

Kootenay BC



PROPERTY MATCHMAKERS REALTY

4265 WOODBURY
VILLAGE ROAD

AINSWORTH, BC

\$259,000



DETAILS

This property is perfectly set up for seasonal use in Woodbury Village in Ainsworth Hot Springs BC. It's located about 10 mins south of Kaslo BC and about 45 mins north of Nelson BC. The living area has a covered deck, living room and laundry/utility shed with a large roof system that also includes a travel trailer that is connected to the living room. There is a motorhome set up for guest use. Wonderful seating area and small paths and trails built on the property. The property is fully serviced with water, hydro, internet, and septic system. Room for parking with the private community beach within walking distance. Southern exposure for a nice sunny spot, room for further development potential for full time use and nice mountain and some lake views. If you're looking for something to use part time for right now and then decide how you want to develop for full time use, then you will want to have a look at this property.

MLS: 2459920 Size: 0.66 acres
Services: municipal water, septic, and hydro.



TITLE

TITLE SEARCH PRINT

2021-07-08, 10:11:38

File Reference:

Requestor: Kul Nijjar

Declared Value \$8,500

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NELSON
Land Title Office NELSON

Title Number XE27780
From Title Number XB3460

Application Received 1991-11-28

Application Entered 1991-11-29

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority Nelson Trail Assessment Area

Description of Land
Parcel Identifier: 009-809-368
Legal Description:
LOT 17 DISTRICT LOT 6283 KOOTENAY DISTRICT PLAN 14423

Legal Notations
HERETO IS ANNEXED EASEMENT XE26902 OVER LOT 44, DISTRICT LOTS
6283 AND 6284, KOOTENAY DISTRICT, PLAN 14423

Charges, Liens and Interests
Nature: RESTRICTIVE COVENANT
Registration Number: P2042
Registration Date and Time: 1980-01-31 13:36
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
SECTION 215, LTA

TITLE

TITLE SEARCH PRINT

2021-07-08, 10:11:38

File Reference:

Requestor: Kul Nijar

Declared Value \$8,500

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	R5917
Registration Date and Time:	1982-03-22 15:02
Remarks:	INTER ALIA SECTION 216 LTA

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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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.

4265 WOODBURY VILLAGE RD AINSWORTH

Area - Jurisdiction - Roll: 21-786-05572-580

Total value **\$76,400**

2021 assessment as of July 1, 2020

Land \$75,400

Buildings \$1,000

Previous year value \$86,300

Land \$85,300

Buildings \$1,000

Photo, see link to Property link

Property information

Year built

Description Farm Utility Shelter

Bedrooms

Baths

Carports

Garages

Land size .86 Acres

First floor area

Second floor area

Basement Finish area

Stairs area

Building storage

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 17 Plan NEP1423 District Lot 6285 Land District 26
PID: 009-809-548

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

PAGE 1 of 4 PAGES

PROPERTY DISCLOSURE STATEMENT RURAL PREMISES—LAND AND BUILDING



Date of disclosure: June 26 2021

The following is a statement made by the seller concerning the premises located at:

ADDRESS: 4265 Woodbury Village Rd Ainsworth B.C. (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:
 _____ Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)
 Other Building(s) Please describe GREAT ROOM, UTILITY ROOM, COVERED DECK

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 – This Property Disclosure Statement is in respect of the land and the	YES	NO	DO NOT KNOW	DOES NOT APPLY
(Describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)				
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		✓		
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?		✓		
G. Are the Premises managed forest lands?		✓		
H. Are the Premises in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		✓		
J. Are you aware of any fill materials anywhere on the Premises?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		✓		
M. Are you aware of any water licences affecting the Premises?		✓		
N. Have the Premises been logged in the last five years?		✓		
(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?		✓		
2. SERVICES				
A. Indicate the water system(s) the Premises uses: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the 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, 2016?				✓
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				✓

INITIALS

PROPERTY DISCLOSURE STATEMENT

June 26/21

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 4265 Woodbury Village Rd

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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 and quality 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?		✓		
D. Has a final building inspection been approved or a final occupancy permit been		✓		
E. Has the fireplace, fireplace insert, or wood stove installation been approved (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input 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: <u>23</u> years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓		
Q. Does the building contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		✓		
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.)				✓
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?				✓

INITIALS

PROPERTY DISCLOSURE STATEMENT

June 26/21 PAGE 3 of 4 PAGES
 DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 4265 Woodbury Village Rd

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m ³ or pCi/L. (circle one) (ii) on _____ (DDMMYY)		✓		
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?		✓		
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.		✓		
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?		✓		

PROPERTY DISCLOSURE STATEMENT

June 26/21 PAGE 4 of 4 PAGES
DATE OF DISCLOSURE
ADDRESS/STRATA UNIT #:
4265 Woodbury Village Rd.
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 receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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 _____, 20___. 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 agencies or their representatives warrant or guarantee the information provided about the Premises.

