

9413 SHUTTY BENCH RD,
SHUTTY BENCH BC
\$924,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

This charming log home is located approximately 8 km north of Kaslo, BC, on just over 3 acres near the end of a no-thru road. The property offers sunny, private living with an attached garage, a 3-bay carport, and ample storage areas. It also features a shop, a cement pad ready for a building, a 30x40 fenced garden, fruit trees, grapevines, and other ornamental shrubs and trees, plus approximately 260 feet of coveted Kootenay Lake waterfront. The home boasts beautiful lake and mountain views from inside and from the expansive 1100 sq ft partially covered deck. The main floor features an open-concept living and kitchen area, with a large island perfect for extra workspace or socializing. There is also a walk-through pantry, a mudroom, and a bathroom with an attached utility room offering plenty of storage, additional counter space, and a large sink. A centrally located wood stove provides warmth throughout the house. Upstairs, you'll find the bedrooms, including the master with stunning lake views. Waterfront access is via a walking or quad trail. If you're seeking a waterfront property with ample space for a hobby farm, large gardens, or just privacy while being close to Kaslo's amenities, this could be the perfect home for you.

MLS: 2478990 **Size:** 3.26 acres

Services: Creek/stream 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.

9413 SHUTTY BENCH RD SHUTTY BENCH

Area-Jurisdiction-Roll: 21-786-03103.090



Total value **\$955,000**

2024 assessment as of July 1, 2023

Land \$400,000

Buildings \$555,000

Previous year value \$792,000

Land \$327,000

Buildings \$465,000

Property information

Year built 1975

Description 1.5 STY house-Semi-Custom

Bedrooms 3

Baths 2

Carports C

Garages G

Land size 3.262 Acres

First floor area 1,370

Second floor area 1,176

Basement finish area

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 2, PLAN EPP62443, DISTRICT LOT 819, KOOTENAY LAND DISTRICT

PID: 029-895-260

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

2024-06-14, 05:28:50

File Reference:

Requestor: Kul Nijjar

Declared Value \$540000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

NELSON

Land Title Office

NELSON

Title Number

CA5475597

From Title Number

CA5356477

Application Received

2016-09-01

Application Entered

2016-09-06

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

029-895-260

Legal Description:

LOT 2 DISTRICT LOT 819 KOOTENAY DISTRICT PLAN EPP62443

Legal Notations

HERETO IS ANNEXED EASEMENT CA4169032 OVER LOT A PLAN EPP46572

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999, DEPOSITED 10/10/1974

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE LB527263

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: August 04 2024

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

ADDRESS: 9413 Shabby Beach Rd Kaslo BC V0G 1W0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
<input checked="" type="checkbox"/>	Principal Residence Residence(s)	<input type="checkbox"/>	Barn(s)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Other Building(s) Please describe	<u>STORAGE, CARPORTS, SHED</u>		
THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.				THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.
1. LAND - This Property Disclosure Statement is in respect of the land and the <u>PRINCIPAL RESIDENCE</u> <small>(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)</small>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
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 licences affecting the Premises?	✓			

BUYER'S INITIALS

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

August 04 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 9413 Shetty Beach Rd Kaalo

BC V00 1M0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated? <i>and logs are part exterior.</i>	✓			
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 unrepaired damage by insects, rodents or bats?		✓		
G. Are you aware of any structural problems with any of the buildings? <i>SAW. wall bottom log has damage.</i>				
H. Are you aware of any additions or alterations made in the last 60 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 unrepaired roof damage? (Age of roof if known: _____ 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 accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		✓		

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1907 REV. NOV 2019

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PROPERTY DISCLOSURE STATEMENT

August 04 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: **9413 Shuffy Beach Rd Keelo BC V0G 1M0**

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

2. SERVICES

<p>A. Please indicate the water system(s) the Premises use:</p> <p><input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)</p> <p><input type="checkbox"/> I have a private groundwater system (e.g., well)</p> <p><input checked="" type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)</p> <p><input type="checkbox"/> Not connected <i>→ South Creek</i></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?	✓			
(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 tests)?		✓		
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?				✓

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BUYER'S INITIALS

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SELLER'S INITIALS

IC1007 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

August 04 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: **9413 Shuffy Beach Rd** **Essex** **BC** **V0G 1M0**

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. 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.)		✓		
T. Is this Premises covered by home warranty insurance under the Homeowner Protection Act?		-		✓
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If yes, what is the rating number? _____ (k) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		✓		
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. 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?		✓		

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? <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>		✓		
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

ENR07 Rev. NOV 2019

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PROPERTY DISCLOSURE STATEMENT

August 04 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

9413

Shutty Beach Rd

Kaalo

BC V0G 1M0

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

H. Shop is 750 sqft. and is moveable.
Electric was inspected.
Concrete Cement pad was engineered.

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.

