



Wild at heart.

District of Elkford

816 Michel Road P.O. Box 340 Elkford, B.C. V0B 1H0  
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## Land Held for Resale Price Listing March 2012

In accordance with Section 26 of the *Community Charter*, Council hereby gives notice of its intention to dispose of the following land by sale, subject to an Option to Purchase agreement.

Civic Address	Legal Description	Property Size (Acres)	Zone	List Price	Estimated Development Cost Charges	Total to be paid to District (excluding HST)
<b>Industrial Park (map 1)</b>						
7 Iskut	Lot 32, DL 4544, PL 14105	0.459	I-1	\$ 27,700	\$ -	\$ 27,700
5 Iskut	Lot 31, DL 4544, PL 14105	0.530	I-1	31,500	-	31,500
3 Iskut	Lot 30, DL 4544, PL 14105	0.532	I-1	31,600	-	31,600
13 Iskut	Lot 35, DL 4544, PL 14105	0.559	I-1	32,500	-	32,500
28 Iron Canyon	Lot 17, DL 4544, PL 14105	0.777	I-1	44,100	-	44,100
<b>Comprehensive (map 2)</b>						
Alpine Way	Lot 258, DL 3512, PL 14725	3.960	R-5a	\$ 209,000	\$ 41,433	\$ 250,433
<b>Neighbourhood Commercial (map 4)</b>						
Balmer & Caribou	Lot B, DL 3512, PL 14706	0.770	C-3	\$ 89,800	\$ 3,864	\$ 93,664
<b>Neighbourhood Commercial (map 5)</b>						
94 Deerborne	Lot 9, DL 3512, PL 14726	0.739	C-3	\$ 67,000	\$ 3,708	\$ 70,708
<b>Service Commercial (map 6)</b>						
13 Bear Paw	Lot C, DL 8965, PL NEP91179	0.229	C-2	\$ 42,700	\$ 1,896	\$ 44,596
17 Bear Paw	Lot E, DL 8965, PL NEP91179	0.331	C-2	45,600	2,745	48,345
19 Bear Paw	Lot F, DL 8965, PL NEP91179	0.343	C-2	46,200	2,847	49,047
21 Bear Paw	Lot G, DL 8965, PL NEP91179	0.289	C-2	43,800	2,399	46,199
2 Bear Paw	Lot H, DL 8965, PL NEP91179	0.476	C-2	50,100	3,946	54,046
6 Bear Paw	Lot I, DL 8965, PL NEP91179	0.144	C-2	30,000	1,195	31,195
8 Bear Paw	Lot J, DL 8965, PL NEP91179	0.157	C-2	32,100	1,300	33,400
10 Bear Paw	Lot K, DL 8965, PL NEP91179	0.150	C-2	31,000	1,248	32,248

The sales are subject to conditions of a sales agreement and are generally as outlined below:

1. An offer must be for an amount not less than the Council approved List Price;
2. An offer must include a 10% deposit;
3. An offer must be submitted on the District of Elkford form;
4. The contract of purchase and sale requires that the purchaser enter into an Option to Purchase agreement that will be registered at the Land Titles Office. The Option to Purchase agreement must require that the purchaser complete a building on the Property for the use as authorized in the Zoning Bylaw, by December 31 in the year that is no more than three years after the acceptance of the offer. If a building is not completed as required the District will have the right to repurchase the property within ten years from the date of registration of the option at the Land Titles Office.

\* All sales subject to sales agreement including building requirement.

