



# The Estates at Shadow Mountain

*A rich and vibrant 87 acre community in the making*

Cranbrook | British Columbia

UNIQUE  
PROPERTIES

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# Executive *Summary*

## The Opportunity

## The Estates at Shadow Mountain

The Estates at Shadow Mountain is an approved lifestyle community in the making. Comprising 87 acres with three distinctive development components, the Estates at Shadow Mountain represents an outstanding opportunity for a developer/builder to acquire a ready-to-go and exclusive large lot single family development in the heart of British Columbia's spectacular East Kootenays.

Located just minutes from the Airport of the Rockies and within the city limits of Cranbrook, the Estates at Shadow Mountain is part of the comprehensive Shadow Mountain community that also includes the 18-hole championship Shadow Mountain Golf Course designed by Cooke Carleton International Golf Architects. This spectacular golf course anchors the Shadow Mountain community, but it is only one of many amenities available to future residents including world-class fly fishing, nearby downhill skiing and much, much more.

The site provides more than 1,180 feet of frontage on the St. Mary River and a community amenity access parcel will allow residents to swim, fish, or boat in its idyllic waters.

The Estates at Shadow Mountain consists of three development components:

Lot A is 62.2 acres and has a Preliminary Layout Approval (“PLA”) for 35 estate sized residential lots ranging in size from 0.77 to about 6.4 acres. Virtually all lots in Lot A have excellent topography with benches, plateaus and spectacular views of the river, valley and the majestic Rocky Mountains in the distance.

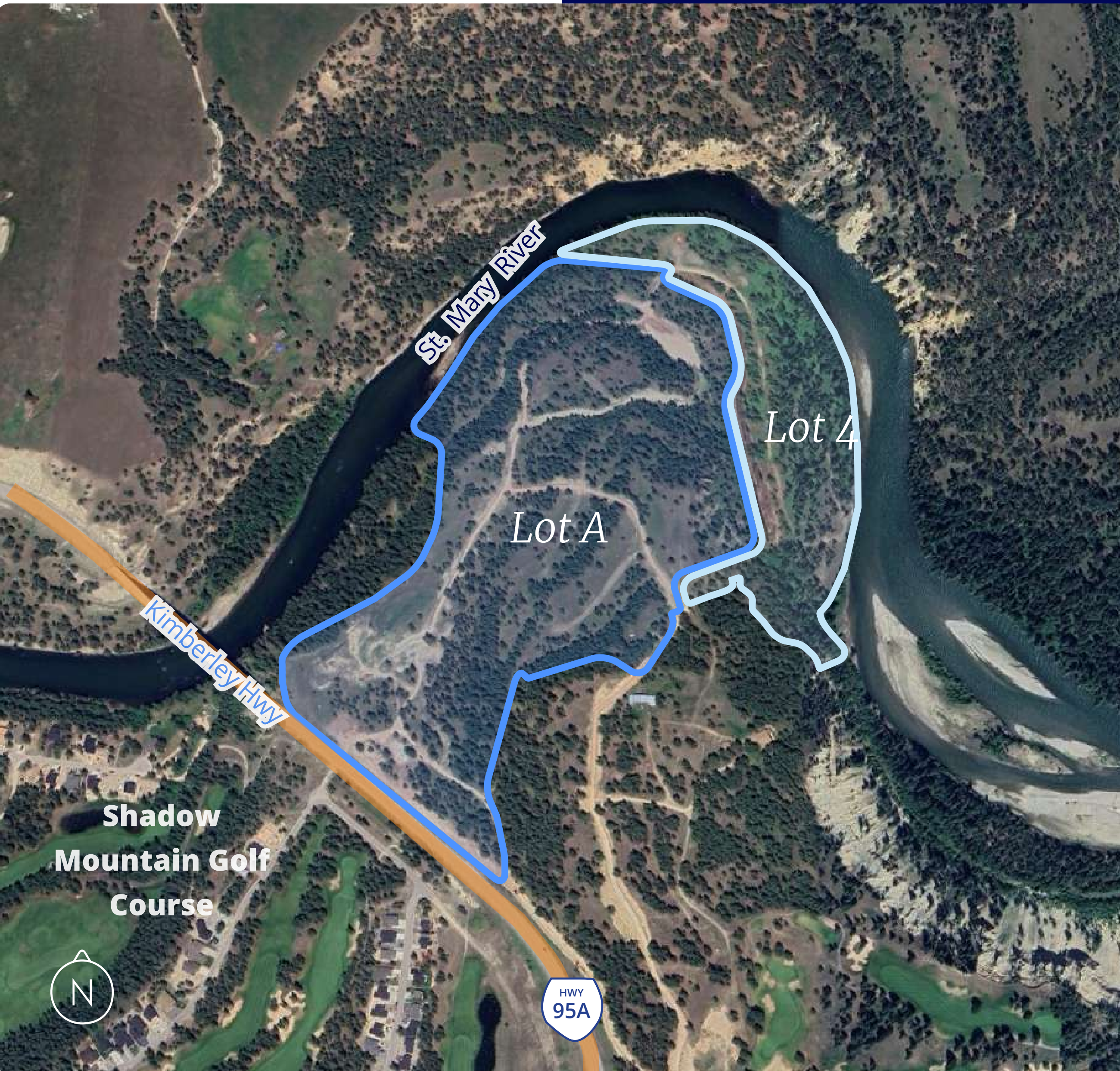
Under the PLA, three of the parcels in Lot A are approved for further subdivision into an additional 19 smaller lots. The creation of these lots will provide variation and diversity in the product mix of the larger development which will appeal to a broader spectrum in the market.

Lot 4 represents the remaining 25 acres of this riverfront development. Slated for subdivision into 13 lots ranging from about 1 acre to 4.14 acres in size, this parcel is currently being rezoned and has received positive feedback from the City. Zoning approval is expected in the next several months. All lots in the Lot 4 subdivision will have walk-on river frontage in a pristine setting. The largest of these lots could easily be made available as a riverfront amenity for members of the neighbourhood Homeowner’s Association.

