

# Kootenay BC



REAL ESTATE  FAIR REALTY

11845  
HIGHWAY 31  
LARDEAU, BC

\$298,000



# DETAILS

Escape to your own lakeside oasis! This charming cottage on a half-acre of land in Lardeau BC is the perfect recreational getaway or starter property. Located just a short 30-minute drive north of Kaslo BC, it's a quick walk to the beautiful beaches of Kootenay Lake and surrounded by alpine meadows, peaks, and thrilling hiking, biking, and quadding trails. Explore nearby provincial and regional parks and campgrounds, and embrace the great outdoors!

The cottage features 2 bedrooms, 1 bath, and a full basement for ample storage space. With a lovely yard, you have endless potential to create a stunning lakeside garden oasis. Accessible directly from Highway 31, this getaway spot is easily reachable all year round.

Embrace the tranquility, adventure, and natural beauty of Lardeau BC! Don't miss this chance to own your slice of paradise.

MLS:                      Size: 0.50 Acre

Services: community water user's utility, septic, telephone and hydro

# TITLE

**TITLE SEARCH PRINT**

2022-06-29, 08:36:01

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 245000

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

<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	CA1269972
From Title Number	CA496797
<b>Application Received</b>	2009-09-15
<b>Application Entered</b>	2009-09-22
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	
	AS JOINT TENANTS
<b>Taxation Authority</b>	Nelson Trail Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	023-554-223
Legal Description:	PARCEL C (SEE XK28839) BLOCK 35 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	MORTGAGE
Registration Number:	CA496798
Registration Date and Time:	2007-07-06 09:47
Registered Owner:	ROYAL BANK OF CANADA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

# TITLE

**TITLE SEARCH PRINT**

2022-06-29, 08:33:30

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 69000

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

<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	LB154220
From Title Number	KL87663
<b>Application Received</b>	2008-01-08
<b>Application Entered</b>	2008-01-10
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	
	Nelson Trail Assessment Area
<b>Taxation Authority</b>	
<b>Description of Land</b>	
Parcel Identifier:	023-853-701
Legal Description:	PARCEL D (KL87662) BLOCK 35 DISTRICT LOT 187 KOOTENAY DISTRICT
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

# TAX ASSESSMENT

5/9/23, 7:51 AM

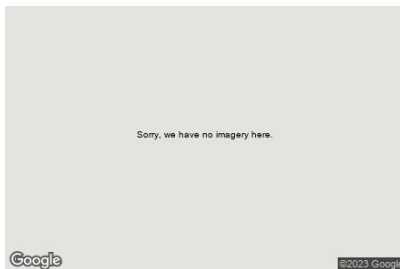
BC Assessment - Independent, uniform and efficient property assessment



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

## 11845 HIGHWAY 31 LARDEAU

Area-Jurisdiction-Roll: 21-786-01097.170



**Total value**      **\$244,000**

2023 assessment as of July 1, 2022

Land      \$90,000

Buildings      \$154,000

Previous year value      \$207,400

Land      \$90,400

Buildings      \$117,000

### Property information

Year built      1950

Description      1 STY house - Basic

Bedrooms      2

Baths      1

Carports

Garages

Land size      16500 Sq Ft

First floor area      760

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 C, BLOCK 35, PLAN NEP492, DISTRICT LOT 187,  
KOOTENAY LAND DISTRICT

PID: 023-554-223

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

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

## Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties



# PROPERTY DISCLOSURE STATEMENT

April 24 2023

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 11845 RICHWAY 31

Kaolo

V06 1M0

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

**2. SERVICES**

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

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BUYER'S INITIALS

LG	TR	
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SELLER'S INITIALS

BC1007 REV. JAN 2023

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# PROPERTY DISCLOSURE STATEMENT

April 24 2023

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

11845 HIGHWAY 31

Kaslo

V06 1M0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	RG			
B. To the best of your knowledge, is the ceiling insulated?	RG			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		RG		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		RG		
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?			RG	
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		RG		
G. Are you aware of any structural problems with any of the buildings?		RG		
H. Are you aware of any additions or alterations made in the last 90 days?		RG		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		RG		
J. Are you aware of any problems with the heating and/or central air conditioning system?		RG		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		RG		
L. Are you aware of any damage due to wind, fire or water?		RG		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		RG		
N. Are you aware of any problems with the electrical or gas system?		RG		
O. Are you aware of any problems with the plumbing system?		RG		
P. Are you aware of any problems with the swimming pool and/or hot tub?				RG
Q. Does the building contain unauthorized accommodation?		RG		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		RG		

