

PARK STATUS SHEET

FILE: 2-3-2-189

STATUS DATE: _____

PARK NAME: Canal Flats

REGION: Kootenay

CLASSIFICATION: "A"

SIZE: Land 1.5 ha.; foreshore 4.1 ha.

LOCATION: 3 kilometres north of Canal Flats
on the east shore of Columbia Lake

DATE OF CREATION: May 8, 1981

N.T.S.: 82 J/W, J 4/W

DISTRICT: East Kootenay

CATEGORY: _____

PURCHASE: X DONATION: N/A

STATUTE: _____

ADMINISTRATIVE DIVISION

REGIONAL DISTRICT: East Kootenay

LAND DISTRICT: Kootenay

ISLANDS TRUST: N/A

MINE RECORDING DISTRICT: Golden

FISH AND WILDLIFE MANAGEMENT UNIT: 4-24

RANGER DISTRICT AND OFFICE: 14-Canal Flats

ELECTORAL DISTRICT: Columbia River

ASSESSMENT DISTRICT: 22

SCHOOL DISTRICT: 4

L.R.O.: Nelson

ORDERS-IN-COUNCIL

O.I.C.# / YEAR, AMENDMENT*

2097/80 (2)

1100/81 (1)

O.I.C.# / YEAR, AMENDMENT*

*KEY TO AMENDMENTS:

- 1) CREATION
- 2) PURCHASE
- 3) DONATION
- 4) ADDITION
- 5) DELETION
- 6) CORRECTION
- 7) CHANGE OF NAME
- 8) RECLASSIFICATION
- 9) NATURE CONSERVANCY
- 10) MISCELLANEOUS

RESOURCE CONSERVATION

A.L.R.: All / Partial / None

ARCHAEOLOGICAL SITE(S): Eb Pw 1

ECOLOGICAL RESERVE(S): N/A

WILDLIFE MANAGEMENT RESERVES OR PROJECTS: N/A

ENCUMBRANCES

P.U.P.(S): #, PURPOSE AND EXPIRY DATE (only those P.U.P.s granting an interest in land)

N/A

MINERAL CLAIMS:

N/A

WATER RIGHTS:

N/A

PERMITS & LEASES:

N/A

FORESHORE LEASES:

N/A

BOATING RESTRICTIONS:

N/A

AIR NAVIGATION ORDERS:

N/A

FOREST TENURE(S):

N/A

TRAPPING:

N/A

GUIDING AND OUTFITTING:

N/A

RIGHTS-OF-WAY:

See highways letter of Aug.12, 1980 allowing parks to incorporate road into the park.

INHOLDINGS:

N/A

INFORMAL TENURES (including life tenancies):

N/A

SECTION 6 LANDS:

N/A

MISCELLANEOUS:

Restrictive covenant filed under N25223 in Nelson L.T.O. (copy attached)

--No development within area covered by Plan 12480.

BRITISH



COLUMBIA

1100

APPROVED AND ORDERED. MAY -8.1981


Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA MAY -7.1981

On the recommendation of the undersigned, the Lieutenant-Governor, by and with the advice and consent of the Executive Council, orders that

The Crown land and foreshore described in the schedule is established as a Class "A" Provincial Park and the name by which it shall be known is hereby declared to be Canal Flats Park.

Schedule

First: Lots 15 and 16 of District Lot 110, Kootenay District, Plan 12479.


Secondly: The road right-of-way, lying between Lots 15 and 16 of District Lot 110, Kootenay District, Plan 12479 and shown on said plan.

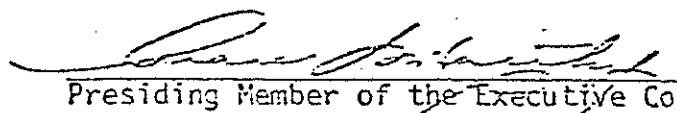
Thirdly: Commencing at the intersection of the Westerly prolongation of the south boundary of Lot 15 of District Lot 110 Kootenay District Plan 12479 and the natural boundary of Columbia Lake as shown on Plan 12479;
thence due West 250 metres;
thence due North 275 metres;
thence Southeasterly in a straight line a distance of 266 metres, more or less, to the point of intersection of said natural boundary and the north boundary of Lot 16 of District Lot 110, Kootenay District, Plan 12479;
thence in a general Southeast direction along the said natural boundary to the point of commencement

the whole containing 6 hectares more or less.

Copies to: M. McAulay
BC Assessment Authority
C. Gray

MAY 13 1981


Minister of Lands, Parks and Housing


Presiding Member of the Executive Council

File: 2-3-2-189 (This part is for administrative purposes and is not part of the Order.)

Authority under which Order is made:

Act and section Park Act Section 5(1)

Other (specify)

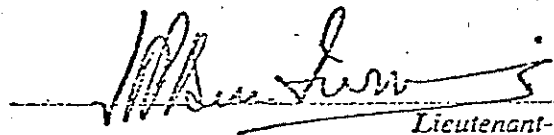
W. BERKELEY MACDONALD

Statutory authority checked by

Signature and typed or printed name of Legal Officer

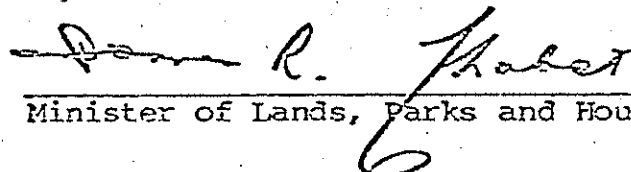
2097

APPROVED AND ORDERED SEP.29.1980


 Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA SEP.24.1980

On the recommendation of the undersigned, the Lieutenant-Governor, by and with the advice and consent of the Executive Council, ~~orders that~~ approves the purchase by the Minister of Lands, Parks and Housing, for the purpose of the establishment of a park, of Lots 15 and 16, District Lot 110, Kootenay District, Plan 12479, for \$90,000.


 Minister of Lands, Parks and Housing

Upis to : M. McAuliffe OCT 02 1980
 B.C. Assessment Authority
 ✓ C. Goss.