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BC1203 REV. SEPT 2020

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EXPENSES

Property Taxes:

2021

\$840.23/ year



Municipal Water:

2021

\$727 / year



Electric:

2021

\$91.15 average / monthly



RENOVATIONS & DETAILS

New Addition - Great Room: 07/2007

- replaced existing deck with great room

New Deck: 05/2008

New Addition - Storage: 09/2008

Includes:

- laundry room
- storage room
- shop

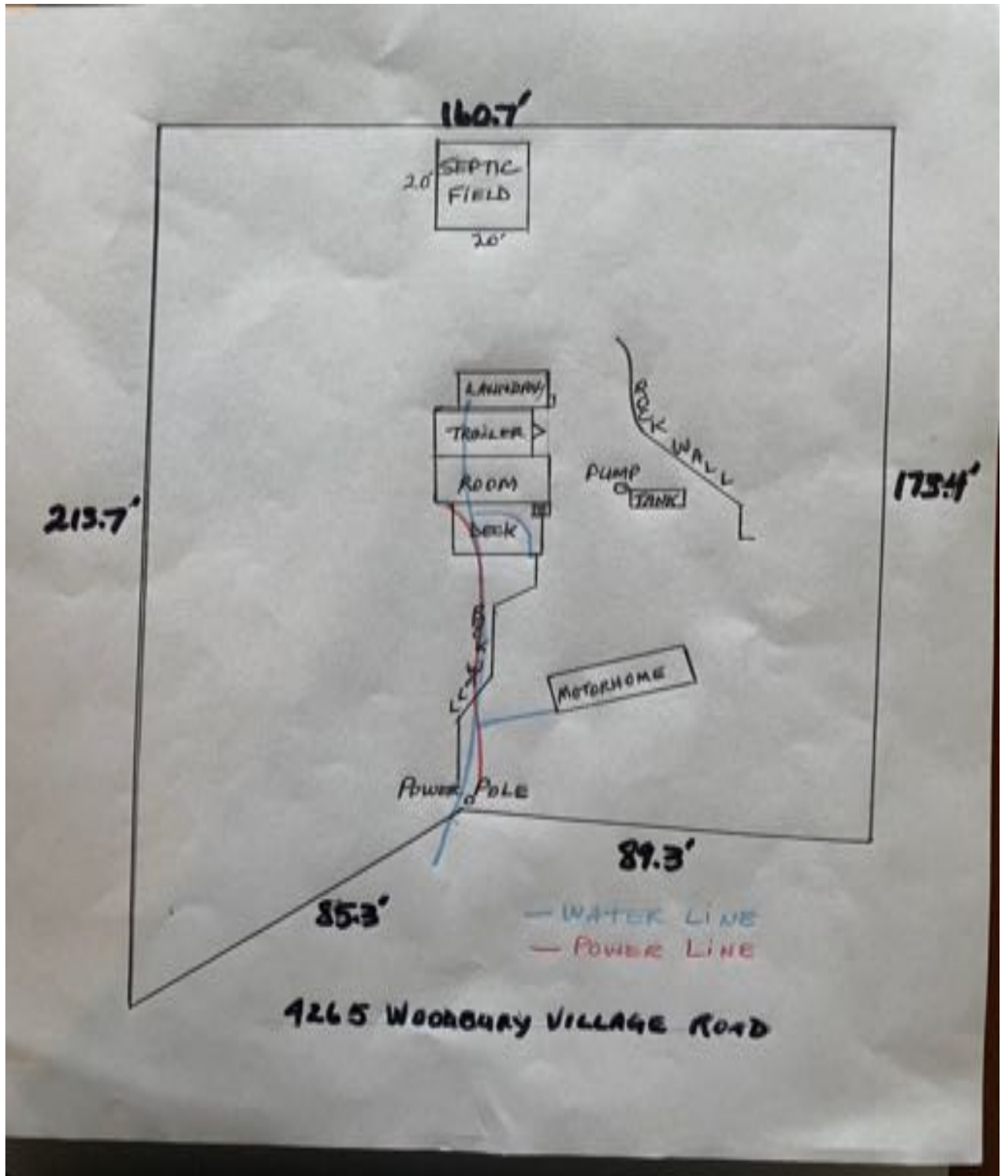
FLOOR PLANS



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 367 sq. ft. EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 3 sq. ft.
TOTAL: 367 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY DRAWING



PERMITS

CENTRAL KOOTENAY HEALTH UNIT
INSPECTION REPORT
 Phones: 364-0511 — 365-8525 — 442-5470 — 354-6300

For SEWAGE DISPOSAL SYSTEM located at:
Lot 17 Pl 1483 DL 6283

Applicant _____
 Contractor _____
 Permit No: _____

	Approved	Rejected
Septic tank _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Distribution box <u>manifold</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lift pump _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trenches and gravel <u>24x24 sapwood</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Field laterals <u>3 lines</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Distances _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surface drainage _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS _____

This installation is APPROVED This installation is REJECTED
 Backfill authorized Backfill NOT authorized
 Date June 8 1993 C.C. Ngoy
Environmental Health Officer

Approval does not imply or guarantee that the above system will function, nor the longevity of the system. Any failures must be repaired by the owner.

