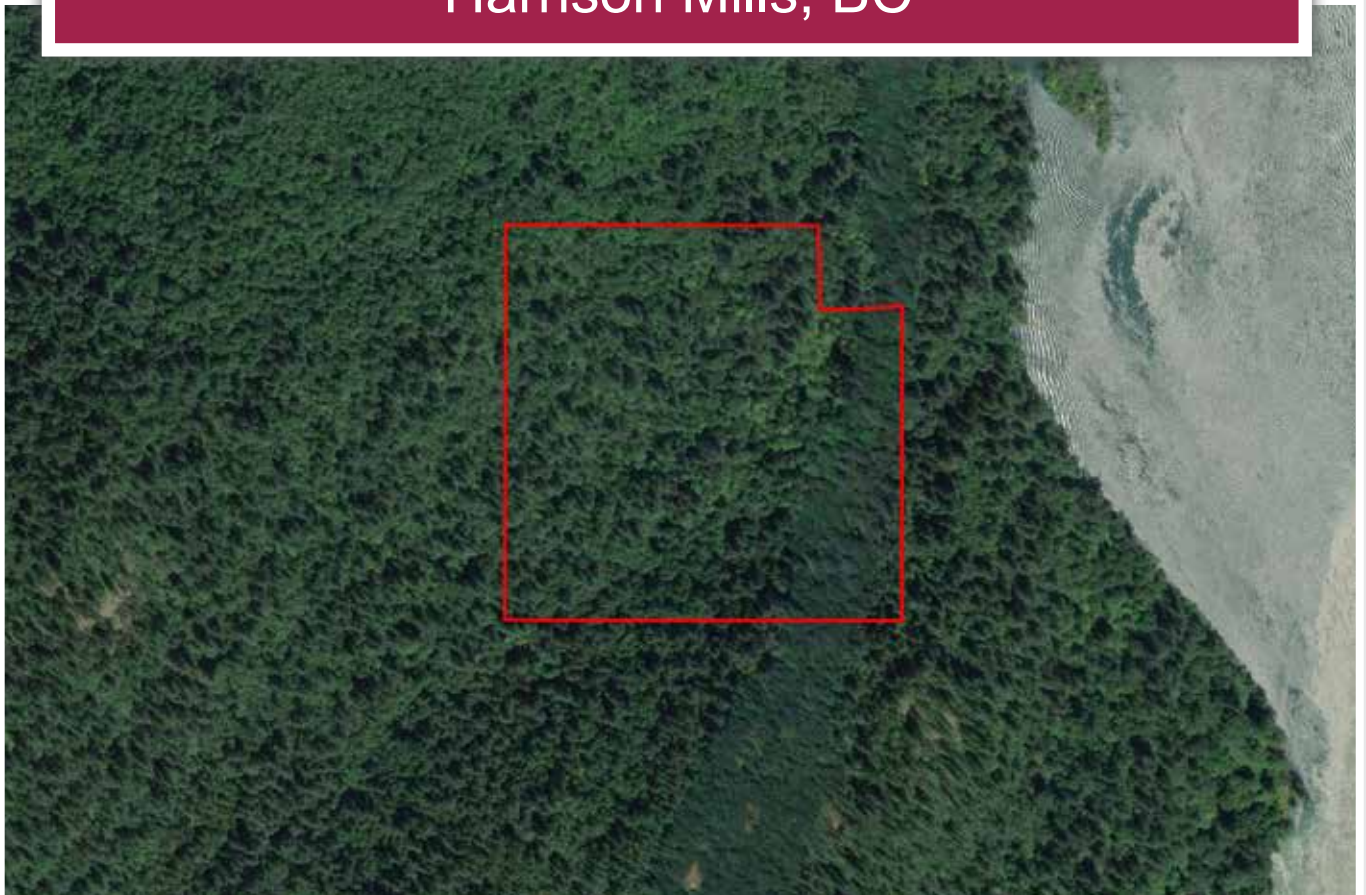




A Piece of the Fraser Valley
Harrison Mills, BC



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A Piece of the Fraser Valley

Harrison Mills, BC

PROPERTY DETAILS

Listing Number:	18325
Price:	\$220,000
Taxes (2018):	\$525.94
Size:	38.2 acres

DESCRIPTION

38.20a acres in Harrison Mills one lot back from the Harrison River. Land is treed. Zoned R-3 and will require a Development Permits for Geological Hazards and Riparian Assessment.

