

An aerial photograph of the Tranquille village in Kamloops, British Columbia. The village is situated on a green valley floor, with a winding road leading through the fields. In the background, a large blue reservoir is visible, surrounded by rugged, brownish hills and mountains under a clear blue sky. The text 'Tranquille' is overlaid in a large, white, serif font on the left side of the image.

# *Tranquille*

*Village Living Shaped by Agriculture and Nature*

*Kamloops, British Columbia*

# Tranquille

## ***Where Farmland Meets Waterfront Living***

Set on the north shore of Kamloops Lake, Tranquille on the Lake spans 476 acres of waterfront, agricultural and development land at the western edge of Kamloops. Designated in the City's

Official Community Plan as a comprehensive master-planned agri-community, the property comprises five distinct land titles and includes areas of fertile farmland; extensive waterfront along the South Thompson River and Kamloops Lake; significant remaining infrastructure from the historic Tranquille Hospital. While the development potential is considerable, the current offer is on an "as-is" basis.

The Tranquille property occupies a unique location where the South Thompson River meets Kamloops Lake, offering expansive lake views, open grasslands, and over 3 km of continuous waterfront, alongside proximity to significant recreational areas. The property is accessed via Tranquille Road and is located approximately 5 minutes from the Kamloops Airport and 15 minutes from downtown Kamloops, providing a rare balance of accessibility and natural setting. The scale and layout of the property support a range of potential uses, including a private legacy estate, subdivision into large acreage parcels, or phased disposition of individual blocks.

Supported by an approved neighbourhood planning framework, the long term development concept contemplates a mix of residential housing, village commercial uses, agritourism opportunities, and active agricultural operations integrated into a lifestyle-driven community. On a more immediate basis, the property offers excellent value as a farm with waterfront and recreational attributes that are second to none.



# The Land

## *Defined by Land, Framed by Water*

Tranquille on the Lake is shaped by its expansive natural setting and working agricultural landscape. The property includes five land titles ranging from roughly 16.5 to nearly 300 acres, with over 3 kilometres of Kamloops Lake shoreline.

Block F, the largest title, is a productive farm currently leased for cattle grazing. Block B (approximately 82 acres) contains the former Tranquille Village site and is designated for future residential and commercial development. The remaining titles—Block C (47.42 acres), Block D (16.46 acres), and Block E (30.72 acres)—complete the land assembly. Blocks C (47.42 acres) and B (82.36 acres) feature prime recreational waterfront with an extensive beach along the Eastern end of Kamloops Lake, while Blocks D and E are inland titles characterized by rugged terrain and bisected by the Tranquille River.

Most of the land comprising Tranquille property lies within the Agricultural Land Reserve, with portions of Blocks E and F excluded. Boundary realignments could enhance rural estate utility while preserving long-term development potential consistent with Official Community Plan designations.



## FEATURES



### LOCATION

North shore of Kamloops Lake. Access via Tranquille Road. ~5 minutes to airport, ~15 minutes to downtown.



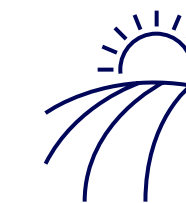
### TOTAL LAND AREA

Total Land: ± 476 Acres  
Development Land: ± 125.23 Acres  
Protected Riparian Areas: ± 78.05 Acres  
Non-ALR Developable Land: ± 12 Acres



### PLANNED POTENTIAL

Master planned agri-community with ~1,500–2,000 residential units and with a village centre, retail, and integrated agricultural lands.



### CURRENT FARM USES

Active agricultural operations including cattle grazing and beekeeping. Approximately 266 acres designated for ongoing farm use.



### SERVICES

Potential stand-alone servicing options include water, wastewater, and stormwater systems. Existing irrigation infrastructure supports agricultural operations.

# Connected To Nature

## *Where Agriculture Meets Lifestyle*

The Tranquille lands offer a rare combination of working agriculture, lakefront setting, and access to year-round recreation. The surrounding landscape supports an active outdoor lifestyle while maintaining a strong connection to farming and open space.

