

**B-284 DUNCAN DAM SITE
HAUL ROAD,
MEADOW CREEK BC
\$839,000**

**Kootenay
BC**



REAL ESTATE  FAIR REALTY



DETAILS

Overlooking the Lardeau Valley and Kootenay Lake, this 45-acre property is in Meadow Creek BC. The property offers a 3000 sqft hand-hewn log home, a large shop with attic space, and additional outbuildings for storage. This private acreage provides open spaces and forested areas making this an ideal property if you enjoy the outdoors for recreation or gardening or hobby farm. The home features a charming porch with a swing, Step inside to a spacious great room on the main floor, a kitchen with a wood cookstove, two bedrooms and a large bathroom. Oak hardwood floors throughout the main floor and loft. The loft is dedicated to a master suite, complete with space for an office or library, and a bathroom featuring a classic clawfoot tub. The walk-out basement includes a cold room/pantry and a one-bedroom suite, making it perfect for guests or extended family. This fully serviced property ensures modern comforts with high-speed internet, offering the perfect blend of mountain living and contemporary amenities. Ideal for those seeking privacy, natural beauty, and stunning views, this property is perfect for a multi-family residence or a homestead dream.

MLS: **Size:** 45.5 acres
Services: well water, septic, high-speed internet and hydro



TITLE

TITLE SEARCH PRINT

2024-03-21, 08:26:45

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 350000

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

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

KT143951
KT65586

Application Received

2002-12-31

Application Entered

2003-01-14

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier: 010-681-051

Legal Description:

BLOCK B DISTRICT LOT 9366 KOOTENAY DISTRICT EXCEPT PARTS INCLUDED IN PLANS
NEP19355, NEP22670, NEP59912 AND NEP62874

Legal Notations

HERETO IS ANNEXED EASEMENT KP160863 OVER LOTS 1 AND 2 PLAN NEP62874
AND LOT 1 PLAN NEP59912

HERETO IS ANNEXED EASEMENT KP160864 OVER LOT 1 PLAN NEP62874

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

KX2614

Registration Date and Time:

2005-01-10 11:44

Registered Owner:

KOOTENAY SAVINGS CREDIT UNION

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 350000

2024-03-21, 08:26:45

Requestor: Kul Nijjar

Pending Applications

NONE

TAX ASSESSMENT

284 DUNCAN DAM SITE HAUL RD MEADOW CREEK

Area-Jurisdiction-Roll: 21-786-05955.114



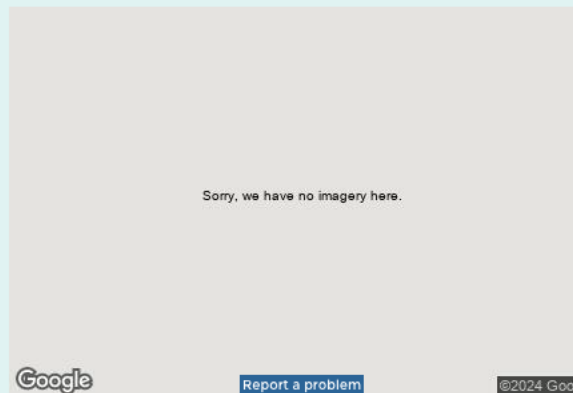
Favourite



Compare



Print



Total value **\$763,000**

2024 assessment as of July 1, 2023

Land \$127,000

Buildings \$636,000

Previous year value \$750,000

Land \$110,000

Buildings \$640,000

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

Property information

Are the property details correct? ▾

Year built 1998

Description 1.5 STY house - Standard

Bedrooms 3

Baths 3

Carports C

Garages G

Land size 7.73 Acres

First floor area 1,025

Second floor area 700

Basement finish area 925

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 1, PLAN NEP59912, DISTRICT LOT 9366, KOOTENAY LAND DISTRICT, EXCEPT PLAN NEP78425

PID: 023-866-233

Sales history (last 3 full calendar years)

Jun 28, 2024 \$840,000

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: March 18 2024

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

ADDRESS: **B-284 DUNCAN DAM SITE HAUL ROAD Meadow Creek** **VOG 1N0 (the "Premises")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) _____ Barn(s) _____ Shed(s)

Other Building(s) Please describe **SHOP, STORAGE 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.

