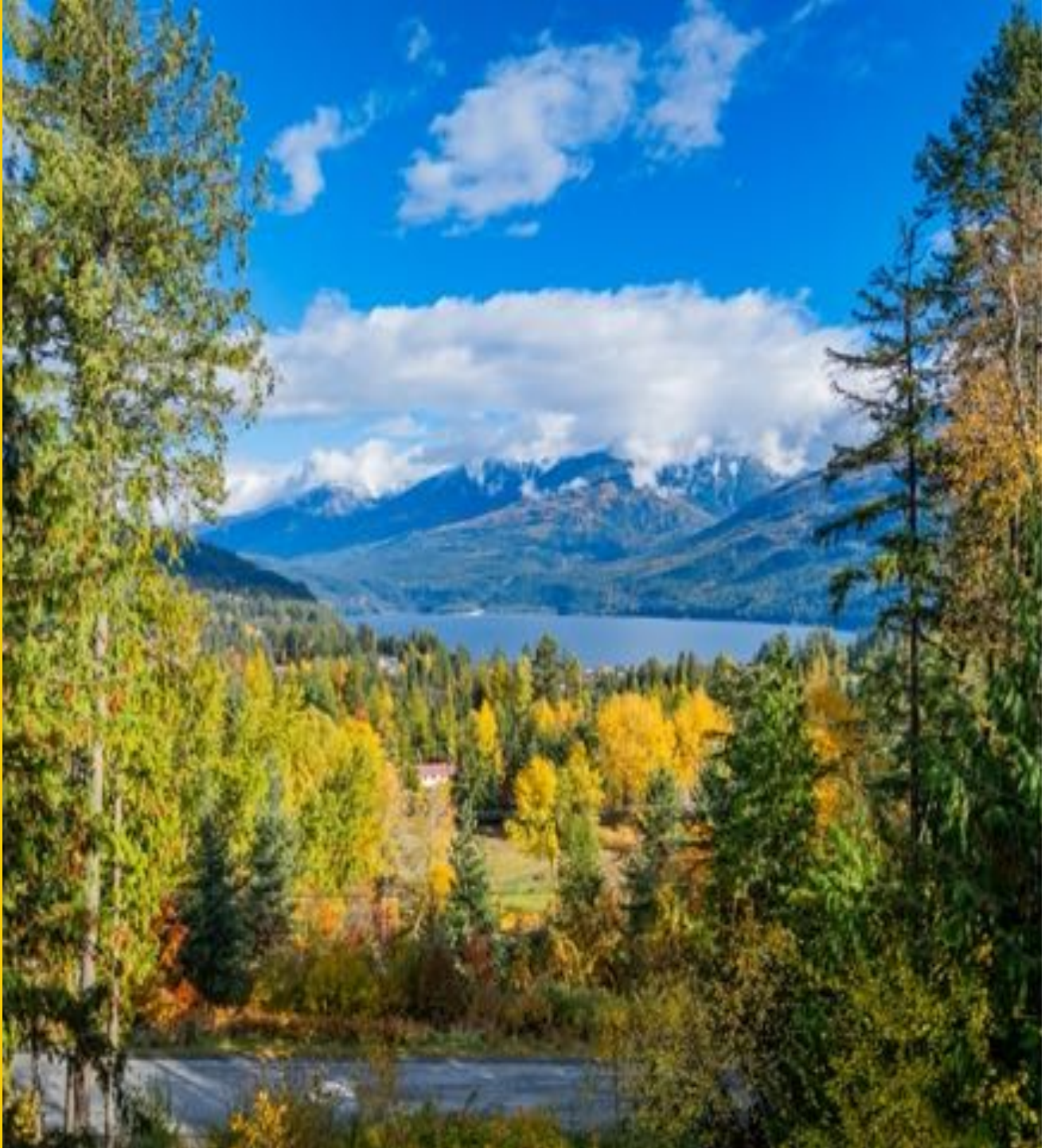


565 HARKNESS AVENUE,  
KASLO BC  
\$919,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY





# DETAILS

This 3+ bedroom, 3-bath Kaslo BC home offers comfortable living with plenty of modern upgrades and stunning views of Kootenay Lake. Inside, enjoy new interior paint, new carpet, and upgraded appliances, along with a heat pump on every floor for efficient climate control. The home boasts vaulted ceilings, a cozy woodstove, and a fully remodeled kitchen with new lighting throughout.

