

13304 -13308 HIGHWAY 31,
MEADOW CREEK BC
\$799,000

Kootenay
BC



REAL ESTATE REALTY



DETAILS

Welcome to Meadow Creek, British Columbia! This listing presents a remarkable opportunity for those seeking approx. **7 acres** of accessible land with vast potential for development.

Nestled between the pristine Kootenay Lake and Duncan Lake, this land benefits from its prime location in the scenic Lardeau Valley, renowned for its outdoor recreational opportunities. Imagine the possibilities of creating a self-sustaining oasis where quality of life takes precedence.

The property is fully equipped with essential amenities, including a **well, septic system, hydroelectricity, telephone, and internet connectivity**, ensuring convenience and modern comforts.

Additionally, the listing includes **two mobile homes**, providing a rental income stream. These mobile homes contribute to the property's versatility and potential for generating passive revenue.

Located in Meadow Creek, just a half-hour drive north of Kaslo in the beautiful Kootenays, this property presents an excellent opportunity for buyers who embrace self-reliance and thinking outside the box.

Don't miss out on this chance to secure your slice of Meadow Creek's tranquil ambiance and embrace the abundant possibilities it holds. Take the first step toward a rewarding and fulfilling lifestyle in the breathtaking Lardeau Valley.

MLS: 2475155 **Size:** 6.95 acres

Services: well x2, septic, telephone and hydro



13304 - TITLE

TITLE SEARCH PRINT

2022-06-16, 09:25:46

File Reference:

Requestor: Kul Nijjar

Declared Value \$149800

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

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

CA7002103
CA3995912

Application Received

2018-08-15

Application Entered

2018-08-17

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier: 014-328-763

Legal Description:

LOT 2 DISTRICT LOTS 573, 881 AND 1751 KOOTENAY DISTRICT PLAN 5895
EXCEPT (1) PARCEL A (SEE 1654901) AND (2) PART INCLUDED IN PLANS 6240,
NEP20269 AND NEP68627

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999
DEPOSITED OCTOBER 10, 1974

Charges, Liens and Interests

Nature: RIGHT OF WAY
Registration Number: 68520D
Registration Date and Time: 1964-12-10 16:04
Registered Owner: BRITISH COLUMBIA TELEPHONE COMPANY
Remarks: INTER ALIA

Nature: RIGHT OF WAY
Registration Number: C9500
Registration Date and Time: 1969-09-08 16:17
Registered Owner: BRITISH COLUMBIA HYDRO & POWER AUTHORITY

13304 - TITLE

TITLE SEARCH PRINT

2022-06-16, 09:25:46

File Reference:

Requestor: Kul Nijjar

Declared Value \$149800

Nature: EASEMENT
Registration Number: XG3578
Registration Date and Time: 1993-02-17 14:01
Remarks: PART PLAN NEP20279
APPURTENANT TO LOT 2 DISTRICT LOT 881 KOOTENAY
DISTRICT PLAN 15969

Nature: MORTGAGE
Registration Number: CA7002165
Registration Date and Time: 2018-08-15 16:04
Registered Owner: CBT COMMERCIAL FINANCE CORP.
INCORPORATION NO. BC0690650
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA7002166
Registration Date and Time: 2018-08-15 16:04
Registered Owner: CBT COMMERCIAL FINANCE CORP.
INCORPORATION NO. BC0690650
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

13308 - TITLE

TITLE SEARCH PRINT

2022-06-16, 09:16:57

File Reference:

Requestor: Kul Nijjar

Declared Value \$130200

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA7002104
From Title Number	CA3995911
Application Received	2018-08-15
Application Entered	2018-08-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier: 012-454-877
Legal Description:
PARCEL A (SEE 165490) OF LOT 2 DISTRICT LOT 881 KOOTENAY DISTRICT PLAN 5895

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999 DEPOSITED OCTOBER 10, 1974

