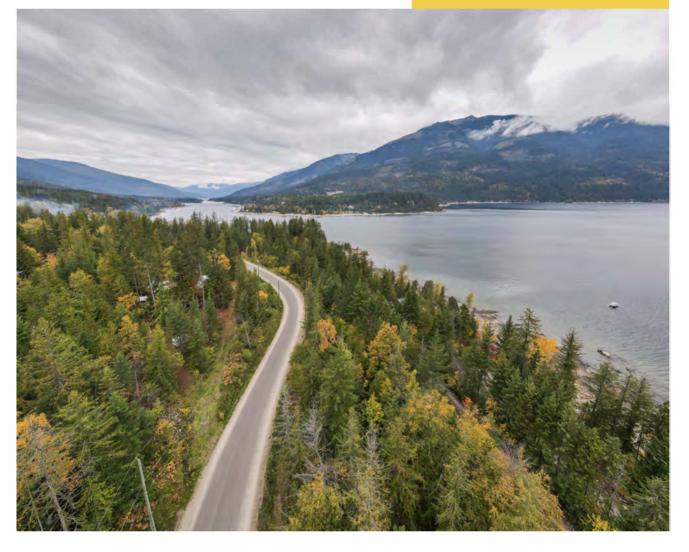


8631 PROCTER EAST RD PROCTER, BC

\$145,000

PROPERTY MATCHMAKERS



DETAILS

Looking for that small parcel of land to build your getaway or a small permanent home? This bare land strata view lot is in Procter BC with community services available. This strata complex has community gardens along with a community beach area. To get here you'll take the 5 min cable ferry about 25 mins north of Nelson across Kootenay Lake into the small communities of Harrop and Procter. Procter has a general store and bakery and surrounded by the natural beautiful landscapes of Kootenay Lake areas that offers a lot of outdoor recreation. Nelson BC has shopping, a great arts & culture scene - a small city with a big mountain vibe.

MLS: Size: 0.36 acres

Services: community water user's utility and sewer. **At lot line**: hydro and telephone

TITLE

TITLE SEARCH PRINT

File Reference: Declared Value \$155000 2021-10-06, 07:08:29 Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA9161428
From Title Number	LB313046
Application Received	2021-07-05

Application Entered 2021-07-07

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

027-735-851

Legal Description: STRATA LOT 1 DISTRICT LOT 873 KOOTENAY DISTRICT STRATA PLAN NES3578 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations

NONE

Charges, Liens and Interests Nature:

Registration Number: Registration Date and Time: Registered Owner: Remarks: COVENANT KL109219 1997-08-13 09:32 THE CROWN IN RIGHT OF BRITISH COLUMBIA INTER ALIA

TITLE

TITLE SEARCH PRINT

File Reference: Declared Value \$155000

> Nature: Registration Number: Registration Date and Time: Registered Owner:

Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner:

Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner:

Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner:

Remarks:

COVENANT KN47085 1999-06-01 09:30 THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF HEALTH INTER ALIA

COVENANT LB39344 2007-04-10 12:08 THE CROWN IN RIGHT OF BRITISH COLUMBIA INTER ALIA

STATUTORY RIGHT OF WAY LB68835 2007-06-15 08:55 THE CORPORATION OF THE CITY OF NELSON INTER ALIA

STATUTORY RIGHT OF WAY LB103229 2007-08-28 14:09 PROCTER WATER UTILITY LIMITED INCORPORATION NO. BC0740624 INTER ALIA

STATUTORY RIGHT OF WAY LB103291 2007-08-28 14:12 THE CORPORATION OF THE CITY OF NELSON INTER ALIA

COVENANT LB259396 2008-11-18 15:08 THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF HEALTH INTER ALIA

COVENANT LB259402 2008-11-18 15:09 THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF HEALTH INTER ALIA

2021-10-06, 07:08:29 Requestor: Kul Nijjar

TITLE

TITLE SEARCH PRINT

File Reference: Declared Value \$155000

> Nature: Registration Number: Registration Date and Time: Remarks:

> Nature: Registration Number: Registration Date and Time: Registered Owner:

Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner:

Remarks:

Duplicate Indefeasible Title

Transfers

NONE

NONE

Pending Applications

2021-10-06, 07:08:29 Requestor: Kul Nijjar

STATUTORY BUILDING SCHEME LB259424 2008-11-18 15:10 INTER ALIA

COVENANT LB259429 2008-11-18 15:10 THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF ENVIRONMENT INTER ALIA