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BUYER'S INITIALS

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SELLER'S INITIALS

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BC1997 REV. JAN 2023

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# PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE \_\_\_\_\_

ADDRESS:      11845    EDGEMAY 31      KASLO      V0G 1M0

4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the building constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		No		
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?		No		
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)		No		
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/m <sup>3</sup> <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		No		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		No		

**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?		No		
B. Are you aware of any latent defect in respect of the Premises? 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.		No		
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		No		

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BUYER'S INITIALS

LB	TR	
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SELLER'S INITIALS

BC1007 REV. JAN 2023

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# PROPERTY DISCLOSURE STATEMENT

April 24 2023

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

11845 HIGHWAY 31

Kaslo

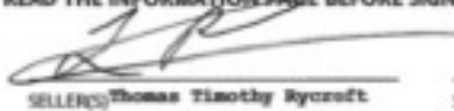
V0G 1M0

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.

  
SELLER(S) Lori Anne Goling

  
SELLER(S) Thomas Timothy Hycroft

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.

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# PLAN

Status: Filed

Plan #: NEP492 App #: N/A Crt# (Altered)  
 SUBDIVISION OF LOT 187 C. 1.  
 WEST KOOTENAY DISTRICT

SCALE 5 CHAINS OR 108 FEET TO ONE INCH  
 LOTS 26 X 110 FEET - STREETS 60 FEET  
 AVENUES 60 FEET

LOTS 2410 BLOCK 50  
 R.D. BLOCK 55  
 (See 81442)

LOTS 1223 BLDG 8  
 CANCELLED SEC 131 LTH  
 ROAD #1 (SEE XL11892)

LOT 110 BLDG 33 CANCELLED SEE PLAN # 1246  
 PURSUANT TO SEC 81  
 ALSO PARCEL #1 (602 R17317)  
 LOT 11-23, BLDG 33 ROAD  
 PARCEL B (OP R17318)

LOTS 17-19 BLDG CANCELLED  
 PURSUANT TO SEC 81  
 (SEE XL25162)  
 LOTS 20-21 BLDG CANCELLED  
 PURSUANT TO SEC 184, 2 ROAD  
 PARCEL D (SEE XL25162)  
 LOTS 22-24 BLDG CANCELLED  
 PURSUANT TO SEC 184, 2 ROAD  
 PARCEL E (SEE XL25164)

LOTS 26-27 CANCELLED  
 PURSUANT TO SEC 81  
 ROAD #1 (SEE XL11892)  
 ROAD #2 (SEE XL11893)

LOTS 4-13  
 BLOCK 18  
 CANCELLED PURSUANT  
 TO SEC 131 LTH  
 ROAD KNOWNS AS  
 PARCEL #1 (SEE  
 81585)

LOTS 311 (and) BLDG 5  
 CANCELLED PURSUANT TO  
 SEC 131 LTH  
 PARCEL #1 (SEE 81114)  
 LOTS 102-110 BLDG  
 PARCEL #1 (SEE 81114)  
 LOTS 102-110 BLDG  
 PARCEL #1 (SEE 81114)

LOTS 5-8 BLOCK 10  
 CANCELLED PURSUANT  
 TO SEC 131 LTH (SEE 81114)

LOTS 19-20 BLDG 11, BLDG 5  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 22-24 BLDG 12, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 25-26 BLDG 13, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 27-28 BLDG 14, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 29-30 BLDG 15, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 31-32 BLDG 16, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 33-34 BLDG 17, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 35-36 BLDG 18, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 37-38 BLDG 19, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 39-40 BLDG 20, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 41-42 BLDG 21, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 43-44 BLDG 22, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 45-46 BLDG 23, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 47-48 BLDG 24, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

LOTS 49-50 BLDG 25, BLDG 10  
 CANCELLED PURSUANT TO  
 SEC 131 LTH (SEE 81114)

Dec 19, 1982

Charles David W. Brown  
 P.L.S.