Charges, Liens and Interests

Nature:	RIGHT OF WAY
Registration Number:	68520D
Registration Date and Time:	1964-12-10 16:04
Registered Owner:	BRITISH COLUMBIA TELEPHONE COMPANY
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA7002165
Registration Date and Time:	2018-08-15 16:04
Registered Owner:	CBT COMMERCIAL FINANCE CORP. INCORPORATION NO. BC0690650
Remarks:	INTER ALIA

13308 - TITLE

TITLE SEARCH PRINT

2022-06-16, 09:16:57

File Reference:

Requestor: Kul Nijar

Declared Value \$130200

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA7002166
Registration Date and Time:	2018-08-15 16:04
Registered Owner:	CBT COMMERCIAL FINANCE CORP. INCORPORATION NO. BC0690650
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

13304 - TAX ASSESSMENT

13304 HIGHWAY 31 MEADOW CREEK VOG 1N0

Area-Jurisdiction-Roll: 21-786-02238.250



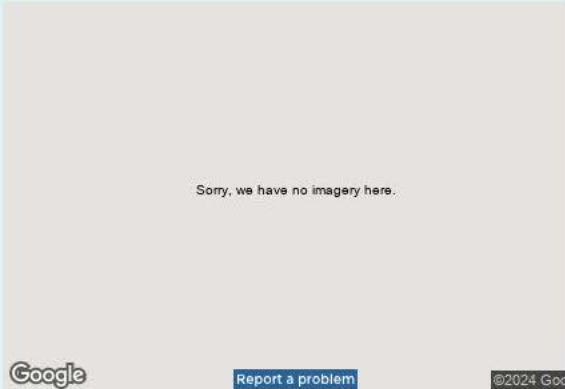
Favourite



Compare



Print



Total value **\$234,000**

2024 assessment as of July 1, 2023

Land \$144,400

Buildings \$89,600

Previous year value \$219,000

Land \$124,400

Buildings \$94,600

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 1993

Description MH - Single Wide - Good Q

Bedrooms

Baths

Carports

Garages

Land size 6.51 Acres

First floor area 924

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 2, PLAN NEP5895, DISTRICT LOT 573, KOOTENAY LAND DISTRICT, EXCEPT PLAN 6240, & DL 881, 1751, & EXC PCL A (SEE 165490I), & EXC PL NEP20269, NEP68627

PID: 014-328-763

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width 14 Ft

Length 66 Ft

Total area 924 Sq Ft

13308 - TAX ASSESSMENT

13308 HIGHWAY 31 MEADOW CREEK VOG 1N0

Area-Jurisdiction-Roll: 21-786-03392.000



Favourite



Compare



Print



Total value **\$327,900**

2024 assessment as of July 1, 2023

Land	\$72,900
Buildings	\$255,000
Previous year value	\$303,600
Land	\$55,600
Buildings	\$248,000

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 1971

Description Restaurant

Bedrooms

Baths

Carports

Garages

Land size .45 Acres

First floor area 924

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

PARCEL A, LOT 2, PLAN NEP5895, DISTRICT LOT 881, KOOTENAY LAND DISTRICT, (SEE 165490I) FOR MHR# 69971 SEE FOLIO 786 03392.001

PID: 012-454-877

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width 14 Ft

Length 66 Ft

Total area 924 Sq Ft

PROPERTY DISCLOSURE STATEMENT

May 18 2023

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13304 HIGHWAY 31

MEADOW CREEK

BC V0G1N0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		K		
(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?		K		

2. SERVICES

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

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BUYER'S INITIALS

K		
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SELLER'S INITIALS

BC1007 REV. JAN 2023

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PROPERTY DISCLOSURE STATEMENT

May 18 2023

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13304 HIGHWAY 31 MEADOW CREEK BC V0G1N0

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 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: _____ 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 building 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

✓		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

May 18 2023

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

13304 HIGHWAY 31

MEADOW CREEK

BC V0G1N0

4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the building constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		K		
T. Is this building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		K		
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)		K		
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)		K		
W. Is there a radon mitigation system on the Premises?		K		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

5. 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?		K		
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>		K		
C. Are you aware if the Premises, of any portion of the Premises, 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?		K		

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BUYER'S INITIALS

K		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

May 18 2023

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13304 HIGHWAY 31

MEADOW CREEK

BC V0G1N0

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

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.

