

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

151 COOPER
CREEK RD
MEADOW CREEK,
BC

\$239,900



DETAILS

Affordable 1+ acre parcel with a one storey home in Cooper Creek BC. This property is on the Lardeau River about a half hour drive north of Kaslo BC. Close to Kootenay Lake and Duncan Lake with many recreational activities to take advantage of in the Lardeau Valley. The home offers a large living and dining area, a large entry/hall, a wood stove centrally located, large bathroom, kitchen, laundry and mudroom with side entrance and two smaller sized bedrooms. The large deck does need to be repaired but would make a great place to sit and relax and watch the natural landscape.

Water, Hydro, Telephone, Internet available. Located on the river and across from the old Meadow Creek Cedar mill site.

MLS: 2461657 Size: 1.75 acres

Services: shallow well, septic, and hydro

TITLE

TITLE SEARCH PRINT

2021-10-07, 15:14:55

File Reference:

Requestor: Kul Nijjar

Declared Value \$60100

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

Land Title District NELSON
Land Title Office NELSON

Title Number CA2989135
From Title Number CA2741504

Application Received 2013-02-08

Application Entered 2013-02-21

Registered Owner in Fee Simple
Registered Owner/Mailing Address: MEADOW CREEK, BC
VOG 1N0

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier: 013-415-735
Legal Description:
LOT 1 DISTRICT LOT 1025 KOOTENAY DISTRICT PLAN 8092

Legal Notations

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

Charges, Liens and Interests

Nature: RIGHT OF WAY
Registration Number: A1131
Registration Date and Time: 1967-02-10 11:05
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA4835500
Registration Date and Time: 2015-11-26 13:37
Registered Owner: THE BANK OF NOVA SCOTIA

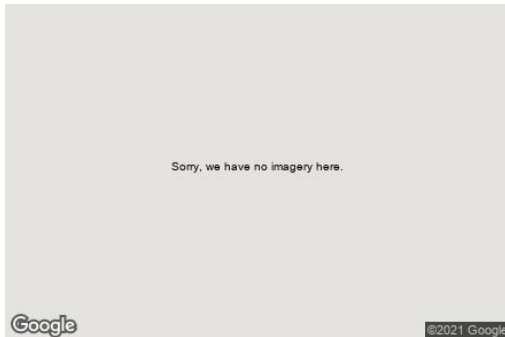
TAX ASSESSMENT



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.

151 COOPER CREEK RD COOPER CREEK V0G 1N0

Area-Jurisdiction-Roll: 21-786-04059.000



Total value **\$138,900**

2021 assessment as of July 1, 2020

Land \$85,400

Buildings \$53,500

Previous year value \$120,900

Land \$74,300

Buildings \$46,600

Property information

Year built 1904

Description 1 STY house - Basic

Bedrooms 1

Baths 1

Carports

Garages

Land size 1.748 Acres

First floor area 1,376

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

Lot 1 Plan NEP8092 District Lot 1025 Land District 26

PID: 013-415-735

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: OCT 14, 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 151 Cooper Creek Rd Cooper Creek BC V0G1N0 (the "Premises")

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?		✓		
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" 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 Premises have 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, 2015?	✓			
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?		✓		
C. If you indicated in 2A that the Premises have 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)?			✓	
D. Are you aware of any problems with the water system?	✓			
E. Are records available regarding the quantity of the water available?		✓		
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?	✓	✓		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		✓		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		✓		

INITIALS

[Signature]	[Signature]	[Signature]	[Signature]
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PROPERTY DISCLOSURE STATEMENT

Oct 16 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 151 Cooper Creek Rd Cooper Creek BC V0G1N0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?			✓	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input checked="" type="checkbox"/>	✓			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		✓		
G. Are you aware of any structural problems with any of the buildings?		✓		
H. Are you aware of any additions or alterations made in the last sixty days?		✓		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		✓		
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓		
L. Are you aware of any damage due to wind, fire or water?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Do the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		✓		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? if yes, attach required Owner Builder Disclosure Notice.			✓	
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		✓		
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? _____		✓		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		✓		
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?		✓		
4. 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?		✓		

PROPERTY DISCLOSURE STATEMENT

OCT 16 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 151 Cooper Creek Rd Cooper Creek BC V0G1N0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		✓		
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?		✓		

ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)
PROBLEM WITH WELL WATER IS LOW PRESSURE AND LINE FROM WELL TO HOUSE IS NOT BURNED.

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 receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

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) _____

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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BC1003 REV. SEPT 2020

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EXPENSES

Property Taxes:

2021

\$790.31



Insurance (HUB International):

2021

\$4090 / year



Hydro (FortisBC):

2021

\$75 approx. / month



Internet (Kaslo InfoNet):

2021

\$83.95 approx. / month



SURVEY

PLAN OF SUBDIVISION OF
PART OF ASSIGNED LETTER "A"
EXPLANATORY PLAN 16962^S OF
PARCEL NO 1 (D.D. 7634-I) OF
LOT 1025, KOOTENAY DISTRICT

PLAN No 8092
 Deposited in the Land Registry
 Office at Nelson, B.C. this 17
 day of December, 1971