1. LAND - This Property Disclosure Statement is in respect of the land and the PRINCIPAL 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?		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

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

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PROPERTY DISCLOSURE STATEMENT

March 18 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: **B-284 DUNCAN DAM SITE HAUL ROAD Meadow Creek**

VOG 1N0

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

<p>A. Please indicate the water system(s) the Premises use:</p> <p><input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)</p> <p><input checked="" 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 _____</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.				
(i) Do you have a water licence for the premises already?		X		
(ii) Have you applied for a water licence and are awaiting response?		X		
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

March 18 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: **B-284 DUNCAN DAM SITE HAUL ROAD Meadow Creek**

VOG 1N0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?				✓ logs
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 checked="" 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.?		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		

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

March 18 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: **B-284 DUNCAN DAM SITE HAUL ROAD Meadow Creek**

VOG 1N0

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 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)		X		
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?		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

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PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: B-284 DUNCAN DAM SITE HAUL ROAD Meadow Creek

VOG 1N0

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

3A Home has exterior logs

3P Hot tub functioned without issues before being drained and turned off over 6 years ago

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 _____ 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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EXPENSES

Property Taxes:

2023
\$3539



Insurance:

2023
\$7000 approx. / year



Hydro (BCHydro):

2023
\$175 approx. / month/seasonal use



Internet (Kaslo InfoNet WIRELESS):

2023
\$100 approx. / month



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

SUBDIVISION PLAN

**PLAN OF SUBDIVISION OF PART OF
BLOCK B, DISTRICT LOT 9366, KOOTENAY DISTRICT
EXCEPT PARTS INCLUDED IN PLANS NEP19355, NEP22670 AND NEP59912.**

PLAN NEP 62874

DEPOSITED IN THE LAND TITLE
OFFICE AT KAMLOOPS, B. C. THIS 28th
DAY OF September, 19 98.

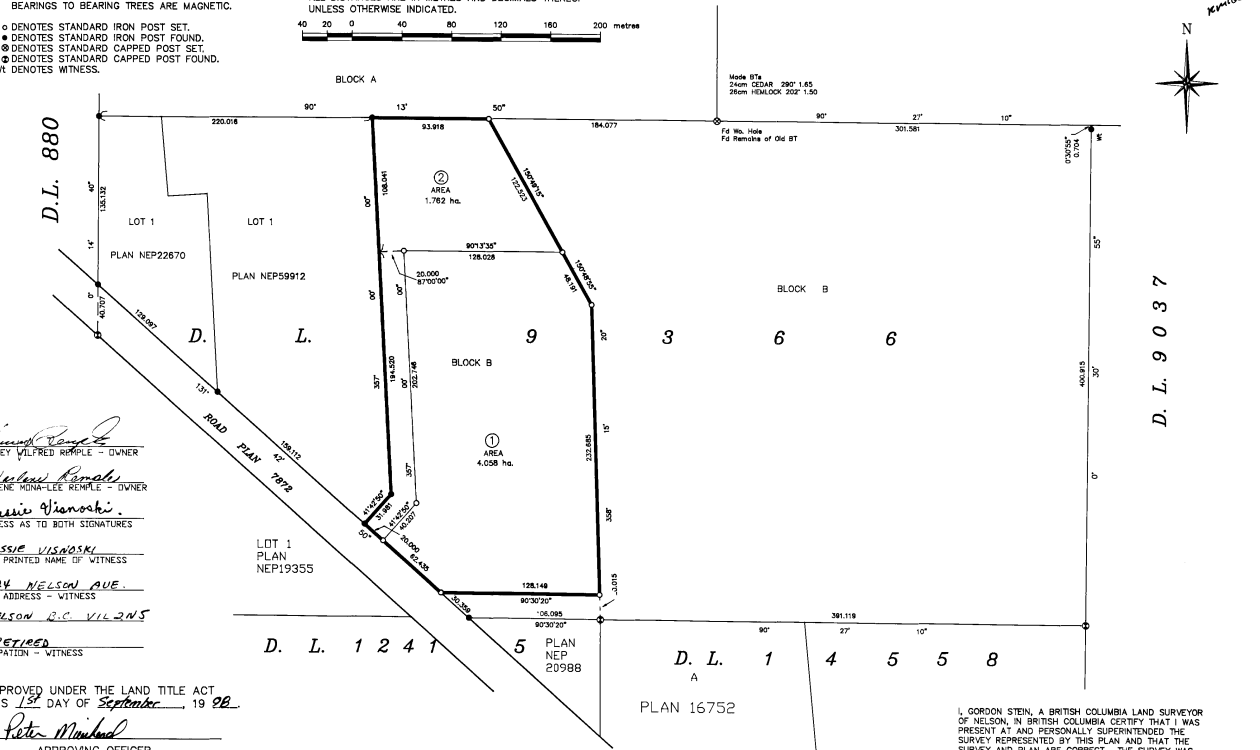
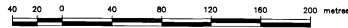
LEGEND

