

304 Nichols Dr,
Schroeder Creek BC
\$344,500

Kootenay
BC 
REAL ESTATE FAIR REALTY



DETAILS

Welcome to 304 Nichols Drive — a beautifully landscaped .51-acre property in the peaceful community of Schroeder Creek near Kootenay Lake. This lot is ready to enjoy with water, hydro, high-speed internet, and a 1,000-gallon septic tank with field already in place. A 25' x 30' steel Quonset with a concrete floor provides excellent storage or workshop space, plus room for all your recreational toys.

Set up your RV, create your own private campground, or plan a future cabin. With mountain views, community boat-docking potential, and year-round access to hiking, biking, quadding, boating, and fishing, this is an ideal base for enjoying the Kootenays.

MLS: 10371771

Size: 0.51 acres

Services: Community Water, Septic, Internet, and Hydro



TAX ASSESSMENT

12/22/25, 8:48 AM

BC Assessment - Independent, uniform and efficient property assessment



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

304 NICHOLS DR SCHROEDER CREEK

Area-Jurisdiction-Roll: 21-786-01110.620



Total value **\$253,400**

2025 assessment as of July 1, 2024

Land \$241,000

Buildings \$12,400

Previous year value \$223,800

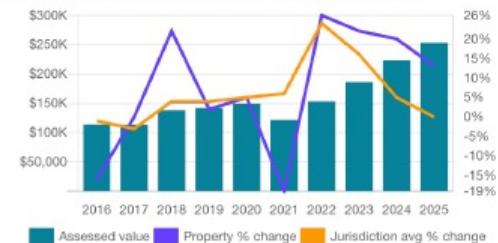
Land \$210,000

Buildings \$13,800

Property value history

2025	+13%	\$253,400
2024	+20%	\$223,800
2023	+22%	\$186,300
2022	+26%	\$153,200
2021	-19%	\$121,600

Property value and Creston Rural jurisdiction change



Property information

Year built 2012

Description Farm Utility, Quonset

Bedrooms

Baths

Carports

Garages

Land size .51 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

Legal description and parcel ID

LOT 12, PLAN NEPI4098, DISTRICT LOT 188, KOOTENAY LAND DISTRICT

PID: 005-571-430

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

TITLE

TITLE SEARCH PRINT

File Reference: 304 Nichols Dr
Declared Value \$160000

2025-12-22, 08:30:19

Requestor: Emily Early

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA9023239
From Title Number	CA4338993
Application Received	2021-05-20
Application Entered	2021-05-25
Registered Owner In Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	005-571-430
Legal Description:	LOT 12 DISTRICT LOT 188 KOOTENAY DISTRICT PLAN 14098
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	RESTRICTIVE COVENANT
Registration Number:	P1297
Registration Date and Time:	1980-01-21 14:49
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA SECTION 215 LTA
Nature:	STATUTORY BUILDING SCHEME
Registration Number:	Q33130
Registration Date and Time:	1981-12-08 08:45
Remarks:	INTER ALIA DECLARED BY VIRGIL WILLIS HOOPES AND LOIS DARLENE HOOPES

TITLE

TITLE SEARCH PRINT

File Reference: 304 Nichols Dr
Declared Value \$160000

2025-12-22, 08:30:19

Requestor: Emily Early

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PROPERTY DISCLOSURE STATEMENT

FAIR REALTY

PROPERTY DISCLOSURE STATEMENT RURAL PREMISES - LAND AND BUILDING

PAGE 1 of 9 PAGES



Date of disclosure: December 22 2025

The following is a statement made by the Seller concerning the Premises located at:

ADDRESS: 304 Nichols Drive Schroeder Creek BC

V0G 1M0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) Barn(s) Shed(s)

Other Building(s) Please describe QUONSET, GAZEBO, OUT HOUSE

THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement, and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.

THE SELLER SHOULD INITIAL
THE APPROPRIATE REPLIES.

1. LAND - This Property Disclosure Statement is in respect of the land and the

(describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum).

YES NO DO NOT KNOW DOES NOT APPLY

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?