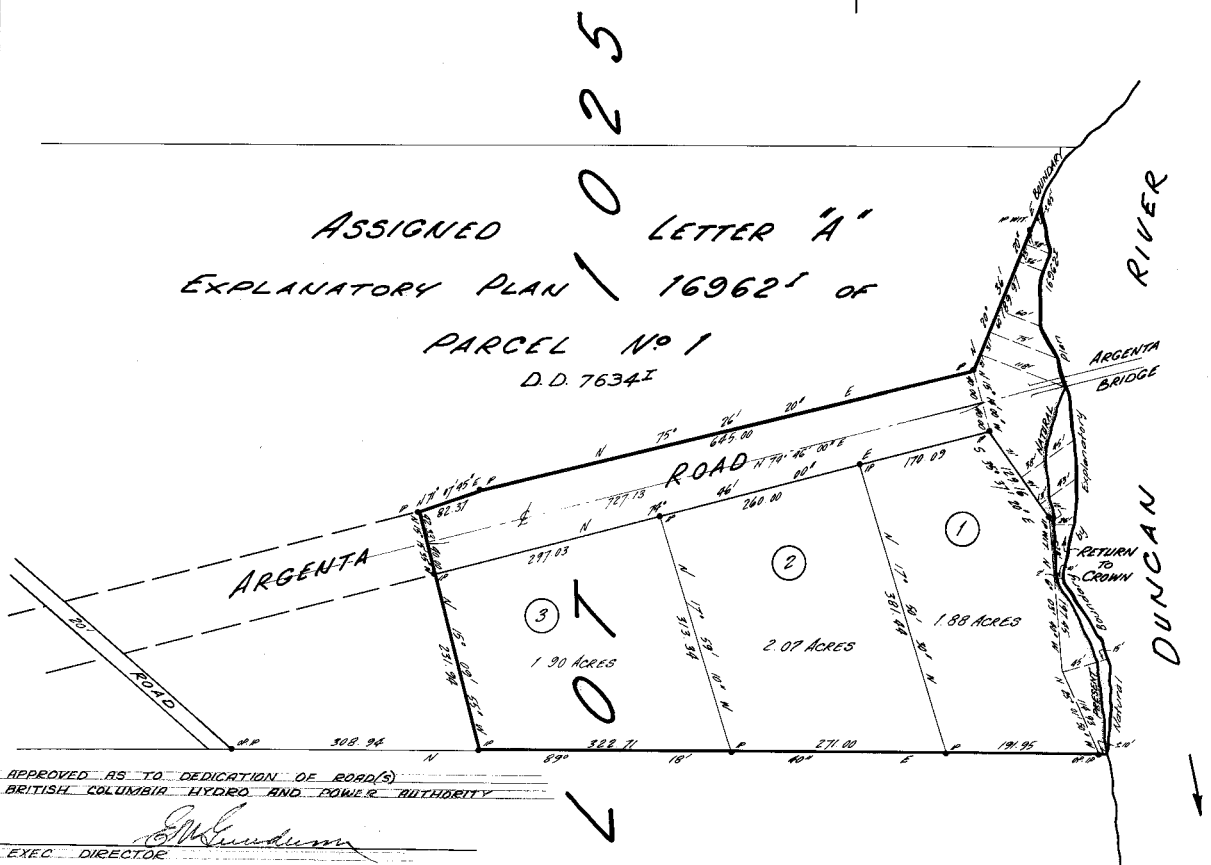
M. D. Lusk
 Registrar

SCALE: 1 INCH = 100 FEET

LEGEND

Bearings are Astronomic derived from the North boundary of Lot 1025 shown as N 83° 18' 40" E on Plan 5601.

- o.p. Denotes old wood post found in place.
- o.i.p. Denotes old iron pin found in place.
- i.p. Denotes 1/2" x 30" square galvanized iron pin set.



ASSIGNED LETTER "A"
 EXPLANATORY PLAN 16962^S OF
 PARCEL NO 1
 D.D. 7634I

APPROVED AS TO DEDICATION OF ROAD(S)
 BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

M. J. Tamm
 EXEC DIRECTOR

J. J. Woodward
 SECRETARY

I, Michael John Tamm, of the City of Nelson, British Columbia Land Surveyor make oath and say that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 2nd day of December, 1971.

Sworn before me this 7th day of December, 1971.

James S. Lambert
 A commissioner for taking affidavits for B.C.

M. J. Tamm
 B.C.L.S.

Approved under the Land Registry Act
 this 17th day of January, 1972.

J. J. Woodward
 Approving Officer,
 Department of Highways

James S. Lambert
 OWNER

Michael J. Tamm
 OWNER

This plan lies within the
 Regional District of Central Kootenay.

B. W. Lamb
 WITNESS at 16 other signatures

RIGHT OF WAY

A 1131

D



No. 201-1602.0 (X5)

LAND REGISTRY ACT
FORM C
(Section 128)

7 FEB 17 AM 11:05

Application for Registration of Charge

Date 6th February, 19 67

I, NEIL M. ORNSTEIN, solemnly declare that I am ~~of~~ Solicitor for ~~the Province of British Columbia~~ British Columbia Hydro and Power Authority and that ~~he~~ ^{it} is entitled to a

• Charge by way of right of way over the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the charge is British Columbia Hydro and Power Authority,
970 Burrard Street, Vancouver 1, B. C.

1 Not applicable where the applicant is a corporation. Strike out words not applicable.

~~XXXXXX~~
~~XXXXXX~~
~~XXXXXX~~ (Adapt to suit circumstances.) ~~XXXXXX~~

2 For use where the application is made by a solicitor or agent.

~~XXXXXX~~
~~XXXXXX~~
The fee-simple is registered in Vol. 7310, Fol. 1 of the Register.