 Presiding Member of the Executive Council

(This part is for administrative purposes and is not part of the Order.)

Authority under which Order is made:

Park Act, section 11 (a)

Act and section

Other (specify)

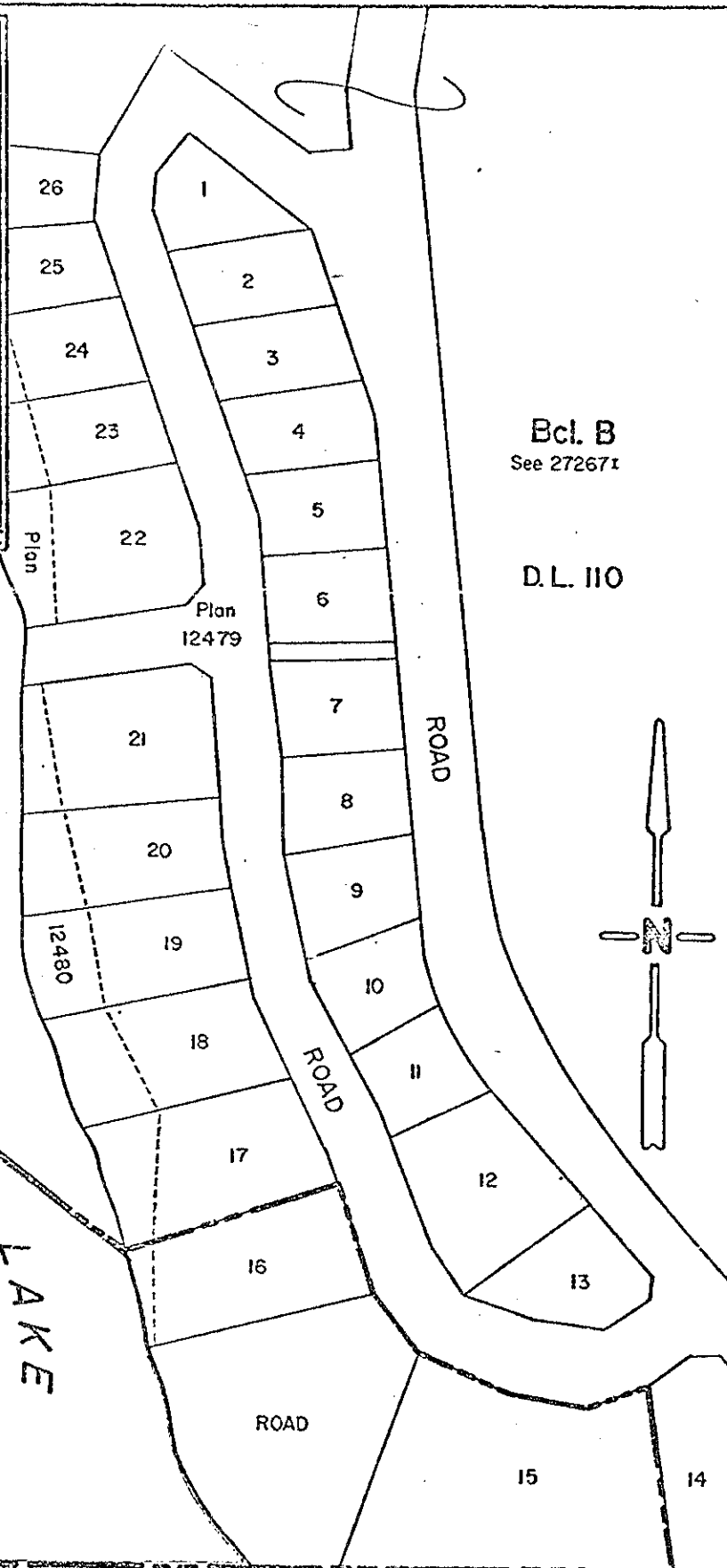
Statutory authority checked by

John W. Hogg

(Signature and typed or printed name of Legal Officer)

1732/80

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[illegible]

FILE No: 2-3-2-133	DRAWN BY: M. Muorsepp	DATE: April 1981	DWS. 3-2-189 No. KEY
N.T.S. No. 82 J/4W	CHECKED BY: B. Ferguson	DATE:	

BACKGROUND TO THE ESTABLISHMENT OF CANAL FLATS

September 29, 1980 - Land acquired through purchase from Palliser Holdings
Ltd. (O/C 2097/80)
Purchase Price - \$89,535.89

May 8, 1981 - Established as a Class "A" Park
(O/C 1100/81)

O/C REQUEST

From: _____ Region: Kootenay

To: Director, Planning & Design Branch

Park Name: Canal Flats File: 1-3-2-189

Task:

- | | | |
|---------------------------------|---------------------|---------------|
| 1. <u>New Park or Rec. Area</u> | 2. Addition | 3. Deletion |
| 4. Cancellation | 5. Reclassification | 6. Correction |

Note: 1 & 2 - Provide P.S.A.R.
3, 4, & 5 - Provide details of Disposition or Change

Priority:

Immediate _____ Current Program X Routine _____

Further Explanation: Lots 15 and 16 of D.L. 110, Kootenay District,
Plan 12479, have been acquired for park purposes. Site plans have been
prepared and development is scheduled for the current 1981-82 fiscal year.

Approved: _____ Regional Director
Parks and Outdoor Recreation

Date: _____

Approved: _____ Manager, Planning Program

Comments: _____

Date when Park Designation Document Available _____

Director Planning & Design Branch: _____

Priority: _____ Date: _____

Upon approval forward to Land Administration for Implementation

PARK STATUS ACTION REQUEST (P.S.A.R.)

NAME: CANAL FLATS FILE: 1-3-2-189

DATE: 81.03.06

TASK: New Park or Recreation Area (State Class): Class A

Addition (State Class):

LOCATION: 3 kilometres north of Canal Flats, on the east shore of
Columbia Lake.