# EXPENSES

## Property Taxes:

2022

\$ 1330.07



## Water:

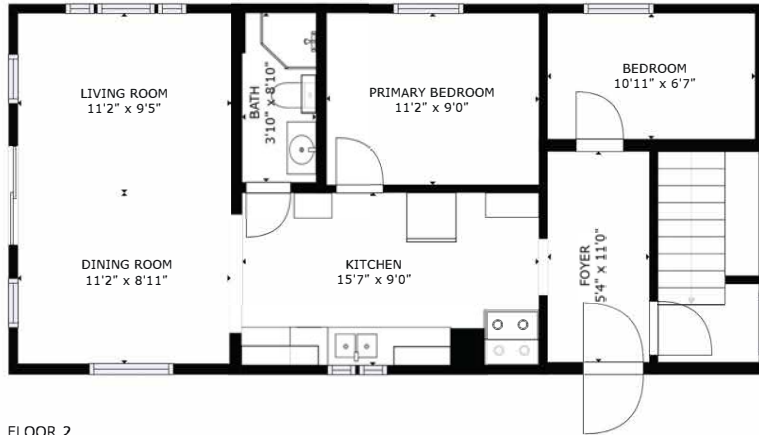
2022

\$ 200 / year

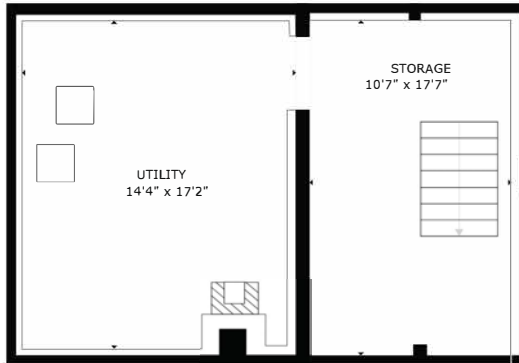


\*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

# FLOOR PLAN



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 474 sq. ft, FLOOR 2: 713 sq. ft  
TOTAL: 1187 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# RDCK MAP