RENT CHARGE LB259431 2008-11-18 15:11 PROCTER WATER UTILITY LIMITED INCORPORATION NO. BC0740642 INTER ALIA

NONE OUTSTANDING

COMMON PROPERTY TITLE

COMMON PROPERTY SEARCH PRINT

File Reference:

2021-10-06, 07:08:29 Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	NELSON NELSON
Common Property Strata Plan	NES3578
Transfers	NONE
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT KL109219 1997-08-13 09:32 THE CROWN IN RIGHT OF BRITISH COLUMBIA INTER ALIA
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT KN47085 1999-06-01 09:30 THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF HEALTH INTER ALIA
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT LB39344 2007-04-10 12:08 THE CROWN IN RIGHT OF BRITISH COLUMBIA INTER ALIA
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY LB68835 2007-06-15 08:55 THE CORPORATION OF THE CITY OF NELSON INTER ALIA
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY LB103229 2007-08-28 14:09 PROCTER WATER UTILITY LIMITED INCORPORATION NO. BC0740624 INTER ALIA

COMMON PROPERTY TITLE

COMMON PROPERTY SEARCH PRINT

File Reference:

Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner:

Remarks:

Nature: Registration Number: Registration Date and Time: Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner:

Remarks:

Nature: Registration Number: Registration Date and Time: Remarks:

Nature: Registration Number: Registration Date and Time: Registered Owner:

Nature: Registration Number: Registration Date and Time: Remarks: STATUTORY RIGHT OF WAY LB103291 2007-08-28 14:12 THE CORPORATION OF THE CITY OF NELSON INTER ALIA

COVENANT LB259396 2008-11-18 15:08 THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF HEALTH INTER ALIA

PRIORITY AGREEMENT LB259398 2008-11-18 15:08 GRANTING LB259396 PRIORITY OVER LB118926 AND LB153237 (MORTGAGES REGISTERED ON THE TITLES OF THE STRATA LOTS)

COVENANT LB259402 2008-11-18 15:09 THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF HEALTH INTER ALIA

PRIORITY AGREEMENT LB259404 2008-11-18 15:09 GRANTING LB259402 PRIORITY OVER LB118926 AND LB153237 (MORTGAGES REGISTERED ON THE TITLES OF THE STRATA LOTS)

STATUTORY RIGHT OF WAY LB259425 2008-11-18 15:10 THE CROWN IN RIGHT OF BRITISH COLUMBIA AS RESPRESENTED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE

PRIORITY AGREEMENT LB259426 2008-11-18 15:10 GRANTING LB259425 PRIORITY OVER LB118926 AND LB153237 (MORTGAGES REGISTERED ON THE TITLES OF THE STRATA LOTS)

2021-10-06, 07:08:29 Requestor: Kul Nijjar

COMMON PROPERTY TITLE

COMMON PROPERTY SEARCH PRINT

File Reference:

Nature: Registration Number: Registration Date and Time: Registered Owner: STATUTORY RIGHT OF WAY LB259427 2008-11-18 15:10 PROCTER WATER UTILITY LIMITED INCORPORATION NO. BC0740624

Nature: Registration Number: Registration Date and Time: Remarks: PRIORITY AGREEMENT LB259428 2008-11-18 15:10 GRANTING LB259427 PRIORITY OVER LB118926 AND LB153237 (MORTGAGES REGISTERED ON THE TITLES OF THE STRATA LOTS)

Miscellaneous Notes:

NONE

2021-10-06, 07:08:29 Requestor: Kul Nijjar

TAX ASSESSMENT

8361 PROCTER EAST RD PROCTER

Sony, we have no imagery here.

