

Investment Profile
SPECTACULAR
BC Lakefront
Home & Business

Luxury BEACHFRONT Living & Income Security

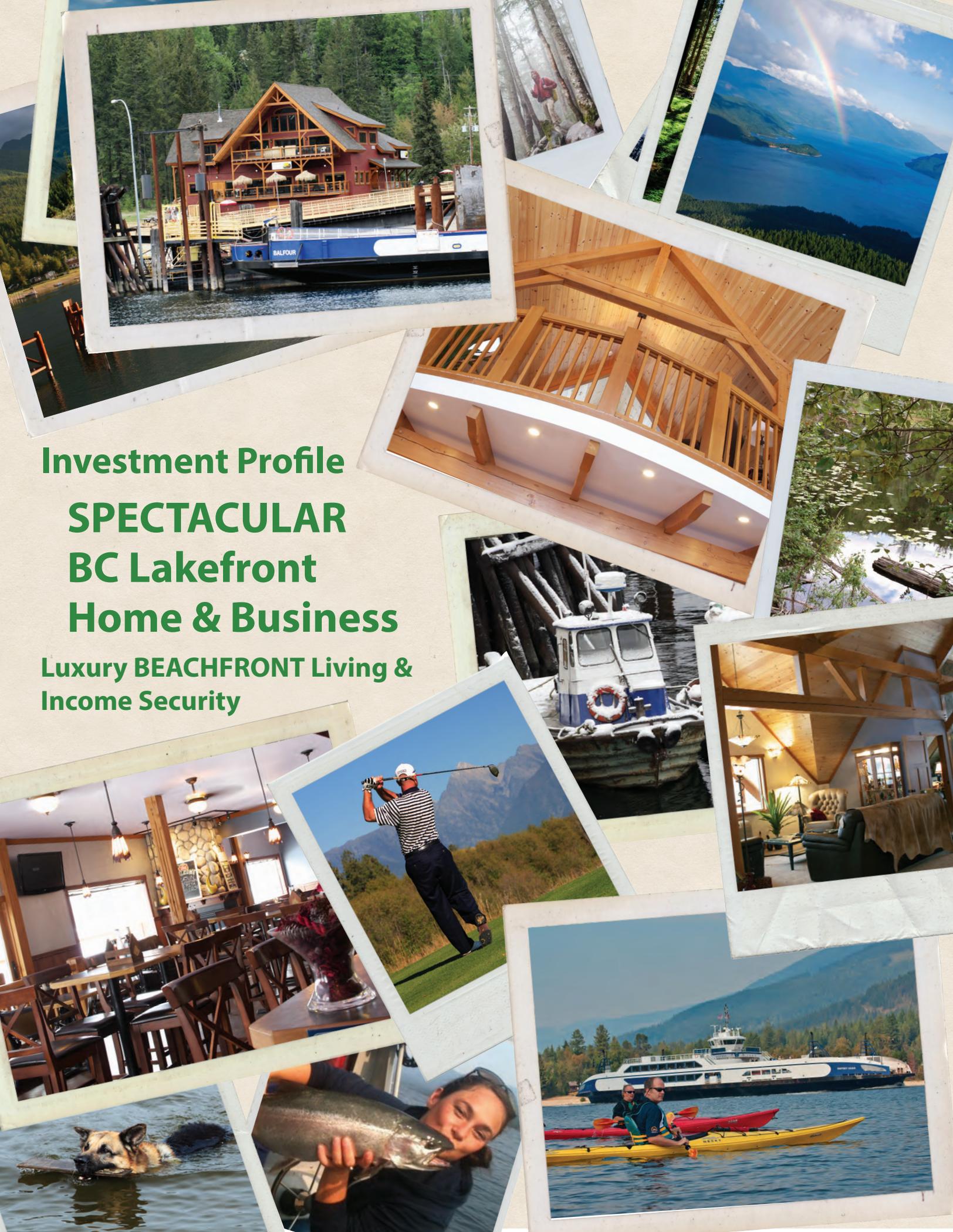


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**Dock n Duck Enterprises Inc.
Muddy Moose Enterprises Inc.
Robin and Reg Goldsbury**

Where LIFESTYLE and OPPORTUNITY Meet

HISTORY and DEVELOPMENT

In June 1947 three historic events took place on Kootenay Lake:

- Balfour became home to the new ferry landing at the juncture of Kootenay Lake with its West Arm;
- The Anscomb Ferry came into commission to operate the longest free ferry run in the world; and
- The Tillicum Inn opened for business on 1.2 acres of sandy beachfront.

Since 1947 when the Chandler family built the Tillicum Inn overlooking the new Balfour Ferry Landing, the property at the Dock n Duck has entertained many happy patrons, and undergone numerous face-lifts. Baby boomers recall partying at the Rainbow Resort owned by George Lapointe. In early 1990s the building was expanded and became Docker's Pub under Wally Erickson & John Noakes. In late 2007 Robin and Reg Goldsbury discovered the property – a tired, single story building that was short on aesthetics, but in a fantastic locale.

