

Kootenay BC



PROPERTY MATCHMAKERS REALTY

8631 PROCTER
EAST RD
PROCTER, BC

\$145,000



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: 2464302 **Size:** 0.36 acres

Services: community water user's utility and sewer.

At lot line: hydro and telephone

TITLE

TITLE SEARCH PRINT

2021-10-06, 07:08:29

File Reference:

Requestor: Kul Nijjar

Declared Value \$155000

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

TITLE

TITLE SEARCH PRINT

2021-10-06, 07:08:29

File Reference:

Requestor: Kul Nijjar

Declared Value \$155000

Nature: COVENANT
Registration Number: KN47085
Registration Date and Time: 1999-06-01 09:30
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF HEALTH
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: LB39344
Registration Date and Time: 2007-04-10 12:08
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB68835
Registration Date and Time: 2007-06-15 08:55
Registered Owner: THE CORPORATION OF THE CITY OF NELSON
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB103229
Registration Date and Time: 2007-08-28 14:09
Registered Owner: PROCTER WATER UTILITY LIMITED
INCORPORATION NO. BC0740624
Remarks: INTER ALIA

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

Nature: COVENANT
Registration Number: LB259396
Registration Date and Time: 2008-11-18 15:08
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF HEALTH
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: LB259402
Registration Date and Time: 2008-11-18 15:09
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF HEALTH
Remarks: INTER ALIA

TITLE

TITLE SEARCH PRINT

2021-10-06, 07:08:29

File Reference:

Requestor: Kul Nijjar

Declared Value \$155000

Nature: STATUTORY BUILDING SCHEME
Registration Number: LB259424
Registration Date and Time: 2008-11-18 15:10
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: LB259429
Registration Date and Time: 2008-11-18 15:10
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTER OF ENVIRONMENT
Remarks: INTER ALIA

Nature: RENT CHARGE
Registration Number: LB259431
Registration Date and Time: 2008-11-18 15:11
Registered Owner: PROCTER WATER UTILITY LIMITED
INCORPORATION NO. BC0740642
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

COMMON PROPERTY TITLE

COMMON PROPERTY SEARCH PRINT

2021-10-06, 07:08:29

File Reference:

Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

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

COMMON PROPERTY TITLE

COMMON PROPERTY SEARCH PRINT

2021-10-06, 07:08:29

File Reference:

Requestor: Kul Nijjar

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

Nature: COVENANT
Registration Number: LB259396
Registration Date and Time: 2008-11-18 15:08
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF HEALTH
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: LB259398
Registration Date and Time: 2008-11-18 15:08
Remarks: GRANTING LB259396 PRIORITY OVER LB118926 AND
LB153237 (MORTGAGES REGISTERED ON THE TITLES
OF THE STRATA LOTS)

Nature: COVENANT
Registration Number: LB259402
Registration Date and Time: 2008-11-18 15:09
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF HEALTH
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: LB259404
Registration Date and Time: 2008-11-18 15:09
Remarks: GRANTING LB259402 PRIORITY OVER LB118926 AND
LB153237 (MORTGAGES REGISTERED ON THE TITLES OF
THE STRATA LOTS)

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB259425
Registration Date and Time: 2008-11-18 15:10
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTER OF TRANSPORTATION
AND INFRASTRUCTURE

Nature: PRIORITY AGREEMENT
Registration Number: LB259426
Registration Date and Time: 2008-11-18 15:10
Remarks: GRANTING LB259425 PRIORITY OVER LB118926 AND
LB153237 (MORTGAGES REGISTERED ON THE TITLES
OF THE STRATA LOTS)

COMMON PROPERTY TITLE

COMMON PROPERTY SEARCH PRINT

2021-10-06, 07:08:29

File Reference:

Requestor: Kul Nijjar

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

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

Miscellaneous Notes: NONE

TAX ASSESSMENT

8361 PROCTER EAST RD PROCTER

Area-Jurisdiction-Roll: 21-707-04100.010

 Favourite  Compare  Print

Sorry, we have no imagery here.