Report a problem

Area-Jurisdiction-Roll: 21-707-04100.010



Total value \$168,000

2022 assessment as of July 1, 2021

Land	\$168,000	
Buildings	\$0	
Previous year value	\$122,000	
Land	\$122,000	
Buildings	\$0	

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

@2022 Goo

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

Coople

Property information	Are the property details correct? •	Legal description and parcel	ID
Year built		Strata Lot 1 Plan NES3578 Dis TOGETHER WITH AN INTERE	strict Lot 873 Land District 26 EST IN THE COMMON
Description	Vacant Residential Less Than 2 Acres	PROPERTY IN PROPORTION OF THE STRATA LOT AS SHO	TO THE UNIT ENTITLEMENT WN ON FORM V
Bedrooms		PID: 027-735-851	
Baths			
Carports			
Garages		Sales history (last 3 full calen	dar years)
Land size	.363 Acres	May 22, 2021	\$155,000
First floor area		May 22, 2021	3155,000
Second floor area			
Basement finish area			
Strata area			
Building storeys			
Gross leasable area		Manufactured home	
Net leasable area		Width Length	
No.of apartment units		Total area	

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

5.5	÷		
1	Y	R.I	63
x	2		

Date of disclosure: 11 OCTOBER 2021				
The following is a statement made by the seller concerning the property o	r strata u	unit loc	ated at:	
ADDRESS/STRATA UNIT #: 8361 Procter Road East Pr	octer	B	C VOG 1V0	(the "Unit")
THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS: Ø Principal Residence Ø Residence(s) Ø Barn(s) Ø SI Ø Other Building(s) Please describe	hed(s)			
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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.		INITIAL	LLER SHOU THE PRIATE REP	
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		X		
B. Are you aware of any existing tenancies, written or oral?		N		
C. Are you aware of any current or pending local improvement levies/charges?	-	X		1
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		x		1
2. SERVICES				1
A. Indicate the water system(s) the Development uses: Municipal Community Private Well Not Connected Conter Other Note: Private and Well Water Systems include pumps and other diversions				
		-		
B. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions):				
 Did use of the well or water system commence on or before February 29, 2016? 				x
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				x
C. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the Water Sustainability Act (British Columbia)?				\propto
D. Are you aware of any problems with the water system?		X		
E. Are you aware of any problems with the sanitary sewer system?		X		
3- BUILDING Respecting the Unit and Common Property		1		
A. Has a final building inspection been approved or a final occupancy permit been obtained?		x		
B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i)-By local authorities? (ii) Perspectived MCTE coefficients? (ii) Perspectived MCTE coefficients? (ii) Perspectived MCTE coefficients? (iii) Perspective (III) (III) (III) (III) (III) (IIII) (IIIII) (IIIII) (IIII) (IIIII) (IIII) (IIII) (IIII) (IIII) (IIIII) (IIIII) (IIII) (IIII) (IIIII) (IIIII) (IIIII) (IIIII) (IIIII) (IIIII)		X		

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BC1003 REV. SEPT 2020

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3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT
C. (i) Has this Unit been previously occupied?				X
(ii) Are you the "owner developer" as defined in the Strata Property Act?				
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?				
E. Are you aware of any additions or alterations made without a required permit. e.g., building, electrical, gas, etc.?				
F. Are you aware of any structural problems with any of the buildings in the Development?				
G. Are you aware of any problems with the heating and/or central air conditioning system?"				
H. Are you aware of any damage due to wind, fire or water?				
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
J. Are you aware of any leakage or unrepaired damage?		1		1
KAre you aware of any problems with the electrical or gas system?			1	
. Are you aware of any problems with the plumbing system?				
M. Are you aware of any pet restrictions?				
N_ Are you aware of any rental restrictions?				
C Are you aware of any age restrictions?				
P Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments				
2 .Are you aware of any special assessment(s) voted on or proposed?	1			1
R-Heve you paid any special assessment(s) in the past 5years?	1			
5. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?				
T. Are you aware of any pending-strate corporation policy or bylaw amendment(s) which way after or restrict the uses of the Unit?				
J. Are you aware of any problems with the swimming pool and/or hot tub?	1			1
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not netalled by the original developer?			1	
W-Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Preperty?		1		
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner. Protection Act, within the tast 10 years? If yes, attach required Owner Buildor Disclosure Notice.				
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?				
Z. Is there a current."EnerGuide for Houses" rating number available for this this unit? _IFso, what is the rating number?				
When was the energy assessment report prepared?		0	1	
A. Nature of Interest/Ownership: Freehold , Time Share D Leasehold D Undivided	D Bare	Land	Coop	erative 🗆
B. Management Company Name of Manager Telephone	P	ddress		
C. If self managed: Strata Council President's Name JIM TOLLEF. Strata Council Secretary Treasurer's Name Frances Telephone 780 554	+ 500		7802	35 851