“For us, the most important thing was location,” said Robin Goldsbury. “Being adjacent to a ferry terminal that loads and unloads hundreds of thousands of passengers each year, guarantees a customer base. Add the highway frontage, watercraft traffic, regional demographics, high tourist volume plus world-renowned attractions, and we knew the investment made sense.”

For the couple, the development of this prestigious property was a labour of love. From 2008-through 2010 the old pub underwent a multi-million dollar custom timber frame transformation that saw over 5000 square feet added to the building including a luxurious second floor residence and lodging suites that oversee the awesome Kootenay Lake vista from every deck and window. In total, the boutique hotel operation has six full suites to live in or rent out. A thriving pub and grill with a beachfront patio, and retail space complete the property.

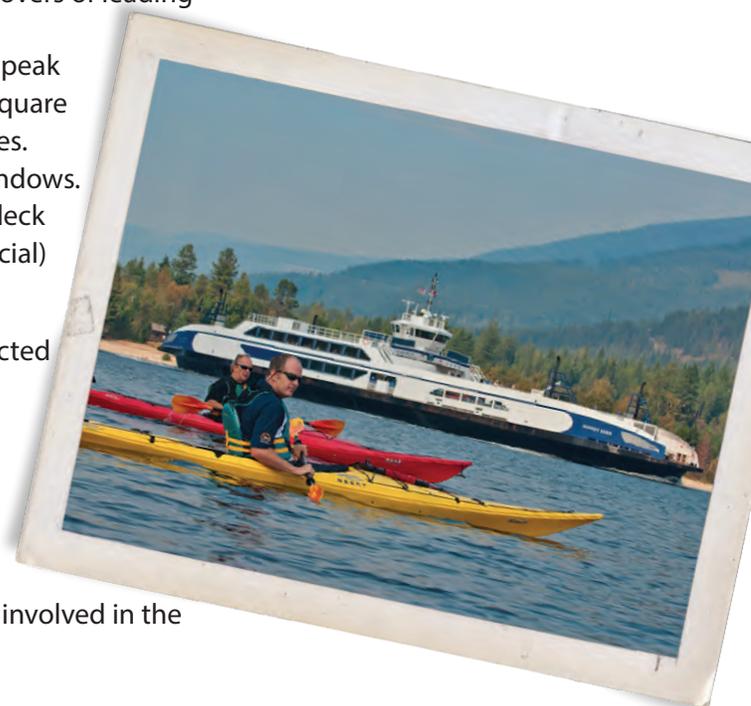
The hand-hewn timber frame building could easily grace the covers of leading architectural and design magazines. It is now a key landmark on Kootenay Lake, British Columbia. Designed to mimic the double peak of the mountain it faces in Proctor, the building exceeds 11,000 square feet – the roof alone boasts over 9000 square feet and eleven sides. The structure has amazing views from over 900 square feet of windows. There are five decks (three large timber frame decks, a concrete deck and a Juliet balcony), ten washrooms, five kitchens (one commercial) and four wet bars.

A strong vision for an aesthetically pleasing building that reflected the craftsmanship and materials found in the Kootenay was key to developing what is today one of the most luxurious custom timber frame properties on the lake. “We wanted to highlight the region by carefully choosing natural materials and colours that would bring the amazing Kootenay backdrop into the project,” said Robin Goldsbury. Many local contractors, along with many local Douglas fir timbers and white pine boards, were involved in the



“ We knew the investment made sense ”

Robin Goldsbury



Where LIFESTYLE and OPPORTUNITY Meet

...HISTORY & DEVELOPMENT CONTINUED

massive renovation. While the building has seen many changes, some things have come full circle... the distinctive red of the Dock n Duck is the same as the original Tillicum Inn.

For the Goldsburys it is time to move on. Reflecting on the legacy they are leaving behind, Reg commented, "For the right family or business, this represents a tremendous way of life that pays for itself. It's not easy to find acreage on pristine, sandy lakefront in a primary business location, with the potential and flexibility that this site boasts."

The property truly offers benefits rarely found in a single site. The varied commercial facets provide solid security in any economy. A wonderland of recreation and healthy living is right out the front door. The flexibility of the design allows for easy transformation into any number of endeavours. As a functional asset or a family run business, this investment is certain to be a "flagship asset" for the right buyer.

PRESIDENTIAL LIVING QUARTERS

The 4000 square foot executive home is a sight to behold. Commanding scenes of Kootenay Lake endure at every window. The "open concept" includes cathedral ceilings that vault up to 25 feet. Two oversized bedrooms – one with a sitting room - and three bathrooms, a large office with a Juliet balcony, and a sizeable laundry room are found on the main floor. The large loft with a railing that mimics the prow of a ship, has a wet bar and another full bathroom. Two large and private outside decks (about 550 sq feet total) provide breathtaking Kootenay views and a sheltered outdoor sanctuary. The thoughtful architectural detail and conscientious professional design tout many fine features that must be seen.

