

# Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

1213 COLUMBIA  
ST  
NEW DENVER, BC

\$498,000



# DETAILS

Perfect New Denver BC home! This home, built in 2008, sits on a 50'x135' lot which is within walking distance to school, downtown shopping and Slocan Lake. Perfect for those looking for one level living and lots of storage on the property. The double car garage is great for storing recreational toys and/or your vehicles. It's also been used comfortably as a home gym. The home offers 2 bedrooms, one full bath, master bedroom with 4-piece ensuite and walk in closet. The living, kitchen and dining area are open concept with a sweet woodstove that will keep you warm and cozy. A nice deck off the living room opens to the backyard. There are two storage sheds and a woodshed in the back yard. The home has been well maintained and has seen some nice upgrades like two RV hookups one in the front of the home and one in the back for additional guests, and the crawl space with partial concrete floor and heat. New Denver BC is situated on the shores of Slocan Lake and offers a small village lifestyle with a ton of nature to suit your outdoor lifestyle.

**MLS:** 2462558 **Size:** 0.15 acres

**Services:** municipal water, septic, hydro, telephone and highspeed internet available

# TITLE

**TITLE SEARCH PRINT**

2022-01-01, 10:25:08

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 280000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

NELSON

Land Title Office

NELSON

**Title Number**

CA1882379

From Title Number

LB78196

**Application Received**

2011-01-27

**Application Entered**

2011-01-31

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

**Taxation Authority**

Nelson Trail Assessment Area

New Denver, The Corporation of the Village of

**Description of Land**

Parcel Identifier:

027-112-730

Legal Description:

PARCEL G (BEING A CONSOLIDATION OF LOTS 13 AND 14, SEE LB78196) BLOCK 56  
DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 557**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

CA1882380

Registration Date and Time:

2011-01-27 06:01

Registered Owner:

INVESTORS GROUP TRUST CO. LTD.  
INCORPORATION NO. A0033060**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

# TAX ASSESSMENT

## 1213 COLUMBIA ST NEW DENVER V0G 1S0

Area-Jurisdiction-Roll: 21-551-00200.115



Favourite



Compare



Print



**Total value** **\$355,000**

2022 assessment as of July 1, 2021

Land \$132,000

Buildings \$223,000

Previous year value \$298,000

Land \$102,000

Buildings \$196,000

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

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

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

### Property information

Are the property details correct? ▾

Year built 2008

Description 1 STY house - Standard

Bedrooms 3

Baths 2

Carports

Garages G

Land size 6750 Sq Ft

First floor area 1,326

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 G Block 56 Plan NEP557 District Lot 549 Land District 26 (BEING A CONSOLIDATION OF LOTS 13 & 14, SEE LB78196)

PID: 027-112-730

### 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 4 PAGES

Date of disclosure: January 01 2022



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

ADDRESS: 1213 Columbia St Now Denver BC V00180 (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

### 1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		CSW		
B. Are you aware of any existing tenancies, written or oral?		CSW		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		CSW		
D. Is there a survey certificate available?			CSW	
E. Are you aware of any current or pending local improvement levies/charges?		CSW		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		CSW		

### 2. SERVICES

A. Please Indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		CSW		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			CSW	

BUYER'S INITIALS

CSW  
SELLER'S INITIALS

BC1002 REV. NOV 2021

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# PROPERTY DISCLOSURE STATEMENT

January 01 2022

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 1213 Columbia St New Denver

BC V06180

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			CSW	
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		CSW		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		CSW		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	CSW			

**3. BUILDING**

A. To the best of your knowledge, are the exterior walls insulated?	CSW			
B. To the best of your knowledge, is the ceiling insulated?	CSW			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		CSW		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	CSW			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> received WETT certificate?	CSW			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		CSW		
G. Are you aware of any structural problems with any of the buildings?		CSW		
H. Are you aware of any additions or alterations made in the last 60 days?		CSW		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		CSW		
J. Are you aware of any problems with the heating and/or central air conditioning system?		CSW		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		CSW		
L. Are you aware of any damage due to wind, fire or water?		CSW		

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BUYER'S INITIALS

C	S	W
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

January 01 2022

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 1213 Columbia St New Denver

BC V06150

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		CSW		
N. Are you aware of any problems with the electrical or gas system?		CSW		
O. Are you aware of any problems with the plumbing system?		CSW		
P. Are you aware of any problems with the swimming pool and/or hot tub?				CSW
Q. Do the Premises contain unauthorized accommodation?		CSW		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		CSW		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		CSW		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		CSW		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)			CSW	
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? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ _____ (DD/MM/YYYY)		CSW		
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?		CSW		

**4. GENERAL**

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		CSW		
---	--	-----	--	--

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BUYER'S INITIALS

C	S	W
---	---	---

SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

January 01 2022

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 1213 Columbia St New Denver

BC V0G180

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

**5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)**

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

~~The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr \_\_\_\_\_.~~

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

This document is intended for members of the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MRCA).

