

Table Of Contents - INVESTMENT Information

COMMUNITY PROFILE

Where Lifestyle & Opportunity Meet

COMMUNITY PROFILE	14-17
KOOTENAY LAKE	
World's Longest Free Ferry	15
Moderate Climate	15
Balfour, BC	15-16
Health & Safety	16
Education	16
Transportation	16
Business Friendly	17
RESOURCES & LINKS	17



Kootenay LAKEFRONT - 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 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 announced a several million dollar upgrade for 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 & 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. From 2011 to 2016 the population of Nelson increased 3.1 percent. Kootenay Lake 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. In 2018, assessed values in the Nelson area went up almost 10 percent over the previous year, and a tight housing inventory is expected to drive market prices even higher.

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 BC 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

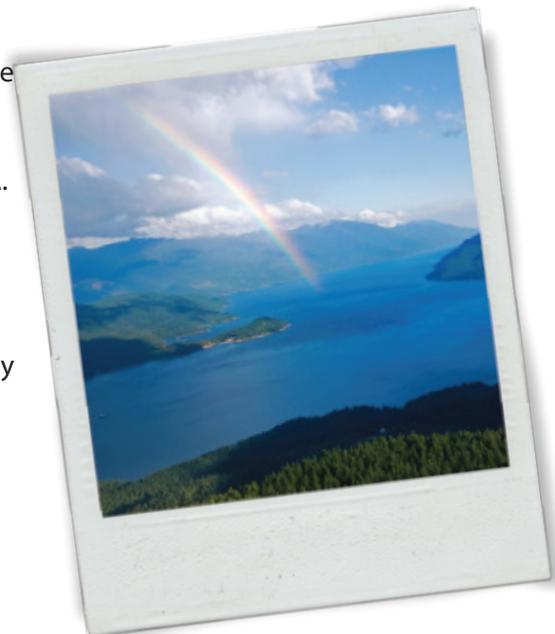
An excellent Redfish Elementary School, kindergarten through grade 7, is found in the Balfour community. Junior and senior high students are bussed into Nelson. Selkirk Community College has campuses in Nelson, Castlegar & satellite campuses in Kaslo and Trail. College of the Rockies services the East 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. Imagine 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.balfourecreation.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.smallbusinessbc.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.communityfutures.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.communityfutures.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/>

Imagine Kootenay: <https://imaginekootenay.com/>

Invest BC: <http://www.investbc.com/>

Invest Canada: <http://investincanada.gc.ca/>

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.fortisbc.com/lakelevel/lakes.jsp>

Lower Columbia Community Development Team:

<http://www.lccdts.com/>

Nelson Kootenay Lake DMO:

<http://www.nelsonkootenaylake.com/>

Nelson Chamber of Commerce:

<http://www.discovernelson.com/htdocs/index.htm>

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

Revenue Canada: www.ccr-a-drc.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

Yaqun Nikiy Lower Kootenay Indian Band:

<http://lowerkootenay.com/>

DISCLAIMER: While every effort has been taken to ensure the information provided in this document is true, the companies involved in providing this information accept no liability for the content of this document, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing.

PRIVATE & CONFIDENTIAL: If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action reliant on the contents of this information is strictly prohibited.

**Dock n Duck Enterprises Inc.
Muddy Moose Enterprises Inc.
Robin and Reg Goldsburly
Luke Mori Real Estate**