### For more information, please contact:

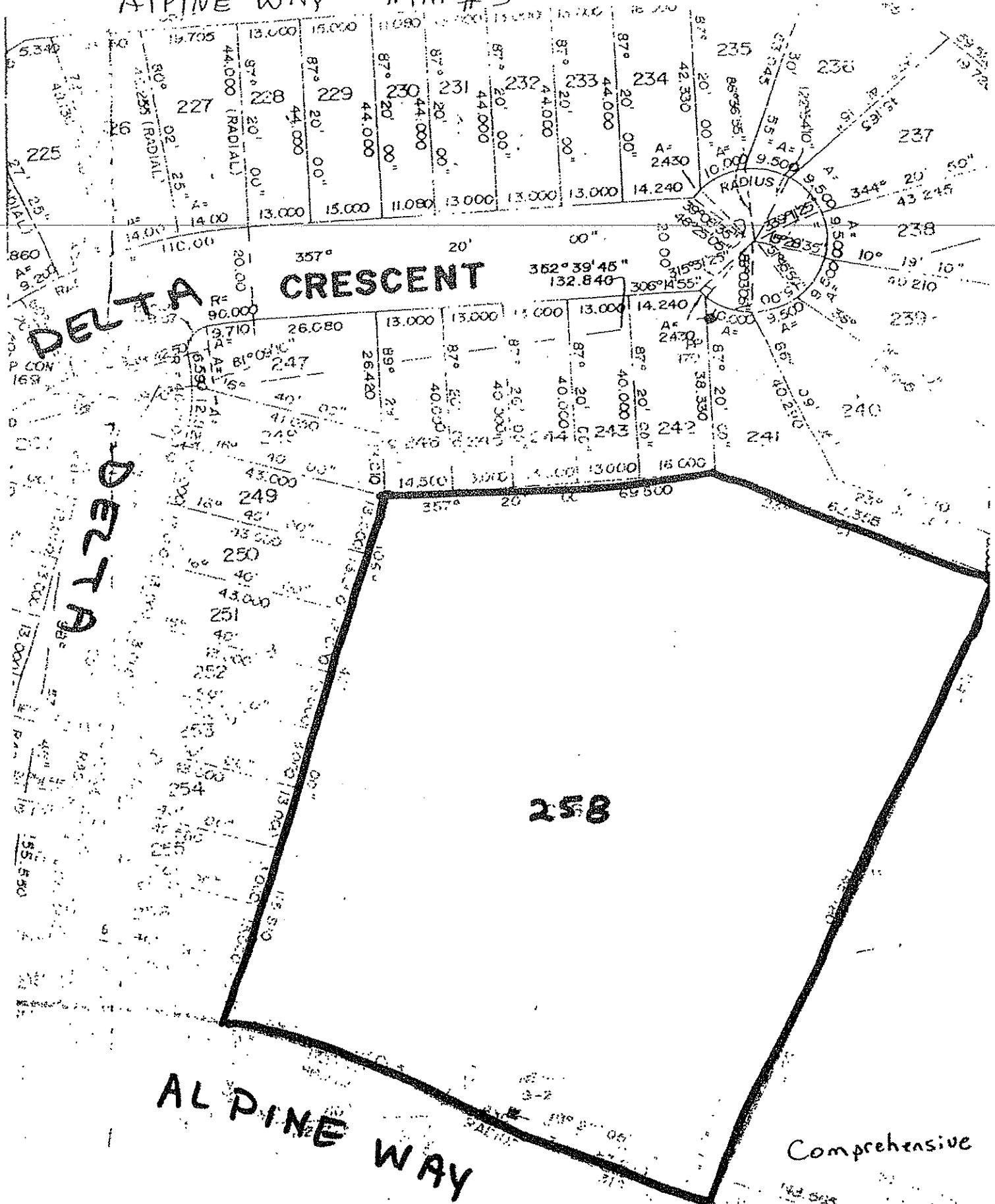
Corien Speaker, CGA, Chief Administrative Officer  
 District of Elkford 250.865.4000  
 PO Box 340, 816 Michel Road [info@elkford.ca](mailto:info@elkford.ca)  
 Elkford BC V0B 1H0 [www.elkford.ca](http://www.elkford.ca)

### Development Zones

Industrial I-1  
 Town Centre Commercial C-1  
 Service Commercial C-2  
 Neighbourhood Commercial C-3  
 Comprehensive R-5a



