

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

4220
WOODBURY
VILLAGE ROAD,
AINSWORTH HOT
SPRINGS, BC

\$989,000



DETAILS

Custom Timber Frame executive home with Kootenay Lake waterfront. This home features a great layout for easy living. Care has been given in every detail -solar assist hot water, in-floor heating, cast iron kitchen sink, stainless steel appliances, high efficiency fireplace, large hammered copper sink in the laundry area, wet bar area in the lower level. Cherry flooring through out the home with cork in the kitchen and fully finished walkout basement. The large deck off the dining and living areas offers expansive views of Kootenay Lake to the south and the Purcell Mountains. The private waterfront is accessible by a staircase. The beach area is shared with the 2 neighbouring properties. The main floor offers an open concept living, kitchen & dining areas. The main bedroom is located on this floor with a 4 piece ensuite (super great soaker tub), walk in closet. The upper level is where the additional bedrooms are, full bathroom and a lovely sitting area overlooking the living area below. Great views from all the main rooms in the home. The walkout basement is a great place for work, play and recreation. Large enough to accommodate a media space if needed. A cold storage/wine room is also located on this level. This home is located in the Woodbury Village subdivision area in Ainsworth Hot Springs BC. 10 mins south of Kaslo BC, about 15 mins north of the Kootenay Lake Ferry and about 40 mins north of Nelson BC.

Size: 66.9' x 175.8' / 0.259 acres

Services: Community water, septic, hydro, high speed internet, telephone and satellite tv available

TITLE

TITLE SEARCH PRINT

2020-12-02, 12:38:48

File Reference:

Requestor: Kul Nijjar

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA5969308
From Title Number	XG19977
Application Received	2017-05-02
Application Entered	2017-05-13
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	009-889-663
Legal Description:	LOT 38 DISTRICT LOT 6284 KOOTENAY DISTRICT PLAN 14423
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	STATUTORY BUILDING SCHEME
Registration Number:	R5917
Registration Date and Time:	1982-03-22 15:02
Remarks:	INTER ALIA SECTION 216 LTA
Nature:	RESTRICTIVE COVENANT
Registration Number:	R7725
Registration Date and Time:	1982-04-15 09:58
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA SECTION 215, LTA

TITLE

TITLE SEARCH PRINT

2020-12-02, 12:38:48

File Reference:

Requestor: Kul Nijjar

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LB378280
Registration Date and Time:	2010-04-08 11:21
Registered Owner:	FORTISBC INC.

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

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.

4220 WOODBURY VILLAGE RD AINSWORTH V0G 1M0

Area-Jurisdiction-Roll: 21-786-05572.820



Total value **\$850,000**

2020 assessment as of July 1, 2019

Land \$325,000

Buildings \$525,000

Previous year value \$797,000

Land \$312,000

Buildings \$485,000

Property information

Year built	2010
Description	2 STY house - semicustom
Bedrooms	3
Baths	4
Carpports	
Garages	
Land size	66.9 x 175.8 Ft
First floor area	1,634
Second floor area	973
Basement finish area	1,370
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 38 Plan NEPI4423 District Lot 6284 Land District 26
PID: 009-889-663

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: December 3, 2020

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

ADDRESS/BARE-LAND STRATALOT #: 4220 Woodbury Village Rd Alsworth Soc Springs BC V0G1A0 (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 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 <i>Water Sustainability Act (British Columbia)</i> ?				
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 <i>Water Sustainability Act (British Columbia)</i> ?				
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

PROPERTY DISCLOSURE STATEMENT

Dec 8 2020

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 4220 Woodbury Village Rd Alenworth Est Springs BC V0G1A0

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?	<input checked="" type="checkbox"/>			
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"/>	<input checked="" type="checkbox"/>			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="checkbox"/>		
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>		
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		<input checked="" type="checkbox"/>		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.	<input checked="" type="checkbox"/>			
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	<input checked="" type="checkbox"/>			
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? _____		<input checked="" type="checkbox"/>		
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 _____ (DDMM/YYYY)		<input checked="" type="checkbox"/>		
W. Is there a radon mitigation system on the Premises?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

PROPERTY DISCLOSURE STATEMENT

December 8, 2020

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 4220 Woodbury Village Rd Kinrossh Bc Springs BC V0G1A0

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.)

1.A.: NEIGHBOR'S DRIVEWAY, VERY SMALL ENCROACHMENT

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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this Property Disclosure Statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.

The prudent buyer will use this Property Disclosure Statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

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

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

EXPENSES

Property Taxes:

2020

\$4,720.16



Community Water:

2020

\$661



Insurance (Intact Insurance):

2020

\$1,990 / year



Internet (KIN):