PARK REGION: Kootenay ELECTORAL DISTRICT(S): Columbia River

PARK DISTRICT: East Kootenay LAND DISTRICT(S): Kootenay

REGIONAL DISTRICT(S): East Kootenay L.R.O.; Nelson

SIZE: LAND: 1.5 hectares

FORESHORE: 4.1 hectares

LEGAL DESCRIPTION (ATTACH MAP):

Lots 15 and 16 of Lot 110, Kootenay District and the dedicated public
access right-of-way lying between said Lots 15 and 16 as all shown on
Plan 12480, and including the foreshore within the following described
boundaries: Commencing at the point of the intersection of the
prolongation of the easterly boundary of Lot 15 with the mean high
water mark of Columbia Lake as shown on Plan 12480; thence west 250
metres; thence north 275 metres; thence southeasterly 266 metres to a
point on the mean high water mark of Columbia Lake; said point being
74.6 metres N 72°31'40" E of the northeast corner of Lot 16; thence
southeasterly along the high water mark of Columbia Lake to the point
of commencement, consisting of 5.6 hectares.

ARCHAEOLOGICAL SITE(S):

HISTORICAL SITE(S):

N/A

ECOLOGICAL RESERVE(S):

N/A

WILDLIFE MANAGEMENT RESERVE(S):

N/A

Bighorn winter range extends through the general area of the Park.

MINERAL AND PETROLEUM RIGHTS:

WATER RIGHTS:

Property is serviced from water system at adjacent subdivision.

FOREST TENURES:

N/A

BOATING RESTRICTIONS:

There are no special boating restrictions on Columbia Lake.

AIR NAVIGATION ORDERS:

N/A

RANGE RIGHTS:

N/A

PREVIOUS AND/OR CURRENT STATUS OF PROPERTY(IES):

ots 15 and 16, as part of subdivision of Lot 1-25 of Sublot 72 of
Lot 4596 and part of Parcel B (D.D. 27267-1) of Lot 110, were acquired
through purchase from Palliser Holdings Ltd.

CLEARANCES (List Clearance Requests Sent, Replies Received, and Attach Copies
of Clearances):

July 30, 1980 - request for clearance sent to Highways; reply attached (Aug. 12, 1980)
Oct. 17, 1980 - request for clearance sent to Lands; no reply as yet.
Oct. 17, 1980 - request for clearance sent to Fish & Wildlife; reply attached (Oct. 2, 1980)
Oct. 28, 1980 - request for clearance sent to Transport Canada (Navigable
Waters): no reply as yet.
Nov. 5, 1980 - further request to Lands for clearance.

ENCUMBRANCES

LAND RESERVES:

N/A

LANDS LEASES AND PERMITS:

N/A

AGRICULTURE LAND RESERVES (A.L.R.):

ALL/PARTIAL/NONE (Attach map and clearances if applicable)

TRAPPING:

None

GUIDING AND OUTFITTING:

None

EASEMENTS AND RIGHTS-OF-WAY:

Area between Lots 15 and 16 was defined on Plan 12479 as public right-of-way. Highways have no objections to incorporating this land in Park (see attached letter, August 12th).

INHOLDINGS:

None

MISCELLANEOUS INFORMAL TENURES:

None

OTHER:

Restrictive covenant filed under N25223:

Hereinafter, no disturbance of the land from its natural state shall be permitted and in particular, no habitable dwelling or dwellings nor any sewerage disposal field or similar convenience will be located, constructed or positioned, on the said lands proposed for subdivision, being situated within the areas outlined in red upon the said plan (see attached copy).

RECOMMENDATIONS ON DISPOSITION OF ENCUMBRANCE(S):

 /A

Information Required for Memo to Minister to Accompany O.I.C. Submission to Cabinet

DEVELOPMENT:

Present: None

Future (include year): 1981-82: access road, 200 metre causeway, boat ramp and
turnaround, vehicle and boat trailer parking (20 units), 200+ metres of beach,
day use parking (20 vehicles), picnic area.

DEVELOPMENT FUNDS:

Budgetted for Fiscal Year:	<u>1981-82 (completion)</u>	Amount: \$ <u>200,000</u>
	Year: _____	Amount: \$ _____
	Year: _____	Amount: \$ _____
Total Funds for Development:		\$ <u>200,000</u>