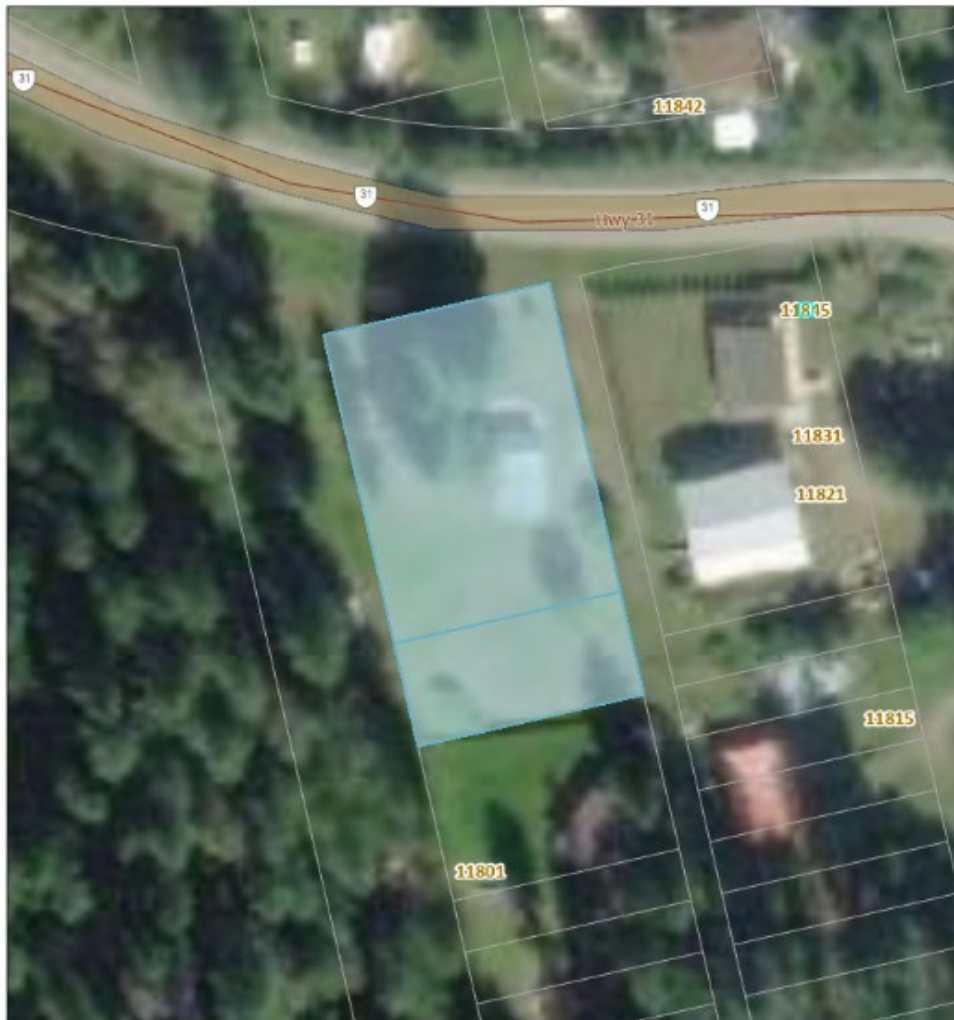


## RDCK Property Report

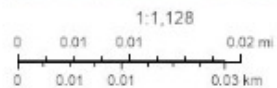
### Area of Interest (AOI) Information

Area : 0.51 acres

Jul 6 2022 14:51:03 Eastern Daylight Time



-  Electoral Areas
-  RDCK Roads
-  Cadastre - Legal Parcels
-  Civic Address



Esri Community Maps Contributors, Esri Canada, Esri, HERE, Garmin, GeoEye, GeoTechnologies, Inc., IGN/MINAGIS, USGS, EPA, US Census Bureau, USDA, NRCAN, Parks Canada, Source: Esri, Mapbox, DeLorme, Geopentris, and the GIS User Community

# RDCK REPORT

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01097.170	023-554-223	11845 HIGHWAY 31, LARDEAU	Single Family Dwelling	NEP492
2	786.01097.095	023-853-701	KASLO ST, LARDEAU	Residential Outbuilding Only	NEP492

#	LTO Number	Lot	Block	District Lot	Land District
1	CA1269972	-	35	187	KOOTENAY
2	LB154220	-	35	187	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL C, BLOCK 35, PLAN NEP492, DISTRICT LOT 187, KOOTENAY LAND DISTRICT	16500	SQUARE FEET	0.38
2	PARCEL D, BLOCK 35, PLAN NEP492, DISTRICT LOT 187, KOOTENAY LAND DISTRICT, (KL87662)	5500	SQUARE FEET	0.13

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.51

# LTSA MAP



July 6, 2022

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

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

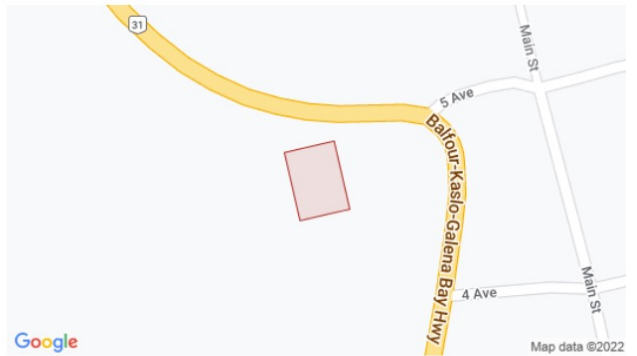
Government of British Columbia, DataBC, GeoBC



# SUMMARY

## 11845 HIGHWAY 31 Rural BC

PID	023-554-223
Registered Owner	GO*, L*
Legal Description	PARCEL C (SEE XK28839) BLOCK 35 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492
Plan	NEP492
Zoning	
Community Plan(s)	not in ALR



Year Built	1950	Structure	SINGLE FAMILY DWELLING
Lot Size	16510.17 ft <sup>2</sup>	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	566.54 m	Min Elev.	551.06 m
Floor Area	760 Ft <sup>2</sup>	WalkScore	-
TransitScore	-	Annual Taxes	\$1,004.82

### ASSESSMENT

	2021	%	2022
Building	\$109,000	↑ 7.34	\$117,000
Land	\$214,000	↓ -57.76	\$90,400
Total	\$323,000	↓ -35.79	\$207,400