SS

B. Are you aware of any existing tenancies, written or oral?

SS

C. Are you aware of any past or present underground oil storage tank(s) on the Premises?

SS

D. Is there a survey certificate available?

SS

E. Are you aware of any current or pending local improvement levies / charges?

SS

F. Have you received any other notice or claim affecting the Premises from any person or public body?

SS

G. Are the Premises managed forest lands?

SS

H. Are the Premises in the Agricultural Land Reserve?

SS

I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?

SS

J. Are you aware of any fill materials anywhere on the Premises?

SS

K. Are you aware of any waste sites, past or present, excluding manure storage, anywhere on the Premises?

SS

L. Are you aware of any uncapped or unclosed water wells on the Premises?

SS

M. Are you aware of any water licences affecting the Premises?

SS

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BUYER'S INITIALS

<i>SS</i>		
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SELLER'S INITIALS

BC1007 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

December 22 2025

PAGE 2 of 9 PAGES

DATE OF DISCLOSURE

ADDRESS:	304 Nichols Drive	Schroeder Creek BC	V0G 1M0		
1. LAND (continued)		YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Have the Premises been logged in the last five years?			SS		
(i) If Yes, was a timber mark / licence in place?				SS	SS
(ii) If Yes, were taxes or fees paid?				SS	SS
O. Is there a plot plan available showing the location of wells, septic systems, crops, and building improvements?		SS			
2. SERVICES					
A. Please indicate the water system(s) the Premises uses:					
<input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility). <input type="checkbox"/> I have a private groundwater system (e.g., well). <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake). <input type="checkbox"/> Not connected. Other _____					
SCWS 6500/4F SS					
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.					
SCWS SS					
(i) Do you have a water licence for the Premises already? SS SCWS					
(ii) Have you applied for a water licence and are awaiting a response? SS					
C. Are you aware of any problems with the water system?					
SS					
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, or water treatment installation / maintenance records)?					
SS					
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?					
SS					
F. Indicate the sanitary sewer system the Premises are connected to:					
<input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____					
SS					
G. Are you aware of any problems with the sanitary sewer system?					
SS					
H. Are there any current service contracts (e.g., septic removal or maintenance)?					
SS					
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?					
SS					

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BUYER'S INITIALS

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	SS	
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

December 22 2025

PAGE 3 of 9 PAGES

DATE OF DISCLOSURE

ADDRESS:	304 Nichols Drive	Schroeder Creek BC	VOG 1M0
3. BUILDING		YES	NO
A. To the best of your knowledge, are the exterior walls insulated?		<i>SS</i>	
B. To the best of your knowledge, is the ceiling insulated?		<i>SS</i>	
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>SS</i>	
D. Has a final building inspection been approved, or a final occupancy permit been obtained?		<i>MONSET</i>	<i>SS</i>
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT-certified inspector?			<i>SS</i>
F. Are you aware of any infestation or unrepairs damage by insects, rodents, or bats?		<i>SS</i>	
G. Are you aware of any structural problems with any of the buildings?		<i>SS</i>	
H. Are you aware of any additions or alterations made in the last 60 days?		<i>SS</i>	
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		<i>SS</i>	
J. Are you aware of any problems with the heating and / or central air conditioning system?		<i>SS</i>	<i>SS</i>
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?			<i>SS</i>
L. Are you aware of any damage due to wind, fire, or water?		<i>SS</i>	
M. Are you aware of any roof leakage or unrepairs roof damage? (Age of roof if known: <i>MONSET</i> years) <i>STEEL BLD</i>		<i>SS</i>	<i>SS</i>
N. Are you aware of any problems with the electrical or gas system?		<i>SS</i>	
O. Are you aware of any problems with the plumbing system?		<i>SS</i>	
P. Are you aware of any problems with the swimming pool and / or hot tub?			<i>SS</i>
Q. Do the Premises contain unauthorized accommodation?		<i>SS</i>	
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc.)?		<i>SS</i>	

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BUYER'S INITIALS

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<i>SS</i>	<i>SS</i>	
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

