

7 BIRCHDALE ROAD,  
KASLO BC  
\$898,000

Kootenay  
BC



REAL ESTATE REALTY





# DETAILS

This property offers a unique off-grid living experience that embraces and respects the natural environment. The 2BD 1BA home, designed with fireproof materials, features an original layout that maximizes natural light and offers stunning views. Outdoor spaces are thoughtfully placed throughout the 10+ acre property, inviting you to connect with nature. Practical amenities such as a root cellar, workshop areas, a fenced garden, a dock, a solar system, a micro-hydro system, and gravity-fed fresh water ensure a comfortable and self-sustaining lifestyle. With reliable internet access, you can stay connected to the modern world while enjoying the seclusion of your private oasis. The property is conveniently located just a 10-minute boat ride across Kootenay Lake to Schroeder Creek and a 15-minute drive to Kaslo BC. Architect Peter Turje, who designed several local schools, praised the property's craftsmanship and attention to detail. The shared 0.5-acre waterfront lot, which includes a dock and beach area, offers further opportunities for relaxation and recreation. Birchdale, a year-round community surrounded by Wilderness Conservancy on the east shore of Kootenay Lake, provides a tranquil setting for a simpler, more beautiful way of life.

**MLS:** 2476606      **Size:** 10.67 acres

**Services:** Licensed Creek Water, septic, and micro-hydro & solar power, internet



# LOT A – TITLE (WATERFRONT)

## TITLE SEARCH PRINT

File Reference: Huber  
Declared Value \$195900

2023-06-08, 17:20:29  
Requestor: Rhonda Ruston

**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\***

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

# LOT A – TITLE

## TITLE SEARCH PRINT

File Reference: Huber  
Declared Value \$195900

2023-06-08, 17:20:29  
Requestor: Rhonda Ruston

### Charges, Liens and Interests

Nature: RESERVATION  
Registration Number:  
Registration Date and Time:  
Registered Owner:  
Transfer Number:  
Registered Owner:

Transfer Number:  
Remarks:

Nature: EASEMENT  
Registration Number:  
Registration Date and Time:  
Remarks:

Nature: EASEMENT  
Registration Number:  
Registration Date and Time:  
Remarks:

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**Corrections** NONE

# TITLE

**TITLE SEARCH PRINT**

2022-07-15, 09:51:55

File Reference:

Requestor: Kul Nijjar

Declared Value \$31,600

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

**Land Title District** NELSON  
Land Title Office NELSON

**Title Number** W3378  
From Title Number 205593I

**Application Received** 1987-02-23

**Application Entered** 1987-02-26

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

AS JOINT TENANTS

**Taxation Authority** Nelson Trail Assessment Area

**Description of Land**  
Parcel Identifier: 006-438-521  
Legal Description:  
LOT 7 DISTRICT LOT 7449 KOOTENAY DISTRICT PLAN 913

**Legal Notations**

HERETO IS ANNEXED EASEMENT CA2751584 OVER LOT A PLAN NEP22478

HERETO IS ANNEXED EASEMENT CA2751585 OVER LOT A PLAN NEP22478

HERETO IS ANNEXED EASEMENT CA5277407 OVER LOT 8 DISTRICT LOT 7449  
KOOTENAY DISTRICT PLAN 913, EXCEPT PARCEL A ( SEE 691111 )THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT: SEE AGRICULTURAL LAND RESERVE PLAN  
NO. H15999 DEPOSITED OCTOBER 10 1974HERETO IS ANNEXED EASEMENT P30411 OVER LOT A (SEE 691111) LOT 8  
PLAN 913

# TITLE

## TITLE SEARCH PRINT

2022-07-15, 09:51:55

File Reference:

Requestor: Kul Nijjar

Declared Value \$31,600

### Charges, Liens and Interests

Nature:	UNDERSURFACE RIGHTS
Registration Number:	E15266
Registration Date and Time:	1971-12-22 08:55
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	SEE E15265 MINERALS NOT RESERVED IN ORIGINAL CROWN GRANT

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

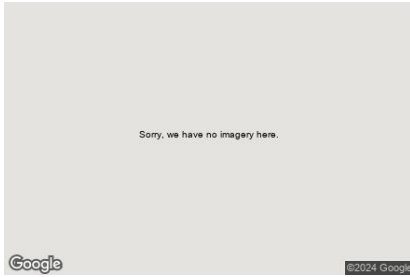
# TAX ASSESSMENT



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.