The master suite features an ensuite bathroom, a walk-in, and a walk-through closet and a small balcony to privately enjoy the lake and mountain views. The full walk out basement offers 1+ bedrooms with full bath, sitting area and kitchenette area, making this a perfect self-contained suite for guests or a rental for income potential. Outdoor spaces are perfect for taking in the lake views, with a large sun deck partially covered off the main floor, and a lower-level walk-out basement that opens onto a patio with lake views and a hot tub.

The property also includes storage space and a small workshop. Conveniently located near walking and hiking trails, river trails, beaches, parks, shopping, a health center, and schools, this home offers a perfect blend of comfort, style, and outdoor access. Great for those who are looking for a move in ready home in the Kootenays.

**Size:** 150'x100'

**Services:** municipal water, septic, hydro, fibre 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.

## 565 HARKNESS AVE KASLO VOG 1M0

Area-Jurisdiction-Roll: 21-533-00280.030



**Total value** **\$867,000**

2024 assessment as of July 1, 2023

Land \$107,000

Buildings \$760,000

Previous year value \$854,000

Land \$104,000

Buildings \$750,000

### Property information

Year built	2012
Description	1.5 STY house - Standard
Bedrooms	4
Baths	3
Carports	
Garages	
Land size	14810 Sq Ft
First floor area	1,024
Second floor area	512
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 30, PLAN NEP9499, DISTRICT LOT 209A, KOOTENAY LAND DISTRICT

PID: 013-089-790

### 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**

2024-10-08, 07:57:14

File Reference:

Requestor: Kul Nijjar

Declared Value \$425000

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

Land Title Office

NELSON

NELSON

**Title Number**

From Title Number

CA7078014

CA4081403

**Application Received**

2018-09-20

**Application Entered**

2018-09-24

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

AS JOINT TENANTS

**Taxation Authority**Nelson Trail Assessment Area  
Kaslo, Village of**Description of Land**

Parcel Identifier:

013-089-790

Legal Description:

LOT 30 DISTRICT LOT 209A KOOTENAY DISTRICT PLAN 9499

**Legal Notations**THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE KW179599**Charges, Liens and Interests**

Nature:

STATUTORY BUILDING SCHEME

Registration Number:

J18613

Registration Date and Time:

1975-11-13 11:11

Remarks:

INTER ALIA

DECLARED BY JOHN HALE

# TITLE

## TITLE SEARCH PRINT

2024-10-08, 07:57:14

File Reference:

Requestor: Kul Nijjar

Declared Value \$425000

Nature:	MORTGAGE
Registration Number:	CA7078015
Registration Date and Time:	2018-09-20 13:28
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. FI36

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 32C638D7-7189-EF11-8473-002248299057



## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: October 09 2024



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

**ADDRESS:** **545 Barkness Ave** **Ka1o** **BC** **V00 2A0** (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 checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input 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)?		✓		

--	--	--

BUYER'S INITIALS

WLD	PJD	
-----	-----	--

SELLER'S INITIALS

BC 1982 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 32C638D7-7E89-EF11-8473-002248299057

October 09 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 565 Barkness Ave Kaslo BC V0G 1M0

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 <u>PUMPED IN 2022</u>				
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 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?		✓		
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?		✓		

BUYER'S INITIALS

SELLER'S INITIALS

BC1962-REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 32C638D7-7E89-EF11-8473-002248299057

October 09 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 545 Barkness Ave Kelso BC V0G 1M0

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: 12 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 Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		✓		
T. Are these 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? _____ (ii) 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>		✓		

--	--	--

BUYER'S INITIALS

WLD	PJD	
-----	-----	--

SELLER'S INITIALS

BC1962 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 32C638D7-7E89-EF11-8473-002248299057