2020

\$89.55/ month



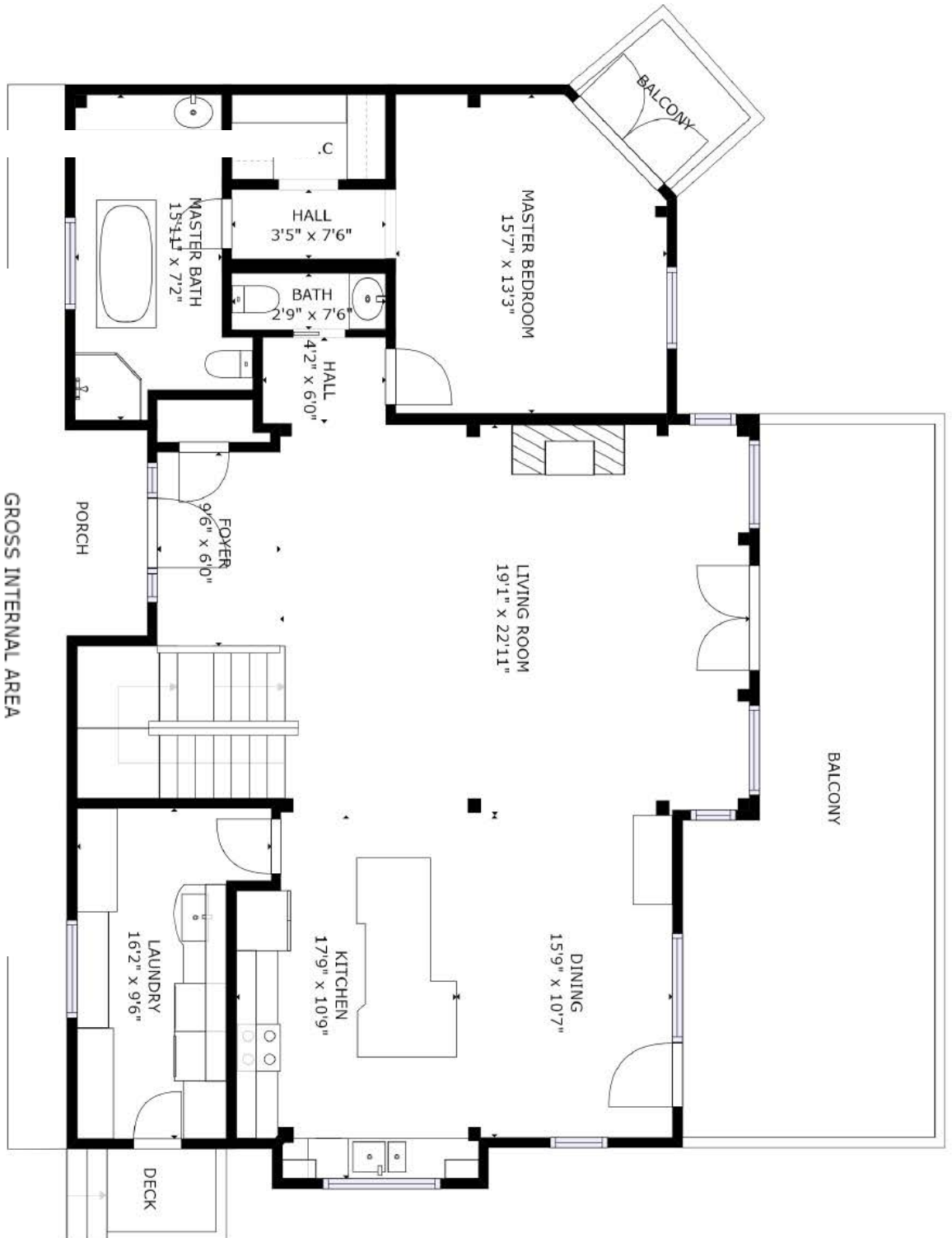
Electric (FORTIS):

2020

Equalized Payment Plan - \$228.00/Month



FLOOR PLANS – MAIN FLOOR



GROSS INTERNAL AREA

FLOOR 1: 1441 sq ft, FLOOR 2: 1514 sq ft

FLOOR 3: 898 sq ft

TOTAL: 3852 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS – 2nd FLOOR



GROSS INTERNAL AREA

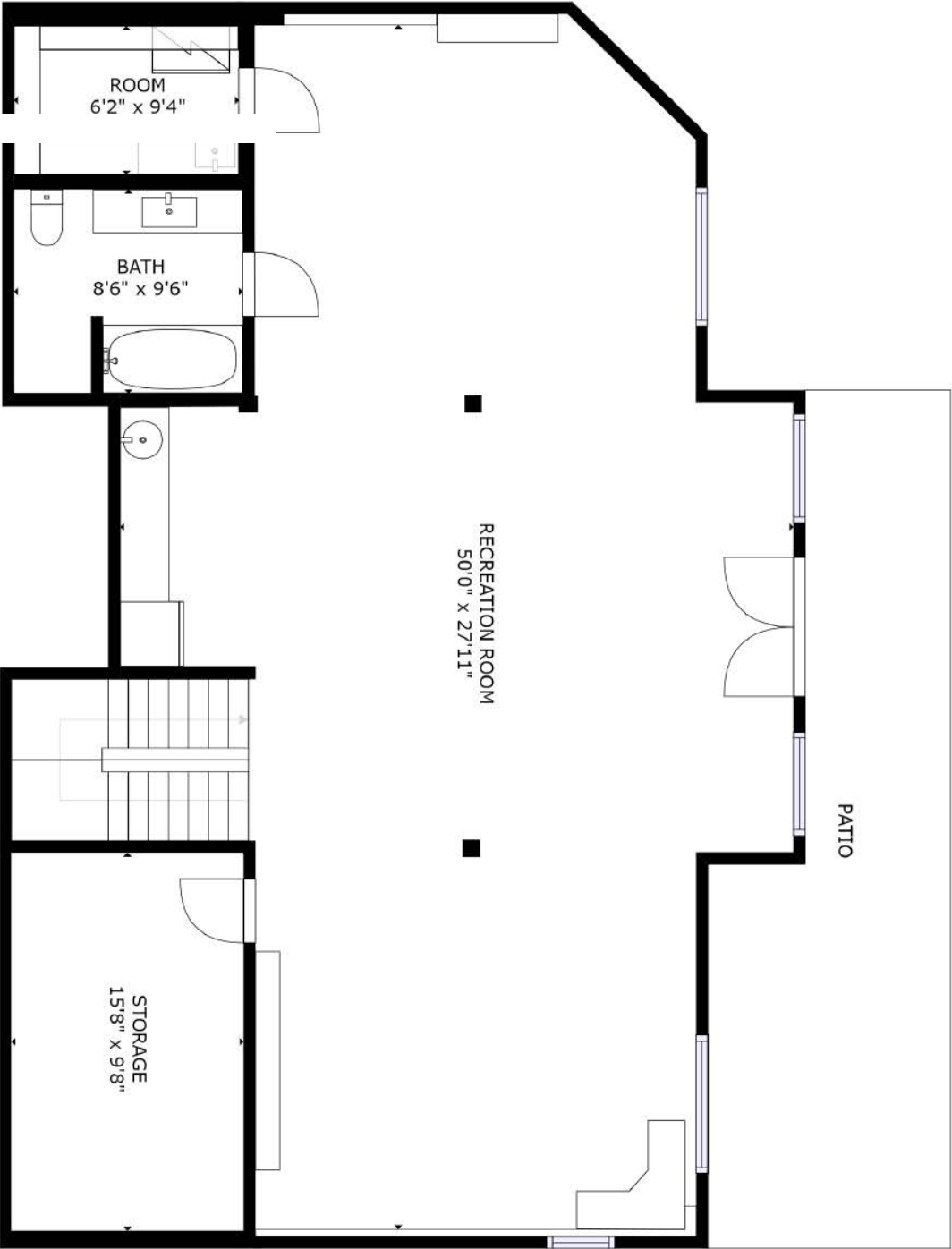
FLOOR 1: 1441 sq ft, FLOOR 2: 1514 sq ft