THIS CERTIFICATE TO BE POSTED ON THE ABOVE PREMISES

RDCK	PERMIT # <u>4604/88</u>	NAME
BUILDING INSPECTION DEPARTMENT FIELD INSPECTION NOTICE Regional District of Central Kootenay 601 Vernon Street, Nelson, B.C. V1L 6E9 Phone 352-6665		LOCATION <u>DL 1483</u> <u>Manifold</u> <u>VALVE 3</u>
Field Office: _____ Phone: _____		DATE <u>Sept 23/88</u>
CONSTRUCTION TYPE <u>Foot wall 24x24</u>	INSPECTION <u>Final</u>	
1. SITING & FDN. FORMS:	2. FDN. DAMP PROOF & DRAIN TILE:	
3. FRAMING:	4. PLUMBING:	5. INSULATION: <input checked="" type="checkbox"/> 6. FINAL:
7. OTHER (SPECIFY)		

REMARKS:
Final inspection passed
At 10:00

PERMITS



Province of
British Columbia

Ministry of
Transportation and Highways

Permit No. 10-A/10991
Central
Highway District Kootenai
File No. 03-010-10991

PERMISSION TO CONSTRUCT, USE, AND MAINTAIN ACCESS TO A PROVINCIAL HIGHWAY

The works comprising of the construction, use and maintenance of one (1) six (6) metre access from Woodbury Village Road #1177, five (5) kilometres North of Ainsworth to the property legally described as Lot 17, Plan 14423, D.L. 6283, K.O. The access is located in accordance with the application and drawing submitted for approval July 24 1992. All work is to be in accordance with Ministry specifications and to the satisfaction of the District Highways Manager, Nelson, B.C. are hereby approved insofar as they relate to the use of highway right of way, interference with public works, or other matter under the jurisdiction of the Minister of Transportation and Highways, and permission to construct, use, maintain and operate the said works is hereby granted to _____

The said approval and permission to construct, use and maintain the said works is, however, at all times subject to the following conditions:

1. That the construction and maintenance of the said works is carried out to the satisfaction of the Regional Director—Highways.
2. That any person appointed by the Regional Director—Highways for that purpose shall have free access to all parts of the said works for the purpose of inspecting same.
3. That the construction of the said works shall be commenced on or before the 30th day of August 19 92, and shall be prosecuted with due diligence and completed to the satisfaction of the Regional Director—Highways on or before the 10th day of November 19 92, or this permit is void.
4. That the safety, economy, and convenience of the travelling public must at all times be recognized and all traffic control must be undertaken by the permittee to the satisfaction of the Regional Director—Highways.
5. That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.
6. That the permittee shall at all times accept full responsibility for any accident that may occur or damage that may be done to any person or property whatsoever caused directly or indirectly by the said works, and shall save harmless and keep indemnified the Crown from all claims and demands whatsoever in respect of the works. That, prior to proceeding with any excavation, the permittee will be responsible for notifying any utility company whose works may be close to or affected by the installation.
7. That the permission herein granted to use and maintain the said works is only granted for such time as the land on which the said work is constructed is under the jurisdiction of the Minister of Transportation and Highways.
8. This permission shall not be deemed to vest in the permittee any right, title, or interest whatsoever in or to the lands upon which the works are constructed.
9. This permission is contingent upon the following land use Single Family - One Home

Any change in land use shall render the permission void.

10. That should the proposed land use not be instituted within six months of the date of this permit or should it be instituted and subsequently discontinued for a period of 30 days, this permit shall be void.

11. This permission is granted only to the person or corporation named above, and any change in ownership in the property renders this permit void.

12. That while reasonable care will be taken on the part of the Crown to do as little damage as possible to any works authorized by this permit in the carrying-out of the construction, extension, alteration, improvement, repair, maintenance or operation of any public work adjacent thereto, the Crown and its employees accept no responsibility of any kind for such damage.

13. That, after receiving notice in writing of the intention of the Crown to construct, extend, alter, or improve any public works, the permittee shall within 30 days move or alter works authorized by this permit at his own expense in such new position or in such manner as may be necessitated by the construction, extension, alteration, or improvement, and that where such movement of access points or change of grade takes place there shall be no claim against the Crown for damages arising out of the changed access condition.

PERMITS

5. That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.

6. That the permittee shall at all times accept full responsibility for any accident that may occur or damage that may be done to any person or property whatsoever caused directly or indirectly by the said works, and shall save harmless and keep indemnified the Crown from all claims and demands whatsoever in respect of the works. That, prior to proceeding with any excavation, the permittee will be responsible for notifying any utility company whose works may be close to or affected by the installation.

7. That the permission herein granted to use and maintain the said works is only granted for such time as the land on which the said work is constructed is under the jurisdiction of the Minister of Transportation and Highways.