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Google.com

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.

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

Description

Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size

.565 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Strata Lot 1 Plan NES5576 District Lot 875 Land District 26 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

PID: 027-735-851

Sales history (last 3 full calendar years)

May 22, 2021

\$155,000

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: 11 OCTOBER 2021

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 8361 Procter Road East Procter BC V0G 1V0 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) Barn(s) Shed(s)
 Other Building(s) Please describe _____

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.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		<input checked="" type="checkbox"/>		
B. Are you aware of any existing tenancies, written or oral?		<input checked="" type="checkbox"/>		
C. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		<input checked="" type="checkbox"/>		
2. SERVICES				
A. Indicate the water system(s) the Development uses: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions</i>				
B. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2018?				<input checked="" type="checkbox"/>
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				<input checked="" type="checkbox"/>
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)?				<input checked="" type="checkbox"/>
D. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>		
E. Are you aware of any problems with the sanitary sewer system?		<input checked="" type="checkbox"/>		
3. BUILDING - Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?		<input checked="" type="checkbox"/>		
B. Has the fireplace, fireplace insert, or wood stove installation been approved:				
(i) by local authorities? <input type="checkbox"/>		<input checked="" type="checkbox"/>		
(ii) Received WETS certificate? <input type="checkbox"/>				

INITIALS

PROPERTY DISCLOSURE STATEMENT

ADDRESS/STRATA UNIT #: 3361 Procter Road East Procter BC V0S 1V0

2. BUILDING Respecting the Unit and Common Property: (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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., tacking, 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?				
K. Are you aware of any problems with the electrical or gas system?				
L. 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?				
O. 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				
Q. Are you aware of any special assessment(s) voted on or proposed?				
R. Have you paid any special assessment(s) in the past 5 years?				
S. Are you aware of any agreements that provide for future payment or possible payment of money to you in your capacity as the current owner of the Unit?				
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the use of the Unit?				
U. Are you aware of any problems with the swimming pool and/or hot tub?				
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?				
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 Property?				
X. Were the Unit constructed by an "owner-builder" as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner-Builder Disclosure Notice				
Y. Is this Unit or/and Common Property covered by home warranty insurance under the Homeowner Protection Act?				
Z. Is there a current "EnergyGuide for Houses" rating number available for this Unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____				
AA. Nature of Interest/Ownership: Freehold <input checked="" type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input checked="" type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name <u>JIM TOLLER</u> Telephone <u>780 235 8519</u> Strata Council Secretary/Treasurer's Name <u>FRANCOIS</u> Telephone <u>780 554 5093</u>				
<u>Chris Hanstock</u>				INITIALS <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

PROPERTY DISCLOSURE STATEMENT

ADDRESS/STRATA UNIT #: **8262 Froster Road East** **Froster** **BC V9B 1V8**

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

DD. Are the following documents available?	Yes	No	Can be obtained from:					
Bylaws	✓							
Rules/Regulations	✓							
Year-to-date Financial Statements			Strata Council					
Current Year's Operating Budget			Strata Council					
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)		✓						
EE. What is the monthly strata fee? \$ <u>365 (annual) - 2020</u>								
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY	YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	X	✓			Recreation?		✓	
Heat?		✓			Cable?		✓	
Hot Water?		✓			Gardening?		✓	
Gas Fireplace?		✓			Caretaker		✓	
Garbage?		✓			Water?		✓	
Sewer?		✓			Other?		✓	
FF. (i) Number of Unit parking stalls included <u>0</u> and specific numbers _____ (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>								
GG. (i) Storage Locker? _____ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number(s) _____ (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>								
YES NO DO NOT KNOW DOES NOT APPLY								
HH. Has the Unit been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Unit? Unit Level: _____ Bq/m ³ or pCi/L (check one) on _____ (DDMM/YYYY) <div style="text-align: right; margin-right: 100px;">X</div>								
II. Has the Common Property been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Common Property? Common Property Level: _____ Bq/m ³ or pCi/L (check one) on _____ (DDMM/YYYY) <div style="text-align: right; margin-right: 100px;">X</div>								
JJ. Have the Lands been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Lands? Lands Level: _____ Bq/m ³ or pCi/L (check one) on _____ (DDMM/YYYY) <div style="text-align: right; margin-right: 100px;">X</div>								

