

L7B/CD/14/06/02

**Purpose**

The purpose of the RR4 zone is to accommodate larger acreage subdivisions and hobby farms as part of a transition area between agricultural and non-agricultural uses. In general, the RR4 zone corresponds to the CR2 designation in the South Shuswap Official Community Plan.

**Permitted Uses**

10.1 The following uses and no others are permitted in the RR4 zone:

- .1 single family dwelling;
- .2 hobby farm, permitted only on parcels greater than 2 ha or on parcels within the Agricultural Land Reserve;
- .3 bed and breakfast;
- .4 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>;
- .5 home business;
- .6 home industry, permitted only on parcels greater than 2 ha;
- .7 accessory use.

**Regulations**

10.2 On a parcel zoned RR4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.1 Minimum Parcel Size for New Subdivisions	2 ha
.2 Maximum Number of Single Family Dwellings Per Parcel	1
.3 Maximum Number of Cottages Per Parcel	1
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft.)</li> <li>• 10 m (32.81 ft.)</li> </ul>
.5 Minimum Setback from: <ul style="list-style-type: none"> <li>• front parcel line</li> <li>• exterior side parcel line</li> <li>• interior side parcel line</li> <li>• rear parcel line</li> </ul>	5 m 4.5 m 2 m 5 m
.6 Minimum Setback of Home Industry from All Parcel Lines	5 m
.7 Maximum Coverage on Parcels Less than 4000 m <sup>2</sup>	40%

BL701-50



# Columbia Shuswap Regional District

555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1  
 Phone: 250.832.8194 | Fax: 250.832.3375  
 Web: www.csr.bc.ca | E-Mail: inquiries@csr.bc.ca

# Property Report

Parcel Number (PID): 005-135-893  
 IDParcel: cwrp0278  
 Report Date: 7/5/2019

Property Details	
Address:	No Address
PID:	005-135-893
Roll:	78902431000
Electoral Area:	C
Local Area:	Wild Rose Bay
Ownership:	Private
GIS Lot Size:	3.77 HA   9.30 Acres *
Percent in ALR:	0
Legal Description:	L 2 SEC 7 TP 23 R 8 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PL 26447



\* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSRD if there is a discrepancy between the CSRD lot size data and another authority.

Planning and Development	
Building:	Bylaw 660: Building Regulation and Inspection
Zoning:	No Lakes Zoning Bylaw 701: RR4 - Rural Residential (2ha)
OCP:	Bylaw 725: RR2 - Rural Residential 2

BCAA - Property Details	
Roll Number:	78902431000
Assess Area:	20 - Vernon
Jurisdiction:	789 - Salmon Arm Rural
Neighbourhood:	500 - SOUTH SHUSWAP UPLAND
School District:	83 - North Okanagan-Shuswap
Hospital District:	03 - North Okanagan/Columbia Shuswap
Class:	01 - Residential
Subclass:	0101 - Residential Vacant
Actual Use:	061 - 2 Acres Or More (Vacant)
Manual Class:	

Related Planning Files and Permits:		
Application Type - Status	File Number	Entered

Minor Taxing:
EA C FIRE SERVICE SRVA 56
Fireworks Area C SRVA#57
S Shuswap Liq Waste SRVA#39
COLUMBIA-SHUSWAP EA C
Okanagan Reg Library LSA#28
Shuswap Watershed Council SRVA#69

Assessment:	
Land	\$143,000
Improvements	\$0
<b>Gross Value</b>	<b>\$143,000</b>
Exempt:	\$0
<b>Net Value</b>	<b>\$143,000</b>

Property potentially in one or more of the following CSRD permit application areas:

Sale History:	
2007/07/16	\$190,000
1994/04/29	\$55,500
1993/12/30	\$45,000

\* This information is generated automatically from various sources. Contact the CSRD to verify requirements for this property.

\* This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.



# PROPERTY DISCLOSURE STATEMENT LAND ONLY

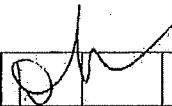


Date of disclosure: July 9, 2019

The following is a statement made by the seller concerning the Land located at:

**ADDRESS:** Lot 2 Eagle Bay Road Eagle Bay, BC VOE 1T0 (the "Land")

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?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Have you received any other notice or claim affecting the Land from any person or public body?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Is the Land managed forest lands?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Is the Land in the Agricultural Land Reserve?			Dh	<input checked="" type="checkbox"/>
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any fill materials anywhere on the Land?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any uncapped or unclosed water wells on the Land?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any water licences affecting the Land?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Has the Land been logged in the last five years?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If yes, was a timber mark/licence in place?				<input checked="" type="checkbox"/>
(ii) If yes, were taxes or fees paid?				<input checked="" type="checkbox"/>
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Land uses: Municipal    Community    Private    Well    Not Connected <input checked="" type="checkbox"/> Other _____				Dh
B. Are you aware of any problems with the water system?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity and quality of the water available?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Indicate the sanitary sewer system the Land is connected to: Municipal    Community    Septic    Lagoon    Not Connected <input checked="" type="checkbox"/> Other _____				Dh
E. Are you aware of any problems with the sanitary sewer system?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		Dh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

  
 INITIALS

July 9, 2019

DATE OF DISCLOSURE

ADDRESS: Lot 2 Eagle Bay Road Eagle Bay, BC V0E 1T0

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
4. GENERAL:				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		Sh.	X	X
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		Sh.	X	X

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

**5-13 Disclosure of latent defects**

(1) For the purposes of this section:

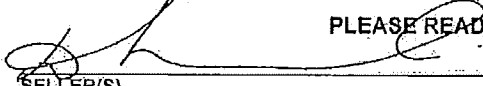
Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
  - (i) dangerous or potentially dangerous to the occupants
  - (ii) unfit for habitation

**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 receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

  
SELLER(S)

SELLER(S)

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 Land and, if desired, to have the Land 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 agencies or their representatives warrant or guarantee the information provided about the Land.

\*PREC represents Personal Real Estate Corporation

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