*FRIE represents Personal Real Estate Corporation

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EXPENSES

Property Taxes:



2023
\$2844

Septic (All Around Septic Services):



Pumped July 17 2024
\$ 942.38

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

WETT CERTIFICATION

Ainsworth Chimney



INSPECTION
REPORT
Wett#12326

Location: 9413 Shutt/Bench Road
Reason for inspection: Home Sale
Level of Inspection: 1 Date: June 28 2024 Manual available: Appliance Venting
Not required

Wood Burning Appliance: Type: Free standing wood stove Enviro Model: 2100
SN: 7932 Standard: ULC S627 EPA: Yes Listed by: WH Flue collar size: 6"
Installed in: Home Location: Living Room Previous Home Date: 2002
Mobile home approved: Alcove approved: Outdoor Air Connection: Required

Connected by: Blue Pipe Teflet Vent or Liner Type Required X2 Ull Clearance: 18" @ 1' Length: 12'
Fastening: Bolts Expansion Rise Termination

Chimney: Masonry with SIS liner F-B Flue Size: 6" Brand: ICC Height above roof: 4'
Condition (shell, liner, flashing): good - Cleanout: Approx. Age: 20 years Rain cap/Crown:
Clearances: UTI Enclosed or hidden areas: (UTI) Footings/braces:
Cathedral ceiling no attic side needs 22" open no walls within 4'
Appliance: Clearance for combustible walls, mantles, ceiling: new needs 12" open behind no wall
Ember Protection: Material: Bricks Loading side 18" or more: Other sides 8" or more:
Heat Protection below: Required Non-combustible surface
Shielding: Reduction achieved: 50% 60%

Smoke Alarm Carbon Monoxide Alarm Fire Extinguisher
System Complies with Applicable Code Requirements:
Comments on non-compliance:



Steven Robinson
250 551 2112
hchimney@gmail.com

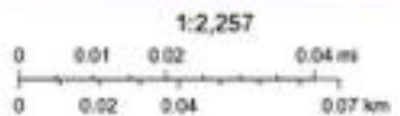
Date: June 8 2024

ALR MAP



8/8/2024, 1:47:03 PM

-  ALR Polygons
-  ParcelMap BC Parcel Fabric



Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, Satelligence, GeoInformation, Inc, METROGA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Maxar

LTSA MAP



August 1, 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

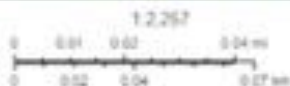
Area of Interest (AOI) Information

Area : 3.25 acres

Aug 1 2024 13:06:02 Eastern Daylight Time



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



For Community Maps Contributors: For Details, See: Section 3.0 - General Information, Section 3.1 - Data Sources, Section 3.2 - Data Collection Methods, Section 3.3 - Data Collection Schedule, Section 3.4 - Data Collection Frequency, Section 3.5 - Data Collection Accuracy

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03103.090	029-895-260	9413 SHUTTY BENCH RD, SHUTTY BENCH	2 Acres Or More (Single Family Dwelling, Duplex)	EPP62443

#	LTO Number	Lot	Block	District Lot	Land District
1	CA5475597	2	-	819	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2 PLAN EPP62443 DISTRICT LOT 819 KOOTENAY LAND DISTRICT	3.262	ACRES	3.25

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	9413 SHUTTY BENCH RD	-	9413	SHUTTY BENCH	RD	Shutty Bench	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	3.25

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	2.93

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	AG	Agriculture	Agriculture	3.25

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	3.25

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

SUMMARY

9413 SHUTTY BENCH RD Rural BC

PID	029-895-260
Registered Owner	GI*, J*
Legal Description	LOT 2 DISTRICT LOT 819 KOOTENAY DISTRICT PLAN EPP62443
Plan	EPP62443
Zoning	
Community Plan(s)	OCP: AG - Agriculture, in ALR



Year Built	1975	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	3.27 acres	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	612.11 m	Min Elev.	543.60 m
Floor Area	2546 Ft ²	Walk Score	-
Transit Score	-	Annual Taxes	\$3,398.40

ASSESSMENT

	2023	%	2024
Building	\$465,000	↑ 19.35	\$555,000
Land	\$327,000	↑ 22.32	\$400,000
Total	\$792,000	↑ 20.58	\$955,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$955,000	↑ 76.85
Sales History	31/08/2016	\$540,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