DESCRIPTION OF LAND

MUNICIPALITY OR ASSESSMENT DISTRICT	LOT OR SECTION	ADMEASUREMENT OR ACREAGE
Nelson-Slocan Assessment District	Parcel "A" (Explan. Plan 16962-I) of Parcel 1 (DD 7634-I) of Lot 1025, Kootenay District.	

LIST OF INSTRUMENTS

DATE	PARTIES	CHARACTER OF DEED
3rd February, 1967.	ELLEN LEIGHTON - and - BRITISH COLUMBIA HYDRO AND POWER AUTHORITY	Right of Way Agreement

Do not write outside the sideline. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby applied for, and that the true value thereof at the date of this application is \$100 dollars: (in the case of a Solicitor or Agent, add) and I am duly authorized by the owner to make this application (in the case of an Agent, add) and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 6th day of February, 1967 at Vancouver, British Columbia.

(Signature) Neil M. Ornstein
790 Burrard Street,
Vancouver 1, B. C.

(Full post-office address.)

For mailing notices and documents.

Neil M. Ornstein

* NOTE.—Insert here the estate less than the fee-simple or encumbrance or equitable interest claimed in, over, or upon the land: e.g., mortgagor in fee-simple for \$500, estate for life, his pendens (according to circumstances, upon, in, over).

WETT INSPECTION

SOLID FUEL HEATING QUESTIONNAIRE

Insured Information

Stove or Other Non Central Heating Appliance

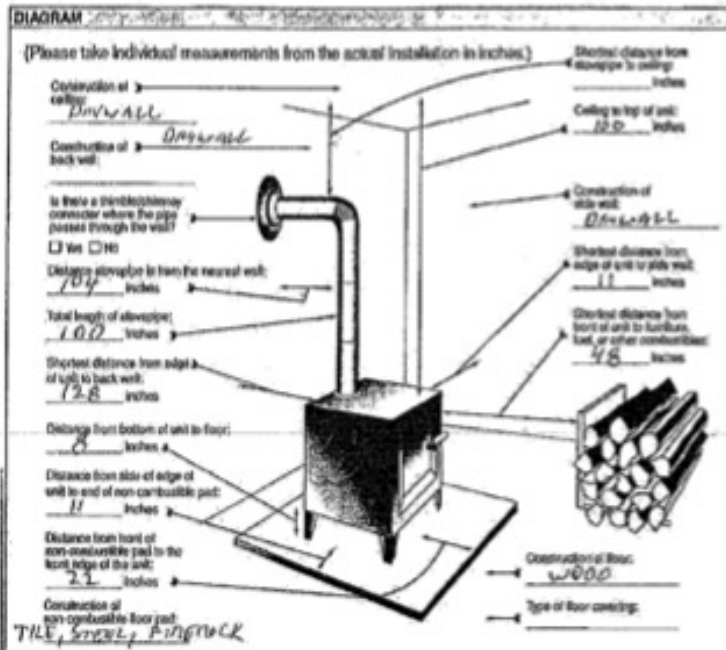
1. Do you use your unit as a: Primary heat source Auxiliary heating source # of cords used yearly ≈ 1-1.5
2. Type: Ordinary Stove Airtight Stove Cooking Stove Pellet Stove Fireplace Insert
3. Is the appliance: C.S.A U.L.C Warnock Hersey
4. Manufacturer: QUADRA FIRE Model: ISLE ROYAL Age: 7
5. Is there at least 18 inches clearance between the unit and any shielded combustible material? YES
6. Is the floor shield extending at least 18 inches from the loading-side door and 8 inches on the other three sides? YES
7. The floor construction supporting the stove is: Concrete Frame Frame with a Non Combustible Material
8. Distance between stove and combustibles (furniture, drapes, carpet, etc.): 4 FEET

Flue Pipe

1. Is there at least 18 inches between the pipe and any combustible material?
2. If the pipe goes through the wall or ceiling, is there a metal thimble of at least 18 inches in diameter? YES
3. How often are the pipes cleaned? 1 TO 2 A YEAR

Chimney

1. The chimney is: Factory built Other (describe) _____ Who installed? SELF
2. Is chimney: C.S.A U.L.C Warnock Hersey
3. If a metal chimney, is there at least 2 inches clearance between the chimney and any combustible material?
4. Does the appliance share chimney with any other heating appliance? NO
5. Is the chimney cleaned annually? YES If no, how often? _____



SHIELD DETAILS (Answer ONLY if permanent wall mounted shield equipped)

Shield material: _____ Thickness of shield: _____ inches
 Distance from back wall to shield: _____ inches Width between shield and wall: _____ inches
 Distance from side wall to shield: _____ inches
 Shield is insured by agent overrated at: _____
 Distance from floor to bottom edge of shield: _____ inches
 Total measurements of shield: _____ inches

COMMENTS/REMARKS

Installation of Unit and Chimney

1. Was appliance installed by: Yourself A Qualified Installer _____, Name of Installer _____ Date installed OCT 2012
2. If installed by owner, has the installation been inspected and approved by: Fire Department Official _____ Building Inspector Date OCT 2012
3. Location of stove in residence CENTRAL
4. Has the heating appliance been installed with at least the recommended clearances shown on diagram? YES
5. If not, please show differences.

