

104 MCLAUCHLIN ROAD,  
COOPER CREEK BC  
\$525,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

Nestled in the serene Lardeau Valley between Kootenay and Duncan Lakes, this charming 3-bedroom, 2-bathroom home offers a peaceful retreat on 1.56 acres.

Ideal for those seeking a simpler, quieter lifestyle with a strong sense of community, this property boasts fenced gardens, a greenhouse, and ample storage space. The main floor features a spacious bedroom, kitchen, living, and dining areas, providing a comfortable and functional living space.

The back deck invites you to relax and enjoy the stunning views of your natural surroundings. Upstairs, you'll find a versatile large room perfect for a family room or hobby area, along with two additional bedrooms and a bathroom.

An attached carport with extra storage adds convenience to this delightful home, making it a perfect haven for nature enthusiasts and those looking to escape the hustle and bustle.

**MLS:**                    **Size:** 1.56 acres  
**Services:** well water, septic, hydro, high-speed internet



# 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.

## 104 MCLAUHLIN RD COOPER CREEK

Area-Jurisdiction-Roll: 21-786-05710.075



**Total value** **\$360,600**

2024 assessment as of July 1, 2023

Land	\$91,600
Buildings	\$269,000
Previous year value	\$346,800
Land	\$69,800
Buildings	\$277,000

### Property information

Year built	1985
Description	2 STY house - Basic
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	1.56 Acres
First floor area	1,234
Second floor area	816
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

LOT A, PLAN NEP17406, DISTRICT LOT 7087, KOOTENAY LAND DISTRICT  
PID: 006-775-730

### 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**

2024-07-14, 07:26:04

File Reference:

Requestor: Kul Nijjar

Declared Value \$110800

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**  
Land Title OfficeNELSON  
NELSON**Title Number**  
From Title NumberCA8255022  
KR164831**Application Received**

2020-06-19

**Application Entered**

2020-06-23

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

AS JOINT TENANTS

**Taxation Authority**

Nelson Trail Assessment Area

**Description of Land**

Parcel Identifier: 006-775-730

Legal Description:  
LOT A DISTRICT LOT 7087 KOOTENAY DISTRICT PLAN 17406**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: RESTRICTIVE COVENANT  
Registration Number: L21679  
Registration Date and Time: 1977-10-03 11:15  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA  
Remarks: INTER ALIA  
SECTION 215 LTA

Nature: MORTGAGE  
Registration Number: CA8255023  
Registration Date and Time: 2020-06-19 14:49  
Registered Owner: KOOTENAY SAVINGS CREDIT UNION  
INCORPORATION NO. F136

# TITLE

**TITLE SEARCH PRINT**

2024-07-14, 07:26:04

File Reference:

Requestor: Kul Nijar

Declared Value \$110800

**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: July 18 2024

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

**ADDRESS:** 104 HOLLANDER RD Cooper Creek BC V0C0R0 (the "Premises")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

Principal Residence (residential)  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 REPLY.

**I. LAND - This Property Disclosure Statement is in respect of the land and the PAVED/PAV. DRIVEWAY**

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

YES	NO	DO NOT KNOW	DOES NOT APPLY
-----	----	-------------	----------------

Question	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?			✓	
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		
G. Are the Premises Managed Forest lands?		✓		
H. Are the Premises in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		✓		
J. Are you aware of any fill materials anywhere on the Premises?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		✓		
M. Are you aware of any water licenses affecting the Premises?		✓		

BUYER'S INITIALS

[Signature] [Signature]

SELLER'S INITIALS

BCREA 001 NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

July 18 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 144 HILARICELLE RD Cooper Creek BC V9G3R6

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

**II. SERVICES**

<p>A. Please indicate the water system(s) the Premises use:</p> <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 obtained 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?		✓		
(ii) Have you applied for a water licence and are awaiting response?		✓		
C. Are you aware of any problems with the water system?		✓		
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)?			✓	
E. Are records available regarding the quantity of the water available (such as pumping test or flow test)?			✓	
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?		✓		
H. Are there any current service contracts (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓

BUYER'S INITIALS

SELLER'S INITIALS

BC Real Estate Board (BCREB)

BC Real Estate Board (BCREB)

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# PROPERTY DISCLOSURE STATEMENT

July 28 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 104 INLAISCHLEIN RD Cooper Creek HI 96026