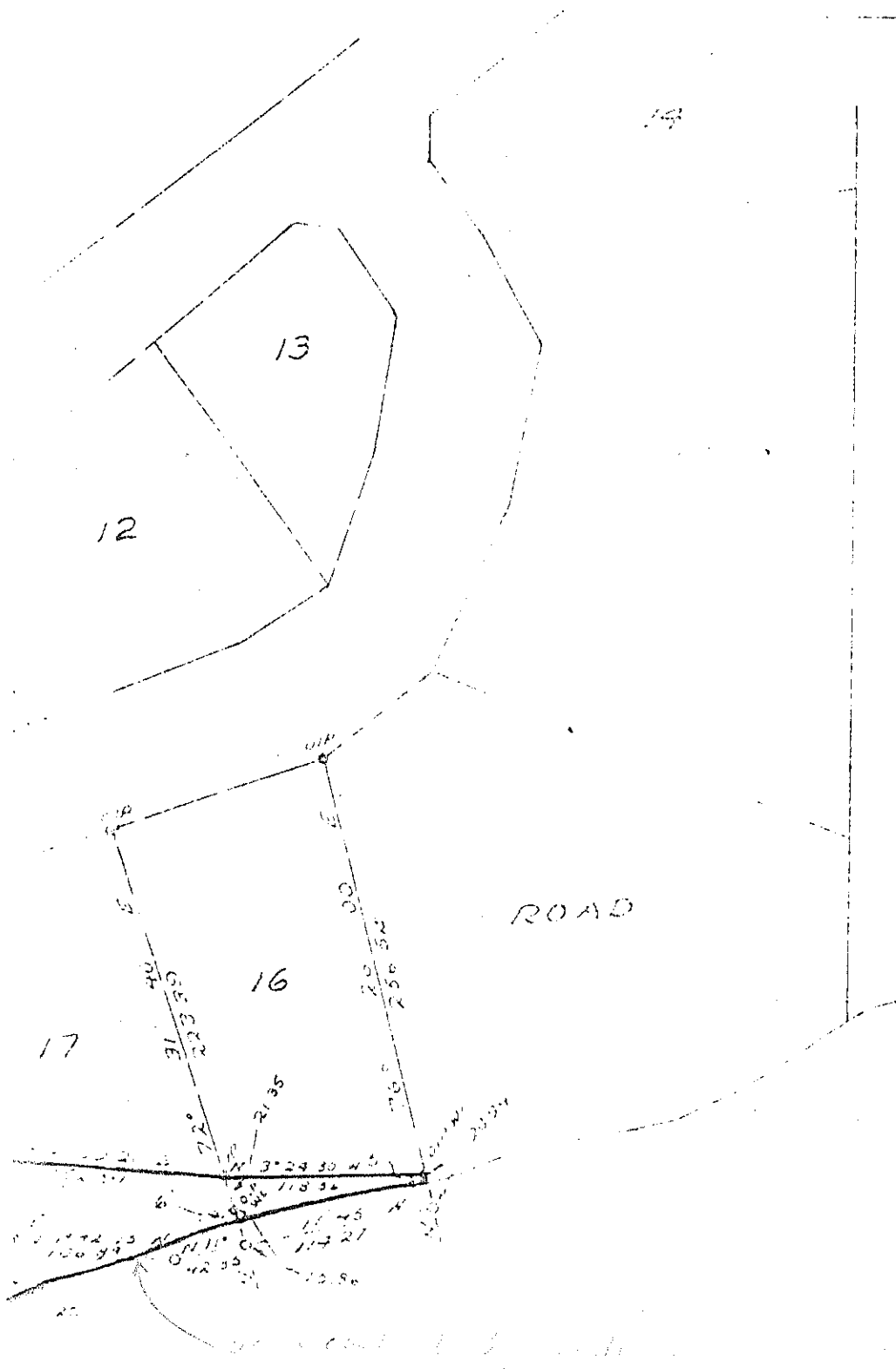
12 479.

PLAN No 12480

Surveyed at the Land Registry Office at Nelson
1979, 1 day of Nov 1979.

A. M. Masian

Dep. Registrar
per p



1. Site No. EbPw 1

ADDITIONAL INFORMATION

BRITISH COLUMBIA ARCHÆOLOGICAL SITE INVENTORY FORM

2. Previous designation(s) _____ 3. Site name(s) _____
4. Location (a) Sec. N/A Lot 110 Plan N/A
- (b) Located on the east side of Columbia Lake on the south end north of
Canal Flats.
5. Access Take turnoff off highway 95 at Canal Flats, take road up east side
of Columbia Lake 3.3 kms. Site begins north of 2nd small creek running into
southeast side of lake.
6. Province and districts B.C. (a) Regional District E. Kootenay
 (b) Forest and Grazing District Nelson (c) Highways District 3-37
 (d) Provincial Park 3-2 (e) Resource Management Region Kootenay
7. Lat. 50 ° 11 ' 00 "N. 8. Long. 115 ° 49 ' 10 "W. 9. UTM 844 595
10. Air photo Pacific Survey Corp. 92215 B 11. Map (a) Canal Flats 82 J/4W
 (b) _____
12. Drainage (a) minor 5 unnamed creeks (b) major 4
13. Elevation (a) 2600' a.s.l. (b) 1-25 m. above Columbia Lake
14. Cultural affiliation (a) Kootenay/Salish (b) _____
15. Site type general activity, circular cultural depressions. Pictograph
16. Dimensions (a) exact 2.2 kms. N/S x 500 m. (b) estimated 3K x 500 m.
 (c) original 3 K x 500 m.
17. Condition (a) present 70% (b) future Kootenay Diversion
18. Priority top

19. Detailed information (a) vegetation on site Douglas fir birch poplar soapberry
Saskatoon spagum mc salix ponderosa pine bunchgra
(b) major vegetation Interior Douglas Fir
(c) cultural matrix black brown & light tan silt, FBR, charcoal, flakes,
artifacts, shell
(d) depth of cultural matrix 0-1 meter in some areas? (e) non-cultural matrix
light tan silts
20. Known finds and present location 2 pictographs sites, 5 circular cultural depressions,
lithic scatters, possibly a fluted point in Mr. Richardsons collection.
A pestel found under old historic site by Mr. Richardson. Many points
scrapers reported found here. Detritus, 2 boulder chip knives, chipped
knife scraper
21. Photo record in file Dr. Borden 1954 Kooteney Survey
22. Published and unpublished references (a) N/A
(b) _____
23. Site age and (or) date (a) N/A ☐ absolute ☐ relative
(b) Source _____
24. Owner/Tenant Mr. Richardson
25. (a) Informant Major Prust Canal Flats
(b) Observed by CEB RC JB UBC 7/8/54
(c) Recorded by CEB RC JB " 7/8/54
(d) Revisited by B. Brown G. Lundborg Oct. 18/77
26. Remarks Site so extensive mapping was impossible with limited time
available to this crew however some attempt was made to show areas
of concentrations.
(Expand on page 4 if necessary)

COLUMBIA

LAKE

HISTORIC FRAME
HOUSE BUILT 1887

MR. RICHARDSON'S PLACE

PICTOGRAPH - 1 J. CORNER SITE 77

AREA (ROUGHLY) WHERE FLUTED POINT FOUND

PART OF SPIRIT
TRAIL OVER CLIFF

PICTOGRAPH. 2 J CORNER SITE 77

1:50,000

EbPW3

EbPW1

COLUMBIA
LAKE

M N

BUILDING

FOUNDATION

ROAD

RIVER/CREEK

TRAIL

RAILWAY

FENCE

STEEP RISE

SITE AREA

ADDITIONAL LEGEND

X - LITHICS, FLAKES OR ARTIFACT

20 - PICTOGRAPH

• - CIRCULAR CULTURAL DEPRESSIONS

MAP 82 J/4W

DEC.