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# EXPENSES

## Property Taxes:

2021

\$2092.78



## Municipal Water:

2021

\$523 / year



## Insurance (HUB):

2021

\$1512 / year



## Hydro (BCHydro):

2021

\$147.17 approx. / month



# UPGRADES

## **Within the last 11 years**

- concrete driveway and walkways;
- half of crawl space has concrete floor,
- 30 A (for RV's, etc.) added in at front and back of house
- surge protector placed in electric junction box to protect electronics from power surges
- phantom screen doors placed on main door and patio doors
- 8'x12' firewood shed
- 8'x12' cedar shed built this past summer
- wood stove
- added wood garbage bin to hold rubber garbage cans.

# SEPTIC PERMIT



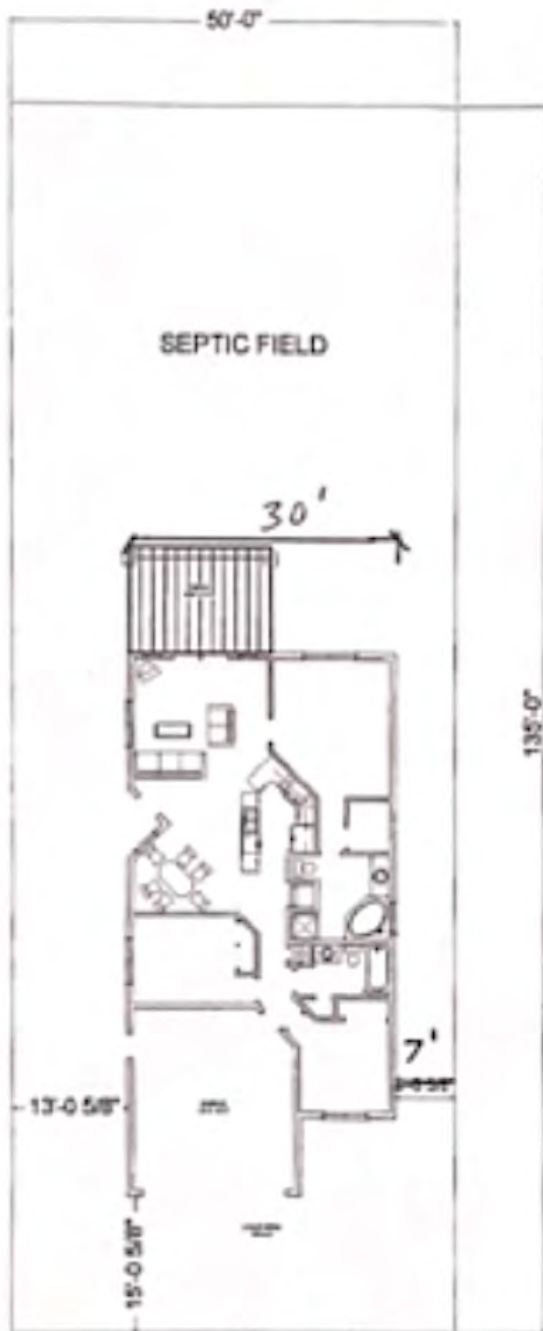
Interior Health

## RECORD OF SEWERAGE SYSTEM

Please complete this entire form. If the form is incomplete, the filing may not be accepted and it will be returned to the Authorized Person.