8. This permission shall not be deemed to vest in the permittee any right, title, or interest whatsoever in or to the lands upon which the works are constructed.

9. This permission is contingent upon the following land use Single Family - One Home

Any change in land use shall render the permission void.

10. That should the proposed land use not be instituted within six months of the date of this permit or should it be instituted and subsequently discontinued for a period of 30 days, this permit shall be void.

11. This permission is granted only to the person or corporation named above, and any change in ownership to the property renders this permit void.

12. That while reasonable care will be taken on the part of the Crown to do as little damage as possible to any works authorized by this permit in the carrying-out of the construction, extension, alteration, improvement, repair, maintenance or operation of any public work adjacent thereto, the Crown and its employees accept no responsibility of any kind for such damage.

13. That, after receiving notice in writing of the intention of the Crown to construct, extend, alter, or improve any public works, the permittee shall within 30 days move or alter works authorized by this permit at his own expense to such new position or in such manner as may be necessitated by the construction, extension, alteration, or improvement, and that where such movement of access point or change of grade takes place there shall be no claim against the Crown for damages arising out of the changed access condition.

14. (a) This permit may be cancelled in the absolute discretion of the Minister of Transportation and Highways without any notice of hearing.

(b) This permit may be cancelled by the Regional Director—Highways when alternative access becomes available as a result of the construction of a frontage road or other service road.

15. Any existing access to the property not covered by a valid permit shall be removed within 90 days of the date of this permit.

16. That the access or accesses may be restricted as to allowable movements as traffic safety and flow conditions warrant, and at that time this permit may be cancelled and a new permit issued.

17. Clauses 22, 25, 28, 33, 34, 36, 40, 42 and 43

as printed or typed overleaf on this permit, shall be deemed to apply and form part of these conditions.

Dated at C. #1, Lakeside Drive Group Box, NELSON, British Columbia V1L 6B9

this 30th day of July 19 92


W. G. Lawrence

A/District Highways Manager

For Minister of Transportation and Highways (OVER)

WOODBURY WATER

THE VALUE OF WATER

How does the cost of your water compare to monthly expenses?



Learn more at www.rdck.ca/water

2020 DRINKING WATER RATES

5661	Single Family Dwelling (including mobile and manufactured homes)
5426	Capital reserve fund contribution (parcel tax)

\$1,087 Total water utility cost per year, a 1.8% increase from 2019

BILL PAYMENT DEFERRAL

Due to the economic impact of the COVID-19 outbreak, the Regional District will be extending the water utility bill payment deadline to September 1st to provide relief for customers who may be experiencing financial hardship. To reduce the financial impact on water services, we would like to encourage customers that are financially able to, to pay their water utility bill by July 4th. Please note that our offices are currently closed to the public. Bill payment options are listed on your

SYSTEM NEWS

Operation & Maintenance

- Performed the annual system flushing and valve exercising.
- Two services that were tied together on a common connection were separated and provided individual service lines.

Capital Upgrades

The reservoir structural banding upgrade was completed in the early spring by a local contractor. Oversight and inspection of the project was completed by the structural engineer that provided design drawings.

Future Planned Upgrades

- Disinfection upgrades are planned for 2020 and 2021, pending an Investing in Canada Infrastructure Program grant application is successful.
- Reservoir sealing is planned for 2020 and 2021.

Asset Management

The RDCK has developed Asset Management Plans (AMP) for each of its water systems that is updated annually to inform how much money should be contributed to keep up with ongoing asset wear. Your system's AMP is used to:

- Prioritize work using a risk-based approach by considering condition and impact of failure of assets;
- Review the unit costs for pipe replacement and other pricing assumptions; and
- Amend annual contributions for asset renewal from rates and fees in order to build up reserves to required target levels.

Your system's AMP is located on the RDCK website, under the Woodbury Village Water System webpage (rdck.ca/water).

ABOUT THE RDCK

Incorporated in 1965, the Regional District of Central Kootenay (RDCK) is a local government that serves 60,000 residents in 11 electoral areas and nine member municipalities. The RDCK provides more than 160 services, including community facilities, fire protection and emergency services, grants, planning and land use, regional parks, resource recovery and handling, transit, and much more. For more information about the RDCK, visit www.rdck.ca.

CONTACT US

For billing inquiries:
(250) 428-2612, 1-833-223-2662
WaterFinance@rdck.bc.ca

For water system emergencies 24/7:
(250) 352-1504

General RDCK water system inquiries:
1-800-268-7325 ext. 8171, (250) 352-8171
WaterContact@rdck.bc.ca

For current water advisories, water conservation tips, the RDCK water bylaw and more:
visit: www.rdck.ca/water

WATER NOTIFICATIONS SERVICE

The water notification service is our primary mode of communicating water advisories, service interruptions, maintenance events and water conservation measures by text and/or telephone call. Sign up for this FREE service today!