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		✓		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			✓	
E. Has the fireplace, fireplace insert, or wood stove installation been approved? (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?				
F. Are you aware of any infestation or unrepaid damage by insects, rodents or bats?		✓		
G. Are you aware of any structural problems with any of the buildings?		✓		
H. Are you aware of any additions or alterations made in the last 45 days?		✓		
I. Are you aware of any additions or alterations made without a required permit and final inspection, e.g., building, electrical, gas, etc.?		✓		
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓		
L. Are you aware of any damage due to wind, fire or water?		✓		
M. Are you aware of any roof leakage or unrepaid roof damage? (Age of roof if known: 2014 = 36 years) ✓		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Does the Premises contain unauthorized accommodations?		✓		
R. Are there any equipment leases or service contracts, e.g., security systems, water purification, etc.?		✓		

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BUYER'S INITIALS

<i>[Signature]</i>	<i>[Signature]</i>	
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

July 15 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 104 WILKINSON RD Cooper Creek BC V9C1R0

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.)				✓
7. Is this Premises covered by home warranty insurance under the Homeowner Protection Act?				✓
11. 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/M/YY)		✓		
13. 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"/> (pCi/L) <input type="checkbox"/> (pCi/L) on _____ date of test (DD/M/YY)		✓		
15. Is there a radon mitigation system on the Premises?		✓		
(ii) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		✓		

**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?		✓		
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 discovered through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.)		✓		
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)?		✓		
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)?		✓		

BUYER'S INITIALS

SELLER'S INITIALS

BC Real Estate Board

BC Real Estate Board

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# PROPERTY DISCLOSURE STATEMENT

July 15, 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

004

WILMINGTON RD

Casper Creek

BC 10010

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

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.

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800-875-1234

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# EXPENSES

## Property Taxes:

2024  
\$1624.40



## Hydro (BCHydro):

2024  
\$150 approx. / month



## Insurance (Western Financial):

2024  
\$358.01 / month



RECEIVED FROM  
REQU DE

DATE June 18-2024

Beaver's septic tank clean \$875.<sup>00</sup>

Pumped septic tank at 109 100 DOLLARS

FOR  
POUR McPherson Road Cooper Creek

Good concrete tank levels were  
good

TAX REG. NO.  
N° DE TAXE

NO. \_\_\_\_\_

BY  
PAR \_\_\_\_\_

SDC272B

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

# SUBDIVISION PLAN

**PLAN OF SUBDIVISION OF  
LOT 1, PLAN 16735 OF  
AND PART OF  
DISTRICT LOT 7087.  
KOOTENAY DISTRICT.**

**PLAN 17 406**

DEPOSITED IN THE LAND TITLE  
OFFICE AT NELSON, B.C. THIS 20  
DAY OF MARCH, 1987.

*G.M. Macgregor, A.M.A.*  
REGISTERAR

SCALE - 1:750

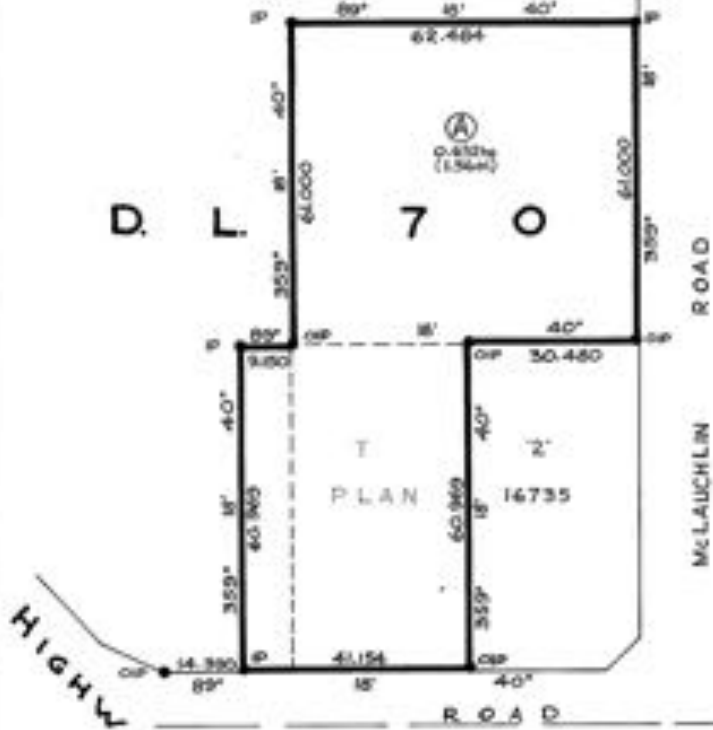
METRES  METRES

**LEGEND**

- OIP DENOTES OLD IRON PINNAC
- IP DENOTES STRONG IRON POST SET
- WIT DENOTES WITNESS

BEARINGS ARE ASTRONOMIC, DERIVED FROM PLAN 16735.

