Location Map

Lake
Koocanusa

Sweetwater

Kragmont
Kragmont

Subject
Property

Conroy Rd

Conroy Rd

Waldo Rd

Fitzpatrick Rd

Galvin Rd

Notes:

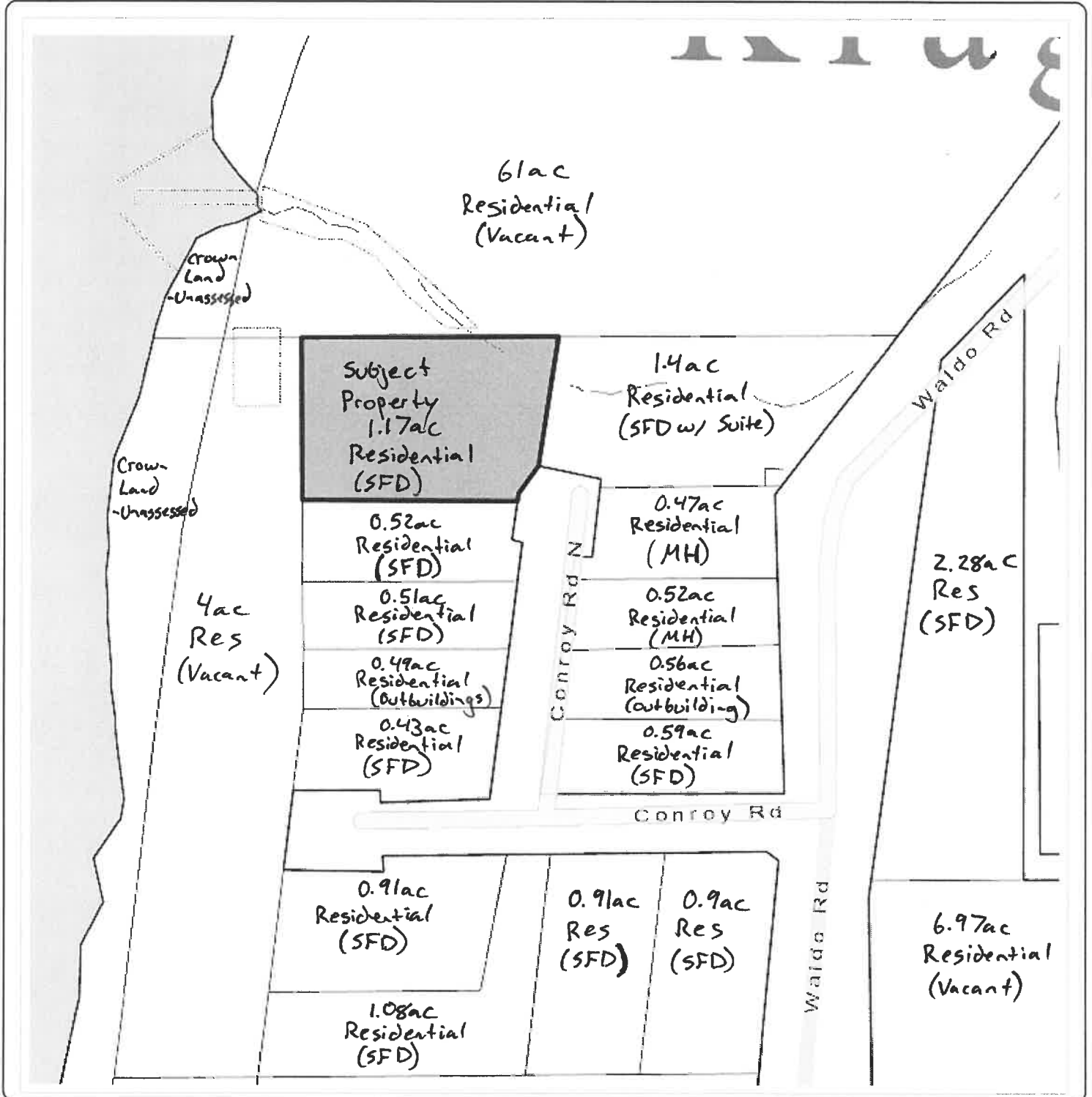500   0   250   500 Meters

Scale = 1: 20,000

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 2-7-2020 11:22 AM

61ac
Residential
(Vacant)