Some of the highlights:

- Artisan built, custom timber frame with cathedral ceilings
- Hand-hewn timber frame, railings and stairs
- White-pine ceilings; solid quarter-sawn fir doors (no knots)
- Tiffany stained glass light fixtures
- Floor to ceiling specialty tile
- Deluxe bathroom fixtures, jet tub, dual showers, hexagonal sinks
- Energy efficient wood stove with re-burning technology
- Upscale cherry cabinets and upscale stainless steel appliances
- Hundreds of square feet of windows
- Sky windows that open
- Luxury carpet with quality one inch underlay
- Abundant & convenient storage space
- Walk-in pantry and huge closets
- Spectacular views from every window
- Easy renovation to make it a five bedroom suite

" A tremendous way of life that pays for itself "

Reg Goldsbury



Where LIFESTYLE and OPPORTUNITY Meet

BOUTIQUE HOTEL

Upstairs: Two - 1 Bedroom Upstairs Apartments

Vaulted ceilings and selective timbers make these upstairs apartments unique and comfortable. Each suite contains a four-piece bath, one bedroom, and a full kitchen. A dual wall between the suites and special sound-board ensure noise does not travel. One suite is 450 square feet and the other is almost 550. Each has an independent electrical system, and its own hot water tank. Both have access to the main house laundry room. A good-sized custom deck, about 195 sq feet, and remarkable hand-hewn timber stairway provide access to the suites. The deck is covered so the outside view can be enjoyed in all kinds of weather.

Downstairs: One - 2 Bedroom Downstairs Apartment

An 1100 sq ft basement apartment suite was entirely renovated in 2012. The apartment touts two sizeable bedrooms, a four-piece bathroom and a full kitchen with an abundance of solid wood cabinets. The suite has a dedicated electrical system. The apartment has been used as staff accommodation, albeit many vacation renters have enjoyed this room as well.

Modular Duplex: Two - 2 Bedroom Units

In 2011 a duplex was commissioned and set up onsite. The 1100 sq ft modular, built to above average specifications, has its own utility systems including independent septic, water, and individual electric and cable TV for each suite. Each 550 sq ft unit presents a raised ceiling, two bedrooms, a full kitchen, four-piece bath and front room area. These units are a hit with touring fisher folk and corporate crews who enjoy the privacy of separate bedrooms, and the full facilities for their longer stays. The duplex boasts lots of parking and park-like surroundings.

The duplex site has its own assigned street address (7922) allowing commercial development to proceed easily, and facilitating possible sub-division. The site was formerly the Head Office for the Ferry Corporation.

Five full-kitchen apartments and an executive residence to live-in or rent out

View 3-D tours of the property at:
www.KootenayCommercial.com



Where LIFESTYLE and OPPORTUNITY Meet

COMMERCIAL OPERATIONS

The ground level of the main building, over 5100 sq ft, is devoted entirely to commercial endeavours. Currently the successful Dock n Duck Pub and Grill operates in the restaurant and take out window space. A retail lease space facing the ferry landing and highway is currently unoccupied. The 170 sq ft loading dock facilitates semi trucks for deliveries.

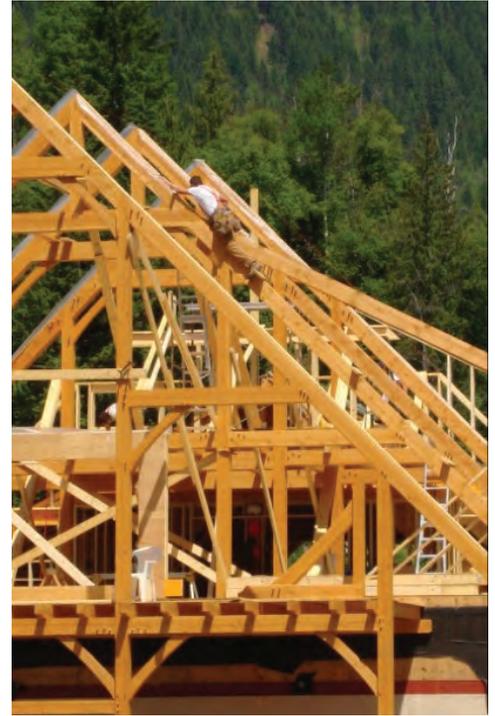
In 2008 the entire commercial operation was stripped to the frame, and a custom timber frame installed. Approximately 27 massive support timbers, and massive structural beams were installed in and around the building.

As with the second floor residence, the main floor renovation was spared no expense, and the architectural detail and professional décor are evident. The electrical and plumbing systems were brought up to code by replacing most of these systems. An additional hot water tank, a water storage tank, and water treatment system were installed. In 2011 the septic system was overhauled at significant expense, an additional tank and two pumps were installed. The natural gas system was upgraded as well.

Commercial/Retail Space

Over 900 sq foot retail space has a washroom, storage space, hand-wash sink, and substantial counter area with wood cabinets. The space has a dedicated electrical utility, and is wired for till operation that links to the Dock n Duck Pub & Grill. Currently this commercial opportunity is unoccupied. No effort has been made to lease out this strategic location facing the ferry landing and the highway – a stellar location for a gallery, gift or book store, laundry mat, hairdresser, daycare, satellite bank branch or more.