- BEARING ARE ASTRONOMIC DERIVED FROM PLAN NEP59912.
- BEARINGS TO BEARING TREES ARE MAGNETIC.
- DENOTES STANDARD IRON POST SET.
- DENOTES STANDARD IRON POST FOUND.
- ⊙ DENOTES STANDARD CAPPED POST SET.
- ⊚ DENOTES STANDARD CAPPED POST FOUND.
- WT DENOTES WITNESS.

BCGS 82F.026

SCALE 1:2000

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.



Harvey Wilfred Rempel
HARVEY WILFRED REMPEL - OWNER

Marlene Mina-Lee Rempel
MARLENE MINA-LEE REMPEL - OWNER

Bessie Vlasnaki
WITNESS AS TO BOTH SIGNATURES

Resnie Vlasnaki
FULL PRINTED NAME OF WITNESS

624 NELSON AVE
FULL ADDRESS - WITNESS

NELSON B.C. VILANS
WITNESS

RETIRED
OCCUPATION - WITNESS

APPROVED UNDER THE LAND TITLE ACT
THIS 15th DAY OF September, 19 98.

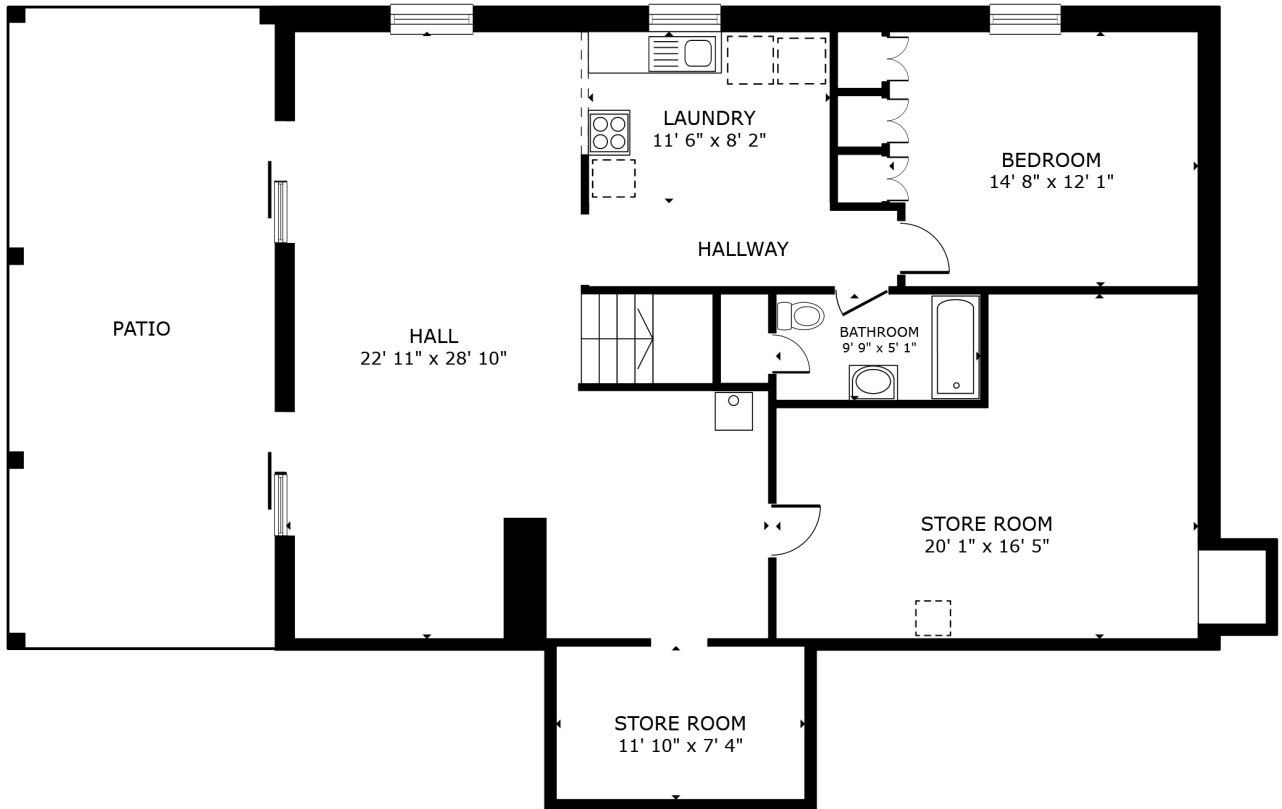
Peter Michael
APPROVING OFFICER
MINISTRY OF TRANSPORTATION
AND HIGHWAYS