## BIRCHDALE RD BIRCHDALE

Area-Jurisdiction-Roll: 21-786-05779.000



**Total value** **\$413,700**

2024 assessment as of July 1, 2023

Land	\$194,700
Buildings	\$219,000
Previous year value	\$402,500
Land	\$175,500
Buildings	\$227,000

### Property information

Year built	1971
Description	1.5 STY house - Standard
Bedrooms	1
Baths	1
Carports	
Garages	
Land size	10.67 Acres
First floor area	1,813
Second floor area	90
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

BLOCK 7, PLAN NEP913, DISTRICT LOT 7449, KOOTENAY LAND DISTRICT  
PID: 006-438-521

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

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

## Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

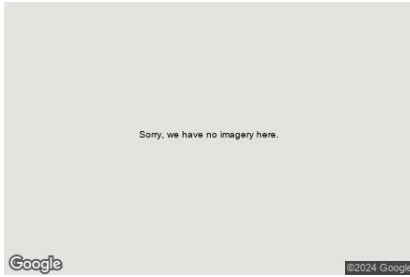
# LOT A - TAX ASSESSMENT



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## BIRCHDALE RD BIRCHDALE

Area-Jurisdiction-Roll: 21-786-05784.000



**Total value**      **\$70,800**

2024 assessment as of July 1, 2023

Land	\$70,800
Buildings	\$0
Previous year value	\$61,600
Land	\$61,600
Buildings	\$0

### Property information

Year built	
Description	Vacant Residential Less Than 2 Acres
Bedrooms	
Baths	
Carports	
Garages	
Land size	.5 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 A, PLAN NEP66055, DISTRICT LOT 7449, KOOTENAY LAND DISTRICT  
PID: 024-677-973

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

No sales history for the last 3 full calendar years

### Manufactured home

Width
Length
Total area

### Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties



# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES

Date of disclosure: April 18 2024



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

**ADDRESS:**     7     BIRCHDALE HAY     KASLO     BC     VOG1M0     (the "Premises")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

Principal Residence Residence(s)     \_\_\_\_\_ Barn(s)      Shed(s)

Other Building(s) Please describe ROOT CELLAR, GREENHOUSE, SHOP/WORKSHOP, STORAGE/UTILITY BUILDINGS

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.

<b>1. LAND – This Property Disclosure Statement is in respect of the land and the <u>MAIN RESIDENCE</u></b> (describe <b>one</b> 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?		X		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X		
D. Is there a survey certificate available?		* X		
E. Are you aware of any current or pending local improvement levies/charges?		X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X		
G. Are the Premises managed forest lands?		X		
H. Are the Premises in the Agricultural Land Reserve?	* X			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		X		
J. Are you aware of any fill materials anywhere on the Premises?		X		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		X		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		X		
M. Are you aware of any water licences affecting the Premises?	X			

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BUYER'S INITIALS

RA	VLP	
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:        7            BIRCHDALE WAY                            KASLO                            BC                            VOG1M0

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

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

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BUYER'S INITIALS

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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:      7      BIRCHDALE WAY      KASLO      BC      V0G1M0

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

BUYER'S INITIALS

SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 7 BIRCHDALE WAY KASLO BC V0G1M0

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.)		X		
T. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		X		
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)		X		
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 checked="" 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)	See Not a X			
W. Is there a radon mitigation system on the Premises?		X		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		X		

**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?		X		
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>		X		
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)?		X		
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)?		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 7 BIRCHDALE WAY KASLO BC V0G1N0

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

1. Survey - Original Survey done in 1909. We have the survey map of showing location of pins. Land(s) - Recent surveys have been done on all properties on both the beach lot and home lot. The recent pins on the adjacent properties are our corner pins also.
2. ALR - Most but not all the property is in the ALR. Map shows the higher rocky part of the home lot is NOT in ALR. Beach lot is not in ALR.
3. Inspections - Owner Built by experienced builder to codes in effect in 1970's. Septic System built to codes in Surrey B.C. in 1970's. One tank with partition and 150 ft of drainfield filled to code. Turn →

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) PETER HUBER

SELLER(S) ROBERTA HUBER

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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# PROPERTY DISCLOSURE STATEMENT

Electrical Inspection- Done by owner guided by certified professional local electrician.  
Home is off-grid. Backwoods solar in Idaho also gave advice and guidance.