FLOOR 3: 898 sq ft

TOTAL: 3852 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS – BASEMENT



GROSS INTERNAL AREA

FLOOR 1: 1441 sq ft, FLOOR 2: 1514 sq ft

FLOOR 3: 898 sq ft

TOTAL: 3852 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

WETT INSPECTION

KCS
Dean Stel
WETT CERTIFIED #8278

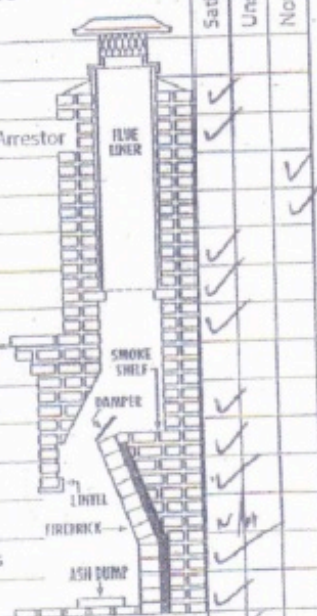
Customer Name: _____
Address: 4220 WOODBURY VILLAGE RD
City: WOODBURY State: BC Zip: _____
Phone: (778) 778 5348
E-mail: _____
Date: NOV 30/10 Time: _____
Directions to Home: _____

- Type of Fireplace: Prefab Masonry Mod
- No. of Stories: 2 3 4 • No. of Fireplaces: 1
- Woodstove: Insert Freestanding Pellet
- Type of Wood Used: Soft Hard Wet
- Last Cleaned: NEW Year(s) Ago Never
- Number of cords burned per season: UNKNOWN
- Flue Size: 8" x 8" 8" x 13" 13" x 13" 13" x 17" 8" Round 8" Round _____
- Outside Chimney Dimensions: _____" x _____"
- Fireplace Opening Size: _____" x _____"
- How did you hear about us? TV Radio
 Newspaper Yellow Pages Direct Mail
 Referral Repeat Customer Other

CONDITION REPORT

CHIMNEY

	Satisfactory	Unsatisfactory	Not Applicable
1. Height	✓		
2. Chimney Cap / Spark Arrestor	✓		
3. Crown / Wash			✓
4. Brickwork / Mortar	✓		
5. Flashing	✓		
6. Flue Liner	✓		
7. Moisture Resistance	✓		
FIREPLACE			
3. Smoke Chamber	✓		
3. Damper	✓		
0. Firebox / Grate	✓		
1. Ash Container	✓		
2. Spark Screen / Doors	✓		
3. Tools / Gloves	✓		
4. Hearth Protection	✓		
5. Misc.:			



SIG SIGN HERE

COMMENTS: - THIS IS A BBA NEW AIR TIGHT ZERO CLEARANCE UNIT, CHIMNEY INSTALLATION AND ALL REQUIRED COMPONENT

CUSTOMER VERIFICATION

I have read this form and now understand which areas of chimney system appear to be satisfactory and which are not satisfactory.

Signed _____ Date _____

NEXT SERVICING SCHEDULED

on _____ month _____ day _____ year _____ time _____

The National Fire Protection Association Standard states that place and chimney should be inspected yearly for any structural faults.

Chimney Professional's Signature: _____

RECEIPT / INVOICE

DESCRIPTION	PR
LABOUR (CHIMNEY)	500
PARTS (INCL SHIPPING & GST TAXES)	285
TRAVEL TIME	200
FLASHING INSTAN	200
SUBTOTAL	
	1185
	187
	132
DATE COMPLETED	

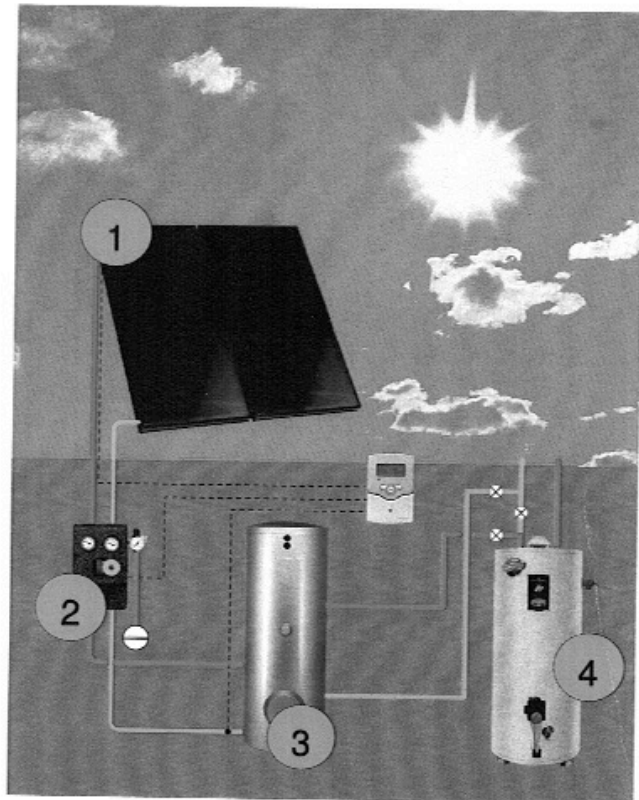
CHQ TO: 1362 GRANITE RD
NELSON VIL 6T4

SOLAR ASSIST HOT WATER



How Solar Domestic Hot Water Heating Works

- I. The sun shines on the collector array (1) which absorbs thermal radiation
- II. A heat transfer fluid is pumped (2) through a serpentine copper tube within the collector. This tube heats up the fluid before being pumped out into a storage tank (3)
- III. The heat transfer fluid runs through a coil in the storage tank which heats up the water contained within it before being pumped back up to the collector array to start the process again.



- IV. During the night or periods of low sunlight when the collectors are unable to provide heat to the tank, the solar control system (4) activates a supplemental heat source (5) which utilizes gas, oil or electric heat sources to maintain a steady supply of hot water in the storage tank.