- Call 1-833-223-2662; OR
- Email your name and contact information to WaterFinance@rdck.bc.ca

ABOUT YOUR WATER SYSTEM

The Woodbury Village water system is located on Woodbury Village Road along Highway 3A, between Ainsworth Hot Springs and the Village of Kaslo. The system is within RDCK Electoral Area D, and services 41 active connections. The system was created in 1985 to service the Woodbury Village development, and became a RDCK service in 2012.

Source water for the system is Kootenay Lake. Reoccurring total coliform presence in samples taken on the system have resulted in a need for temporary consumption level chlorine to be added to the distribution system, in addition to the non-rated ultraviolet disinfection in place. These treatment methods do provide some level of protection against microorganisms; however, they do not meet the Provincial treatment requirements for surface water sources. As such, the system has been placed on a **Boil Water Notice** until such time that water treatment is upgraded.

The system includes a 60,000 gallon capacity storage reservoir.

WATER EVENTS

Woodbury Village remains on a Boil Water Notice

The RDCK and Interior Health recommend that all customers drink boiled water or a safe alternative until further notice. Water intended for drinking, washing fruits and vegetables, making beverages or ice, or brushing teeth should be boiled for one minute. Boiled water should then be refrigerated in a clean, covered container. Customers could also choose to use bottled or distilled water.



2020 Water System Information

WATER CONSERVATION

Water conservation helps to protect and preserve our drinking water sources and ensure they are sustainable into the future. By lowering water demand, communities can mitigate the cost of water system operations and maintenance, and extend the life of their existing infrastructure.

From June 1 to September 30, Stage 1 measures go into effect every year regardless of seasonal weather patterns. The RDCK may, upon notification, impose further water conservation measures (Stages 2-4) as necessary.

In 2019, a Xeriscape Demonstration Garden was developed at Crescent Valley Beach Regional Park (1271 Highway 6). Home to 12 distinct themes, the garden offers many examples of native and drought resistant flowers, plants, shrubs, and lawn alternatives. This thriving garden does not implement any type of irrigation.

The Water Smart Ambassador will be giving guided tours of the garden in the Summer of 2020 and welcomes all residents.