# EXPENSES

## Property Taxes:

2023  
\$ 1222.73

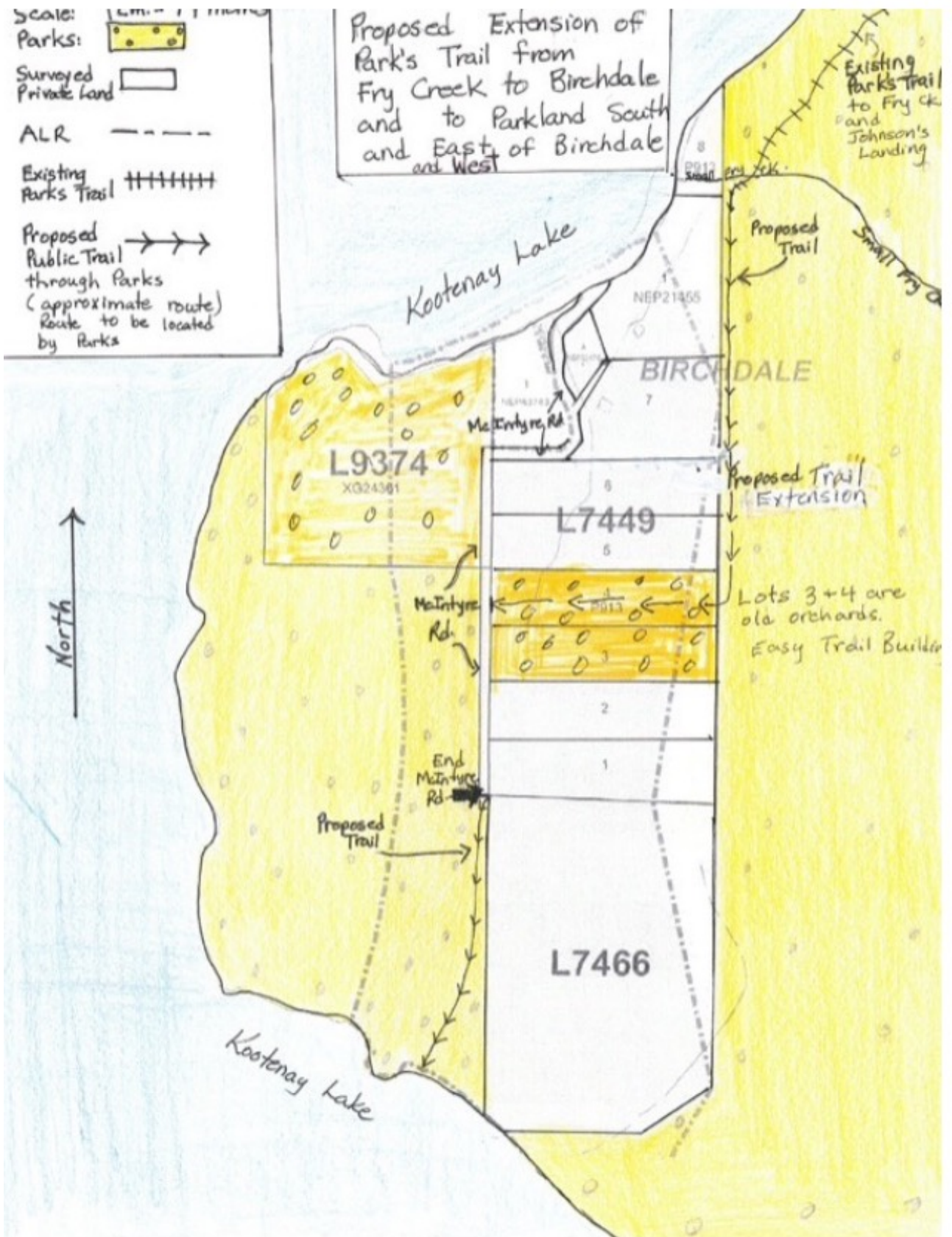


## Water (Licensed):

2023  
\$ \$250 approx. / year



# MAP
















# LTSA MAP



August 18, 2022

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

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

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

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



# SUMMARY

## BIRCHDALE RD Rural BC

PID	024-677-973
Registered Owner	HU*, P*
Legal Description	LOT A DISTRICT LOT 7449 KOOTENAY DISTRICT PLAN NEP66055
Plan	NEP66055
Zoning	
Community Plan(s)	OCP: <a href="#">AG - Agriculture</a> , in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	18928.50 ft <sup>2</sup>	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	566.54 m	Min Elev.	541.89 m
Floor Area	-	WalkScore	-
TransitScore	-	Annual Taxes	\$253.34

### ASSESSMENT

	2021	%	2022
Building	\$0	-	\$0
Land	\$62,800	↓ -1.91	\$61,600
Total	\$62,800	↓ -1.91	\$61,600

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$61,600	↓ -23.00
Sales History	07/05/2012	\$80,000	↑ 900
	19/10/1988	\$8,000	-

### DEVELOPMENT APPLICATIONS

-

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	<a href="#">J V Humphries</a>	<a href="#">J V Humphries</a>