In the summer, on the Balfour Ferry Landing, open-air stall space is currently leased out at a rate of \$600 per month for a 100 sq ft unit. These stalls are covered, but do not include any utilities, services or parking. The average rental rate in the Nelson area is \$12 to \$15 per square foot and there exists a 2 percent vacancy rate.



Commercial
lease opportunities
are untapped



Where LIFESTYLE and OPPORTUNITY Meet

COMMERCIAL OPERATIONS

The Restaurant – Dock n Duck Pub & Family Grill

The restaurant touts over 2,000 square feet of seating, two wet bars, three server stations, a 650 square foot concrete patio, a 900 square foot kitchen, staff washroom and office, and a 170 square foot loading dock. The location has two large walk-in coolers and a large walk-in freezer.

Tiffany glass light fixtures, a natural gas fireplace in a river rock setting, hand-hewn timbers, and decorative 'trim'bers, add elegance and an authentic mountain feel to the Pub and Grill. Solid, quarter-sawn fir adds distinction to the saloon doors, entrance and emergency exit. The raised pub area with a custom timber railing and a second wet bar, sets off the site. The original solid oak bar and wainscoting were restored. Most of the oversized windows and frames were replaced.

Sliding French doors to the patio are elegant yet useful. A hand hewn, oversized timber railing was added to the lakefront deck. A second foundation support was constructed under the concrete patio for stability and to ensure capacity is held easily. The custom timber stairway leads from the deck to the sandy beach. A large, four season storage area exists under the patio.

The Pub and Grill is a special location, as noted by many patrons on many occasions. Further description of the operation occurs later in this document.

Check out the Pub & Grill at
www.DocknDuck.ca

Furniture and Fixtures in the business include: 2 ranges with broiler, griddle and burners, 2 fryers, salamander, overhead hood fan/venting and intake air system, three 4 foot sandwich coolers, 6 freezers, conveyor pizza oven, Jackson dishwashing system, Hobart food processor, stainless steel prep stations and shelving, 2 microwaves, toasters, meat slicer, food processor, mixers, blenders, shelving, flatware, dishes, pots, pans, utensils, compressors for walk in freezer and two walk-in coolers. The 150 seat dining room/pub includes two wet bars, tables, chairs, alcohol dispensing system, six beer lines, barware, patio furniture, and more. Most of the kitchen equipment was purchased new in 2008 through 2012 and has been replaced or upgraded as required.

Award-winning
food service
operation is
truly turn key



Where LIFESTYLE and OPPORTUNITY Meet

UTILITIES

During the massive renovation 2008-2012, and at a substantial cost, all utilities were upgraded or replaced, and inspected; bringing utility operation to today's building standards.

Hydro

The site touts 400 amp service from Nelson Hydro – clean energy – with back-up from Fortis. Seven independent electrical systems (separately billed) operate within the facility including the basement suite, the retail space, the restaurant, the two upper suites and executive living quarters, duplex side A, duplex side B, and signage at the top of the road. Cost efficient heat-pump PTAC units for heat and air conditioning operate on the upper floor. The main floor is heated with natural gas.

Natural Gas

Upgraded for commercial use, natural gas from Fortis is used to heat the restaurant, run the gas fireplace and operate many of the appliances in the commercial kitchen.

Cable & Internet

Shaw Cable provides the site with cable and internet. All suites and commercial sites are hardwired for cable (internet) use. Substantial computer networking (intranet) exists within the complex. Broadband has been constructed along the Highway 3A between Nelson and Kaslo.

Phone

Telus or Shaw can provide telephone service to the building. Telus has 4G wireless voice and high-speed internet services to the Balfour community and motorists along Highway 3A. Bell also offers services in the area.

Water

The Regional District of Central Kootenay (RDCK) oversees the water utility for the site. Pristine water from deep in Kootenay Lake is gently treated and delivered to the building (tastes amazing). While the water supply to the building is bountiful, limitations in the water delivery system have imposed limitations on high-density residential development in the Balfour area.

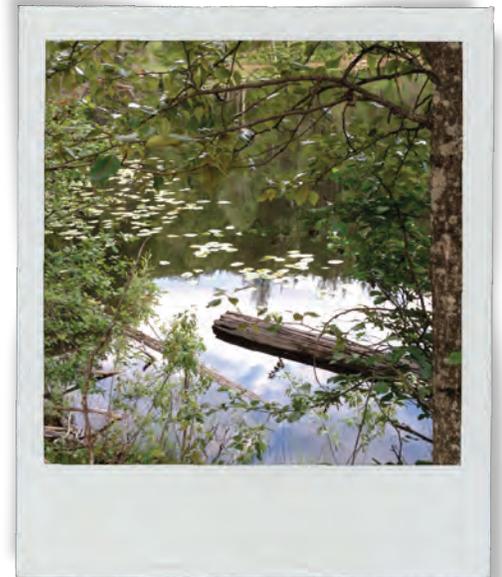
Sewer

Three holding tanks, two pumps (installed including power supply), and a field of almost 1400 linear feet have been entirely overhauled, brought up to code, and inspected in the last three years. An oversized, easy to clean grease trap was also installed for the commercial kitchen. Regular maintenance (pumping the holding tanks, cleaning filters, etc) remains the responsibility of the owner. The septic utility has been regularly maintained. The duplex has its own, independent septic system.

