

LOT A BIRCHDALE ROAD,  
BIRCHDALE BC  
\$350,000



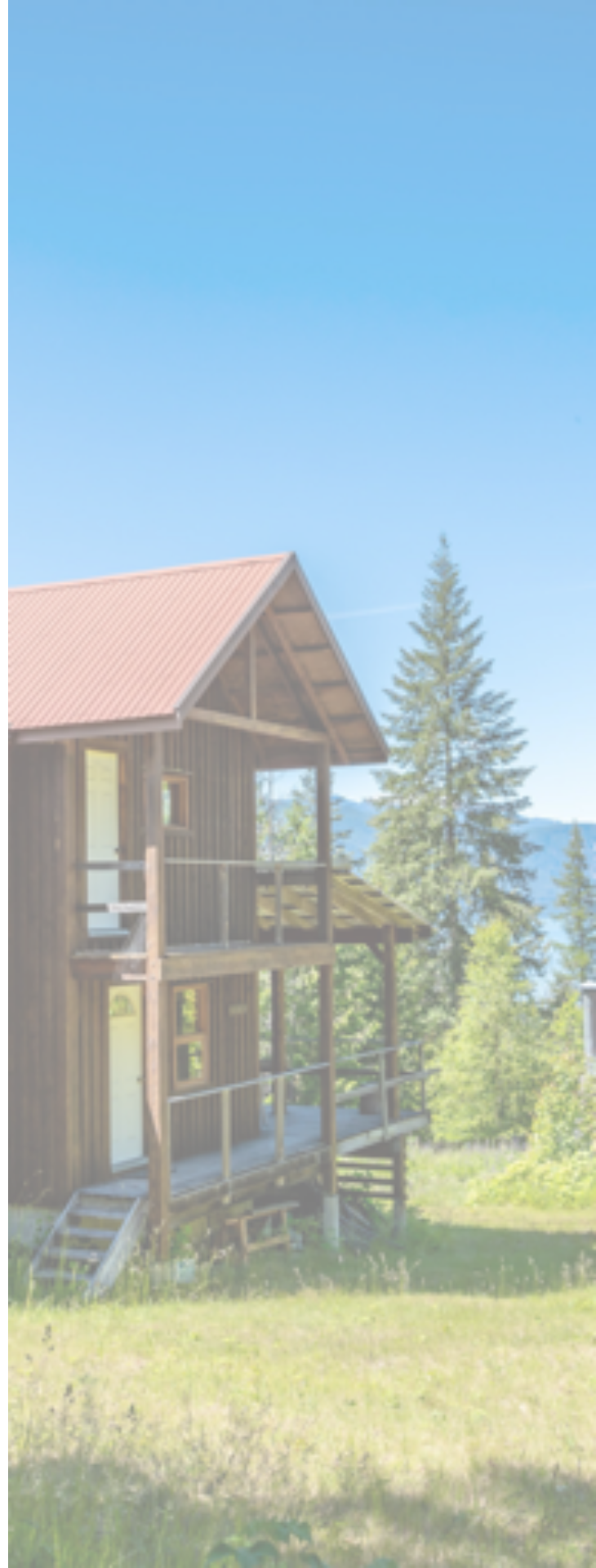
REAL ESTATE  FAIR REALTY



# DETAILS

Welcome to your secluded retreat on the pristine shores of Kootenay Lake. Nestled within the serene community of Birchdale, this 2.9-acre waterfront property offers an unparalleled opportunity for off-grid living, blending the beauty of nature with the tranquility of privacy. Accessible only by boat, this haven promises an exclusive escape from the bustle of everyday life. The property features a charming cabin, awaiting your personal touch to complete or reimagine anew. Whether you envision it as a weekend getaway or a full-time residence, the possibilities are endless. The existing structure provides a starting point for your home, offering a unique opportunity to customize your living space to suit your lifestyle. Birchdale is a tight-knit community situated directly across from Schroeder Creek, maintaining the peace and seclusion that off-grid living affords. Despite its remote location, Birchdale is home to full-time residents who embrace the rural lifestyle, demonstrating that year-round living in this idyllic setting is not only possible but richly rewarding. This property is more than just a piece of land; it's an invitation to a lifestyle of simplicity, adventure, and connection with nature. Whether you seek a recreational retreat or a permanent residence, this waterfront property in Birchdale is a rare gem that promises to deliver the ultimate off-grid experience. Seize this opportunity to create your own sanctuary in one of British Columbia's most beautiful and unspoiled locations.