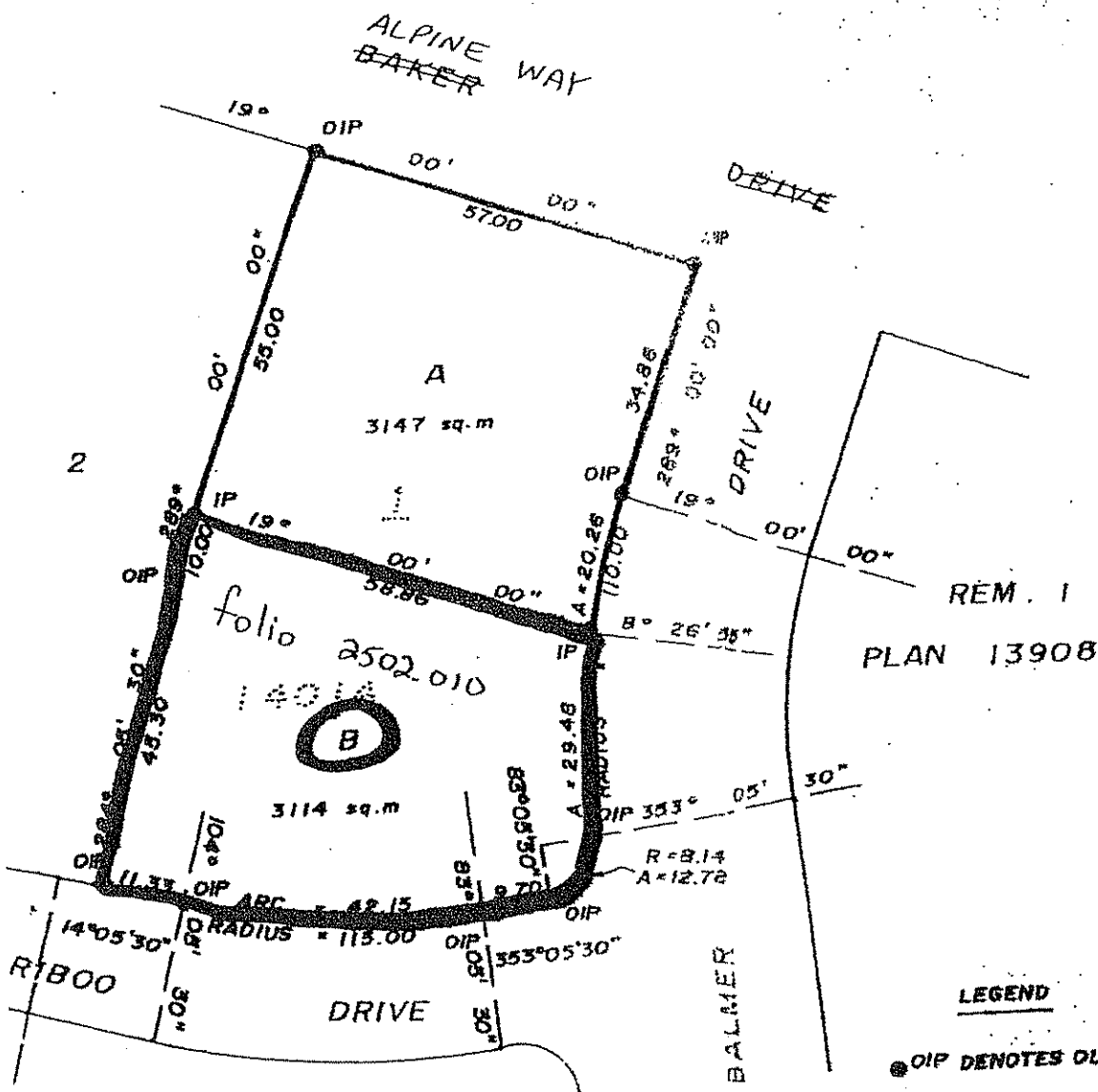
ALPINE WAY MAP # 3



Comprehensive Map # 2

LOT 1, DISTRICT LOT 3512

PLAN 14014 2502.010

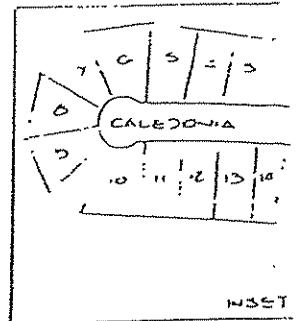


147  
PLAN 14014





**LEGEND**

- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES IRON POST SET
- BEARINGS ARE GRID BEARINGS DERIVED FROM PLAN
- DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.

