

284 DUNCAN DAM SITE  
HAUL RD  
MEADOW CREEK, BC  
\$898,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY





# DETAILS

Introducing a custom-built timber frame residence nestled on over 7 acres of land in Meadow Creek, BC. This secluded property offers a host of desirable amenities, including a spacious shop with ample covered parking and storage spaces, along with a dedicated area for RVs or campers. Enjoy the tranquility of the fenced garden, idyllic meadows, and awe-inspiring vistas of Mt. Willet and the Purcell Mountain range. Upon arrival, you'll be greeted by a fenced patio at the front entrance leading to a covered porch, exuding warmth and character. The residence itself features a luxurious master bedroom with an ensuite and a cozy sitting area on the upper loft. The main floor boasts an open-concept design for the living, kitchen, and dining areas, with access to a sundeck where you can immerse yourself in the natural beauty that surrounds you. Additional highlights include an office and a full bathroom on the main floor, enhancing both convenience and functionality. The basement offers a spacious family or workspace, two bedrooms, and another full bathroom. Make the most of the fenced garden and expansive meadows, providing ample space for relaxation and connection with nature. Situated just a half-hour drive north of Kaslo, Meadow Creek is nestled between the breathtaking Kootenay and Duncan Lakes in the North Kootenay Lake Lardeau Valley. Embrace the serenity and natural splendor of this picturesque locale in the Kootenays..

**MLS:** 2475976    **Size:** 7.73acres  
**Services:** well water, septic, and hydro, internet



# TITLE

## TITLE SEARCH PRINT

2023-06-03, 10:26:10

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 395000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

### Land Title District

NELSON

Land Title Office

NELSON

### Title Number

LB104877

From Title Number

KX84124

### Application Received

2007-08-31

### Application Entered

2007-09-25

### Registered Owner in Fee Simple

Registered Owner/Mailing Address:

### Taxation Authority

Nelson Trail Assessment Area

### Description of Land

Parcel Identifier:

023-866-233

Legal Description:

LOT 1 DISTRICT LOT 9366 KOOTENAY DISTRICT PLAN NEP59912 EXCEPT PLAN NEP78425

### Legal Notations

NONE

### Charges, Liens and Interests

Nature:

EASEMENT

Registration Number:

KP160863

Registration Date and Time:

2000-02-29 10:34

Remarks:

INTER ALIA

APPURTENANT TO BLOCK B DL 9366 KOOTENAY DISTRICT EXCEPT PLANS NEP19355, NEP22670, NEP59912 AND NEP62874

Nature:

EASEMENT

Registration Number:

KT164403

Registration Date and Time:

2002-07-19 14:51

Remarks:

INTER ALIA

APPURTENANT TO LOT 1 DL 9366 KD PLAN NEP62874

# TAX ASSESSMENT

## 284 DUNCAN DAM SITE HAUL RD MEADOW CREEK

Area-Jurisdiction-Roll: 21-786-05955.114



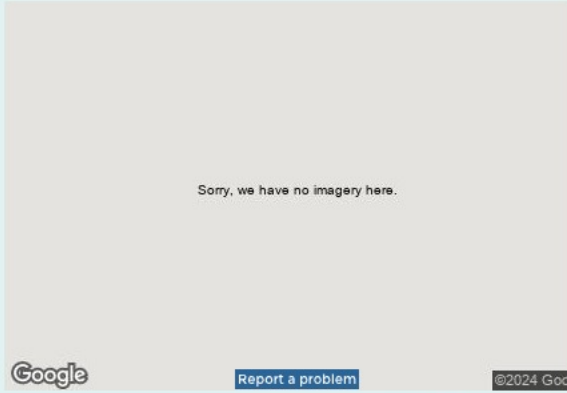
Favourite



Compare



Print



**Total value** **\$763,000**

2024 assessment as of July 1, 2023

Land \$127,000

Buildings \$636,000

Previous year value \$750,000

Land \$110,000

Buildings \$640,000

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

### Property information

Are the property details correct? ▾

Year built 1998

Description 1.5 STY SFD - After 1990 - Standard

Bedrooms 3

Baths 3

Carpports C

Garages G

Land size 7.73 Acres

First floor area 1,025

Second floor area 700

Basement finish area 925

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No.of apartment units

### Legal description and parcel ID

LOT 1, PLAN NEP59912, DISTRICT LOT 9366, KOOTENAY LAND DISTRICT, EXCEPT PLAN NEP78425

PID: 023-866-233

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES

Date of disclosure: March 28 2024



The following is a statement made by the Seller concerning the premises located at:

**ADDRESS:**      284 DUNCAN DAH SITE HAUL ROAD Meadow Creek      **BC V0G 1H0 (the "Premises")**

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

Principal Residence(s)      \_\_\_\_\_ Barn(s)       Shed(s)

Other Building(s) Please describe SHOP/GARAGE

<p>THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.</p>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>
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<b>1. LAND - This Property Disclosure Statement is in respect of the land and the MAIN RESIDENCE</b> <small>(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)</small>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?		✓		
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		
G. Are the Premises managed forest lands?		✓		
H. Are the Premises in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		✓		
J. Are you aware of any fill materials anywhere on the Premises?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		✓		
M. Are you aware of any water licences affecting the Premises?		✓		

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BUYER'S INITIALS

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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

