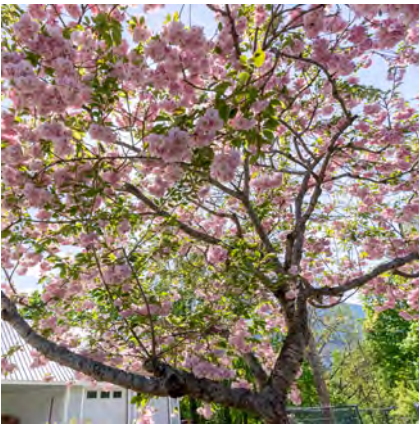
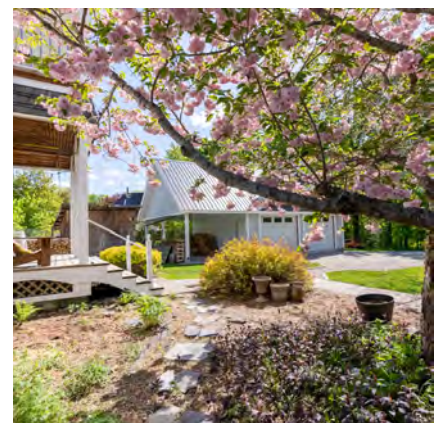


# PICTURES





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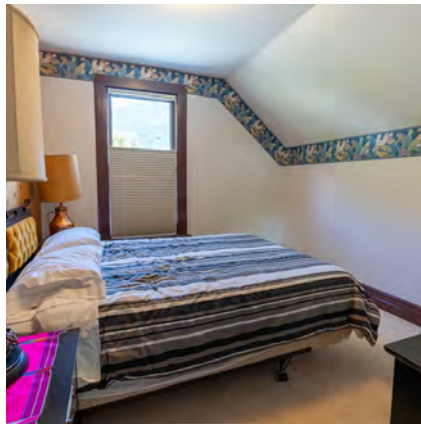
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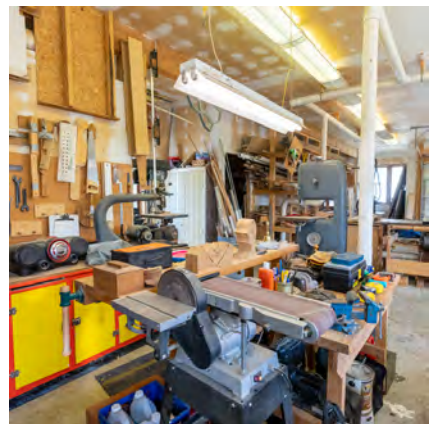
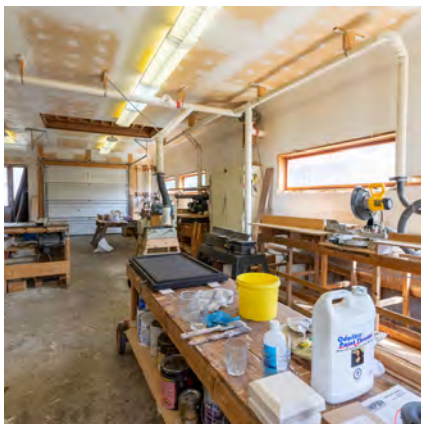
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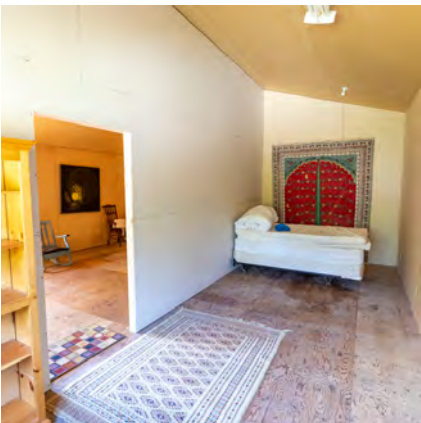
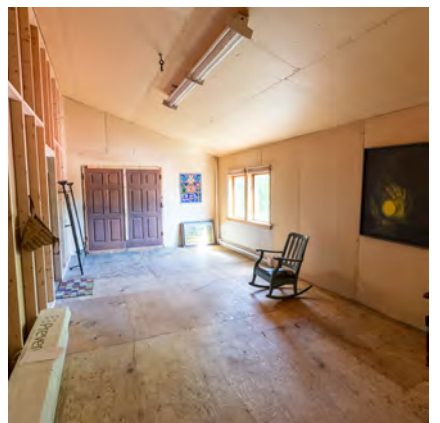
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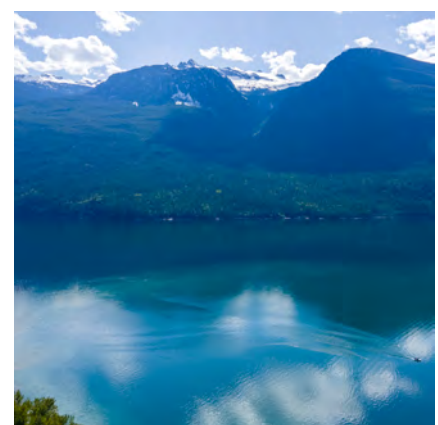
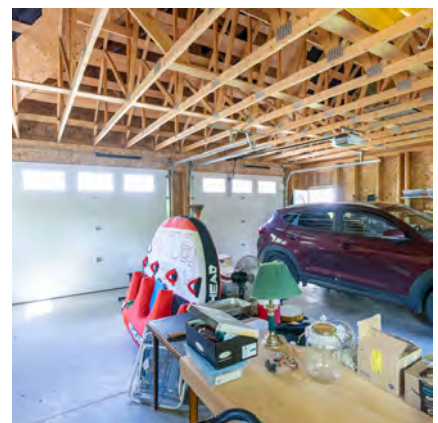
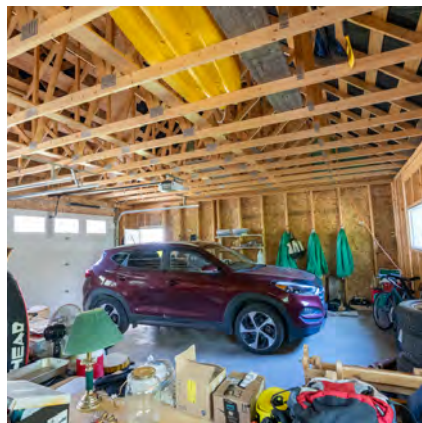
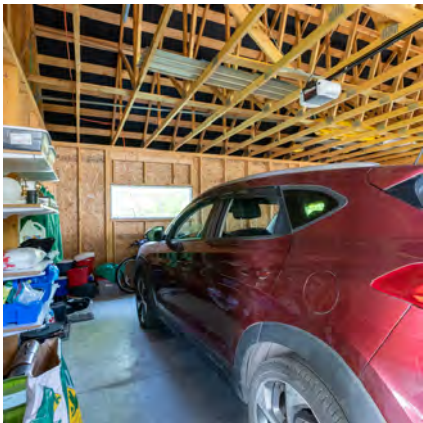
# PICTURES – UPPER SUITE



# PICTURES – UPPER SUITE



# PICTURES – UPPER SUITE



# 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>