A

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.**

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
\$763.48



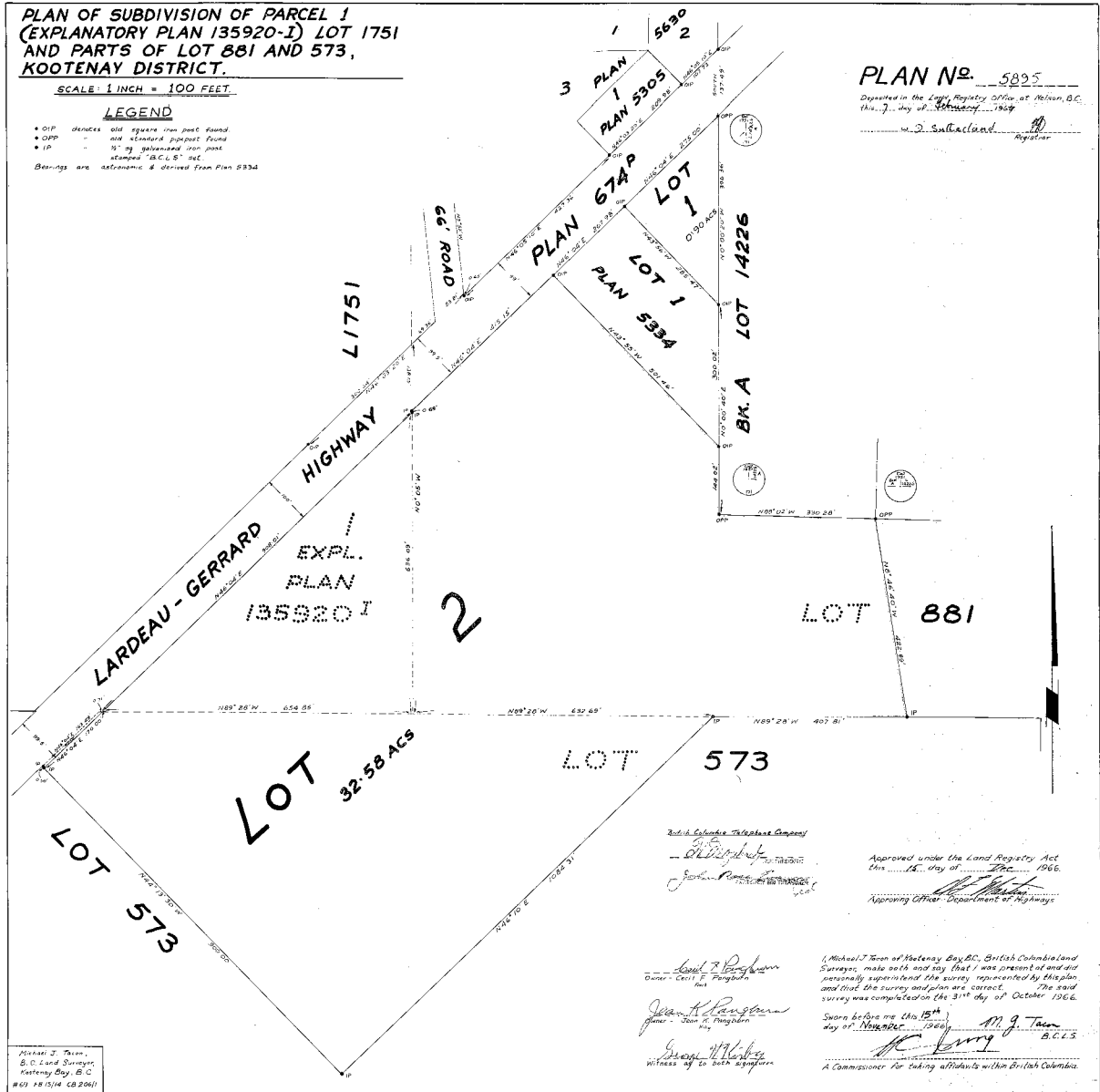
*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