**MLS:** 2478282    **Size:** 2.91 acres  
**Services:** licensed water



# TAX 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.

## BIRCHDALE RD BIRCHDALE

Area-Jurisdiction-Roll: 21-786-05782.100



**Total value** **\$195,900**

2023 assessment as of July 1, 2022

Land **\$136,000**

Buildings **\$59,900**

Previous year value **\$186,500**

Land **\$131,000**

Buildings **\$55,500**

### Property information

Year built **2005**

Description **2 STY Res Home - Basic**

Bedrooms **1**

Baths

Carports

Garages

Land size **2.81 Acres**

First floor area **421**

Second floor area **257**

Basement finish area

Strata area

Building storeys **2**

Cross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

LOT A, PLAN NEF22478, DISTRICT LOT 7648, KOOTENAY  
LAND DISTRICT

PID: 023-193-858

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TITLE

**TITLE SEARCH PRINT**

2024-06-24, 09:01:05

File Reference:

Requestor: Kul Nijjar

Declared Value \$195900

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

<b>Land Title District</b> Land Title Office	NELSON NELSON
<b>Title Number</b> From Title Number	WX2185465 WX2160830
<b>Application Received</b>	2023-05-01
<b>Application Entered</b>	2023-06-06

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

**Taxation Authority** Nelson Trail Assessment Area

**Description of Land**  
Parcel Identifier: 023-193-859  
Legal Description:  
LOT A DISTRICT LOT 7449 KOOTENAY DISTRICT PLAN NEP22478

**Legal Notations**  
HERETO IS ANNEXED EASEMENT CA5277407 OVER LOT 8 DISTRICT LOT 7449  
KOOTENAY DISTRICT PLAN 913, EXCEPT PARCEL A ( SEE 691111 )

HERETO IS ANNEXED EASEMENT CB679507 OVER LOT 7 PLAN 913

HERETO IS ANNEXED EASEMENT P30411 OVER PCL. A (SEE 691111)  
OF LOT 8 PLAN 913

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999,  
DEPOSITED 10/10/1971

# TITLE

## TITLE SEARCH PRINT

2024-06-24, 09:01:05

File Reference:

Requestor: Kul Nijjar

Declared Value \$195900

### Charges, Liens and Interests

Nature: RESERVATION  
Registration Number: 33059D  
Registration Date and Time: 1949-03-30 13:54  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
Transfer Number: CA7576511  
Remarks: INTER ALIA  
SEE 78028I

Nature: EASEMENT  
Registration Number: CA2751584  
Registration Date and Time: 2012-09-04 09:49  
Remarks: APPURTENANT TO: (1) LOTS 6 AND 7 PLAN 913 (2) LOT 1 PLAN NEP63763 EXCEPT PLAN NEP86811 (3) PARCEL A (SEE XG24361) PLAN 15492 "SEE PLAN AS TO LIMITED ACCESS" (4) LOT A PLAN NEP86811 "SEE PLAN AS TO LIMITED ACCESS"

Nature: EASEMENT  
Registration Number: CA2751585  
Registration Date and Time: 2012-09-04 09:49  
Remarks: APPURTENANT TO: (1) LOTS 6 AND 7 PLAN 913 (2) LOT 1 PLAN NEP63763 EXCEPT PLAN NEP86811 (3) PARCEL A (SEE XG24361) PLAN 15492 "SEE PLAN AS TO LIMITED ACCESS"

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RURAL PREMISES - LAND AND BUILDING

PAGE 1 of 5 PAGES

Date of disclosure: June 27 2024

LOT A BIRCHDALE RD BIRCHDALE BC  
KASLO BC V0G 1M0



The following is a statement made by the Seller concerning the premises located at:  
**ADDRESS:** LOT A, PLAN NEP 22478, D.L. 7449 (BIRCHDALE RD, BIRCHDALE) (the "Premises")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**  
 \_\_\_\_\_ Principal Residence Residence(s)    \_\_\_\_\_ Barn(s)    \_\_\_\_\_ Shed(s)  
 Other Building(s) Please describe: cabin

THE SELLER IS RESPONSIBLE for the accuracy of the answers on 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 REPLY.

