

13315 HIGHWAY 31,
MEADOW CREEK BC
\$179,000

Kootenay
BC



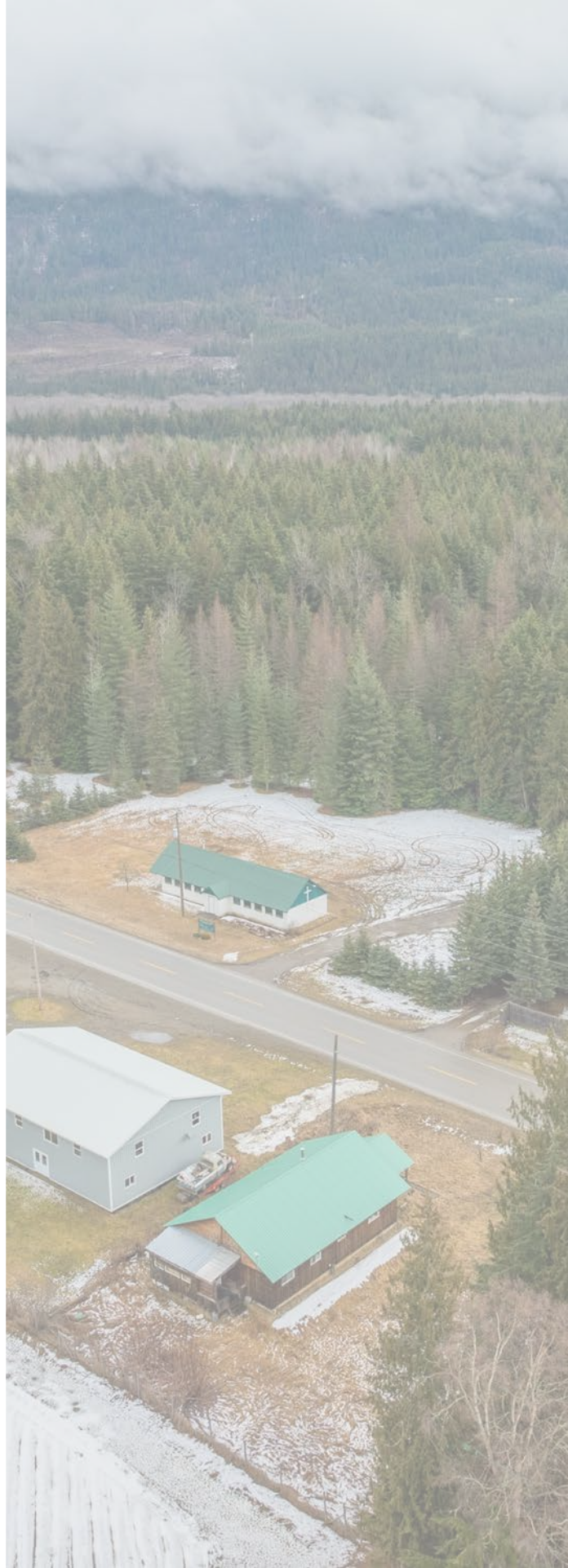
REAL ESTATE  FAIR REALTY



DETAILS

Welcome to this affordable 4-bedroom, 1-bathroom house in the small community of Meadow Creek, BC, located about a half hour drive north of Kaslo in the Kootenays. Situated amidst the breathtaking landscapes between Kootenay Lake and Duncan Lake, this fully serviced home offers the tranquility of rural living with the convenience of modern amenities. The property boasts well water, hydro, and septic services, ensuring comfort and sustainability for its residents. Meadow Creek is renowned for its abundance of nature and outdoor recreational opportunities, making it an ideal retreat for nature enthusiasts and adventure seekers alike. Within the community, you'll find essential amenities such as a general store with a post office, liquor store, and local foods, as well as a gas station and nearby farmers markets. This affordable starter home presents an excellent opportunity for those seeking to simplify their lifestyle and embrace the charm of small-town living away from the hustle and bustle of urban areas. Discover the joys of peaceful living in this idyllic setting amidst the natural beauty of Meadow Creek.