LOCATION

Kilby - Harrison Mills, BC

DIRECTIONS

Call Listing REALTOR® for directions.

AREA DATA

Along the Harrison River in BC's Fraser Valley, thousands of eagles are gathering to gorge on salmon that have reached the spawning ground. David Hancock, a biologist who has been studying eagles for about 65 years, says the world's largest congregation of bald eagles happens on the river in the little community of Harrison Mills, about 100 kilometres east of Vancouver.

"Last Saturday morning I did a survey off the river and there were just over 7,000 eagles in the area," he said in a recent interview. "This is the most we've ever had in November."

About 35,000 eagles gather in the lower Fraser Valley between November and February, and some days about 2,000 to 3,000 raptors move in, Hancock said.

"It's the biggest single accumulating area because the Harrison River is the single most productive river," said Hancock. "It's the only river in Canada called a salmon stronghold river."

The Harrison River is a tributary of the Fraser River and runs about 18 kilometres in length.

RECREATION

Tucked away in a rural pastoral setting, Kilby Provincial Park is characterized by its scenic riverfront location and wonderful pioneer history. The park offers a destination rivering experience. Activities include beaching, fishing and boating on Harrison River and Harrison Lake.

HISTORY

Kilby Historic Site

In November 1899, the Harrison River Mills Timber and Trading Company incorporated. A school and church were built in 1901 to meet the growing needs of the people of Harrison Mills. Thomas and Eliza Kilby built and opened Kilby Store in 1906, while the Manchester Hotel was built in 1907.

Today, Kilby is a world-class 1920s living historical site, complete with costumed interpreters. This 5-acre BC Heritage attraction includes a 1906 General Store Museum, Manchester House Hotel and Post Office.

First Nations History

Historically, Harrison Bay is the home of the Scowlitz (Scaulits) people, whose main reserve is on the bay's western shore across from Harrison Mills, and also of the Sts'Ailes, or Chehalis people, whose reserve is located on the north side of the bay along the lower Harrison River and around the river's confluence with its tributary, the Chehalis. The Scowlitz and Chehalis peoples once had large and famously-carved longhouse villages.

MAP REFERENCE

49°13'39.70"N and 121°57'16.00"W

BOUNDARIES

No Legal access.

IMPROVEMENTS

None.

SERVICES

None.

ZONING

R3 Rural 3

Permitted Uses

Subject to the provisions of this Bylaw, the following uses and no others are permitted in the R-3 zone:

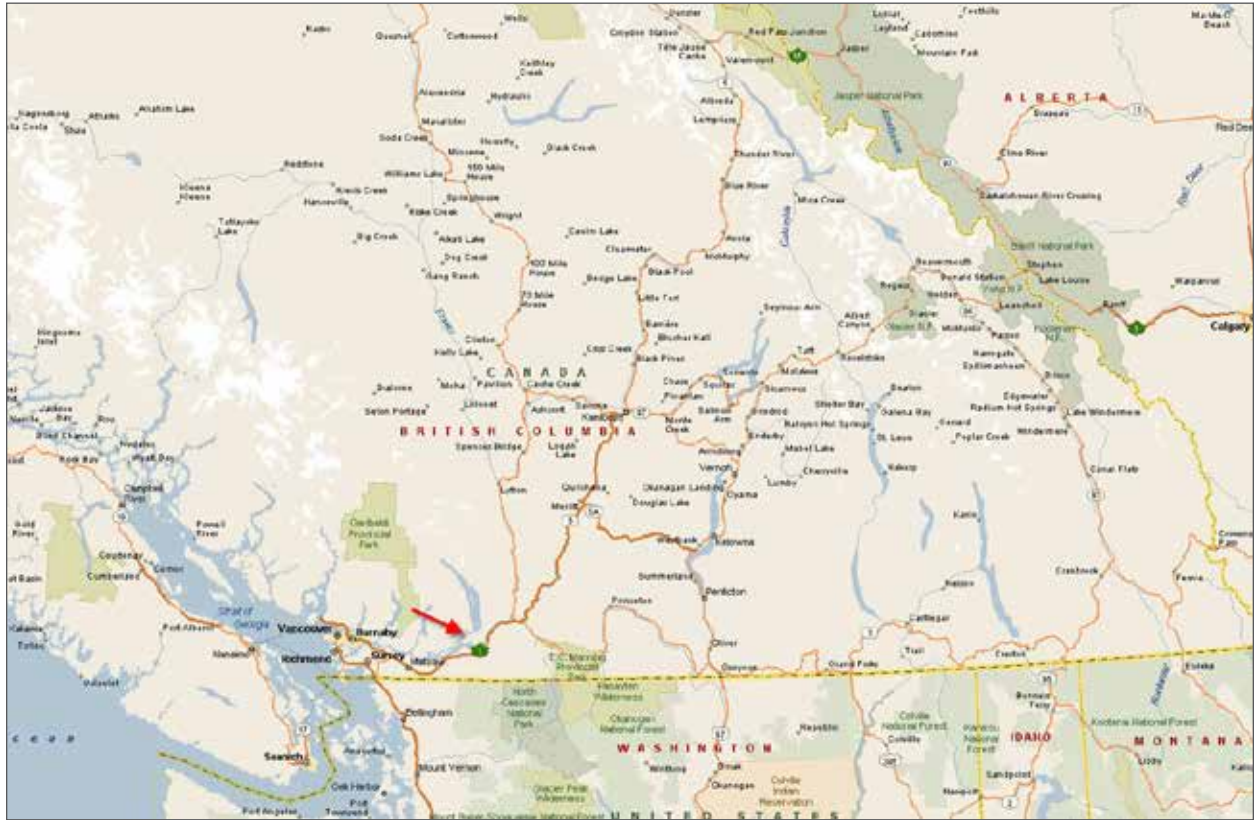
- Residential Use Section 405
- General Agricultural Use Section 403
- Resource Use Section 200
- Accessory Boarding Use Section 405
- Accessory Cottage Industry Use Section 406
- Accessory Employee Residential Use Section 405
- Accessory Family Residential Use Section 405
- Accessory Home Occupation Use Section 407
- Dog Kennel Use Section 408
- Accessory Off-Street Parking Use Section 409
- Accessory Outdoor Storage Use Section 410
- Accessory Produce Sales Use Section 412
- Medical Marihuana Grow Operation, subject to Section 414