March 28 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:      284      DUNCAN DAM SITE HAUL ROAD      Meadow Creek      BC      V0G 1N0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		✓		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?			✓	

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		✓		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?			✓	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			✓	
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		✓		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓

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BUYER'S INITIALS

<i>DeW</i>		
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

March 28 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:      284      DUNCAN DAM SITE HAUL ROAD      Meadow Creek      BC      V0G 1N0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		✓		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			✓	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	✓			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		✓		
G. Are you aware of any structural problems with any of the buildings?		✓		
H. Are you aware of any additions or alterations made in the last 60 days?		✓		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓		
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>22</u> years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓		
Q. Does the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		

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BUYER'S INITIALS

<i>DW</i>		
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

March 28 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:      284      DUNCAN DAM SITE HAUL ROAD      Meadow Creek      BC      VOG 1N0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)			✓	
T. Is this Premises covered by home warranty insurance under the Homeowner Protection Act?		✓		
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		✓		
V. To the best of your knowledge, has the Premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYY)		✓		
W. Is there a radon mitigation system on the Premises?  (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		✓		

**4. GENERAL**

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		✓		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		✓		
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the Heritage Conservation Act or municipal legislation)?		✓		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		✓		

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BUYER'S INITIALS

<i>Dee</i>		
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

March 28 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 284 DUNCAN DAM SITE HAUL ROAD Meadow Creek BC V0G 1N0

## 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

- Hot tub has been winterized. Replaced 2 pumps + 3rd needs to be replaced.
- propane tank is owned not leased.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

### PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

\_\_\_\_\_  
SELLER(S)

\_\_\_\_\_  
SELLER(S)

\_\_\_\_\_  
SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr \_\_\_\_\_.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate.**

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

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# EXPENSES

## Property Taxes:

2023  
\$3368.63



## Insurance (Wawanesa):

2023  
\$200 / month



## Hydro (BCHydro):

2023  
\$2070 approx. / year



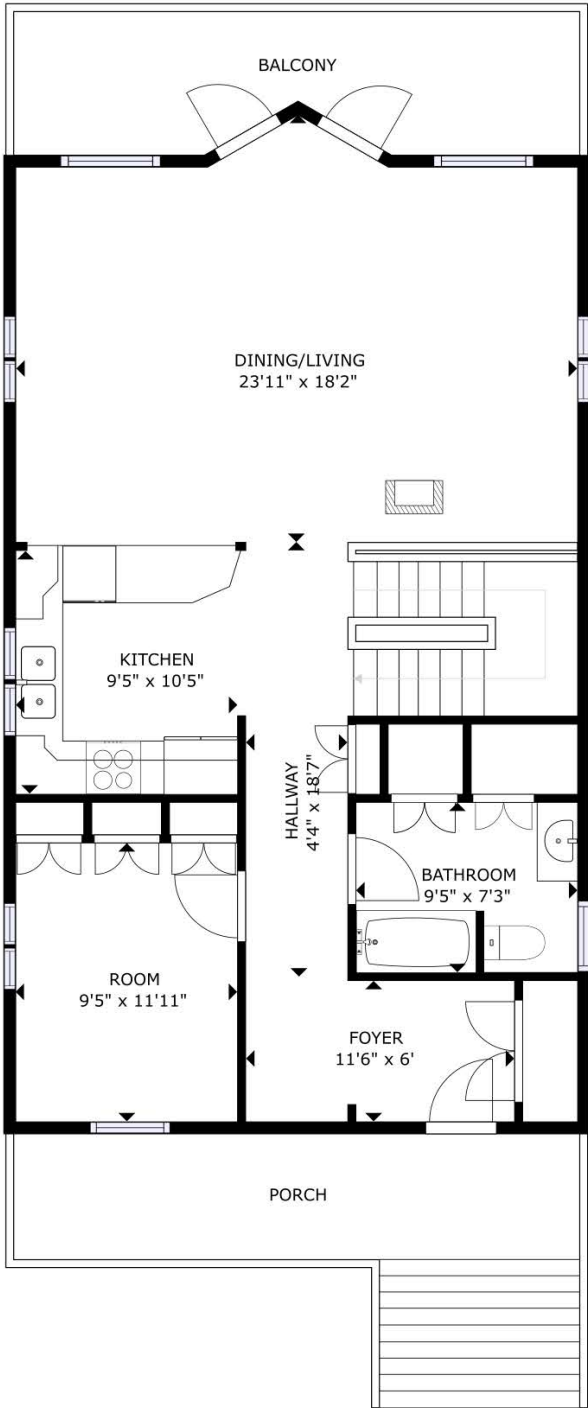
## Internet (Kaslo InfoNet):