SUBDIVISION PLAN

Status: Filed

Plan #: NEP5895 App #: N/A Crti #: (Altered)

RCVD: 1998-02-05 RQST: 2022-06-16 09:17:26



SUBDIVISION PLAN

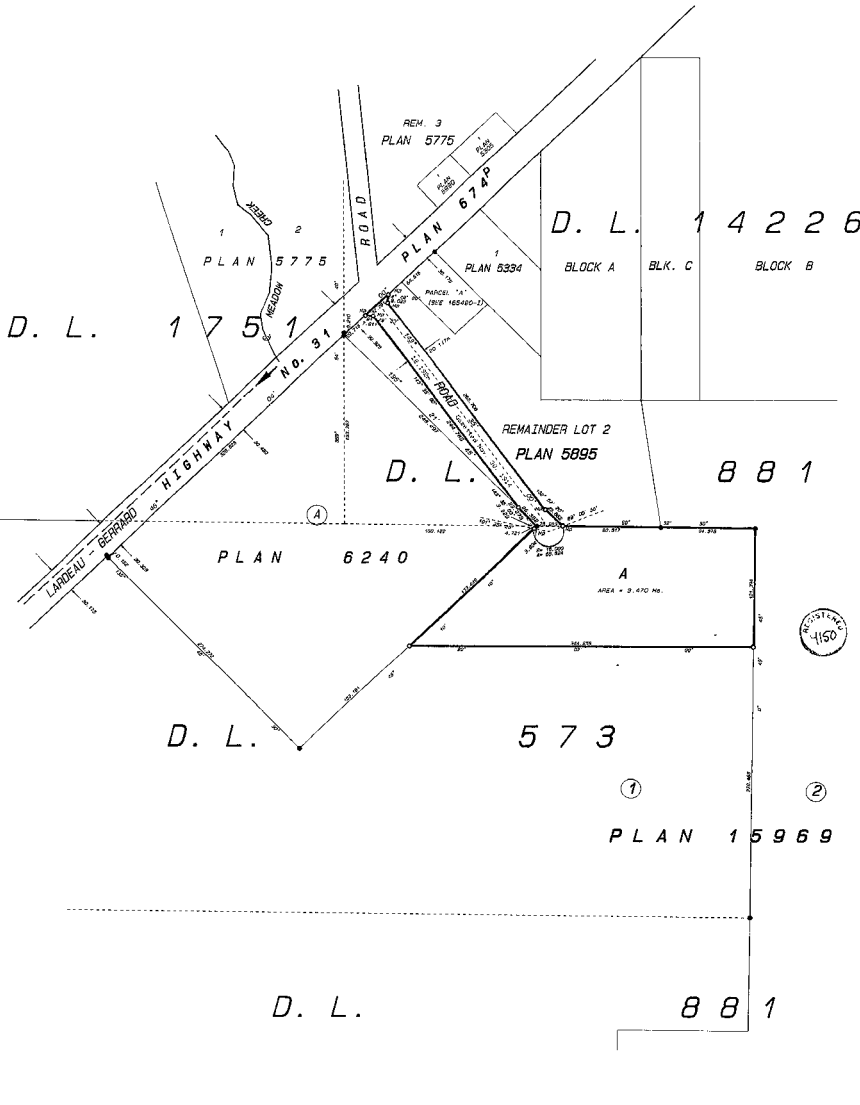
21-CK-R-37

PLAN OF SUBDIVISION OF
**PART REMAINDER LOT 2, PLAN 5895, D.L. 881, AND
 PART OF LOT 1, PLAN 15969, D.L.s 573 AND 881,
 KOOTENAY DISTRICT
 B.C.G.S. 82K.016**

SCALE = 1 : 2000

LEGEND

- Bearings are Astronomic, derived from LARDEAU - GERRARD HWY # 31 south boundary shown as 46° 04' 00" on PLAN 15969
- Denotes standard iron post found in place
- Denotes standard iron post set.
- ⊙ Denotes metal marker post set.



