

**397 PARK AVENUE,  
PROCTER BC  
\$297,000**





# DETAILS

Leave the pace of the city behind and settle into the relaxed lakeside lifestyle of Kootenay Village in Procter, BC. Located just 30 minutes from Nelson, this prime waterfront lot offers approximately 0.28 acres with beautiful lake and mountain views in a peaceful, well-established community.

Utilities are available, and the property benefits from access to shared community amenities. Surrounding you are walking trails, community parks and gardens, and a beach park just steps away, making it easy to enjoy the outdoors year-round. Set along the shores of Kootenay Lake and backed by an ancient forest,

Kootenay Village is known for its natural beauty and sense of community. The property includes approved reduced setbacks from the water, offering enhanced privacy and flexibility for future development. Significant site work has already been completed, including a retaining wall and beach rock shoreline, helping move your building plans forward. This is an excellent opportunity to create a custom lakeside home or retreat in one of the West Kootenays' most desirable waterfront communities.

**Size:** 0.28 acres

**Services:** community water utility, sewer, and hydro



# TAX 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.

## PROCTER EAST RD PROCTER

Area-Jurisdiction-Roll: 21-707-02256-132



**Total value** **\$342,000**

2026 assessment as of July 1, 2025

**Land** **\$342,000**

**Buildings** **\$0**

**Previous year value** **\$365,000**

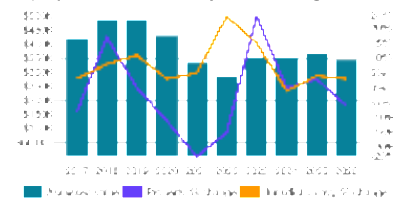
**Land** **\$365,000**

**Buildings** **\$0**

### Property value history

2016	-8%	\$342,000
2015	+3%	\$355,000
2014	0%	\$368,000
2013	+24%	\$299,000
2012	15%	\$255,000

### Property value and Nelson Rural jurisdiction change



### Property information

Year built	
Description	Vacant Residential Less Than 2 Acres
Bedrooms	
Baths	
Carports	
Garages	
Land size	28 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 32, PLAN N553286, 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

PID: 027-765-122

### 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



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

# TITLE

## TITLE SEARCH PRINT

2024-02-20, 06:36:50

File Reference:

Requestor: Kul Nijjar

Declared Value \$400000

**\*\*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** CA7752444  
From Title Number CA7459362

**Application Received** 2019-09-17

**Application Entered** 2019-09-25

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

**Taxation Authority** Nelson Trail Assessment Area

**Description of Land**  
Parcel Identifier: 027-785-122  
Legal Description:  
STRATA LOT 32 DISTRICT LOT 873 KOOTENAY DISTRICT STRATA PLAN NES3286  
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**  
HERETO IS ANNEXED EASEMENT CA2097461 OVER PART OF DISTRICT LOT 873  
EXCEPT PLANS RW 1760, NEP83574, NEP87939 AND NEP88311 SHOWN ON PLAN  
EPP13055

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL  
GOVERNMENT ACT, SEE CA9942043

HERETO IS ANNEXED EASEMENT LB270938 OVER PART OF DISTRICT LOT 873  
KOOTENAY DISTRICT EXCEPT PLANS RW 1760, NEP83574 AND NEP87939 SHOWN  
ON PLAN NEP88310

# TITLE

## TITLE SEARCH PRINT

2024-02-20, 06:36:50

File Reference:

Requestor: Kul Nijjar

Declared Value \$400000

### Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	LB103260
Registration Date and Time:	2007-08-28 14:10
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks:	INTER ALIA

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	LB270903
Registration Date and Time:	2009-01-07 14:55
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	LB270906
Registration Date and Time:	2009-01-07 14:56
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	RENT CHARGE
Registration Number:	LB270909
Registration Date and Time:	2009-01-07 14:56
Registered Owner:	PROCTER WATER UTILITY LIMITED INCORPORATION NO. BC0740642
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	LB472661
Registration Date and Time:	2011-07-05 13:38
Registered Owner:	REGIONAL DISTRICT OF CENTRAL KOOTENAY

Nature:	MORTGAGE
Registration Number:	CA7752445
Registration Date and Time:	2019-09-17 14:20
Registered Owner:	NELSON & DISTRICT CREDIT UNION