2022  
\$111.35 approx. / month



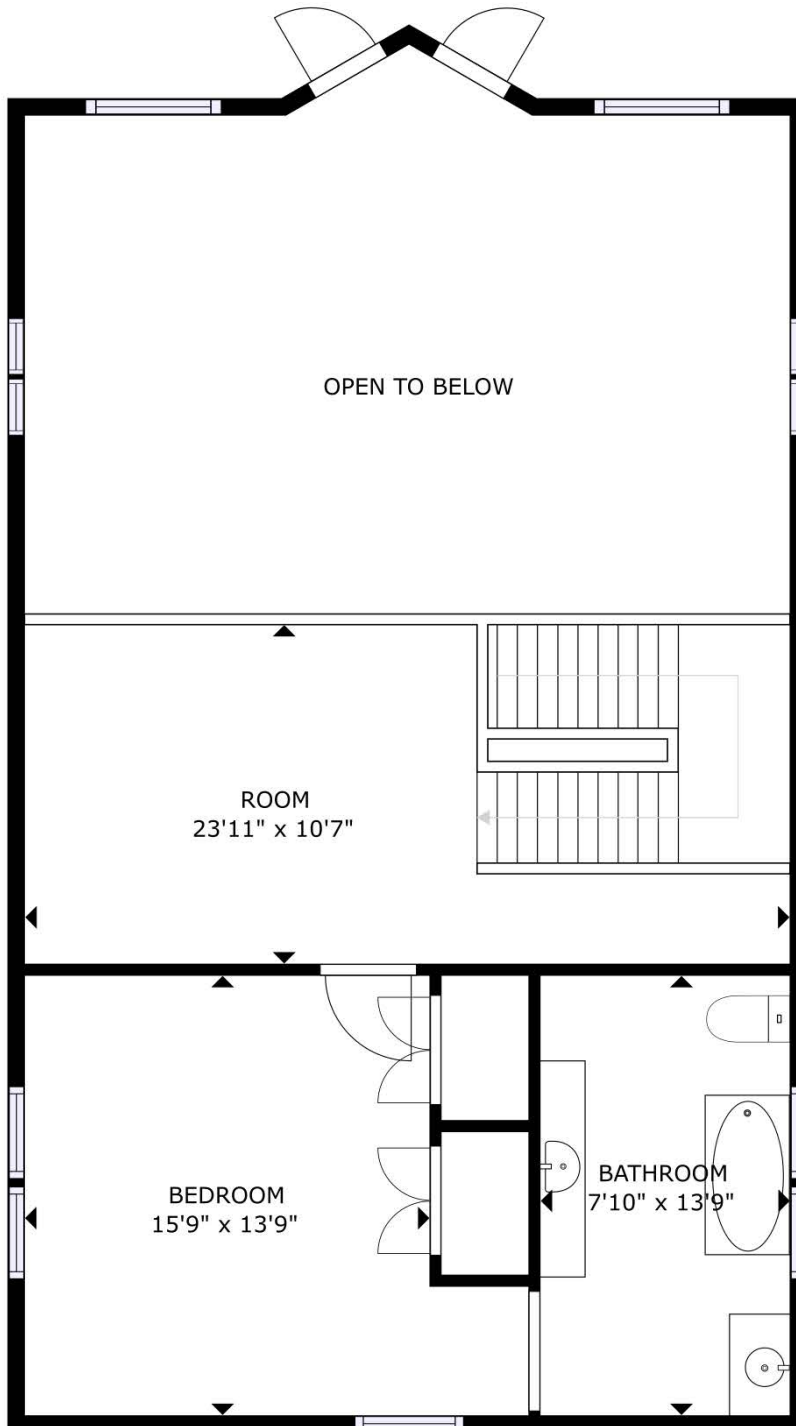
\*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

# MAIN FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR 1: 886 sq ft, FLOOR 2: 977 sq ft, FLOOR 3: 513 sq ft  
TOTAL: 2376 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# UPPER FLOOR PLAN



