

# Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

14130 HWY 31,  
HOWSER, BC

\$489,000



# DETAILS

Unique 32.5 acres in Howser BC! Located across from The Lardeau River there is lots of room to develop the property further or build a new home. The acreage currently has a one-bedroom home that has upgrades such as plumbing, electrical, flooring and a large shop. The parcel has hydro, drilled well, septic, power, internet available on the property. The Lardeau River Valley is surrounded by a variety of Provincial Wilderness Parks, trail systems, forestry roads, and freshwater lakes. This acreage, with year-round access has open fields, forested areas with some mature timber and mountainside terrain. The certified organic soil is perfect for gardening or farming. Being close to nature, recreation at your doorstep, self-sustainable lifestyle - if you are searching for something with these qualities then this could be the right fit.

**MLS:**                **Size:** 32.5 acres

**Services:** Well water, septic, hydro, high speed internet and satellite tv available



# TITLE

## TITLE SEARCH PRINT

2022-02-24, 13:24:23

File Reference:

Requestor: Kul Nijjar

Declared Value \$387000

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

### Land Title District

NELSON

Land Title Office

NELSON

### Title Number

CA8427887

From Title Number

CA6284371

### Application Received

2020-09-15

### Application Entered

2020-09-17

### Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

### Taxation Authority

### Description of Land

Parcel Identifier: 030-243-491

Legal Description:

PARCEL A (BEING A CONSOLIDATION OF LOTS 8 & 9 SEE CA6284371 ) DISTRICT LOTS  
7836 AND 8736 KOOTENAY DISTRICT PLAN 991

### Legal Notations

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

### Charges, Liens and Interests

Nature:

RESTRICTIVE COVENANT

Registration Number:

W5383

Registration Date and Time:

1961-01-27 11:20

Remarks:

INTER ALIA  
SEE 1251771  
PART FORMER LOT 9 KD PLAN 991

### Duplicate Indefeasible Title

NONE OUTSTANDING

### Transfers

NONE

# TITLE

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$387000

2022-02-24, 13:24:23

Requestor: Kul Nijjar

**Pending Applications**

NONE

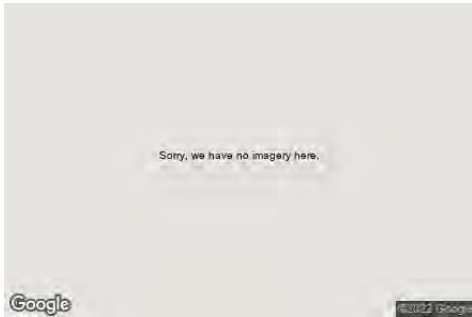
# TAX ASSESSMENT



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.

## 14130 HIGHWAY 31 HOWSER

Area-Jurisdiction-Roll: 21-786-05843.020



**Total value**      **\$275,800**

2022 assessment as of July 1, 2021

Land	\$105,800
Buildings	\$170,000

Previous year value      \$165,300

Land	\$87,000
Buildings	\$78,300

### Property information

Year built	1965
Description	1 STY house - Basic
Bedrooms	1
Baths	1
Carports	C
Garages	G
Land size	32.5 Acres
First floor area	720
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

Parcel A Plan NEP991 District Lot 7836 Land District 26  
(BEING A CONSOLIDATION OF LOTS 8 & 9, SEE CA6284371)  
& DL 8736  
PID: 030-243-491

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

Sep 15, 2020	\$387,000
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### 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 RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: February 24 2022

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

**ADDRESS:**      14130 Highway 31                      Howser                      BC      V0G1N0 (the "Premises")

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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

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?		✓		

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.			✓	
(i) Do you have a water licence for the Premises already?			✓	
(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 geochemistry and bacteriological quality, water treatment installation/maintenance records)?		✓		

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BUYER'S INITIALS

P.B.		
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

February 24 2022

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 14130 Highway 31 Howser BC V0G1N0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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?		.		✓

### 3. BUILDING

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 type="checkbox"/> received WETT certificate?			✓	
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?		✓		
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?		✓		

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BUYER'S INITIALS

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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

February 24 2022

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 14130 Highway 31

Howser

BC V0G1N0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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. Do the Premises contain unauthorized accommodation?				✓
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		
S. Were these 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.)			✓	
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		✓		
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)		✓		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (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?		✓		
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BUYER'S INITIALS

PB		
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SELLER'S INITIALS

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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. Do the Premises contain unauthorized accommodation?				✓
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		
S. Were these 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.)			✓	
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		✓		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (i) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		✓		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (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?		✓		
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BUYER'S INITIALS

PB		
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

February 24 2022

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DATE OF DISCLOSURE

ADDRESS: 14130 Highway 31 Howser BC V0G1N0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<p>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></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**1. LAND**

A: THERE IS A MUTUAL ACCESS AGREEMENT FOR ROAD ACCESS TO THE TOP OF PROPERTY WITH NEIGHBOUR. ROAD STARTS ON PROPERTY AND GOES THROUGH NEIGHBOURS. EQUAL ACCESS TO BOTH OWNERS FOR VEHICLES UNDER 15,000KG WITH NO COMMERCIAL ACTIVITY ALLOWED.