SEPTIC PERMIT



Interior Health
Health Protection

Sewerage System Letter of Certification

Tax Assessment Roll #: 21-786-05572.820.1.7 Date: OCT 20 2010
(Day/Month/Year)

To: Interior Health Authority

Re: Sewerage system at: WOODBURY VILLAGE.
Street Address or General Location

LOT 38, D.L. 6284, K.D. PLAN 14423
Legal Description

Planner: DAVID T. RUSSELL P. Eng


Installer: RICK JAMES COOPER Owner: _____

The construction of the proposed sewerage system on the above described property was completed on OCT 5 2010
(Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

1. the owner will be provided with
 - ✓ a copy of the sewerage system plans and specifications as they were built;
 - ✓ a maintenance plan for the sewerage system that is consistent with standard practice; and,
 - ✓ a copy of this letter of certification;
- ✓ 2. the sewerage system has been constructed in accordance with standard practice;
- ✓ 3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
- ✓ 4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 litres; and,
- ✓ 5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system have been appended to this letter.

AUTHORIZED PERSON'S SIGN  D.T. RUSSELL PROFESSIONAL ENGINEER	DATE LETTER OF CERTIFICATION ACCEPTED HSA-Kootenay Service Area 2-888 Victoria Street, Nelson BC V1L 4K3 OCT 26 2010	DATE LETTER OF CERTIFICATION RECEIVED BY NON-HEALTH PROTECTION CLERK HSA-Kootenay Service Area 2-888 Victoria Street, Nelson BC V1L 4K3 OCT 26 2010
--	---	---