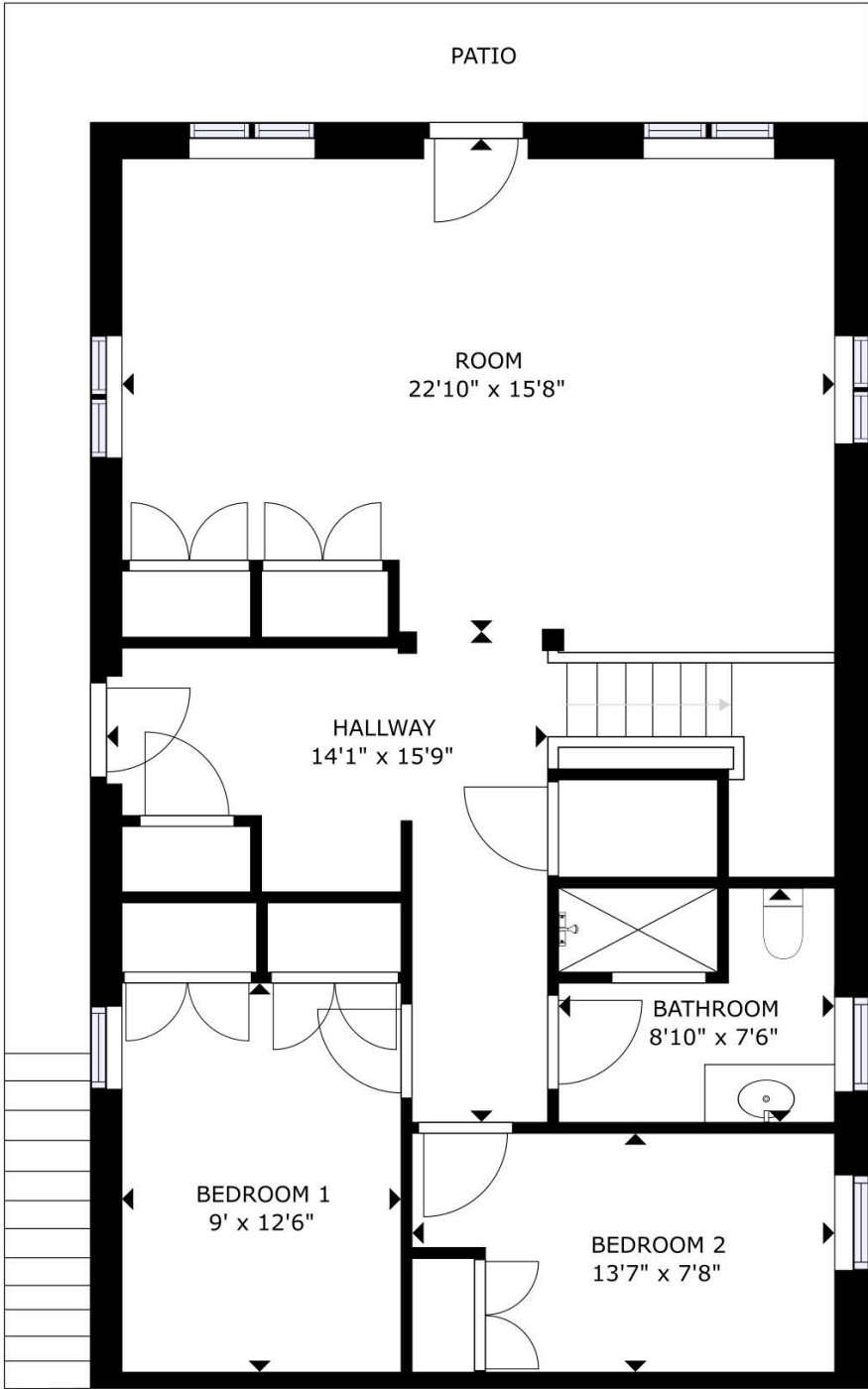
## GROSS INTERNAL AREA

FLOOR 1: 886 sq ft, FLOOR 2: 977 sq ft, FLOOR 3: 513 sq ft  
TOTAL: 2376 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# LOWER FLOOR PLAN



GROSS INTERNAL AREA

FLOOR 1: 886 sq ft, FLOOR 2: 977 sq ft, FLOOR 3: 513 sq ft  
TOTAL: 2376 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# WELL WATER RECORD

BCGS

MAP

062K•02L•1•3•3

WTN

79305

WELL NO.

012

WATER WELL RECORD		Z		WELL NO.				
MINISTRY OF WATER, LAND AND AIR PROTECTION				VICTORIA, BRITISH COLUMBIA				
LEGAL DESCRIPTION: LOT _____ SEC. _____ TP. _____ R. _____ D.L. <u>9346</u> LAND DISTRICT _____ PLAN _____								
DESCRIPTIVE LOCATION <u>BLOCK B DUNCAN DAM HAULT RD MARLOW CREEK</u> LICENCE NO. _____ DATE _____								
OWNER'S NAME <u>HARVEY KEMPLE</u> ADDRESS _____		Z _____ X _____ Y _____ NO. _____						
DRILLER'S NAME <u>THORMAN DRILLING</u> ADDRESS _____ DATE COMPLETED <u>15-04-97</u>		NAT. TOPO. SHEET NO. _____						
DEPTH <u>57'</u> ELEVATION <input type="checkbox"/> ESTIMATED <input type="checkbox"/> SURVEYED CASING DIAM. _____ LENGTH _____		PRODUCTION TEST SUMMARY						
METHOD OF CONSTRUCTION _____ CASING DIAM _____ LENGTH _____		DATE _____						
SCREEN LOCATION _____ SCREEN <input type="checkbox"/> SIZE _____ LENGTH _____ TYPE _____		TEST BY _____						
SANITARY SEAL YES <input type="checkbox"/> NO <input type="checkbox"/> SCREEN <input type="checkbox"/> SIZE _____ LENGTH _____ TYPE _____		BAIL TEST <input type="checkbox"/> PUMP TEST <input type="checkbox"/> DURATION OF TEST _____						
PERFORATED CASING <input type="checkbox"/> LENGTH _____ PERFORATIONS FROM _____ TO _____		RATE _____ DRAWDOWN _____						
GRAVEL PACK <input type="checkbox"/> LENGTH _____ DIAM _____ SIZE GRAVEL, ETC. _____		WATER LEVEL AT COMPLETION OF TEST _____						
DISTANCE TO WATER _____ ESTIMATED WATER LEVEL _____		AVAILABLE DRAWDOWN _____ SPECIFIC CAPACITY _____						
FROM _____ MEASURED ELEVATION _____ ARTESIAN PRESSURE _____		PERMEABILITY _____ STORAGE COEFF. _____						
DATE OF WATER LEVEL MEASUREMENT _____ WATER USE _____		TRANSMISSIONITY _____						
CHEMISTRY		ESTIMATED WELL YIELD _____						
TEST BY _____ DATE _____		RECOMMENDED PUMPING RATE _____						
TOTAL DISSOLVED SOLIDS _____ mg/l TEMPERATURE _____ °C pH _____ SILICA (SiO <sub>2</sub> ) _____ mg/l		RECOMMENDED PUMP SETTING _____						
CONDUCTANCE <sup>µmhos/cm</sup> _____ AT 25°C TOTAL IRON (Fe) _____ mg/l TOTAL HARDNESS (CaCO <sub>3</sub> ) _____ mg/l		LITHOLOGY						
TOTAL ALKALINITY (CaCO <sub>3</sub> ) _____ mg/l PHEN. ALKALINITY (CaCO <sub>3</sub> ) _____ mg/l MANGANESE (Mn) _____ mg/l						FROM	TO	DESCRIPTION
COLOUR _____ ODOUR _____ TURBIDITY _____								
ANIONS mg/l e.p.m.								
CARBONATE (CO <sub>3</sub> ) _____								
BICARBONATE (HCO <sub>3</sub> ) _____								
SULPHATE (SO <sub>4</sub> ) _____								
CHLORIDE (Cl) _____								
NO <sub>2</sub> + NO <sub>3</sub> (NITROGEN)								
• TKN. (NITROGEN) _____								
PHOSPHORUS (P) _____								
• TKN + TOTAL KJELDAHL NITROGEN								
NO <sub>2</sub> • NITRITE NO <sub>3</sub> • NITRATE								
CHEMISTRY SITE NO. _____								
CHEMISTRY FIELD TESTS								
TEST BY _____ DATE _____ EQUIPMENT USED _____								
CONTENTS OF FOLDER								
<input type="checkbox"/> DRILL LOG <input type="checkbox"/> PUMP TEST DATA <input type="checkbox"/> CHEMICAL ANALYSIS								
<input type="checkbox"/> SIEVE ANALYSIS <input type="checkbox"/> GEOPHYSICAL LOGS <input type="checkbox"/> REPORT								
OTHER _____								
SOURCES OF INFORMATION _____								