INITIALS 10 10

PROPERTY DISCLOSURE STATEMENT

3. BUILDING Respecting the Unit and Common Property. (continued)				
KK. Is there a radon mitigation system in the Unit?			✓	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?				
LL. Is there a radon mitigation system for the Common Property?			✓	
(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 deficiencies with the radon mitigation system for the Lands?				
4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
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?		X		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		X		
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 Heritage Conservation Act or under municipal legislation?		X		

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

This property is bare land.

INITIALS [Handwritten Initials]

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



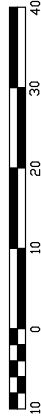
SURVEY

PLAN EPP113306

**POSTING PLAN OF PART OF
STRATA LOT 1 DISTRICT LOT
873 KOOTENAY DISTRICT
STRATA PLAN NES3578**
Pursuant to Section 68 of the Land Title Act.

BCGS 82F.066

The intended plot size of this plan is
432mm in width by 280mm in height
(B size) when plotted at a scale of 1:500



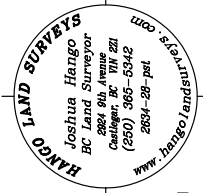
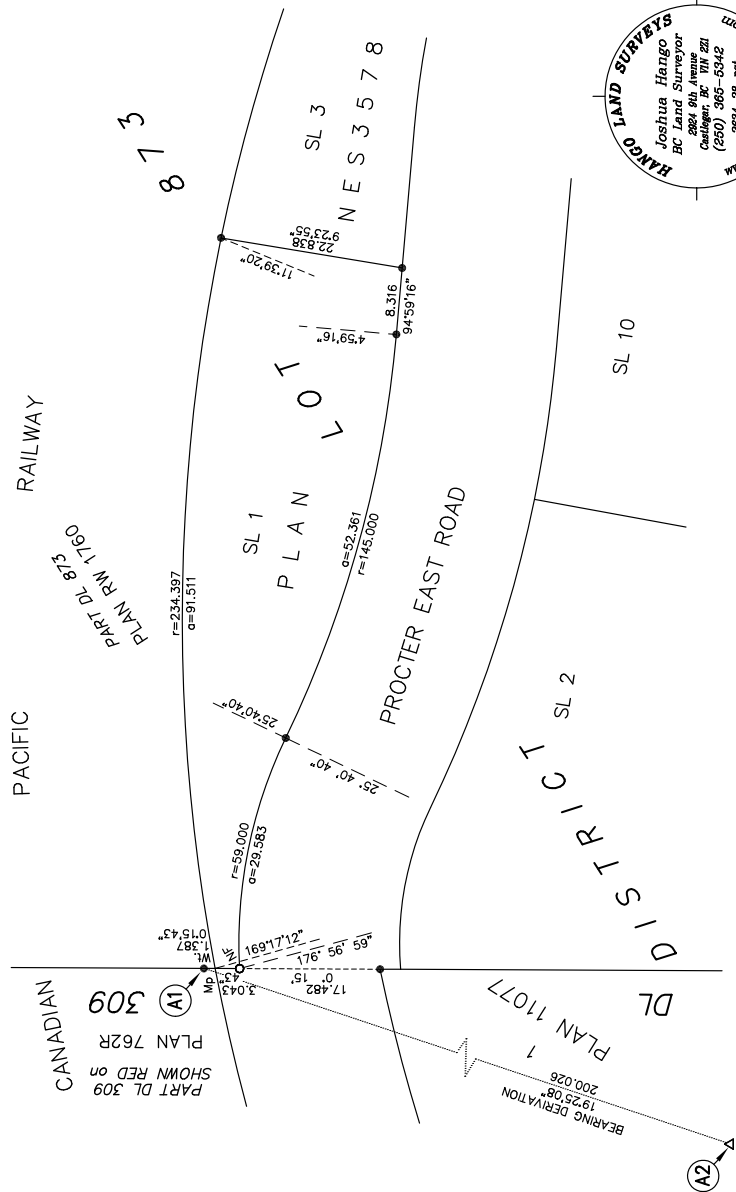
LEGEND

