

**ARE YOU A DIGITAL  
NOMAD? CREATOR?**

**AFFORDABLE MOUNTAIN LIFESTYLE  
LIVING IN CANAL FLATS**

**CANAL FLATS**



# Welcome to Canal Flats

**INSPIRATION.** In Canal Flats, inspiration is the WILDER ness out every doorstep, fly fishing the Kootenay River, a picnic on the beach at Columbia Lake, the A to Z of the wildlife in our midst, the grapes and apples ripening in the heat of long summer days....the infinity of the stars at night. Everyone knows your name here...the deeper connection to people and place our pursuit of the meaning of life yearns for.

The Source of Columbia River – 2<sup>nd</sup> largest river by volume in North America – bubbles out of the ground here. Feels like a spirit place to be humbled by nature's way. Things so majestic that start so small...like the seeds of an idea....imagination unleashed in creative and work brilliance. To be healthy and well in mind, body and spirit is close to our heart in Canal Flats.

Sprinkle in our deep housing affordability and award-winning planning policy innovation that enables the way you want to live...from laneway house to work-live home. Freedom from the shackles of a heavy mortgage.

Add a dash of cool little community on the rise...re-inventing itself in recent years. You can see it for yourself – in new homes, placemaking, and our gritty intent to be a small place where magic happens – coming to life in projects like the 3.7 km trail we are building to link the Kootenay River and Columbia Lake.

COVID led to many people questioning the meaning of life...freed from more formal work arrangements...opening eyes to new possibilities in lifestyle-led communities. With City-speed Internet, the funky coffee shop, a community of characters, one-hour access to an airport, and three-hour access to a major metro market via the most beautiful drive in Canada, from Canal Flats a world of possibilities...is possible.

**JOIN US!**



## WHY WE'RE GREAT FOR DIGITAL NOMADS AND CREATORS

### Affordable Lifestyle Living

- Housing prices (2021, inclusive of single and multi-family residences) in Canal Flats are 30% lower than the Columbia Valley average, 40% lower than the East Kootenay region average, 235% lower than the B.C. average, 330% lower than metro Vancouver average, 172% lower than the City of Kelowna, and 68% lower than City of Calgary average.
- 40th lowest annual residential property taxes and charges<sup>2</sup> (\$2870) on a representative house, and 53rd lowest tax burden (\$915 municipal taxes per capita) of 161 B.C. municipalities in 2021.
- Innovative planning policy that enables work-live buildings, and potential for net investment return.

### Life Affirming Outdoor Recreation

Placemaking – Be Part of Pioneering in a Community on the Rise with Bold Community Development Vision AND Visible Progress



# The Opportunity



## Internet

City speeds. Same price.

Providers: TELUS, Shaw, Xplornet, DEVTEL.



## Creative Work-Live Possibilities

Policy enables three-unit construction on most properties in Canal Flats. Smaller builds. More lot coverage. Mixed-use, laneway, and secondary suites permitted. Minimal home-based business regulation. No business licensing.



## Deep Affordability

2 for 1 (and more) housing special in Canal Flats compared to big city pricing. Low tax and utility costs. Create rental income on 2<sup>nd</sup> and 3<sup>rd</sup> units. Short term rentals permitted.



## WILDER ness of the Backcountry

Live large in Canal Flats, where almost any form of adrenalized active outdoor adventure is a backyard away.

Contact Richard Wayken, CAO, Village of Canal Flats at 250.349.5462, [cao@canalflats.ca](mailto:cao@canalflats.ca) to explore opportunities



# The Opportunity

## Work-Live Example

Here's a Canal Flats example of a new build with flexible form and function. Has work-live capability on main floor with short term rental as second floor.



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# BREAK

Unshackle the chains, the habits, the predictable and uninspired holding you back. Take a gander, stay longer....stay forever in a place of respite, refresh and rejuvenation, where re-birth of spirit, hopes, dreams and life lies on the end of a paintbrush, in the flat out of backcountry adventure, or via Internet connection to the online business you have imagined...too long. The everyday getaway. Freedom of spirit amidst nature's cathedral.