Site servicing is virtually complete on Lot A with the main water line and bulk of the sewer infrastructure in the ground and the roads on Lot 4 roughed in. Municipal sewer and water are provided in the development.



# Investment Highlights



## Development Status:

The majority of the development legwork is already completed. There are 87.4 acres of developable land in 2 connected parcels for sale with the intent for it to be developed as follows:

LOT	ACRES	Future Development
A	62.2	35 lots <i>(3 of which can be further subdivided into 22 lots)</i>
4	25.2	13 lots

- The Land of Lot A is designated for estate sized lots. Lots 26, 27 and 28 within Lot A are designated for smaller residential lots.
- Lot 4 is in the process of being rezoned to accommodate subdivision into 13 riverfront lots, all of which will have frontage on the St. Mary River and beautiful, natural features.
- Servicing is virtually completed for Lot A while Lot 4 servicing will follow rezoning. Lot 4 roads are roughed in and site clearing is complete.

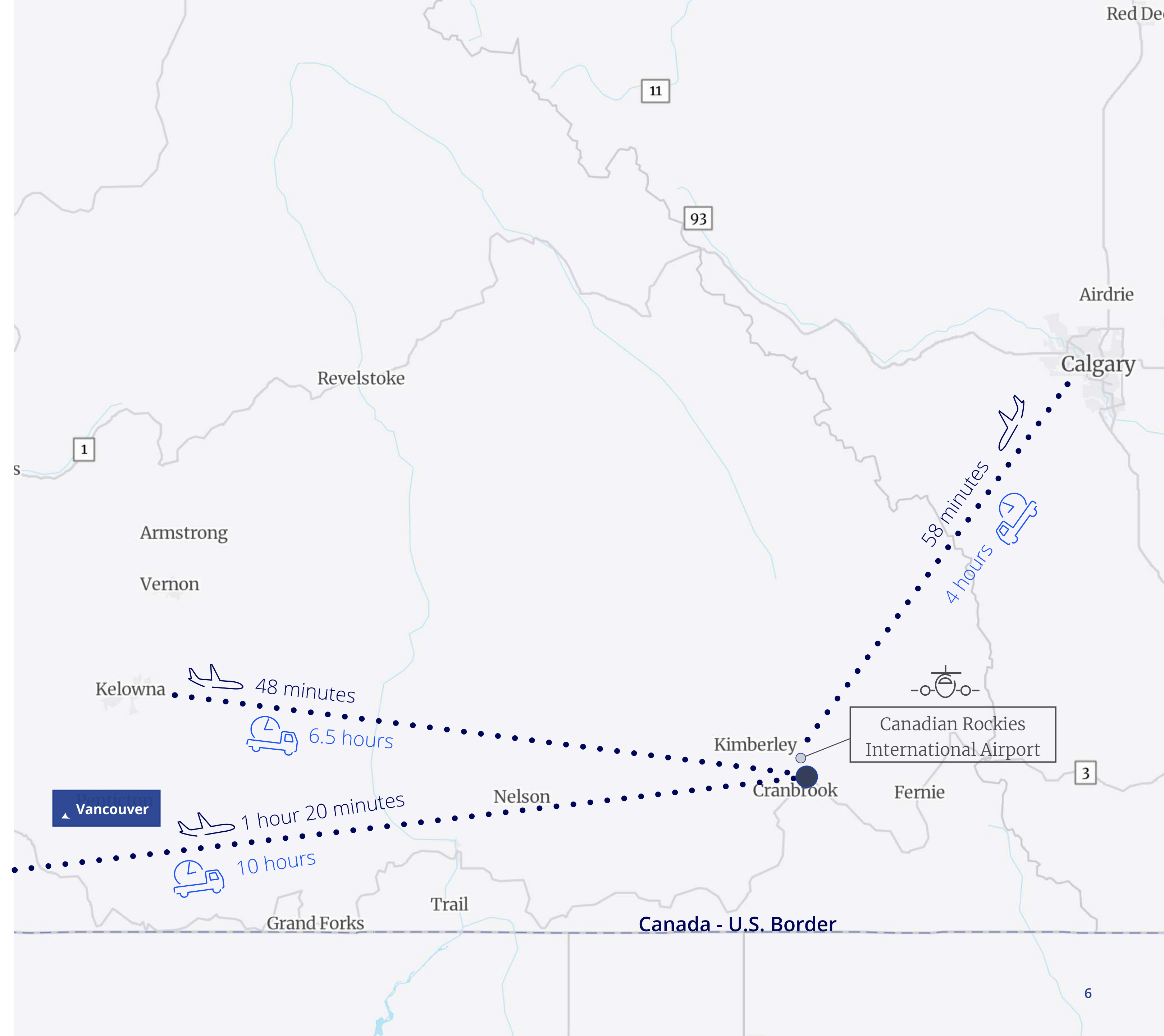
# Area Overview

Tucked away in Southeast British Columbia, the Kootenays are a quiet oasis full of charming towns, villages and small cities. If you're looking to get away from big urban centres and enjoy year-round outdoor adventures, Cranbrook could be the perfect place to call home.

The largest urban centre in the East Kootenays, Cranbrook combines the best of small town and city life. The city has all major essentials in terms of shopping, education and healthcare, and is about a 3.5 hour drive from Lethbridge, AB and a little more than 4 hours from Calgary, AB.

Cranbrook offers plenty of opportunities for recreation, including an aqua centre, arena, and access to many nearby parks and mountains.

Shadow Mountain is only 5 minutes from the Canadian Rockies International Airport (YXC) which provides daily scheduled flights to and from Vancouver and Calgary and caters to more than 135,000 passengers every year.