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 North. The UTM coordinates and estimated absolute accuracy achieved are derived from Natural Resources Canada's Precise Point Positioning (PPP) service. This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.9995162. The combined scale factor has been determined based on an ellipsoidal elevation of 533 metres.

Note: This plan shows one or more witness posts (shown Wt.) which are not set on the true corner(s).

- Mp Metal reference post
- Found Set
 - Standard iron post
 - △ Traverse hub (Th)

UTM NAD83 (CSRS) 2002.0 Zone 11			
IP A1	N 5496955.770	E 504554.033	
	Point combined factor: 0.9995162		
	Absolute accuracy 0.04		
TH A2	N 5496767.214	E 504487.562	
	Point combined factor: 0.9995132		
	Absolute accuracy 0.04		



The field survey represented by this plan was completed on the 5th day of July, 2021
 Joshua G. Hango, BCLS 953.

This plan lies within the
 Regional District of Central Kootenay.

SURVEY - TOPOGRAPH

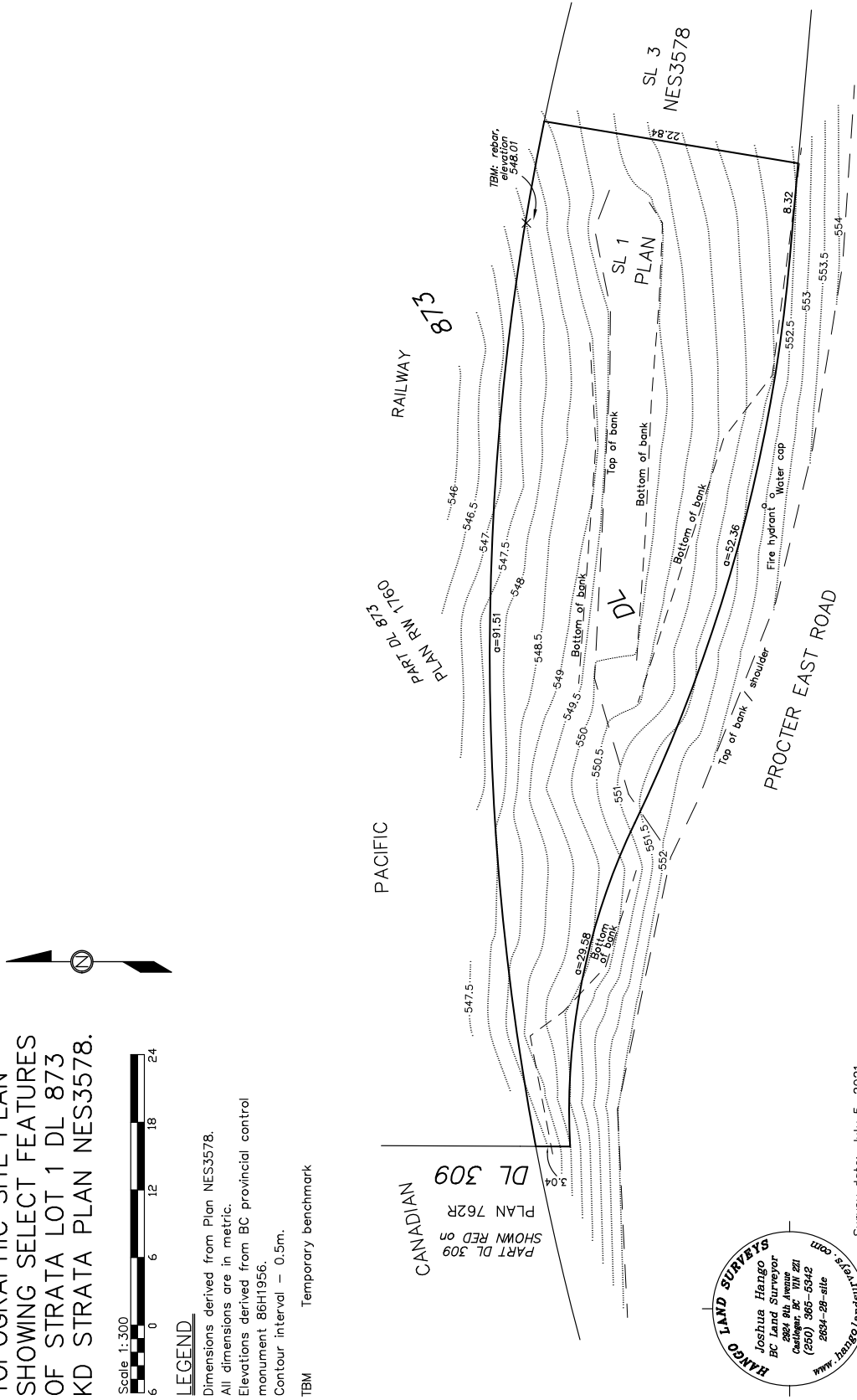
TOPOGRAPHIC SITE PLAN
 SHOWING SELECT FEATURES
 OF STRATA LOT 1 DL 873
 KD STRATA PLAN NES3578.