October 09 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 565 Barkness Ave Kailo BC V0G 1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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)?		✓		

### 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.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

SELLER(S) Wendy Lee Dichrow

SELLER(S) Peter James Dichrow

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_, Yr \_\_\_\_\_.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

**The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate.**

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

\*FREE represents Personal Real Estate Corporation

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BC1182-REV. NOV 2023

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# WETT CERTIFICATION



Customer: [Redacted]  
 Address: 565 HARKNESS  
 City: KASLO Sub: BC 7p  
 Phone: [Redacted]  
 E-mail: [Redacted]  
 Date: SEPT 27/24 Time: 10A  
 Directions to Home: \_\_\_\_\_

- \* Type of Fireplace:  Prefab  Masonry  Modular
- \* No. of Stories: (2) 3 4 \* No. of Fireplaces: 1 2 3 4
- \* Woodstove:  Insert  Free-standing  Pellet
- \* Type of wood used:  Soft  Hard  Wet  Dry
- \* Last Cleaned: <sup>Fall</sup> 2023 Year(s) Ago  Never
- \* Number of cords burned per season: 2-3
- \* Flue Size:  6"x6"  6"x13"  13"x13"  6"x17"  13"x17"  Round  6" Round
- \* Outside Chimney Dimensions: \_\_\_\_\_ "x\_\_\_\_\_ "
- \* Fireplace Opening Size: \_\_\_\_\_ "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 Arrester			
3. Crown / Flash			
4. Sockwork / Mortar			
5. Flashing			
6. Flue Liner			
7. Melted Resistance			
<b>WOODSTOVE</b>			
8. Smoke Chamber			
9. Damper			
10. Firebox / Grate			
11. Ash Container			
12. Spark Screens / Doors			
13. Tools / Gloves			
14. Hearth Protection			
15. MGC			
<b>WOODSTOVE OR FIREPLACE BUILT</b>			
16. Structural Condition (woodwork)			
17. NFPA Approved Flue Connection			
18. Satisfaction / Thimble / Clearance			
<b>OTHER SAFETY CONSIDERATIONS</b>			
19. Fire Exit / Smoke Detector / CO Detector			
20. Dry / OE Furnace Flue Draft			
21. Fire Escape Plan			

## COMMENTS:

SEE ORDER →

## 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: [Signature] Date: 9-27-24

## NEXT SERVICING SCHEDULED

on \_\_\_\_\_ month \_\_\_\_\_ day \_\_\_\_\_ year

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

Chimney Professional's Signature: [Signature]

## RECEIPT / INVOICE

Description	Price
• SERVICE	150.00
• FUEL	20.00
<b>SUBTOTAL</b>	
<b>TAX</b>	18.00
<b>TOTAL</b>	<u>168.00</u>

DATE COMPLETED \_\_\_\_\_

# WETT CERTIFICATION

## CHIMNEY SERVICE REPORT

SERVICE PROVIDER

**KCS**  
 Brad Swan  
 WETT CERTIFIED #8160

Technician: BRAD SWAN  
 Service Date: 9-27-24 Time: 10A

---

**SYSTEM INFORMATION**

Fireplaces, Number of: \_\_\_\_\_  
 Construction:  Masonry  Factory built  Modular

Fireplace opening size: \_\_\_\_\_  
 Heating Appliances, Number of: \_\_\_\_\_  
 Type:  Insert  Free standing  Furnace  Pellet Stove  \_\_\_\_\_

Fuel:  Wood  Coal  Gas  Oil  Pellets  \_\_\_\_\_

Chimney Construction:  Factory built  Masonry  Other  
 Chimney Height: 12 feet

Liner:  Flue Tile  Seamless  Cast  Unlined  
 Flue Size: \_\_\_\_\_  
 6" Round  8" X 13"  13" X 13"  8" X 17"  13" X 17"  
 6" Round  8" Round  \_\_\_\_\_  
 Last Cleaned: PAN 2022 Year(s) Ago  Never  Unknown