LAT. 50° 11' 00"

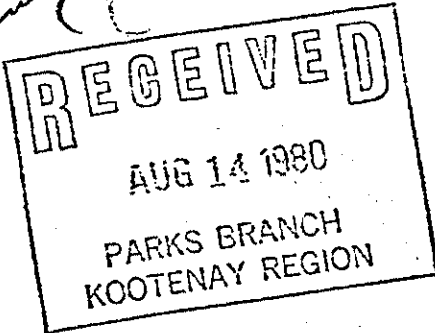
LONG. 115° 49' 10"

UTM GRID 844 595

SCALE:

1 TO 180

0



YOUR FILE 1-3-2-189

OUR FILE Golden LM
and R3-21-78 (7997)

Office of Regional Engineer
Provincial Government Building
310 Ward Street
NELSON, British Columbia
V1L 5S4

August 12, 1980

Mr. M. E. Goddard
Regional Director
Ministry of Lands, Parks and Housing
Parks and Outdoor Recreation Division
Kootenay Region
612 Front Street
NELSON, British Columbia
V1L 4B7

Dear Mr. Goddard:

Re: Development of Park -
District Lot 110, K. D.

Your letter of July 30, 1980, addressed to the District Highways Manager, Golden, has been forwarded to this office for acknowledgement.

Please be advised that this Ministry has no objections to the establishment and development of a park on the above mentioned site. The area designated as road must retain that designation. I attach a copy of the restrictive covenant placed over Lots 1 to 25, inclusive. This may have some effect on construction of the beach access.

Yours truly,

W. M. Spraul, P. Eng.
Regional Highway Engineer

by:

B. W. Pearce
Regional Approving Officer

BWP/bjs

Attach.

cc: Mr. H. A. Ronmark, District Highways Manager, Golden (File: 793)

CERTIFICATE OF INDEFEASIBLE TITLE

THIS INDENTURE MADE This 30th day of September 1979, AD.

ENDERTON & KEN.

19 OCT 30 PM 4 16

BETWEEN: PALLISER HOLDINGS LTD, a body corporate duly incorporated pursuant to the laws of the Province of British Columbia, with registered office at 1309 - 7th Avenue, Invermere, British Columbia, V0A 1K0 and Incorporation Number 180,155

(hereinafter called the 'Grantor')
OF THE FIRST PART

AND: HER MAJESTY THE QUEEN, Right of the Province of British Columbia
AS REPRESENTED BY THE (hereinafter called the 'Grantee')
MINISTRY OF TRANSPORTATION, OF THE SECOND PART
COMMUNICATIONS AND HIGHWAYS

WHEREAS the Grantor has proposed a plan of subdivision of:

Lots 1 - 25 inclusive of a proposed subdivision of part of sub-lot 72 of lot 4596 and part of parcel B (D.D.27267-2) of lot 110, all of Kootenay District, prepared by R. Robert Lemaster, B.C.L.S. and sworn the 5th day of September, 1979, a copy of which is attached hereto;

12479

AND WHEREAS the Grantee, as a condition to its granting its approval to the subdivision, has requested the Grantor to enter into the covenant hereinafter contained, pursuant to Section 24A of the Land Registry Act R.S.B.C. 1960, Chapter 208 as amended, and whereas the Grantor has consented to enter into the same;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the premises and the sum of One dollar (\$1.00) of lawful money of Canada, paid by the Grantee to the Grantor (the receipt whereof is hereby acknowledged) the Grantor does hereby covenant and agree with the Grantee that:

Hereinafter, no disturbance of the land from its natural state shall be permitted, and in particular, no habitable dwelling or dwellings nor any sewerage disposal field or similar convenience will be located, constructed or positioned, on the said lands proposed for subdivision being situated within the areas outlined in red upon the said plan, a copy of which is attached hereto.