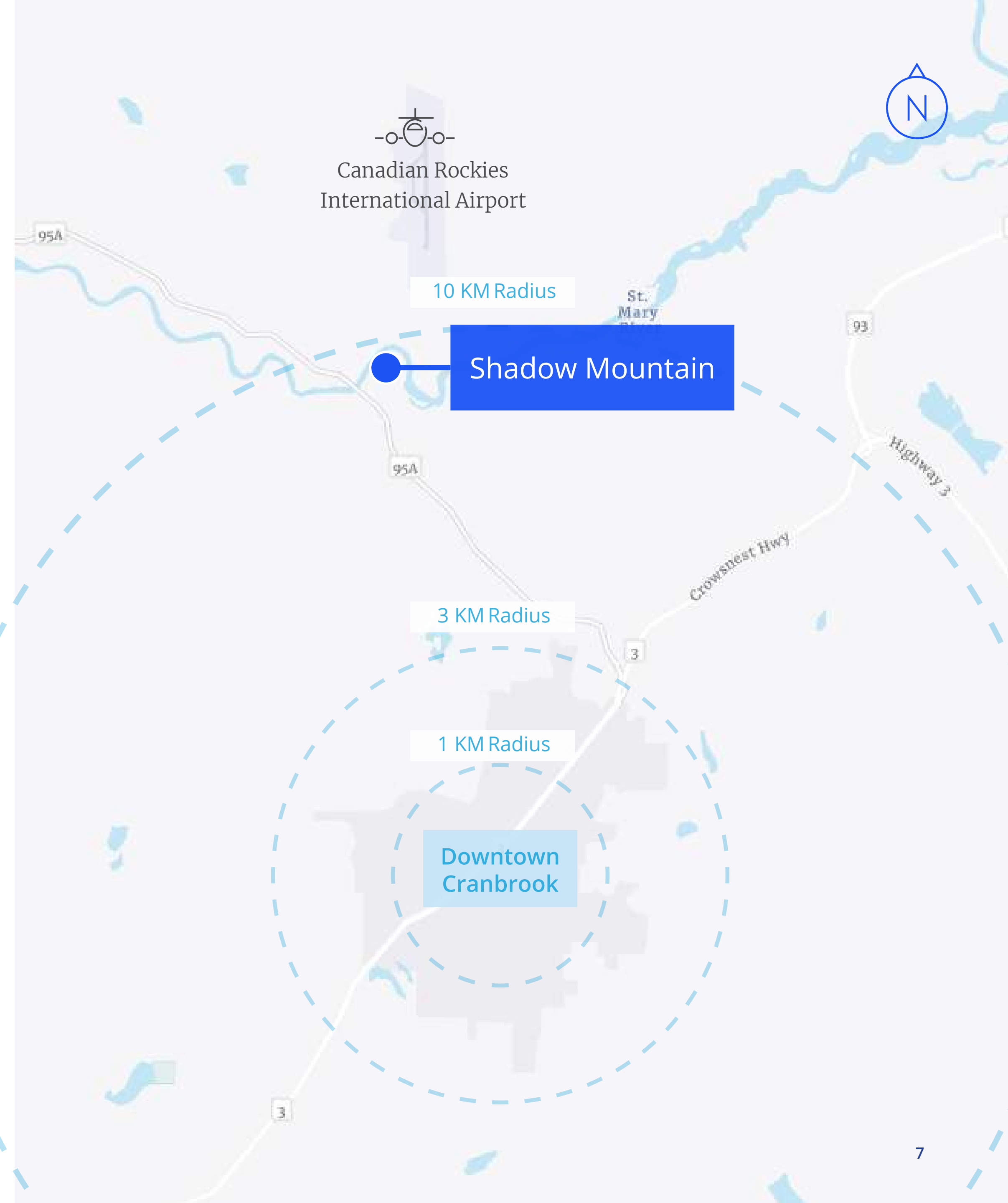


# Community Overview

Cranbrook is the largest urban centre in the Kootenay Region: A meeting point of culture, cuisine, stunning scenery and sports for every season. Mountain views, endless trails, alpine lakes and hidden waterfalls are all in a short drive from Cranbrook. All you need to bring is your sense of exploration.

## Cranbrook Demographics (2022)

Population		Average Household Income		Median Age	
1 <sup>KM</sup>	3,906	1 <sup>KM</sup>	\$ 89,031	1 <sup>KM</sup>	43.7
3 <sup>KM</sup>	19,408	3 <sup>KM</sup>	\$108,339	3 <sup>KM</sup>	44.3
10 <sup>KM</sup>	4,534	10 <sup>KM</sup>	\$122,857	10 <sup>KM</sup>	48.2
Workforce Population		Employment Rate			
1 <sup>KM</sup>	2,146	1 <sup>KM</sup>	93.4%		
3 <sup>KM</sup>	10,489	3 <sup>KM</sup>	94.6%		
10 <sup>KM</sup>	2,374	10 <sup>KM</sup>	94.0%		