December 22 2025

PAGE 4 of 9 PAGES

DATE OF DISCLOSURE

ADDRESS: 304 Nichols Drive	Schroeder Creek BC	VOG 1M0		
3. BUILDING (continued)				
S. Were the Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.) JSS T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ? JSS U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If Yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY) JSS V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m ³ <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY) JSS W. Is there a radon mitigation system on the Premises? (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system? JSS				
4. GENERAL				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances? JSS				
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises:</i> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation. JSS				
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)? JSS				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)? JSS				

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BUYER'S INITIALS

BC1007 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

December 22 2025

PAGE 5 of 9 PAGES

DATE OF DISCLOSURE

ADDRESS: 304 Nichols Drive Schroeder Creek BC V0G 1M0

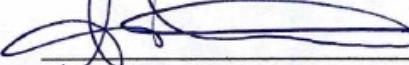
5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

J. FILL PRIOR TO HOUSE CONSTRUCTION
K. OUTHOUSE - STEEL BOX FOR PIT
M. SCWS - RENEWS WATER LICENSE ANNUALLY
B. CURRENT - 2 BOATS STORED TILL SPRING

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) Katherine Sandra Simmons


SELLER(S) Gerald David Methuen

SELLER(S)

The Buyer acknowledges that the Buyer has received, read, and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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EXPENSES

Property Taxes:

2025
\$1026.66



Water:

2025
\$650 approx. / year



Hydro (FortisBC):

2023
\$15-30 approx. / month



Internet (Kaslo InfoNet):

\$75/ month

*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

PLAN

Status: Filed

Plan #: NEP14098 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2025-12-22 08:31:56

PLAN OF SUBDIVISION OF
PART OF PARCEL "A", REFERENCE PLAN 96255¹
D. L. 188, KOOTENAY DISTRICT

PLAN 14098

DEPOSITED IN THE LAND TITLE
OFFICE AT NELSON, B.C. THIS 26
DAY OF NOVEMBER, 1921.