21-CK-R37+M1



**8 7**

T

PLAN 10934

*[Signatures]*  
*[Signatures]*  
*[Signatures]*  
*[Signatures]*  
*[Signatures]*

NELSON & DISTRICT  
CREDIT UNION

A PLAN 6911  
**D. L. 1 0 2 5**

APPROVED UNDER THE LAND TITLE ACT  
THIS 2 DAY OF February, 1987

*[Signature]*  
 APPROVING OFFICER  
 MINISTRY OF TRANSPORTATION  
 AND HIGHWAYS

GORDON STEIN A BRITISH COLUMBIA LAND SURVEYOR  
 OF NELSON IN BRITISH COLUMBIA CERTIFY THAT I WAS  
 PRESENT AT AND PERSONALLY SUPERINTENDED THE  
 SURVEY REPRESENTED BY THIS PLAN AND THAT THE  
 SURVEY AND PLAN ARE CORRECT THE SURVEY WAS  
 COMPLETED ON THE 20 DAY OF November,  
 1986.

*G. Stein* B.C.L.S.

# WETT CERTIFICATION

**KCS**  
Dean Stef  
WETT CERTIFIED #8278

Customer Bill Hall  
Address 100 M<sup>th</sup> Georgetown  
City Carroll Creek State DC Zip 20610  
Phone (202) 366-4100  
E-mail \_\_\_\_\_  
Date Aug 7/10 Time 3p  
Directions to Home \_\_\_\_\_

- Type of Fireplace:  Prefab  Masonry  Modular
- No. of Stacks: 1 2 3 4 • No. of Fireplaces: 1 2
- Woodstove:  Insert  Free-standing  Pellet
- Type of Wood Used:  Soft  Hard  Wet  Dry
- Last Cleaned NEW Year(s) Ago  Never
- Number of cords burned per season: 2-3
- Flue Size:  8" x 8"  8" x 13"  13" x 13"  8"  
 13" x 13"  Round  8" Round  \_\_\_\_\_
- Outside Chimney Dimensions: n/a " x \_\_\_\_\_
- Fireplace Opening Size: n/a " x \_\_\_\_\_
- How did you hear about us?  TV  Radio  
 Newspaper  Yellow Pages  Direct Mail  
 Referral  Repeat Customer  Other

## CONDITION REPORT

	satisfactory	unsatisfactory	Not Applicable
<b>CHIMNEY</b>			
1. Height	✓		
2. Chimney Cap / Spark Arrestor	✓		
3. Crown / Wash			✓
4. Brickwork / Mortar			✓
5. Flashing	✓		
6. Flue Liner	✓		
7. Moisture	✓		
<b>FIREPLACE</b>			
8. Smoke Chamber	✓		
9. Damper	✓		
10. Firebox / Grate	✓		
11. Ash Container	✓		
12. Spark Screens / Doors	✓		
13. Tools / Gloves	✓		
14. Hearth Protection	✓		
15. Misc.:			
<b>WOODSTOVE OR FIREPLACE INSERT</b>			
16. Stovepipe Condition (woodstove)	✓		
17. NFPA Approved Flue Connection	✓		
18. Installation / Clearance / Clearances	✓		
<b>OTHER SAFETY CONSIDERATIONS</b>			
19. Fire Exit / Smoke Detectors / CO Alarms	✓		
20. Gas / Oil Furnace Flue Liner			✓
21. Fire Escape Plan	✓		

## COMMENTS:

## CUSTOMER VERIFICATION

I have read this form and now understand which areas of my chimney system appear to be satisfactory and which areas are not satisfactory.

Signed William Hall Date Aug 7/10

## NEXT SERVICING SCHEDULED

on \_\_\_\_\_ month \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_

The National Fire Protection Association Standard states the place and chimney should be inspected yearly for any structural faults.