Garbage

Garbage collection is contracted to Kootenay Waste Management. The Balfour Community has a waste transfer station that is manned several days a week.

**Utilities have
been upgraded
or replaced.**



LAKEFRONT Location - Where YOU Want to Be

PRISTINE SANDY LAKEFRONT - 1.2 ACRE LOT

Sandy Lakefront Beach - 120 feet

The 120 feet of beach is soft and sandy, not rocky like most Kootenay lakefront. With a park/rest stop next door, the sand simply goes on and on. A fire pit, and impressive rock retaining wall have been built on the lakefront. In the summer beach volleyball is hit. Boat and float plane access the property from the water.

Ferry Landing Park on One Side; Undeveloped next door

A park/rest stop maintained by the BC Ministry of Transport separates the premises from the Ferry Landing. The property gets maximum exposure to the ferry traffic with minimal impact from ferry operations. The lot on the adjacent side of the listing is undeveloped and is for sale. Highway 3A and Highway 31 are often the only route through BC when the Kootenay Pass, the highest mountain highway in Canada, is closed.

Amazing Views

The property faces a Community Forest on the opposite lakeshore. The environmentally sensitive management of the Conservancy ensures the spectacular view will remain aesthetically pleasing, and never clear-cut.

Maximum Sunshine

The rare, south-facing exposure allows for sunshine all day long. Most lakes in BC run north to south. Here lakefront runs east/west. Maximized sunshine from the south-facing exposure is one of the reasons for the higher population density of the North Shore, and why development is growing quickly.

Flat Land The 1.2 acres of pristine lake frontage is flat and useable, allowing development throughout the entire property.

Paved Parking Lot (new 2014)

The parking lot has 48 stalls. In the fall of 2014 the lot was repaved.

Signage Large, backlit signage is strategically set for maximum visibility on the highway frontage. Additional backlit signage exists on the building facing the ferry landing and facing the lake.

Dock A new, legal dock was installed on the lakefront in 2016.

Abundant Wildlife

From your balcony watch the Osprey, ducks, geese, loons and cranes. Be awed as an eagle plucks a fish from the lake. Deer and elk often find their way through the property. Watching the fish jump at dusk is always a treat.

Of note: The use of the original foundation in the massive renovation allowed the building to remain close to the waterfront; offering a luxurious retreat resplendent with timber frame features and open floor plans, next to pristine Kootenay Lake waterfront.



Best location on Kootenay Lake. Capitalize on lake frontage, ferry landing frontage & highway frontage



LAKEFRONT Location - Where YOU Want to Be

RECREATION HAVEN - FRONT DOOR ACCESS

Kootenay Lake is a popular recreational area with excellent promotion, and located near numerous attractions that draw traffic from around the world. In the Central Kootenay, the BC mountain playground is, literally, out your front door.

Water Sports

Light boat traffic on Kootenay Lake makes the sailing amazing, the view awe-inspiring, and the water-skiing and tubing exciting. Beachcombing becomes an adventure. There's canoeing, stand up paddle boarding, white-water rafting, cliff jumping, scuba diving...in fact, there's almost every water sport you can imagine on miles and miles of pristine fresh water including sun bathing while listening to the water gently lap upon the beach.

Fantastic FISHING

Trophy fishermen know Kootenay Lake is the spot for giant Gerrard Rainbow Trout, the world's largest wild Rainbow Trout. Here, they are native! And, because the lake doesn't freeze, you can chase Rainbow all year round. Winter is prime fishing.

Glorious GOLFING

Balfour Golf, 1km away, features awe-inspiring lake views, private meadows and majestic forest as you wind up and down through the Selkirk Mountains on stellar fairway and green conditions. Other awesome venues nearby include Kaslo Golf Course (30km), Granite Pointe in Nelson (30km), and the world famous Kokanee Springs Resort, a championship course only a short ferry ride away.

Stellar Mountain Activities

Your mode of transportation may vary – snowmobile, snowshoes, hiking boots or dirt bike – but the many maintained trails and cabins that exist throughout the region make each outdoor adventure memorable.

Motor-Biking Paradise

With winding roads boasting impressive scenery, Kootenay Lake is a must-ride destination for motorcycle touring. "You won't find a better riding experience anywhere in the province." (McScoots)

SPELUNKING in Cody Caves

Guided tours in this amazing natural limestone, caving network, make Cody Caves a unique and memorable experience. Tours catering to young and old, experienced and daring, are available.