Crown
Land
-Unassessed

Crown
Land
-Unassessed

Subject
Property
1.17ac
Residential
(SFD)

1.4ac
Residential
(SFD w/ Suite)

Waldo Rd

0.52ac
Residential
(SFD)

0.47ac
Residential
(MH)

4ac
Res
(Vacant)

0.51ac
Residential
(SFD)

Conroy Rd N

0.52ac
Residential
(MH)

2.28ac
Res
(SFD)

0.49ac
Residential
(Outbuildings)

0.56ac
Residential
(outbuilding)

0.43ac
Residential
(SFD)

0.59ac
Residential
(SFD)

Conroy Rd

0.91ac
Residential
(SFD)

0.91ac
Res
(SFD)

0.9ac
Res
(SFD)

Waldo Rd

6.97ac
Residential
(Vacant)

1.08ac
Residential
(SFD)

Notes:

75   0   38   75   Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
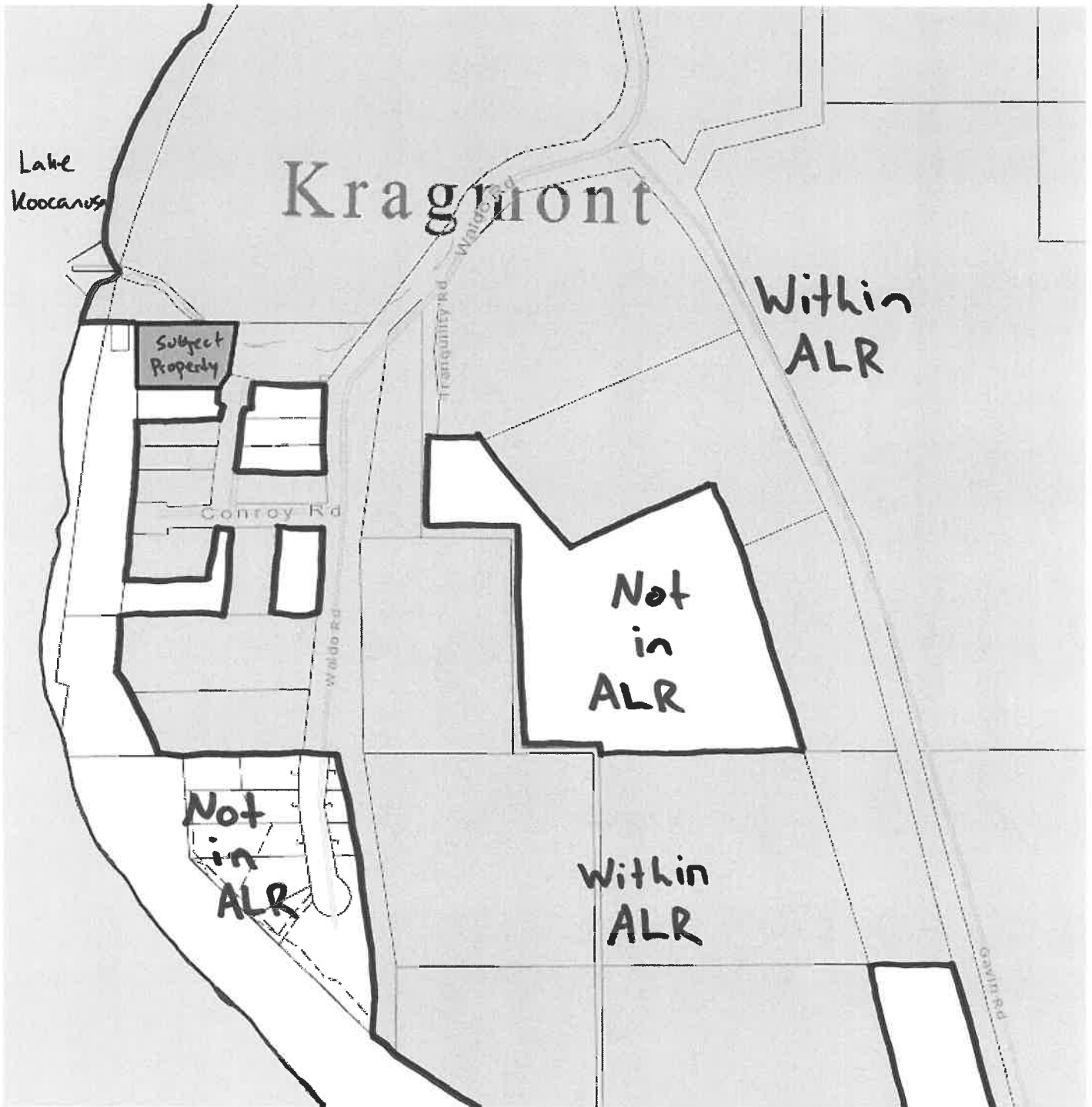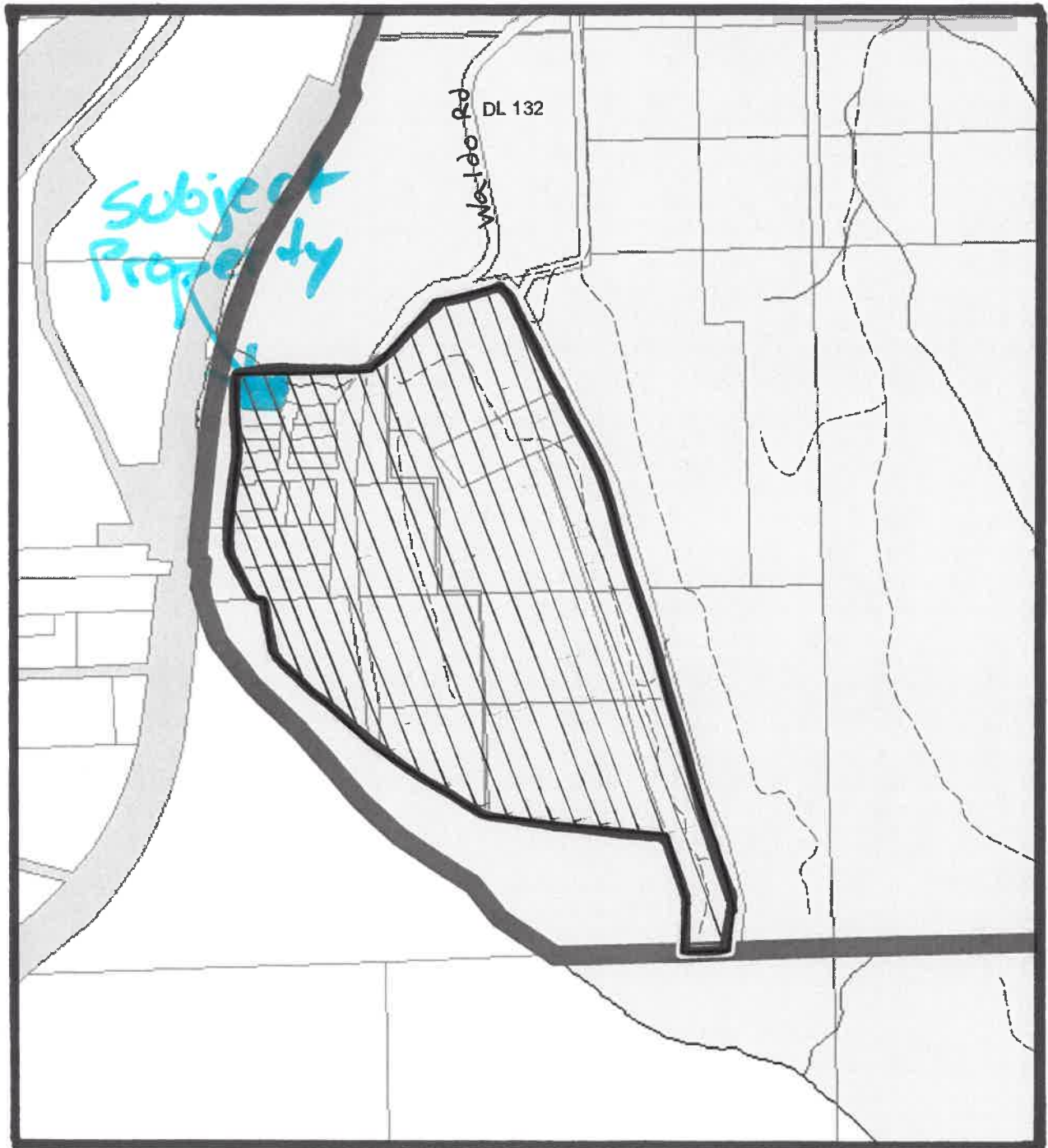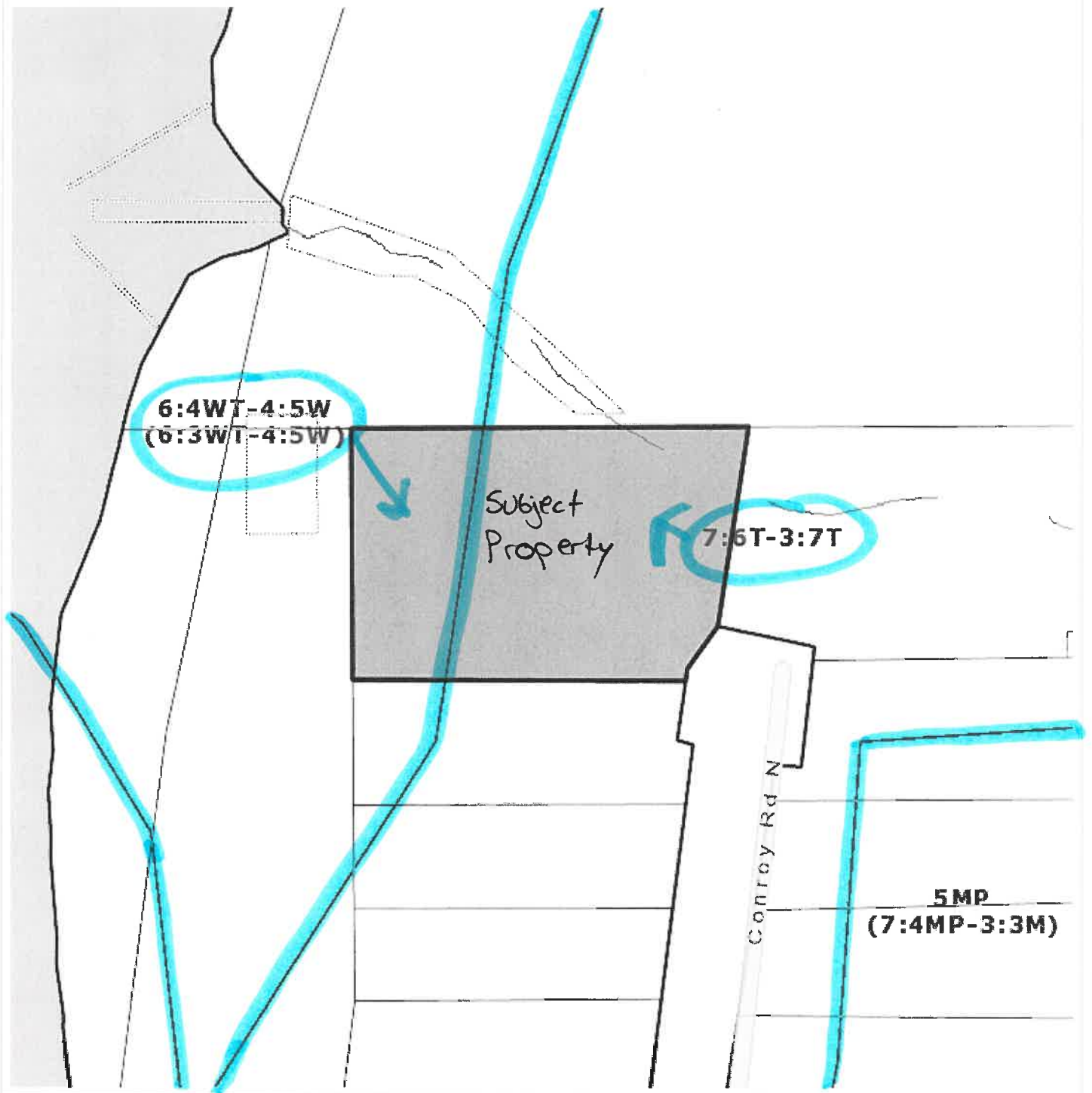RDEK GeoViewer - 2-7-2020 12:23 PM
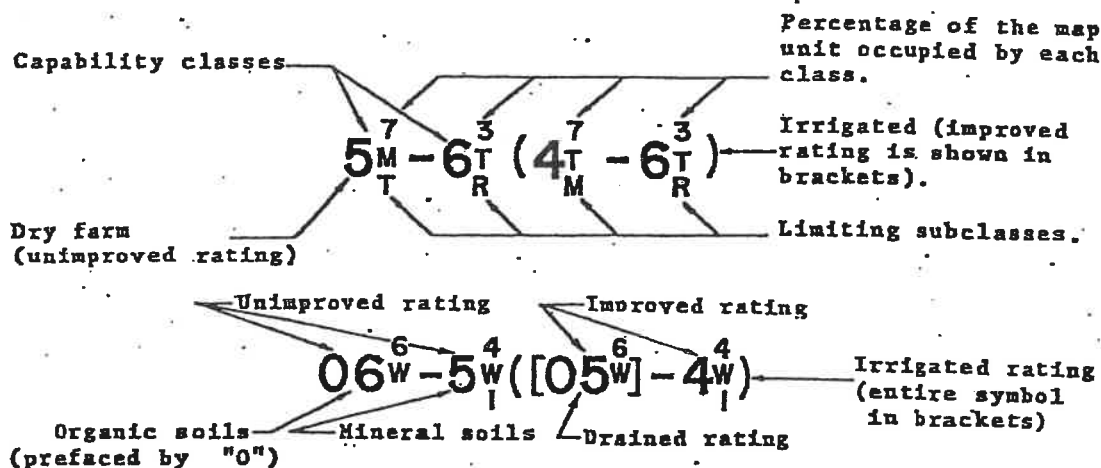
Scale = 1: 3,000