MLS: 2475555 **Size:** 0.3 acres
Services: Well water, septic, and hydro



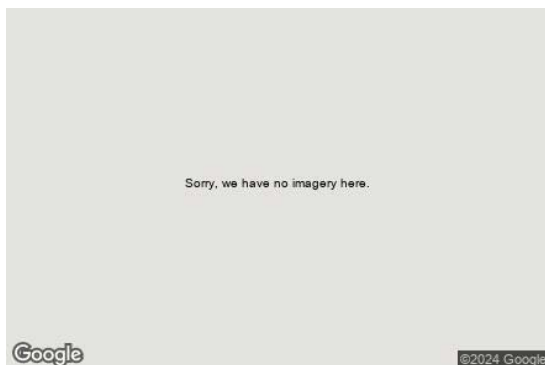
TAX ASSESSMENT



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.

13315 HIGHWAY 31 MEADOW CREEK V0G 1N0

Area-Jurisdiction-Roll: 21-786-03416.000



Total value **\$175,300**

2024 assessment as of July 1, 2023

Land	\$67,300
Buildings	\$108,000
Previous year value	\$164,300
Land	\$51,300
Buildings	\$113,000

Property information

Year built	1965
Description	1 STY SFD - All Ages - Basic
Bedrooms	4
Baths	1
Carports	
Garages	
Land size	.298 Acres
First floor area	1,380
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT 1, PLAN NEP5990, DISTRICT LOT 881, KOOTENAY LAN
DISTRICT
PID: 014-347-709

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

2021-09-28, 16:46:23

File Reference:

Requestor: Kul Nijjar

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** SECTION 172 LAND TITLE ACT**Land Title District** NELSON
Land Title Office NELSON**Title Number** 195066I
From Title Number F16216
178855I**Application Received** 1972-11-27**Application Entered** 1972-11-27**Registered Owner in Fee Simple**
Registered Owner/Mailing Address:**Taxation Authority** Nelson Trail Assessment Area**Description of Land**
Parcel Identifier: 014-347-709
Legal Description:
LOT 1 DISTRICT LOT 881 KOOTENAY DISTRICT PLAN 5990**Legal Notations**
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999
DEPOSITED OCTOBER 10, 1974**Charges, Liens and Interests** NONE**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: March 10 2024



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

ADDRESS: 13315 HIGHWAY 31 MEADOW CREEK BC VOG1N0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:
 Principal Residence Residence(s) _____ Barn(s) _____ Shed(s)
 _____ Other Building(s) Please describe _____

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 land and the MAIN RESIDENCE (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?		nd		
B. Are you aware of any existing tenancies, written or oral?		nd		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		nd		
D. Is there a survey certificate available?			nd	
E. Are you aware of any current or pending local improvement levies/charges?		nd		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		nd		
G. Are the Premises managed forest lands?		nd		
H. Are the Premises in the Agricultural Land Reserve?			nd	
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		nd		
J. Are you aware of any fill materials anywhere on the Premises?		nd		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		nd		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		nd		
M. Are you aware of any water licences affecting the Premises?		nd		

BUYER'S INITIALS

nd

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

March 10 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13315 HIGHWAY 31 MEADOW CREEK BC V0G1N0

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

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 checked="" 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 _____				
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?		<i>nd</i>		
(ii) Have you applied for a water licence and are awaiting response?		<i>nd</i>		
C. Are you aware of any problems with the water system?	<i>nd</i>			
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)?			<i>nd</i>	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			<i>nd</i>	
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 _____				
G. Are you aware of any problems with the sanitary sewer system?		<i>nd</i>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>nd</i>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<i>nd</i>

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BUYER'S INITIALS

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

BC1007 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

March 10 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13315 HIGHWAY 31 MEADOW CREEK BC V0G1N0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	<i>NA</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>NA</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>NA</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<i>NA</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>NA</i>	
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<i>NA</i>		
G. Are you aware of any structural problems with any of the buildings?		<i>NA</i>		
H. Are you aware of any additions or alterations made in the last 60 days?		<i>NA</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>NA</i>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>NA</i>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>NA</i>		
L. Are you aware of any damage due to wind, fire or water?		<i>NA</i>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<i>NA</i>		
N. Are you aware of any problems with the electrical or gas system?		<i>NA</i>		
O. Are you aware of any problems with the plumbing system?	<i>NA</i>			
P. Are you aware of any problems with the swimming pool and/or hot tub?				<i>NA</i>
Q. Does the Premises contain unauthorized accommodation?		<i>NA</i>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>NA</i>		

BUYER'S INITIALS

NA
SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

March 10 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 13315 HIGHWAY 31 MEADOW CREEK BC VOGINO

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)			w/d	
T. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?			w/d	
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)		w/d		
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/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		w/d		
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?		w/d		

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?		w/d		
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>		w/d		
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)?		w/d		
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)?		w/d		

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BUYER'S INITIALS

w/d		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

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DATE OF DISCLOSURE

ADDRESS: 13315 HIGHWAY 31 MEADOW CREEK BC V0G1N0

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

-The well pressure tank should be replaced.