ZIP-LINE down Kokanee Creek Canyon

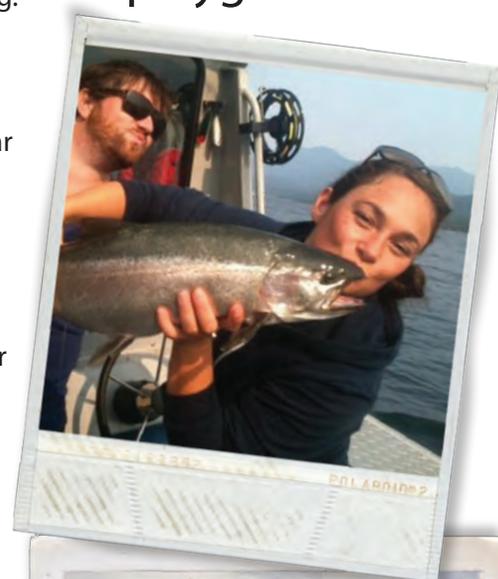
The freedom of flight with no wings required. From high in the forest canopy experience a bird's eye view of the stunning natural environment.

... and Ski

Cross country and Nordic, downhill, back country, alpine, deep powder, mogul, extreme skiing, heli-skiing, snow-cat, glacier skiing, ski touring. This is where skiing happens.



Kootenay Lake is *the* mountain playground



LAKEFRONT Location - Where YOU Want to BE

AMAZING ATTRACTIONS AT YOUR DOORSTEP

Ainsworth Hot Springs Resort

Famous for the natural cave swimming experience, these hot springs are only 10 km (6 miles) up the road from the property. The Lower Kootenay Indian Band recently acquired the Ainsworth Hot Springs and have initiated investing in substantial capital improvements at the resort.



Kokanee Glacier and Kokanee Creek Parks

Kokanee Glacier and Kokanee Creek, about 6 km from the property, are some of the oldest parks and campsites in BC. At the glacier rugged nature, alpine hikes, amazing photo ops, old growth forests, sapphire lakes and rushing streams from three glaciers leave you invigorated. From the mountain headwaters, Kokanee Creek leads to roadside salmon spawning grounds overflowing with bright red rainbow trout in late summer and fall. A series of zip lines were installed recently.



SS Moyie National Historic Site

Originally built in 1898, the Steam Ship Moyie is the world's oldest intact stern-wheeler still showing off its resplendent glory. Tour the site and the impressive array of artefacts from May through October. Then uncover the rich heritage of the region at the many museums, ghost towns, mine tours and restored heritage buildings only a short drive away.



Thriving Artisans and Arts

A short ferry ride away is a unique opportunity to watch artisans demonstrate their craft. Watch sparks fly at Kootenay Forge, glass-blowing at Breathless Glass, hand-weavers weaving, potters shaping clay... even broom-making used in the Harry Potter movies. Numerous galleries and artisans abound on the Lake.



Festivals Galore

The Central Kootenay is jam-packed with festivals. Every August, Shambhala Electronic Music festival transforms into the largest pop-up city in the West Kootenay; Starbelly Jam becomes the family fun destination on the Lake; and the Kaslo Jazz Festival, iconic and famous for its floating stage, touts world class performances.

Relaxing Retreats, World-Class Yogi Meditation

The Yasodhara Ashram, the Shambhala Centre, Tipi Camp and Academy of Classical Oriental Sciences, are spiritual teaching centres and retreats. Mountain Trek is a high end fitness & weight loss retreat. Falling Waters Spa offers wellness spa services as does Blaylocks Mansion and many more in Nelson, BC.



LAKEFRONT Location - Where YOU Want to Be

REGIONAL TOURISM PROFILE

From Kootenay Rockies April 2013

Kootenay Lake is a popular tourist destination. In 2010, the Kootenay Rockies received 1.65 million overnight person-visits and generated \$522 million in related spending. About three quarters of all tourism traffic and spending in the region is attributed to domestic visits from Alberta and BC residents, with Albertans slightly outnumbering British Columbians. About 3 percent of the visitors were from Washington State. This number is expected to increase with the declining Canadian dollar and fallen gas prices.

On average, domestic travel parties (Canadians) stayed 3.5 nights and spent \$137 per night. US travellers stayed 2.7 nights and spent \$241. Other international travellers stayed 5.5 nights and spent \$152 per night in the Kootenay Rockies Region. Same-day travellers accounted for 34% of visitor volume and accounted for 12 percent of visitor expenditures. The listing benefits substantially from regional day travellers and has a loyal regional following.

About half of the visits to the Kootenay Rockies occurred during the peak summer months. October to December saw the smallest number of visitors, about 10 percent. Ski season, January thru March, saw about 15 percent of the traffic, and April to June the remaining 25 percent. (Source: Destination BC) These figures are reflected in the business's revenues.

The property is a member of the International Selkirk Loop, Nelson Kootenay Lake DMO, Kootenay Rockies Tourism, the Chamber of Commerce in Nelson and Kaslo, the Balfour District Business & Historical Society, the SS Moyie Historical Site (Kootenay Lake Historical Society), and Friends of Kootenay Lake. Kootenay Lake has received much positive press as part of North America's only multi-national scenic loop.

