



This Listing Information has been provided to you by:

## George Low\*



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### RE/MAX REAL ESTATE (KAMLOOPS)

258 Seymour Street, Kamloops, B.C. V2C 2E5

Address: <b>5505 Barnhartvale Road</b> Unit:	MLS®: <b>139584</b>	Current Price: <b>\$35,000</b>
Area: <b>Kamloops</b>	Status: <b>Active</b>	Original Price: <b>\$35,000</b>
Sub Area: <b>Barnhartvale</b>	Taxes: <b>\$280</b> For Year: <b>2016</b>	Sale Price:
Type: <b>Lots/Acreage</b>	Zoning: <b>CR-3</b>	Sale Date:
Frontage:	Irrigation Hook-Up:	Days on Market: <b>4</b>
Depth: Acres: <b>15.99</b>	Irrigation Area:	Possession: <b>Freehold</b>
Property Type: Sqft: <b>696,524</b>	Access:	Title: <b>Freehold</b>
# of Parcels:	Development Permit:	
Area Cleared:	Prospectus: <b>Subsequent Sale - Not Avail</b>	
Area Cultivated:		
Area Treed:		

Water: <b>None</b>
Sewer: <b>None</b>

Seller:	Phone:
Tenant:	Phone:

Legal: <b>LOT 3 PLAN KAP17665 SECTION 32 TWP 19 RGE 16 W6M EXCEPT PLAN 24672</b>
PID #: <b>006703593</b>

Site Influences: **Easy Access, Mountain View, Treed Site, Sloping Site**

Restrictions: **Covenants/Others, Building Permit, Development Permit**

Agent Information:

Realtor Remarks:

**Good holding land with future potential. Easy access. This property is located in the red zone. Special permits required. Some parts are located in Riparian area. Natural gas easement on site.**

Listing Office: <b>RE/MAX Real Estate (Kamloops)</b>	Selling Office:	Listed:
Co-List Office:	Selling Slsp 1:	Expires:
Listing Slsp 1:		Entered:
Listing Slsp 2:		

# PROPERTY INFORMATION REPORT

Created on: April 10, 2017



City of Kamloops  
7 Victoria St W  
Kamloops, BC V2C 1A2  
(250) 828-3347  
gisinfo@kamloops.ca

## 5505 BARNHARTVALE RD



23-212-5610603400 10/15/2013



### Parcel Description and Location

**Legal Description:** PL 17665 LT 3 SEC 32 TWP 19 RGE 16 MER 6 KAMLOOPS

**Lot Size (approx.) - Sq m:** 64695.06

**Acre:** 15.99 **Ha:** 6.47

**District Lot:**

**Garbage Collection Zone:** ZONE 5

**School Catchment Info:**

**Neighbourhood:** BARNHARTVALE

**Nearest Bus Stop (m):** 1207.0

**Elementary:** RL CLEMITSON

**Heritage Property:** N\A

**Nearest Fire Hydrant (m):** 912.0

**Secondary:** VALLEYVIEW SECONDARY

**Tax Exempt Property:** No

**Population Estimate:** 0

**French Immersion:** SOUTH SAHALI

### Planning and Zoning

[City Planning Webpage](#)

[More](#)

**Zoning:** CR-3

**Neighbourhood Development Permit Area:** N\A

**Site Specific Zoning:** N\A

**Silt Bluff Development Permit Area:** RED ZONE

**Riparian Area (Intersect):** Yes

**Business Improvement Area:** N\A

**200 Year Floodplain (Intersect):** No

**Multi Family Development Permit Area:** No

**20 Year Floodplain (Intersect):** No

**Agriculture Land Reserve (Intersect):** No

**Water District:** CITY OF KAMLOOPS

**Land Use Classification:** RURAL

### Applications, Permits and Licences (Active Only)

[City Development Webpage](#)

[More](#)

**Folio:** **Dev. Application No.:** **Dev. Application Type:**

**Folio:** **Dev. Permit No.:** **Dev. Permit Purpose:** **Application Date:** **Issued Date:**

**Business Name:** **Description:** **Cat. Code:**

### BC Assessment Information

*Actual Use categories for BC Assessment purposes only and may not match uses permitted in Zoning*