School District	<a href="#">SD 8</a>	<a href="#">SD 8</a>
Grades	K - 12	K - 12

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



# UTILITIES MAP

## Utilities



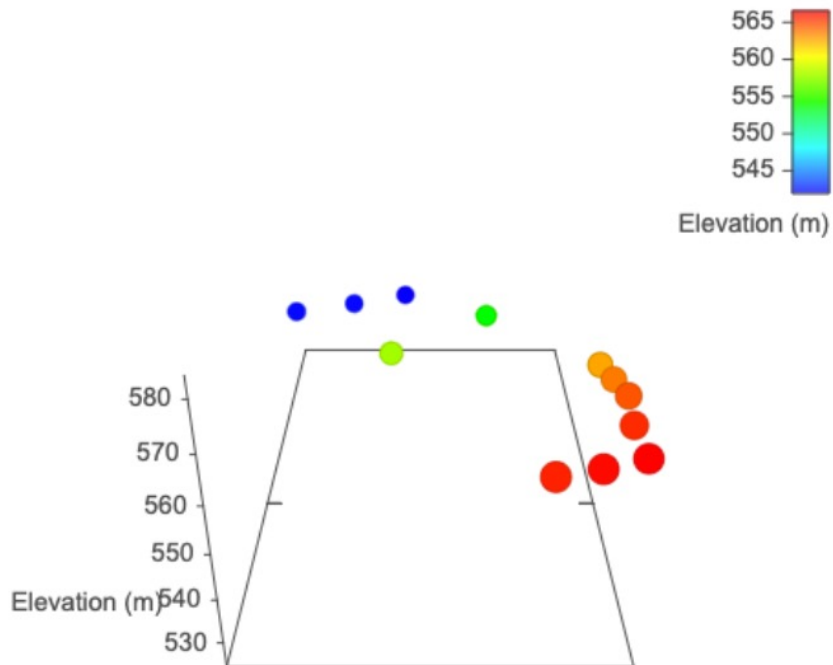
## Legend

- |                  |                          |            |                           |
|------------------|--------------------------|------------|---------------------------|
| Hydrant          | Stand Pipe               | Other      | Valves                    |
| Main Line        | NON RDCK                 | RDCK OWNED | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | RDCK Roads | Streams and Shorelines    |
|                  |                          |            | Civic Address             |

# ELEVATION



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



Max Elevation: 566.54 m | Min Elevation: 541.89 m | Difference: 24.65 m

# FLOOD MAP

## Flood and Hazard



## Legend

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

# ZONING

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">AG - Agriculture</a>
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: In Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain

# 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>