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ALR Boundary Map

Lake
Koocanusa

Kragmont

Subject
Property

Within
ALR

Conroy Rd

Waldo Rd

Tranquility Rd

Gravin Rd

Not
in
ALR

Not
in
ALR

Within
ALR

Notes:

200   0   100   200 Meters

Scale = 1: 8,000

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
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reference only. Data layers that appear on this map may or may not be accurate,
current, or otherwise reliable.

Baynes Lake
OCP - part
of Schedule C

DL 132

Waldo Rd

Subject
Property

Agricultural Capability Map

6:4WT-4:5W
(6:3WT-4:5W)

Subject Property

7:6T-3:7T

Conroy Rd N

5MP
(7:4MP-3:3M)

Notes:

50   0   25   50   Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 2-7-2020 11:28 AM

Scale = 1: 2,000

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reference only. Data layers that appear on this map may or may not be accurate,
current, or otherwise reliable.

There are 7 capability classes for agriculture with 1 representing the highest class and 7 representing the lowest. In some areas of the province, two ratings are shown: one for dry farming and a second for irrigated or drained (improved) conditions. The irrigated ratings are shown enclosed in round brackets while the drained ratings appear in square brackets. In all cases improved ratings have precedence over dry farm ratings.

Example Classifications

$$5_M^7 T - 6_R^3 T \left(4_M^7 T - 6_R^3 T \right)$$

Capability classes ——— Percentage of the map unit occupied by each class.

Irrigated (improved rating is shown in brackets).

Dry farm (unimproved rating)

Limiting subclasses.

Unimproved rating — Improved rating

$$06_W^6 - 5_I^4 W \left([05_W^6] - 4_I^4 W \right)$$

Organic soils (prefaced by "O") — Mineral soils — Drained rating

Irrigated rating (entire symbol in brackets)

The agriculture capability classes are determined on the relative range of crops the land can produce.

a) Capability Classes

Class 1 – widest range of crops
Class 2 ⎤
Class 3 ⎬ reduced range of crops caused by a number of limiting
Class 4 ⎦ factors (subclasses)
Class 5 – only permanent pasture or forage
Class 6 – natural grazing
Class 7 – no productivity

b) Limiting Subclasses

C – adverse climate
D – undesirable soil structure
E – erosion
F – low fertility
I – inundation (flooding)
M – moisture deficiency (droughtiness)
N – salts
P – stoniness
R – bedrock near the surface
T – topography (slope)
W – excess water
X ⎤ – combination of soil factors
S ⎦ – cumulative and minor adverse characteristics

Tree fruit and grape growing areas: these crops are tolerant of soil conditions that limit field crops. Steep and stonier soils in suited climates have been upgraded to accommodate the expanded range of crops. e.g. A class 5T soil dry farmed becomes a 3T irrigated in an area climatically suited to tree fruits.