TAX ASSESSMENT ROLL 21-551-00200-100		<input checked="" type="checkbox"/> NEW CONSTRUCTION ALTERATION		<input checked="" type="checkbox"/> ROLL IMPROVEMENT/UPDATE ONLY		<input checked="" type="checkbox"/> FEE ATTACHED							
1. LOT INFORMATION LEGAL DESCRIPTION Parcel G Cornerstone of lots 17614 DL 549 KOP 557													
STREET ADDRESS OR GENERAL LOCATION 1213 Columbia Ct				CITY New Denver		POSTAL CODE Y6G-1S0							
2. OWNER INFORMATION NAME OF LEGAL OWNER OR STRATA CORPORATION Linda A. Veira				MAILING ADDRESS (PO BOX & SUITE & STREET & STREET NAME) Box 271									
CITY New Denver		PROVINCE BC		POSTAL CODE Y6G-1S0		TELEPHONE NUMBER 358-2743							
3. AUTHORIZED PERSON INFORMATION NAME OF AUTHORIZED PERSON Isaque Veira				MAILING ADDRESS (PO BOX & SUITE & STREET & STREET NAME) Box 1001									
CITY NANAIMO		PROVINCE BC		POSTAL CODE V9A-1R0		TELEPHONE NUMBER 265-4665							
REGISTRATION NUMBER 0W0096													
4. FACILITY INFORMATION SEWERAGE SYSTEM WILL BE: <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER (SPECIFY)													
NO. OF BEDROOMS 3		EST. DAILY SEWAGE FLOW (L/DAY) 1363		TOTAL LIVING AREA (m <sup>2</sup> ) 1309 sq ft		LOT SIZE (m <sup>2</sup> ) 135 x 50'							
5. SITE INFORMATION DISTANCE OF PROPOSED DISCHARGE AREA FROM (IN METRES): <table border="0"> <tr> <td>4.0 m<sup>2</sup> WATER LINE</td> <td>0.0 m<sup>2</sup> STREAM OR LAKE</td> </tr> <tr> <td>0.0 m<sup>2</sup> BREAKOUT POINT</td> <td>0.0 m<sup>2</sup> NEIGHBORING WELLS</td> </tr> <tr> <td>0.0 m<sup>2</sup> OWN WELL</td> <td>0.0 m<sup>2</sup> DOMESTIC WATER</td> </tr> </table>								4.0 m <sup>2</sup> WATER LINE	0.0 m <sup>2</sup> STREAM OR LAKE	0.0 m <sup>2</sup> BREAKOUT POINT	0.0 m <sup>2</sup> NEIGHBORING WELLS	0.0 m <sup>2</sup> OWN WELL	0.0 m <sup>2</sup> DOMESTIC WATER
4.0 m <sup>2</sup> WATER LINE	0.0 m <sup>2</sup> STREAM OR LAKE												
0.0 m <sup>2</sup> BREAKOUT POINT	0.0 m <sup>2</sup> NEIGHBORING WELLS												
0.0 m <sup>2</sup> OWN WELL	0.0 m <sup>2</sup> DOMESTIC WATER												
DEPTH OF EXISTING PILE IN THE DISCHARGE AREA (mm) 0				TOTAL DEPTH TO HIGHEST WATER TABLE OR RESTRICTIVE LAYER (mm) 164		SOIL TEXTURE AND STRUCTURE INFO ATTACHED <input checked="" type="checkbox"/> FOUNDATION AND/OR PARTICULATE TRAP RATES ATTACHED <input checked="" type="checkbox"/>							
DISCHARGE AREA WILL BE 30m TO ANY SOURCE OF DRINKING WATER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				SLOPE (%) 1%									
ARE THERE ANY RESTRICTIVE CONSTRAINTS/AGREEMENTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWERAGE SYSTEM? IF YES PLEASE EXPLAIN AND ATTACH SUPPORTING DOCUMENTS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO													
6. SYSTEM INFORMATION VERTICAL SEPARATION BETWEEN BOTTOM OF DISCHARGE AREA TO HIGHEST WATER TABLE OR RESTRICTIVE LAYER (mm) 16m													
SEPTIC TANK MANUFACTURER Penco		MATERIAL OF SEPTIC TANK Poly		LIQUID VOLUME OF SEPTIC TANK 1000 GAL		TREATMENT CAPACITY (L/DAY) 1363							
DISCHARGE AREA <input checked="" type="checkbox"/> BED <input type="checkbox"/> TRENCH <input type="checkbox"/> OTHER (SPECIFY)		METHOD OF EFFLUENT DIST <input checked="" type="checkbox"/> GRAVITY <input type="checkbox"/> PRESSURE <input type="checkbox"/> OTHER		EFFLUENT PUMP <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		LOADING RATE (L/DAY/m <sup>2</sup> ) 8 m <sup>2</sup>							
7. PLANS AND SPECIFICATIONS <input checked="" type="checkbox"/> PLAT PLAN (TO SCALE AND SPECIFICATIONS ARE ATTACHED AS PER THE STANDARD PRACTICE MANUAL)													
8. FREEDOM OF INFORMATION This form is required to administer the Sewerage System Regulation (324/2004) and the collection of personal information complies with the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection or use of this information, please contact your local Health Protection Office.													
9. AUTHORIZED PERSON'S SIGNATURE AND SEAL The information on this form is accurate and true to the best of my knowledge. I am an Authorized Person according to Sewerage System Regulation BC Reg 324/2004. The plans and specifications attached to this form are consistent with standard practice and will not contribute to a health hazard. <input checked="" type="checkbox"/> I have consulted with the Ministry of Health's publication "Sewerage System Standard Practice Manual". <input type="checkbox"/> I have consulted with another source of standard practice - copy attached, or listed here.													
				OFFICE USE ONLY									
				RECEIPT NUMBER 555940		DATE ACCEPTED FOR FILING Nov 29/07							
DATE 16/11/07				FILING NUMBER 12-090-00458									