Miscellaneous Information

1. Metal container for ash removal?
2. Have you ever had a chimney fire? NO
3. No. of fire extinguishers 2
4. Distance to fire extinguishers 10 FEET
5. Address of premises where stove _____

Signature _____ Date _____

Return to:

Fortuna Niminiken
 RHC Insurance Brokers Ltd.
 601-A Baker Street Nelson BC V1L 4J3
 (ph) 250 352-5366 (f) 250 352-3324

WETT INSPECTION

NW2/12

151 COOPER CR RD COPPER CR.

SOLID FUEL HEATING QUESTIONNAIRE		POLICY NUMBER	REPORT DATE Apr 9, 2008
INSURANCE COMPANY		INSURE	AGENT/ BROKER
PHOTO REQUIRED <input type="checkbox"/> YES <input type="checkbox"/> NO		PHOTO ATTACHED <input type="checkbox"/> YES <input type="checkbox"/> NO	
BROKER CLIENT ID#			
1. HEATING UNIT			
TYPE <u>STOVE</u>	<input type="checkbox"/> ACORN STOVE, BOX, FRANKLIN OR POT BELLY STOVE (LOOSE FITTING OR NO DOORS)		<input checked="" type="checkbox"/> SPACE HEATER <input type="checkbox"/> OTHER (SPECIFY) _____
MAKE <u>QUADRA FIRE</u>	<input type="checkbox"/> COOKSTOVE		<input type="checkbox"/> WOODSTOVE, AIRTIGHT
MODEL <u>ISLE ROYALE</u>	<input type="checkbox"/> FIREPLACE INSERT		<input type="checkbox"/> WOODSTOVE, NOT AIRTIGHT
AGE <u>9 YEARS</u>	<input type="checkbox"/> FIREPLACE, ZERO CLEARANCE		<input type="checkbox"/> WOOD FURNACE
IS THIS UNIT CERTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> MASONRY FIREPLACE	
IF YES, BY: <u>W, 76</u>		<input type="checkbox"/> PELLET STOVE	
<input type="checkbox"/> CANADIAN STANDARDS ASSOCIATION (CSA)		<input type="checkbox"/> WOOD FURNACE ADD ON	
<input checked="" type="checkbox"/> WARNOCK-HERSEY PROF. SERVICES LTD.		<input type="checkbox"/> WOOD / OIL COMBINATION	
ADDRESS OF PREMISES WHERE THE UNIT IS INSTALLED		<input type="checkbox"/> UNDERWRITERS' LABORATORIES OF CANADA (ULC)	
WHERE IS THE HEATING UNIT LOCATED?		<input type="checkbox"/> OTHER (SPECIFY) _____	
<input type="checkbox"/> ATTACHED GARAGE <input type="checkbox"/> DETACHED GARAGE			
<input type="checkbox"/> WORKSHOP			
<input type="checkbox"/> DWELLING (SPECIFY) <u>LIVING ROOM</u>			
<input type="checkbox"/> OTHER (SPECIFY) _____			
IS THE HEATING UNIT <input type="checkbox"/> PRIMARY <input checked="" type="checkbox"/> AUXILIARY		HOW OFTEN IS HEATING UNIT USED? NUMBER OF HOURS PER DAY <u>12</u> NUMBER OF DAYS PER YEAR <u>180</u>	
FUEL: <input checked="" type="checkbox"/> WOOD ONLY		NUMBER OF CORDS USED ANNUALLY <u>2.5</u>	
<input type="checkbox"/> WOOD AND OIL		<input type="checkbox"/> FACE CORD (16" x 4" x 8")	
<input type="checkbox"/> PELLET (SPECIFY TYPE) _____		<input checked="" type="checkbox"/> STANDARD / BUSH CORD (4" x 4" x 8")	
<input type="checkbox"/> OTHER (SPECIFY) _____			
IF FUEL IS NOT WOOD, SPECIFY AMOUNT BURNED ANNUALLY _____			
ARE ASHES DISPOSED OF IN A METAL CONTAINER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		IS THE CONTAINER EQUIPPED WITH A METAL LID? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
IS THE ASH CONTAINER PLACED ON A NON-FLAMMABLE SURFACE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
2. CHIMNEY			
TYPE <input type="checkbox"/> MASONRY CHIMNEY LINING: <input type="checkbox"/> FLUE TILE <input type="checkbox"/> STAINLESS STEEL <input type="checkbox"/> OTHER (SPECIFY) _____			
<input checked="" type="checkbox"/> FACTORY BUILT DOUBLE WALLED METAL CHIMNEY - NAME OF MANUFACTURER <u>ICC</u>			
INSTALLED BY PROFESSIONAL <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, NAME OF FIRM <u>HOME OWNER</u> <input type="checkbox"/> UNKNOWN			
LABELLED:			
<input type="checkbox"/> CANADIAN STANDARDS ASSOCIATION (CSA)		<input type="checkbox"/> UNDERWRITERS' LABORATORIES OF CANADA (ULC)	
<input checked="" type="checkbox"/> WARNOCK-HERSEY PROF. SERVICES LTD.		<input type="checkbox"/> OTHER (SPECIFY) _____	
<input type="checkbox"/> CONCRETE			
<input type="checkbox"/> OTHER TYPE OF CHIMNEY (SPECIFY) _____			
<input type="checkbox"/> UNKNOWN			
AGE: <input type="checkbox"/> SAME AS HEATING UNIT OR <u>NEW</u>			
DOES UNIT SHARE A CHIMNEY FLUE? <input type="checkbox"/> YES PROVIDE DETAILS _____			
<input checked="" type="checkbox"/> NO			
CHIMNEY IS INSTALLED <input checked="" type="checkbox"/> INSIDE BUILDING <input type="checkbox"/> OUTSIDE BUILDING <input type="checkbox"/> OUTSIDE BUILDING IN INSULATED ENCLOSURE			
HOW MANY TIMES PER YEAR IS THE CHIMNEY CLEANED? <u>2 TIMES</u> DATE OF LAST CLEANING? <u>NEW</u> BY WHOM? <u>HOME OWNER</u>			
CLEARANCE OF CHIMNEY TO NEAREST COMBUSTIBLES <u>23</u> INCHES <input type="checkbox"/> CENTIMETERS			
IS CHIMNEY RATED FOR A CONTINUOUS FLUE GAS TEMPERATURE OF 650°C? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN			