White: Health Protection
820983 Dec 07

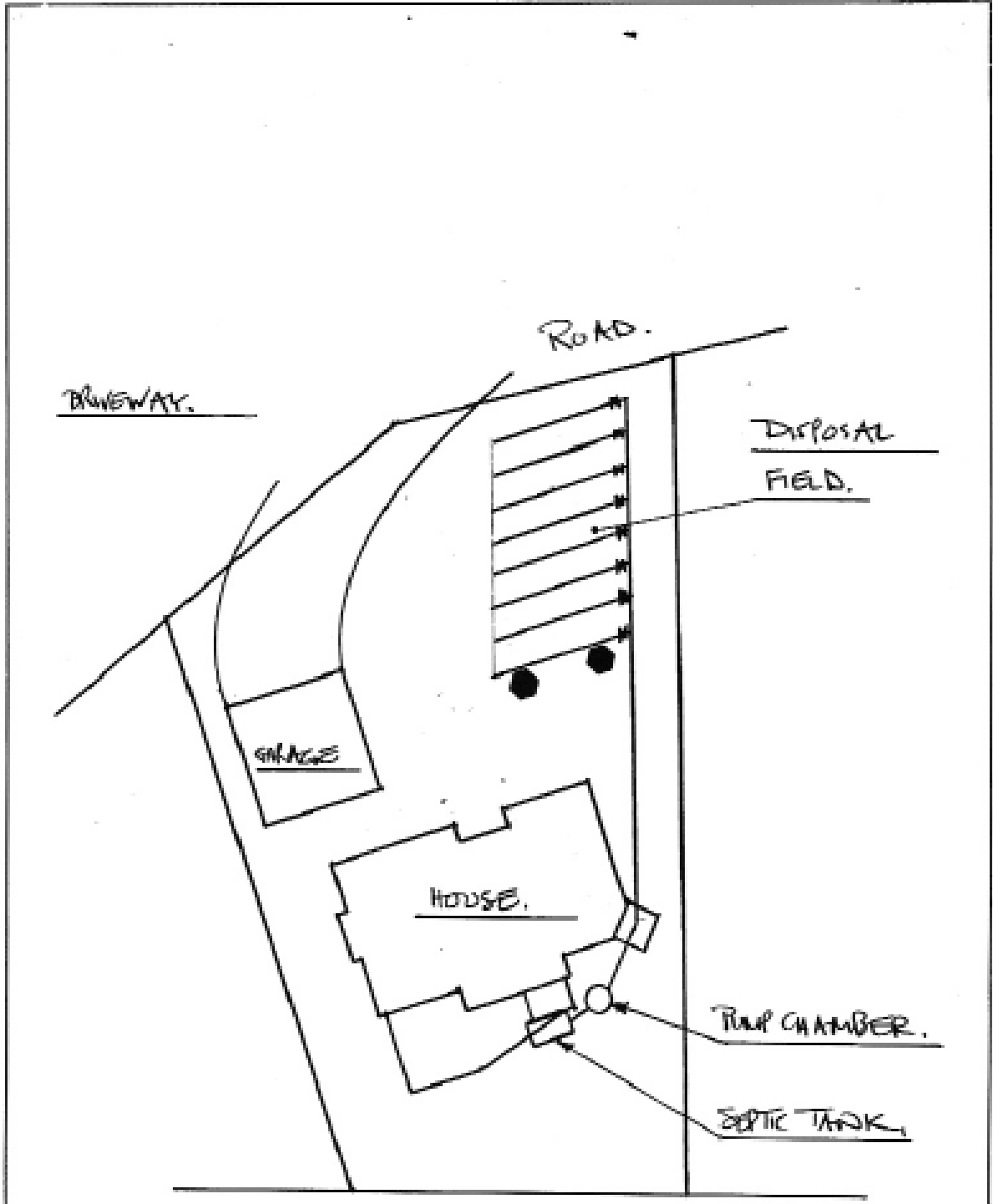
Canary: Owner

Pink: Building Authority

Blue: Authorized Person

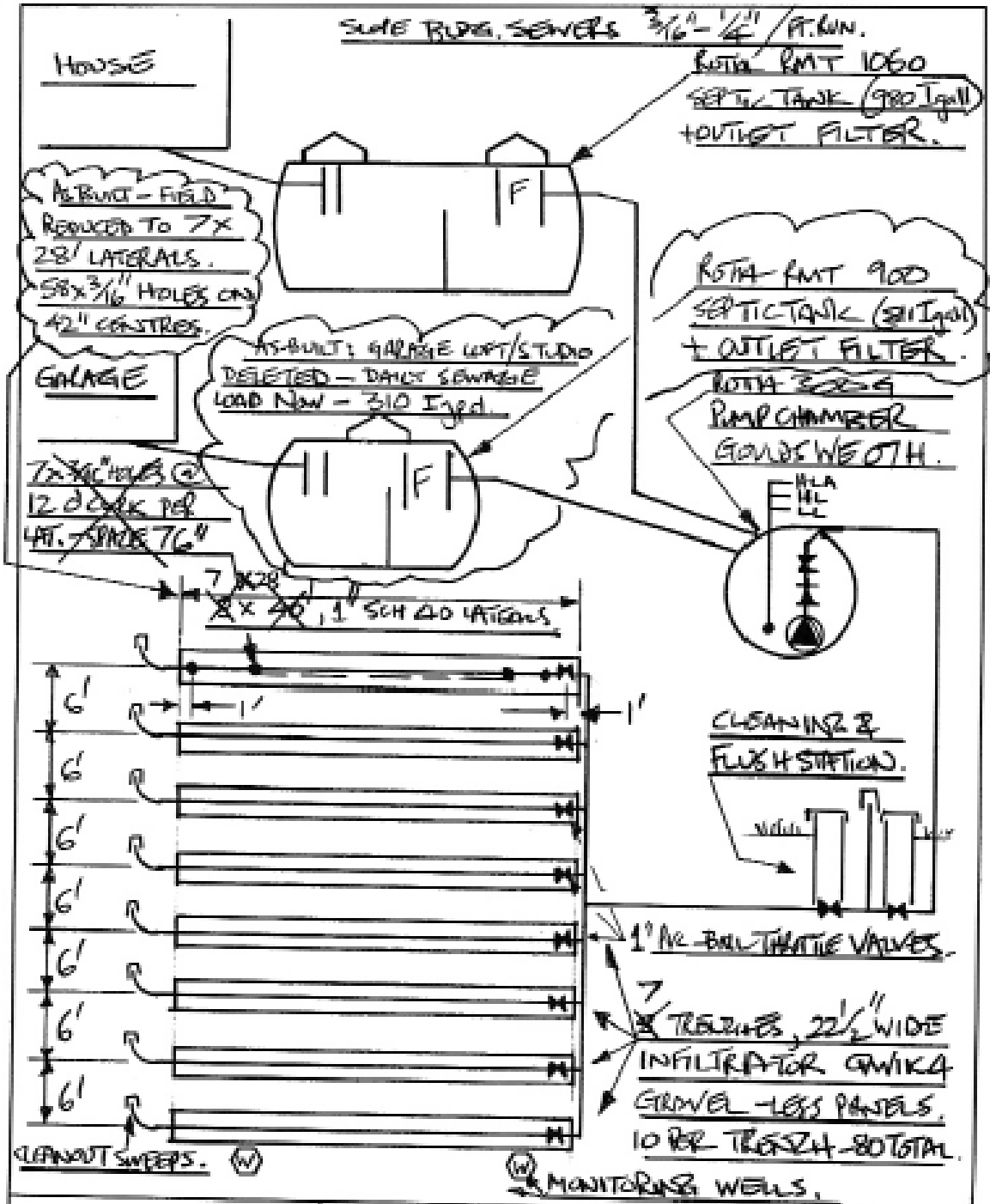
TOTAL PLEASE →

SEPTIC PERMIT



T.H.DEVELOPMENTS INC.	SEPTIC SYSTEM	DRAWN D. RUSSELL	DATE 20 OCT 10
	KS-BUILT LOT PLAN	SCALE 1" = 25'	REVISION 09/21/12

SEPTIC PERMIT



T.M.DEVELOPMENTS INC.

PROJECT:	SEPTIC SYSTEM	DRAWN:	DRUSSEN	DATE:	2/11/02
TITLE:	PROCESS DIAGRAM	SCALE:	N.T.S	APPROVED:	2/11/02

FINAL BUILDING PERMIT



Regional District of Central Kootenay
Box 590, 202 Lakeside Drive, Nelson, B.C. V1L 5R4
1-800-268-7325
Field Offices : Nelson 250-352-8155 Nakusp 260-265-4111
Creston 250-428-5717 Kaslo 250-353-9614

BUILDING INSPECTION SERVICES

FIELD INSPECTION NOTICE

Permit : **4140**

Name :

Address : **4220 WOODBURY VILLAGE RD**

Type: Single Family Dwelling

Notice Date: **September 12, 2012**

Notice Time: **13:01**

Building Official : **Peter Southin**

Inspection : **Final Inspection**

INSPECTION COMMENTS

1. Building has been completed. File closed. - 12/09/12

NEXT INSPECTION: File Closed

Recipient Signature: _____

HPO - APPLICATION



Client Home Page

[Client Start Page](#) | [HPO](#)

Re-print OB
Application Document

Start a new
Application

Record Occupancy
Date

Change Contact
Information

Change Password

Logout

- Client 15967

You have made one Owner Builder Application.

Application #16616

Application Date: 18 Oct 2009

Status: Waiting to receive your
original application by mail

Account Balance: 0.00\$



Owner Builder Receipt

Owner Builder Application #: 16616

Client ID#: 15967

Transaction ID#: 660812000011000030

Transaction Date: 2009-10-18

Transaction Time: 13:28:31

Transaction Type: 00

Owner Builder Application Fee: \$425.00

ISO Code: 01

Authorization Code: 436086 Response Code: 027

Response Message: APPROVED + =

Card Holder:

Home Owner Protection Office - <http://hpo.bc.ca/>

TRADES/CONTRACTORS LIST

Owner/Builder : 4220 Woodbury Village Road

HPO – Application #16616, Client ID 15967 (Oct. 18 2009)

Excavation & Septic Install – Rick Jones Contracting 250-353-7181

Timberframe Structure Package – Purcell Timberframes 250-352-5101

Foundation, Basement, Framing, Roof Structure, Siding & Trim – Temple Timber Homes Ltd. – Box 1349 Kaslo BC

Fireplace & Chimney Installation/WETT Certification – Kootenay Chimney Services 250-551-0321. WETT #8228, WETT #8160

Electrical – Kaslo Electric – Steve Jacksitz 250-353-7571

Plumbing & Solar Install – Garth's Plumbing – Balfour, 250-229-4050

Insulation, Vapor Barrier & Drywall – Quality Interior Kontracting Ltd. Brian, 250-352-3700