# SUBDIVISION PLAN

PLAN OF SUBDIVISION OF PART OF  
BLOCK B, DISTRICT LOT 9366,  
KOOTENAY DISTRICT.

21-CK-

PLAN NEP 19355

DEPOSITED IN THE LAND TITLE  
OFFICE AT NELSON, B. C. THIS 29  
DAY OF June, 19 91.

BCGS 82F.026

SCALE 1:2000 METRES



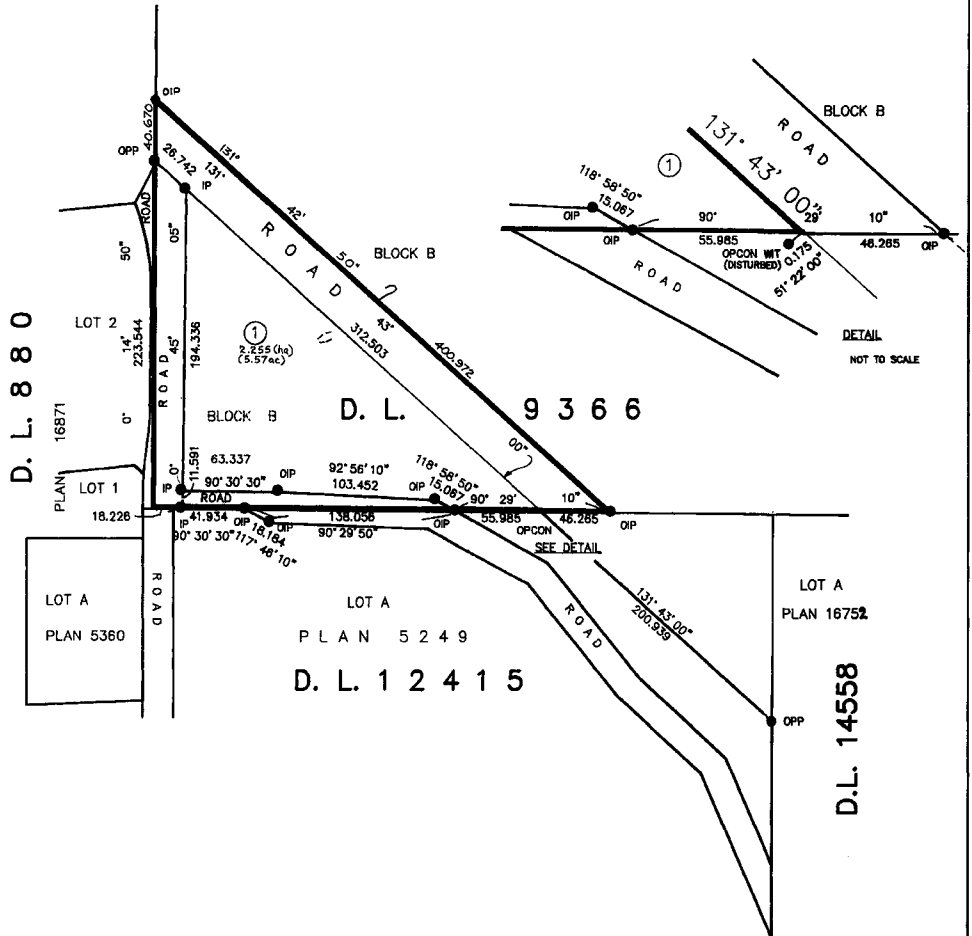
**LEGEND**

- IP DENOTES STANDARD IRON POST SET
- OP DENOTES OLD IRON POST FOUND
- OPCON DENOTES OLD POST FOUND SET IN CONCRETE
- WT DENOTES WITNESS

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE CENTRELINE OF THE ROAD ON THE WEST BOUNDARY OF BLOCK B, D.L. 9366 AS SHOWN ON PLAN 16871.