BC1003 REV SEPT 2020

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Proctor Road East

8361

3. BUILDING Respecting the Unit and Common Property. (continued)

DD. Are the following documents availab	le?					Yes	No	Can	be obtained	i from:
Bylaws						V				-
Rules/Regulations	/Regulations to-date Financial Statements int Year's Operating Budget					11	1	1		
Year-to-date Financial Statements	r-to-date Financial Statements rent Year's Operating Budget /linutes of Last 24 Months Including Council, Special and AGM Minutes ineer's Report and/or Building Envelope Assessment							5	trata	Comeil
Current Year's Operating Budget	ment Year's Operating Budget Minutes of Last 24 Months Including Council, Special and AGM Minutes gineer's Report and/or Building Envelope Assessment ata Plan preciation Report							5	trata	Council
All Minutes of Last 24 Months Includ	Rules/Regulations Year-to-date Financial Statements Current Year's Operating Budget All Minutes of Last 24 Months Including Council, Special and AGM Minutes Engineer's Report and/or Building Envelope Assessment Strata Plan Depreciation Report Reserve Fund Study Summary of Insurance Coverages (including premium) What is the monthly strata fee? Yes NO Does this monthly fee include: Yes Management? X Heat? Cable Hot Water? Caret Gardige? Wate									_
Engineer's Report and/or Building E	nvelope	Asses	sment			1	1/			
Strata Plan						11				
Depreciation Report							11			
Reserve Fund Study						1	1	1		
Summary of Insurance Coverages (includin	g prem	ium)	~		1	V	1		
EE. What is the monthly strata fee? \$	31	56	and	nal)-	2020				100	1.2
Does this monthly fee include:	YES		DO NOT	DOES NOT	r i		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	X	V			Recreation?			1		
Heat?	1	V			Cable?			1	1	
Hot Water?		V			Gardening?			1	1	
Gas Fireplace?		11			Caretaker			1		
Garbage?					Water?			1		
Sewer?	1	17			Other?			4		
GG. (i) Storage Locker? (ii) Are these: (a) Limited Common	Propert	y? 🗆 ((b) Comm	ion Property	Yes⊡ No.⊠ /?⊡ (c) Ren	VES	(d) Lon	_	m Lease? D	
HH. Has the Unit been tested for radon?										DOES NOT
HH. Has the Unit been tested for radon?						120	- NC		KNOW	DOES NOT
(i) If yes, when was the most recent to level of radon detected for the Uni Unit: Level: Bq/m3 ((DD/M)	t?	(check		t was the m	nost recent					
Ivel of radon detected for the Unit Unit: Level:	t? Dr pCi/L W/YYYY d for rai est com	don? hpleted roperty 3q/m3 d	(one) on and wha		nost recent					
Ivel of radon detected for the Unit Unit: Level:	t? or pCi/L M/YYYY d for ra- est com mmon F I M/YYYY ?	(check () don? npleted Property 3q/m3 (Y)	and wha	t was the m	nost recent					



BC VOG 1VO

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Procter

BC1003 REV. SEPT 2020

ADDRESS/STRATA UNIT #:

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3. BI	UILDING Respecting the Unit and Common Property. (continued)		_	1	
KK, I	s there a radon mitigation system in the Unit?				
(If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?				
LL Is	s there a radon mitigation system for the Common Property?			1	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				
MM.	Is there a radon mitigation system for the Lands?				
(i	If yes, are you aware of any problems or deliciencies with the radon mitigation system for the Lands?	1			1
4. GENERAL		YES	NO	DO NOT KNOW	DOES NOT
A.	Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?	·	×		
В.	Are you aware of any latent defect in respect of the Development?				
	For the purposes of this question, "latent defect" means a defect that cannot be discarmed through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.		×		
C.	Are you aware if the Development, or any portion of the Development, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		×		

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

BC1003 REV SEPT 2020

This property is have land.



