

Kootenay BC



REAL ESTATE  FAIR REALTY

7484 HWY 3A
BALFOUR, BC

\$849,000



DETAILS

Introducing a lakeside paradise in Balfour BC! This property boasts 93 feet of breathtaking Kootenay Lake waterfront, all on just under half an acre of land. Situated near the Kootenay Lake Ferry, Balfour Golf Course, and only 25 minutes north of Nelson BC, this location offers the perfect balance of convenience and tranquility. As you step inside, a split-level entry welcomes you to a home filled with possibilities. The upper-level features 3 bedrooms and 1.5 baths, including a 2-piece ensuite in the primary bedroom. The living room showcases a cozy fireplace, while the living and dining areas offer captivating lake views. On the walkout lower level, a spacious recreation room awaits, complete with a wood stove and more stunning lake views. An additional bedroom and full bath make this level ideal for entertaining and hosting overnight guests.

The flexible layout of the spaces accommodates a variety of lifestyle and work-from-home needs, allowing you to create a personalized environment that suits you perfectly. The pilings and small dock/wharf included in the foreshore lease provide an opportunity to enhance your waterfront experience with updates. Embrace the joys of lakefront living and relish in the outstanding summer and winter recreational activities that this area is renowned for. Explore the vibrant nearby communities, offering a rich tapestry of arts, culture, live music, and the quintessential Kootenay vibe. It's time to seize this incredible opportunity and make this exceptional lakefront property yours!

MLS: 2470774 **Size:** 0.43 acres

Services: water, septic, hydro, natural gas, high-speed internet, and telephone available

TITLE

TITLE SEARCH PRINT

2023-05-10, 07:41:03

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 255000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District
Land Title OfficeNELSON
NELSON**Title Number**
From Title NumberKN162925
XE9020**Application Received**

1999-06-15

Application Entered

1999-06-16

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority**Description of Land**

Parcel Identifier: 013-978-691

Legal Description:

PARCEL A (SEE 159919) LOT B DISTRICT LOT 337 KOOTENAY DISTRICT PLAN 2322

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

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.

7484 HIGHWAY 3A LONGBEACH

Area-Jurisdiction-Roll: 21-707-02266.020



Total value **\$1,017,000**

2023 assessment as of July 1, 2022

Land \$557,000

Buildings \$460,000

Previous year value \$917,000

Land \$475,000

Buildings \$442,000

Property information

Year built 1970

Description 1 STY house - Standard

Bedrooms 4

Baths 3

Carports C

Garages

Land size .43 Acres

First floor area 1,296

Second floor area

Basement finish area 1,200

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

PARCEL A, LOT B, PLAN NEP2322, DISTRICT LOT 337, KOOTENAY LAND DISTRICT, (SEE 1599191)

PID: 013-978-691

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

DOCK TAX ASSESSMENT



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7484 HIGHWAY 3A LONGBEACH

Area-Jurisdiction-Roll: 21-707-02266.022



Total value **\$3,700**

2023 assessment as of July 1, 2022

Land \$2,300

Buildings \$1,400

Previous year value \$3,600

Land \$2,100

Buildings \$1,500

Property information

Year built	1990
Description	Float
Bedrooms	
Baths	
Carpports	
Garages	
Land size	.06 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT B, PLAN NEP2322, DISTRICT LOT 337, KOOTENAY LAND DISTRICT, FORESHORE FRONTING ON KOOTENAY LAKE - PRIVATE MOORAGE, LEASE/PERMIT/LICENCE # 404877

PID:

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: April 26 2023

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

ADDRESS: 7484 HIGHWAY 3A Balfour V0G 1C0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
<input checked="" type="checkbox"/>	Principal Residence Residence(s)	Barn(s)	Shed(s)	
<input checked="" type="checkbox"/>	Other Building(s) Please describe <u>storage/shop</u>			
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 REPLIES.	
1. LAND - This Property Disclosure Statement is in respect of the <u>land and the PRINCIPAL RESIDENCE</u> <small>(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)</small>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		MP		
B. Are you aware of any existing tenancies, written or oral?		MP		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		MP		
D. Is there a survey certificate available?		MP		
E. Are you aware of any current or pending local improvement levies/charges?		MP		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		MP		
G. Are the Premises managed forest lands?		MP		
H. Are the Premises in the Agricultural Land Reserve?		MP		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		MP		
J. Are you aware of any fill materials anywhere on the Premises?		MP		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		MP		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		MP		
M. Are you aware of any water licences affecting the Premises?		MP		

BUYER'S INITIALS

SELLER'S INITIALS



PROPERTY DISCLOSURE STATEMENT

April 26 2023

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 7484 HIGHWAY 3A

Balfour

V00 1C0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		MP		
(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?				

2. SERVICES

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

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BUYER'S INITIALS

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SELLER'S INITIALS

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BC1001 REV JUN 2021

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PROPERTY DISCLOSURE STATEMENT

April 26 2023

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

1484

RIGBY ST

Ballfour

Y08 109

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	MP			
B. To the best of your knowledge, is the ceiling insulated?	MP			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		MP	MP	
D. Has a final building inspection been approved or a final occupancy permit been obtained?			MP	
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?			MCP	
F. Are you aware of any infestation or unrepaid damage by insects, rodents or bats?		MP		
G. Are you aware of any structural problems with any of the buildings?	*see comments			
H. Are you aware of any additions or alterations made in the last 60 days?		MP		
I. Are you aware of any additions or alterations made without a required permit and final inspection, e.g., building, electrical, gas, etc.?		MP		
J. Are you aware of any problems with the heating and/or central air conditioning system?		MP		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?	*see comments			
L. Are you aware of any damage due to wind, fire or water?	*see comments			
M. Are you aware of any roof leakage or unrepaid roof damage? (Age of roof if known: <u>Approx 20</u> years)		MP		
N. Are you aware of any problems with the electrical or gas system?		MP		
O. Are you aware of any problems with the plumbing system?		MP		
P. Are you aware of any problems with the swimming pool and/or hot tub?				MP
Q. Does the building contain unauthorized accommodation?		MP		
R. Are there any equipment leases or service contracts, e.g., security systems, water purification, etc.?		MP		

BUYER'S INITIALS

MP
 SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 26 2023

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1484 BIGHAM JA Bal Lake VEG 100

4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the building 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.)				MP
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?		MP		
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)		MP		
V. 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 ³ <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		MP		
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?		MP		

5. 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?		MP		
B. Are you aware of any latent defect in respect of the Premises? 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) dangerous or potentially dangerous to occupants; or (ii) unfit for habitation.		MP		
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		MP		

BUYER'S INITIALS

SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 24 2023

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

1484

HIGHWAY 3A

RALEIGH

NC 27608

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

^{DECK}
C. - SOME SUPPORTS / DECKING MAY NEED REPLACING /
REPAIR. CHIMNEY - SOME CRACKING AND MORTAR MISSING.

K.L. THE TOILET ON MAIN FLOOR BATHROOM LEAKED
INTO THE BASEMENT BATHROOM. TOILET WAS
REPLACED BY A CERTIFIED PLUMBER.

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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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 _____, 20____.

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.**

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.

