



Columbia Shuswap Regional District

555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
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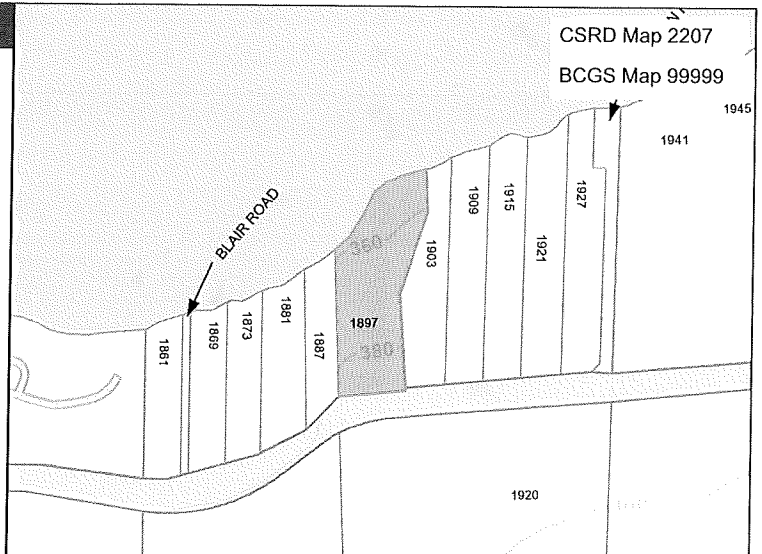
Property Report

Parcel Name or PID: 014-681-731
IDParcel: cshp0059
Report Date: 5/23/2021

Property Details

Address: 1897 Blind Bay Rd
Name/PID: 014-681-731
Roll: 78910117005
Electoral Area: C
Local Area: Sorrento
Ownership: Private
GIS Lot Size: 0.88 HA | 2.17 Acres *
Percent in ALR: 0
Legal Description: PCL A (KC71157) OF SEC 23 TP 22 R 11 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PL 1962 EXC PLS 43574 & H759

* 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: Bylaw 900: FR1 - Foreshore Residential 1
Bylaw 701: RR2 - Rural Residential (0.5ha)

OCP: Bylaw 725: RR2 - Rural Residential 2

Related Planning Files and Permits:

Application Type - Status	File Number	Entered
Development Permit - Complete	PL20140000188	12/04/2014

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

Floodplain
Foreshore and Water (Dock and Buoy)
Hazardous Lands (Steep Slope)
Lakes 100m
Riparian Areas Regulation (RAR)

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

BCAA - Property Details

Roll Number: 78910117005
Assess Area: 20 - North Okanagan
Jurisdiction: 789 - Salmon Arm Rural
Neighbourhood: 510 - Waterfront Squilax to Wild Rose Bay
School District: 83 - North Okanagan-Shuswap
Hospital District: 03 - North Okanagan/Columbia Shuswap
Class: 01 - Residential
Subclass: 0102 - Residential Single Family
Actual Use: 060 - 2 Acres Or More (Single Family Dwelling, Duplex)
Manual Class: 0166 - 1.5 STY SFD - After 1990 - Custom

Minor Taxing:

EA C FIRE SERVICE SRVA 56
Fireworks Area C SRVA#57
S Shuswap Liq Waste SRVA#39
S Shuswap Rec Trail SRVA#40
Okanagan Reg Library LSA#28
Shuswap Watershed Council SRVA#69
Sorrento Community Sewer SRVA#73
Sorrento/Blind Bay Park SA#23

Assessment:

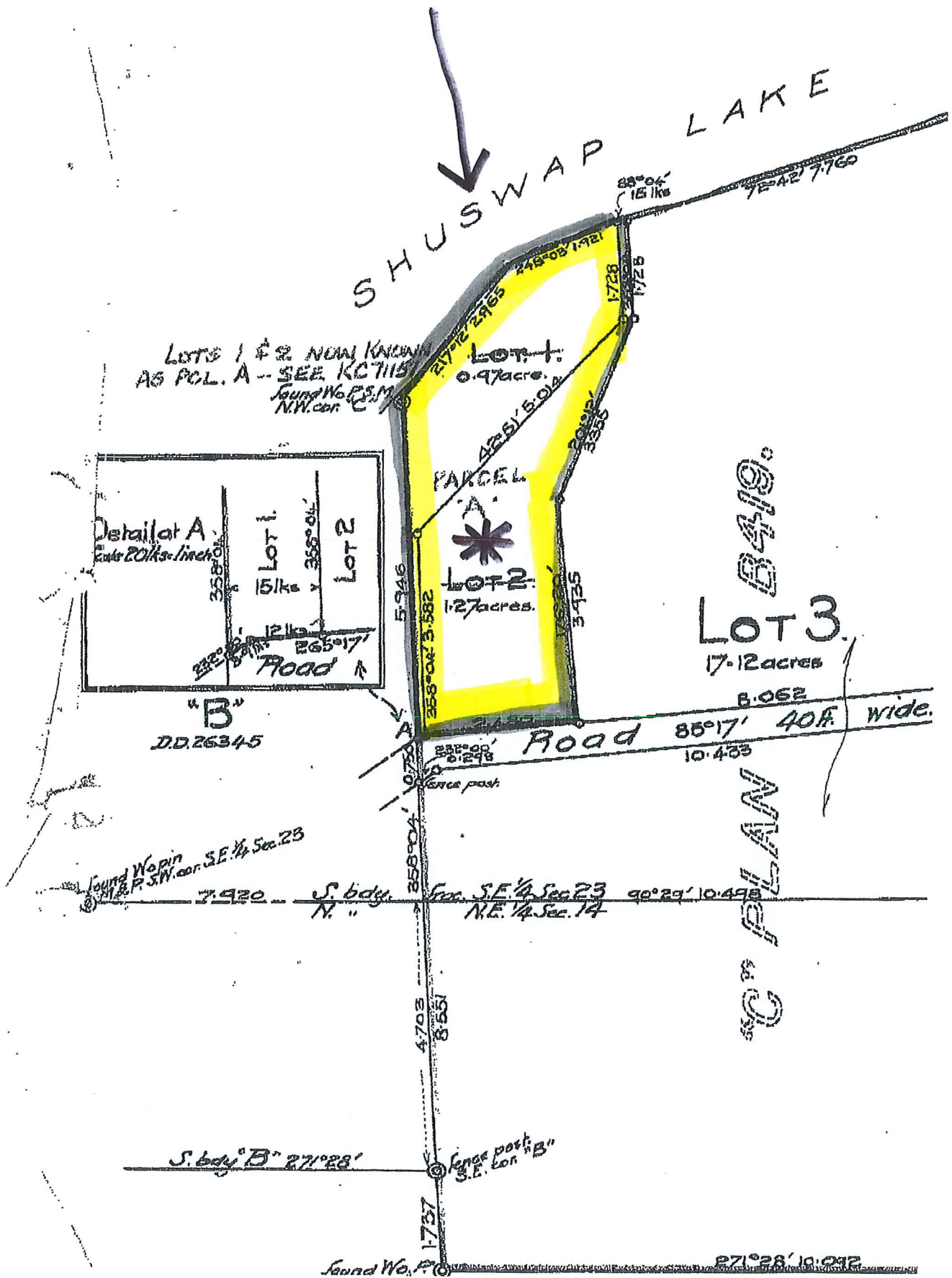
Land	\$817,000
Improvements	\$950,000
Gross Value	\$1,767,000
Exempt:	\$0
Net Value	\$1,767,000