Chimney Professional's Signature \_\_\_\_\_

## RECEIPT / INVOICE

DESCRIPTION	PRICE
WETT COST	
INSTALLATION OF	
STONE CHIMNEY	
SUPPLIES, LABOR,	
TRAVEL TIME	
	SUBTOTAL
	1014.90
TAXES	
TOTAL DUE	1014.90

Note: This report is the result of a visual inspection done at the time of cleaning. It is intended as a guide only for the customer. No certification of the condition or safety of the chimney, stove or other appliances is made. The customer is responsible for the safety or function of any appliance and must use the proper care.





# LTSA MAP



July 16, 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 REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05710.075	006-775-730	104 MCLAUGHLIN RD, RDCK REGION	Single Family Dwelling	NEP17406

#	LTO Number	Lot	Block	District Lot	Land District
1	CA8255022	A	-	7087	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP17406 DISTRICT LOT 7087 KOOTENAY LAND DISTRICT	1.56	ACRES	1.51

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	104 MCLAUCHLIN RD	-	104	MCLAUCHLIN	RD	Cooper Creek	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.51

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Cooper Creek -1-N	Cooper Creek -1-N	A	1	1.51

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

# SUMMARY

## 104 MCLAUCHLIN RD Rural BC

PID	006-775-730
Registered Owner	NE*, W*
Legal Description	LOT A DISTRICT LOT 7087 KOOTENAY DISTRICT PLAN 17406
Plan	NEP17406
Zoning	
Community Plan(s)	in ALR



Year Built	1985	Structure	SINGLE FAMILY DWELLING
Lot Size	1.56 acres	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	553.42 m	Min Elev.	549.00 m
Floor Area	2050 Ft <sup>2</sup>	Walk Score	-
Transit Score	-	Annual Taxes	\$1,566.12

### ASSESSMENT

	2023	%	2024
Building	\$277,000	↓ -2.89	\$269,000
Land	\$69,800	↑ 31.23	\$91,600
Total	\$346,800	↑ 3.98	\$360,600

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$360,600	↑ 225.45
Sales History	19/06/2020	\$110,800	↑ 16.63
	07/09/2001	\$95,000	↑ 72.73
	10/06/1988	\$55,000	-

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

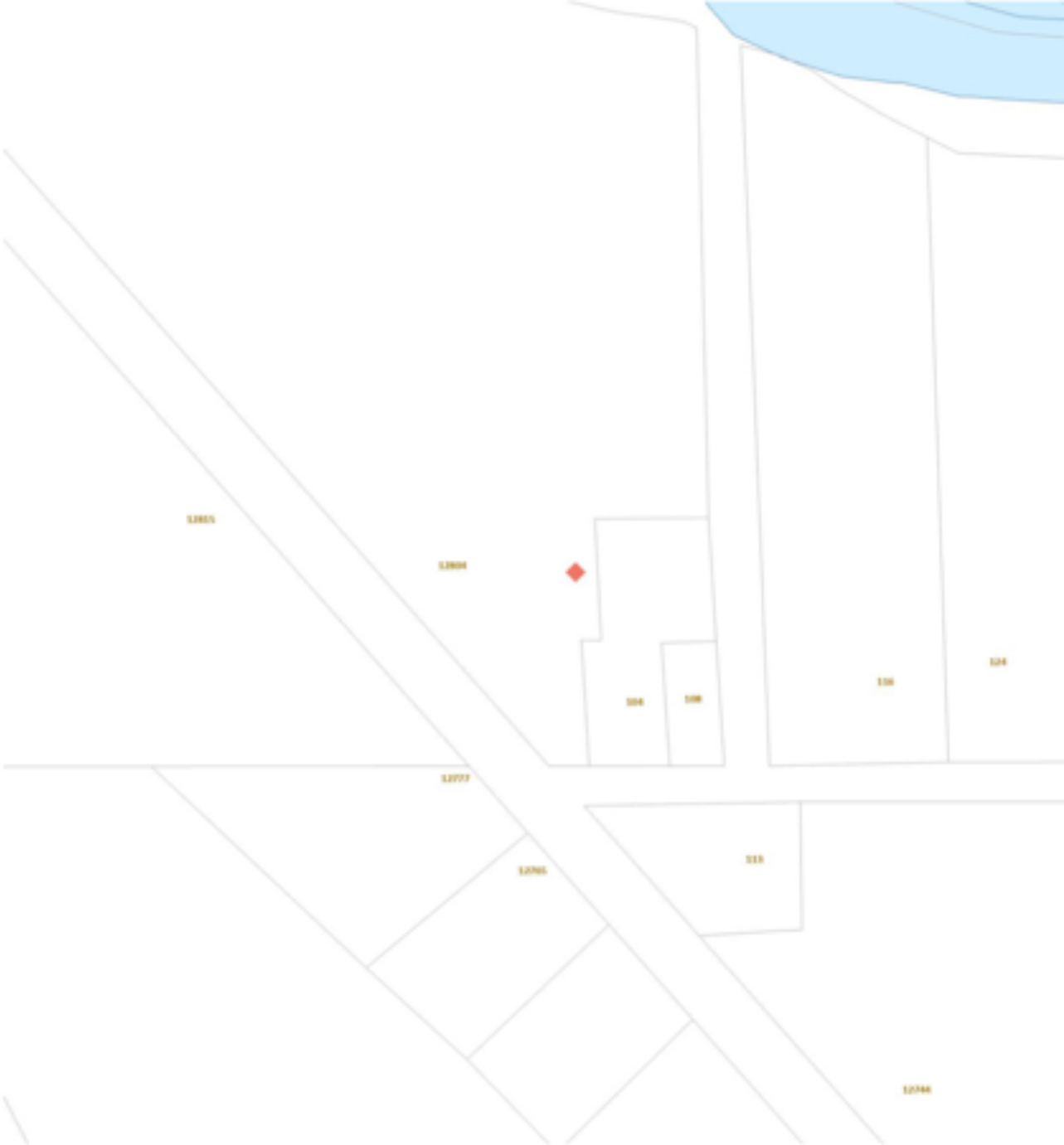
	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