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BC 1001 RES (JAN 2022)

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EXPENSES

Property Taxes:

2022

\$4218.95



Balfour District Water Association:

2021

\$200 / 3 month



Insurance (CoOperators):

2023

\$1796 / year



Hydro:

2021

\$89 approx. / month



Natural Gas:

2021

\$130 / month



Internet:

2021

\$100 approx. / month



SUMMARY

Summary Sheet

7484 HIGHWAY 3A Rural BC

PID	013-978-691
Registered Owner	PO*, M*
Legal Description	PARCEL A (SEE 1599191) LOT B DISTRICT LOT 337 KOOTENAY DISTRICT PLAN 2322
Plan	NEP2322
Zoning	
Community Plan(s)	OCP: RS - Suburban Residential , not in ALR



Year Built	1970	Structure	SINGLE FAMILY DWELLING
Lot Size	19742.72 ft ²	Bedrooms	4
Bathrooms	3	Dimensions	-
Max Elev.	555.89 m	Min Elev.	536.03 m
Floor Area	2496 Ft ²	WalkScore	2 / Car-Dependent
TransitScore	-	Annual Taxes	\$4,458.16

ASSESSMENT

	2022	%	2023
Building	\$442,000	↑ 4.07	\$460,000
Land	\$475,000	↑ 17.26	\$557,000
Total	\$917,000	↑ 10.91	\$1,017,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$1,017,000	↑ 298.82
Sales History	15/06/1999	\$255,000	↑ 115.19
	30/04/1991	\$118,500	↑ 37.79
	01/06/1989	\$86,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Redfish	Trafalgar	Crawford Bay
School District	SD 8	SD 8	SD 8
Grades	K - 7	6 - 8	K - 12

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RS - Suburban Residential
Neighbourhood Community Plan	Not Applicable
StatsCan CMA/CA, 2021	Census Subdivision Name: Central Kootenay E Census Metropolitan Area/Census Agglomeration: Nelson Census Subdivision Type: Census subdivision within census agglomeration having no census tracts
Floodplain Data	Status: Not in Floodplain

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 1161 sq. ft., FLOOR 2: 1248 sq. ft.
TOTAL: 2409 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.44 acres

Feb 06 2022 14:12:12 Eastern Standard Time



1:1,000

- Legal Parcel Report
- Civic Address Report
- RDCK Roads
- Cadastral - Legal Parcels
- Electoral Areas
- Civic Address

0 50 100 150
0 50 100 150

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RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastral - Legal Parcels	1	0.44	-
Civic Address	2	-	-
Electoral Areas	1	0.44	-
Fire Service Areas	1	0.44	-
Water Systems	1	0.44	-
Zoning	0	0	-
Official Community Plan	1	0.44	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastral - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	737 82266 020	013-878-691	7884 HIGHWAY 3A, RDCK RD0302%	Single Family Dwelling	NDP2322

#	LTO Number	Lot	Block	District Lot	Land District
1	KN182925	8	-	537	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL A, LOT B, PLAN NDP2322, DISTRICT LOT 327, KOOTENAY LAND DISTRICT, (SEE 159919)	.43	ACRES	0.44

Civic Address

#	Folio	Dist Number	House Number	Street Name	Full Address	Count
1	737 82266 020	-	-	-	-	1
2	737 82266 020	-	7884	Hwy 3A	7884 HWY 3A	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area E	Ramona Faust	0.44