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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# COMMON PROPERTY TITLE

## COMMON PROPERTY SEARCH PRINT

2024-02-20, 06:36:50

File Reference:

Requestor: Kul Nijjar

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

**Land Title District**  
Land Title Office

NELSON  
NELSON

Common Property Strata Plan

NES3286

**Transfers**

NONE

**Legal Notations**

NONE

### Charges, Liens and Interests

Nature:

UNDERSURFACE RIGHTS

Registration Number:

H2350

Registration Date and Time:

1974-02-20 15:21

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA

Remarks:

INTER ALIA  
MINES AND MINERALS  
TRANSFERRED FROM V18718  
PART FORMER LOT 1 PLAN NEP81789

Nature:

COVENANT

Registration Number:

LB103260

Registration Date and Time:

2007-08-28 14:10

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA  
REGIONAL DISTRICT OF CENTRAL KOOTENAY

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

LB103266

Registration Date and Time:

2007-08-28 14:10

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA  
AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN  
PHASE 1 ONLY

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

LB103267

Registration Date and Time:

2007-08-28 14:10

Registered Owner:

PROCTER WATER UTILITY LIMITED  
INCORPORATION NO. BC0740624

Remarks:

AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN  
PHASE 1 ONLY

# COMMON PROPERTY TITLE

## COMMON PROPERTY SEARCH PRINT

2024-02-20, 06:36:50

File Reference:

Requestor: Kul Nijjar

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB215725  
Registration Date and Time: 2008-07-02 11:01  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. A55547  
Remarks: AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN  
PHASE 1 ONLY

Nature: PRIORITY AGREEMENT  
Registration Number: LB270888  
Registration Date and Time: 2009-01-07 14:55  
Remarks: GRANTING LB270887 PRIORITY OVER LB118926, A  
MORTGAGE REGISTERED ON THE TITLE OF THE STRATA  
LOTS

Nature: PRIORITY AGREEMENT  
Registration Number: LB270889  
Registration Date and Time: 2009-01-07 14:55  
Remarks: GRANTING LB270887 PRIORITY OVER LB262808 AND  
LB262809, A MORTGAGE AND ASSIGNMENT OF RENTS  
REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB270904  
Registration Date and Time: 2009-01-07 14:55  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN  
PHASE 2 ONLY

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB270905  
Registration Date and Time: 2009-01-07 14:55  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN  
PHASE 2 ONLY

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB270934  
Registration Date and Time: 2009-01-07 14:57  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: PART ON PLAN NEP88309

**Miscellaneous Notes:** NONE

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)

PAGE 1 of \_\_\_\_ PAGES



Date of disclosure: 01/04/2026

The following is a statement made by the Seller concerning the Property or strata Unit located at:

**ADDRESS / STRATA UNIT #:** 397 Park Avenue Procter BC V1L 0B6 (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 in 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 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?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any current or pending local improvement levies / charges?		✓		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?	✓			

### 2. SERVICES

A. Please indicate the water system(s) the Development uses: <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 Development has 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 Development already?		✓		
(ii) Have you applied for a water licence and are awaiting a response?				✓

BUYER'S INITIALS

SELLER'S INITIALS

BC1003 REV. JUL 2025

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# PROPERTY DISCLOSURE STATEMENT

PAGE 2 of \_\_\_\_ PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

397 Park Avenue

Procter

BC V1L 0B6

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?		✓		
D. Are you aware of any problems with the sanitary sewer system?		✓		

### 3. BUILDING Respecting the Unit and Common Property

A. Has a final building inspection been approved, or a final occupancy permit been obtained?				✓
B. 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?				✓
C. (i) Is this Unit occupied, or has this Unit been previously occupied?				✓
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?				✓
D. Does the Unit have any equipment leases or service contracts (e.g., security systems, water purification, etc.)?				✓
E. Are you aware of any additions or alterations made without a required permit (e.g., building, electrical, gas, etc.)?				✓
F. Are you aware of any structural problems with any of the buildings in the Development?				✓
G. Are you aware of any problems with the heating and / or central air conditioning system?				✓
H. Are you aware of any damage due to wind, fire, or water?				✓
I. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?				✓
J. Are you aware of any leakage or unrepaired damage?				✓
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 6, Section 5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS		✓		