THIS PLAN LIES WITHIN THE CENTRAL KOOTENAY REGIONAL DISTRICT.

I, 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 21st DAY OF September, 19 98.

G. Stein BOLS

LOWER FLOORPLAN

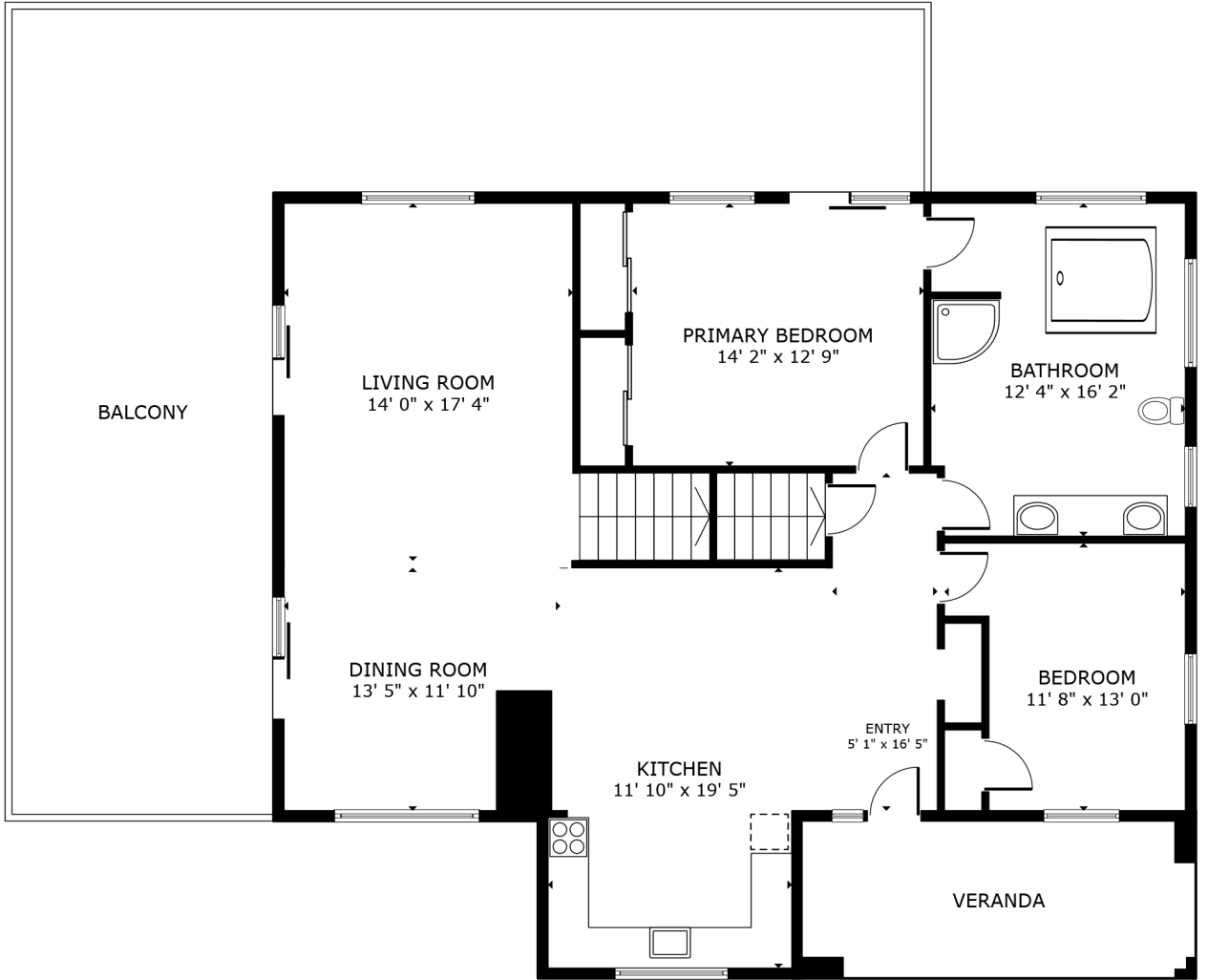


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 1,358 sq.ft. FLOOR 2 1,402 sq.ft. FLOOR 3 592 sq.ft.
EXCLUDED AREAS : PATIO 387 sq.ft. VERANDA 146 sq.ft. BALCONY 777 sq.ft.
TOTAL : 3,351 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

MAIN FLOORPLAN



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,358 sq.ft. FLOOR 2 1,402 sq.ft. FLOOR 3 592 sq.ft.
EXCLUDED AREAS : PATIO 387 sq.ft. VERANDA 146 sq.ft. BALCONY 777 sq.ft.
TOTAL : 3,351 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

UPPER FLOORPLAN



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 1,358 sq.ft. FLOOR 2 1,402 sq.ft. FLOOR 3 592 sq.ft.
EXCLUDED AREAS : PATIO 387 sq.ft. VERANDA 146 sq.ft. BALCONY 777 sq.ft.
TOTAL : 3,351 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LTSA MAP