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EXPENSES

Property Taxes:

2021

\$622.54

Unconnected Water:

2021

\$840/ year

Unconnected Sewer:

2021

\$ 595/ year

STRATA Fees:

2021

\$325/year



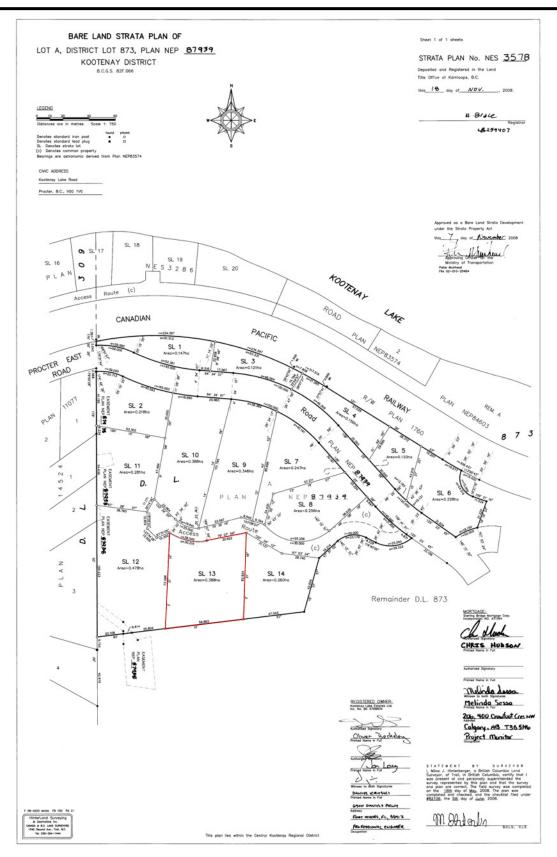




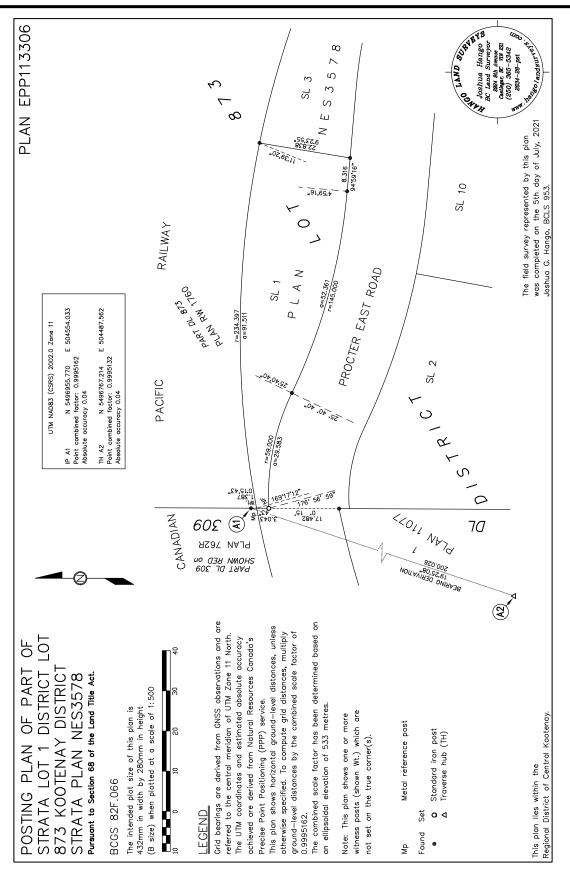


*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

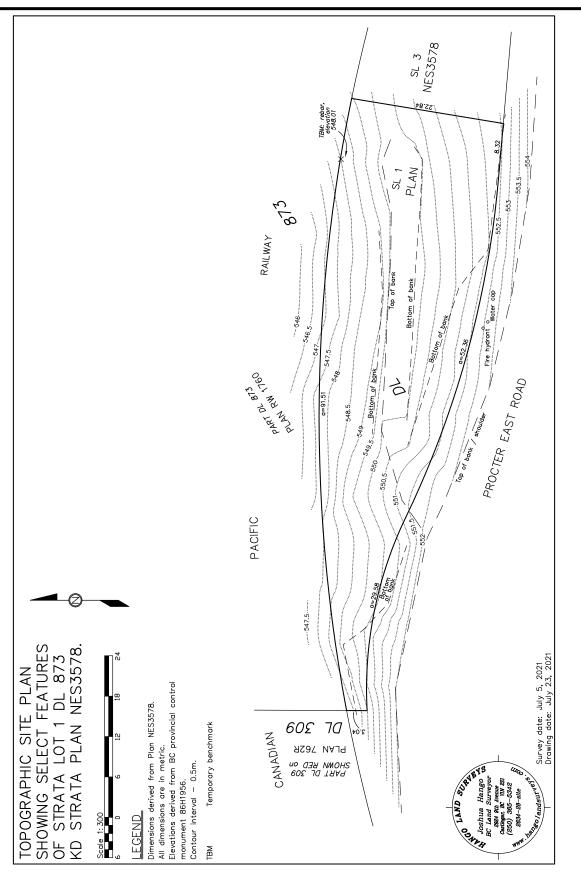
STRATA PLAN



SURVEY



SURVEY - TOPOGRAPH



RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.36 acres

Oct 6 2021 7:49:31 Pacific Daylight Time



RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.36	
Civic Address	1		-
Electoral Areas	1	0.36	-
Fire Service Areas	1	0.36	-
Water Systems	0	0	-
Zoning	0	0	(A)
Official Community Plan	2	0.36	÷.
Agriculture Land Reserve	0	0	
Non Standard Flooding Erosion Area	0	0	
Flood Construction Levels - 1990	0	0	5

Cadastre - Legal Parcels

#	Folio		PID	- 8	ite Address	Actual Us	0.1	Plan Number
1	707.04100.010	027-735-8	51		ROCTER EAST ROCTER	Vacant Residentia Than 2 Acres	al Less	NES3578
#	LTO Number	$ \longrightarrow $	Lot		Block	District Lo	ot	Land District
1	CA9161428	1		÷		873		KOOTENAY
#	Legal Long		Le	ot Size	Lot	Description		Area(acres)
1	STRATA LOT 1, PLAN NES3578, DISTRICT LO KOOTENAY LAND DIST TOGETHER WITH AN INTEREST IN THE COM PROPERTY IN PROPORTO TO THE UNIT ENTITLEM OF THE STRATA LOT A SHOWN ON FORM V	RICT, MON .363 RTION MENT	3		ACRES		0.36	