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BUYER'S INITIALS

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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

PAGE 3 of \_\_\_\_\_ PAGES

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

ADDRESS / STRATA UNIT #: 397 Park Avenue Procter BC V1L 0B6

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any special assessment(s) voted on or proposed?				✓
R. Have you paid any special assessment(s) in the past five years?				✓
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?				✓
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses 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. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? If Yes, attach the required Owner Builder Disclosure Notice.				✓
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				✓
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____				✓

AA. Nature of Interest / Ownership: ☐ Freehold ☐ Time Share ☐ Leasehold  
☐ Undivided ☐ Cooperative

BB. Management Company \_\_\_\_\_  
 Name of Manager \_\_\_\_\_ Telephone \_\_\_\_\_  
 Address \_\_\_\_\_

CC. If self-managed:  
 Strata Council President's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
 Strata Council Secretary Treasurer's Name \_\_\_\_\_ Telephone \_\_\_\_\_

\_\_\_\_\_  
 BUYER'S INITIALS

\_\_\_\_\_  
 SELLER'S INITIALS

BC1003 REV JUL 2025

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# PROPERTY DISCLOSURE STATEMENT

PAGE 4 of \_\_\_\_ PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

397

Park Avenue

Procter

BC V1L 0B6

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

YES

NO

CAN BE OBTAINED FROM:

DD. Are the following documents available?

✓

Robert Kozlowski

Bylaws

Rules / Regulations

Year-to-date Financial Statements

Current Year's Operating Budget

All Minutes of Last 24 Months, Including Council, Special,  
and Annual General Meeting 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? \$ 160

Does this monthly fee include:

YES

NO

DO  
NOT  
KNOW

DOES  
NOT  
APPLY

YES

NO

DO  
NOT  
KNOW

DOES  
NOT  
APPLY

Management?

✓

Recreation?

✓

Heat?

✓

Cable?

✓

Hot Water?

✓

Gardening?

✓

Gas Fireplace?

✓

Caretaker?

✓

Garbage?

✓

Water?

✓

Sewer?

✓

Other?

FF. (i) Number of Unit parking stalls included \_\_\_\_\_ and specific numbers \_\_\_\_\_

(ii) Are these: ☐ (a) Limited Common Property?

☐ (b) Common Property?

☐ (c) Rented?

☐ (d) Long Term Lease?

☐ (e) Other?

GG. (i) Storage Locker? ☐ Yes ☐ No

Number(s) \_\_\_\_\_

(ii) Are these: ☐ (a) Limited Common Property?

☐ (b) Common Property?

☐ (c) Rented?

☐ (d) Long Term Lease?

☐ (e) Other?

BUYER'S INITIALS

SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

PAGE 5 of \_\_\_\_ PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

397

Park Avenue

Procter

BC v1L 086

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

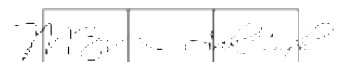
	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. To the best of your knowledge, has the Unit been tested for radon? (i) If Yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				✓
II. 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?				
JJ. To the best of your knowledge, has the Common Property 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/YYYY)				✓
KK. 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?				✓

### 4. GENERAL

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?		✓		
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:</i> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.		✓		
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		✓		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?		✓		