# SEPTIC



PLOT PLAN  
1213 COLUMBIA  
STREET  
NEW DENVER, BC  
PARCEL G, BLK 56,  
DIST LOT 549  
PLAN 557

COLUMBIA STREET







# BUILDING INSPECTION

## RDCK

### BUILDING INSPECTION DEPARTMENT

#### FIELD INSPECTION NOTICE

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

#### THIS INSPECTION INVOLVES:

Indicated by box checked below

- SITING & FTG. FORMS     DAMPPROOFING & DRAIN TILE     FRAMING     PLUMBING  
 INSULATION / VAPOUR BARRIER     FINAL     OTHER (Specify) \_\_\_\_\_

PERMIT NO:

NAME:

ADDRESS:

1213 Columbia

DATE:

Aug 14/2008

TIME:

11:00

NO. OF PAGES:

1 OF 1

CONSTRUCTION TYPE:

S.F.D

#### INSPECTION COMMENTS:

1) final inspection passed

NEXT REQ'D INSP:

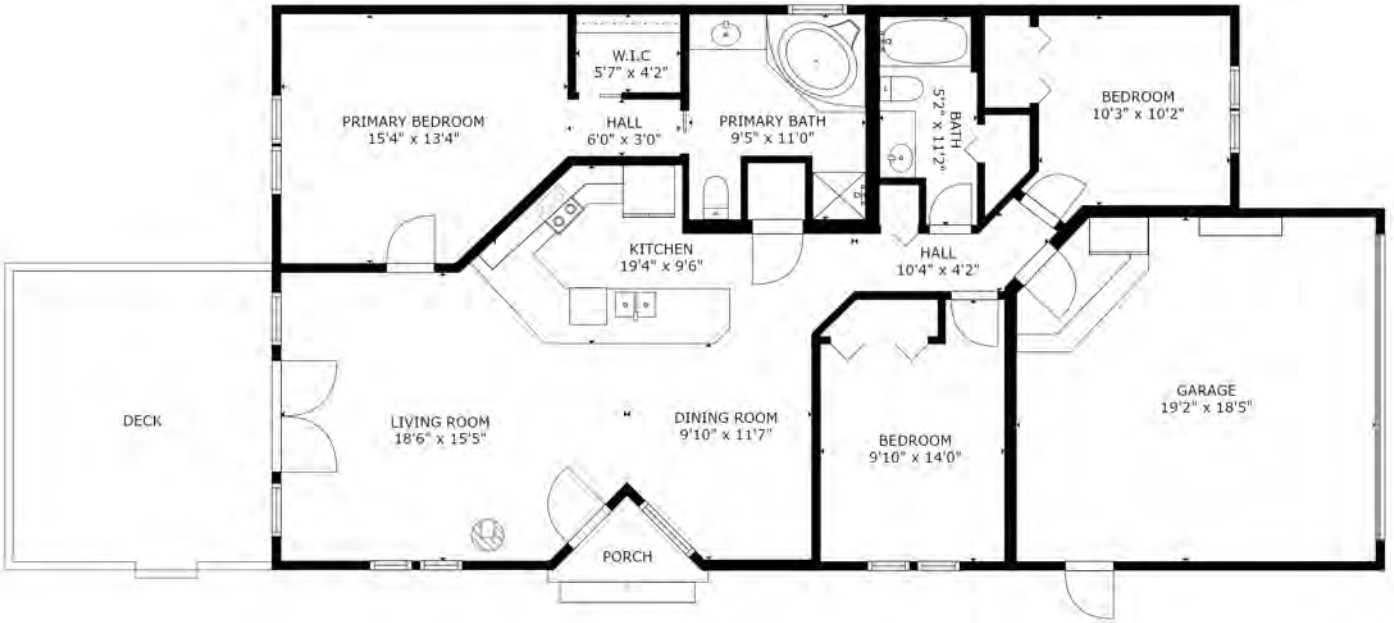
