

# INVESTMENT READY NAKUSP SEEKING DEVELOPMENT SITES

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## HOUSING – JOBS – LAND DEVELOPMENT - INVESTMENT - OPPORTUNITY

Your Investment Ready Nakusp (IRN) Leadership Team wants to hear from you! IRN launched last summer, and we identified ten development sites within the Village where we provided an assessment of the land use designation in the Official Community Plan, zoning within the Zoning Bylaw, servicing, development permit, and other pertinent details, along with an opinion on development potential. During the course of this initiative, one site sold, one site is under contract, and two properties are under application for subdivision. A great start.

The Team is announcing Phase II – we are seeking development sites to help position for development, growth, or investment. In concert with the new OCP, Nakusp is getting the word out that it's the place in the Arrow Lakes region for housing, commerce and industry. Building Permits are up, new housing, additions, commercial and industrial, 2020 is trending ahead of all years in the last decade, except for the exceptional 2019. Fueling this growth is the persistent shortage of housing: rentals are very limited, and only 14 residential listings are under \$500k.

IRN is grant-funded, and these services are being offered at no cost to the owner. We invite landowners, realtors, developers and contractors to inquire and find out more. Know that this initiative is taking tangible steps encouraging economic diversification and growth through land development promotion and positioning. IRN will try to facilitate new opportunities for landowners in Nakusp.

Next steps include assisting owners in preparing plans, concept drawings and proformas to support their investment in development or marketing of opportunities. Nakusp's Bylaws are among the most permissive in the region. Village Staff are always available to discuss opportunities and address questions. In addition to application support, IRN is working to highlight the people and processes available to help.

Future articles will provide recommendations and ideas on how to work with the Village, navigate the Official Community Plan, Zoning and Development Bylaws, and how to optimize development and investment.

IRN is a partnership between the Village of Nakusp, both Council and Staff, your Nakusp & Area Development Board, Nakusp and District Chamber of Commerce, Columbia Basin Trust, and Arrow & Slokan Lakes Community Services. Please find more information at <https://investmentreadynakusp.ca>

Yours truly,

**INVESTMENT READY NAKUSP**

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