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BUYER'S INITIALS



SELLER'S INITIALS

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# EXPENSES

## Property Taxes:

2025

\$1586.49



## Water Utility:

2025

\$840+GST / year



## Sewer:

2025

\$663 approx. / year

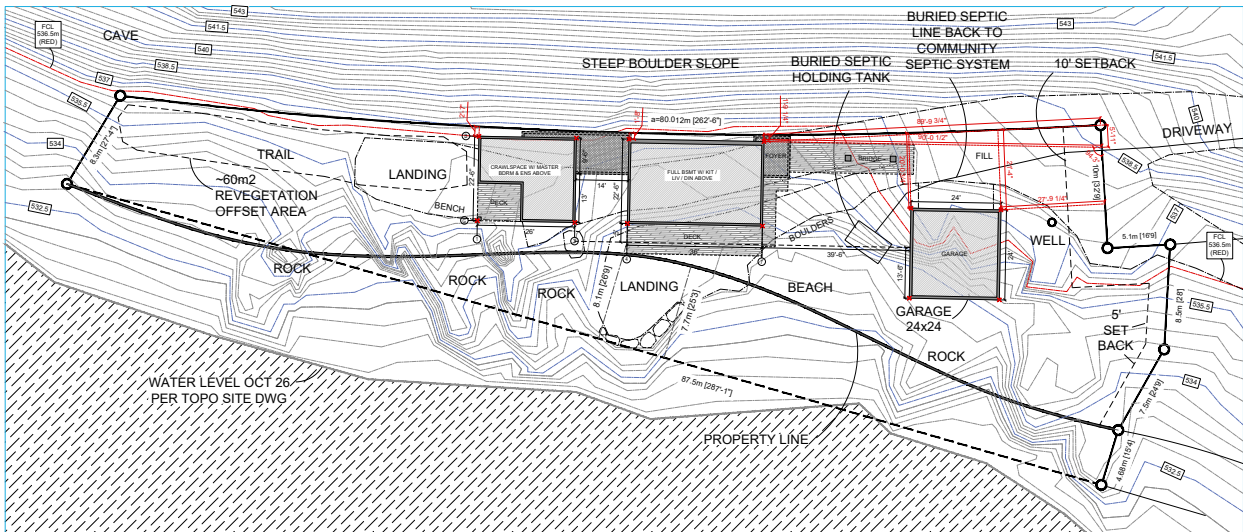


\*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.



# SITE PLAN

SITE PLAN



STRATA LOT 32 D.L. 973  
PLAN NES3286 PID 027-785-122  
(KOOTENAY LAKE VILLAGE)  
AREA E RDCK

ISSUED FOR REVIEW

**purcell** TIMBER  
FRAME  
HOMES  
www.purcell.com 1-800-655-5574

RAMOS-CASH RESIDENCE  
KOOTENAY LAKE VILLAGE, RDCK, B.C.  
SITE PLAN

IMPORTANT NOTE: ALL  
DRAWINGS AND DESIGNS  
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SCALE: 3/32"=1'-0"