Said plan filed as Plan 12480

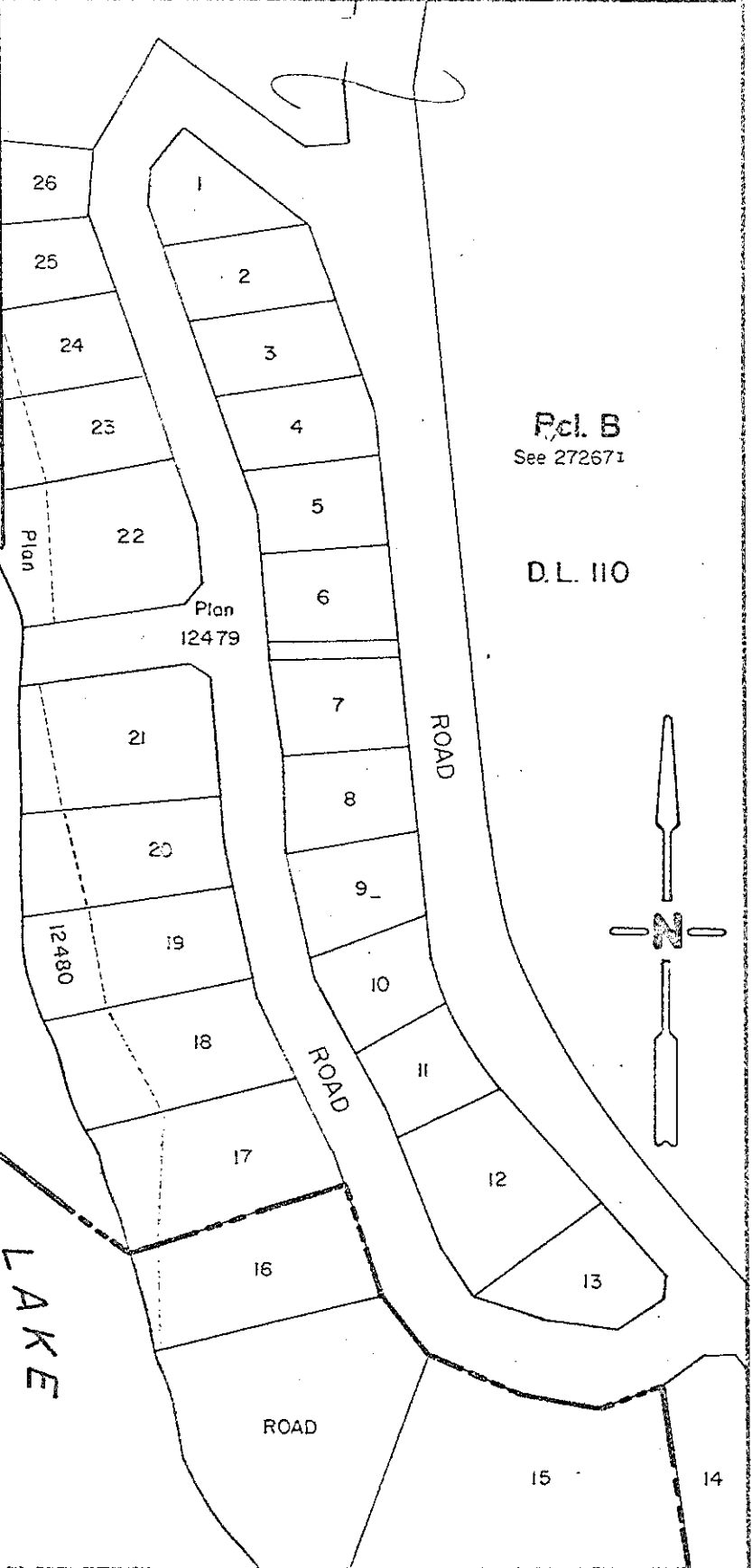
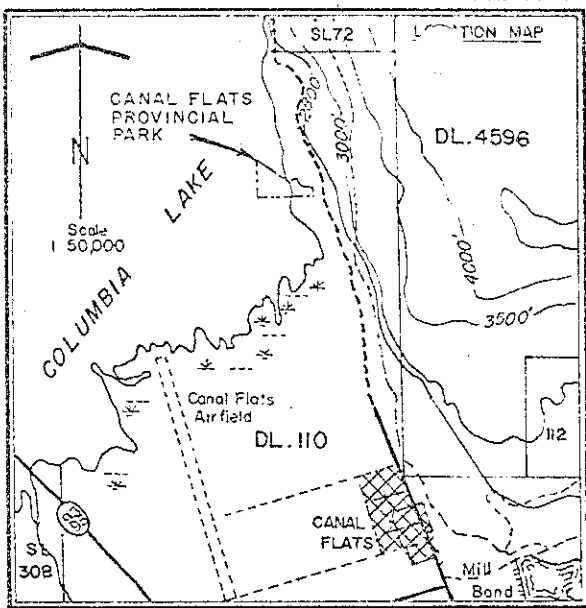
AND IT IS UNDERSTOOD AND AGREED between the parties hereto that the words Grantor and Grantee wherever used in the Agreement shall include the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Grantor and the Grantee have hereunto affixed their Common Seals the day and year first above written.

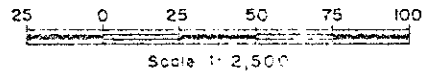
THE CORPORATE SEAL OF THE GRANTOR *[Signature]*
WAS AFFIXED IN THE PRESENCE OF: *[Signature]*

HIGHWAYS
(H.W.S.)

[Signature]



Kootenay Land District

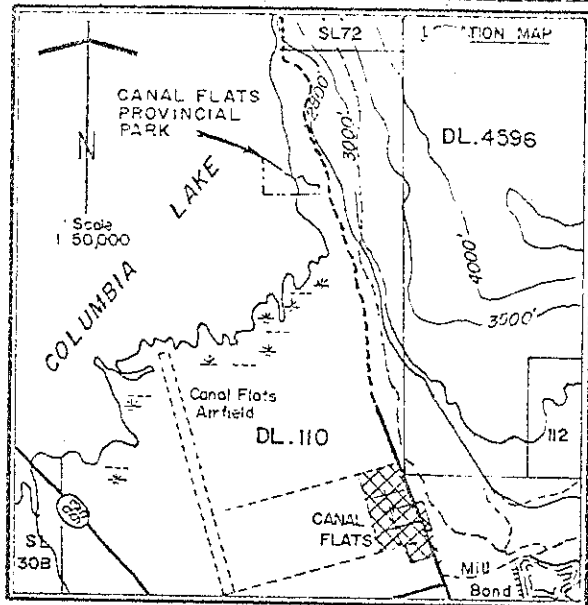


PROVINCE OF BRITISH COLUMBIA-MINISTRY OF LANDS PARKS AND HOUSING-PARKS AND OUTDOOR RECREATION DIVISION, VICTORIA B.C.

DATE	REVISION	BY	CHECKED BY	REVISION
8/10/67/19	DEO	DHG		Park Bdy On Location Map