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




# UTILITIES MAP

## Utilities



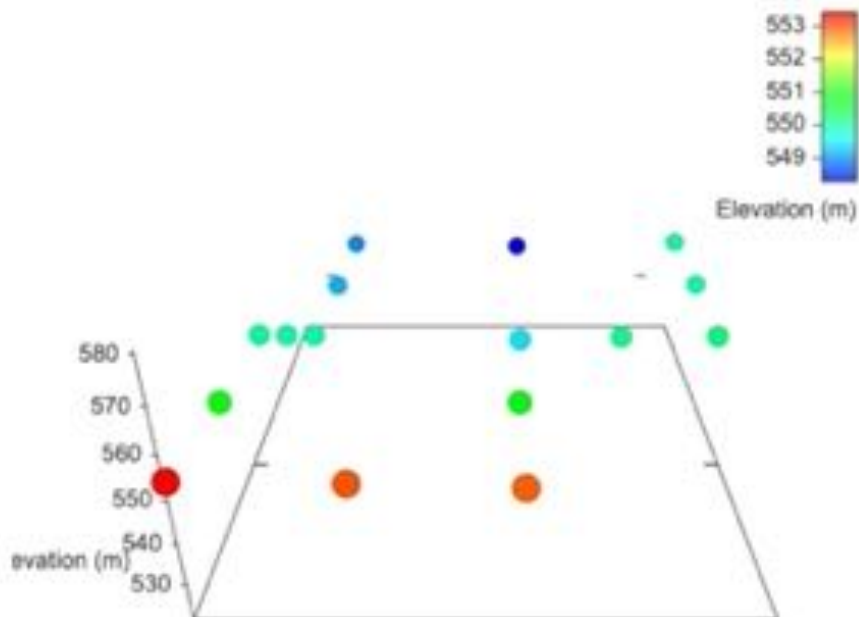
## Legend

-  Hydrant
-  Stand Pipe
-  Other
-  MUNICIPAL OWNED
-  ROCK OWNED
-  Address Points
-  Streams and Shorelines
-  Lakes and Rivers
-  Cadastre - Property Lines