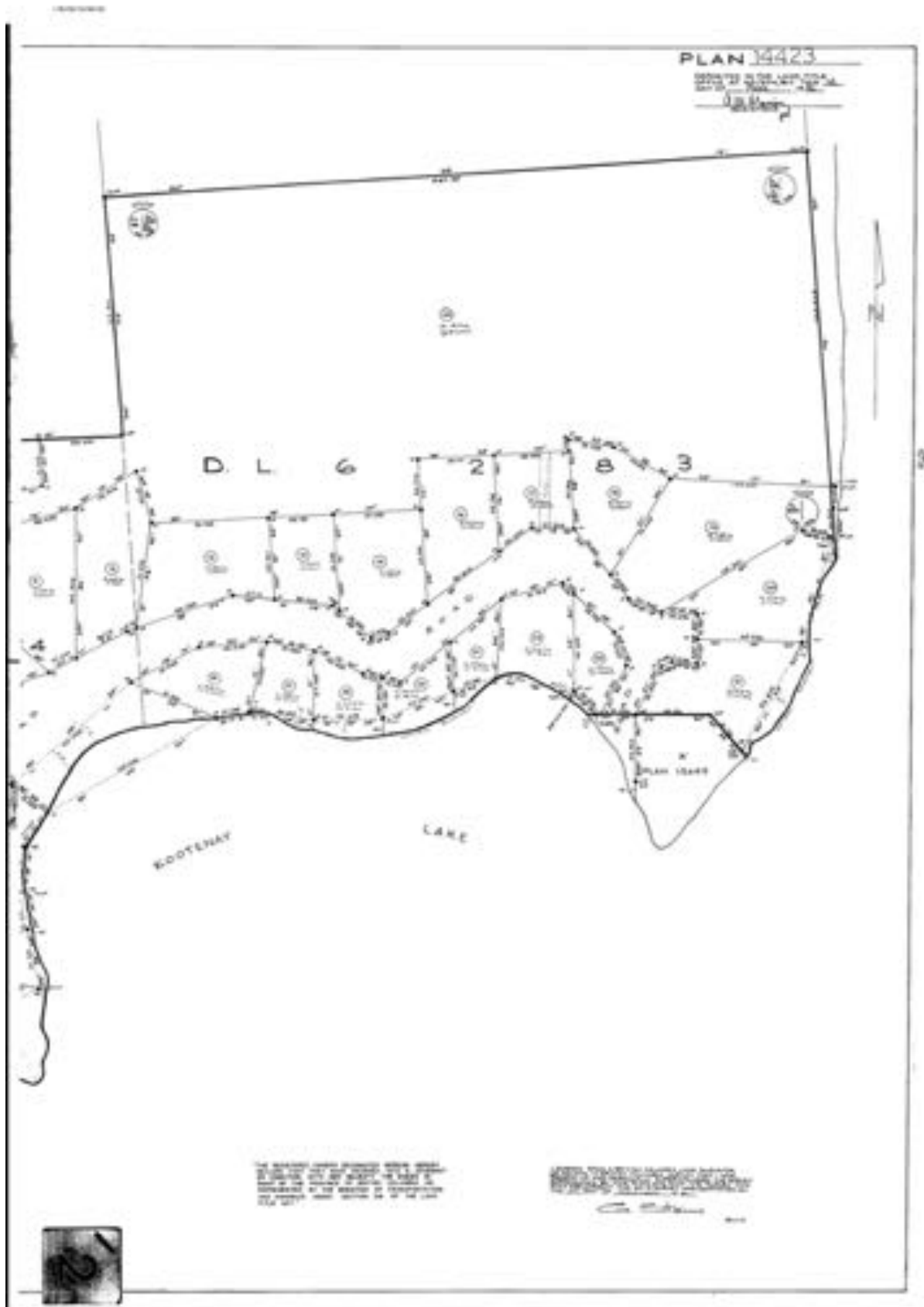


Xeriscape garden

WATER SMART AMBASSADOR PROGRAM

To learn more about water conservation measures for residential and commercial properties, including tips for

WOODBURY SUBDIVISION MAP



RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.66	-
Civic Address	1	-	-
Electoral Areas	1	0.66	-
Fire Service Areas	1	0.66	-
Water Systems	1	0.66	-
Zoning	0	0	-
Official Community Plan	1	0.66	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05572.580	009-809-368	4265 WOODBURY VILLAGE RD, RDCK REGION	Residential Outbuilding Only	NEP14423

#	LTO Number	Lot	Block	District Lot	Land District
1	XE27780	17	-	6283	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 17, PLAN NEP14423, DISTRICT LOT 6283, KOOTENAY LAND DISTRICT	.66	ACRES	0.66

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.05572.580	-	4265	WOODBURY VLG RD	4265 WOODBURY VLG RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.66

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.66

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	WOODBURY	2148	RDCK OWNED	0.66

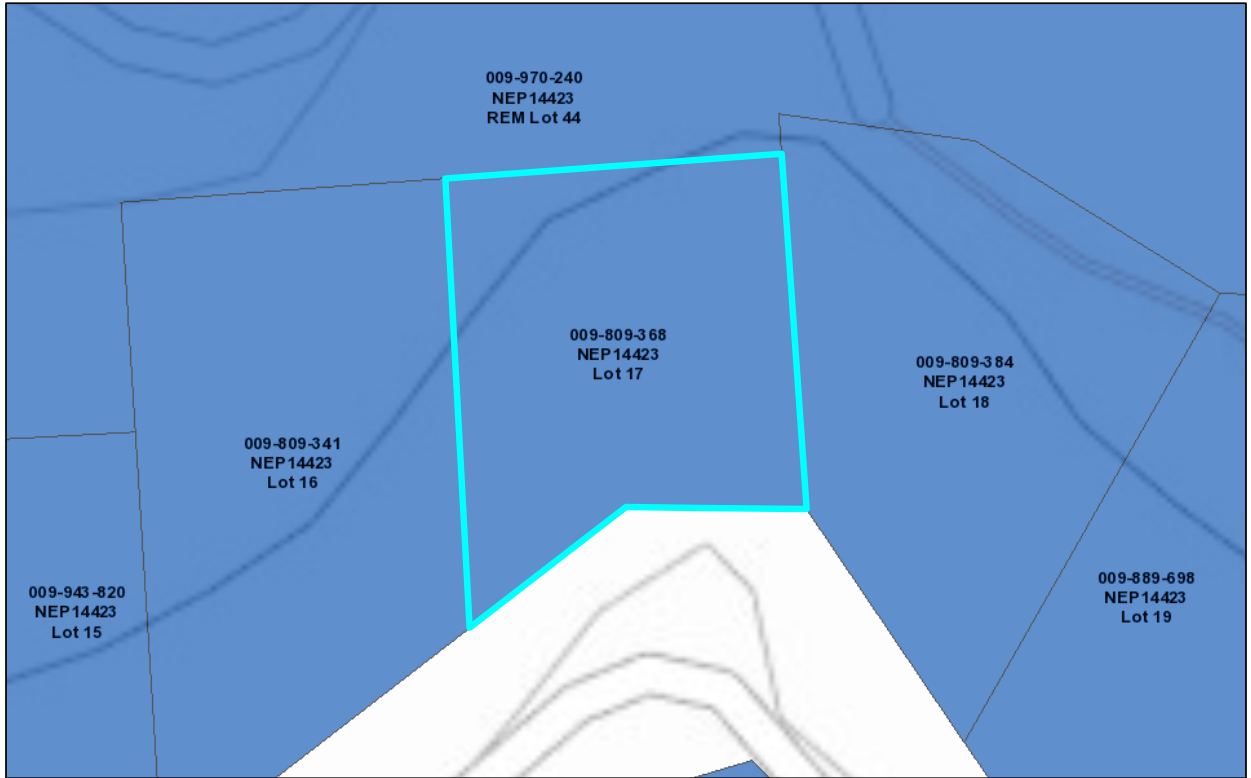
Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RC	Country Residential	2435		0.66