file closed

REJECTED: No

RECALL REQ'D: No

INSPECTOR: Peter

# FLOOR PLAN



## GROSS INTERNAL AREA

FLOOR 1: 1243 sq. ft, EXCLUDED AREAS:

GARAGE: 345 sq. ft

TOTAL: 1243 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# RDCK MAP

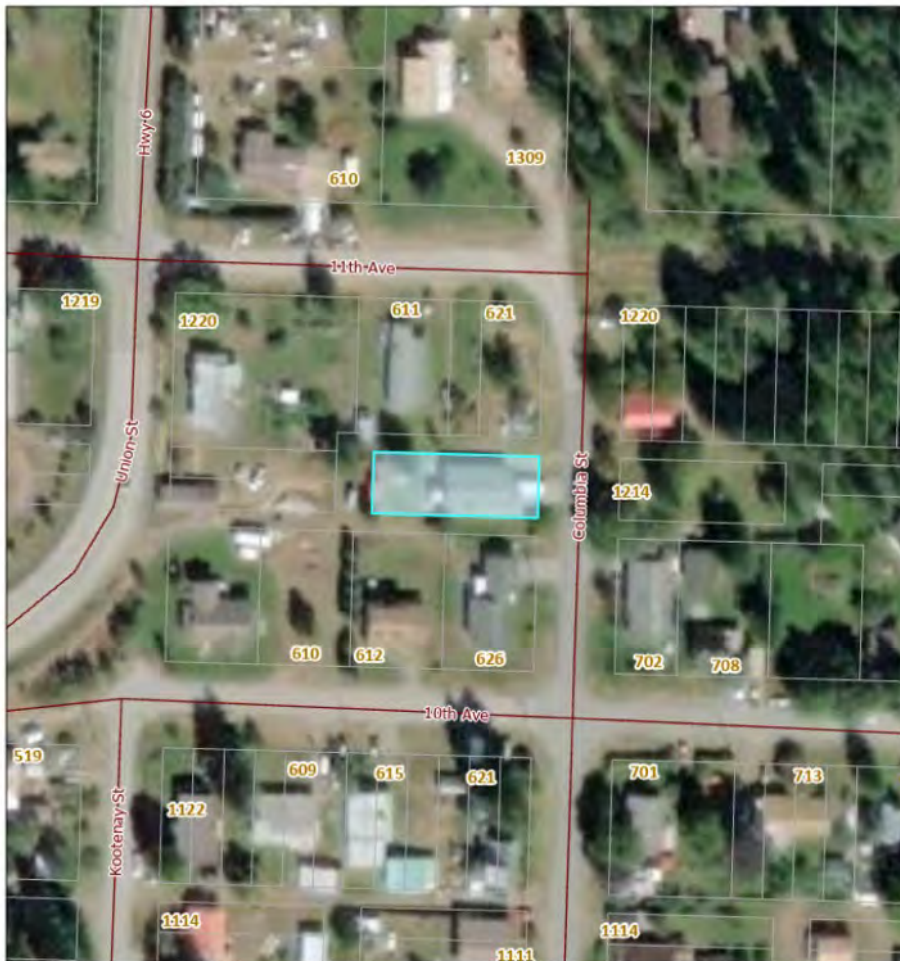


## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.15 acres

Jan 7 2022 13:36:22 Eastern Standard Time



# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.15	-
Civic Address	0	-	-
Electoral Areas	1	0.15	-
Fire Service Areas	1	0.15	-
Water Systems	1	0.15	-
Zoning	1	0.15	-
Official Community Plan	1	0.15	-
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	551.00200.115	027-112-730	1213 COLUMBIA ST, NEW DENVER	Single Family Dwelling	NEP557