[More](#)

Unit:	Folio:	PID:	Year:	Land:	Land Exempt:	Improvement:	Impr Exempt:	Total:	Class:
	56-10603-400	006-703-593	2017	\$29,700	N\A	\$0	N\A	\$29,700	1-Res
	56-10603-400	006-703-593	2016	\$32,300	N\A	\$0	N\A	\$32,300	1-Res
	56-10603-400	006-703-593	2015	\$32,300	N\A	\$0	N\A	\$32,300	1-Res
	56-10603-400	006-703-593	2014	\$31,000	N\A	\$0	N\A	\$31,000	1-Res
	56-10603-400	006-703-593	2013	\$31,000	N\A	\$0	N\A	\$31,000	1-Res

**Folio:** **Actual Use:** **Manual Class:**

# Property Assessment Report

Address	<b>BARNHARTVALE RD</b>	Owner 1	
Jurisdiction	<b>212 CITY OF KAMLOOPS</b>	Owner 2	
Neighbourhood	<b>056 Barnhartvale</b>	Address	
Roll No.	<b>5610603400</b>		
PID/MHP No.	<b>006-703-593</b>		
School District	<b>73</b>	P C	
Area Code	<b>23</b>	Hospital District	<b>5</b>
Electoral Area		Regional District	<b>28</b>

## Legal Description

Plan	Lot	Block	DLot	LDist	Section	TwN	Range	Md
<b>KAP17665</b>	<b>3</b>			<b>25</b>	<b>32</b>	<b>19</b>	<b>16</b>	<b>6</b>
<b>Meridian W6, Except Plan 24672.</b>								

	2010	2011	2012	2013	2014	2015	2016
Land Value	<b>99,200</b>	<b>35,000</b>	<b>29,700</b>	<b>31,000</b>	<b>31,000</b>	<b>32,300</b>	<b>32,300</b>
Improvements							
Total Value	<b>99,200</b>	<b>35,000</b>	<b>29,700</b>	<b>31,000</b>	<b>31,000</b>	<b>32,300</b>	<b>32,300</b>
Percent Change	<b>307%</b>	<b>108%</b>	<b>92%</b>	<b>96%</b>	<b>96%</b>	<b>100%</b>	<b>100%</b>
Taxes	<b>784.51</b>	<b>271.17</b>	<b>239.36</b>	<b>260.18</b>	<b>267.36</b>	<b>280.59</b>	<b>280.12</b>

## Transactions

Month	Year	Sale Price	Title	Transaction Type
<b>August</b>	<b>2016</b>	<b>32,300</b>	<b>CA5418068</b>	<b>Reject</b>
<b>March</b>	<b>2015</b>	<b>32,300</b>	<b>CA4289279</b>	<b>Reject</b>
<b>March</b>	<b>2015</b>	<b>23,400</b>	<b>LB538825</b>	<b>Reject</b>

Actual Use	<b>2 Acres or More - Vacant</b>	Lot Size	<b>16</b>
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Equity	<b>Registered Owner</b>		
Tenure	<b>Crown-Granted</b>	Lot Size Type	<b>Acres</b>

## Exemptions

**FULLY TAXABLE**

**TITLE SEARCH PRINT**

File Reference: LOW

2017-04-05, 16:44:03

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

**Land Title District**  
Land Title Office KAMLOOPS  
KAMLOOPS

**Title Number**  
From Title Number CA5418068  
CA4289279

**Application Received**  
2016-08-11

**Application Entered**  
2016-08-23

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

**Taxation Authority**  
CITY OF KAMLOOPS

**Description of Land**  
Parcel Identifier: 006-703-593  
Legal Description:  
LOT 3 SECTION 32 TOWNSHIP 19 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION  
YALE DISTRICT PLAN 17665 EXCEPT PLAN 24672

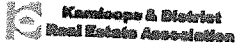
**Legal Notations**  
NONE

**Charges, Liens and Interests**  
Nature: RIGHT OF WAY  
Registration Number: 68241E  
Registration Date and Time: 1957-02-13 11:22  
Registered Owner: INLAND NATURAL GAS CO. LTD.  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**  
NONE OUTSTANDING