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

LTSA MAP

4265 Woodbury Village Rd LTSA Map



July 13, 2021

Parcels By Class

Air Space

Subdivision

Absolute Fee Book

Building Strata

Bare Land Strata

Common Ownership

Park

Road

Return To Crown

Crown Subdivision

Part of Primary

Primary

Interest Parcels

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
Copyright 2018 LTSAa



UTILITIES MAP

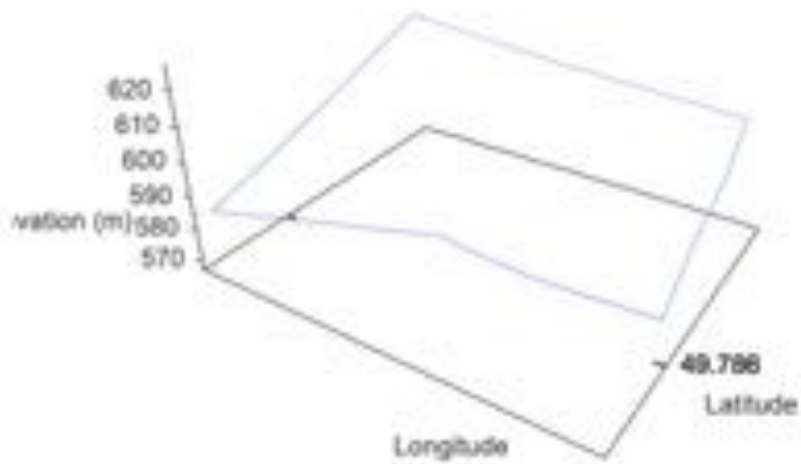
Utilities



Legend

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

ELEVATION



Max Elevation: 610.38 m | Min Elevation: 583.32 m | Difference: 27.06 m



FLOOD MAP

Flood and Hazard



<https://ap-report-tmp.s3-accelerate.amazonaws.com/60eddbd94bb6a952005dd6fb/85e3b70d-0858-48b0-9d8e-fa7e183b046d.jpeg>