*dcbsmithgork*  
REGISTRAR

XE-13474



DETAIL  
NOT TO SCALE

*Harvey Richard Reppert*  
HARVEY RICHARD REPERT-CORNER

*Melvin Mousley Bondi*  
MELVIN MOUSLEY BONDI-CORNER

*Bessie Gerasovick*  
BESSIE GERASOVICK

*R. K. Nelson B.C.*  
R. K. NELSON B.C.  
ADDRESS-WITNESS C

*Retard*  
RETARD  
OCCUPATION-WITNESS

APPROVED UNDER THE LAND TITLE ACT  
THIS 29 DAY OF June, 19 91.

*Janie Hoffman*  
JANIE HOFFMAN  
APPROVING OFFICER  
MINISTRY OF TRANSPORTATION  
AND HIGHWAYS

I, GORDON STEIN, A BRITISH COLUMBIA LAND SURVEYOR OF NELSON, IN BRITISH COLUMBIA CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 21 DAY OF AUGUST, 19 90.

*G. Stein* BCLS



# SUBDIVISION PLAN

**PLAN OF SUBDIVISION OF PART OF  
BLOCK B, DISTRICT LOT 9366, KOOTENAY DISTRICT  
EXCEPT PARTS INCLUDED IN PLANS NEP19355, NEP22670 AND NEP59912.**

**PLAN NEP 62874**

DEPOSITED IN THE LAND TITLE  
OFFICE AT KAMLOOPS, B. C. THIS 28<sup>th</sup>  
DAY OF September, 19 98.

*I.C.B. Smith*  
REGISTRAR  
*M.A. Mulgrew*

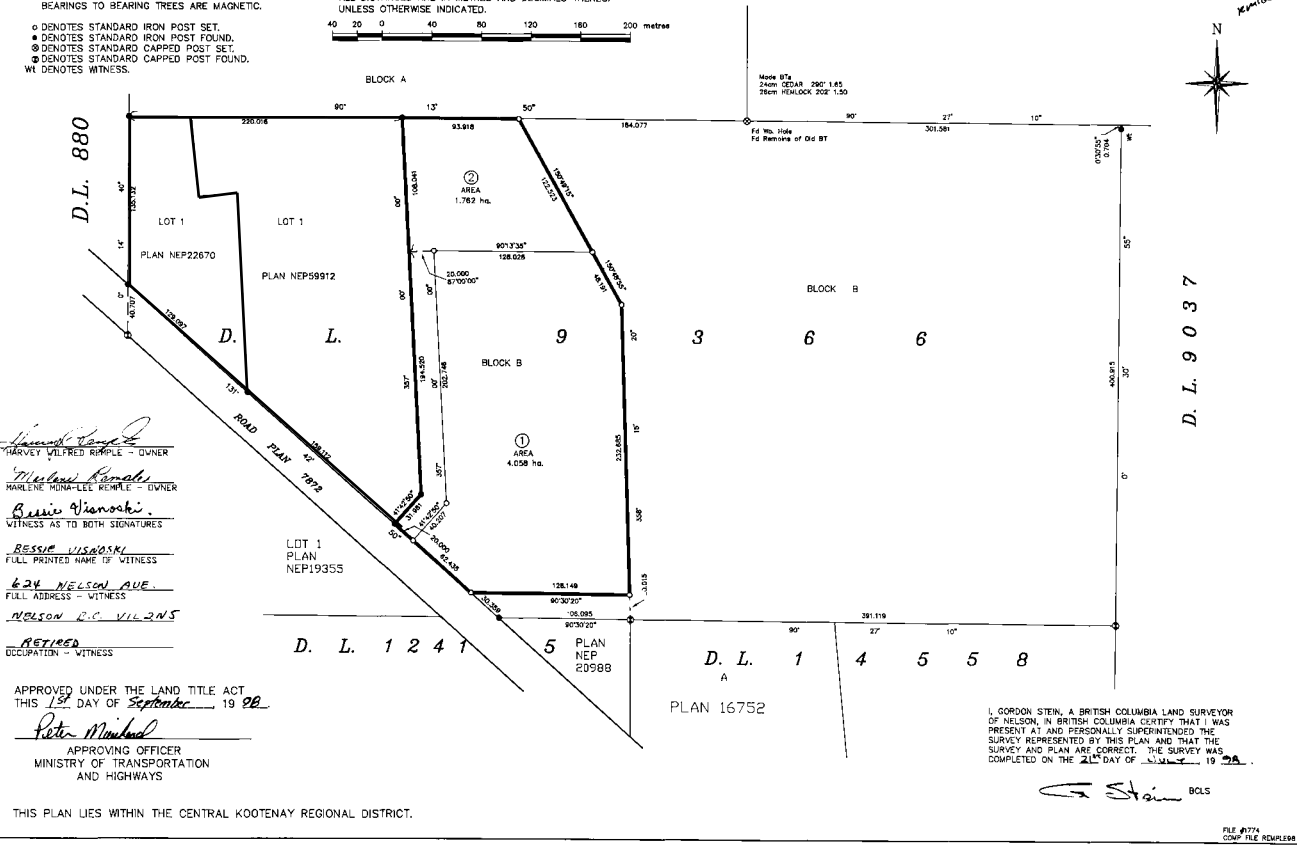
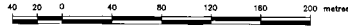
BCGS 82F.026

**LEGEND**

- BEARING ARE ASTROMONIC DERIVED FROM PLAN NEP59912.
- BEARINGS TO BEARING TREES ARE MAGNETIC.
- DENOTES STANDARD IRON POST SET.
- DENOTES STANDARD IRON POST FOUND.
- ⊙ DENOTES STANDARD CAPPED POST SET.
- ⊕ DENOTES STANDARD CAPPED POST FOUND.
- WT DENOTES WITNESS.