PHARTUNG 3494 WETT.
SEP 19/12

WETT INSPECTION

COOPER CR RD COPPER CP

SOLID FUEL HEATING QUESTIONNAIRE

3. CLEARANCES

IMPORTANT

PLEASE COMPLETE THE FOLLOWING CHART. THE ACTUAL CLEARANCE IS WHAT YOU MEASURE, WHEREAS THE REQUIRED DISTANCE IS THAT SPECIFIED IN THE OWNER'S MANUAL OR ON THE LABEL ATTACHED TO THE HEATING UNIT. THE MEASUREMENTS ARE IN:

INCHES OR CENTIMETERS

	ACTUAL	REQUIRED
SHORTEST DISTANCE OF STOVE TO:	BACK WALL	12" 14"
	SIDE WALL	94"
	CORNER	
SHORTEST DISTANCE OF STOVE PIPE TO:	BACK WALL	103
	SIDE WALL	129 4"
	CEILING	100 4"
SHORTEST DISTANCE FROM HEATING UNIT TO EDGE OF FLOOR PAD IN:	FRONT	33"
	LEFT SIDE	9"
	RIGHT	11"
	BACK	22"
		8"

IS THERE A THIMBLE WHERE THE PIPE PASSES THROUGH WALL? YES NO

TOTAL LENGTH OF ALL STOVE PIPE (INCLUDING ELBOWS) 94"

NUMBER OF ELBOWS IN STOVE PIPE? NONE

CONSTRUCTION OF STOVE PIPE:

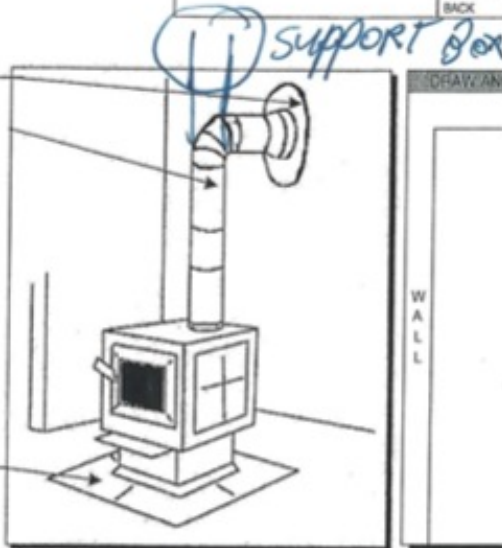
- DOUBLE WALLED
 SINGLE WALLED (INCLUDING BLACK STEEL)
 GALVANIZED
 OTHER (SPECIFY)

CONSTRUCTION OF:

SIDEWALL DRY WALL
 BACKWALL DRY WALL
 CEILING 4 L. V.

IS THERE A NON-COMBUSTIBLE PAD? YES NO

SHORTEST DISTANCE OF UNIT TO FURNITURE, FUEL OR OTHER COMBUSTIBLE MATERIAL: 4.3"



DRAW AND LABEL DIAGRAM OF HOW THE UNIT LOOKS

WALL

WALL

4. INSTALLATION

WHO INSTALLED THE HEATING UNIT? HEATING CONTRACTOR HOMEOWNER OTHER (SPECIFY)

IS THE CONTRACTOR WETT CERTIFIED? YES NO

DOES THE STOVE PIPE PASS THROUGH A CONCEALED SPACEWALL? YES DESCRIBE

NO NOT APPLICABLE

TYPE OF SHIELDING: SHEET METAL PERMANENTLY INSTALLED? YES NO CERAMIC TILE BRICK CONCRETE OTHER

DISTANCES ARE IN: INCHES CENTIMETRES

DISTANCE FROM WALL TO SHIELD NA DISTANCE FROM TOP OF STOVE TO TOP OF SHIELD NA DISTANCE FROM HEAT SHIELD TO FLOOR

ARE THE WALL SPACERS NON-COMBUSTIBLE? YES NO IS THERE AN AIR SPACE AT TOP AND BOTTOM? YES NO IS THE SHIELD ONE INCH FROM THE WALL? YES NO

5. OTHER

HAS THE INSTALLATION, INCLUDING CHIMNEY, BEEN INSPECTED BY SOMEONE WHO IS WETT CERTIFIED? YES NO (EXPLAIN)