DRAWN BY: KK

SEPT 17/20

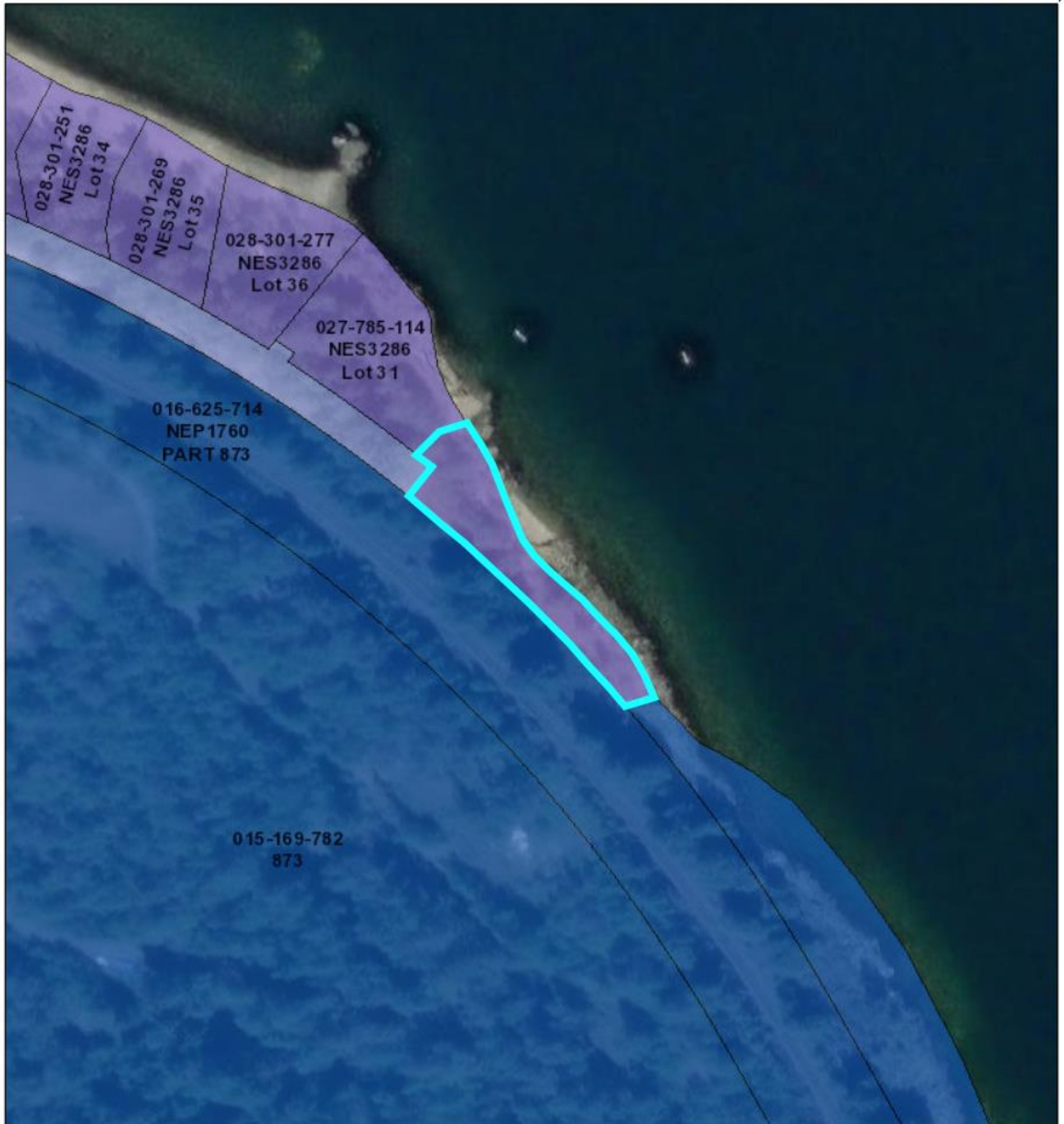
3 / 14

# Architect EXTERIOR Design





# LTSA MAP



February 20, 2024

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

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

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

# RDCK MAP



## RDCK Property Report

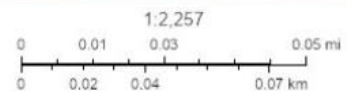
### Area of Interest (AOI) Information

Area : 0.3 acres

Feb 20 2024 16:11:36 Eastern Standard Time



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



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

# RDCK REPORT

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.02256.132	027-785-122	397 PARK AVE, PROCTER	Vacant Residential Less Than 2 Acres	NES3286

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7752444	32	-	873	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	STRATA LOT 32, PLAN NES3286, 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	.28	ACRES	0.30

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	397 PARK AVE	-	397	PARK	AVE	Procter	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area E	Cheryl Graham	0.30

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1158	HARROP	0.30

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2260	RS	Suburban Residential	Suburban Residential	0.30

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

# SUMMARY

## PROCTER EAST RD Rural BC

PID	027-785-122
Registered Owner	RA*, M*
Legal Description	STRATA LOT 32 DISTRICT LOT 873 KOOTENAY DISTRICT STRATA PLAN NES3286 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	NES3286
Zoning	
Community Plan(s)	OCP: <a href="#">RS - Suburban Residential</a> , not in ALR



Year Built	–	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	–	Bedrooms	0
Bathrooms	0	Dimensions	–
Max Elev.	539.73 m	Min Elev.	533.74 m
Floor Area	–	Walk Score	–
Transit Score	–	Annual Taxes	\$1,425.51

### ASSESSMENT

	2023	%	2024
Building	\$0	–	\$0
Land	\$352,000	<span>↑ 0.28</span>	\$353,000
Total	\$352,000	<span>↑ 0.28</span>	\$353,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$353,000	<span>↓ -11.75</span>
Sales History	17/09/2019	\$400,000	<span>↓ -17.7</span>
	24/04/2019	\$486,000	<span>↓ -22.24</span>
	02/09/2009	\$625,000	–

### DEVELOPMENT APPLICATIONS

–

### SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	<a href="#">Redfish</a>	<a href="#">Trafalgar</a>	<a href="#">Crawford Bay</a>
School District	<a href="#">SD 8</a>	<a href="#">SD 8</a>	<a href="#">SD 8</a>
Grades	K - 7	6 - 8	K - 12