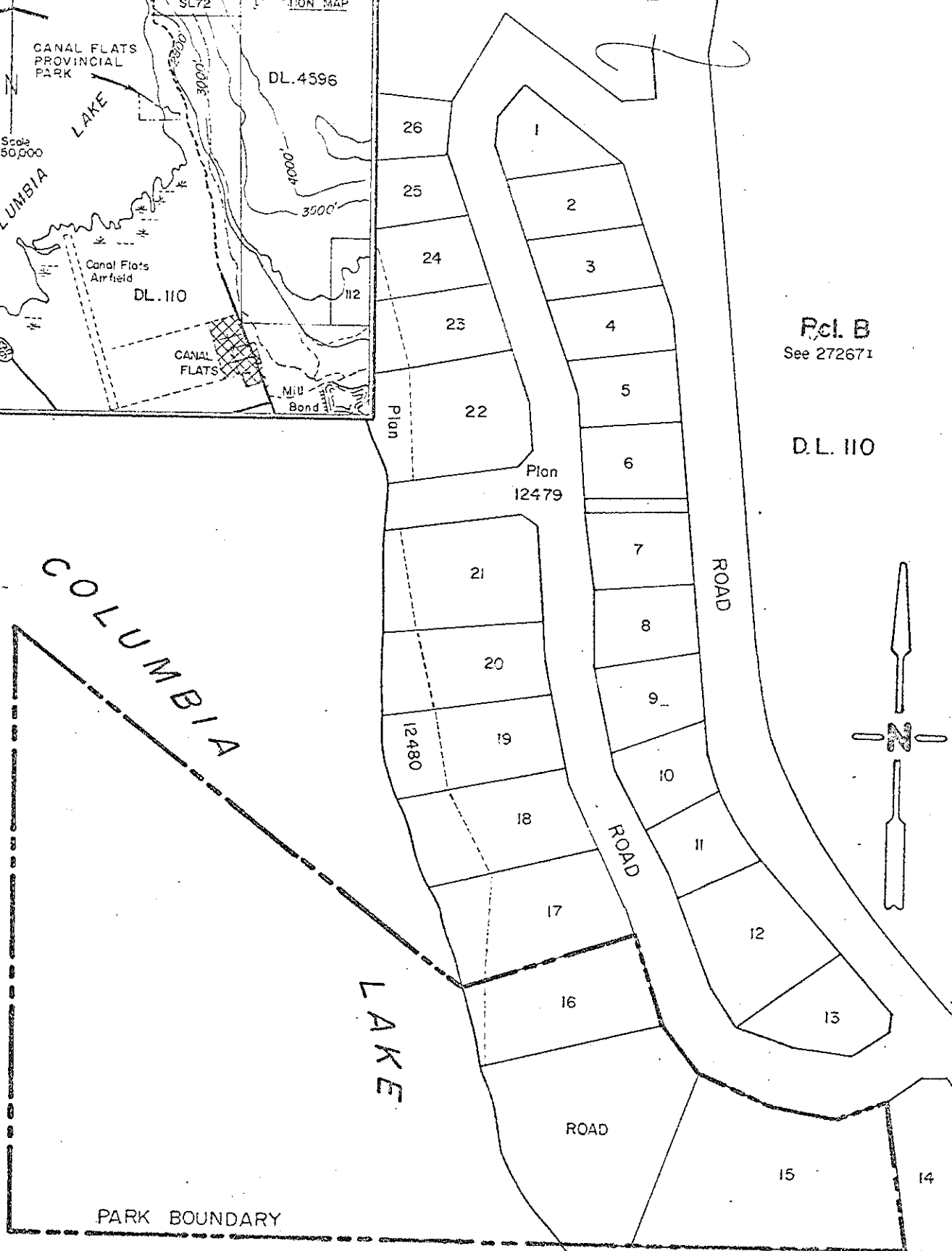
CANAL FLATS PROVINCIAL PARK

FILE NO. 2-3-2-189	DRAWN BY M. Muursepp	DATE April 1981	DWG No. 3-2-189
NTS. No. 82 J/4W	CHECKED BY: B. Ferguson	DATE	KEY

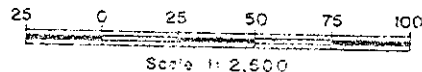


Pct. B
See 272671

D.L. 110



Kootenay Land District



VanCal 2293

PROVINCE OF BRITISH COLUMBIA—MINISTRY OF LANDS PARKS AND HOUSING—PARKS AND OUTDOOR RECREATION DIVISION, VICTORIA B.C.			
DATE	REVISED BY	CHECKED BY	REVISION
CANAL FLATS PROVINCIAL PARK			
FILE No. 2-3-2-189	DRAWN BY: M. Muursapp	DATE: April 1981	DWG. No. 3-2-189
NTS No. 82 J/A W	CHECKED BY: B. Ferguson	DATE:	KEY

LAND REGISTRY ACT
FORM F (Section 143)

Certificate of Indefeasible Title

Date of application for registration, the 31st day of January at 11:16 a.m., 19

This is to certify that THE DIRECTOR,
THE VETERANS' LAND ACT.
Ottawa, Ontario

is absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to that

piece of land situate in the Cranbrook Assessment District

and Province of British Columbia, and more particularly known and described as:—

That part of Parcel "B" (L.D. 27267-I) of Lot 110, Kootenay District, lying South of a line parallel to and 5.60 chains perpendicularly distant Northerly from the Southerly Boundary of the said Parcel "B".

To be hereafter known as
Parcel 1 (See 151446-I) of
Parcel "B" (See 27267-I)

CANCELLED 8/4 1990
BY P7241 MB

In witness whereof I have hereunto set my hand and seal of office
at Nelson, British Columbia.

LOCATION OF SPRING
APPROX. 100 GALLONS PER MIN

ROAD DEDICATED AS
ACCESS TO LAKE

Mike
lots 16, 15 + 14 are the ones
we looked at if this is the land
Government want for.

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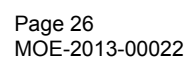
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LOCATION OF SPRING
APPROX. 100 GALLONS PER MIN

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Title No. P7243

From Title No. 7241

LAND TITLE ACT

FORM 21
(Section 173(1))

CERTIFICATE OF INDEFEASIBLE TITLE

Land Title Office, Nelson, British Columbia

The undermentioned owner in fee-simple is indefeasibly entitled to an estate in fee-simple, subject to such charges, liens, and interests as are notified by endorsement on this certificate and subject to the conditions, exceptions, and reservations set out on the back hereof, to the land in British Columbia described below.

Registered owner in fee-simple: (Application for registration received on April 8, 1980).

MARGARET PENDER, teacher, Box 132, Canal Flats, B.C. V0B 1B0

Description of land: East Kootenay Assessment Authority

Parcel 1 (See 151446-I) of Parcel "B" (See 27267-I),
District Lot 110, Kootenay District

CHARGES, LIENS, AND INTERESTS*

Nature of Charge: Number: Date and Time of Application	Registered Owner of Charge	Remarks
P7241 18/1/80 (Date of Probate)	Subject to the liability of being charged by an order under the Testator's Family Maintenance Act.	