**SCALE 1:2000**

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.



*Harvey Wilfred Rempel*  
HARVEY WILFRED REMPEL - OWNER

*Harlene Mina-Lee Rempel*  
HARLENE MINA-LEE REMPEL - OWNER

*Bessie Wisniewski*  
WITNESS AS TO BOTH SIGNATURES

*Bessie Wisniewski*  
FULL PRINTED NAME OF WITNESS

624 NELSON AVE  
FULL ADDRESS - WITNESS

*NELSON D.S. VILGANS*  
WITNESS

*Retired*  
OCCUPATION - WITNESS

APPROVED UNDER THE LAND TITLE ACT  
THIS 15<sup>th</sup> DAY OF September, 19 98.

*Peter Michael*  
APPROVING OFFICER  
MINISTRY OF TRANSPORTATION  
AND HIGHWAYS

I, GORDON STEIN, A BRITISH COLUMBIA LAND SURVEYOR OF NELSON, IN BRITISH COLUMBIA CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 21<sup>st</sup> DAY OF September, 19 98.

*G. Stein* BOLS

THIS PLAN LIES WITHIN THE CENTRAL KOOTENAY REGIONAL DISTRICT.

# RDCK MAP



## RDCK Property Report

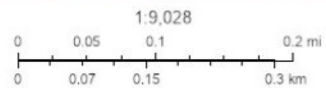
### Area of Interest (AOI) Information

Area : 7.11 acres

Jun 6 2023 5:43:48 Pacific Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels
-  Address Points



Mapar

# RDCK REPORT

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05955.114	023-866-233	284 DUNCAN DAM SITE HAUL RD, RDCK REGION	2 Acres Or More (Single Family Dwelling, Duplex)	NEP59912

#	LTO Number	Lot	Block	District Lot	Land District
1	LB104877	1	-	9366	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 1 PLAN NEP59912 DISTRICT LOT 9366 KOOTENAY LAND DISTRICT EXCEPT PLAN NEP78425.	7.73	ACRES	7.11

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	284 DUNCAN DAM SITE HAUL RD	-	284	DUNCAN DAM SITE HAUL	RD	Meadow Creek	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	7.11

The mapping information shown are approximate representations and should be used for reference purposes only.



# LTSA MAP



June 21, 2023

**WARNING: MAP IS NOT PRINTED TO SCALE**

- |                         |                  |                   |
|-------------------------|------------------|-------------------|
| Interest                | Building Strata  | Return To Crown   |
| <b>Parcels By Class</b> | Bare Land Strata | Crown Subdivision |
| Air Space               | Common Ownership | Part of Primary   |
| Subdivision             | Park             | Primary           |
| Absolute Fee Book       | Road             |                   |

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



# SUMMARY

## Summary Sheet

### 284 DUNCAN DAM SITE HAUL RD Rural BC

PID	023-866-233
Registered Owner	LE*, H*
Legal Description	LOT 1 DISTRICT LOT 9366 KOOTENAY DISTRICT PLAN NEP59912 EXCEPT PLAN NEP78425
Plan	NEP59912
Zoning	
Community Plan(s)	not in ALR



Year Built	1998	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	7.10 acres	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	598.24 m	Min Elev.	566.24 m
Floor Area	2650 Ft²	WalkScore	-
TransitScore	-	Annual Taxes	\$3,368.63

#### ASSESSMENT

	2022	%	2023
Building	\$507,000	↑ 26.23	\$640,000
Land	\$95,800	↑ 14.82	\$110,000
Total	\$602,800	↑ 24.42	\$750,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$750,000	↑ 89.87
Sales History	31/08/2007	\$395,000	-

#### DEVELOPMENT APPLICATIONS

-

#### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

The enclosed information, while deemed to be correct, is not guaranteed.