A. M. Marion
COLLESTEAD pd

SCALE - 1:1000

Months 10 0 10 20 30 40 50 60 70 80 90 100 UNITS

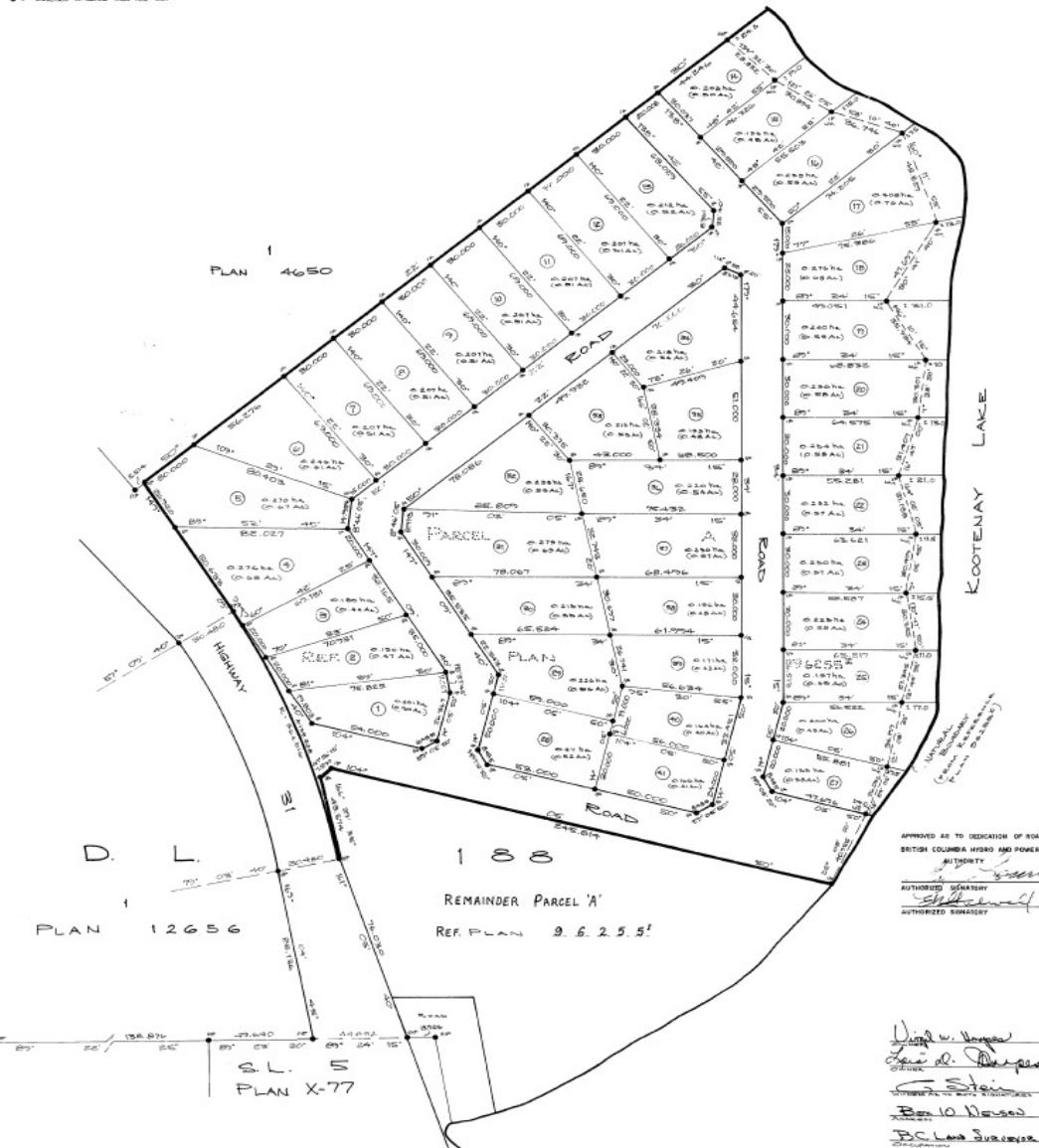
LEGEND

LEGEND
CHANGES ARE ASPECTOMIC, DECREASED FROM PLATE 12656

- OFF DIAMETER, OLD RIM, RUST, FOURED
- OFF DIAMETER, CHANGED FROM THIS SET

• CIVIL DEFENSE, OLD FARM HOUSE, PINEHURST

• 100 DIRECTORIES CLEARED FROM PINE GROVE



The Royal Bank of Canada
by its Board of Directors

NANCY E. WELLS
SITE 10 PINE RD
RR #1 N.Y.
5

APPROVED UNDER THE LAND TITLE ACT
THIS 23 DAY OF October, 1982

Brace
APPEARING OFFICIAL
MAIL-TEX CO TRANSPORTATION
MR. HIGGINS

1. GORDON STEWART, A BRITISH COLUMBIA LAND SURVEYOR, OF NELSON, IN BRITISH COLUMBIA, CERTIFY THAT I WAS FREQUENTLY AT AND PERIODICALLY SUPERVISED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE LAND SURVEY WAS COMMENCED ON THE 1ST DAY OF OCTOBER, 1925.

G. Stein

THE PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL SURREY.

RDCK MAP

1/4/26, 2:35 PM

about:blank



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.5 acres

Jan 4 2026 14:35:12 Pacific Standard Time



Electoral Areas

RDCK Streets

Cadastre - Property Lines

Address Points

Vantor

RDCK REPORT

1/4/26, 2:35 PM

about:blank

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01110.620	005-571-430	304 NICHOLS DR, SCHROEDER CREEK	Residential Outbuilding Only	NEP14098
#	LTO Number	Lot	Block	District Lot	Land District
1	CA9023239	12	-	188	KOOTENAY
#	Legal Long	Lot Size	Lot Description		Area(acres)
1	LOT 12, PLAN NEP14098, DISTRICT LOT 188, KOOTENAY LAND DISTRICT	.51	ACRES		0.50

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	304 NICHOLS DR	-	304	NICHOLS	DR	Shatty Bench	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.50

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	2435	RC	Country Residential	Country Residential	https://rdck.ca/wp-content/uploads/2024/11/2435-D CLUB Consolidated_2956-V2.pdf	0.50

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Schroeder Creek	Schroeder Creek	AD	1	0.50

The mapping information shown are approximate representations and should be used for reference purposes only.