PLAN NEP 20269
 Deposited in the Land Title
 Office of Nelson, B.C., this
 15 day of February 1992
 J.C. Smith & P.R.K.
 Registrar
 XG-3272

RE: Mortgage E12298 on
 S.R.W. 88200 # Sum A-874
 Approved as to dedication of road
 MONTREAL TRUST COMPANY
 by its Authorized Signatories
 [Signature]
 APPROVED SIGNATURE
 CARL S. LAUTENSLAGER
 name
 [Signature]
 APPROVED SIGNATURE
 SYLVIA MANTEI
 name
 [Signature]
 WITNESS as to both signatures
 DAREN GILL
 name
 SID BURROUGHS VAD PC
 APPROVED SIGNATURE
 occupation

RE: S.R.W. 88200
 Approved as to dedication of road
 BRITISH COLUMBIA
 TELEPHONE COMPANY
 by its Authorized Signatories
 Robert V. Macdonald
 APPROVED SIGNATURE
 Robert V. Macdonald
 name

WITNESS
 Paul Day
 name Paul Day
 3333 Klappan, Burnaby, B.C.
 APPROVED SIGNATURE
 occupation

APPROVED as to dedication of road
 BRITISH COLUMBIA HYDRO
 AND POWER AUTHORITY
 owners of Charge Number 02000
 by its attorneys in fact
 D.F. & S. G. & S.
 [Signature]
 APPROVED SIGNATURE
 Helme Pardo
 name Helme Pardo
 Thomas Joseph Dunne
 WITNESS as to both signatures
 name Thomas J. Palmer
 [Signature]
 APPROVED SIGNATURE
 occupation Legal Clerk

CONSENT TO ROAD DEDICATION
 RE: MONTREAL - 17249
 CREDIT UNION DEPOSIT
 INSURANCE CORPORATION
 OF BRITISH COLUMBIA
 [Signature]
 APPROVED SIGNATURE
 WITNESS as to both signatures
 A. Compagnone
 APPROVED SIGNATURE
 occupation APPROVED SIGNATURE AND M.C.

RE: Financial Institution Corporation
 M-200-100 West, Burnaby, B.C.
 [Signature]
 APPROVED SIGNATURE
 name Carol Anne Adams
 OWNERS Carol Anne Adams
 [Signature]
 APPROVED SIGNATURE
 WITNESS as to both signatures
 [Signature]
 APPROVED SIGNATURE
 occupation 1215 - 7000 Ave. Nelson, B.C.
 APPROVED SIGNATURE
 name Wilson C. Adams
 OWNERS Wilson C. Adams
 [Signature]
 APPROVED SIGNATURE
 WITNESS as to both signatures
 [Signature]
 APPROVED SIGNATURE
 occupation 1215 - 7000 Ave. Nelson, B.C.
 APPROVED SIGNATURE

INSPECTED AND UPDATED This 26th day of October, 1992, [Signature] B.C.L.S.

I, Raymond George Johnson, a British Columbia Land Surveyor, of the City 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 22nd day of November, 1991.

[Signature] B.C.L.S.

Approved under the Land Title Act
 this 27th day of February, 1992.

[Signature]
 Approving Officer, the Ministry of
 Transportation and Highways

This plan lies within the Regional
 District of Central Kootenay

13304 & 13308 RDCK MAP



RDCK Property Report

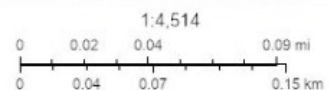
Area of Interest (AOI) Information

Area : 6.91 acres

Feb 26 2024 14:05:23 Eastern Standard Time



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



Eri Community Maps Contributors, Eri Canada, Eri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Maxar

13304 & 13308 RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.02238.250	014-328-763	13304 HIGHWAY 31, RDCK REGION	2 Acres Or More (Manufactured Home)	NEP5895
2	786.03392.000	012-454-877	13308 HIGHWAY 31, RDCK REGION	Restaurant Only	NEP5895