# FREE

A place that is deeply affordable...an enabler of everything you imagined your life to be...but maybe haven't reached...yet. Challenging times have us question our "why".... reconsider our path, make life-changing decisions. The mountains...the birthplace of the mighty Columbia...the mystical Kootenay...the deeper connectedness of people and place are...right here...calling to you. Make a change...for life.



# THIS...

Cubicle life in the big city where you spend your life lost looking for the soul-less cheese.

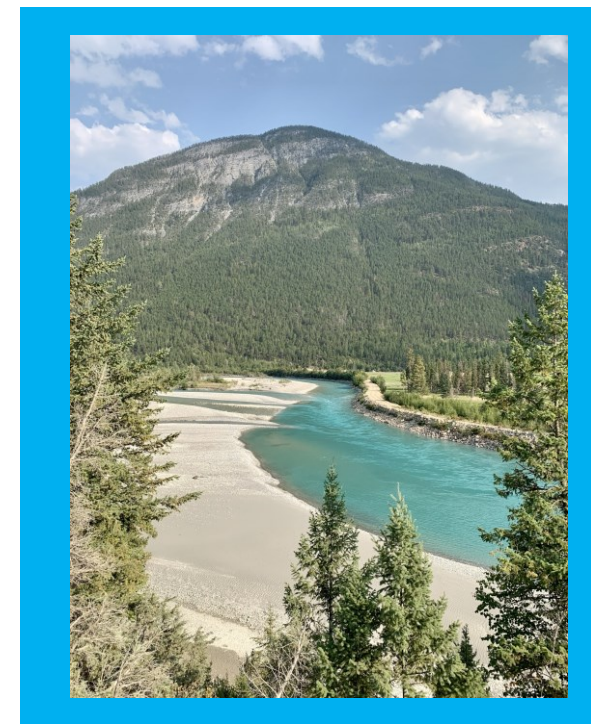
# OR THIS!

Life of freedom without walls...or boundaries.

	Canal Flats	Calgary
House Price	277000	600000
Property Taxes	1899	4290
Personal Taxes (\$100K household income)	12290	10000
Provincial Healthcare	No extra fees	No extra fees
Car insurance	1500	1320
House insurance	1700	1800
Water/sewer/garbage	519	1636
Internet	Same carriers	Same carriers
Natural Gas (Calgary) / Propane (Canal Flats)	1500	1060
Electricity	847	838
Fuel prices - auto ((20K km/yr)	2360	1990
Cost of Living Index*	146.5	161.4
-base value 100, 2002		
Total Annual Costs	22615	22934

Break free from the rat race. Same living costs as Calgary. Buy 2 Canal Flats houses for the price of 1 in Calgary.





# LIFE'S A BEACH...OR A RIVER

## Water has a way of serving our souls.

The Columbia River – 2<sup>nd</sup> biggest river in North America by volume - begins impressively in Canal Flats as 2 km x 14 km **Columbia Lake...largest warm water lake** in the East Kootenay. Lounge. Swim. Boat. Or just stare at the peaceful in that way that has us breathe easier for life's simple pleasures. Picnic or beach it at Tilley Memorial Park. Launch the boat at the only public boat launch on Columbia Lake.

A **Kootenay River** runs through us. Glacier fed. Blue-green. Tumbling out of the Rockies. "World class" is so cliché, but the Kootenay River deserves the moniker – famous for its bull trout fishing (June to November), and rafting/kayaking/river boating. Other river species: cutthroat trout, kokanee salmon, rainbow trout. Drop into the Kootenay at the 9K bridge on the Kootenay Service Road for a popular 1.5 hour raft or kayak adventure into Canal Flats.

**18c**  
summer lake  
temp





# Flat Out

Live large in Canal Flats, where adrenalized active outdoor adventure is a backyard away.