LTSA MAP

ParcelMap BC Print Report



January 4, 2026

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

Cadastral data from ParcelMap BC
Copyright 2025 LTSA

SUMMARY

Summary Sheet

304 NICHOLS DR Rural BC

PID	005-571-430
Legal Description	LOT 12 DISTRICT LOT 188 KOOTENAY DISTRICT PLAN 14098
Plan	NEP14098
Zoning	
Community Plan(s)	OCP: Country Residential , not in ALR



Year Built	-	Structure	RESIDENTIAL OUTBUILDING ONLY
Lot Size	21762.24 ft ²	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	554.72 m	Min Elev.	549.17 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$1,026.66

ASSESSMENT

	2024	%	2025
Building	\$13,800	⬇ -10.14	\$12,400
Land	\$210,000	⬆ 14.76	\$241,000
Total	\$223,800	⬆ 13.23	\$253,400

APPRECIATION

	Date	(\\$)	% Growth
Assessment	2025	\$253,400	⬆ 58.38
Sales History	20/05/2021	\$160,000	⬆ 39
	16/04/2015	\$115,000	⬇ -18
	30/04/2008	\$140,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2403157KO	Sold 17/04/2015	52	\$129,000 / \$115,000	Landquest Realty Corp.
2395805KO	Expired 30/10/2014	235	\$149,900 / \$0	Century 21 Mountainview Realty Ltd.
2217442KO	Expired 28/02/2014	425	\$169,000 / \$0	Century 21 Mountainview Realty Ltd.