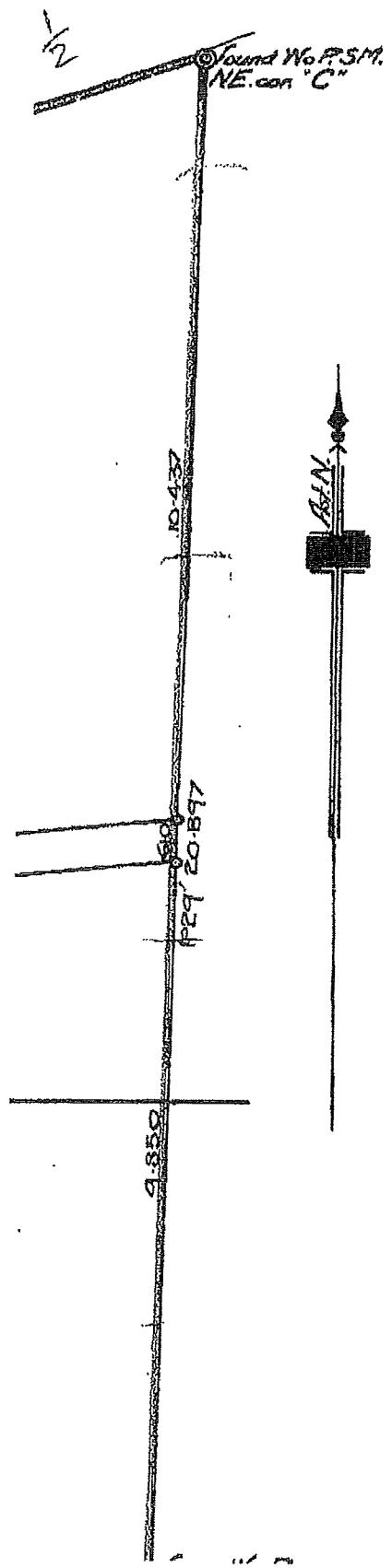
Sale History:

Date	Value
2012/02/07	\$780,000
2009/05/25	\$545,500
2000/06/28	\$136,500

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

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PLAN 1962 S. 1. Sh
 SHOWING Oct 21, 1924 Reg.

Subdivision of Plan B419, being Lot 'C' part
 of FRAC. SE. 1/4 SEC. 23 & part of N. 1/2 N.E. 1/4 SEC. 14,
 T. 22. R. 11. W. 6th M.
 Kamloops Division of Yale District.
 Scale 2 chains = 1 inch.