July 4, 2023

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

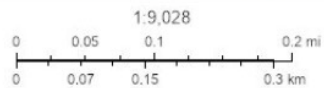
Area of Interest (AOI) Information

Area : 42.87 acres

Jun 24 2024 16:38:01 Eastern Daylight Time



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



Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Maxar

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05955.140	010-681-051	DUNCAN DAM SITE HAUL RD, MEADOW CREEK	2 Acres Or More (Single Family Dwelling, Duplex)	-

#	LTO Number	Lot	Block	District Lot	Land District
1	KT143951	-	B	9366	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK B DISTRICT LOT 9366 KOOTENAY LAND DISTRICT EXCEPT PLAN NEP19355 NEP22670 NEP59912 NEP62874.	45.45	ACRES	42.87

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	42.87

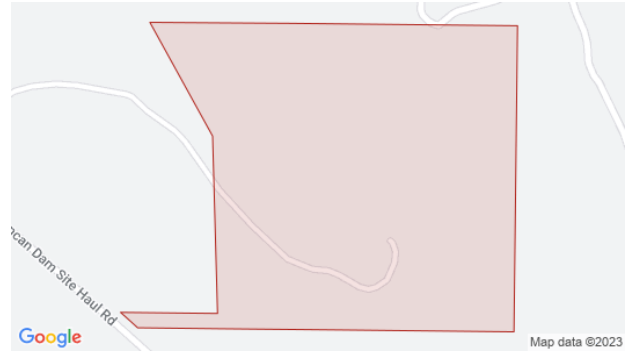
The mapping information shown are approximate representations and should be used for reference purposes only.