Roofing – Jim Dorian, Rooftop Services 250-551-3273

Rain Gutters – Gray's Contracting, 250-229-4482

Cabinets & Flooring – Ken's Custom Woodwork, Barrhead Alberta

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.26 acres

Dec 2 2020 12:34:52 Pacific Standard Time



RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.26	-
Civic Address	1	-	-
Electoral Areas	1	0.26	-
Fire Service Areas	1	0.26	-
Water Systems	1	0.26	-
Zoning	0	0	-
Official Community Plan	1	0.26	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05572.820	009-889-663	4220 WOODBURY VILLAGE RD, RDCK REGION	Single Family Dwelling	NEP14423

#	LTO Number	Lot	Block	District Lot	Land District
1	CA5969308	38	-	6284	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 38 PLAN NEP14423 DISTRICT LOT 6284 KOOTENAY LAND DISTRICT	66.9 175.8	WIDTH/DEPTH	0.26

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.05572.820	-	4220	WOODBURY VLG W RD	4220 WOODBURY VLG W RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.26

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.26

Water Systems

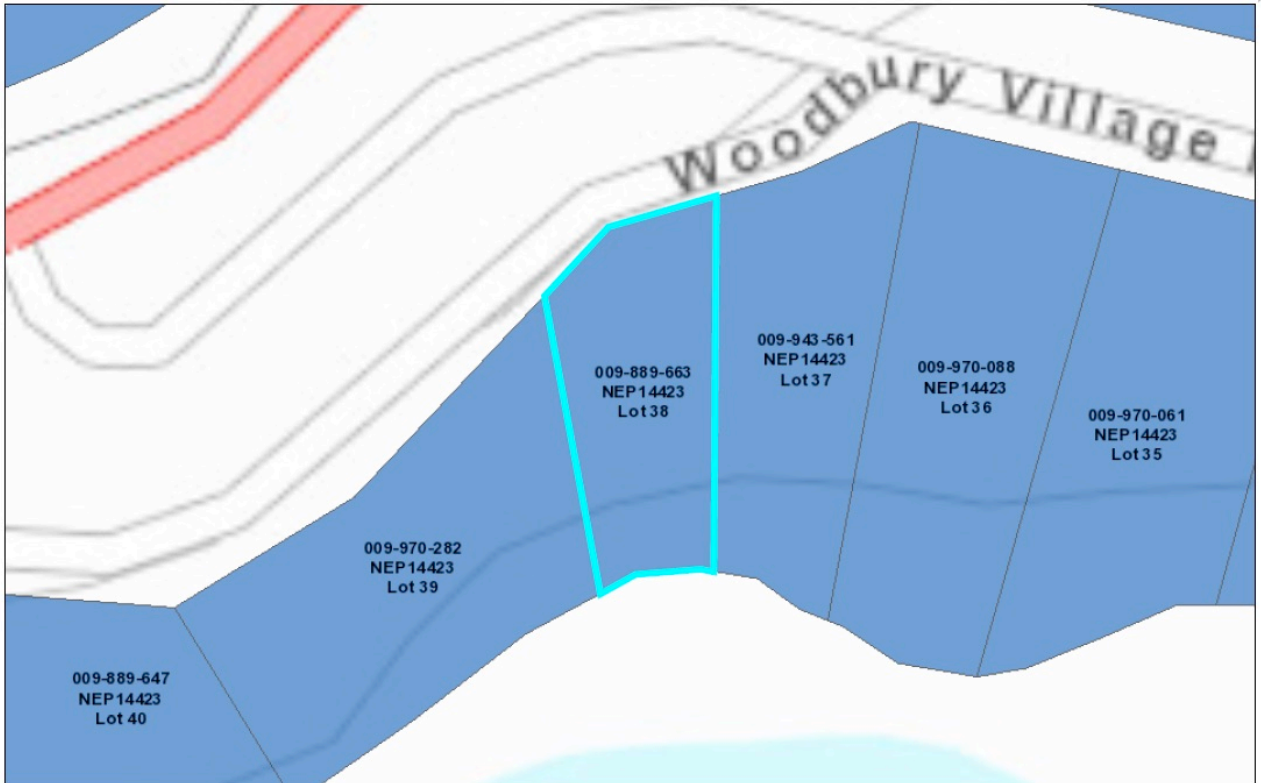
#	District	Bylaw	Service Type	Area(acres)
1	WOODBURY	2148	RDCK OWNED	0.26

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RC	Country Residential	2435		0.26