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.**

\_\_\_\_\_  
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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# EXPENSES

## Property Taxes:

2020

\$639.54 / year



## Insurance (Western Financial):

2020

\$1,540 / year



## Electric (Fortis):

2020

\$920 / year



## Internet/Phone (Kaslo InfoNet KIN):

2020

\$49.95 / month Wireless 3.0

\$19.95 / month – Phone Residential VOIP Line



# FLOOR PLANS



GROSS INTERNAL AREA  
FLOOR 1: 687 sq ft  
TOTAL: 687 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SITE DRAWING



# RDCK MAP

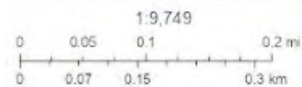


## RDCK Property Report

### Area of Interest (AOI) Information

Area : 32.6 acres

Jan 31 2022 12:25:7 Pacific Standard Time



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	32.60	-
Civic Address	1	-	-
Electoral Areas	1	32.60	-
Fire Service Areas	0	0	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	0	0	-
Agriculture Land Reserve	1	8.30	-
Non Standard Flooding Erosion Area	1	0.39	-
Flood Construction Levels - 1990	2	13.04	-

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05843.000	030-243-491	-	-	-

#	LTO Number	Lot	Block	District Lot	Land District
1	-	-	-	-	-

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	-	-	-	32.60

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.05843.000	-	14130	HWY 31	14130 HWY 31	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	32.60

## Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	8.30

## Non Standard Flooding Erosion Area

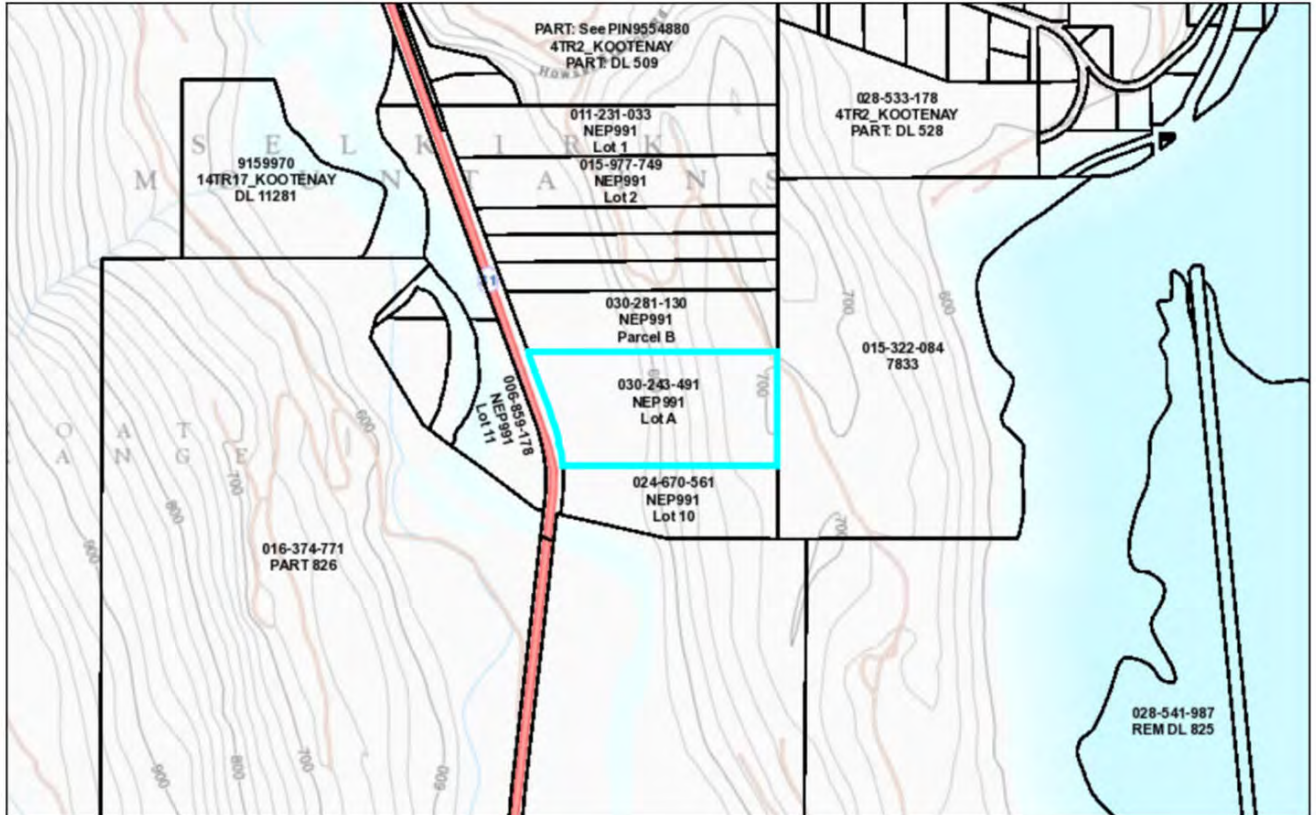
#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Lardeau River - 11	Lardeau River - 11	-	E	0.39

## Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	YES	564.0	30.0	Lardeau River	11.09
2	YES	563.0	30.0	Lardeau River	1.95

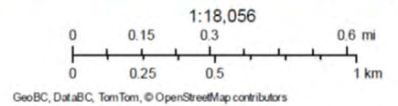
# LTSA MAP

14130 Hwy 31



June 27, 2020

- Interest Parcels
- Road
- Parcel Boundaries**
- TANTALIS - Surveyed Wellsites
- Ownership
- tilecache



Cadastral data from ParcelMap BC  
Copyright 2018 LTSA



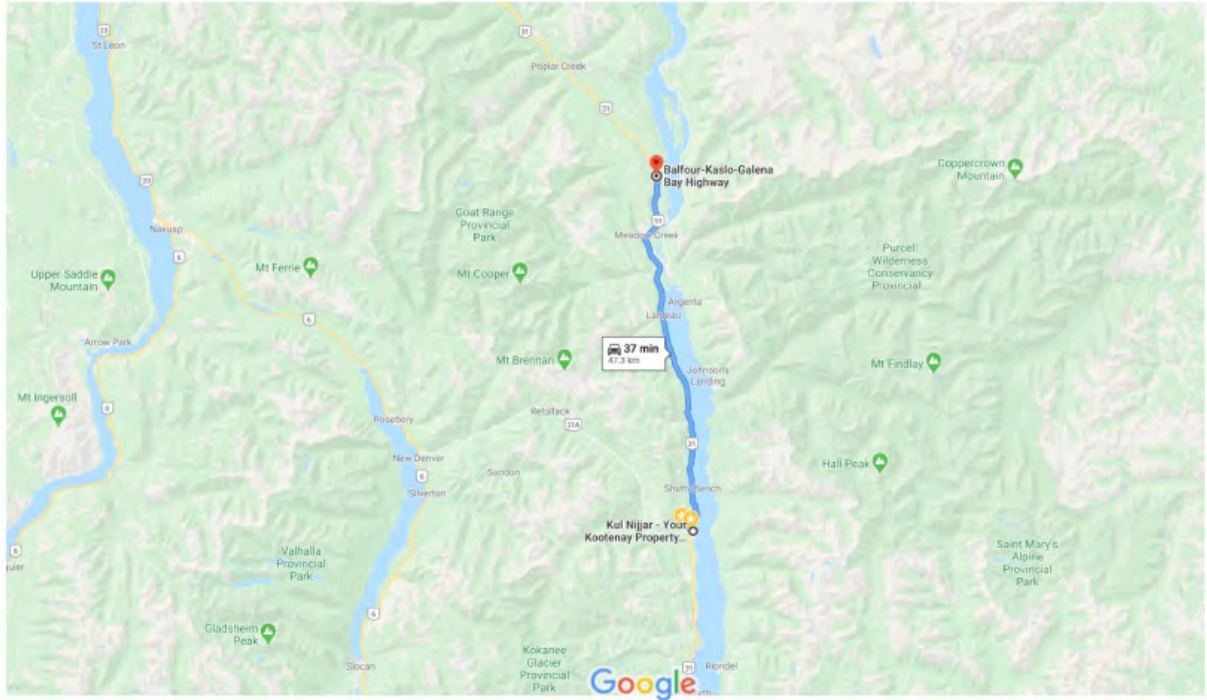
# DIRECTIONS



Kul Nijjar - Your Kootenay Property Matchmaker -Fair Realty to Balfour-Kaslo-Galena Bay Hwy