## Canal Flats & Area

- Camp/RV – [Black Sheep Camp on Kootenay River](#) – t: 902.746.3574
- [Source of the Columbia pathway](#)
- Lake-based recreation on [Columbia Lake](#)
- See a 50 ft waterfall at [Findlay Falls](#)
- [Lussier Hot Springs](#) (Whiteswan Provincial Park)
- Camp (hike, canoe, kayak, paddleboard, fish) - [Whiteswan Provincial Park](#) including the Lussier Hot Springs, or [Whitetail Lake](#)
- [Top 8 trails](#) in Canal Flats
- Mountain Climbing - [Mount Sabine](#), or "Old Baldy" to the locals, is located just northeast of the village
- ATV – [Kootenay Rockies ATV Club](#), incl. long trail rides like [Canal Flats-Crowsnest return](#) at 470 km
- [Birdwatching](#) - wetlands at the south end of Columbia Lake is home to a large variety of bird species



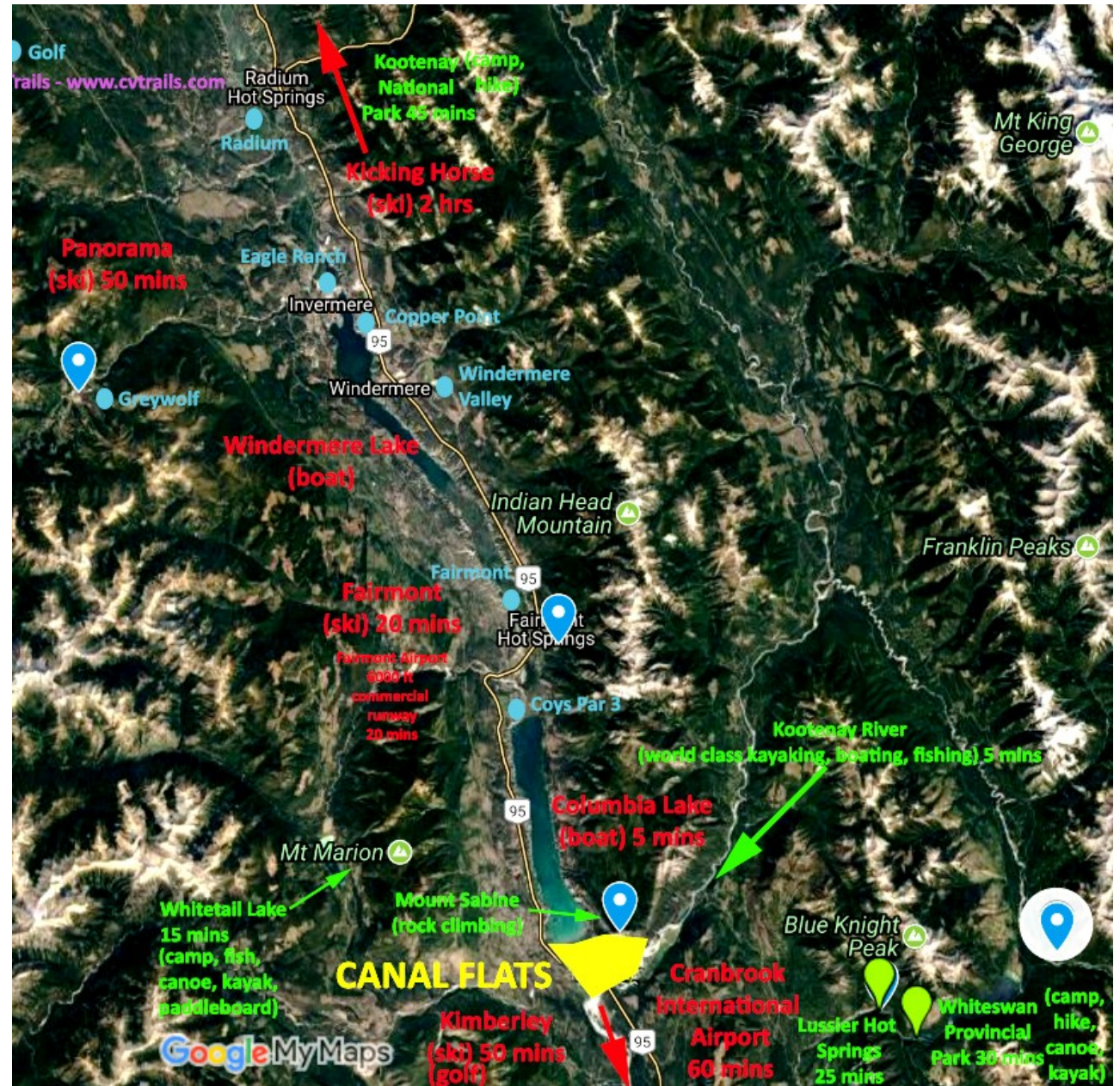


# Flat Out

Live large in Canal Flats, where adrenalized active outdoor adventure is a backyard away.