# Going the Distance



## Golf Courses

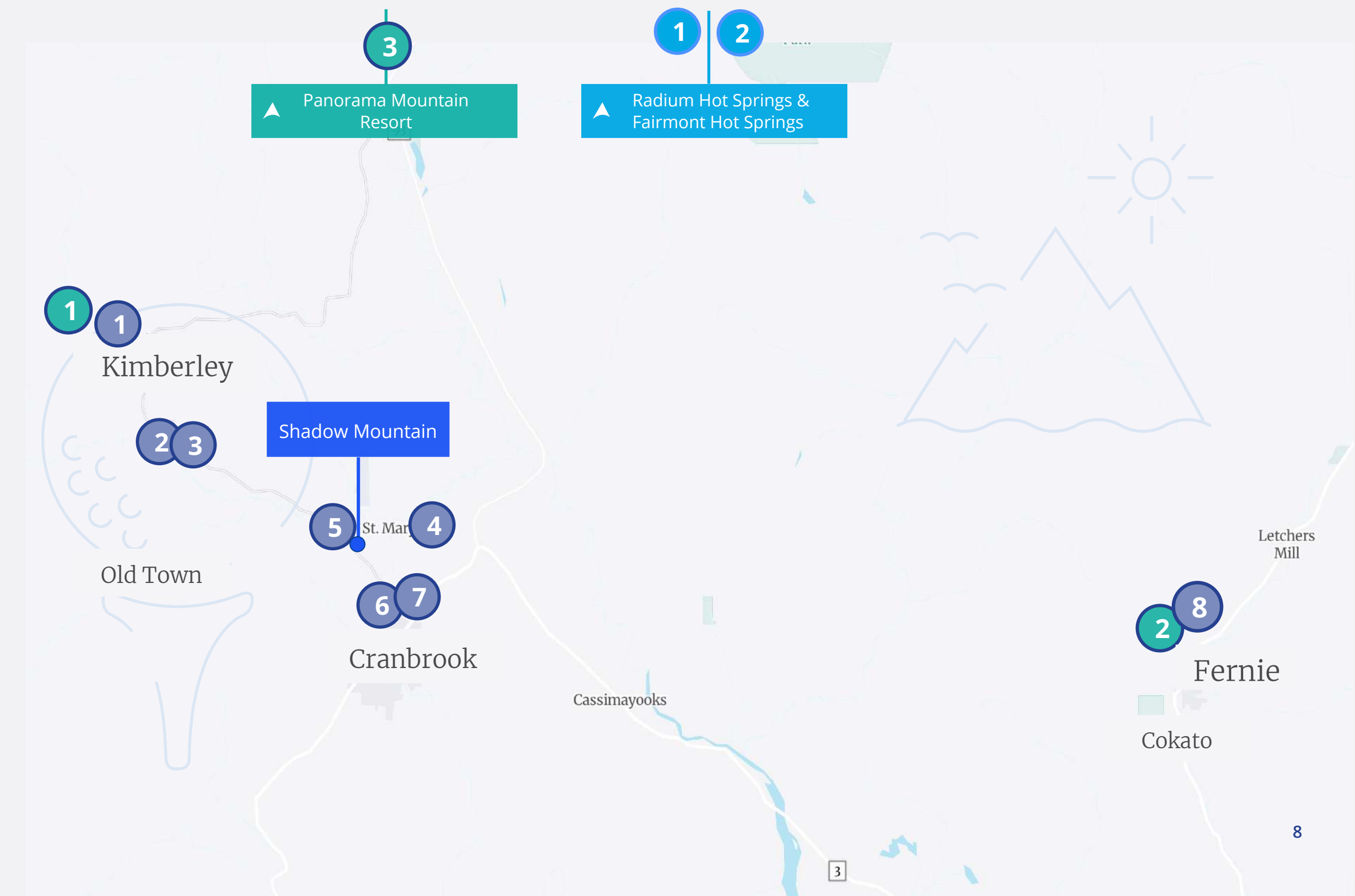
- |                              |                                |
|------------------------------|--------------------------------|
| 1. Trickle Creek Golf Resort | 5. Shadow Mountain Golf Course |
| 2. Kimberley Golf Club       | 6. Wildstone Golf Course       |
| 3. Bootleg Gap               | 7. Mission Hills Golf          |
| 4. St. Eugene Mission        | 8. Fernie Golf Club            |

## Ski Resorts

1. Kimberley Mountain Resort
2. Fernie Alpine Resort
3. Panorama Mountain Resort

## Hot Springs

1. Radium Hot Springs
2. Fairmont Hot Springs





# The Shadow Mountain Community

The Shadow Mountain community has three distinct components under differing stages of development and occupancy. The Residences at Shadow Mountain is the original single family subdivision in the community located on the west side of development and focused on the popular Shadow Mountain Golf Course. The Residences at Shadow Mountain generally consists of smaller residential strata lots ranging from 5,000 to 10,000 square feet in size.

The second portion of the Shadow Mountain Community is River Valley Estates. This subdivision is located on the east side of Highway 95A and generally consists of quarter acre strata lots and some multi family townhouse style development.

The Estates at Shadow Mountain is comprised of larger “estate” sized freehold lots offering outstanding views, privacy and extensive amenities. The Estates at Shadow Mountain offers the market the choice of larger freehold lots, spectacular views and direct access to the St. Mary River.

Homes within the Estates at Shadow Mountain and River Valley Estates will be part of a Homeowner’s Association with responsibility of managing and maintaining the roads within the neighbourhoods.



# Property Profile



*Fly Fishing on St. Mary River*



*River Bank of St. Mary River*



*The Steeples Mountain Range*



*Developable Riverfront  
property within the City  
of Cranbrook limits*

# Salient *Facts* | Lot A

## Legal Description

Lot A and an Undivided 23/247 share in Lot 1 Plan EPP4920 District Lot 9877 Kootenay District Plan EPP109655 Except Plan EPP112056 | PID: 031-343-724

## Parcel Area

**TOTAL:** 62.2 acres

## Access Points

Vehicular access to the sites is provided via Parnaby Road.