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7002103	2	-	573	KOOTENAY
2	CA7002104	2	-	881	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2 PLAN NEP5895 DISTRICT LOT 573 KOOTENAY LAND DISTRICT EXCEPT PLAN 6240, & DL 881, 1751, & EXC PCLA (SEE 165490I), & EXC PL NEP20269, NEP68627, MANUFACTURED HOME REG. # 75793.	6.51	ACRES	6.52
2	PARCELA, LOT 2, PLAN NEP5895, DISTRICT LOT 881, KOOTENAY LAND DISTRICT, (SEE 165490I) FOR MHR# 69971 SEE FOLIO 786 03392.001	.45	ACRES	0.39

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	13304 HIGHWAY 31	-	13304	HIGHWAY 31	-	Meadow Creek	1
2	13308 HIGHWAY 31	1	13308	HIGHWAY 31	-	Meadow Creek	1
3	13308 HIGHWAY 31	-	13308	HIGHWAY 31	-	Meadow Creek	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	6.91

Agriculture Land Reserve

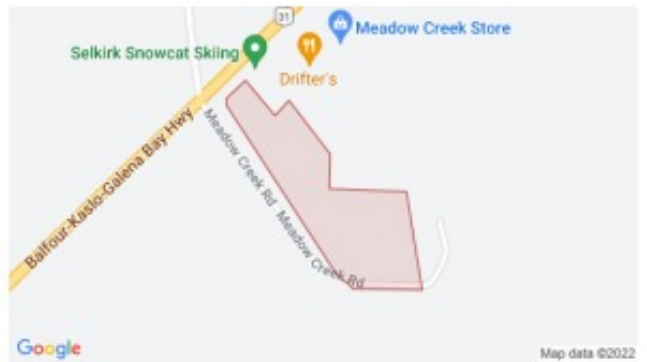
#	Status	Area(acres)
1	ALR	5.87

Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	YES	545.0	30.0	Duncan River	0.82
2	YES	546.0	30.0	Duncan River	< 0.01

SUMMARY

13304 HIGHWAY 31 Rural BC V0G 1N0



PID	014-328-763
Registered Owner	KR*
Legal Description	LOT 2 DISTRICT LOTS 573, 881 AND 1751 KOOTENAY DISTRICT PLAN 5895 EXCEPT (1) PARCEL A (SEE 165490) AND (2) PART INCLUDED IN PLANS 6240, NEP20269 AND NEP68627
Plan	NEP5895
Zoning	
Community Plan(s)	in ALR

Year Built	1970	Structure	2 ACRES OR MORE (MANUFACTURED HOME)
Lot Size	6.52 acres	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	557.25 m	Min Elev.	553.63 m
Floor Area	-	WalkScore	-
TransitScore	-	Annual Taxes	\$637.83

ASSESSMENT

	2021	%	2022
Building	\$39,800	↑ 68.34	\$67,000
Land	\$89,400	↑ 21.59	\$108,700
Total	\$129,200	↑ 35.99	\$175,700

