



Columbia Shuswap Regional District

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

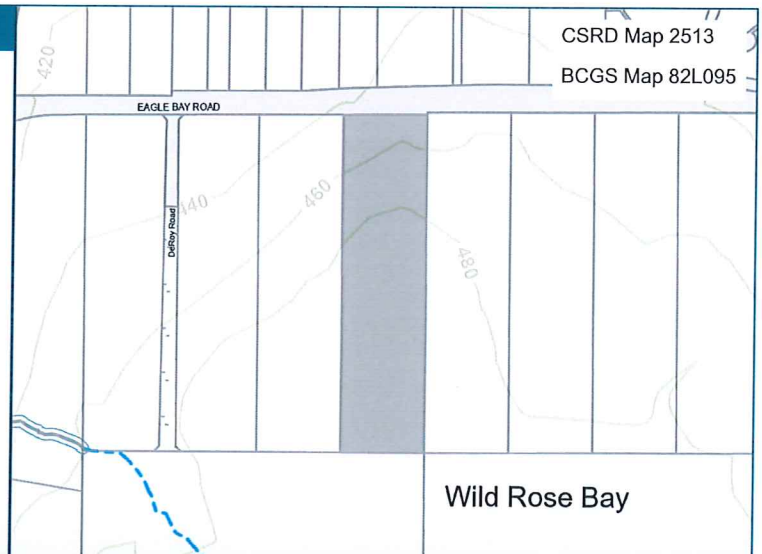
Property Report

Parcel Name or PID: 005-135-915
IDParcel: cwrp0281
Report Date: 4/25/2023

Property Details

Address: 6250 Eagle Bay Rd
Name/PID: 005-135-915
Roll: 78902433000
Electoral Area: C
Local Area: Eagle Bay
Ownership: Private
GIS Lot Size: 3.90 HA | 9.64 Acres *
Percent in ALR: 0
Legal Description: L 4 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 CSR D if there is a discrepancy between the CSR D lot size data and another authority.



Planning and Development

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

Related Planning Files and Permits:

Application Type - Status	File Number	Entered
---------------------------	-------------	---------

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

Hazardous Lands (Steep Slope)

BCAA - Property Details

Roll Number: 78902433000
Assess Area: 20 - North Okanagan
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:

Minor Taxing:

EA C FIRE SERVICE SRVA 56
Fireworks Area C SRVA#57
Okanagan Reg Library LSA#28
S Shuswap Liq Waste SRVA#39
Shuswap Watershed Council SRVA#69

Assessment:

Land	\$332,000
Improvements	\$0
Gross Value	\$332,000
Exempt:	\$0
Net Value	\$332,000

Sale History:

2007/10/01	\$270,000
2006/07/05	\$150,000
1994/04/29	\$55,500

* This information is generated automatically from various sources. Contact the CSR D 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.



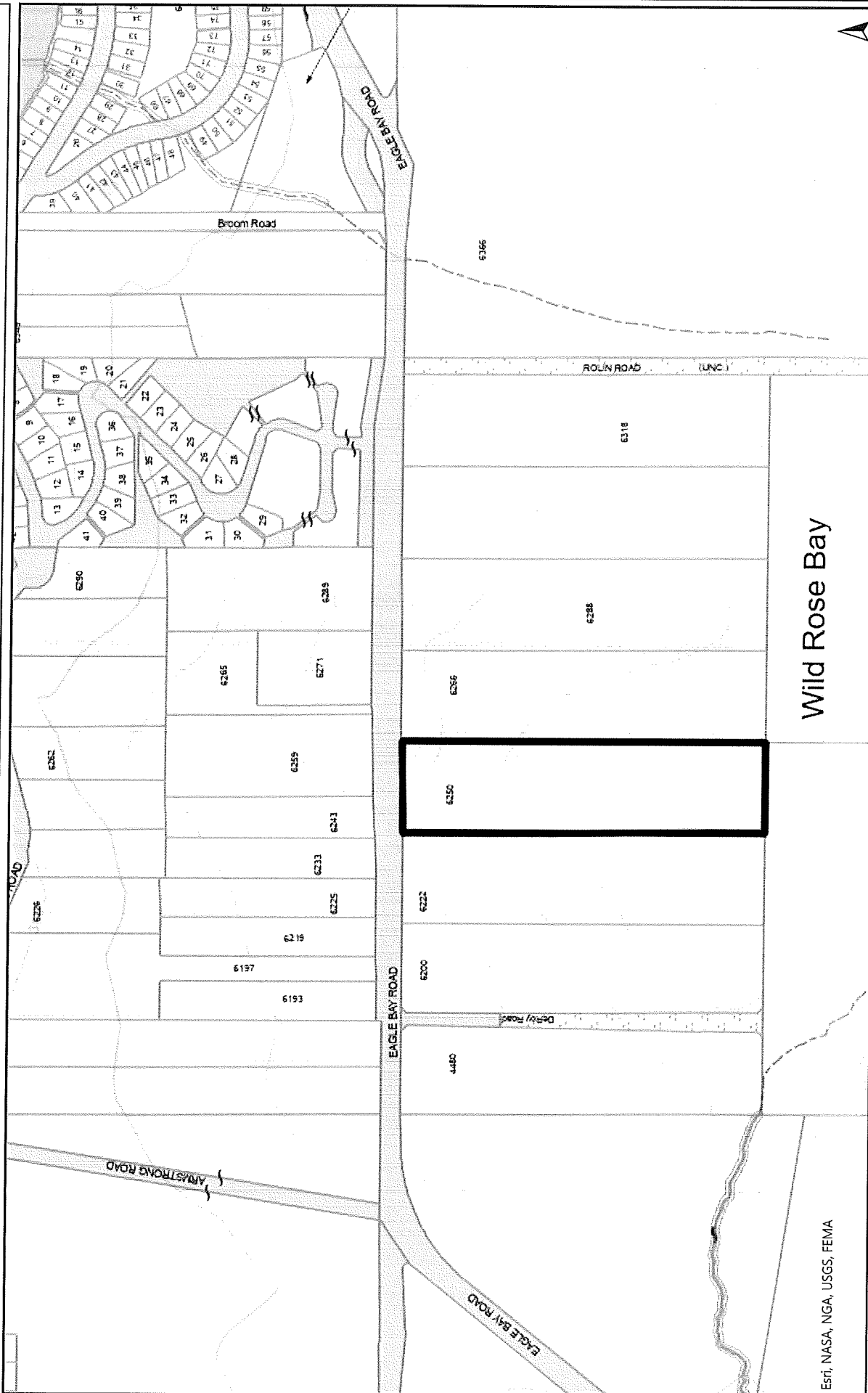
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION