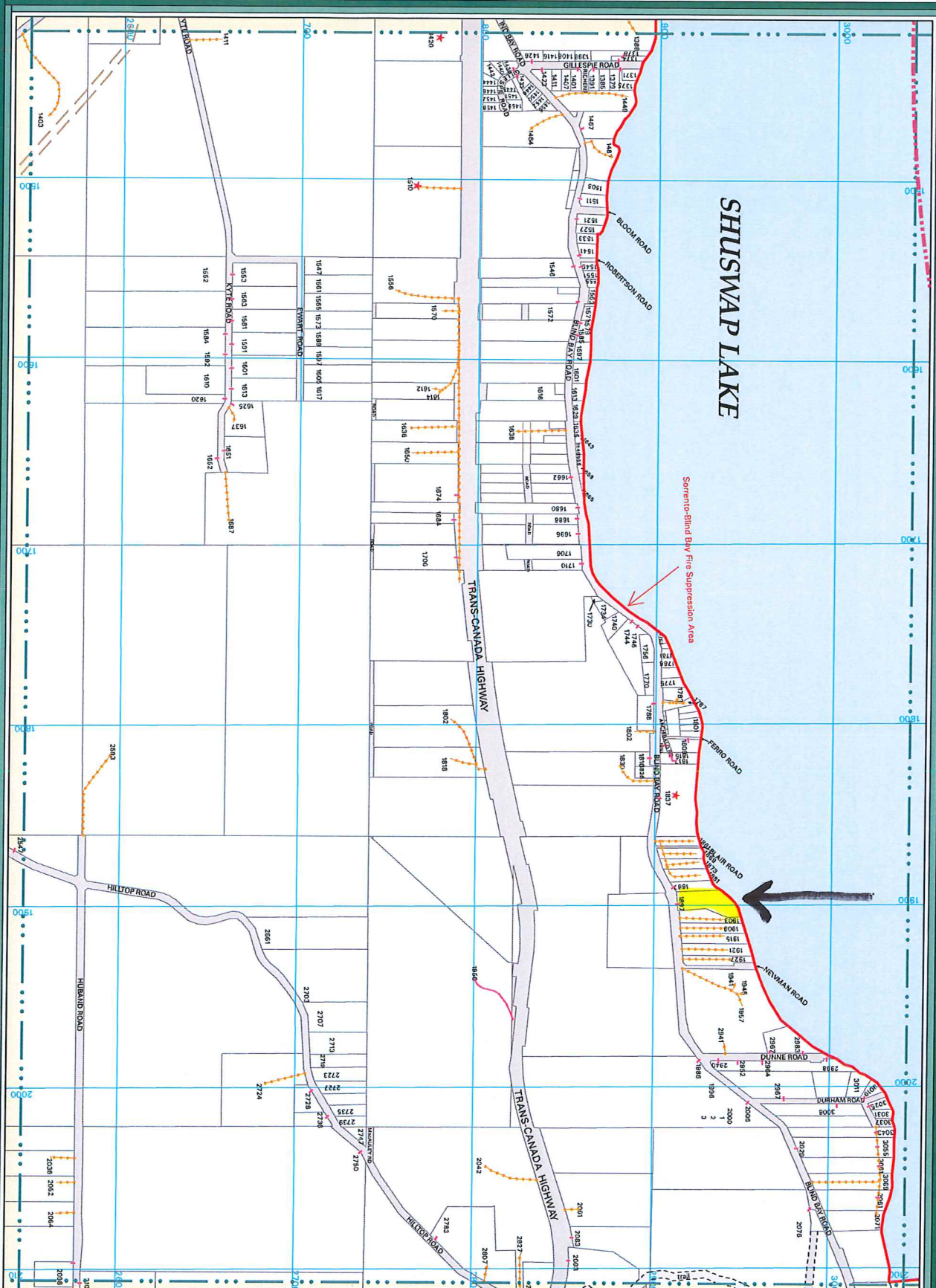
Bearings are astronomical, referred to East boundary lot 'C' taken as 1929.
 The road as surveyed is the existing Government Road.
 Posts found shown ... © Posts (cedar) planted ... 0
 I, W.F. Richardson of Chase B.C. British Columbia Land Surveyer, make
 oath and say that I was present at and did personally superintend the
 survey represented by this plan and that the survey and plan are correct.
 The said survey was completed on the 17th day of September 1924
 Sworn before me at Chase B.C.
 this 20th day of September 1924. W.F. Richardson
 B.C.L.S.

A statement of the Surveyor General for the
 Province of British Columbia

Chas. R. Newman OWNER.

Ed. Well Surveyor. WITNESS.

Approved Under the Land
 Registry Act:
 (Subject to Relief Under Sec. 86B)
G. D. Thompson
 Asst. Public Works Engineer
 Victoria, B.C. Sept. 29th 1924.
 Witness T. A. Baxter



Sorrento East C - 2207

House Map Legend

- Parcel Boundary
- Creek
- CSRD Boundary
- Right of Way
- Unsurveyed Road
- Unconstructed Road
- House Driveway
- House Access
- House Number Grid
- Fire Dept Boundary
- Mapsheet Boundary
- National Parks approx.
- Provincial Parks approx.
- Roads - Public
- Unconstructed Road
- Roads - Private
- Water
- Native Land
- House Points
- Dwellings
- Mobiles
- Mobile Park / Strata
- Firehalls

CSRD Mapsheets			
2306	2307	2308	
2206	2207	2208	
2106	2107	2108	

Mapsheet 2207

Nad 83 CNT Datum
UTM Zone 11 Projection

Scale 1:10,000

0 100 200 300m

Prepared for: Development Services Unit
Date: 2008 March 18
Drawn by: Sorrento Regional District
2008 March 18
This information on the map was compiled by the
purpose only. No representation or warranty is
made as to the accuracy of the information.