### APPRECIATION

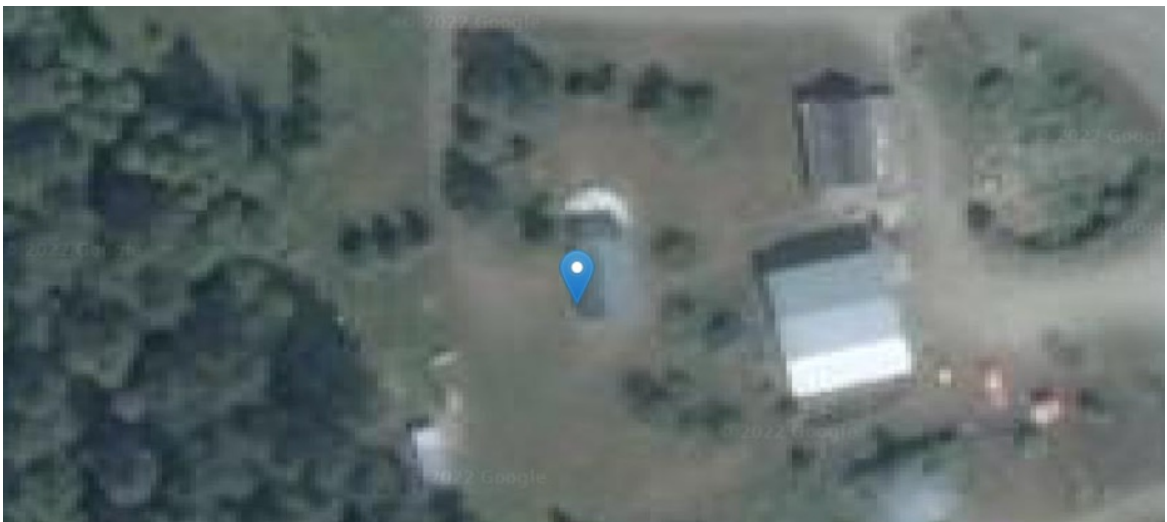
	Date	(\$)	% Growth
Assessment	2022	\$207,400	↓ -15.35
Sales History	15/09/2009	\$245,000	↑ 45.83
	06/07/2007	\$168,000	↑ 5.66
	30/01/2007	\$159,000	-

### 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             |



# FLOOD MAP

## Flood and Hazard



## Legend

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

# SUMMARY

## KASLO ST Rural BC

PID	023-853-701
Registered Owner	GO*, L*
Legal Description	PARCEL D (KL87662) BLOCK 35 DISTRICT LOT 187 KOOTENAY DISTRICT
Plan	NEP492
Zoning	
Community Plan(s)	not in ALR



Year Built	-	Structure	RESIDENTIAL OUTBUILDING ONLY
Lot Size	5503.63 ft <sup>2</sup>	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	568.75 m	Min Elev.	554.98 m
Floor Area	-	WalkScore	-
TransitScore	75 / Excellent Transit	Annual Taxes	\$325.25

### ASSESSMENT

	2021	%	2022
Building	\$0	-	\$10,700
Land	\$63,500	↓ -14.65	\$54,200
Total	\$63,500	↑ 2.20	\$64,900

### APPRECIATION

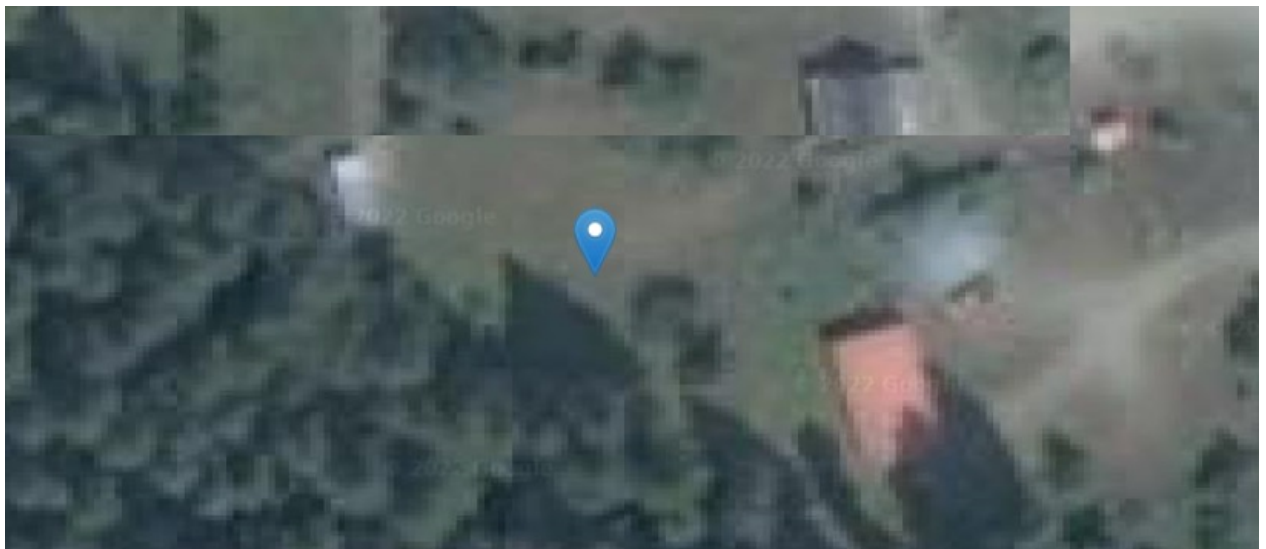
	Date	(\$)	% Growth
Assessment	2022	\$64,900	↓ -5.94
Sales History	08/01/2008	\$69,000	↑ 283.33
	20/08/1997	\$18,000	-