<b>I. LAND - This Property Disclosure Statement is in respect of the land and the <u>cabin</u></b> (Describe <u>one</u> 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?		MFG		
B. Are you aware of any existing tenancies, written or oral?		MFG		
C. Are you aware of any past or present underground oil storage tanks on the Premises?		MFG		
D. Is there a survey certificate available?	MFG			
E. Are you aware of any current or pending local improvement levies/charges?		MFG		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		MFG		
G. Are the Premises managed forest lands?		MFG		
H. Are the Premises in the Agricultural Land Reserve?	MFG			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		MFG		
J. Are you aware of any fill materials anywhere on the Premises?		MFG		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		MFG		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		MFG		
M. Are you aware of any water licences affecting the Premises?	MFG			

--	--	--

BUYER'S INITIALS

MFG		
-----	--	--

SELLER'S INITIALS



# PROPERTY DISCLOSURE STATEMENT

June 27 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE 27/6/2024

LOT A BIRCHDALE RD BIRCHDALE BC  
KASLO BC V0G1M0

ADDRESS: LOT A, PLAN NEP 22478, D.L. 7449 (BIRCHDALE RD., BIRCHDALE)

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		MFG		
(i) if yes, was a timber mark/licence in place?				
(ii) if yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?		MFG		

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input 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 checked="" type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
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.				
(i) Do you have a water licence for the premises already?	MFG			
(ii) Have you applied for a water licence and are awaiting response?				MFG
C. Are you aware of any problems with the water system?		MFG		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?		MFG		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		MFG		
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other <u>GREY WATER ROCK PIT</u>				
G. Are you aware of any problems with the sanitary sewer system?		MFG		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		MFG		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				MFG

BUYER'S INITIALS

MFG

SELLER'S INITIALS

BC1087 REV. NOV 2023

COPYRIGHT © BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association (BCREA), All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTOR® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.



# PROPERTY DISCLOSURE STATEMENT

June 27 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE LOT 4 BIRCHDALE RD BIRCHDALE BC  
SASLO BC V0G1M0

ADDRESS: LOT A, PLAN NEP22478, D.L. 7449 (BIRCHDALE RD., BIRCHDALE)

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	MFG			
B. To the best of your knowledge, is the ceiling insulated?	MFG			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		MFG		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		MFG		
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?				MFG
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		MFG		
G. Are you aware of any structural problems with any of the buildings?		MFG		
H. Are you aware of any additions or alterations made in the last 60 days?		MFG		
I. Are you aware of any additions or alterations made without a required permit and final inspection, e.g., building, electrical, gas, etc.?		MFG		
J. Are you aware of any problems with the heating and/or central air conditioning system?		MFG		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MFG		
L. Are you aware of any damage due to wind, fire or water?		MFG		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>32</u> years)		MFG		
N. Are you aware of any problems with the electrical or gas system?		MFG		
O. Are you aware of any problems with the plumbing system?		MFG		
P. Are you aware of any problems with the swimming pool and/or hot tub?				MFG
Q. Does the Premises contain unauthorized accommodation?		MFG		
R. Are there any equipment leases or service contracts, e.g., security systems, water purification, etc.?		MFG		

--	--	--

BUYER'S INITIALS

MFG		
-----	--	--

SELLER'S INITIALS

COPYRIGHT BC REAL ESTATE ASSOCIATION

BC1007 REV. NOV 2013

© 2013 British Columbia Real Estate Association (BCREA). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTOR® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.