HAVE ANY MODIFICATIONS BEEN MADE TO THE HEATING UNIT OR CHIMNEY SINCE INSTALLED OR INSPECTED? YES NO (EXPLAIN) NONE

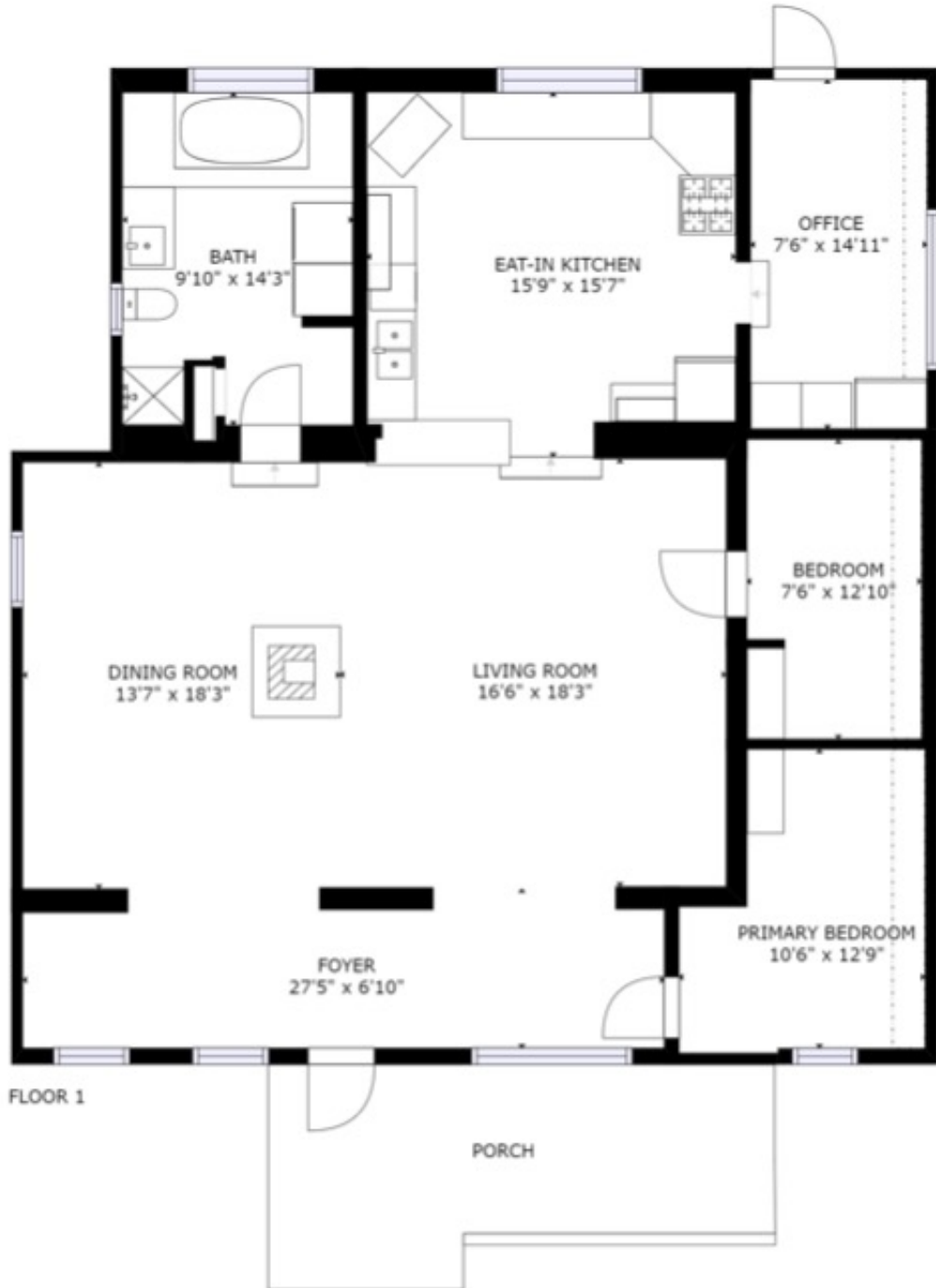
6. REMARKS

P HARTUNG

3494 WETT.
SEP 19/12

COMPLETED BY: P Hartung DATE:

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 1468 sq. ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 48 sq. ft
TOTAL: 1468 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 1.75 acres

Oct 20 2021 16:42:43 Eastern Daylight Time



RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	1.75	-
Civic Address	1	-	-
Electoral Areas	1	1.75	-
Fire Service Areas	0	0	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	0	0	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	1.75	-
Flood Construction Levels - 1990	1	1.66	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.04059.000	013-415-735	151 COOPER CREEK RD, MEADOW CREEK	Single Family Dwelling	NEP8092

#	LTO Number	Lot	Block	District Lot	Land District
1	CA2989135	1	-	1025	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 1 PLAN NEP8092 DISTRICT LOT 1025 KOOTENAY LAND DISTRICT	1.748	ACRES	1.75

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.04059.000	-	151	COOPER CK RD	151 COOPER CK RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.75