SUMMARY

Summary Sheet

284 MEADOW CREEK RD Rural BC

PID	010-681-051
Registered Owner	MO*, L*
Legal Description	BLOCK B DISTRICT LOT 9366 KOOTENAY DISTRICT EXCEPT PARTS INCLUDED IN PLANS NEP19355, NEP22670, NEP59912 AND NEP62874
Plan	NO_PLAN
Zoning	
Community Plan(s)	not in ALR



Year Built	1991	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	41.62 acres	Bedrooms	4
Bathrooms	2	Dimensions	-
Max Elev.	645.41 m	Min Elev.	565.83 m
Floor Area	3114 Ft²	WalkScore	-
TransitScore	-	Annual Taxes	\$3,538.50

ASSESSMENT

	2022	%	2023
Building	\$472,000	↑ 24.79	\$589,000
Land	\$173,000	↑ 15.03	\$199,000
Total	\$645,000	↑ 22.17	\$788,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$788,000	↑ 125.14
Sales History	31/12/2002	\$350,000	↓ -19.54
	19/06/2002	\$435,000	0
	15/02/2000	\$435,000	-

DEVELOPMENT APPLICATIONS

-

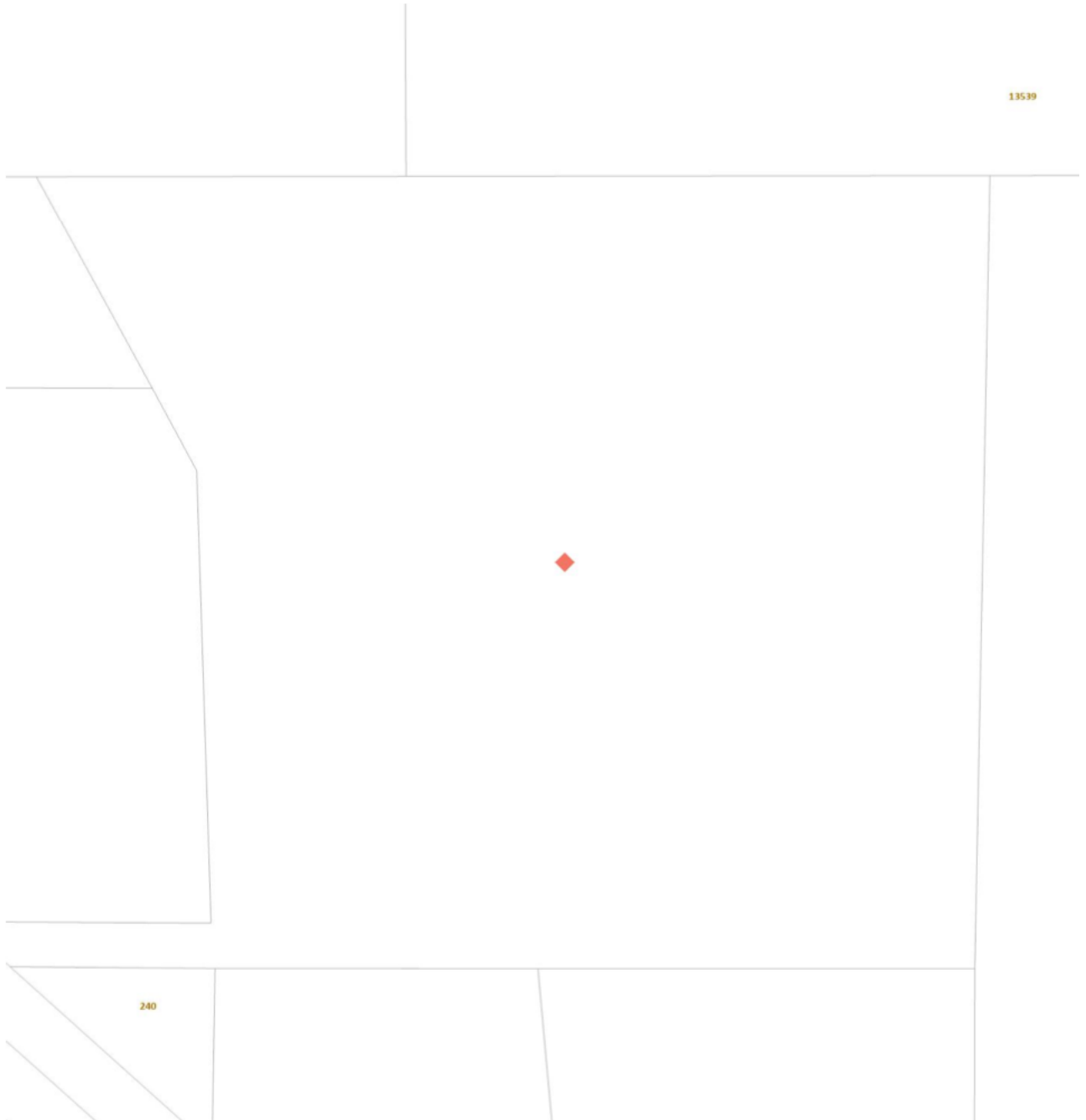
SCHOOL CATCHMENT

	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



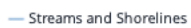