Surrounded by grasslands, waterfront, and protected natural areas, Tranquille provides immediate access to hiking, cycling, boating, and wildlife viewing. Nearby Lac du Bois Grasslands Provincial Park and the Tranquille Wildlife Management Area reinforce the region's outdoor character.

The integration of active farmland within the community creates opportunities for farm-to-table experiences, agritourism, and seasonal events. This blend of recreation and agriculture establishes a unique lifestyle-driven setting just minutes from Kamloops.



## HIGHLIGHTS



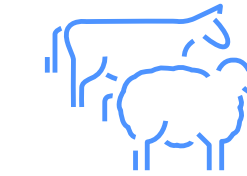
### LAKESIDE RECREATION

Boating, paddling, and waterfront access along Kamloops Lake.



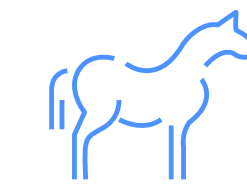
### GRASSLANDS & TRAILS

Hiking and cycling throughout surrounding grasslands and natural areas.



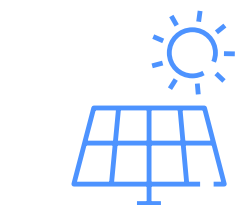
### WORKING FARM LANDSCAPE

Active agriculture integrated into the community.



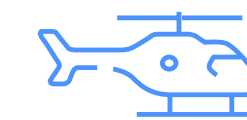
### AGRITOURISM POTENTIAL

Farm markets, events, and local food production opportunities.



### YEAR-ROUND OUTDOOR LIFESTYLE

Four-season recreation minutes away.



### PROXIMITY TO AMENITIES

Approximately 15 minutes to downtown Kamloops and urban services.

# Community Structure

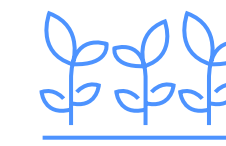
The Tranquille on the Lake Development concept is organized around a walkable village centre surrounded by residential neighbourhoods and preserved agricultural lands. The master plan balances development areas with open space, ensuring long-term integration of farming, recreation, and community uses.

Residential areas are positioned to capture views and maintain connectivity to trails, farmland, and the lakeshore. The village centre forms the social and commercial heart of the community, while agricultural lands remain a defining feature of the overall structure. With the broader property also supporting a range of potential uses



## THE TRANQUILLE VISION

*Positioned for its next chapter, Tranquille on the Lake offers the opportunity to transform a storied landscape into a vibrant, village-centred community.*



### VILLAGE-CENTRED LAYOUT

Walkable village centre with neighbourhood retail and community gathering spaces.



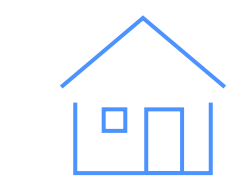
### PRESERVED AGRICULTURAL

Approximately 266 acres retained for active farming and open space.



### CONNECTED TRAIL NETWORK

Pedestrian and cycling connections linking neighbourhoods, farmland, and lakeshore.



### MIXED HOUSING FORMS

Range of residential options supporting approximately 1,500–2,000 units.

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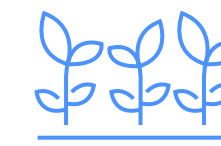
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Residential areas are positioned to capture views and maintain connectivity to trails, farmland, and the lakeshore. Agricultural lands remain a defining feature of the overall structure, alongside the opportunity for a range of ownership and land use approaches, including a private estate setting, configuration into larger acreage parcels, or phased sale of individual blocks.



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# Development Opportunities

## **Three key components drive the development opportunity:**

Tranquille on the Lake offers multiple development pathways supported by its scale, approved planning framework, and integrated agricultural vision. The property allows for phased implementation across residential neighbourhoods, a walkable village centre, and active agricultural lands, creating flexibility in timing and delivery. This structure supports incremental growth while preserving open space, reinforcing community identity, and maximizing long-term development value.



**1 RESIDENTIAL NEIGHBOURHOOD DEVELOPMENT:** The master plan contemplates approximately 1,500 to 2,000 residential units across a mix of housing forms. Development areas are positioned to preserve agricultural lands while supporting phased growth aligned with infrastructure delivery.