## Zoning

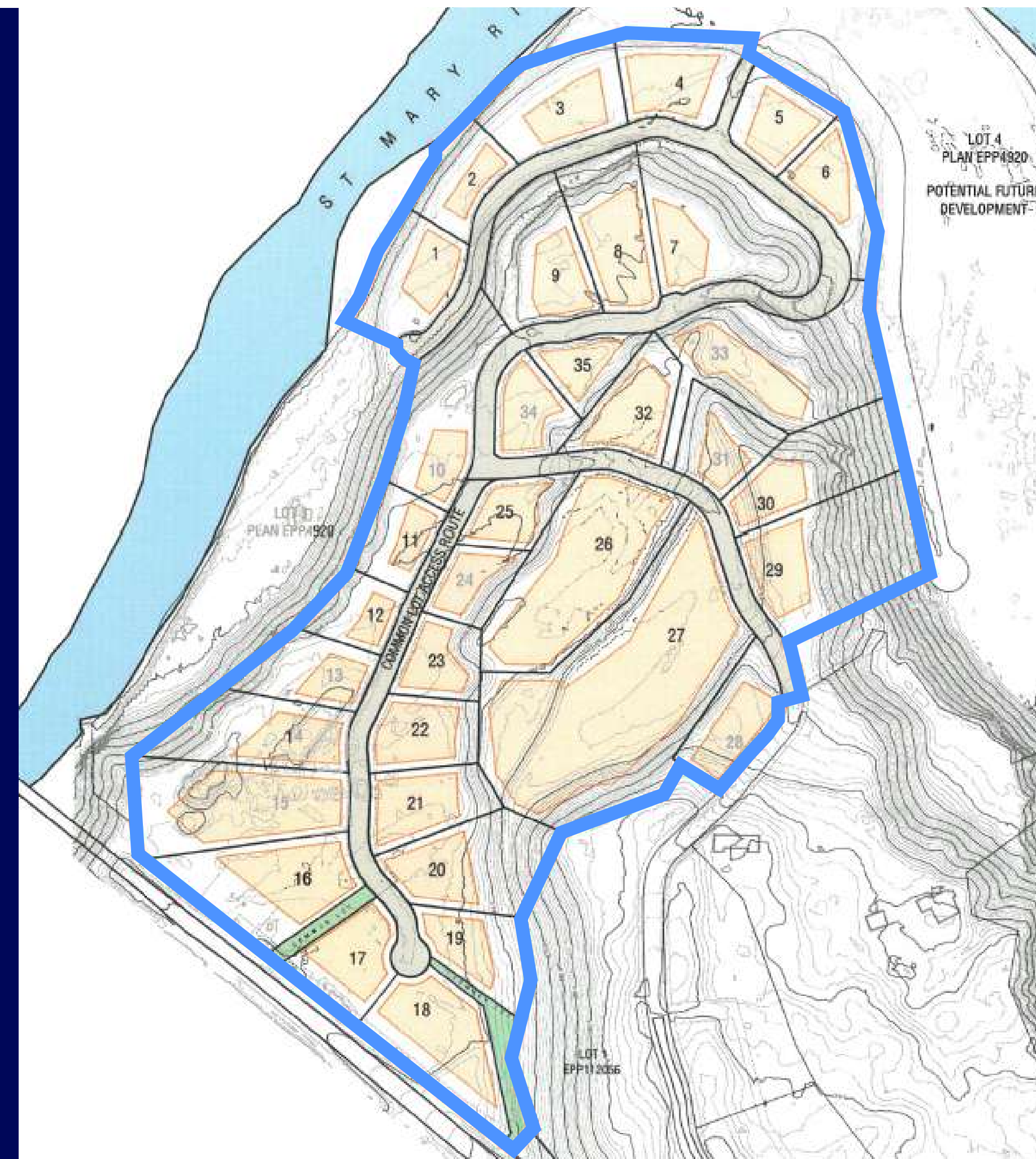
CD-3 (Shadow Mountain Comprehensive Development Zone)

## Frontage:

235 M of prime river frontage

## Comments:

Municipal Servicing infrastructure in place.



*Mountain views from Lot 28*

Lot A is 62.2 acres and is approved for subdivision to 35 estate sized residential lots. The CD-3 zoning is approved pending the satisfaction of several "prior to" conditions, all of which are practically and economically achievable and are laid out in the Preliminary Layout Approval letter from the City of Cranbrook dated September 22, 2023, and as amended October 11th, 2023. (Copies of the PLA letters are available to interested parties).

Lots on the Lot A subdivision range between about 1 acre to over 6 acres in size but most of these lots will be in the 1 to 2 acre size range.

# Salient *Facts* | Lots 26, 27, 28 of Lot A

## Description

Lots 26, 27 and 28 within Lot A can be subdivided into 19 further lots if desired.

## Parcel Area

Lot 26	3.17 acres
Lot 27	6.43 acres
Lot 28	1.13 acres
<b>TOTAL:</b>	<b>10.73 acres*</b>