# UTILITIES MAP

## Utilities



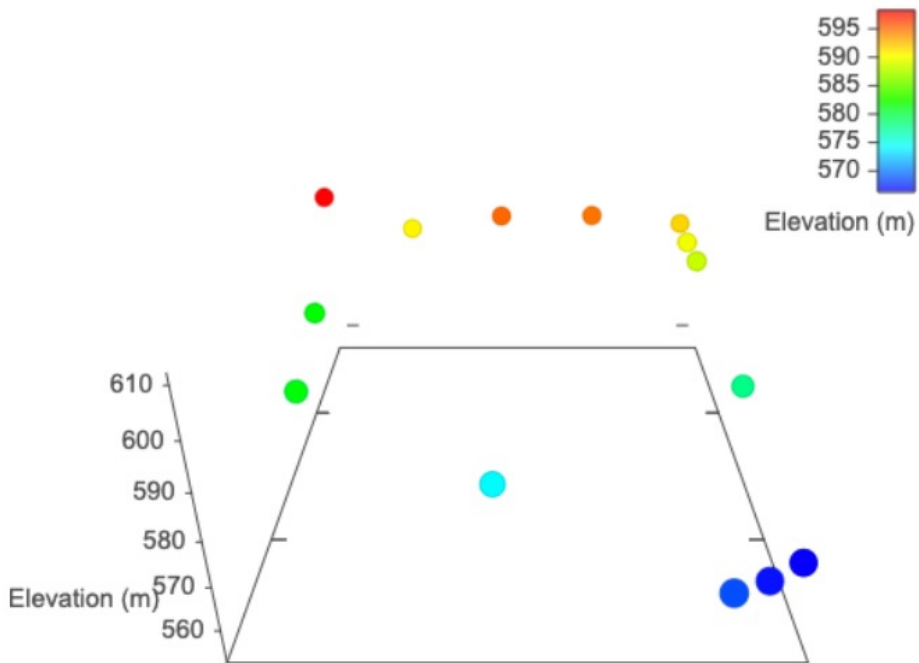
## Legend

- |                  |                          |                |                           |
|------------------|--------------------------|----------------|---------------------------|
| Hydrant          | Stand Pipe               | Other          | Valves                    |
| Main Line        | MUNICIPAL OWNED          | RDCK OWNED     | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | Address Points | Streams and Shorelines    |

# ELEVATION



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 598.24 m | Min Elevation: 566.24 m | Difference: 32.00 m

# FLOOD MAP

## Flood and Hazard



### Legend

- Flood Construction Levels - 1990
- Streams and Shorelines
- Non Standard Flooding Erosion Area
- Lakes and Rivers
- Slide Hazard
- Cadastre - Legal Parcels
- Slocan Valley GeoHazard
- Address Points



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	40.8	39 min
	Jewett Elementary (K-3), Meadow Creek	1.9	3 min
Shopping	Front Street, Kaslo	41.3	40 min
	Meadow Creek General Store & Gas	1.6	3 min
Airport	West Kootenay Regional Airport, Castlegar	150	2 hr 6 min
	Trail Regional Airport	188	2 hr 36 min
Major Cities	Kaslo, BC	41.1	38 min
	Nelson, BC	110	1 hr 38 min
	Spokane, WA	348	4 hr 39 min
	Cranbrook, BC	268	4 hr 9 min
	Calgary, AB	565	7 hr 12 min
	Vancouver, BC	718	8 hr 37 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	41.2	40 min
	Kootenay Boundary Regional Hospital, Trail	180	2 hr 30 min
	Kootenay Lake Hospital, Nelson	109	1 hr 37 min
Dentist	Kootenay Lake Dental Clinic, Nelson	110	1 hr 38 min
	Nelson Ave Dental Clinic, Nelson	108	1 hr 34 min
	Silverton Dental Clinic, Silverton	91.8	1 hr 35 min
Postal Services	Canada Post, Meadow Creek	2	25 min
Library	Argenta Library	13.1	19 min

## Meadow Creek

Forty km (25 miles) north of Kaslo is the beautiful Lardeau Valley which embraces the small communities of Lardeau, Cooper Creek and Meadow Creek, Howser, Argenta and Johnsons Landing. The rich valley bottom farmland is the result of the ebb and flow over thousands of years by the Duncan and Lardeau Rivers through the flats at the head of the lake.

## Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

## Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

## Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Highest Average Temperature (c): 25

Lowest Temperature (c): -5

# COMMUNITY INFORMATION

## **Meadow Creek Spawning Channel**

The spawning channel is open to the public for the duration of the spawning season, unless there is unusually high bear activity. Walkways and an interpretive site allow visitors the opportunity to learn about this wonder of nature. It is located 4 km north of Meadow Creek off Highway 31. The gate is open from 10am-2pm, daily, from late August to early October. If gate is closed, there is no access that day (please respect as this is usually due to high bear activity and is for your own safety).

## **Duncan Dam**

Kootenay Lake was dammed in 1967. The Duncan Dam, a 40 metre earthfill dam with no power generation facilities, was the first of the three Columbia River Treaty dams to be built in the Canadian section of the Columbia River Basin. It was designed to control the flow of water from the Duncan River into Kootenay Lake. The Duncan is the tributary that provides about 13% of the water flowing into Kootenay Lake. As the dam neared completion, the valley bottom was cleared of large trees, the original residents of the community of Howser displaced, and some farms and orchards were flooded. When the water began to rise and fill the new reservoir, the original Duncan Lake increased in size from 25 km to 45 km in length.

## **Kaslo**

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## **Recreational Facilities**

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

# PICTURES





# RESOURCES

**Kul Nijjar, Your Kootenay Property Matchmaker:** <http://kootenaybc.com>

**Village of Kaslo:** <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

**Regional District of Central Kootenay:** <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

**Chamber of Commerce:** <http://www.kaslochamber.com/>

**Kaslo and Area Guide:** <http://visitkaslo.com/>

**Municipal Garbage Collection:** <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK\* transfer station. \*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

**Waste Disposal:** <http://www.rdck.ca/EN/main/services/waste-recycling>

**Water Analysis:** <https://kaslo.civicweb.net/filepro/documents/7399>

\*Open latest Circulation Package for up-to-date water analysis reports

## Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

## Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

## Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

## Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

## Post Office

Canada Post: <https://www.canadapost.ca>