

INFO PACKAGE

# LAND ASSEMBLY

RESIDENTIAL SUBDIVISION & DEVELOPMENT OPPORTUNITY

FOUR NEIGHBOURING TITLES  
50TH STREET NE SALMON ARM, BC

PROUDLY PRESENTED BY HARPER TWINS REAL ESTATE GROUP



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A UNIQUE OPPORTUNITY AWAITS YOU

# LAND ASSEMBLY

CANOE - SALMON ARM BC



## INCREDIBLE RESIDENTIAL SUBDIVISION DEVELOPMENT OPPORTUNITY IN THE BEAUTIFUL SHUSWAP!

### FOUR NEIGHBOURING PROPERTIES

Opportunity for a developer to purchase a land assembly, subdivide and develop a Residential Subdivision in Canoe – an upcoming area of Salmon Arm – under the “R10 Residential Zone” Zoning Bylaw!

The four Titles together total ~5.88 acres – which includes a Riparian Zone.

Great location with easy access to the Trans Canada Highway, North Canoe School, Grocery Store, Canooligans' Lake Lounge & Eatery, Canoe Beach on Shuswap Lake & Salmon Arm amenities!



Property lines on photo are approximate and for demonstration purposes only.

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# THE OPPORTUNITY

## CANOE LAND ASSEMBLY



### DEVELOP A RESIDENTIAL SUBDIVISION IN CANOE!

LAND ASSEMBLY OF FOUR NEIGHBOURING PROPERTIES  
ON 50TH ST NE SALMON ARM ~ "R10 RESIDENTIAL ZONE"

### INCREDIBLE CANOE LAND ASSEMBLY!

Discover an unparalleled opportunity in Salmon Arm, BC!

Spanning 5.88 acres across four adjacent titles, this prime property is ideal for a Residential Subdivision under the new "R10 Residential Zone".

Nestled in an upcoming area, it offers proximity to essential amenities such as North Canoe Public School, grocery store, restaurant and only a short drive to all Salmon Arm amenities. Enjoy a leisurely walk to Canoe Beach on breathtaking Shuswap Lake, adding to the allure of this location.

With seamless access to the Trans Canada Highway, commuting is effortless, enhancing the property's appeal for developers and investors alike.

Don't miss out on this incredible chance to shape the future of beautiful Salmon Arm's housing landscape.

Contact us today for more information on this rare opportunity ~  
Canoe Land Assembly!



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# THE PROPERTY

## CANOE LAND ASSEMBLY



### "R10 RESIDENTIAL ZONE" ZONING BYLAW

**This Land Assembly falls under the Zoning Bylaw  
"R10 Residential Zone"**

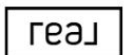
*"The purpose of the R10 Zone is to permit ground-oriented small scale residential use comprising of single family dwellings and duplexes, either with or without secondary suites, and detached accessory dwelling units, developed up to a maximum density that is based upon parcel area."*

~ City of Salmon Arm Zoning Amendment Bylaw No.4653

Buyer is responsible for their own due diligence on development.



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# THE PROPERTY

## CANOE LAND ASSEMBLY



### "R10 RESIDENTIAL ZONE"

**This "R10 Residential Zone" provides additional development opportunities on subdivided parcels.**

Permitted Uses as per City of Salmon Arm "R10 Zoning Bylaw"

- Single family dwelling with or without secondary suite(s)
- Duplex with or without secondary suite(s)
- Accessory dwelling unit(s)

Potential development opportunity as per the City of Salmon Arm

- Based on low density provisions in the current Official Community Plan, which allows for 22 units/ha
- The "R10 Residential Zone" zoning bylaw which allows for a minimum lot size of 450m square or ~0.11 acre.

*Buyer is responsible for their own due diligence on development.*

READY FOR YOUR IDEAS. CREATE YOUR DREAM.



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# THE PROPERTY

## CANOE LAND ASSEMBLY



**This Land Assembly totals 5.88 acres and spans four neighbouring properties with separate Titles and Sellers.**

The Sellers' first preference is to sell the four properties together.  
The Sellers' second preference is to sell two neighbouring properties.

6721 50 St NE Salmon Arm - 3.69 Acre - PID: 004-787-226 MLS® 10376690

6641 50 St NE Salmon Arm - 1.0 Acre - PID: 009-603-794 MLS® 10376691

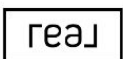
6611 50 St NE Salmon Arm - 1.0 Acre - PID: 009-632-867 MLS® 10376692

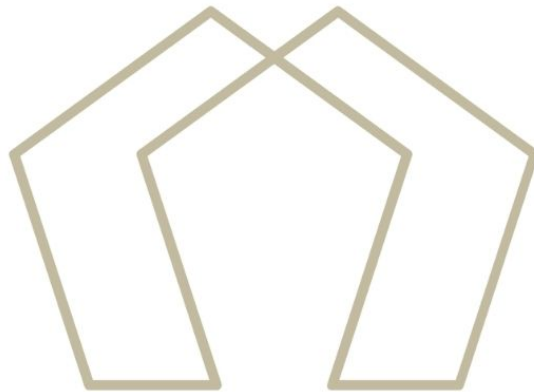
6661 50 St NE Salmon Arm - 0.19 Acre - PID: 005-291-461 (Not on MLS®)

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