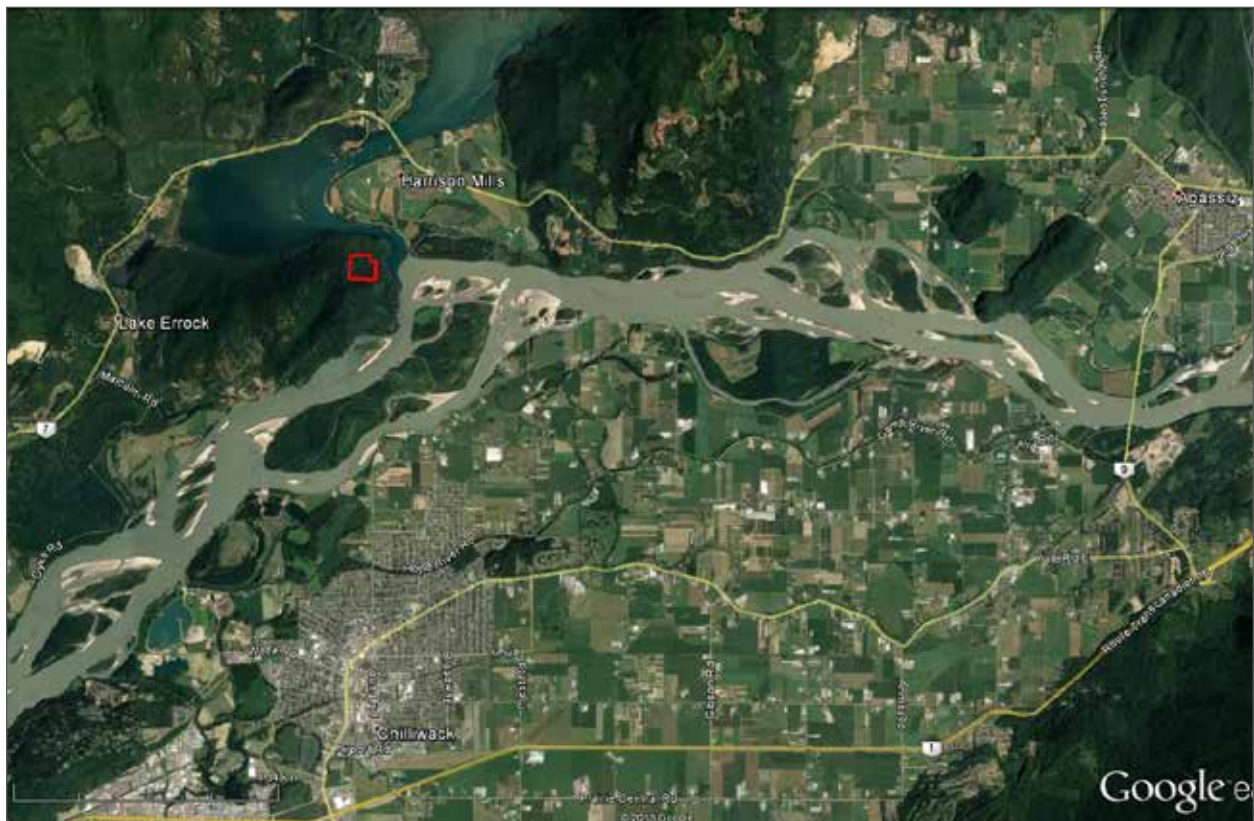
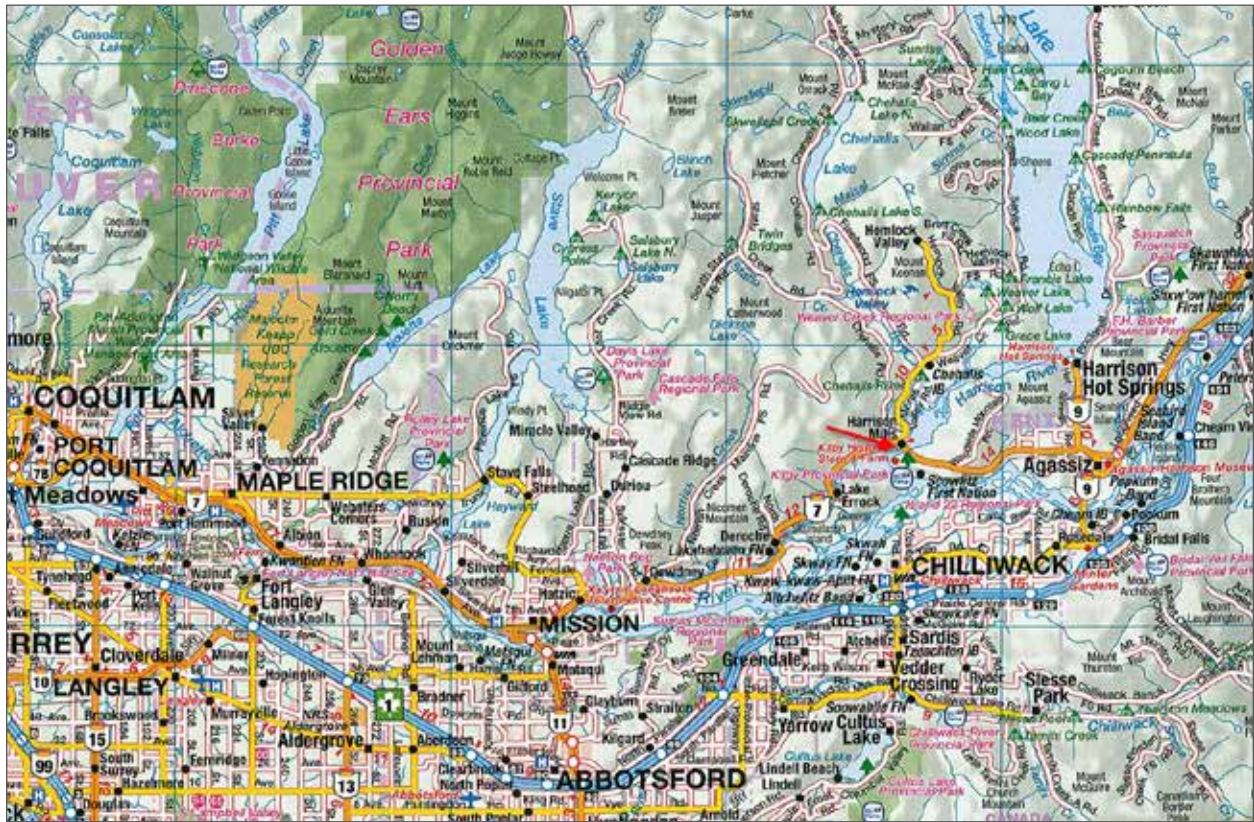
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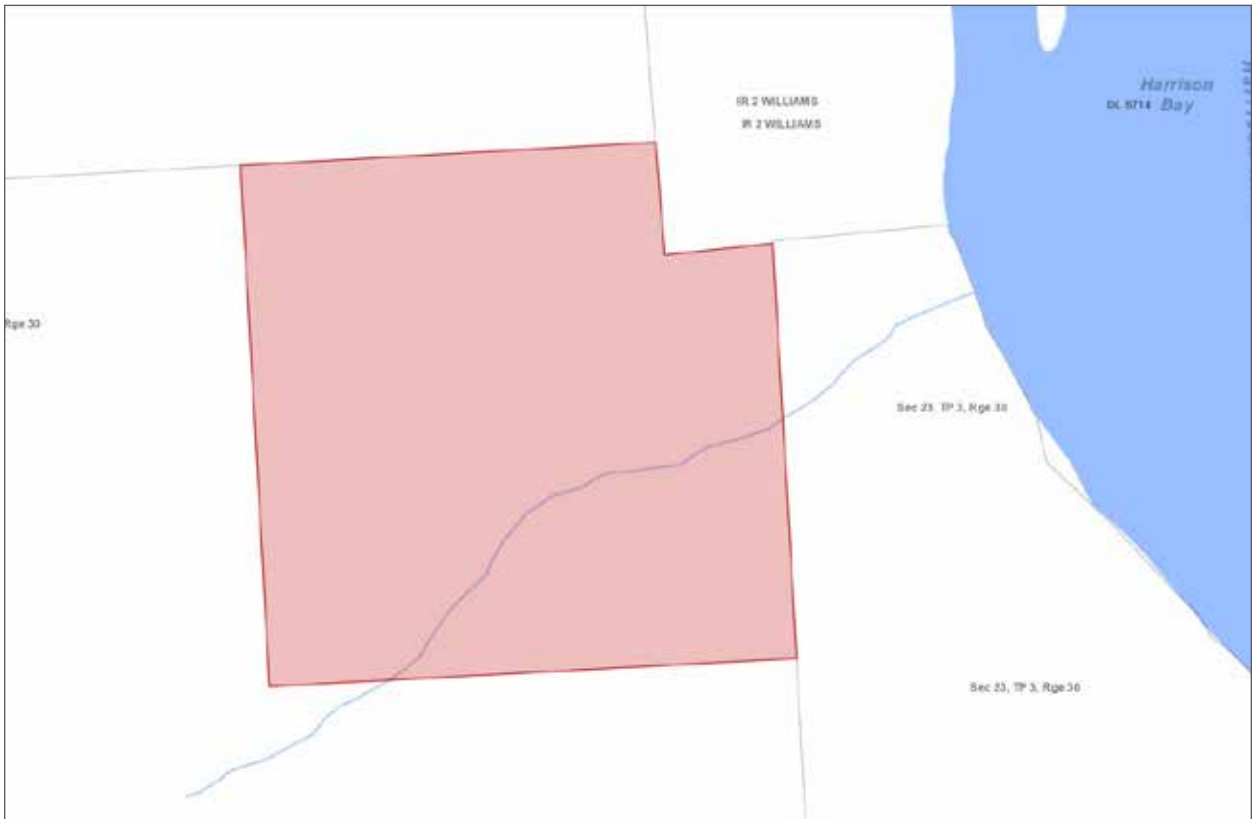
LEGAL

Legal Subdivision 8 of Section 22 Township 3 Range 30 West of the 6th Meridian Except: That Portion Included in the Harrison River Indian Reserve No. 2 Burial Ground; New Westminster District

PID 002-068-532









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