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1158	SALFOUR	0.44

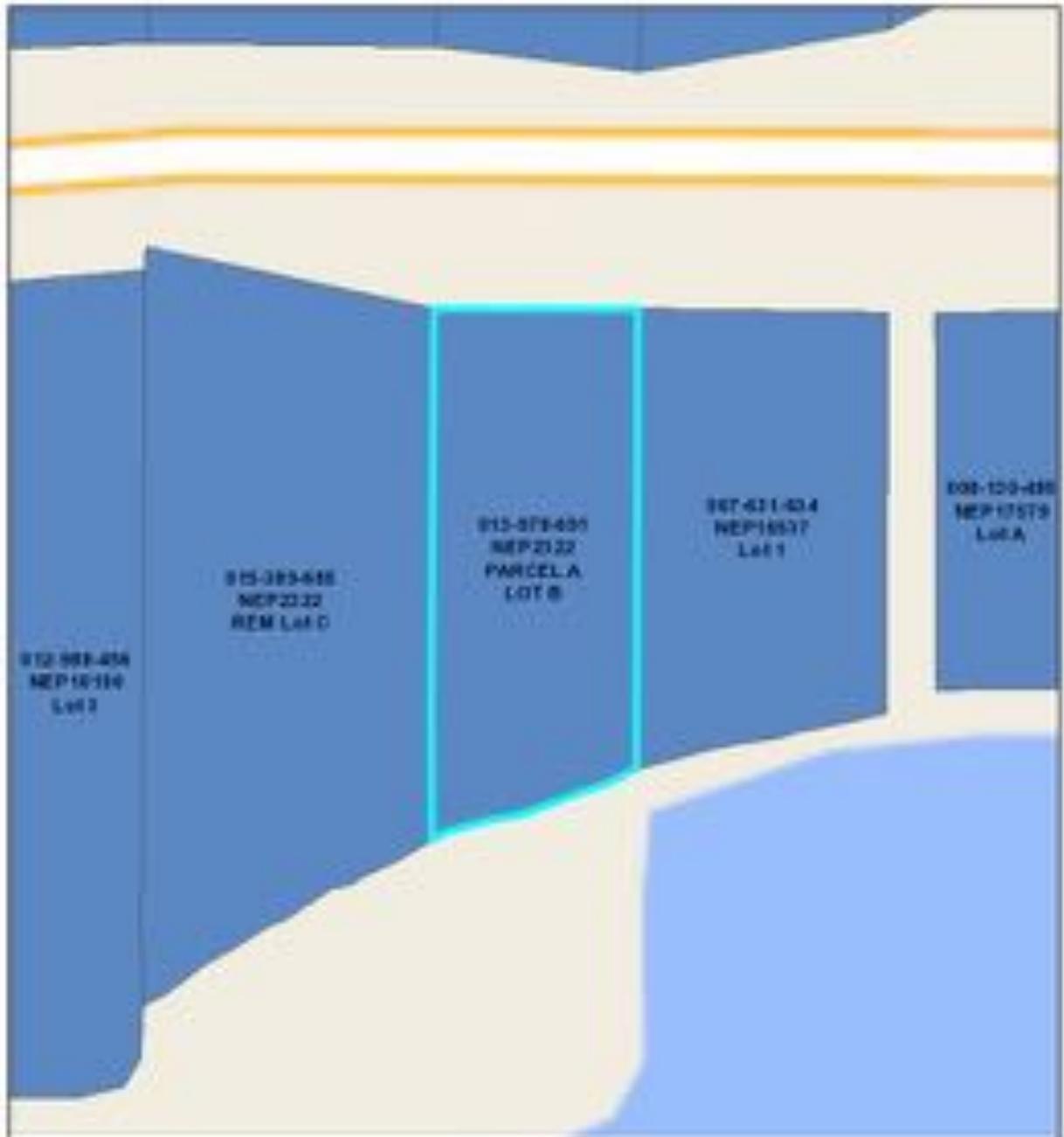
Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	SALFOUR	2285	RDCK OWNED	0.44

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RS	Suburban Residential	2260	CONFIRM	0.44

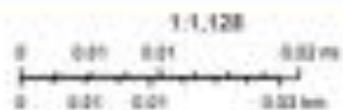
LTSA MAP



February 16, 2022

Parcels By Class

- | | | |
|--------------------|------------------|---------------------|
| Air Space | State Land State | Covered Subdivision |
| Subdivision | Common Ownership | Part of Primary |
| Absolute Fee Block | Park | Primary |
| Building State | Road | Interest Parcels |
| | Return to Crown | |