APPRECIATION

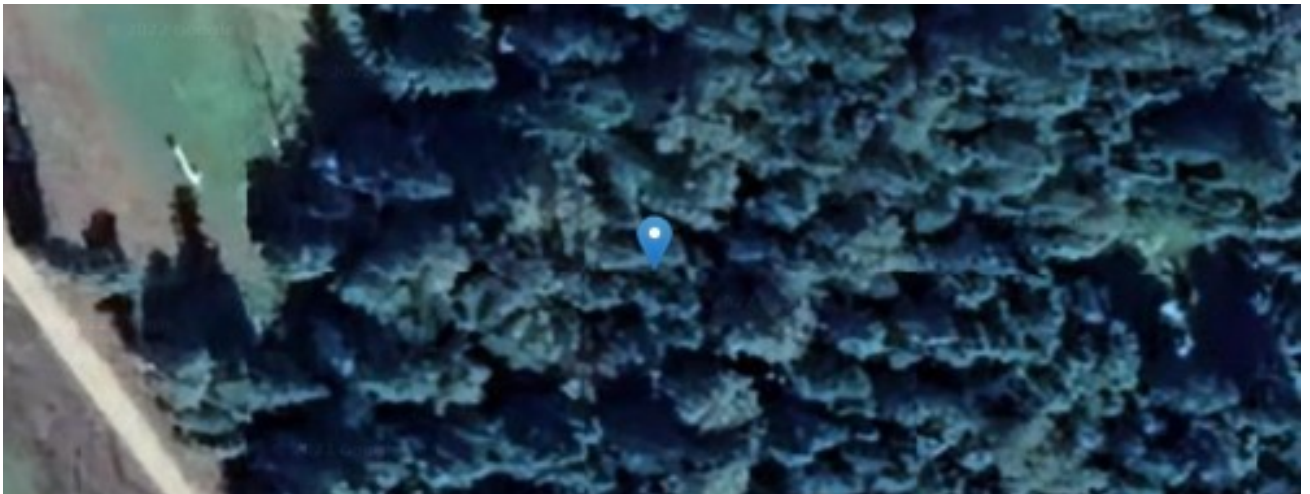
	Date	(\$)	% Growth
Assessment	2022	\$175,700	↑ 17.29
Sales History	15/08/2018	\$149,800	↓ -65.95
	01/10/2014	\$440,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

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



UTILITIES MAP

Utilities



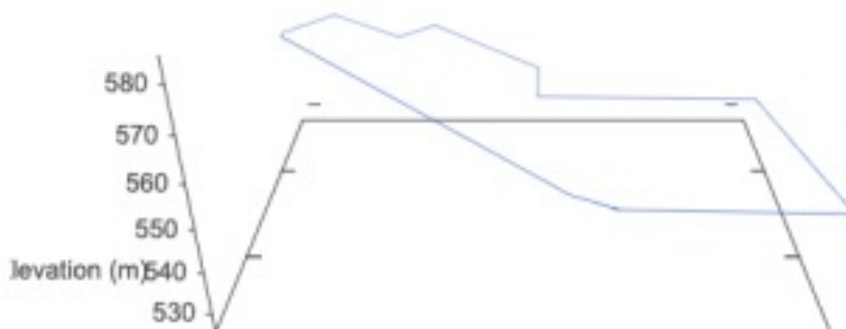
Legend

- Hydrant
- Stand Pipe
- Other
- Valves
- Main Line
- NON RDCK
- RDCK OWNED
- Water Service Connections
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK Roads
- Streams and Shorelines
- Civic Address