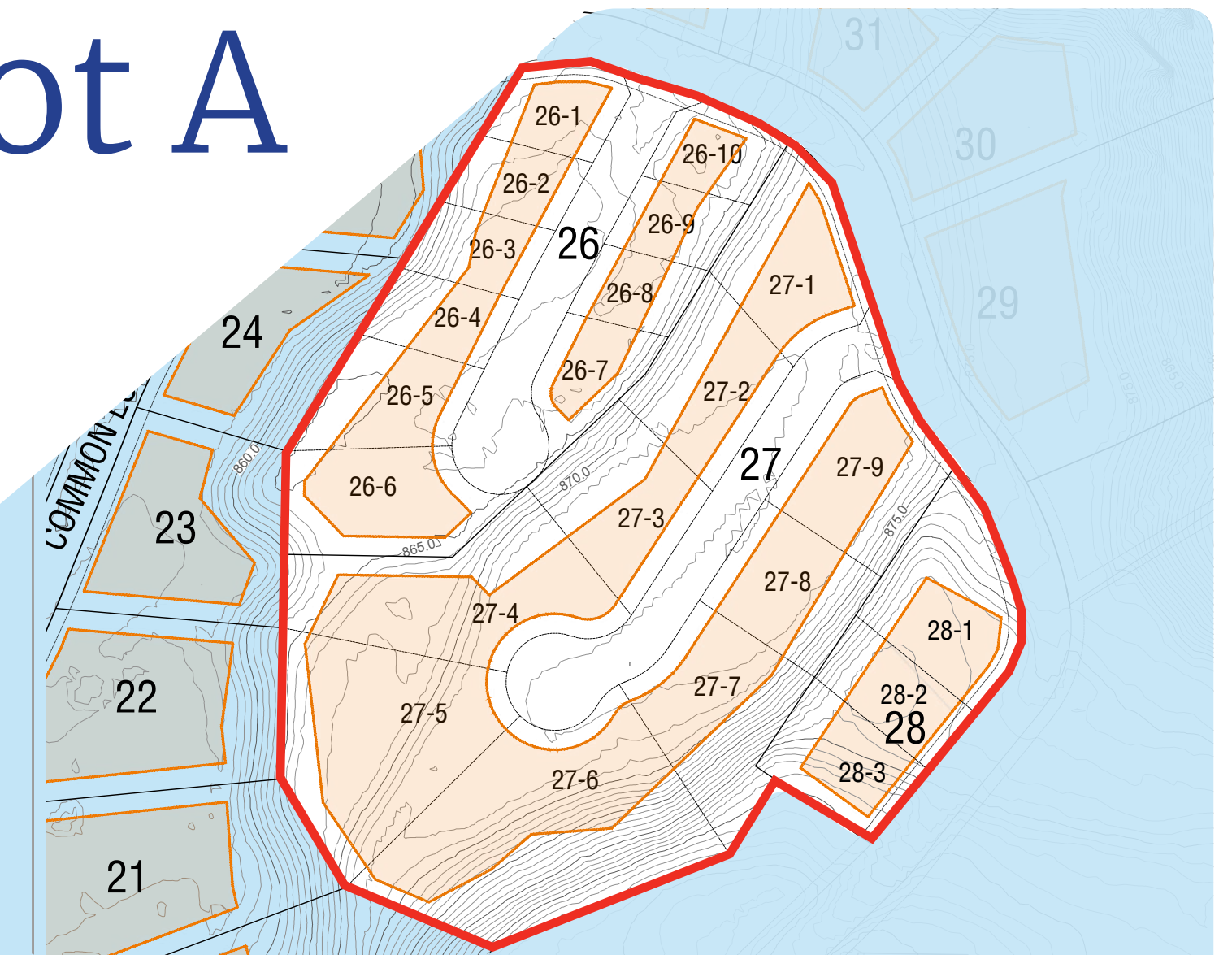
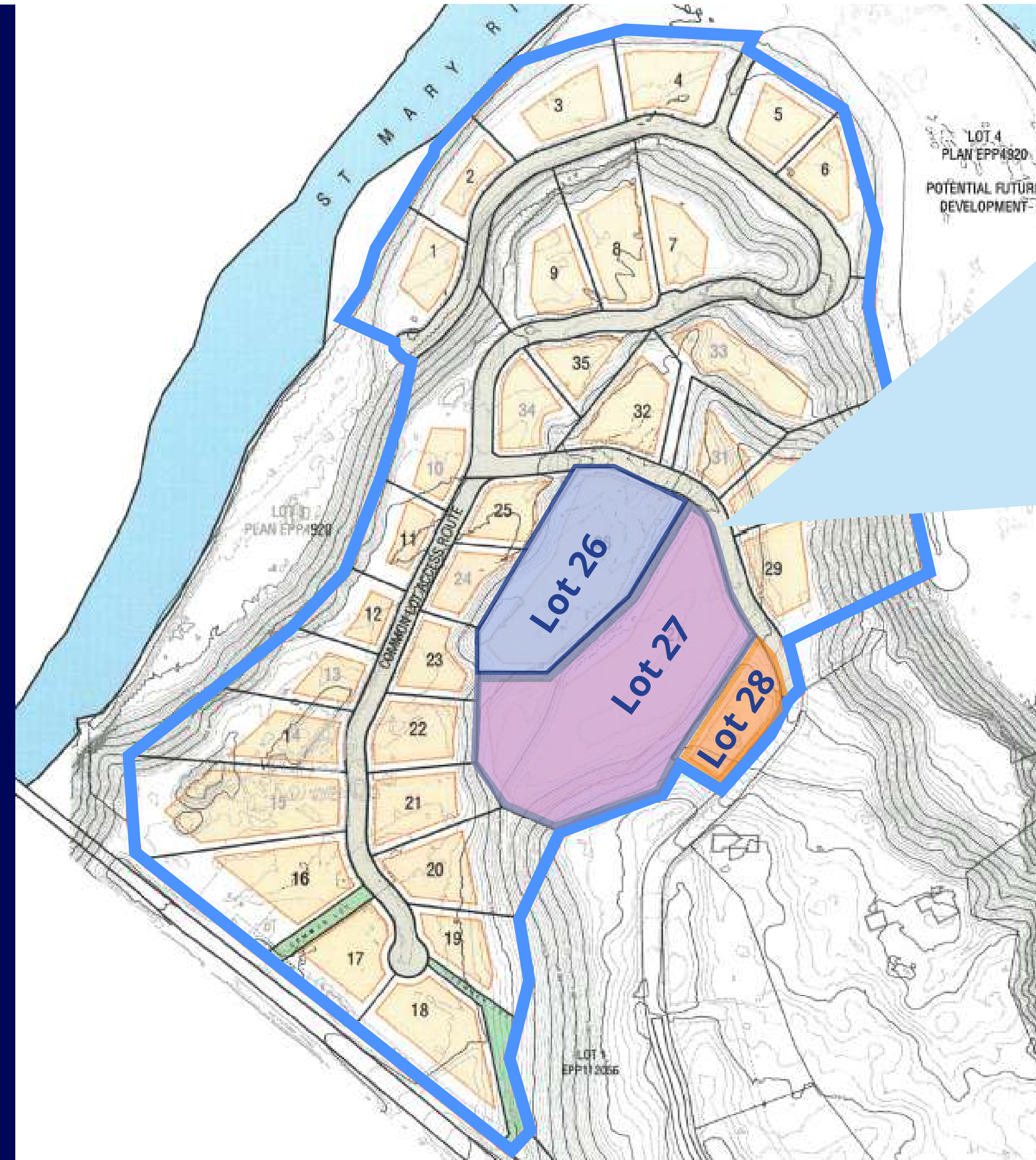
## Access Points

Vehicular access to the sites is provided via Parnaby Road.