MUNICIPAL OWNED



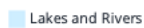
RDCK OWNED



Address Points



Streams and Shorelines



Lakes and Rivers

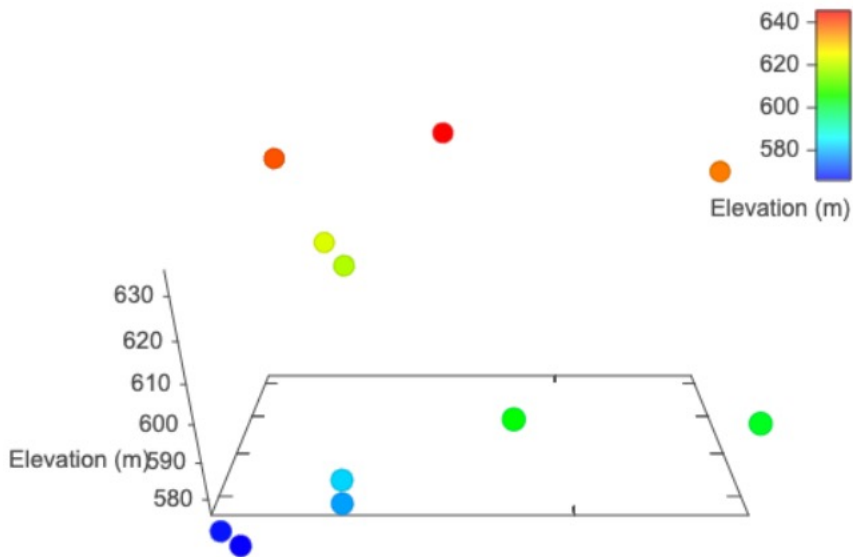


Cadastral - Legal Parcels

ELEVATION



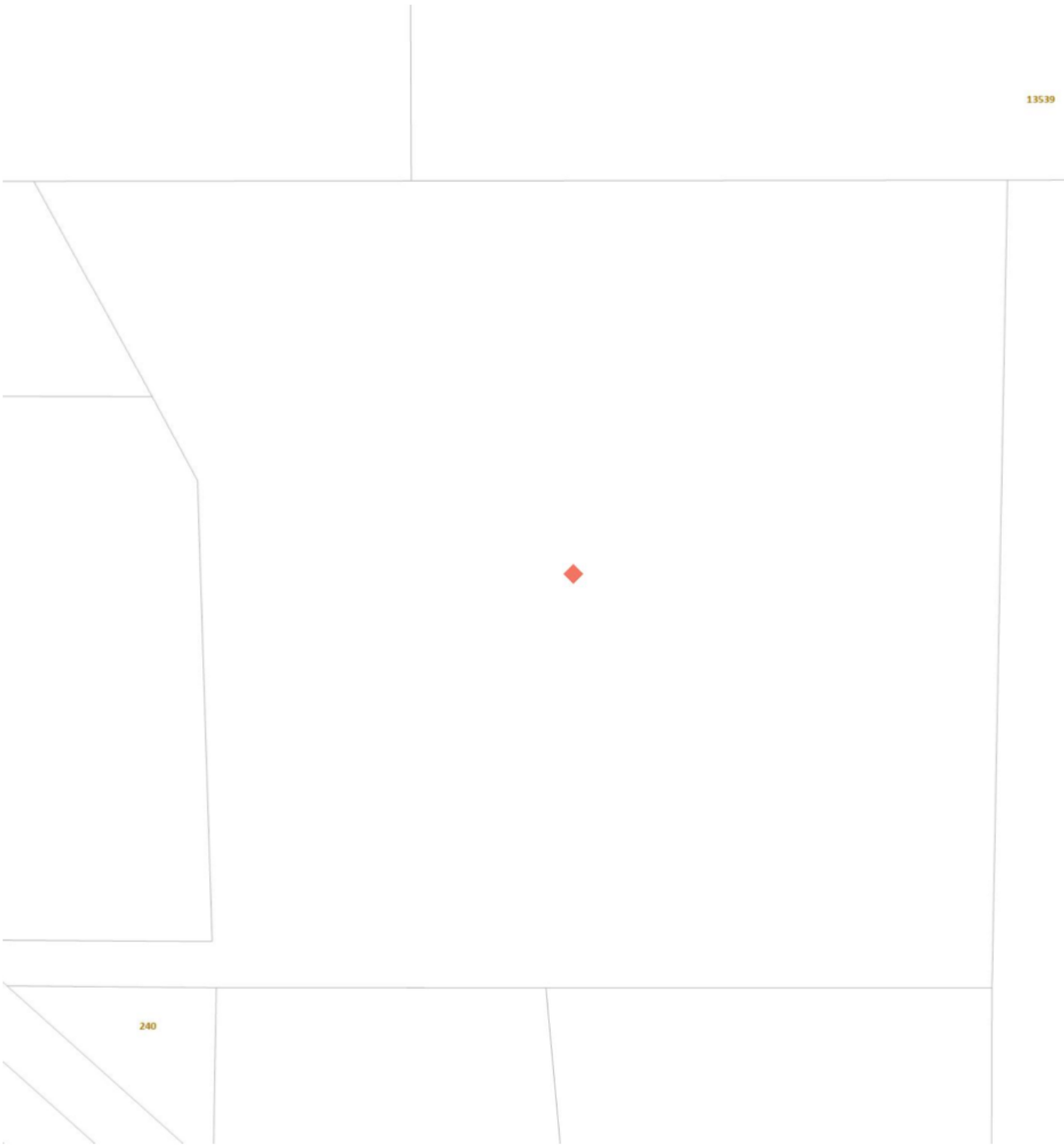
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 645.41 m | Min Elevation: 565.83 m | Difference: 79.57 m

FLOOD MAP

Flood and Hazard



Legend

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

COMMUNITY INFORMATION

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

Meadow Creek Spawning Channel

The spawning channel is open to the public for the duration of the spawning season, unless there is unusually high bear activity. Walkways and an interpretive site allow visitors the opportunity to learn about this wonder of nature. It is located 4 km north of Meadow Creek off Highway 31. The gate is open from 10am-2pm, daily, from late August to early October. If gate is closed, there is no access that day (please respect as this is usually due to high bear activity and is for your own safety).

Duncan Dam

Kootenay Lake was dammed in 1967. The Duncan Dam, a 40 metre earthfill dam with no power generation facilities, was the first of the three Columbia River Treaty dams to be built in the Canadian section of the Columbia River Basin. It was designed to control the flow of water from the Duncan River into Kootenay Lake. The Duncan is the tributary that provides about 13% of the water flowing into Kootenay Lake. As the dam neared completion, the valley bottom was cleared of large trees, the original residents of the community of Howser displaced, and some farms and orchards were flooded. When the water began to rise and fill the new reservoir, the original Duncan Lake increased in size from 25 km to 45 km in length.

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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.

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>