ELEVATION



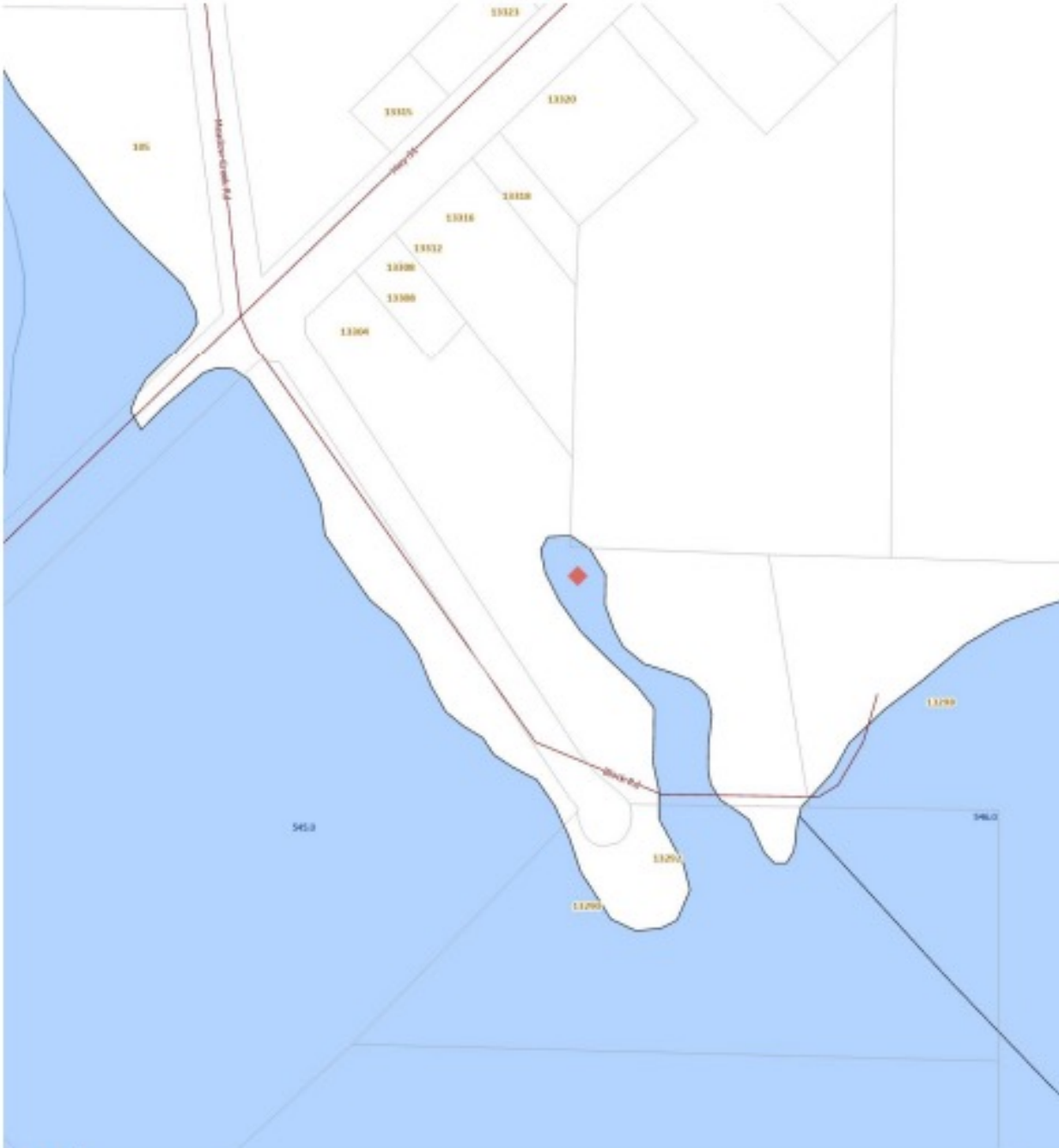
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 557.25 m | Min Elevation: 553.63 m | Difference: 3.62 m

FLOOD MAP

Flood and Hazard



Legend

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

ZONING

ZONING REGULATIONS – This property has no zoning, but does have a Community Plan – **AGRICULTURAL LAND RESERVE (ALR)**

The ALR is a provincial land-use zone where agriculture is the priority use. The ALR comprises just 5% of BC's total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province has decided to protect this land.

The Agricultural Land Reserve, Use, Subdivision and Procedure Regulations (the "ALR Regulation") identifies farm uses that are permitted outright, as well as other permitted uses and non-farm uses. ALR land owners who wish to pursue other uses or to subdivide their property must make an application under the Agricultural Land Commission Act (the "ALC Act") and secure approval from the ALC.

Common farming and ranching activities in the ALR include, but are **not** limited to:

- Raising livestock (cattle, bison, sheep, goats, hogs, horses)
- Livestock grazing
- Poultry production (chicken, turkeys, waterfowl) Dairy operations
- Apiculture
- Agroforestry
- Grapes
- Mushrooms
- Berries
- Tree Fruits
- Vegetables (field, greenhouse)
- Nuts
- Grains and oilseeds
- Forage crops
- Ornamentals (floriculture, horticultural, nursery crops)
- Green housing

Building to be built according to the RDCK Building Department permit process.

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.

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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.

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Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

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>