## Columbia Valley

- Golf 15 courses in the region including [4 of the Top 60 public courses in Canada](#): Greywolf - #5, Copper Point (Point) - #30, Eagle Ranch - #35, Wildstone - #39 - [Top Golf Courses in BC, 2022](#) - Greywolf (Panorama) - #5, Eagle Ranch (Invermere) - #19, Copper Point (Point) - #24, Wildstone (Cranbrook) - #26, Radium (Springs) Springs - #27, Shadow Mountain (Cranbrook) - #33, Trickle Creek (Kimberley) - #42, Bootleg Gap (Kimberley) - #45
- Hike, bike, Nordic ski, snowshoe on [endless trails](#)
- Lake-based recreation on Lake Windermere
- Camp/hike [Kootenay National Park](#)
- [Fish](#) - Kootenay River, Columbia Lake, White Swan Lake, Findlay Creek, Whitetail Lake
- River Raft - [Kootenay River Runners](#)
- [Snowmobile](#)
- [Lake Windermere Whiteway](#): a winter, 35 km groomed track that is a paradise for skaters and skiers and creates a recreation area used by anglers, curling bonspiels, hockey tournaments and more
- [Blue Lake Forestry Education Camp](#) - well known for the high-quality experiential education for students, summer campers, and special groups.
- Ski/mountain bike [Panorama](#)
- [Community Events](#) of all kinds





# Grin and Bear It

Rainbow Trout

Kokanee Salmon

Bull Trout

Cutthroat Trout

Mountain Whitefish



*"Any glimpse into the life of an animal quickens our own and makes it so much the larger and better in every way." ~ John Muir*

**Our fauna is adrenalizing. Canal Flats residents co-exist with an A to Z of wildlife.**

White-Tailed Deer

Black Bear

Flammulated Owl

Grizzly Bear

Coyote

Mule Deer

Golden Eagle

Elk

Cougar

Badger

Bighorn Sheep

Tundra Swan

Great Blue Heron

Rubber Boa

Red-Tailed Hawk

Bald Eagle

Osprey

Big-Eared Bat



# It's Warm...Grape Growing Warm

Frustrated by that early June frost that just side-swiped your freshly planted garden? Looking to smell the roses in mountain-fresh air? Want to start spring hiking a month earlier than elsewhere in the East Kootenay? Canal Flats has the warmest climate in the Columbia Valley. 200 frost free days....80 more than Calgary. Eat what you grow. Get your gardening groove on in Canal Flats.

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# IMAGINE IT

Mended Star Farm Master Plan



Civic Park Plan

To step into the gap, the Village has completed several planning initiatives, as has the private sector. Early birds get the worm in the excitement and investment value attached to a community on the rise.



Downtown Streetscape Beautification Plan



"Mountain Modern Industrial" Design Guidelines

Canal Flats is still a canvas on which there is much to paint as a former mill town re-invents its future. There's lots of space for new development in Canal Flats...up to 2000 more people. It can be tough to imagine what's not there now.

Black Sheep Camp on Kootenay River (RV Campground) Master Plan





# Stepping Stones

We're working hard to make aggressive vision happen. In the last year, the Village has seen:

## Community

- Commitment from Interior Health Authority to locate physician and related services in Canal Flats. Village Office renovation – 2022.
- 40 space 2900 sq. ft. \$1.6M daycare building under construction. Completion 2022.
- First houses under construction in [Painted Ridge](#) development.
- The Portal - first Village sculpture, placed in Portage Square.
- Shore to Shore pathway partially complete (1.2 km). Vision: non-motorized, multi-use pathway connecting Kootenay River and Columbia Lake.
- Pickleball/tennis court constructed.
- First example of housing policy innovation (new house/accessory dwelling unit) constructed.
- Downtown Streetscape Beautification Plan, Age-Friendly Plan and Housing Needs Assessment completed.
- New highway entrance signs constructed.