- Top 10 Places to See in Canada by Maclean's Magazine
- #2 Best Motor Biking Road in North America by Harley Davidson
- Designated a National Scenic Byway in the US, one of ten Top 10 Scenic Byways in America, and the only International Byway.
- Selected by Rand McNally as one of five "Best of Roads" Rand McNally Atlas, US and Canadian Editions

Tourism development is growing in the region, and substantial investment into the region is anticipated. Ainsworth Hot Springs Resort recently changed hands, purchased by the Lower Kootenay Band. Significant investment in the property and tourism development is planned. Additional attractions are planned and a sizeable zip line operation started service this year. Columbia Basin Trust has recognized tourism development as important to the region and ear-marked substantial dollars to encouraging further development of the industry. Enthusiasm and excitement over tourism development is evident in the region.

Missed the
WHISTLER BOOM?
Discover
the Kootenay
Lake opportunity



**A TOP-TEN Places to See
in Canada**

MacLean's Magazine

LAKEFRONT Location - Where YOU Want to Be

KOOTENAY LAKE - World's Longest FREE Ferry

Kootenay Lake is one of BC's largest lakes, extending over 100 km, flanked by the Selkirk and Purcell Mountain Ranges. The lake is up to 6 km wide. Wetlands around the lake host over 260 species of migrating and nesting birds including swans and pelicans, along with many reptiles. The lake remains ice free in the winter, and contributes to the temperate climate found around the lake, rarely below -5C in the winter. The lake was created as the great ice fields retreated after the last ice age.

The Osprey 2000 ferry ride across Kootenay Lake is the longest toll-free ferry in North America, and some claim the world. The ferry accommodates hundreds of thousands of passengers a year and embarks every two hours. Additional summer sailings by the MV Balfour bump the schedule to hourly to accommodate greater the higher volume of summer traffic. Recently the government confirmed improvements coming to the Balfour Ferry Landing.

Kootenay Lake touts a population of about 22,000 permanent residents within 2 kilometers of the lake. The trading area for the Dock n Duck Pub, Grill and Lodge is a regional one that encompasses the entire Kootenay, a population around 175,000 people. Balfour is governed by the Regional District Central Kootenay which has a population around 55,000.

The population of the Kootenay Rockies region has increased from the previous 2006 census, and is characterised by an older demographic than the province as a whole. Vibrant and affluent retirees have discovered the region and are making their mark.

Moderate Climate

Four distinct seasons characterize Balfour's climate. Average winter temperatures vary from -5C to 1C (12F to 41F) with an average temperature of -2C. In the summer a moderate 14C to 27C is average (60F to 80F), with the average temperature around 20C/70F. In summer the area receives 45-50 mm (1.5 inches) of rain per month and sees a lot of sunshine. About 28 inches of precipitation fall year round. It snows and rains in the winter with highest precipitation in December and January – about 70 to 90 cm (3-4 inches) each month (Environment Canada).

Balfour, BC

Balfour is a vibrant community located on the sandy delta at the juncture of Kootenay Lake with its West arm. The community sits about 30 kilometers (18 miles) northeast of the city of Nelson on the most populous side of Kootenay Lake, ensuring ongoing traffic generated by the local residents and the increased number of attractions and services nearby. About 1200 people make the community their permanent home, albeit the summer sees a dramatic increase with cabins filled and tourists making their way through this lakeside gem. Elevation is 530 meters, 1736 ft above sea level.

Balfour touts an enviable microcosm with over 60 businesses and most amenities including a gas station, grocery store, bakery, garage, equipment rental, storage facilities, daycare, food and beverage, golfing, accommodation, camping, and retail shops for clothing, gifts, tackle and more. Other facilities include two

The southern locale makes it a temperate British Columbia gem



LAKEFRONT Location - Where YOU Want to Be

...KOOTENAY LAKE, BALFOUR

churches, a community hall, large sports field, new outdoor playground, a fitness centre, seniors' hall, tennis courts, fire station, public boat launch, and cemetery.

Nearby Nelson has almost everything else - a community college; a large recreation complex with pool, arena and fitness facilities; public library, curling rink, indoor mall, banking, and so much more.

Health & Safety

Kootenay Lake Hospital in Nelson is a Level 1 care facility (30 km, 19 miles). Kootenay Boundary Regional Hospital in Trail, BC is one of four service area hospitals operating in the BC Interior (98km, 60 miles). The Interior Health Authority is responsible for health services in the Kootenay Boundary region. Nelson has a walk-in clinic, numerous general practitioners and dentists, assisted living and residential care facilities, and many alternative medicine practitioners.

In 2010, residents rated themselves higher than the provincial average on perceived health and life satisfaction (BCStats, CANSIM). In 2011, the overall crime rate in the Central Kootenay area dropped over five years earlier (BC Ministry of Justice). Residents consider the area safe and joke, 'You know you live in Balfour when you leave your front door open, but lock your garbage' (from bears).

Education

An excellent Redfish Elementary School, kindergarten through grade 7, is found in the Balfour community. Junior and senior high students are bussed into Nelson. Selkirk Community College has campuses in Nelson, Castlegar & satellite campuses in Kaslo and Trail. College of the Rockies services the East Kootenay. A number of alternative private schools can be found in the area.