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

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

UTILITIES MAP

Utilities



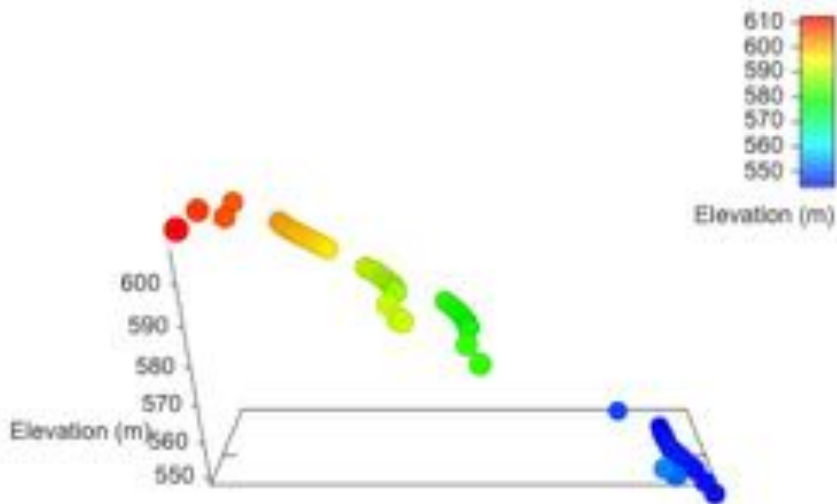
Legend

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

ELEVATION



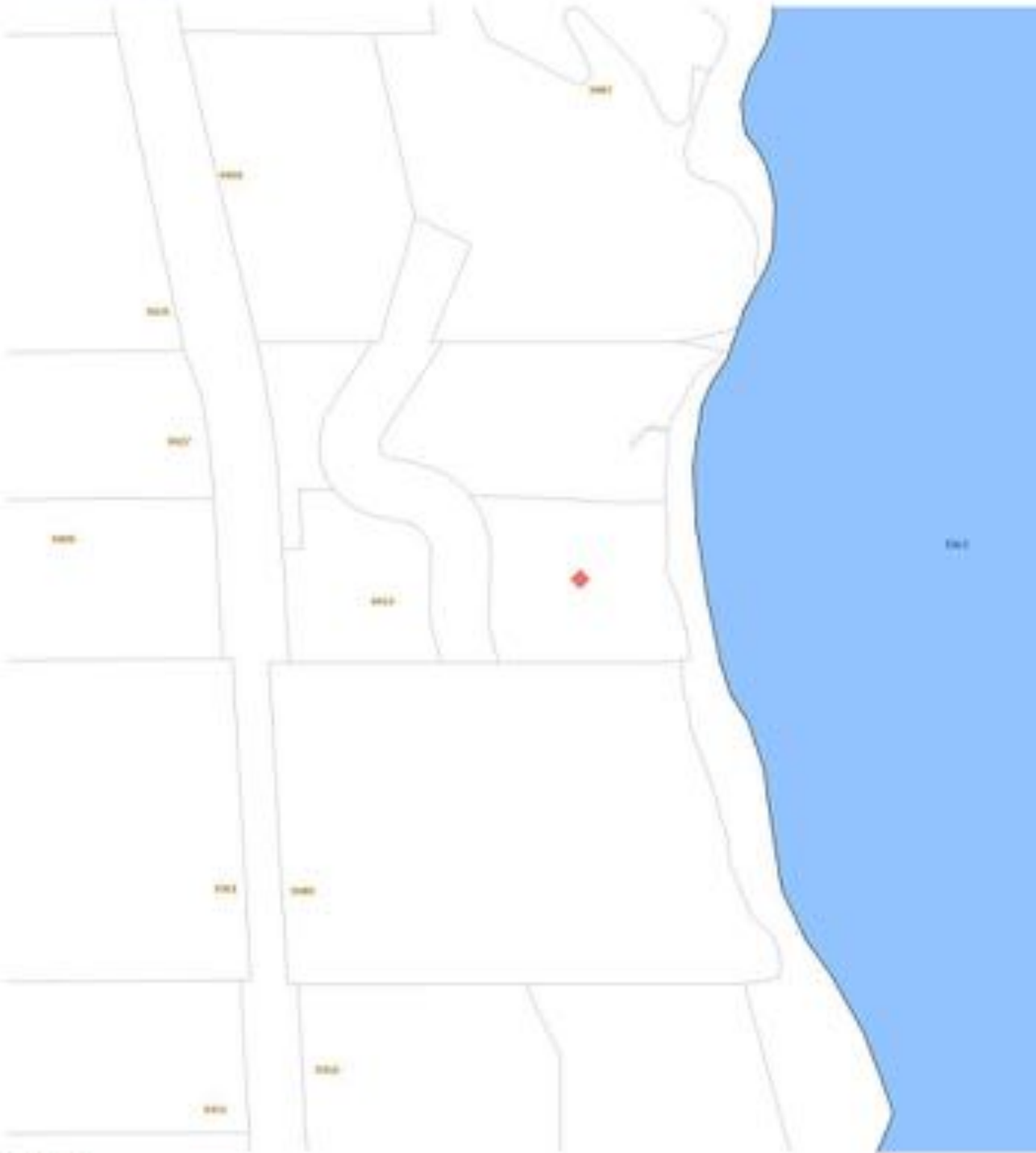
The lot dimensions shown are estimated and should be verified by survey plan.







Max Elevation: 612.11 m | Min Elevation: 543.60 m | Difference: 68.51 m

FLOOD MAP

Flood and Hazard



Legend

-  Flood Construction Levels - 1990
 -  Non Standard Flooding/Erosion Area
 -  Streets and Shorelines
 -  Lakes and Rivers
-  Address Points

ZONING

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	AG - Agriculture
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: In Agricultural Land Reserve

Official Community Plan



Subject Property Designations:

[AG - Agriculture](#)

Layer Legend:

- AG - Agriculture
- RA - Resource Area

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

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>