Signed and sealed by me, this 11th day of April, 19 80

G. H. Maurer

Registrar

DUPLICATE CERTIFICATE OF TITLE

Date Issued	Name and Address of Person to Whom Delivered	Filing Reference of Request for Duplicate Certificate of Title	Date of Cancellation of Duplicate Certificate of Title

Title Cancelled and Interests Disposed of as Follows	Date	Signature of Registrar

*Each endorsement affects all the land described, unless otherwise indicated in "Remarks" column. See back hereof for abbreviations, etc.

This certificate of title is subject to

- (a) the subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown,
- (b) a Federal or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which may after that date be imposed or made a lien on the land,
- (c) a municipal charge, rate, or assessment at the date of the application for registration imposed or which may after that date be imposed on the land, or which had before that date been imposed for local improvements or otherwise and which was not then due and payable, including a charge, rate, or assessment imposed by a public body having taxing powers over an area in which the land is situated,
- (d) a lease or agreement for lease for a term not exceeding 3 years where there is actual occupation under the lease or agreement,
- (e) a highway or public right-of-way, watercourse, right of water or other public easement,
- (f) a right of expropriation or to an escheat under an Act,
- (g) a judgment or assignment of it registered since the date of the application for registration of the certificate,
- (h) a caution, caveat, charge, claim of mechanic's lien, condition, entry, exception, judgment, lis pendens, notice, reservation, right-of-entry, transfer or other matter noted or endorsed on the certificate or which may be noted or endorsed subsequent to the date of the issue of the certificate,
- (i) the right of a person to show that the whole or a portion of the land is by wrong description of boundaries or parcels, improperly included in the certificate,
- (j) the right of a person to show fraud, including forgery, by which the registered owner, or the person from or through whom the registered owner derived his right or title otherwise than bona fide for value, has participated in any degree, and
- (k) a restrictive condition, right of reverter, or obligation imposed by the **Forest Act**, endorsed on the certificate.

ABBREVIATIONS

AR = assignment of rents
CML = claim of mechanic's lien
CVT = caveat
E = easement
J = judgment
L = lease
LE = life estate
LP = lis pendens
M = mortgage
OP = option to purchase

PA = priority or postponement agreement
RC = restrictive covenant
RFR = right of first refusal
RP = right to purchase
RW = right-of-way
SC = statutory charge
SBS = statutory building scheme
SRW = statutory right-of-way
TA = timber agreement
TSN = tax sale notice
U = undersurface rights

4719

January 14, 1980

M E M O T O F I L E

Re: Canal Flats

On January 10th J. Miller and M. Hanry met on site with Mr. W. Varga, representative of Palliser Holdings which owns the land proposed for park development.

Mr. Varga expressed concern about possible impact of the proposed park on the sales appeal of the lots in his "Eagle's Nest Subdivision." He is concerned that the Park will attract tourists and that the associated problems of overcrowding will affect nearby future property owners. He is also opposed to development of a boat ramp on the site for the obvious reason that this ramp, being the only functional one on the south end of Columbia Lake, would attract heavy use pressures.

We assured Mr. Varga that the Park would be strictly oriented to community use with development restricted to day use. No commitment, however, could be made relating to the boat ramp except that the existing ramp on the southwest end of the lake will be examined for possible upgrading.

Mr. Varga's asking price is \$130,000. J. Miller will be preparing a report giving appraisal value for the land and recommendations.

M.R. Hanry

M.R. Hanry
Regional Master Planner

MRH/gh

*Regional District contact re above
Richard Hough 489-2791*

Planning

1-3-2-189-45

F. Macnab
Manager
Planning Section

Parks & Outdoor Recreation

January 3, 1980
File: ~~1-3-0-107-24~~

Ru 80.01.08

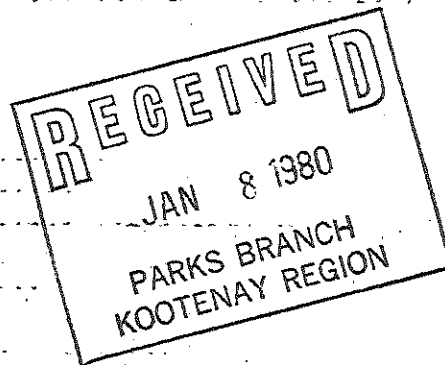
Re: Canal Flats

*DH: Should hire
Mr. Chabot to do
our planning.*

Please be advised of the Minister's direction to negotiate a possible Provincial Park land purchase at Canal Flats.

Mr. Miller will keep you advised of his progress.

J. Miller
for G. Trachuk
Director
Planning and Design Branch
JBM/cp
c.c. D. Shaw
M.E. Goddard ✓



an



To Mr. T. E. Lee,
Assistant Deputy Minister,
Ministry of Lands, Parks and Housing,
BUILDINGS.

Date: December 27, 1979

RE: Proposed Park at Canal Flats
Your File: 1-3-0-107-24

Further to our telephone conversation relative to the proposed park at Canal Flats, I have discussed the results of our appraisal of this property with Mr. Ian Barrett of Palliser Holdings Limited in Calgary. I suggested that the asking price on the three lots was substantially out of line with our views as to actual value. In our conversation he indicated that he would talk to other principals of Palliser Holdings and call me back within 48 hours. This conversation took place about 10 days ago. I have yet to hear from Mr. Barrett. I consider the property in question to be ideal for the development of a provincial park on Columbia Lake.

I would appreciate either you or Mr. Miller pursuing the acquisition of this property with a view of securing a more realistic offer from this firm. I would appreciate being kept posted of your endeavours in this regard.

The appraisal is herewith returned.

James R. Chabot,
MINISTER.

Enclosure

J. Miller for immediate
attention - Lee