# ELEVATION



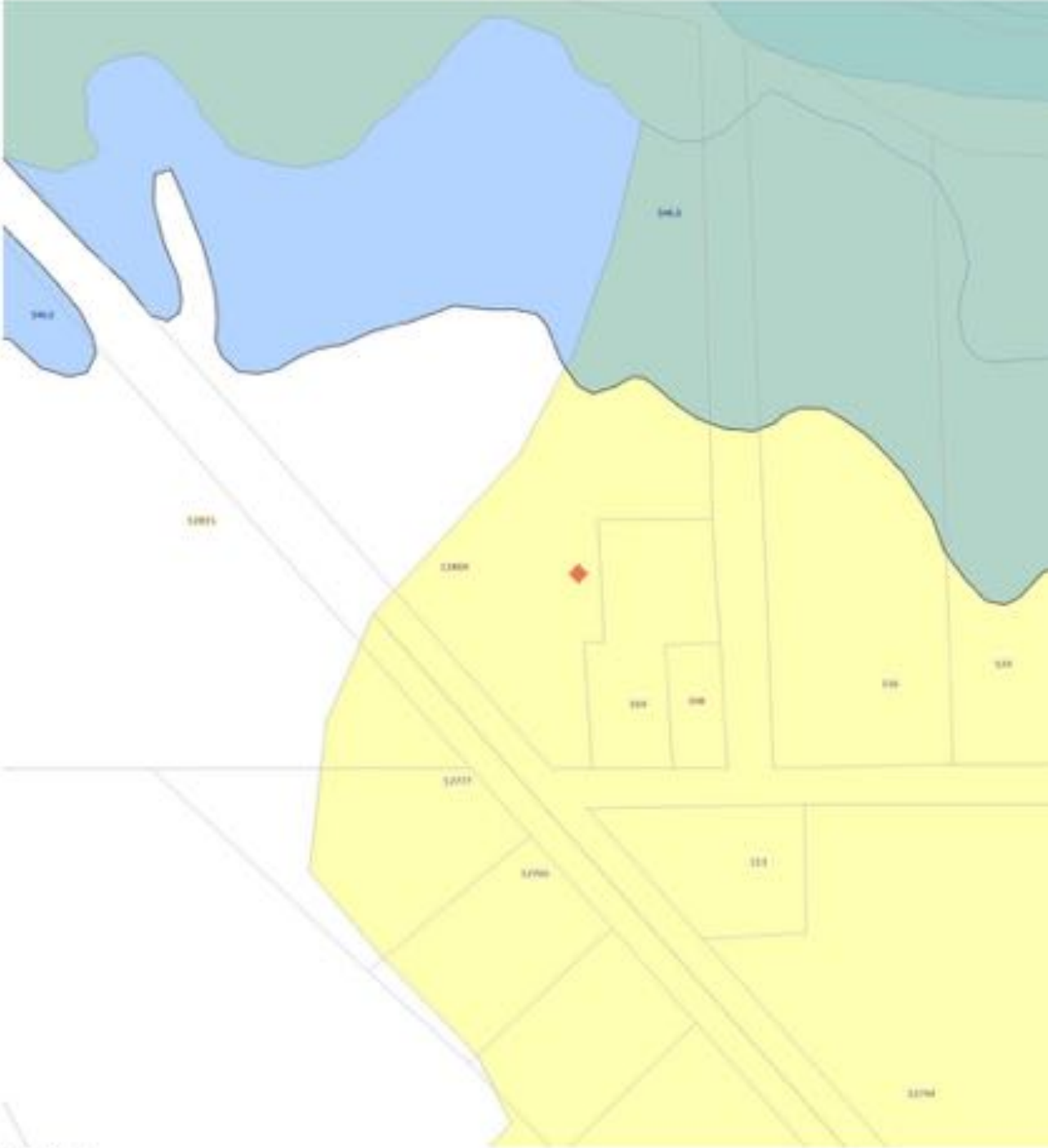
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 553.42 m | Min Elevation: 548.29 m | Difference: 5.13 m

# FLOOD MAP

## Flood and Hazard



## Legend

-  Flood Construction Levels - 1990
-  Lakes and Rivers
-  Non Standard Flooding Erosion Area
-  Cadastre - Property Lines
-  Slovan Valley GeoHazard
-  Address Points
-  Streams and Shorelines

# ZONING

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Floodplain Data	<a href="#">High Hazard Area db-398</a> Title: BC Flood Hazard Map 2004 Name: Cooper Creek -1-N Receiving: Duncan River Hazard: 1

## Floodplain Data



## Subject Property Designations:

[High Hazard Area db-398](#)

Title: BC Flood Hazard Map 2004

Name: Cooper Creek -1-N

Receiving: Duncan River

Hazard: 1

# 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>