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	707.04100.010	1	8631	PROCTER EAST RD	8631 PROCTER EAST RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area E	Ramona Faust	0.36

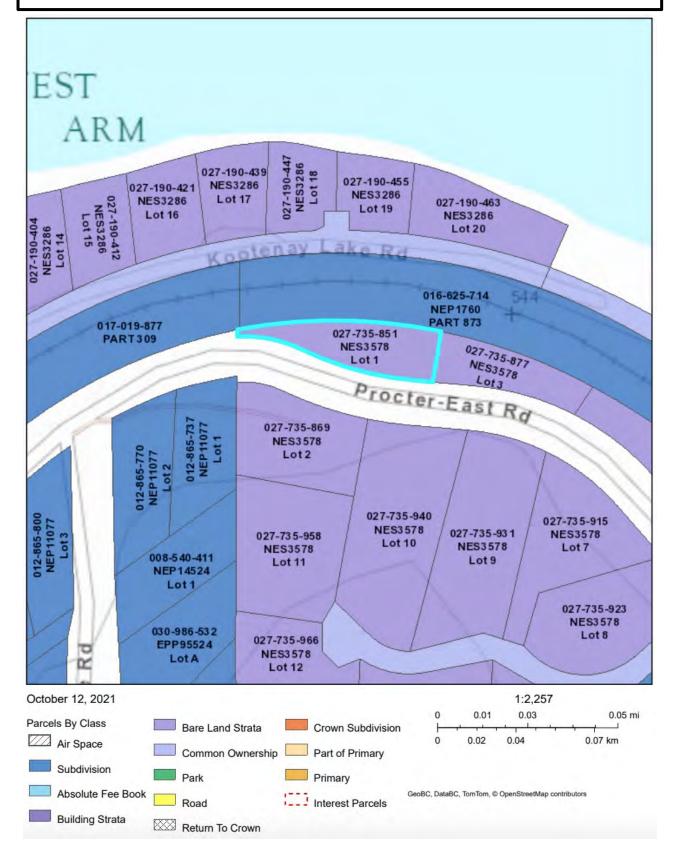
Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1158	HARROP	0.36

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RS	Suburban Residential	2260	CONFIRM	0.36
2	м	Industrial	2260	YES	< 0.01

LTSA MAP



UTILITIES MAP

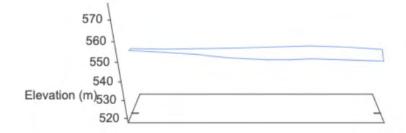
Utilities



ELEVATION



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



FLOOD MAP

Flood and Hazard



ZONING

Rural Residential (RR) Policies

The Regional Board:

- 1. Directs that the principal use shall be single detached or duplex dwellings.
- Supports rural residential development with lot sizes for subdivision purposes that generally exceed 2.0 ha (4.94 acres).
- Provides for property owners or residents to diversify and enhance uses secondary to Rural Residential uses with home-based business, agri-tourism, home occupation, or bed and breakfast opportunities, provided that they are compatible with the character of the surrounding area.