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

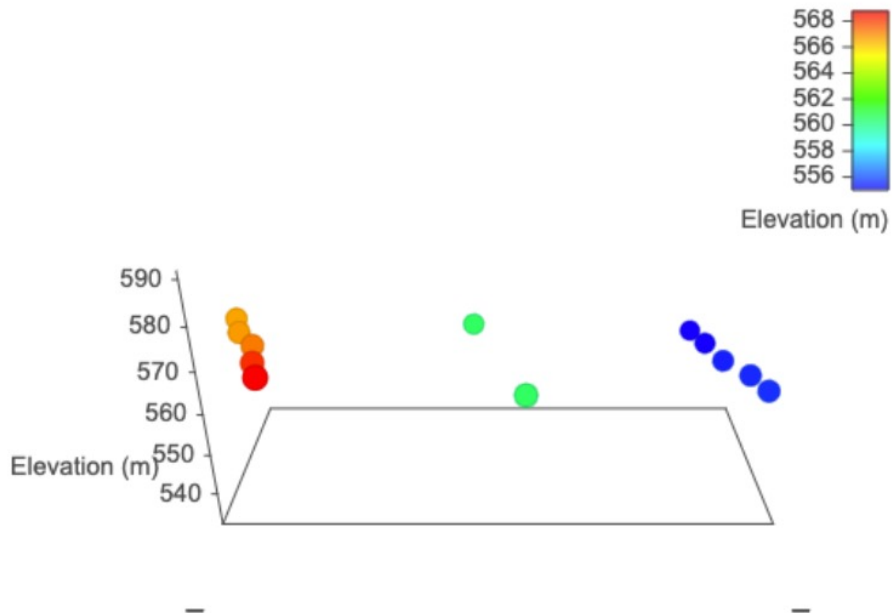
	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12



# ELEVATION



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



Max Elevation: 568.75 m | Min Elevation: 554.98 m | Difference: 13.77 m

# ZONING

ZONING REGULATIONS – This property has no zoning, but does need to follow RDCK Building regulations and permit process

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
<b>Hospital/ Medical Centre</b>	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	Kaslo Library	950m	3 min

## Meadow Creek & Lardeau Valley

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.

The area was first settled at the turn of the last century when a flood of prospectors searching for rich lodes of ore invaded the area. In 1912, the first of several homesteading families arrived to eke out a living by farming and logging on the bench land. Starting in the 1950s the area saw an increase of people who were looking for a way to build a principled and sustainable community or just to get back to nature.

The north end of the lake includes five biogeoclimatic zones, from low-lying wet valleys with towering cedar and cottonwoods to the scree on the peaks dribbling down into spectacular alpine meadows. Wildlife includes deer, moose, elk, black and grizzly bears, mountain caribou, wolverine, wolves and mountain goats. More than 68 species of birds have been recorded. Some of the streams contain native stock of cutthroat and rainbow trout, Dolly Varden (bull trout) and mountain whitefish.



# COMMUNITY INFORMATION

## Meadow Creek Spawning Channel

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

## Duncan Dam

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

## Kaslo

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.

## 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.

## Weather

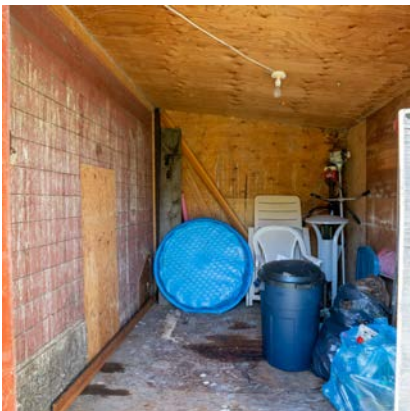
Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

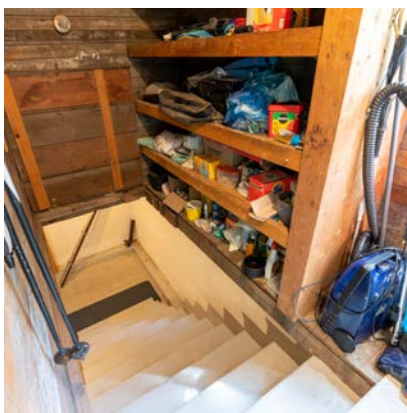
Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

# PICTURES



# 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/>

**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>