**2 VILLAGE CENTRE & MIXED-USE CORE:** A walkable village centre is envisioned to include neighbourhood retail, services, and community gathering spaces. This mixed-use hub supports residents while creating opportunities for commercial activation within the development.

**3 AGRICULTURAL & AGRITOURISM USES:** Approximately 266 acres of farmland remain central to the concept, supporting active agriculture, farm-to-table experiences, events, and agritourism opportunities. These uses enhance community identity and provide additional long-term value.

# Established Assets

***Existing buildings, infrastructure, and agricultural assets provide immediate functionality and support phased development.***

Tranquille on the Lake includes a collection of existing buildings, agricultural infrastructure, and internal roadways, some of which support ongoing operations and provide a foundation for future development. These assets contribute immediate functionality while preserving flexibility for phased implementation across residential, village commercial, and agricultural components.

Historic structures, farm facilities, and servicing infrastructure offer opportunities for adaptive reuse, operational continuity, and interim utilization. Some of these established assets contribute to the property's character and usability, while also potentially reducing certain initial development requirements.

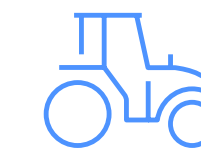


## OPERATIONAL HIGHLIGHTS



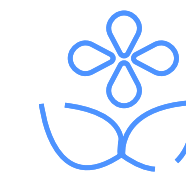
### EXISTING BUILDINGS

Features some historic institutional and support structures suitable for adaptive reuse.



### ACTIVE AGRICULTURAL USE

Approximately 266 acres supporting grazing, crop production, and related operations.



### IRRIGATION INFRASTRUCTURE

Serviced by underground irrigation piping with no above-ground structures; uphill fed by a diversion dam.



### INTERNAL ROAD NETWORK

Established access routes throughout the property, facilitating efficient movement and access for a range of uses.



### UTILITY SERVICING

Some existing but limited servicing supporting current operations.



### INTERIM INCOME POTENTIAL

Operational land uses providing stewardship and holding income.

# In the Heart of the Thompson Valley

***A unique lakeside setting minutes from Kamloops, surrounded by grasslands, farmland, and recreational amenities.***

Tranquille on the Lake is positioned within the Kamloops market, a key regional centre in British Columbia's Interior. Kamloops serves as a transportation, education, and healthcare hub for the surrounding region, supporting a diversified economy and consistent population growth. This regional foundation provides access to employment, services, and infrastructure that support long-term residential demand.

The Thompson Valley is defined by expansive grasslands, lakeside landscapes, and year-round recreational amenities. The surrounding area continues to attract residents seeking a balance of outdoor lifestyle and urban accessibility, with growing residential communities throughout the Kamloops region.

Located approximately 15 minutes from downtown Kamloops and 5 minutes from the Kamloops Airport, the property benefits from convenient connectivity to regional services while maintaining a quiet lakeside setting. Access to major transportation routes further supports long-term development potential.

This balance of regional accessibility, natural environment, and proximity to a growing urban centre positions Tranquille on the Lake for lifestyle-oriented development supported by strong long-term fundamentals.