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



# UTILITIES MAP

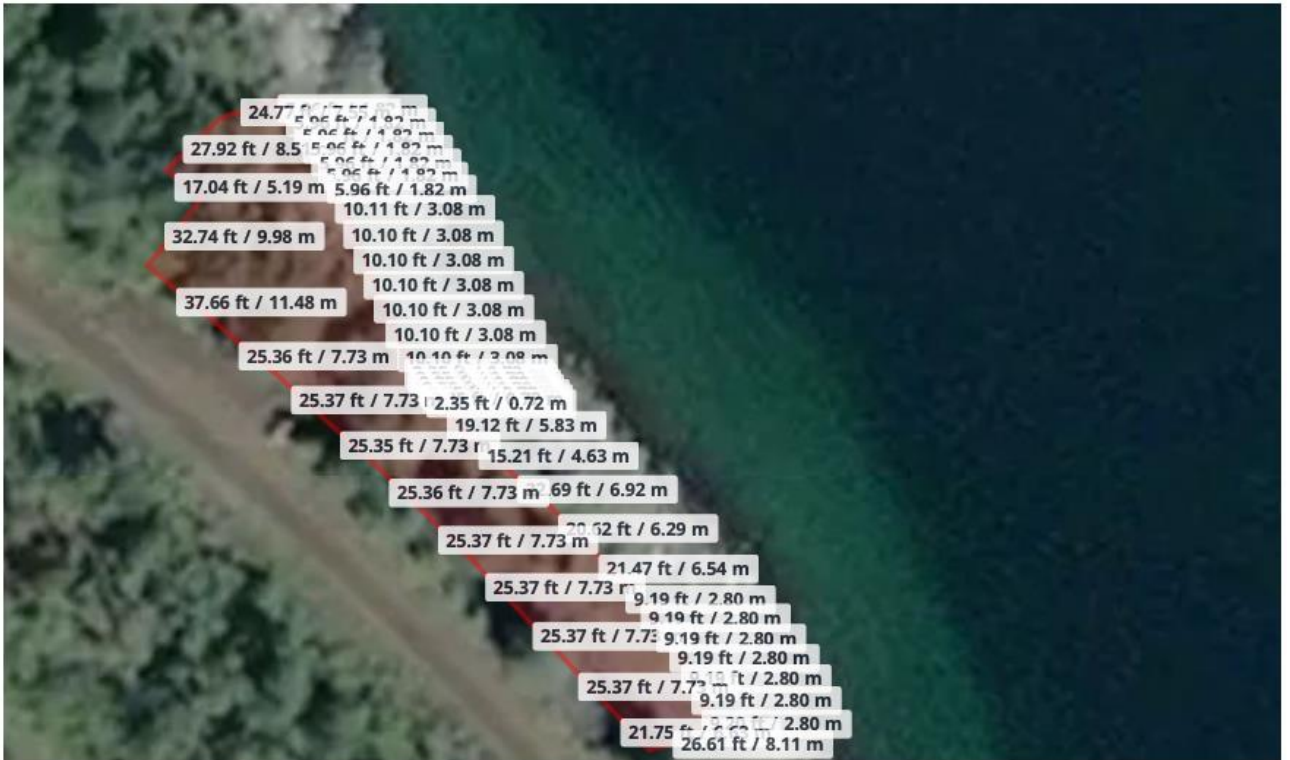
## Utilities



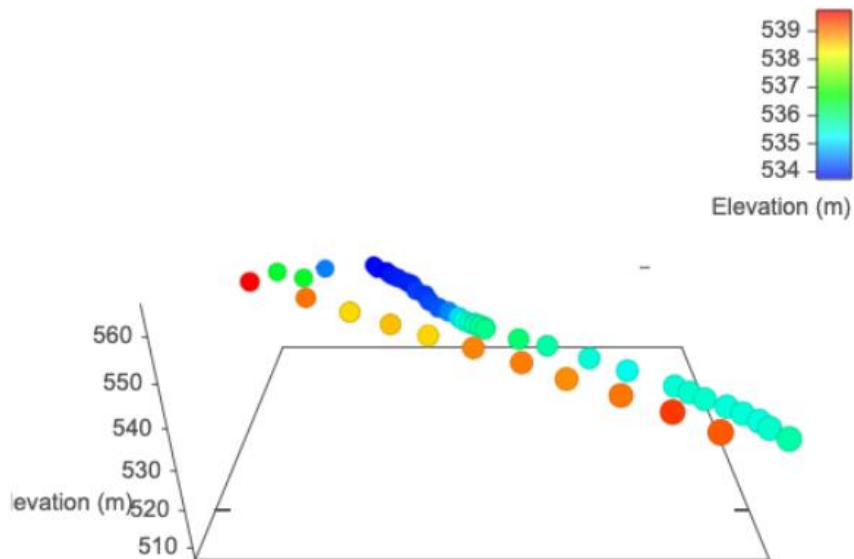
## Legend

- |  |  |  |   |
|--|--|--|---|
|  Hydrant                |  Stand Pipe       |  Other                    |  MUNICIPAL OWNED |
|  Streams and Shorelines |  Lakes and Rivers |  Cadastre - Legal Parcels |  RDCK OWNED      |
|  |  |  |  Address Points  |

# ELEVATION



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



Max Elevation: 539.73 m | Min Elevation: 533.74 m | Difference: 6.00 m

# FLOOD MAP

## Flood and Hazard



## Legend

■ Flood Construction Levels - 1990  
— Streams and Shorelines

■ Non Standard Flooding Erosion Area  
■ Lakes and Rivers

■ Slide Hazard  
□ Cadastre - Legal Parcels

■ Slocan Valley GeoHazard  
● Address Points

# ZONING

## Land Use

### Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">RS - Suburban Residential</a>
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Central Kootenay E Census Metropolitan Area/Census Agglomeration: Nelson Census Subdivision Type: Census subdivision within census agglomeration having no census tracts