# PROPERTY DISCLOSURE STATEMENT

June 27 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

LOT A BIRCHDALE RD BIRCHDALE BC  
R2S0 BC V0G 2W0

ADDRESS LOT A, PLAN NEP 23478, D.L. 7449 (BIRCHDALE RD., BIRCHDALE)

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
5. Was the Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (if so, attach required Owner Builder Disclosure Notice)		MFA		
6. Is this Premises covered by home warranty insurance under the Homeowner Protection Act?				MFA
4. 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)		MFA		
7. To the best of your knowledge, has 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 <sup>3</sup> <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		MFA		
8. 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?		MFA		

**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?		MFA		
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: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		MFA		
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 Heritage Conservation Act or municipal legislation)?		MFA		
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)?		MFA		

BUYER'S INITIALS

MFA

SELLER'S INITIALS

BC 1067 REV. NOV 2023

(COPYRIGHT BC REAL ESTATE ASSOCIATION)

© 2023 British Columbia Real Estate Association ("BCREA") All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTOR<sup>®</sup> and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.



# PROPERTY DISCLOSURE STATEMENT

June 27 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE LOT 6 BIRCHDALE RD BIRCHDALE BC  
KASLO BC V0G1M0

ADDRESS LOT A, PLATN NEP 22478, D.L. 7449 (BIRCHDALE RD., BIRCHDALE)

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

PARK USE PERMIT (#103188) IS GRANTED TO USERS DRAWING WATER FROM SMALL FAY CREEK IN THE PURCELL WILDERNESS CONSERVANCY PARK. FEES ARE PAID ANNUALLY AND DIVIDED EQUALLY AMONG THE PERMITTEES.

ONLY KITCHEN GREY WATER IS DIRECTED TO THE ROCK PIT DOWNSLOPE FROM THE CABIN.

WATER PIPE VALVES ARE IN 'WATERWORKS' BOX ON SOUTH EDGE OF PROPERTY. PIPE TRAVELS BEBW FROST LINE TO HOUSE AND ENTERS IN CRAWL SPACE. A DRAINAGE VALVE FOR FRESH WATER LINE EXISTS IN A BOX SOUTH AND EAST OF OLD CABIN.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

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 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 or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

FRSEI represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) under the quality of services they provide (REALT®).

BC1987 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025 British Columbia Real Estate Association (BCREA). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTOR® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA takes no liability for your use of this form.

# EXPENSES

## Property Taxes:

2024  
\$557.26



## Licensed Water:

2024  
\$50 approx. / year



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

# SUBDIVISION PLAN





# LTSA MAP



July 8, 2024

**WARNING: MAP IS NOT PRINTED TO SCALE**

- |                         |                  |                   |
|-------------------------|------------------|-------------------|
| Interest                | Building Strata  | Return To Crown   |
| <b>Parcels By Class</b> | Bare Land Strata | Crown Subdivision |
| Air Space               | Common Ownership | Part of Primary   |
| Subdivision             | Park             | Primary           |
| Absolute Fee Book       | Road             |                   |

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# RDCK MAP



## RDCK Property Report

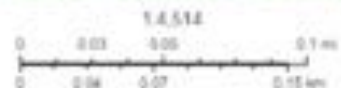
### Area of Interest (AOI) Information

Area : 2.75 acres

Jul 8 2024 11:57:23 Eastern Daylight Time



- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points



Map Community Data Contributors: Esri Canada, Esri, Terracon, Garmin, Satfinder, GeoInformation, Inc., METROUSA, USGS, EPA, US Census Bureau, USDA, NRCan, RainGeo, Geotitles

# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05782.100	023-193-859	BIRCHDALE WAY, BIRCHDALE	2 Acres Or More (Single Family Dwelling, Duplex)	NEP22478

#	LTO Number	Lot	Block	District Lot	Land District
1	WX2185465	A	-	7449	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP22478 DISTRICT LOT 7449 KOOTENAY LAND DISTRICT	2.91	ACRES	2.75

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	2.75

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	AG	Agriculture	Agriculture	2.75

## Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	2.75

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



# SUMMARY

## BIRCHDALE RD Rural BC

PID	023-193-859
Registered Owner	FA*, M*
Legal Description	LOT A DISTRICT LOT 7469 KOOTENAY DISTRICT PLAN NEP22478
Plan	NEP22478
Zoning	
Community Plan(s)	OCP: AG - Agriculture, in ALR



Year Built	2003	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	2.93 acres	Bedrooms	1
Bathrooms	0	Dimensions	-
Max Elev.	573.93 m	Min Elev.	533.70 m
Floor Area	658 Ft <sup>2</sup>	Walk Score	-
Transit Score	-	Annual Taxes	\$510.09

### ASSESSMENT

	2022	%	2023
Building	\$55,500	↑ 7.93	\$59,900
Land	\$131,000	↑ 3.82	\$136,000
Total	\$186,500	↑ 5.04	\$195,900

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$195,900	0.00
Sales History	01/05/2023	\$195,900	↑ 25.18
	01/10/2019	\$156,500	-

### DEVELOPMENT APPLICATIONS

-

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	J V Humphries	J V Humphries
School District	SD 8	SD 8
Grades	K - 12	K - 12

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

# UTILITIES MAP

## Utilities



## Legend

- Hydrant
- Main Line
- Lakes and Rivers

- Stand Pipe
- MUNICIPAL OWNED
- Cadastral - Legal Parcels

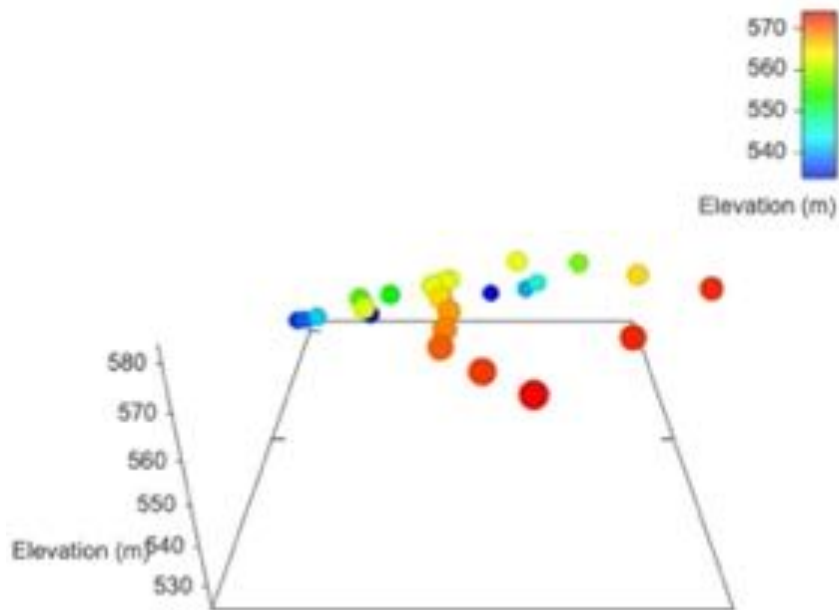
- Other
- RDCX OWNED
- Address Points

- Valves
- Water Service Connections
- Streams and Shorelines

# ELEVATION



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



Max Elevation: 573.93 m | Min Elevation: 533.70 m | Difference: 40.23 m

# FLOOD MAP

## Flood and Hazard



## Legend

■ Flood Construction Levels - 1990  
— Streams and Shorelines

■ Non Standard Flooding Erosion Area  
■ Lakes and Rivers

■ Slide Hazard  
□ Cadastre - Legal Parcels

■ Slovan Valley GeoHazard  
◆ Address Points

# ZONING

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	AG - Agriculture
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: In Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain

## Agricultural Land Reserve



### Subject Property Designations:

Status: In Agricultural Land Reserve

### Layer Legend:

● Agricultural Land Reserve

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	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
<b>Hospital/ Medical Centre</b>	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
<b>Dentist</b>	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
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	Kaslo Library	950m	3 min

## Kaslo

Kaslo, with a population of just 1,000 is actually 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. Abroad 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

**Kul Nijjar, 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>