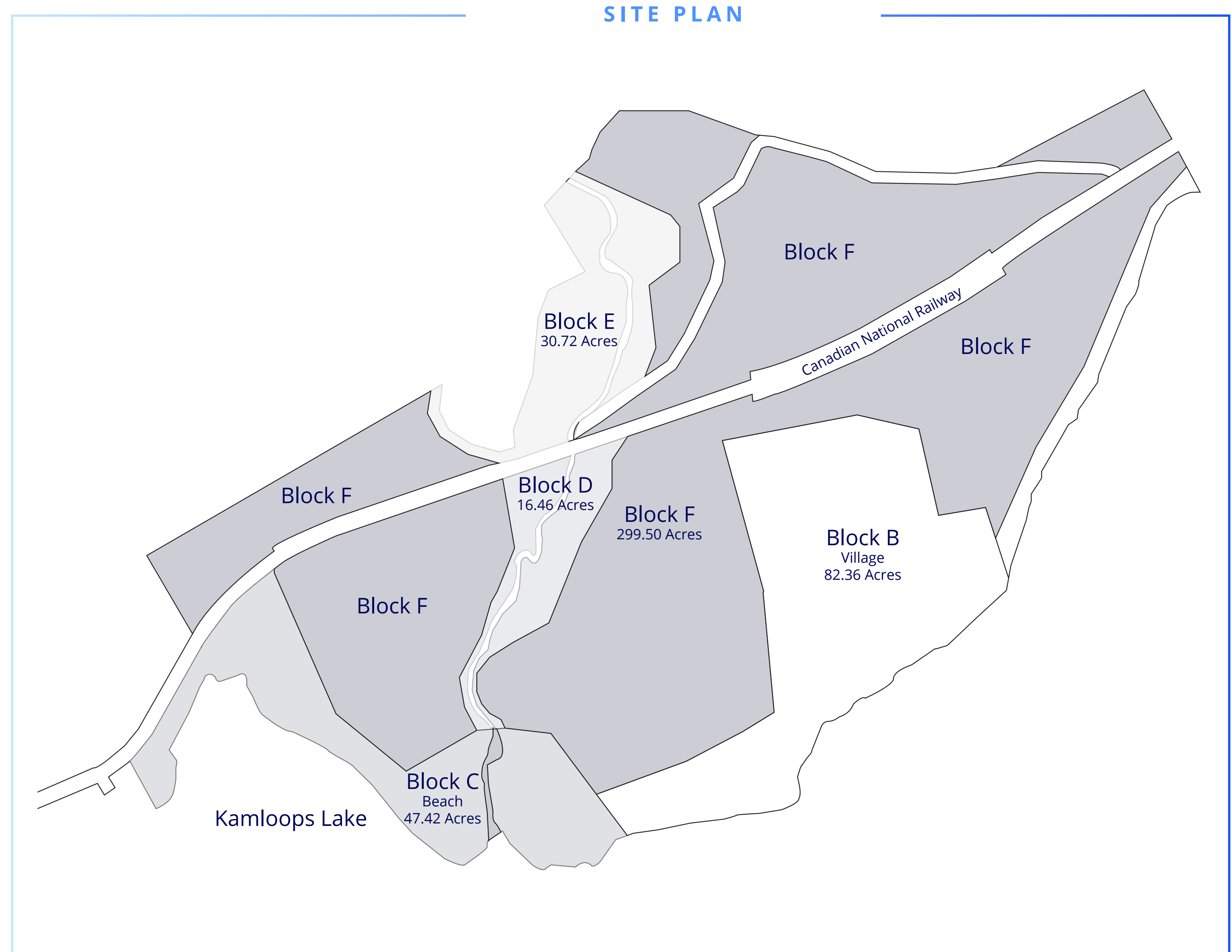
# Development Lands Overview

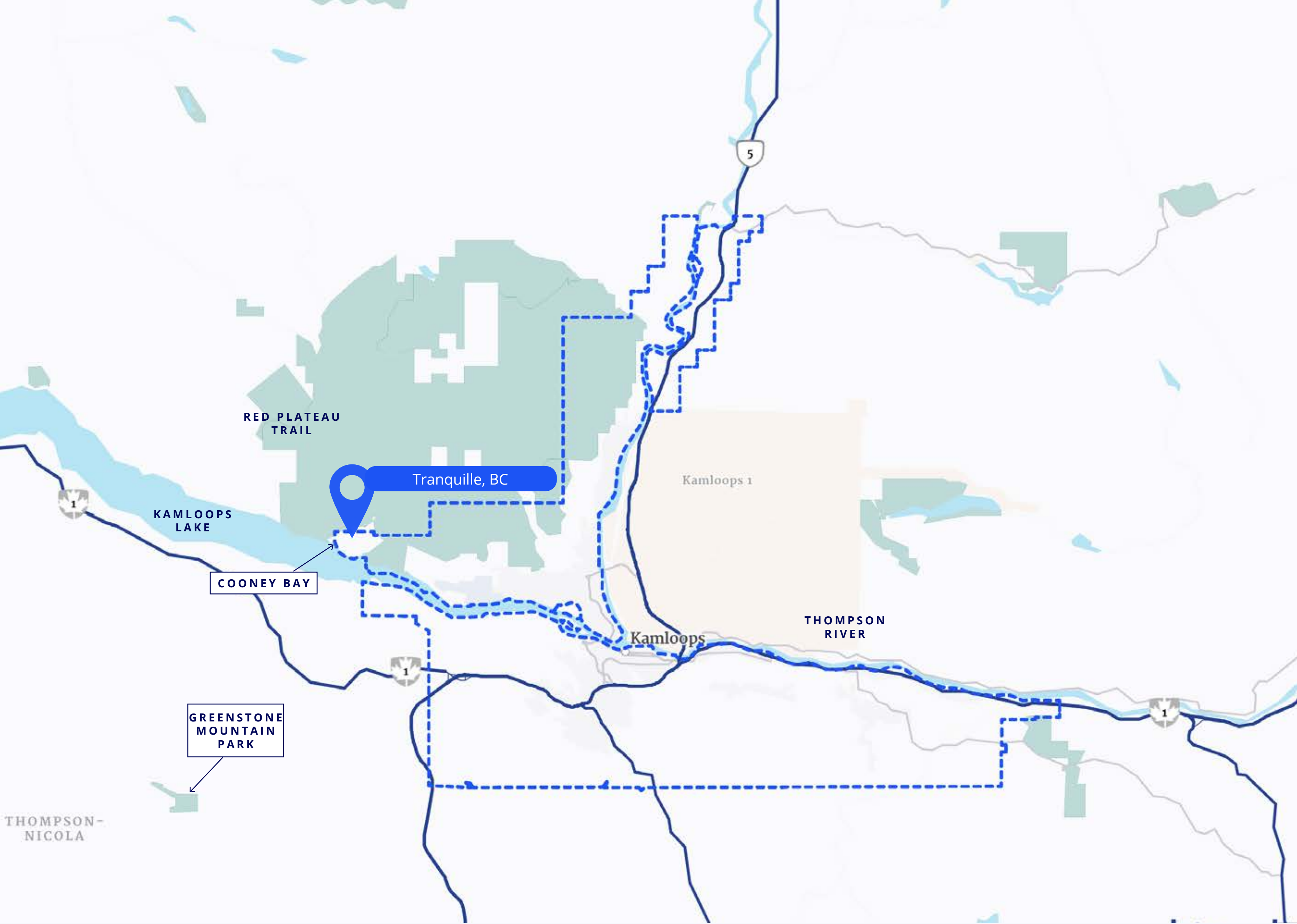
*A clearly defined land assembly structured for phased development, agricultural preservation, and long-term value creation.*

Tranquille on the Lake is organized into distinct land blocks, each supporting a coordinated approach to development, agriculture, and open space. The site plan reflects a thoughtful balance between buildable areas and preserved lands, allowing for phased implementation while maintaining the integrity of the overall vision.

Larger land parcels provide flexibility for residential neighbourhoods and future mixed-use components, while significant portions remain dedicated to agriculture, natural areas, and waterfront access. Existing transportation corridors, including internal roadways and the Canadian National Railway, further define the structure of the site and support connectivity throughout the property.

This configuration enables strategic sequencing of development, efficient servicing, and the ability to respond to market conditions over time, while preserving the landscape character that defines Tranquille.





## LOCATION

### DOWNTOWN KAMLOOPS

Approximately 15 minutes

### KAMLOOPS AIRPORT

5 minute drive to Kamloops Airport (YKA)  
55 minute flights to YVR on a daily basis

### TRANSCANADA HIGHWAY

4 hour drive to Vancouver via the Trans Canada Highway

### KELOWNA

2 hour drive to Kelowna in the heart of BC's Okanagan region

### COQUIHALLA HIGHWAY

3.5 hour drive to Vancouver via the Coquihalla Highway

### REGIONAL AMENITIES

Kamloops is a key transportation hub in BC's Southern Interior, offering world-class skiing, fishing, and endless outdoor and urban amenities.

FOR SALE

# Tranquille

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