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.

SELLER(S)

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 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.

*PREC represents Personal Real Estate Corporation

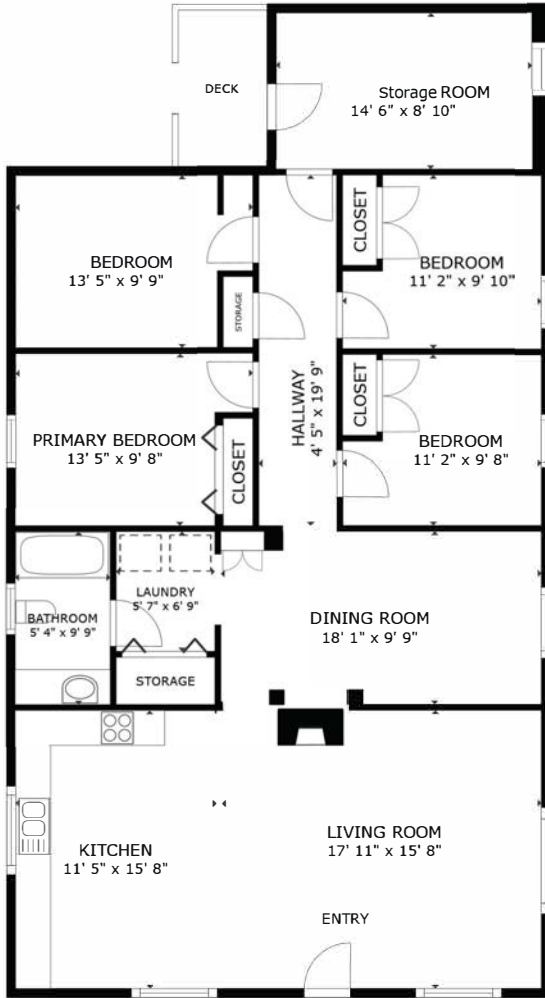
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FLOOR PLANS



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,494 sq.ft.
EXCLUDED AREAS : DECK 44 sq.ft.
TOTAL : 1,494 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXPENSES

Property Taxes:

2023
\$750.25

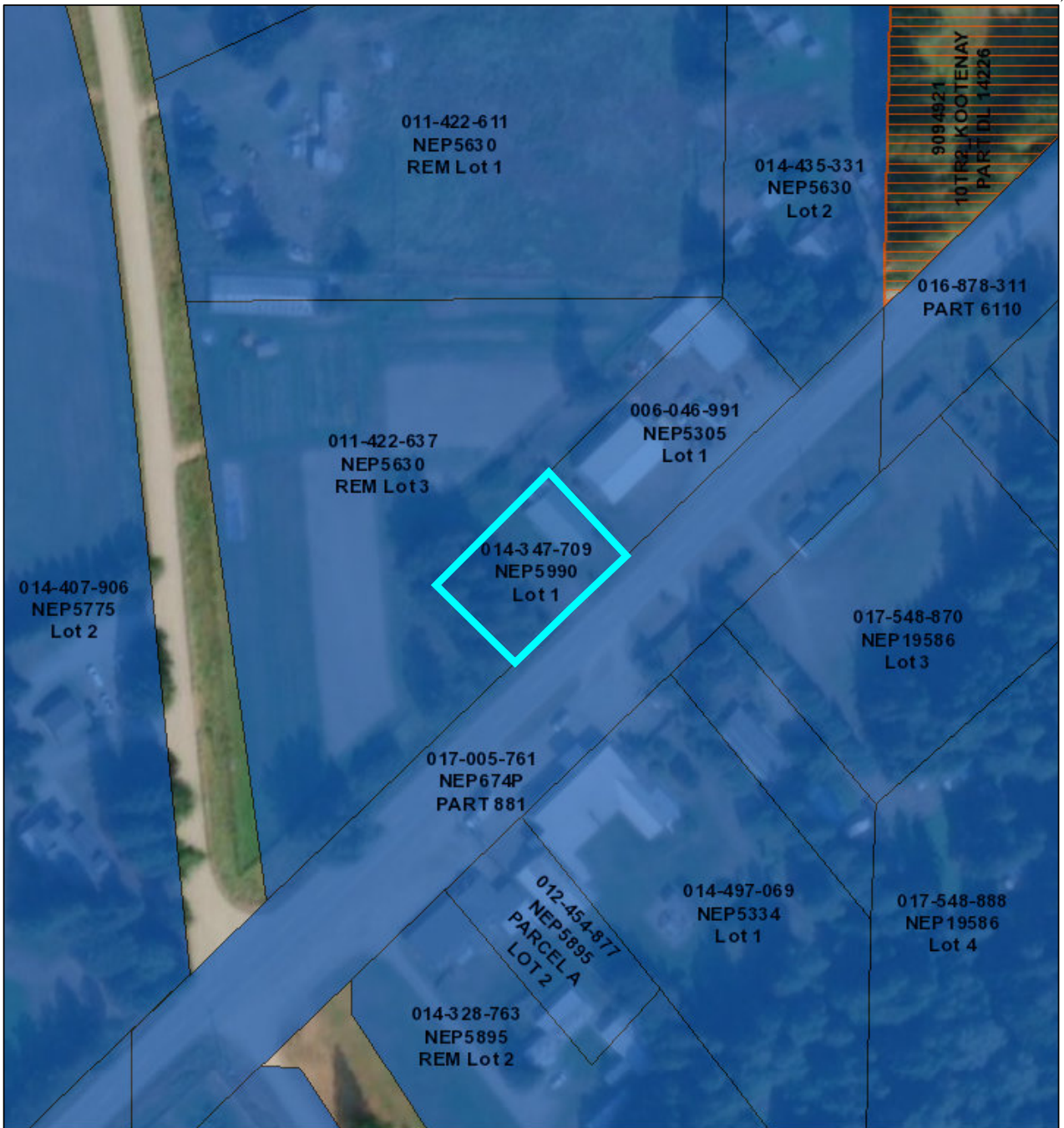


Hydro (BCHYDRO):
Vacant, just basic charge



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

LTSA MAP



January 4, 2024

WARNING: MAP IS NOT PRINTED TO SCALE

- | | | |
|-------------------------|------------------|-------------------|
| Interest | Building Strata | Return To Crown |
| Parcels By Class | 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

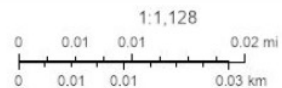
Area of Interest (AOI) Information

Area : 0.3 acres

Jan 4 2024 16:23:20 Eastern Standard Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels
-  Address Points



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Paris Canada

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03416.000	014-347-709	13315 HIGHWAY 31, RDCK REGION	Single Family Dwelling	NEP5990

#	LTO Number	Lot	Block	District Lot	Land District
1	CB638050	1	-	881	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 1, PLAN NEP5990, DISTRICT LOT 881, KOOTENAY LAND DISTRICT	.298	ACRES	0.30

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	13315 HIGHWAY 31	-	13315	HIGHWAY 31	-	Meadow Creek	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.30

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	< 0.01

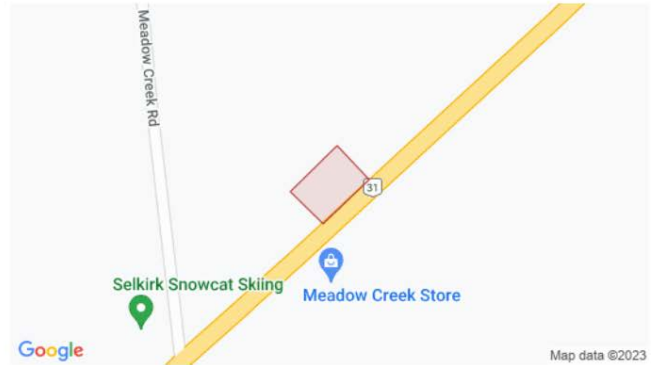
The mapping information shown are approximate representations and should be used for reference purposes only.