Balmer & Caribou  
MAP # 4

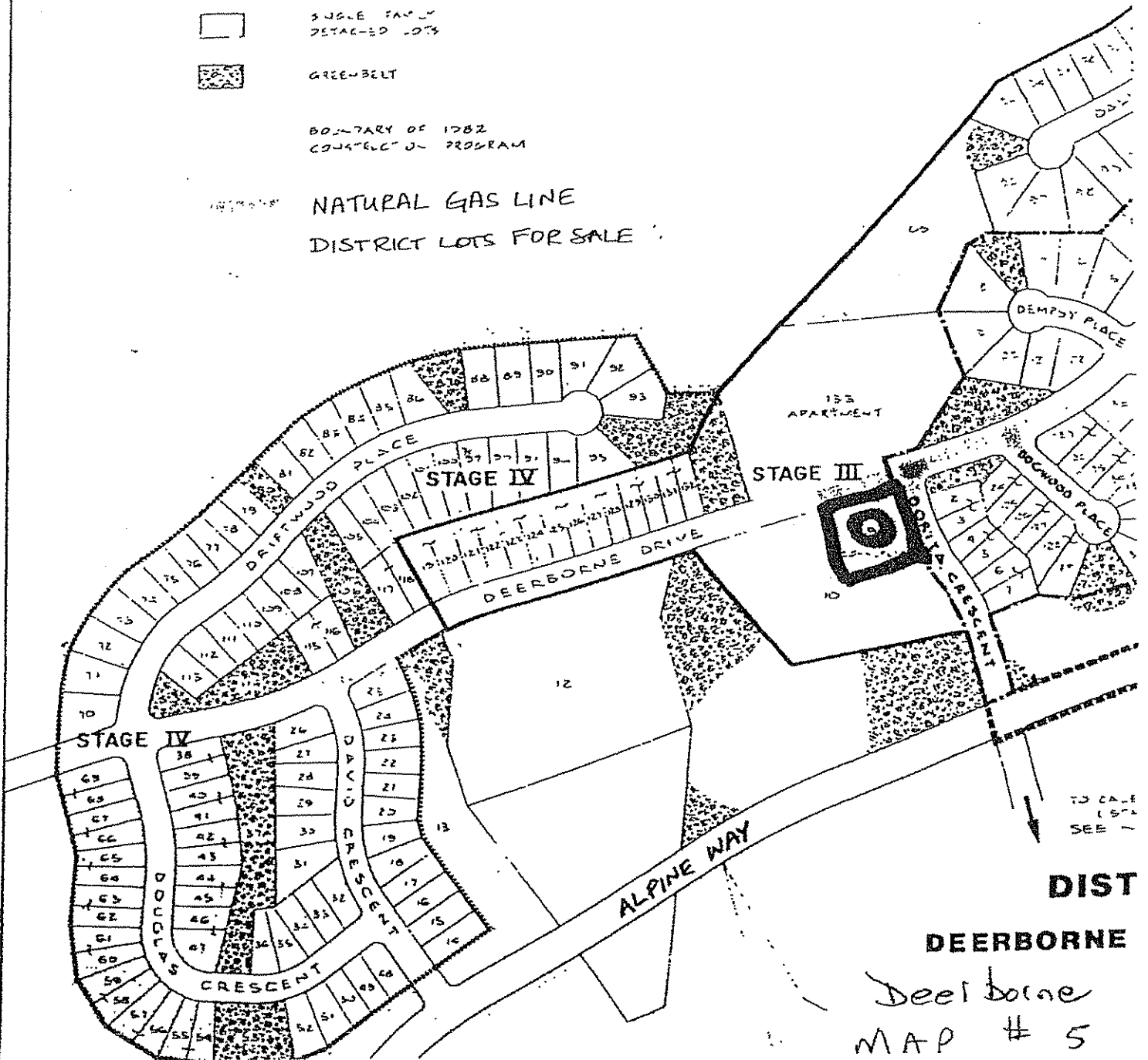


KEY

-  TRAILER LOTS
-  DUPLEX LOTS
-  SINGLE FAMILY DETACHED LOTS
-  GREENBELT

BOUNDARY OF 1982  
CONSTRUCTION PROGRAM

NATURAL GAS LINE  
DISTRICT LOTS FOR SALE



TO SCALE  
(5" = 1')

**DIST**  
**DEERBORNE**  
Deerborne  
MAP # 5

SUBMISSION PLAN OF  
 LOT 1 AND LOT 2 DISTRICT LOT 8965 KOOTENAY DISTRICT PLAN 15061  
 EXCEPT PART INCLUDED IN PLANS 18889, NEP23535 AND NEP3617  
 AND CLOSED ROAD DISTRICT LOT 8965 KOOTENAY DISTRICT PLAN NEP \_\_\_\_\_