LTSA MAP

4220 Woodbury LTSA Map



December 2, 2020

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest Parcels

GeoBC, DataBC, TomTom, © OpenStreetMap contributors

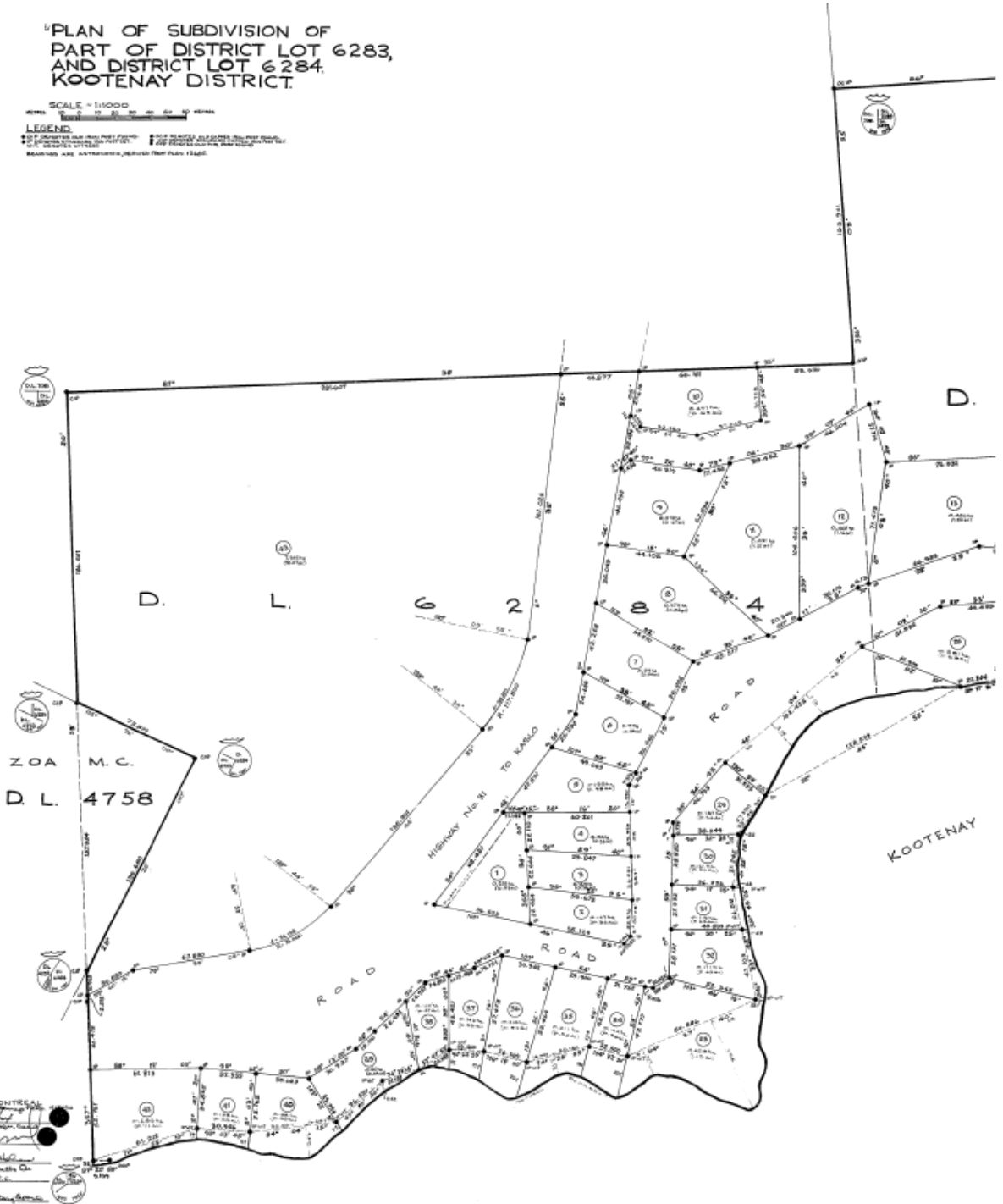
Cadastral data from ParcelMap BC
Copyright 2018 LTSA3

SURVEY

PLAN OF SUBDIVISION OF
PART OF DISTRICT LOT 6283,
AND DISTRICT LOT 6284,
KOOTENAY DISTRICT.

SCALE = 1:1000
METERS

LEGEND
 * TO BE OPENED FOR ROAD (SEE PLAN) * TO BE OPENED FOR ROAD (SEE PLAN)
 * TO BE OPENED FOR ROAD (SEE PLAN) * TO BE OPENED FOR ROAD (SEE PLAN)
 * TO BE OPENED FOR ROAD (SEE PLAN) * TO BE OPENED FOR ROAD (SEE PLAN)
 * TO BE OPENED FOR ROAD (SEE PLAN) * TO BE OPENED FOR ROAD (SEE PLAN)



BANK OF MONTREAL
 [Signature]
 [Signature]
 [Signature]

JOHN ROYAL SURVEYING LTD.
 INC. # 144622
 [Signature]
 [Signature]

[Signature]
 [Signature]
 [Signature]
 [Signature]



APPROVED UNDER THE LAND TITLE ACT
 ON THE 13 DAY OF [Month] 19 [Year]
 [Signature]
 APPROVED FOR REGISTRATION
 AND HIGHWAYS