#	LTO Number	Lot	Block	District Lot	Land District
1	CA1882379	G	56	549	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT G BLOCK 56 PLAN NEP557 DISTRICT LOT 549 KOOTENAY LAND DISTRICT (BEING A CONSOLIDATION OF LOTS 13 & 14, SEE LB78196).	6750	SQUARE FEET	0.15

## Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Colin Moss	0.15

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.15

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	0.15

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two-Family Residential	Village of New Denver	612	0.15

## Official Community Plan

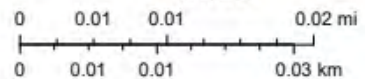
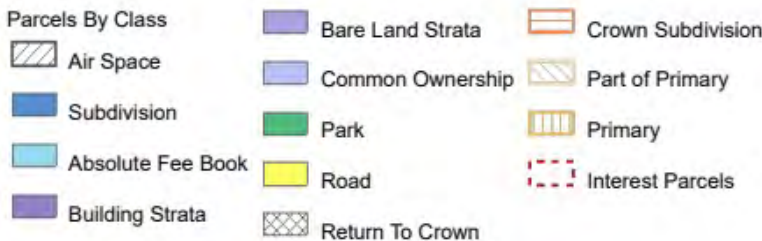
#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	-	Single Family Residential	612	NO	0.15

# LTSA MAP



January 7, 2022

1:1,128



# ELEVATION



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



Max Elevation: 571.96 m | Min Elevation: 569.58 m | Difference: 2.38 m





# ZONING

## ZONING REGULATIONS

### R-1 – SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

#### Permitted Uses

- a. Single Family Dwelling and Two Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

#### Lots created by Subdivision

- a. Single Family Dwelling:
  - i) Site area (minimum) – 464 square metres (4,994.5 square feet)
  - ii) Street Frontage (minimum) – 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
  - i) Site Area (minimum) – 765 square metres (8,234 square feet)
  - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

#### Height

- a. Building height (maximum) - 10m

#### Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

#### Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

# COMMUNITY INFORMATION

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

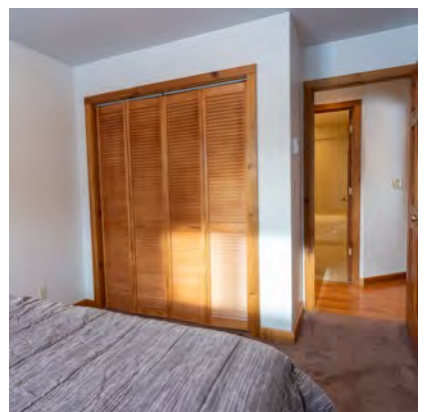
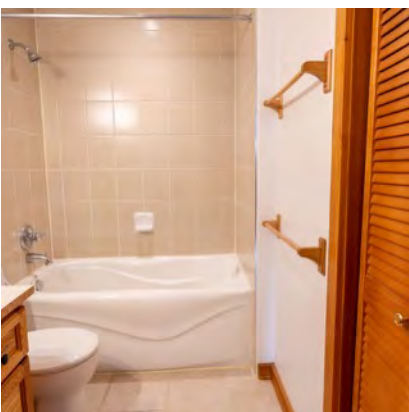
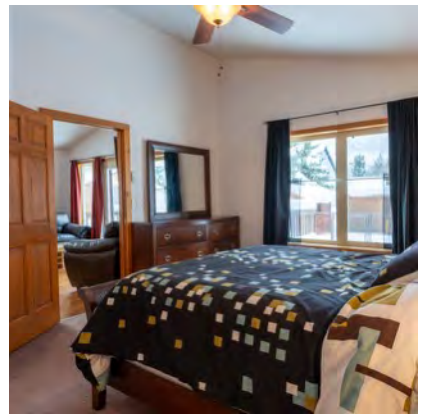
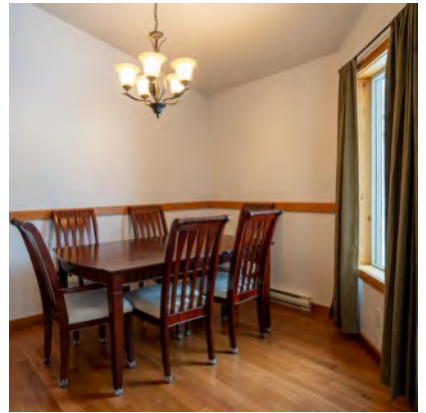
<https://www.bctransit.com/west-kootenay>



# PICTURES



# PICTURES



# 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>