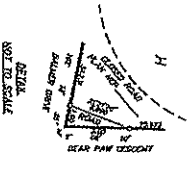
B.C.G.S. 82U.006



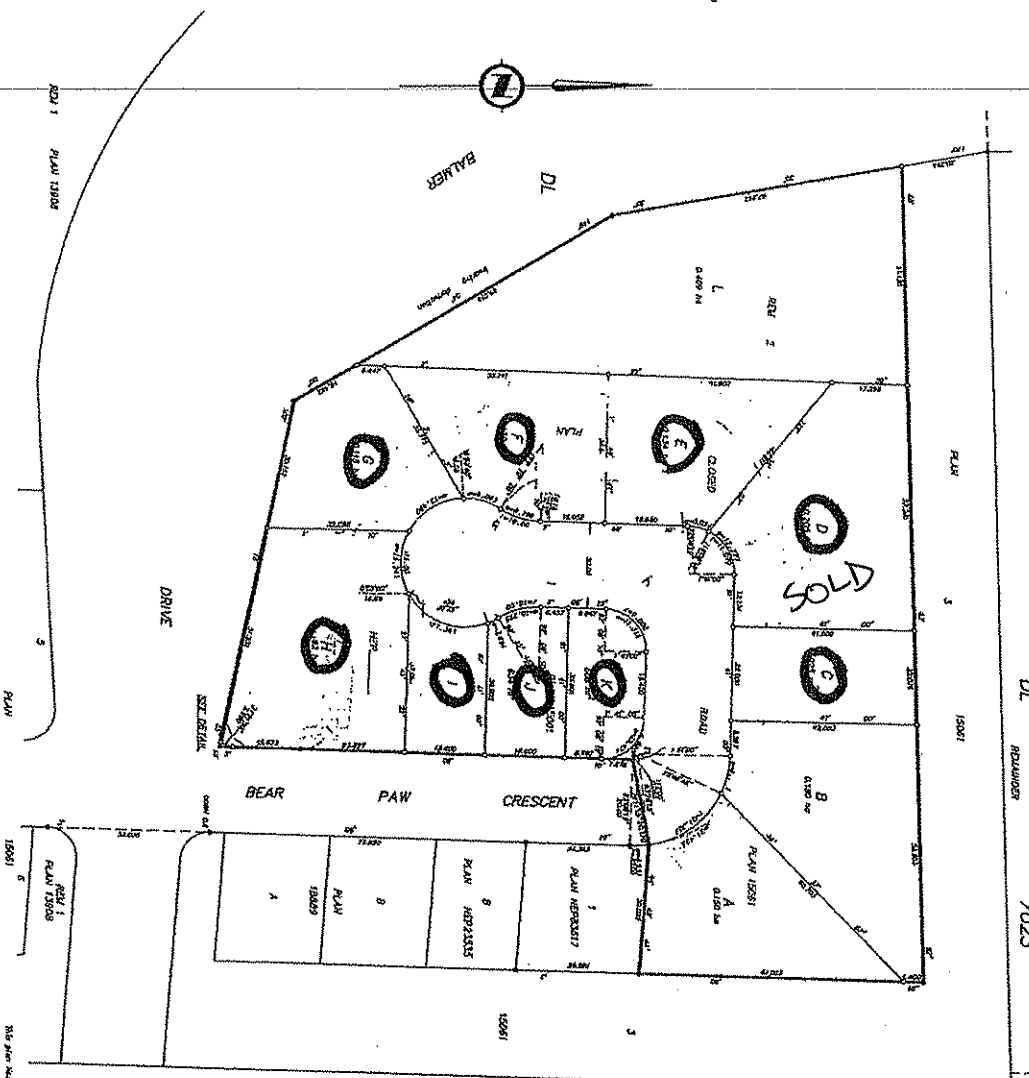
This plan and all other plans of this district are shown by 400 and 2000 ft. scales and are printed at a scale of 1:2500.

LEGEND:

- Boundary on agreement and shown from Plan 15061
- Boundary on 2000 ft. scale
- Boundary on 400 ft. scale
- Proposed boundary from plan 15061
- Proposed boundary from plan 15061



DEAN LAM, SURVEYOR  
 15061 DISTRICT LOT 8965  
 DISTRICT LOT 8965  
 DISTRICT LOT 8965



DL 7023

PLAN 8965  
 HIGHWAY NO. 43 PLAN 17528

PLAN NEP \_\_\_\_\_

DEAN LAM, SURVEYOR  
 15061 DISTRICT LOT 8965  
 DISTRICT LOT 8965

**Bear Paw  
 Map # 6**

This plan and other the same showing proposed district.