Transportation

Balfour is located on busy Highways 3A and 31, and is home to the western terminal of the Kootenay Lake Ferry, connecting with Kootenay Bay across the lake. Often the ferry is the only route through southern BC when Highway 3, the Kootenay Pass, Canada's highest altitude highway pass, is closed. Strong ties to Nelson include City bus service five times daily that connects with Kaslo, Castlegar and Trail. Balfour boasts proximity to the west coast, Alberta and USA. Distance to major centers and airports include:

Nelson	30 km, 18 miles	Norman Stibbs Airfield
Kaslo	30 km, 18 miles	Kaslo Municipal Airport
Castlegar	74 km, 45 miles	West Kootenay Regional Airport
		Services Vancouver, Cranbrook & Calgary
Trail	98 km, 60 miles	Trail Regional Airport
Cranbrook	196 km, 120 miles	Canadian Rockies International Airport
Spokane, WA	272 km, 165 miles	Spokane International Airport
Kelowna	378 km, 225 miles	Kelowna International Airport
Calgary, AB	584 km, 350 miles	Calgary International Airport
Vancouver	693 km, 415 miles	Vancouver International Airport

**Pristine and wild
with City comforts
and amenities**



LAKEFRONT Location - Where YOU want to be

BUSINESS FRIENDLY

Many resources exist for the business owners in the Kootenay. Invest Kootenay is a great place to start, bringing together economic development interests throughout the region. Community Futures has business advisors that will be happy to assist. The Columbia Basin Trust is keen on economic development and addressing business issues with acumen and funding. Many networking, support services and cooperative marketing ventures are available. Regional marketing and tourism promotion is a top priority in the Kootenay.

RESOURCES & LINKS

Balfour & District Business & Historical Association: <http://www.balfourcanada.ca/>
 Balfour Recreation Commission: <http://www.balfourrecreation.org/>
 Basin Business Advisors Program: <http://bbaprogram.ca/>
 British Columbia Chamber of Commerce: <http://www.bcchamber.org/>
 British Columbia Freshwater Fishing: <http://www.fishing.gov.bc.ca/>
 British Columbia Government: www.gov.bc.ca
 British Columbia Government Statistics: www.bcstats.gov.bc.ca
 BC Ministry of Jobs, Tourism and Skills Training: <http://www.gov.bc.ca/jtst/>
 British Columbia Ministry of Jobs, Tourism and Skills Training: <http://www.gov.bc.ca/jtst/>
 BC Parks: <http://www.env.gov.bc.ca/bcparks/>
 BC Provincial Nominee Program: www.welcomebc.ca/Immigrate/About-the-BC-PNP.aspx
 British Columbia Publications Index: www.publications.gov.bc.ca
 Business Development Bank of Canada: www.bdc.ca
 Canada/British Columbia Business Services Center: www.small-businessbc.ca
 Canada Exporting: www.exportcanada.com
 Canadian Chamber of Commerce: www.chamber.ca
 Canadian Federation of Independent Businesses: <http://www.cfib-fcei.ca/english/business-support/canada.html>
 City of Nelson: <http://www.nelson.ca/>
 Columbia Basin Trust: www.cbt.org
 Columbia Basin Rural Development Institute: www.cbrdi.ca
 Community Futures British Columbia: <http://www.community-futures.ca/>
 Community Futures of Central Kootenay: www.futures.bc.ca
 Community Futures of East Kootenay: www.cfek.ca
 Community Futures Revelstoke: www.revelstokecf.com



Community Futures Greater Trail: www.community-futures.com/cms/
 Destination BC: <http://www.destinationbc.ca/>
 Drive BC: <http://www.drivebc.ca/#welcome>
 Economic Development Association of British Columbia: www.edabc.com
 Industry Canada: www.ic.gc.ca
 Interior Health Authority: www.interiorhealth.ca
 International Selkirk Loop: <http://www.selkirkloop.org/>
 Invest BC: <http://www.investbc.com/>
 Invest Canada: <http://investincanada.gc.ca/>
 Invest Kootenay: <http://www.imaginekootenay.com>
 Kaslo Chamber of Commerce: <http://www.kaslochamber.com/>
 Kootenay Association for Science & Technology: <http://kast.com/>
 Kootenay Rockies Innovation Council: www.kric.ca
 Kootenay Rockies Tourism: <http://www.krtourism.ca/>
 Kootenay Lake Levels: <http://webapp.fortis-bc.com/lakelevel/lakes.jsp>
 Lower Columbia Community Development Team: <http://www.lccdts.com/>
 Nelson Kootenay Lake DMO: <http://www.nelsonkootenay-lake.com/>
 Nelson Chamber of Commerce: <http://www.discovernelson.com/htdocs/index.htm>
 Regional District Central Kootenay: <http://www.rdck.ca/>
 Revenue Canada: www.ccrad-adrc.gc.ca
 Statistics Canada: <http://www.statcan.gc.ca/start-debut-eng.html>
 Tourism BC/Kootenay Rockies Region: www.kootenayrockies.com
 Village of Kaslo: <http://www.kaslo.ca/>
 Western Economic Diversification: <http://www.wd.gc.ca/>
 Work West Kootenay: www.workwestkootenay.ca
 Yaquon Nikiy Lower Kootenay Indian Band: <http://lowerkootenay.com/>