DEVELOPMENT APPLICATIONS

-

The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

Hydrant

Streams and Shorelines

Stand Pipe

Lakes and Rivers

Other

Cadastre - Property Lines

MUNICIPAL OWNED

RDCK OWNED

Address Points

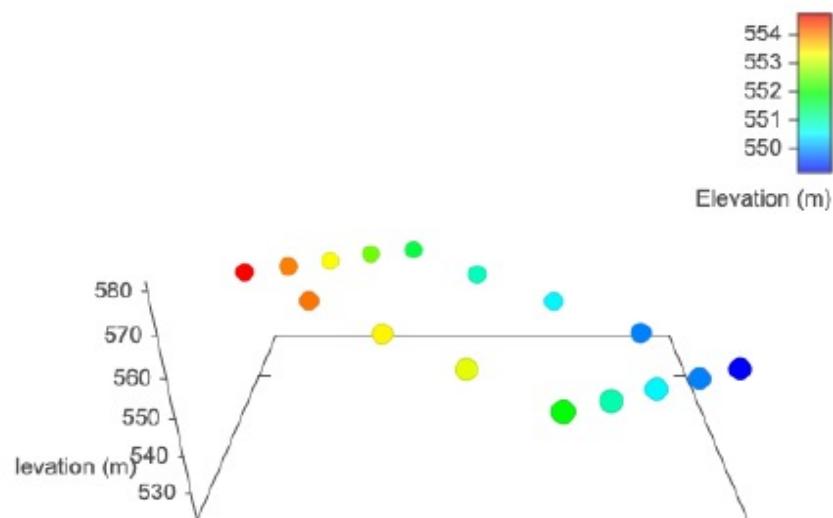
ELEVATION

Estimated Lot Dimensions and Topography



[leaflet](#) | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community

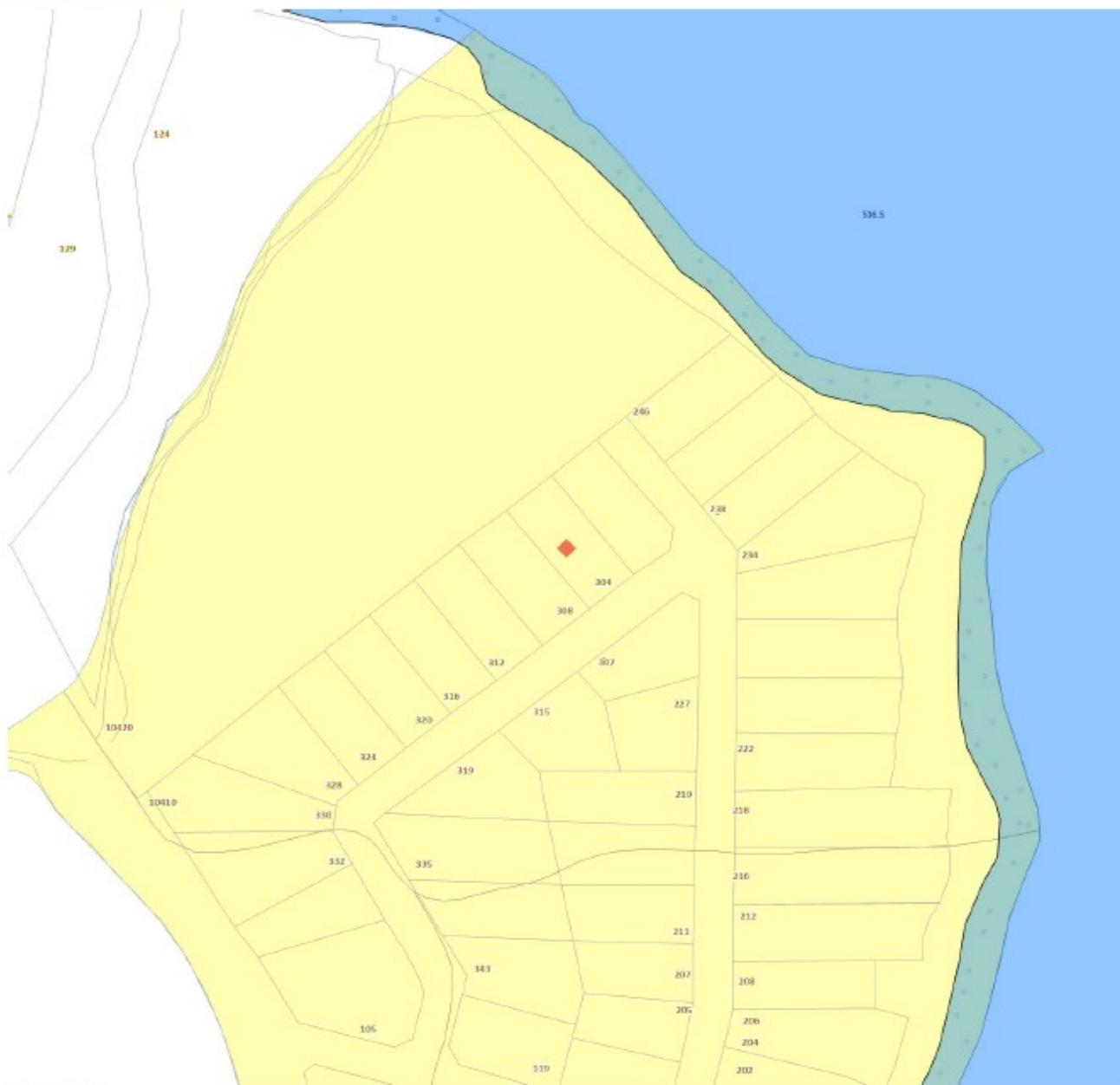
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 554.72 m | Min Elevation: 549.17 m | Difference: 5.55 m

FLOOD PLAIN

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Cadastre - Property Lines

- Non Standard Flooding Erosion Area
- Address Points

Streams and Shorelines

Lakes and Rivers

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Country Residential

Zoning



Leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

Subject Property Designations:

Not Applicable

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Kaslo

With a population of just 1,000 is the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather	
Average Yearly Rainfall (mm): 698	Average Yearly Snowfall (cm): 188
Average Highest Temperature (c): 25	Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9-hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Aboard the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four-season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

PICTURES



RESOURCES

Emily Early, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

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

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>