THIS PLAN LIES WITHIN THE GENERAL SURVEY REGION BOUNDARY

UTILITIES MAP

RDCK GIS Open Data

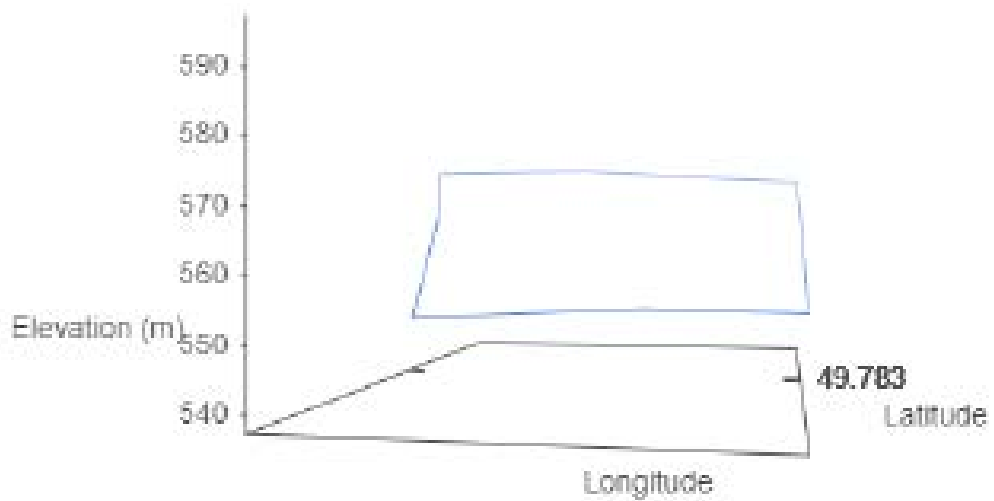
Utilities



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 |

ELEVATION



Max Elevation: 580.09 m | Min Elevation: 554.42 m | Difference: 25.67 m

DIRECTIONS

Google Maps

Kaslo, British Columbia V0G 1M0 to 4220 Woodbury Village Rd

Drive 15.2 km, 13 min

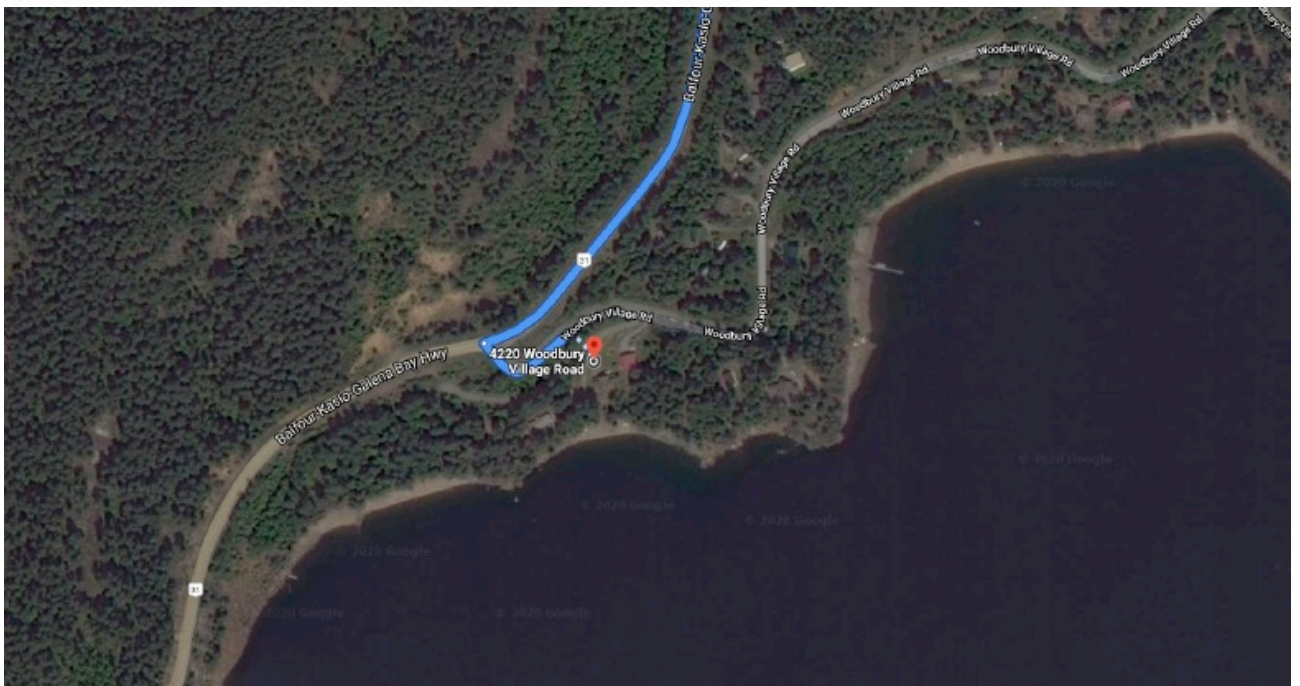


Map data ©2020 2 km



via Balfour-Kaslo-Galena Bay Hwy/BC-31 S 13 min
15.2 km

Fastest route, the usual traffic



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	16.1	16 min
Shopping	Front Street, Kaslo	15.6	15 min
Airport	West Kootenay Regional Airport, Castlegar	94.5	1 hr 20 min
	Trail Regional Airport	132	1 hr 51 min
Major Cities	Kelowna, BC	400	4 hr 58 min
	Nelson, BC	53.9	51 min
	Spokane, WA	292	3 hr 56 min
	Cranbrook, BC	212	3 hr 26 min
	Calgary, AB	604	7 hr 34 min
	Vancouver, BC	713	8 hr 23 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	16.2	16 min
	North Kootenay Lake Community Services	15.5	15 min
	Kootenay Boundary Regional Hospital, Trail	124	1 hr 45 min
	Kootenay Lake Hospital, Nelson	53.6	49 min
Dentist	Kootenay Lake Dental Clinic, Nelson	54.1	51 min
	Nelson Ave Dental Clinic, Nelson	51.8	45 min
	Silverton Dental Clinic, Silverton	67.1	1 hr 8 min
Postal Services	Canada Post, Kaslo	15.7	15 min
Library	Kaslo Library	15.4	14 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.

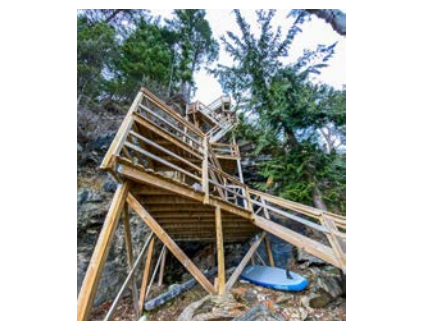
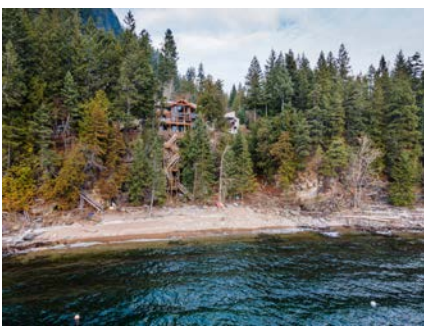
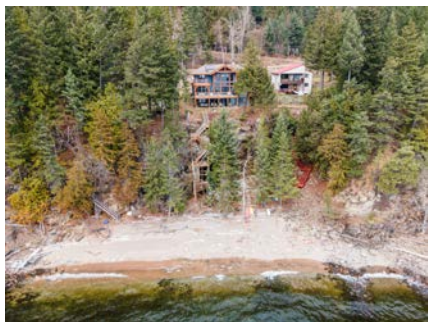
Economy

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.

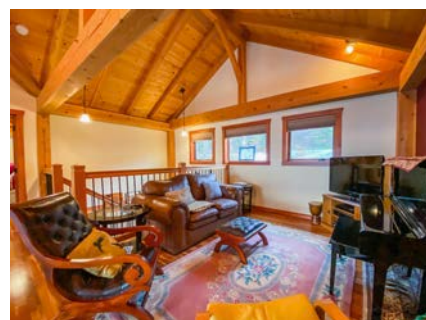
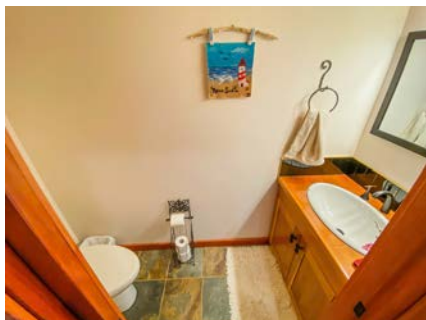
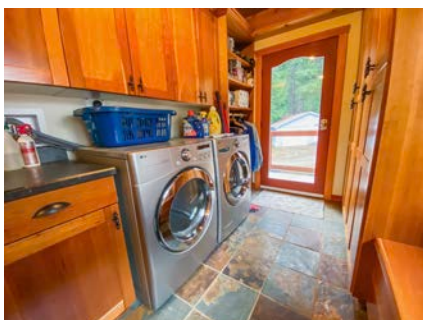
PICTURES



PICTURES



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RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside of the Village of Kaslo limits

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc.

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>