LEGEND

Dimensions derived from Plan NES3578.
 All dimensions are in metric.
 Elevations derived from BC provincial control
 monument 86H1956.
 Contour interval - 0.5m.

TBM Temporary benchmark



Survey date: July 5, 2021
 Drawing date: July 23, 2021

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(m)
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	-
Official Community Plan	2	0.36	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.04100.010	027-735-851	8361 PROCTER EAST RD, PROCTER	Vacant Residential Less Than 2 Acres	NES3578

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9161428	1	-	873	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	STRATA LOT 1, PLAN NES3578, DISTRICT LOT 873, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	.363	ACRES	0.36

Civic Address

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

Electoral Areas

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

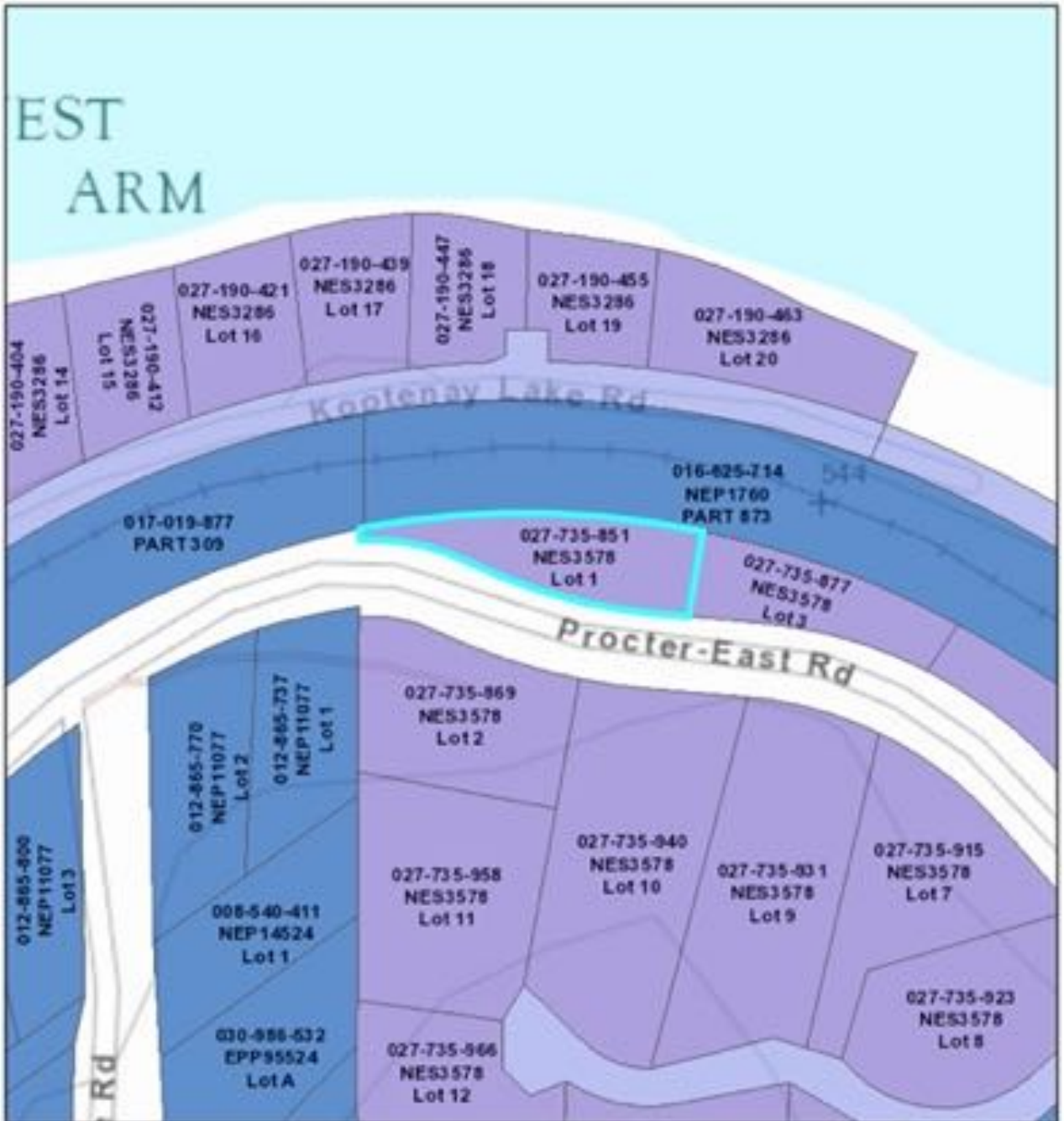
Fire Service Areas

#	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	M	Industrial	2260	YES	< 0.01

LTSA MAP



October 12, 2021

1:2,257

Parcels By Class

Air Space

Subdivision

Absolute Fee Book

Building Strata

Bare Land Strata

Common Ownership

Park

Road

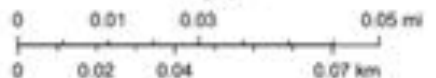
Return To Crown

Crown Subdivision

Part of Primary

Primary

Interest Parcels



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

UTILITIES MAP

Utilities



Legend

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

ELEVATION



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



Max Elevation: 550.56 m | Min Elevation: 544.31 m | Difference: 6.25 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
- RDCK Roads

ZONING

Rural Residential (RR) Policies

The Regional Board:

1. Directs that the principal use shall be single detached or duplex dwellings.
2. Supports rural residential development with lot sizes for subdivision purposes that generally exceed 2.0 ha (4.94 acres).
3. 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

31. 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.
33. Supports maintaining the Regional District managed Procter Wharf as a valued community asset.
34. 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.
36. Recognizes the importance of the rail way corridor as contributing to the nature and historic development of the community.
37. 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.
39. 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

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