Division of State Lands, DSD/C, DSD/C

UTILITIES MAP

Utilities



Legend



Spotline

Water Line

Water and Sewer



Steel Pipe

Water Line

Water - Legal Parcel



Other

Water Line

Water



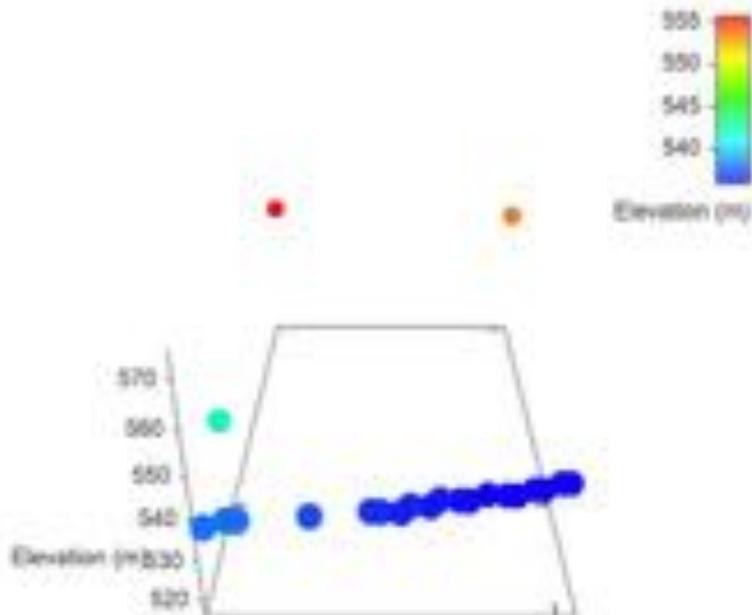
Water

Water Service Connections

Service and Boundaries

City Address

ELEVATION



Max Elevation: 555.53 m | Min Elevation: 536.03 m | Difference: 19.50 m

FLOOD MAP

Land Use

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	37.3	36 min
Shopping	Front Street, Kaslo	37	35 min
Airport	West Kootenay Regional Airport, Castlegar	72.8	1 hr 1 min
	Trail Regional Airport	110	1 hr 33 min
Major Cities	Kelowna, BC	378	4 hr 50 min
	Nelson, BC	31.9	30 min
	Spokane, WA	270	3 hr 43 min
	Cranbrook, BC	197	3 hr 15 min
	Calgary, AB	581	7 hr 33min
	Vancouver, BC	691	8 hr 41 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	37.5	36 min
	North Kootenay Lake Community Services	36.7	34 min
	Kootenay Boundary Regional Hospital, Trail	102	1 hr 26 min
	Kootenay Lake Hospital, Nelson	31.5	30 min
Dentist	Kootenay Lake Dental Clinic, Nelson	32.2	31 min
	Nelson Ave Dental Clinic, Nelson	29.8	26 min
	Silverton Dental Clinic, Silverton	88.4	1 hr 22 min
Postal Services	Canada Post, Balfour	2.2	3 min
Library	Nelson Public Library	32.1	30 min

Balfour

Balfour sits on the west bank of beautiful Kootenay Lake with the Selkirk mountain range as its backdrop. This small community is home to lovely beaches and the free ferry which takes you on a 35-minute scenic ride across the lake to Kootenay Bay. This area is well-known for its world-class fishing for Rainbow Trout and Kokanee. Boating is also very popular. Nearby Buchanan Lookout with an elevation of 6,263 feet (1,909 metres) has spectacular views, lovely flowers in season, and a 2 km (1.3 mi) loop trail that provides access to viewpoints on the rock bluffs. Hiking, golfing and winter activities are all here in the Balfour area.

Location

Balfour is located on Highway 3A, 35 km (22 mi) northeast of Nelson. To the north 15 km (9 mi) on Hwy 31 lies the small community of Ainsworth Hot Springs and 37 km (23 mi) from Balfour is the town of Kaslo. Balfour is the western terminal of the Kootenay Lake ferry, connecting with Kootenay Bay across the lake.

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. Lardeau River Adventures, a Lardeau river rafting outfit that is taking the concept of tourism to the next level offering 3-6 hour immersive experiences into nature informed by guides who totally understand and love their wild back yard.

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>