SUMMARY

13315 HIGHWAY 31 Rural BC V0G 1N0

PID	014-347-709
Registered Owner	LA*
Legal Description	LOT 1 DISTRICT LOT 881 KOOTENAY DISTRICT PLAN 5990
Plan	NEP5990
Zoning	
Community Plan(s)	not in ALR



Year Built	1965	Structure	SINGLE FAMILY DWELLING
Lot Size	12985.17 ft ²	Bedrooms	4
Bathrooms	1	Dimensions	-
Max Elev.	556.85 m	Min Elev.	555.53 m
Floor Area	1380 Ft ²	Walk Score	-
Transit Score	-	Annual Taxes	\$750.25

ASSESSMENT

	2022	%	2023
Building	\$86,000	↑ 31.40	\$113,000
Land	\$52,500	↓ -2.29	\$51,300
Total	\$138,500	↑ 18.63	\$164,300

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$164,300	0.00
Sales History	23/05/2023	\$164,300	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

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

UTILITIES MAP

Utilities



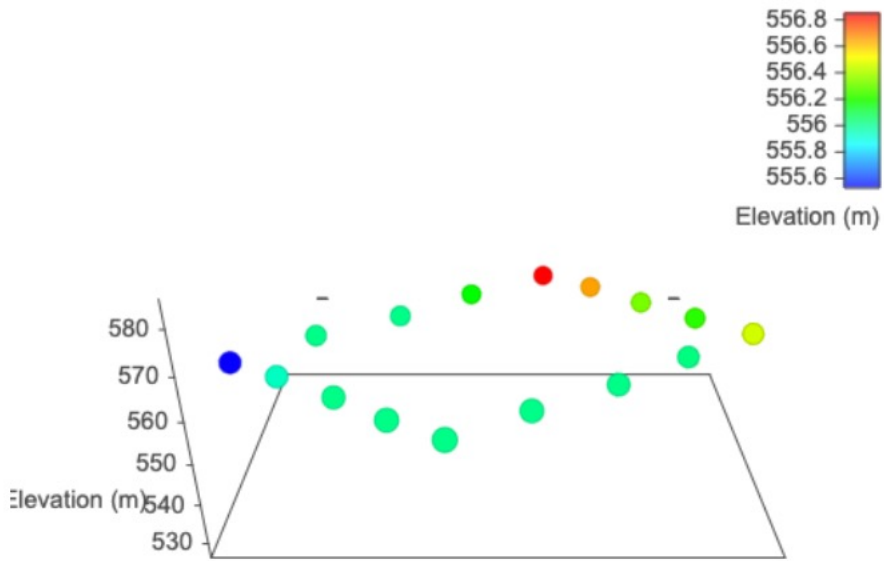
Legend

- Hydrant
- Stand Pipe
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points