**Transfers**  
NONE

**Pending Applications**  
NONE



# PROPERTY DISCLOSURE STATEMENT LAND ONLY



Date of disclosure: April 5, 2017

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

**ADDRESS:** 5505 Barnhartvale Rd, Kamloops, B.C.

(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.			
<b>1. LAND</b>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any existing tenancies, written or oral?		Ⓚ	<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?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		Ⓚ	<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?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Is the Land managed forest lands?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Is the Land in the Agricultural Land Reserve?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any fill materials anywhere on the Land?		Ⓚ	<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?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any uncapped or unclosed water wells on the Land?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any water licences affecting the Land?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Has the Land been logged in the last five years?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If yes, was a timber mark/licence in place?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) If yes, were taxes or fees paid?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____			Ⓚ	<input checked="" type="checkbox"/>
B. Are you aware of any problems with the water system?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity and quality of the water available?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____			Ⓚ	<input checked="" type="checkbox"/>
E. Are you aware of any problems with the sanitary sewer system?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		Ⓚ	<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?		Ⓚ	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DS  
  
 INITIALS

April 5, 2017

DATE OF DISCLOSURE

PAGE 2 of 2 PAGES

ADDRESS: 5505 Barnhartvale Rd, Kamloops, B.C.

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?		<input checked="" type="checkbox"/>		
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?		<input checked="" type="checkbox"/>		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		<input checked="" type="checkbox"/>		

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)

DocuSigned by:

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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DIVISION SIXTEEN - CR-3 (COUNTRY RESIDENTIAL-3)

The purpose of the CR-3 zone is to regulate the development of land for single family residential use and accessory uses on large country residential lots. These lands are designated as "Rural Residential" in the Official Community Plan.

PERMITTED USES

1601 The following uses and no others are permitted in the CR-3 zone:

- Single family residential including premanufactured homes and modular homes
- Daycare facility
- Home based business
- Residential care facility
- Boarders or lodgers to a maximum of two persons
- Keeping of livestock subject to the regulations of the Animal Control Bylaw
- Riding stables

REGULATIONS

1602 In the CR-3 zone, no building or structure shall be constructed, located, altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

<u>Column 1</u>	<u>Column 2</u>
Minimum lot area	4 ha
Minimum lot width	76 m
Minimum lot frontage	76 m
Minimum front yard setback	6 m
Minimum side yard setback	6 m
Minimum side street yard setback	6 m
Minimum rear yard setback	6 m
(5-1-2718) Maximum lot coverage	
- Total combined accessory buildings	8% of lot area to a maximum of 200 m <sup>2</sup>
Maximum building height	
- Principal building	2 storeys
- Accessory building	8 m
Maximum structure height	15 m
Maximum number of dwelling units	1
Minimum building separation from principal building	
- Accessory building	3 m

PREMANUFACTURED HOMES - SPECIAL CONDITIONS

1603 A premanufactured home must be placed on a concrete foundation with skirting compatible with the materials cladding the building.

## 1.6 SOUTH THOMPSON SILT BLUFFS RED ZONE DEVELOPMENT PERMIT AREA

**Application:** Category (b) Protection of development from hazardous conditions.

A Development Permit shall be required for any improvements to a property, including alterations, additions, site design, landscaping, new construction, building permit or subdivision, for all commercial industrial, institutional or multiple family residential development. Development Permits shall detail: parking, access and vehicular circulation, pedestrian circulation and access, landscaping, building elevations, site layout, and street enhancements.

**Area:** South Thompson Development Permit Area is the area shown shaded grey on the attached map.

**Exemptions:** Applications for the following shall not be required to apply for a Development Permits:

- Internal renovations to an existing building or structure, or
- New buildings or structures less than 10 m<sup>2</sup> in size.

**Justification:**

Detailed geotechnical analysis and study have identified significant and extensive silts in and adjacent to the bluffs bordering the South Thompson River. The hazardous zone encompasses an area extending approximately from Rose Hill Road to Campbell Creek at the eastern boundary of the City. Substantial harm and/or damage could result should development occur in this area. The objective of the Development Permit Area designation is to regulate development in the area in such a manner as to protect it from the identified hazardous condition.