Procter

- Recognizes that the character of Procter shall remain primarily Rural and Country Residential outside of the townsite.
- 32. Recognizes the historic character of development associated with the town site of Procter.
- Supports maintaining the Regional District managed Procter Wharf as a valued community asset.
- Encourages the consolidation of lots to address existing and future servicing concerns within the town site and along the foreshore of Kootenay Lake.
- 35. Supports the protection and maintenance of historic and heritage features, such as Procter Hall, the Procter Schoolhouse and Procter Seniors Hall (old United Church) throughout the community as valued cultural assets.
- Recognizes the importance of the rail way corridor as contributing to the nature and historic development of the community.
- Recognizes the hazard associated with the Procter Creek alluvial fan and servicing capabilities as a significant barrier to in-fill development within the town site of Procter.
- 38. Identifies the lands legally described as Sub-lots 5, 10, 11, 17, 18, 19, 21 and 22 and Parcel A, District Lot 309, Plan 1858 as part of the Harrop-Procter Community Co-operative for the uses of timber extraction and that relocation of a portion of said lands for future housing be investigated.
- Recognizes Kootenay Lake Village as a phased development unique to the eastern boundary of the community of Procter.
- 40. Recognizes Beach Park within Kootenay Lake Village as a community asset.
- 41. Encourages protection and maintenance of the marsh and kokanee spawning areas located adjacent to Sawdust Bay and Harlequin Bay in recognition of its value to biodiversity.
- 42. Encourages the RDCK and the Province to be vigilant in requiring permits for rock walls or improvements above the natural boundary of Kootenay Lake.
- 43. Discourages the building of high sided docks that impede navigation along the foreshore of Kootenay Lake.
- 44. Supports identification of Crown land on the foreshore of Kootenay Lake that may be used for the establishment of an off-leash dog park or area within the community.

COMMUNITY INFORMATION

Туре	Centre	Distance (km)	Driving Time
	Rosemont Elementary School	700m	2 min
School	Hume Elementary School	3.5	7 min
School	LV Rogers Secondary	3.9	7 min
	Trafalgar Middle School	1.3	3 min
Shanning	Baker Street Shopping (downtown)	1.7	4 min
Shopping	Chahko-Mika Mall	2.9	6 min
Airmont	West Kootenay Regional Airport, Castlegar	40.7	30 min
Airport	Trail Regional Airport	77.3	1 hr
	Kelowna, BC	345	4 hr 7 min
	Kaslo, BC	71.4	1 hr 5 min
Maior Citica	Spokane, WA	238	3 hr 2 min
Major Cities	Cranbrook, BC	229	2 hr 36 min
	Calgary, AB	613	6 hr 43 min
	Vancouver, BC	658	7 hr 35 min
	Kootenay Lake Hospital	2.4	5 min
Hospital/ Medical Centre	Nelson Health Centre	1.7	4 min
	Kootenay Boundary Regional Hospital, Trail	70	54 min
) antict	Kootenay Lake Dental Clinic, Nelson	54.1	51 min
Dentist	Nelson Ave Dental Clinic, Nelson	51.8	45 min
Library	Nelson Public Library	1.6	3 min

Nelson

Nelson is surrounded by the rugged Selkirk Mountains and sits on the shores of the West Arm of Kootenay Lake. Nelson has earned a reputation as a cultural centre. The downtown area is packed with good restaurants, cafes, coffee houses, local shops, small art galleries, the restored Capitol Theatre (a regional hub for the performing arts) and impromptu theatre venues. The city is about forty-five minutes away from the site of the annual Shambhala Music Festival, an internationally known artistic music festival held in August at the Salmo River Ranch. It is also home to the Whitewater Ski Resort and the Nelson Brewing Company (a regional microbrewery). The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Weather		
Average Yearly Rainfall (mm): 756	Average Yearly Snowfall (cm): 173.2	
Average Highest Temperature (c): 27	Average Lowest Temperature (c): -5	

COMMUNITY INFORMATION

Harrop-Procter

Harrop-Procter is located approximately 31 km (19 miles) north-east of Nelson across the West Arm of Kootenay Lake from Balfour.