## Business

- CertainTeed gypsum mine (10 km NE of Canal Flats) construction near completion. Employees: 15.
- Iris Energy (digital currency) has expanded to 30 MW (one of larger in Canada and arguably largest in a small community). Employees: 25 Stock symbol: NASDAQ: IREN).
- Revitalization Tax Incentive Bylaw amended to include 6-year municipal tax rate reduction for any non-residential development in the village.
- 3 Master Plans approved by Council: 1) Mended Star (commercial agriculture); 2) 8855 Dunn Street (agrihood); 3) Black Sheep Camp on Kootenay River (RV campground).

# 3.7 km

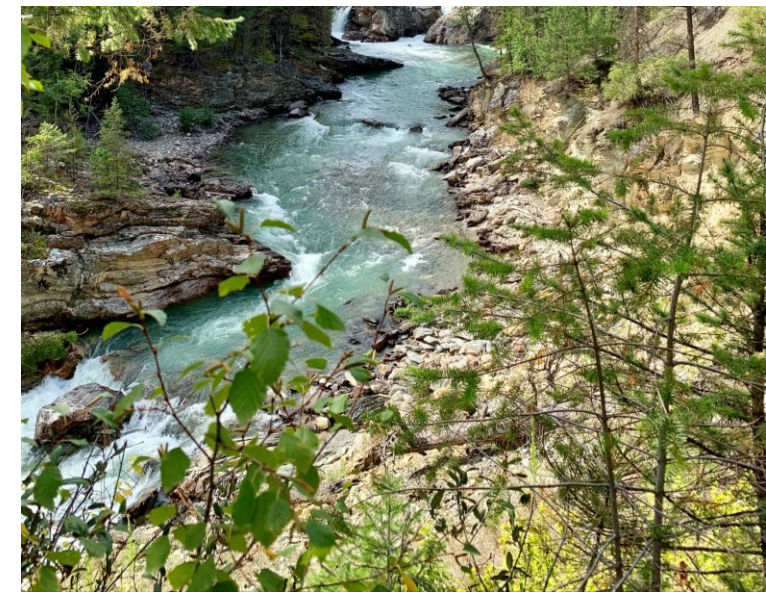
The Shore to Shore Pathway will eventually connect Columbia Lake and the Kootenay River with a non-motorized cycling and walking pathway in the spirit of William Baillie-Grohman whose canal gave the Village its name. Phase 2 under construction. Investment to date: \$700K.



# 2021

- Ponderosa Place – private sector investment in mixed-use commercial/residential complete (Columbia Lake Technology Center), including an event centre.
- Economic Development Strategy (2021-2025) updated.
- Digital kiosk with comprehensive Canal Flats and Columbia Valley tourism information installed (arena vestibule).