Floodplain Data	Status: Not in Floodplain

#### Suburban Residential (RS) Policies

The Regional Board:

1. Directs that the principal use shall be single detached or duplex dwellings.
2. Supports medium density residential development with lot sizes for subdivision purposes being determined by the level of available or proposed servicing, with density increasing with the provision of community water and/or waste water disposal.
3. Encourages cluster housing development based on examination of the criteria set out in General Residential policies.
4. Encourages directing development of this type to municipalities or existing or proposed residential nodes where infrastructure services are available or can be provided.





# 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

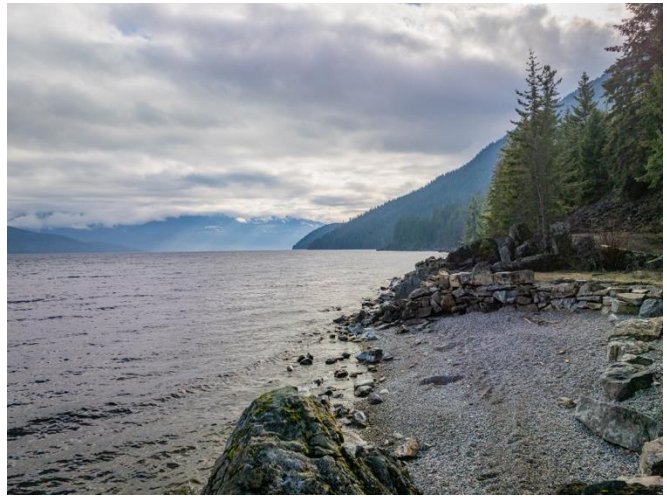
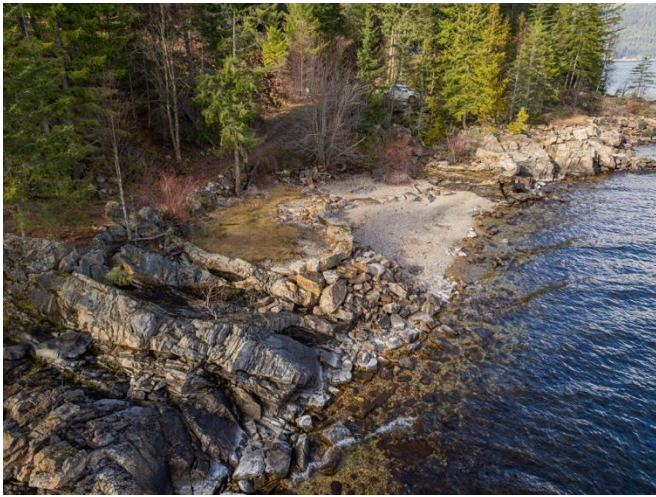
**Crossing Time:** 5 minutes

**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](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>