 文部科学省
 教育部
 文化庁
 スポーツ庁



Esri, NASA, NGA, USGS, FEMA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CURRENT ZONING :**RR4 - RURAL RESIDENTIAL ZONE (2 ha)****SECTION 10****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 m²;
- .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: • Principal buildings and structures • Accessory buildings	• 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
.5 Minimum Setback from: • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line	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 ²	40%

BL701-50

OCP ZONING :

RR2 - RURAL RESIDENTIAL ZONE (5000 m²) SECTION 8

Purpose

The purpose of the RR2 zone is to provide for smaller acreage subdivisions which are predominately residential in character. In general, the RR2 zone corresponds to the CR 0.5 designation in the South Shuswap Official Community Plan.

Permitted Uses

8.1 The following uses and no others are permitted in the RR2 zone:

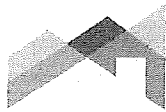
- .1 single family dwelling;
- .2 hobby farm, permitted only on parcels greater than 2 ha or on parcels within the Agricultural Land Reserve;
- .3 cottage, permitted only on parcels greater than 4,000 m²;
- .4 bed and breakfast;
- .5 home business;
- .6 accessory use.

Regulations

BL701-26 8.2 On a parcel zoned RR2, 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	1 ha
.2 Maximum Number of Single Family Dwellings Per Parcel	1
.3 Maximum Number of Cottages Per Parcel	1
.4 Maximum height for: • Principal buildings and structures • Accessory buildings	• 10 m (32.81 ft.) • 6 m (19.69 ft.)
.5 Minimum Setback from: • front parcel line • interior side parcel line • exterior side parcel line • rear parcel line	5 m 2 m 4.5 m 5 m
.6 Maximum Coverage on Parcels Less Than 4000 m ²	40%

BL701-50



BC ASSESSMENT

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: **20-North Okanagan**

Jurisdiction: **789-Salmon Arm Rural**

Roll: **02433.000**

School District: **83-North Okanagan-Shuswap**

CONFIDENTIAL PIN: **0001726354**

Neighbourhood: **500**



2023 PROPERTY ASSESSMENT NOTICE

Property Location & Description

6250 EAGLE BAY RD

LOT 4, PLAN KAP26447, SECTION 7, TOWNSHIP 23, RANGE 8, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT
PID: 005-135-915

2023 Assessment – represents your property value as of **July 1, 2022**

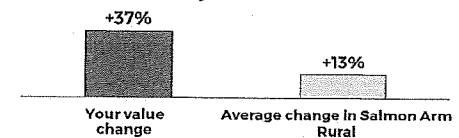
Assessed Value	Value	Class
Land	332,000	
2023 Assessed Value	\$332,000	Residential
2023 Taxable Value	\$332,000	

This is **not** a tax notice. Tax notices are issued by local governments and taxing authorities.

This notice contains important information about your property. Please review and keep for your records. No action is required unless you disagree with your assessment.

YOUR PROPERTY VALUE CHANGE

% Change for 2023



The graph above shows average change for multiple property types and is for informational purposes only.

Visit bcassessment.ca/marketmovement for information on individual property types.

YOUR PROPERTY VALUE HISTORY

2023	+37%	\$332,000
2022	+75%	\$243,000
2021	+1%	\$139,000
2020	+6%	\$138,000



IMPORTANT DATES



July 1, 2022

Assessed value is the property's market value as of this date.



October 31, 2022

Assessed value reflects property's physical condition and permitted use as of this date.



THE DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2023

Important information about the complaint process can be found on the back page.

Important messages about your 2023 Assessment

- 2023 tax rates will be set in May. For tax information, please go to gov.bc.ca/ruralpropertytax
- Visit bcassessment.ca and create a free account to unlock additional features such as favourites, comparisons and our interactive map.
- If you own land for the benefit of a corporation, a trust or legal partnership, you must check if you need to file with the Land Owner Transparency Registry. See landtransparency.ca for more information.

The Assessment Office for this property is:

Kelowna Assessment Office
300-1631 Dickson Ave
Kelowna BC V1Y 0B5
20-83-789-02433.000

The Owner/Lessee of this property is:

S-02

59171

CONTACT US

For more information about your Assessment Notice go to bcassessment.ca

From our website you can search for your property, compare your assessment and update your mailing address.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-9598.

Before using information in this Notice for non-assessment purposes, please verify records with your Land Title Office. Wherever words or expressions used in this Notice differ from wording of the legislation, the legislation shall prevail. This information is current as of printing deadline.

FOLLOW US

We Value BC



59171_12

BCA DEAN AMY 22 STN 420 20231206