## Zoning

CD-3 (Shadow Mountain Comprehensive Development Zone)

*\* All areas are approximate, final dimensions to be determined by survey plan*



One of the provisions in the September 22, 2023 PLA, as amended October 11, 2023, is the requirement that three of the proposed lots (Lots 26, 27 and 28) collectively comprising 10.73 acres, will need to be further subdivided into smaller lots and make for a net increase of 19 smaller lots designated under the Small Lot provision in the CD-3 zoning bylaw. The Small Lot designation has a minimum lot size of 5,220 square feet, or 485 M<sup>2</sup>.

This will provide diversity in the overall lot mix and increasing marketability to a larger cross section of the market.

# Salient *Facts* | Lot 4

## Legal Description

LOT 4 and an Undivided 58/247 Share in Lot 1, District Lot 9877 Kootenay District Plan EPP4920 | PID: 028-249-151

## Parcel Area

**TOTAL: 25.2 acres**

## Access Points

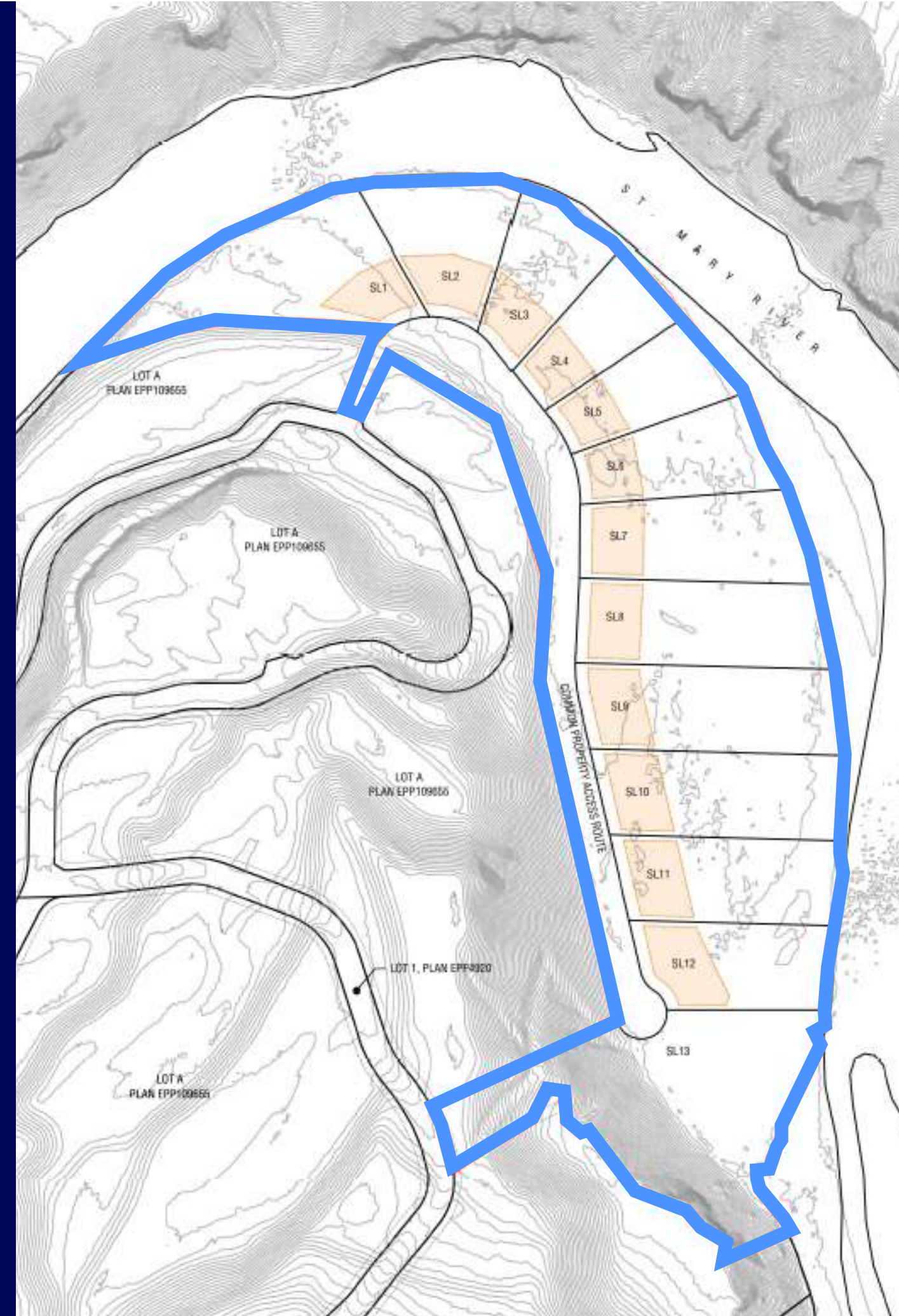
The lands are accessed from the internal private road system at Shadow Mountain. Municipal water and sewer will be provided for the development.

## Zoning

RR-60 (Regional District of East Kootenay)

## Frontage:

945 M of prime river frontage



Lot 4 is a 25.3-acre parcel that offers extensive low-bank frontage and accessibility to the St. Mary River. This lot is proposed to be subdivided into 13 riverfront strata lots, 12 of which will be larger freehold residential lots. The remaining lot could be made available as an amenity to members of the Homeowner's Association or residents of the neighbourhood.