Harrop-Procter refers to an area of land that borders the east side of West Arm Provincial Park and Kootenay Lake in the east containing the two small villages of Harrop and Procter. The two communities are about 7 km (4 miles) apart from each other with a main road that connects the two called the Harrop-Procter Hwy.

Procter

Procter was originally called 'Procter's Landing' in 1891 after Thomas G. Procter erected a fishing lodge on Kootenay Lake. During the 1900's, the community prospered with sawmills, hotels, the CPR Railway and served as a destination point for holiday travellers coming from Nelson aboard the CPR steamer, M.V. Nasookin. The last major employer Kootenay Water Transport Company closed in 1977 and Procter is now a retirement and cottage community.

Festivals and Events

Kootenay Storytelling Festival

Taking place annually in Procter every July, the Kootenay Storytelling Festival brings together with a number of people orating about the rich history of the Kootenay Region. The Kootenay Storytelling Festival includes a free garden tour through Harrop-Procter.

Harrop Harvest Festival

The Harrop Harvest Festival occurs in mid-September and is held at the Harrop Hall located at 6066 McConnell Road. The festival encompasses a number of vendors selling fresh-baked goods, handicrafts, canned goods plus fresh fruits and vegetables. Other entertainment includes musicians, games and prizes.

Recreation

West Arm Provencial Park

For exploring around the Harrop-Procter area, there is West Arm Provincial Park, the site of a number of small isolated beaches located on the south shore only accessed by water. The park has a number of areas for wilderness camping, great swimming and areas of 'old-growth' forest.

Lasca Creek Trail

There is a non-maintained hike that follows a heritage trail up Lasca Creek. You have to be well prepared for encounters with grizzlies who reside in the ideal bear habitats of Lasca Creek and West Arm Provincial Park.

Eco-Tourism

Today Harrop is similar to Procter economically serving as an eco-tourism destination for private solitude, spirituality and inspiration. The communities both are centres for artists to come together producing a number of unique works that are displayed in the shops throughout the West Arm of the Kootenay Lake area.

HARROP CABLE FERRY



The Harrop ferry runs across Kootenay River, on Highway 3A, 24.5 kilometres northeast of Nelson and 8 kilometres west of Balfour to the communities of Harrop and Procter (on the south bank). Ferry capacity is 24 vehicles and 98 passengers.

Service hours: On demand, 24 hours

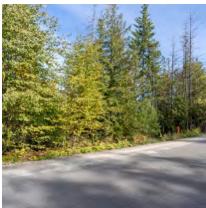
Crossing Time: 5 minutes

Safety Information: https://www2.gov.bc.ca/gov/content/transportation/passengertravel/water-travel/inland-ferries/safety-information

PICTURES











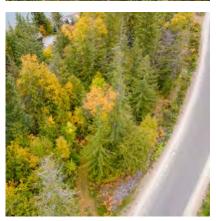












RESOURCES

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

City of Nelson: https://www.nelson.ca/

For building permits, land use and planning, fire services, parks and recreation etc. inside of the City of Nelson limits

Harrop-Procter: http://www.ourbc.com/travel_bc/bc_cities/bc_rockies/harrop_procter.htm

Harrop Cable Ferry : https://www2.gov.bc.ca/gov/content/transportation/passenger-travel/water-travel/inland-ferries/harrop-cable-ferry

Nelson and Area Guide: https://www.discovernelson.com

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

For building permits, land use and planning, fire services, parks and recreation etc. outside of the City of Nelson limits

Waste Management: https://www.nelson.ca/368/Waste

Water Analysis: https://www.nelson.ca/374/Water

Health Care/Hospital:

Kootenay Lake Hospital: 250-352-3111: Monday - Friday : 8am-4pm Emergency: 911: 24 Hour

TV Providers:

Shaw: https://www.shaw.ca/tv/satellite-tv Nelson Cable: https://www.nelsoncable.com/ Telus: https://www.nelsoncable.com/

Internet

Shaw: https://www.shaw.ca Columbia Wireless: http://columbiawireless.ca/ Telus: https://www.telus.com

Post Office

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