Drive 47.3 km, 37 min

14130 Hwy 31 Howser BC

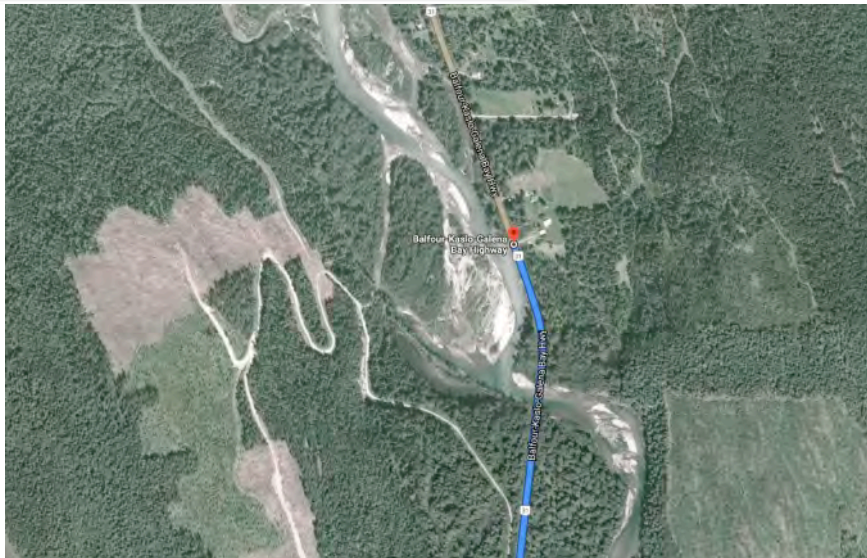


Map data ©2020 10 km



via Balfour-Kaslo-Galena Bay Hwy/BC-31 N 37 min  
47.3 km

Fastest route



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	46.7	37 min
	Jewett Elementary (K-3), Meadow Creek	7.3	6 min
Shopping	Front Street, Kaslo	47.1	38 min
	Meadow Creek General Store & Gas	6.8	5 min
Airport	West Kootenay Regional Airport, Castlegar	150	2 hr 6 min
	Trail Regional Airport	188	2 hr 36 min
Major Cities	Kaslo, BC	47	38 min
	Nelson, BC	116	1 hr 37 min
	Spokane, WA	348	4 hr 39 min
	Cranbrook, BC	268	4 hr 9 min
	Calgary, AB	565	7 hr 12 min
	Vancouver, BC	718	8 hr 37 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	46.8	37 min
	North Kootenay Lake Community Services	47.1	38 min
	Kootenay Boundary Regional Hospital, Trail	186	2 hr 31 min
	Kootenay Lake Hospital, Nelson	109	1 hr 37 min
Dentist	Kootenay Lake Dental Clinic, Nelson	110	1 hr 38 min
	Nelson Ave Dental Clinic, Nelson	108	1 hr 34 min
	Silverton Dental Clinic, Silverton	97.7	1 hr 25 min

## Meadow Creek

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

## Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

## Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or 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
Highest Average Temperature (c): 25	Lowest Temperature (c): -5

# COMMUNITY INFORMATION

## **Recreational Facilities**

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena. Lardeau River Adventures, a Lardeau river rafting outfit that is taking the concept of tourism to the next level offering 3-6 hour immersive experiences into nature informed by guides who totally understand and love their wild back yard.

## **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.

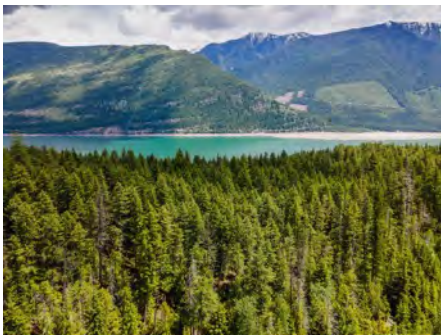
## **Economy**

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



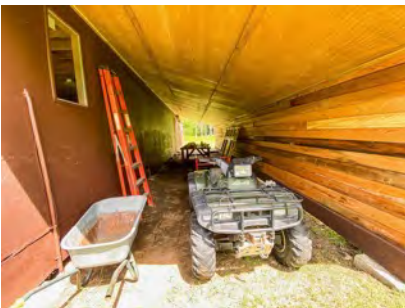
# PICTURES



# PICTURES



# 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>