Note: A more detailed 16 page manual entitled Soil Capability Classification for Agriculture is available from the *Lands Directorate, Lands Forests and Wildlife Service, Department of the Environment, Ottawa, Ontario, K1A OH3.*
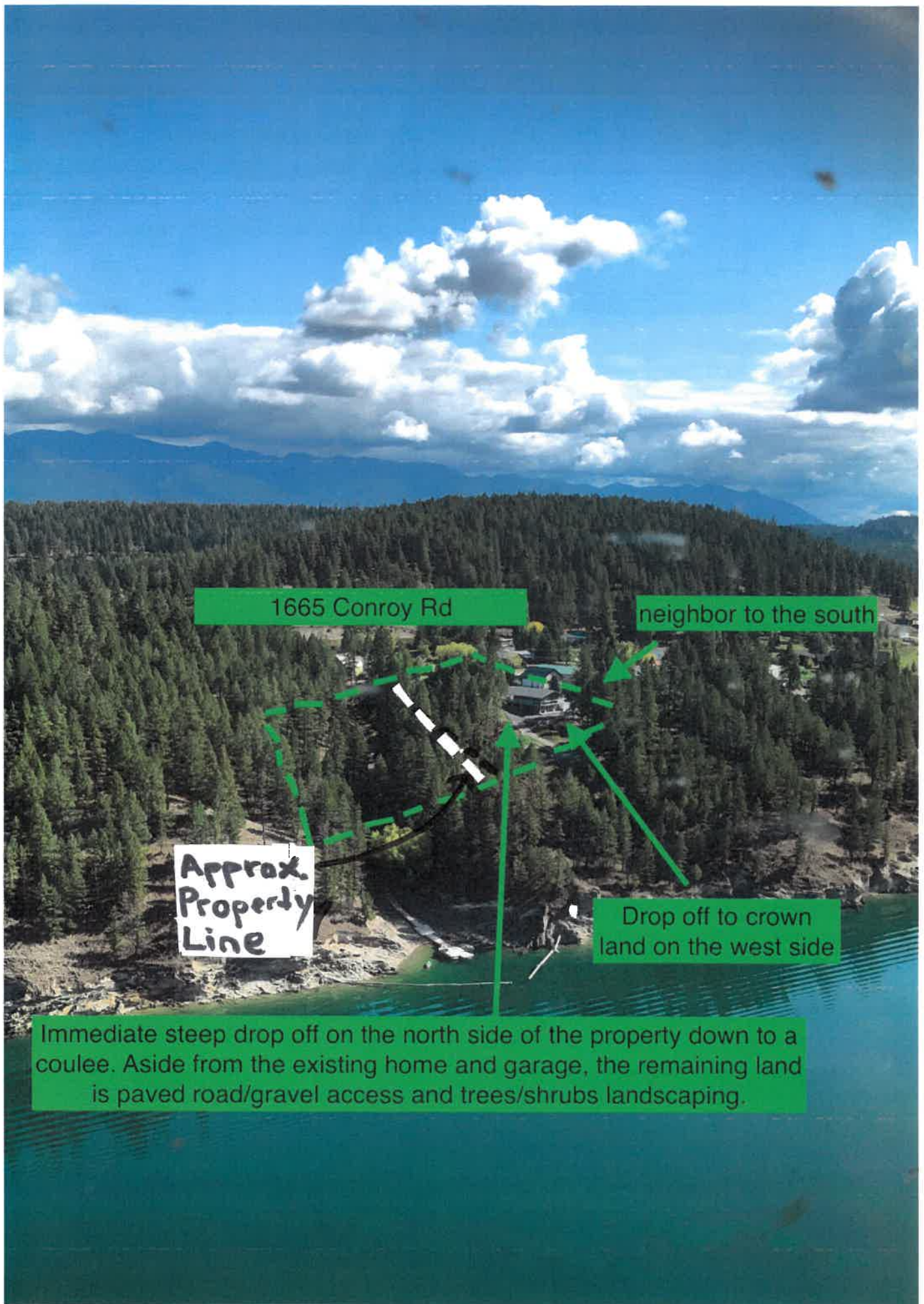
1665 Conroy Rd

neighbor to the south

Approx. Property Line

Drop off to crown land on the west side

Immediate steep drop off on the north side of the property down to a coulee. Aside from the existing home and garage, the remaining land is paved road/gravel access and trees/shrubs landscaping.

Usable land is occupied by home, garage and paved/gravel access driveway and landscaping

Drop off to coulee along this side

Drop off to crown land on this side