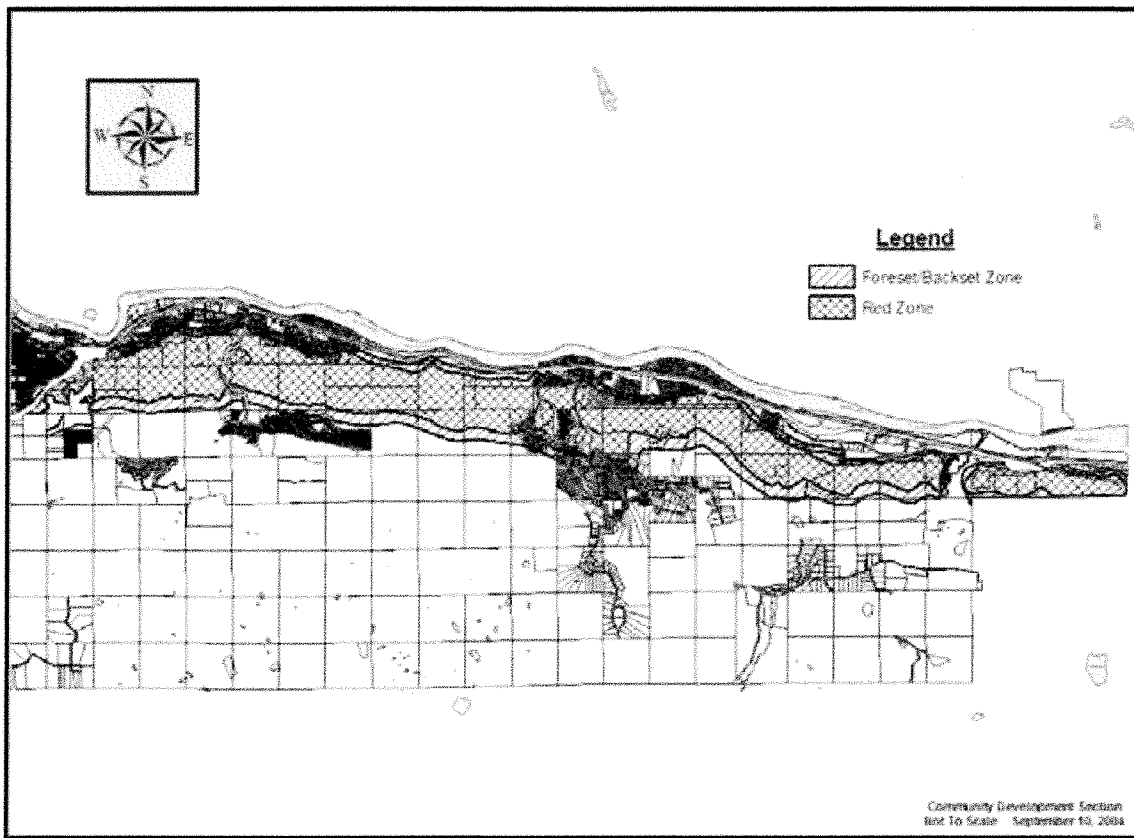
Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines:

- a) No development shall be permitted in the area designated as the Red Zone on the attached map except that accessory structures and buildings may be permitted on parcels of land having an existing residential dwelling where it can be demonstrated by a professional engineer that the proposed accessory structure or building is able to meet the special conditions required for the development in the Foreset/Backset Zone and that the accessory structure/building is not used as a dwelling unit.
- b) Development may be permitted in the area designated as the Foreset/Backset Zone on the attached map subject to the following special conditions:
  - Every application for development shall be accompanied by a geotechnical report prepared by a professional engineer qualified to practice in the field of geotechnical engineering. The geotechnical report shall:
    - define the extent of all surficial geologic materials and the ground water regime in the area proposed for development;



- define the extent of hazard zones within the area; and
- recommend specific criteria for development such that potential hazards are eliminated or accommodated.
- All development within the Foreset/Backset Zone shall be under the direct supervision of a professional engineer.
- At the option of the City, a "save harmless" covenant shall be registered against each legal parcel.



**SOUTH THOMPSON SILT BLUFFS RED ZONE DEVELOPMENT PERMIT AREA**