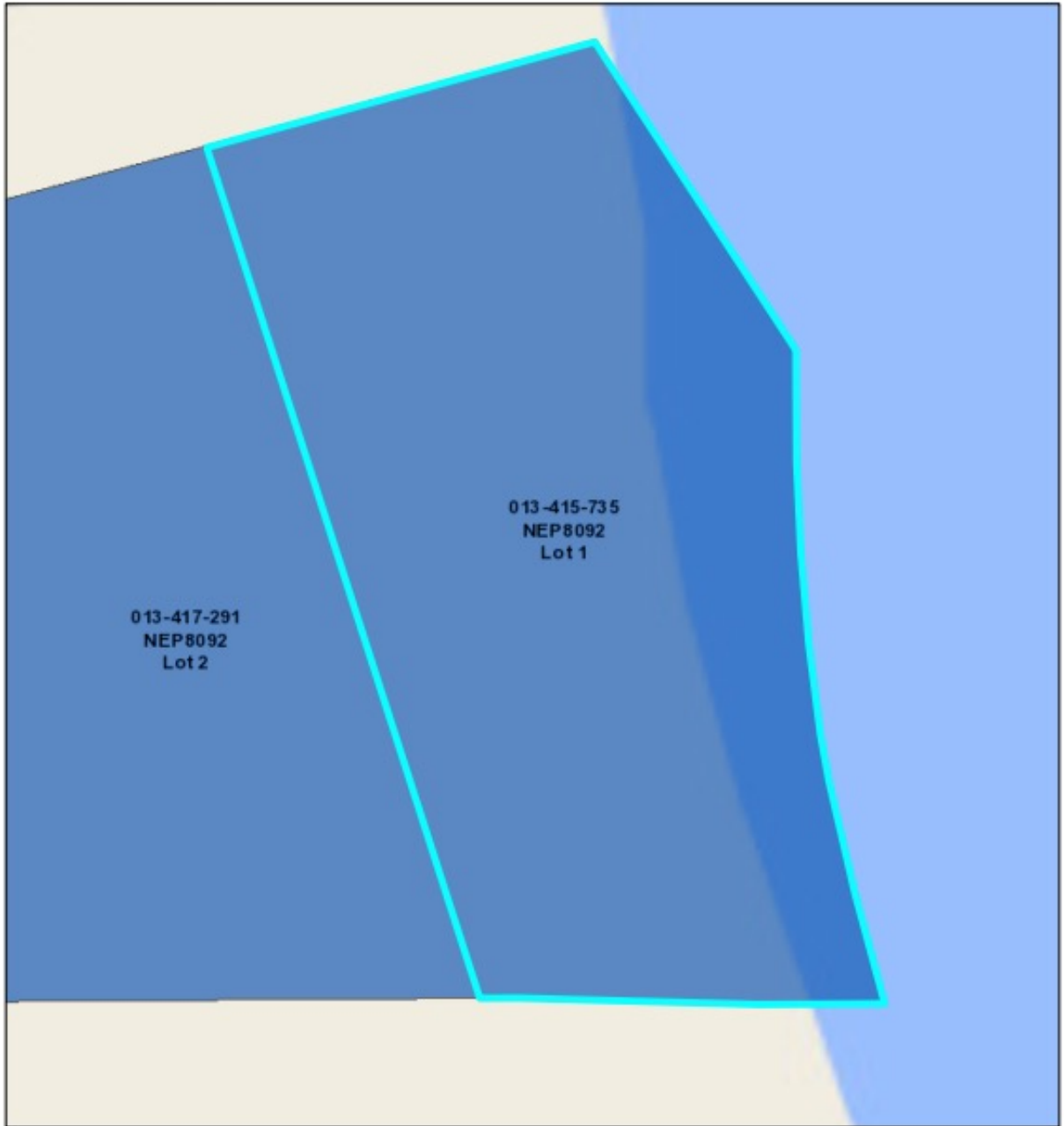
Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Cooper Creek - E	Cooper Creek - E	A	E	1.75

Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	YES	543.0	30.0	Duncan River	1.66

LTSA MAP

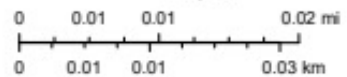


October 20, 2021

1:1,128

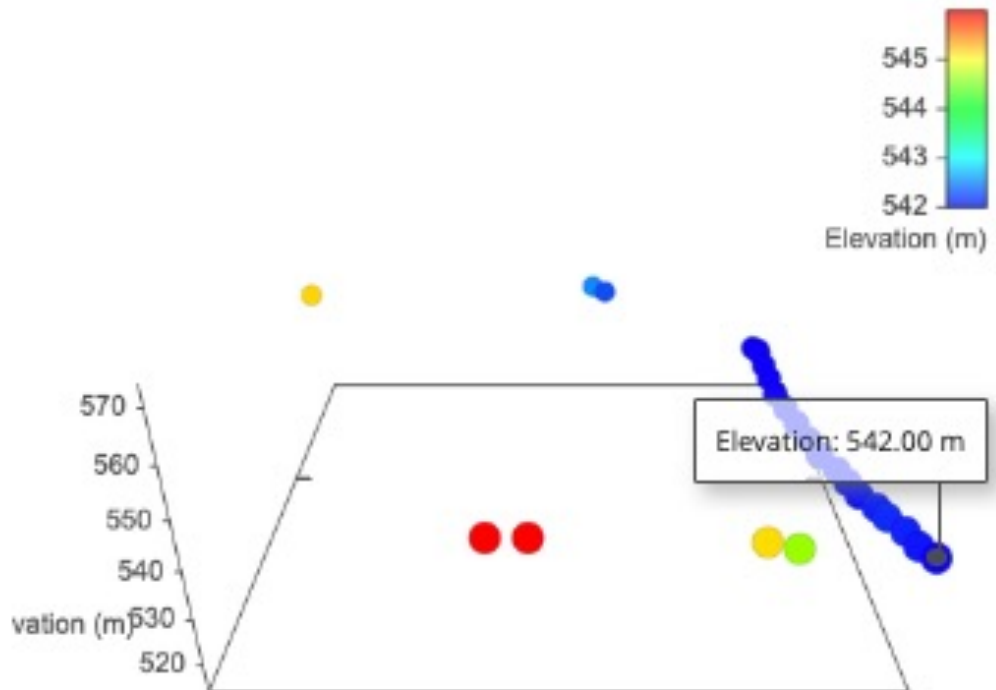
Parcels By Class

- | | | |
|---|--|---|
|  Air Space |  Bare Land Strata |  Crown Subdivision |
|  Subdivision |  Common Ownership |  Part of Primary |
|  Absolute Fee Book |  Park |  Primary |
|  Building Strata |  Road |  Interest Parcels |
| |  Return To Crown | |