ELEVATION



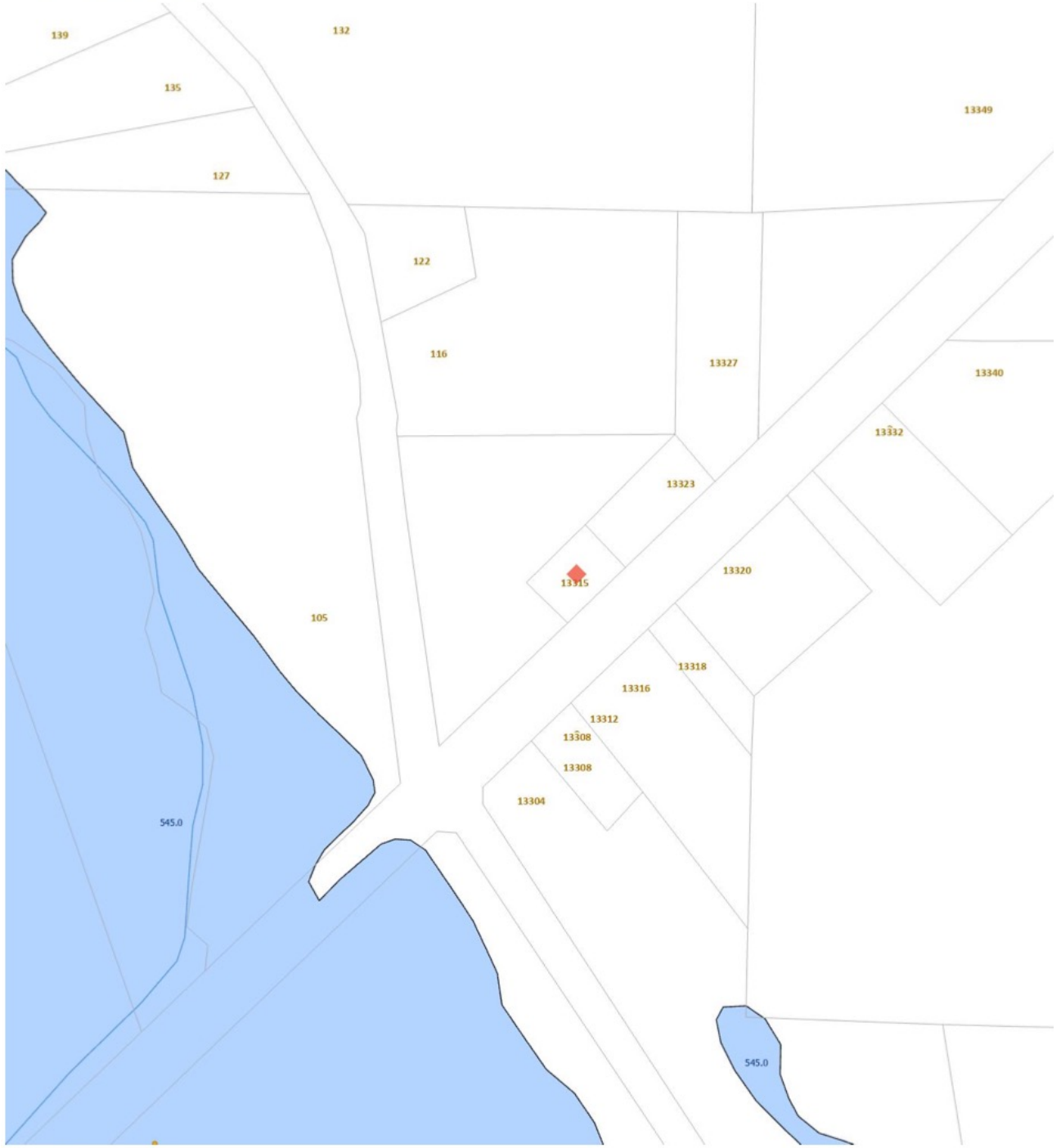
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 556.85 m | Min Elevation: 555.53 m | Difference: 1.32 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slocan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- Address Points

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	40.8	39 min
	Jewett Elementary (K-3), Meadow Creek	1.9	3 min
Shopping	Front Street, Kaslo	41.3	40 min
	Meadow Creek General Store & Gas	1.6	3 min
Airport	West Kootenay Regional Airport, Castlegar	150	2 hr 6 min
	Trail Regional Airport	188	2 hr 36 min
Major Cities	Kaslo, BC	41.1	38 min
	Nelson, BC	110	1 hr 38 min
	Spokane, WA	348	4 hr 39 min
	Cranbrook, BC	268	4 hr 9 min
	Calgary, AB	565	7 hr 12 min
	Vancouver, BC	718	8 hr 37 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	41.2	40 min
	Kootenay Boundary Regional Hospital, Trail	180	2 hr 30 min
	Kootenay Lake Hospital, Nelson	109	1 hr 37 min
Dentist	Kootenay Lake Dental Clinic, Nelson	110	1 hr 38 min
	Nelson Ave Dental Clinic, Nelson	108	1 hr 34 min
	Silverton Dental Clinic, Silverton	91.8	1 hr 35 min
Postal Services	Canada Post, Meadow Creek	2	25 min
Library	Argenta Library	13.1	19 min

Meadow Creek

Forty km (25 miles) north of Kaslo is the beautiful Lardeau Valley which embraces the small communities of Lardeau, Cooper Creek and Meadow Creek, Howser, Argenta and Johnsons Landing. The rich valley bottom farmland is the result of the ebb and flow over thousands of years by the Duncan and Lardeau Rivers through the flats at the head of the lake.

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 wildemess 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
Highest Average Temperature (c): 25	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/>

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

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>