Most of Lot 4 is currently zoned RR-60 under the City of Cranbrook's Zoning Bylaw. The rezoning application submitted January 17, 2024 proposes that the site be rezoned to CD-3 (Shadow Mountain Comprehensive Development Zone). The proposed rezoning will provide for freehold residential lots ranging in size from about 1.0 acre to about 2.09 acres. The owner has already received preliminary feedback from the City on the rezoning application which looks positive.

Lot 4 is not currently serviced but all off-sites have been completed as part of the servicing of Lot A. Roads have been roughed in and grading undertaken so that servicing work upon receipt of the Preliminary Layout Approval should be minimal.

# Zoning *Overview*

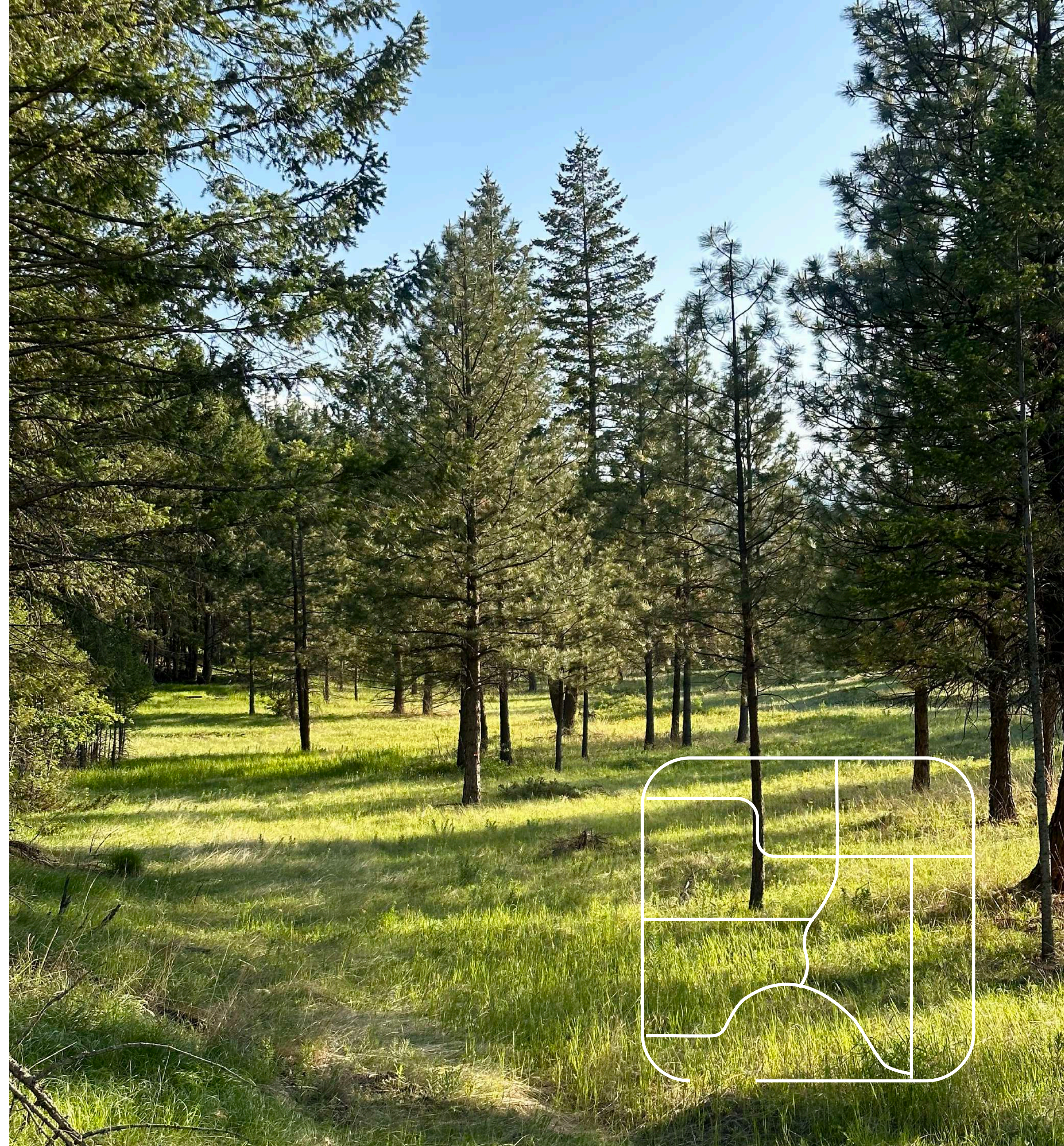
## Comprehensive Development Zone 3

Development in the Shadow Mountain community is governed under the provisions of the Comprehensive Development Zone 3: CD-3 Shadow Mountain schedule in the City of Cranbrook's Zoning Bylaw No. 3977, 2019. The CD-3 zoning schedule is intended to facilitate land use and development in this premium, comprehensively planned community. The CD3 zoning schedule contains several land use designations. The subject lands are specifically intended to be designated Single Family Residential District – Small Lot, and Single Family Residential District – Estate.

Most of Lot A will be designated Single Family Residential – Estate. Under the “Estate” designation, minimum lot sizes are 12,900 square feet (1200 M2). The Lot 4 rezoning application will ultimately allow for this portion of the property to have the same zoning.

Portions of Lot A - specifically, Lots 26, 27 and 28 - are designated under the Small Lot provision in the CD-3 zoning bylaw. The Small Lot designation has a minimum lot size of 5,220 square feet, or 485 M<sup>2</sup>. Uses in both designations include single-family, home-based businesses, secondary suites and other low density residential.

As noted, the zoning on Lot A is approved subject to the PLA letter from the City of Cranbrook dated September 22, 2023, and amended October 11, 2023. The application for rezoning for Lot 4 is in process and is anticipated to be approved on a preliminary basis in the first half of 2024.



# UNIQUE PROPERTIES

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