Government of British Columbia, DataBC, GeoBC

ELEVATION



UTILITIES MAP

Utilities

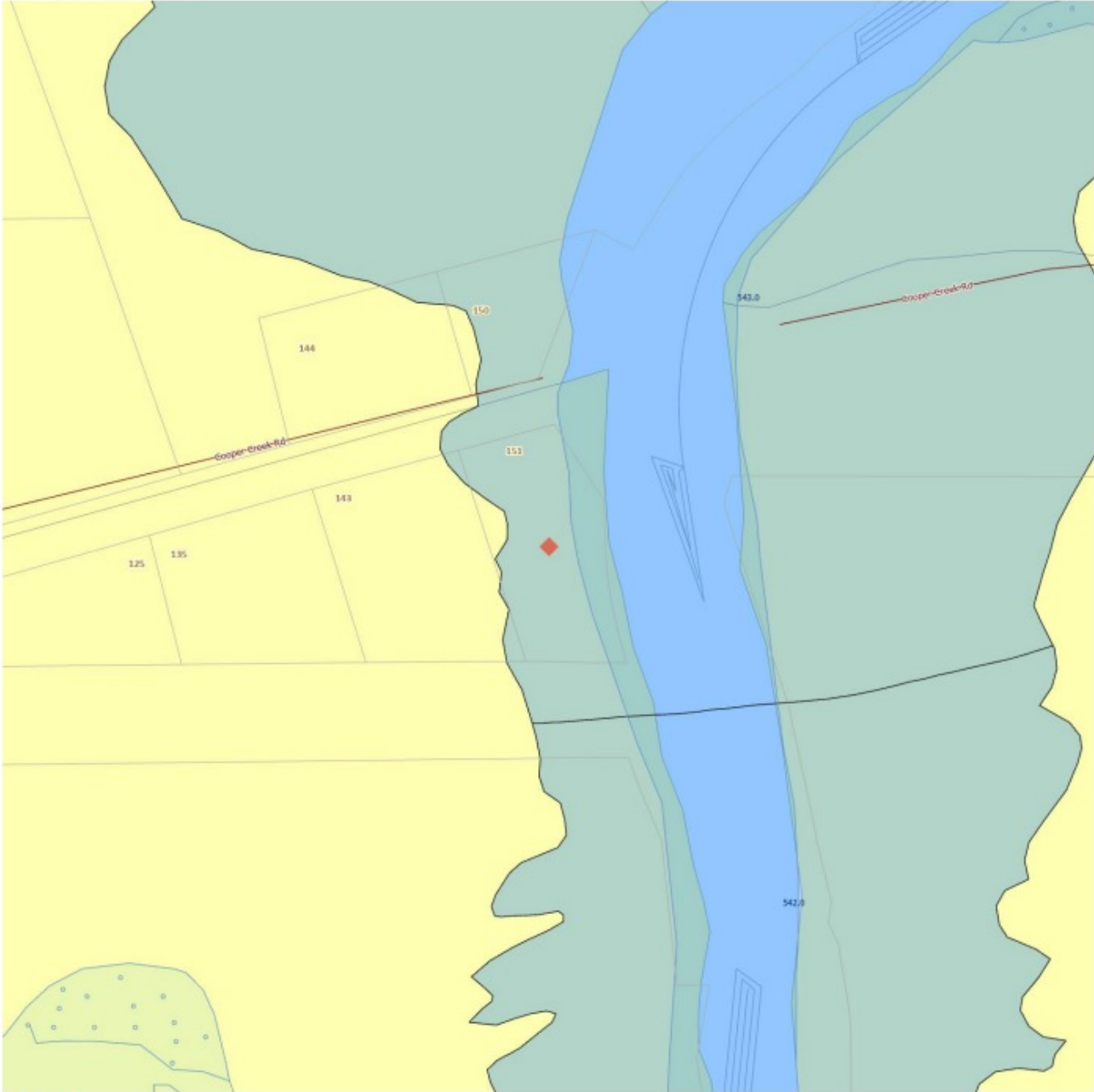


Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| 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
- Slovan Valley GeoHazard
- RDCK Roads
- Civic Address

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	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
Hospital/ Medical Centre	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
Dentist	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
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Meadow Creek

Forty km (25 miles) north of Kaslo is the beautiful Lardeau Valley which embraces the small communities of Lardeau, Cooper Creek and Meadow Creek, Howser, Argenta and Johnsons Landing. The rich valley bottom farmland is the result of the ebb and flow over thousands of years by the Duncan and Lardeau Rivers through the flats at the head of the lake.

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

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.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

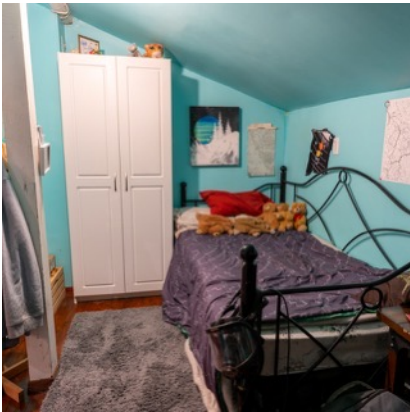
Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

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/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station. *There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

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