Legend

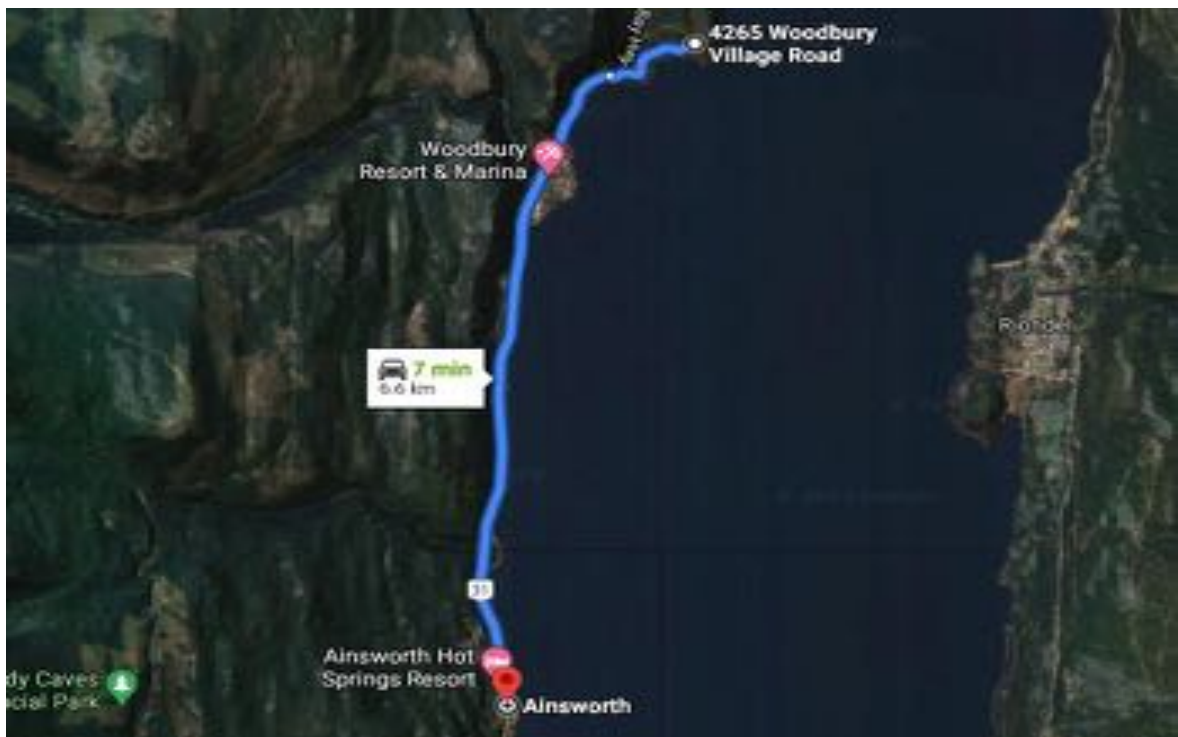
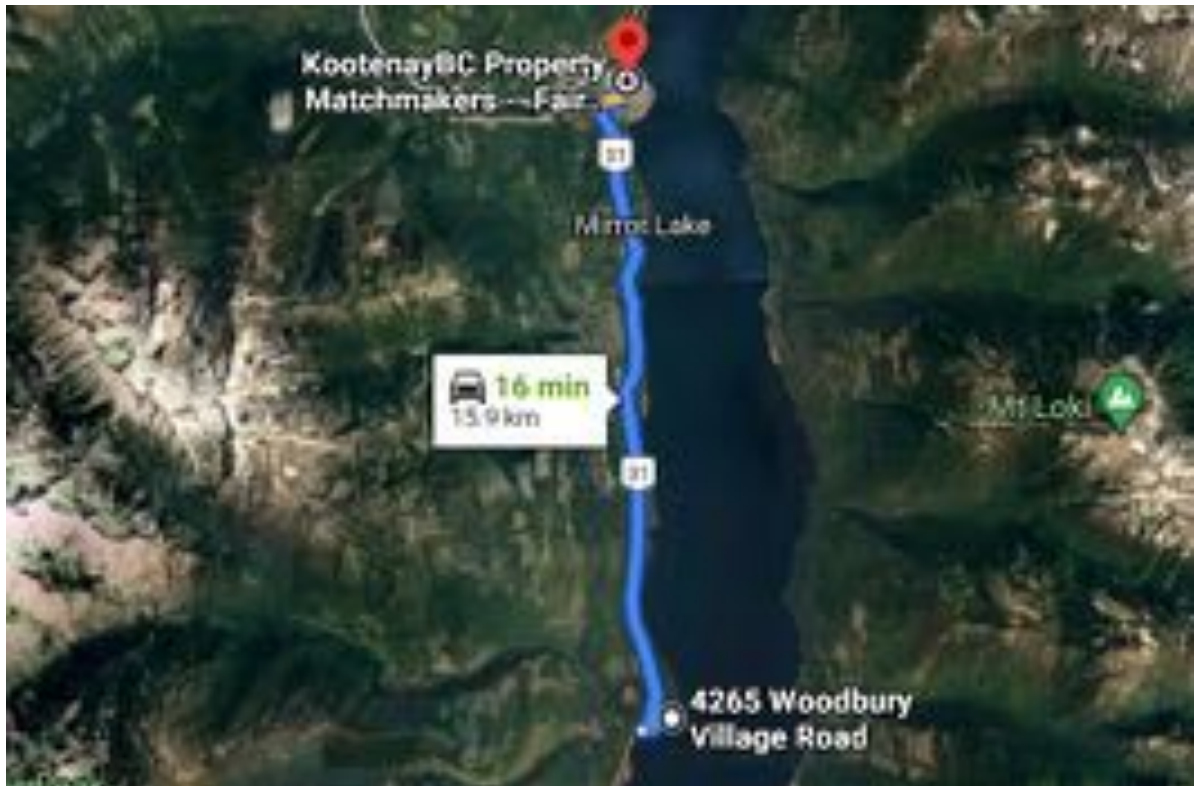
Flood Construction Levels - 1990
 Streams and Shorelines
 Civic Address

Non Standard Flooding Erosion Area
 Lakes and Rivers

Slide Hazard
 Callastre - Legal Parcels

Slovan Valley GeoHazard
 ROCK Roads

DIRECTIONS



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	16.3	17 min
Shopping	Front Street, Kaslo	16.1	17 min
Airport	West Kootenay Regional Airport, Castlegar	95.3	1 hr 24 min
	Trail Regional Airport	132	1 hr 52 min
Major Cities	Kelowna, BC	351	5 hr 2 min
	Nelson, BC	54.3	53 min
	Spokane, WA	293	4 hr 1 min
	Cranbrook, BC	212	3 hr 25 min
	Calgary, AB	620	7 hr 35 min
	Vancouver, BC	713	8 hr 33 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	16.7	18 min
	North Kootenay Lake Community Services	15.9	16 min
	Kootenay Boundary Regional Hospital, Trail	125	1 hr 51 min
	Kootenay Lake Hospital, Nelson	54	51 min
Dentist	Kootenay Lake Dental Clinic, Nelson	54.6	53 min
	Nelson Ave Dental Clinic, Nelson	52.3	52 min
	Silverton Dental Clinic, Silverton	67.5	1 hr 3 min
Postal Services	Canada Post, Ainsworth	6.5	7 min
Librarv	Kaslo Librarv	15.9	16 min

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



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://www.interiorhealth.ca/YourEnvironment/DrinkingWater/Pages/WaterSamples.aspx> *Under "Facility", enter "Woodbury Village" for water quality samples for the last 60 days.

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>