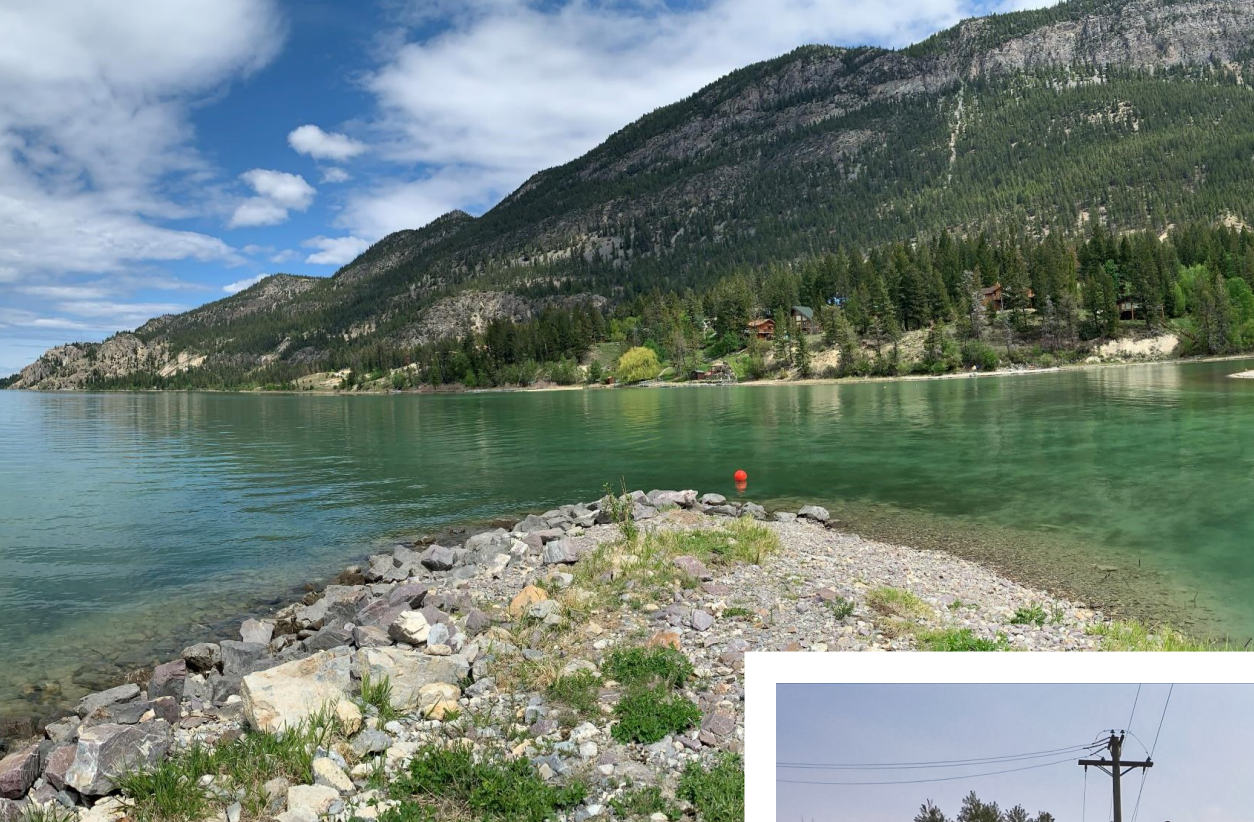




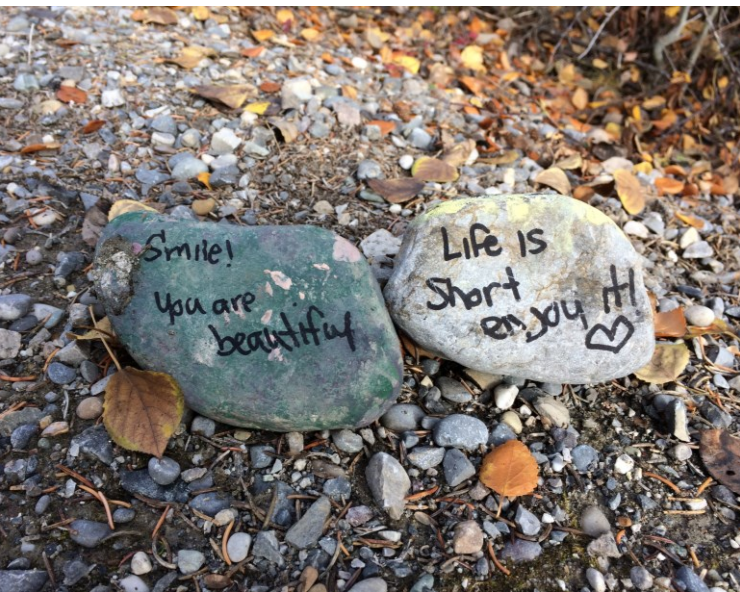














# CANAL FLATS

Mountain.

*A community heading  
toward a new and  
ambitious future.*

Rise.

*No boundaries for the  
fearlessly and  
independently ambitious  
and determined.*



Village [Website](#)  
Resident Attraction [Page](#)  
Facebook [Page](#) -