---

**COMMENTS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

<p><b>ANNUAL INSPECTION</b></p> <p>The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents. The next inspection of your system is scheduled for: _____</p>	<p><b>CUSTOMER VERIFICATION</b></p> <p>This report is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer(s), not as certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, no warranty is made for the safety or function of any appliance and none is to be implied.</p> <p>I have read this form and understand the apparent condition of my fireplace, appliance, chimney, and/or vent system. Furthermore I understand the limitations of this report as given in the paragraph above.</p> <p>Customer Signature _____ Date _____</p>
--	---

# UPGRADES 2018 - 2024

## Bottom level of house

- ◦ new deck
- ◦ deck lighting
- ◦ hot tub
- ◦ enclosed work shed
- ◦ carpet in bedrooms
- ◦ paint
- ◦ new lights
- ◦ new window coverings (blinds)

## Main level of house

- ◦ new kitchen cabinets
- ◦ new kitchen countertops
- ◦ new fridge, stove, microwave
- ◦ new sink, faucet, and garburator
- ◦ new lights (chandelier and sconces)
- ◦ new window coverings (blinds) ▪ remote control blinds for upper windows
- ◦ new woodstove and mantle
- ◦ laundry/bath room with folding table, cabinets and new washer and dryer new bathroom vanity cabinets, sink and faucets
- ◦ barn doors
- ◦ New paint
- ◦ new deck, railing, built in planters, deck bar
- ◦ added closet to Den/TV Rm

## Upper level of house

- ◦ new walk-through closet and cabinets
- ◦ new carpet

- ◦ new window coverings (blackout blinds)
- ◦ new lighting
- ◦ New paint
- ◦ new stairs to the upstairs with built in lighting

## In general

- ◦ added a heat pump with 3 heads (one on each level)
- ◦ extended and made driveway wider
- ◦ added parking pad at the back
- ◦ built a woodshed
- ◦ added front deck
- ◦ roof top sprinkler on top of house (fire smart)
- ◦ fire smarted property



# EXPENSES

## Property Taxes:

2024  
\$5320



## Municipal Water:

2024  
\$386



## Hydro (FortisBC):

2024  
\$285 approx. / month



## Insurance (Western Financial):

2024  
\$1923 / year



## Internet (Kaslo InfoNet):

2024  
\$140 / month



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

# LTSA MAP



October 9, 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

# SUBDIVISION PLAN

Status: Filed

Plan #: NEP9499 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2024-10-08 07:57:39

A-21 CK



BLOC  
BLO  
BL  
AS

4

# RDCK MAP



## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.34 acres

Oct 8 2024 8:35:59 Pacific Daylight Time



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



Source: Ben Voss, Earthstar Geographics, and the GIS User Community  
Map Community Map Contributors, Esri Canada, Esri, Terracon, Garmin,  
GeoGraph, GeoTechnology, Inc, iSTRAK, 2000, Esri, US Census  
Bureau, USDA, NRCan, Point Canada



# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00280.030	013-089-790	565 HARKNESS AVE, KASLO	Single Family Dwelling	NEP9499

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7078014	30	-	209A	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 30 PLAN NEP9499 DISTRICT LOT 209A KOOTENAY LAND DISTRICT	14810	SQUARE FEET	0.34

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	565 HARKNESS AVE	-	565	HARKNESS	AVE	Kaslo	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.34

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.34

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.34

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.34

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RR	Rural Residential	Rural Residential	0.34

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

# SUMMARY

## 565 HARKNESS AV Kaslo BC V0G 1M0



PID	013-089-790
Registered Owner	DI*, W*
Legal Description	LOT 30 DISTRICT LOT 209A KOOTENAY DISTRICT PLAN 9499
Plan	NEP9499
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RR - Rural Residential, not in ALR

Year Built	2012	Structure	SINGLE FAMILY DWELLING
Lot Size	14990.57 ft <sup>2</sup>	Bedrooms	4
Bathrooms	3	Dimensions	-
Max Elev.	658.89 m	Min Elev.	644.28 m
Floor Area	2461 Ft <sup>2</sup>	Walk Score	9 / Car-Dependent
Transit Score	-	Annual Taxes	-

### ASSESSMENT

	2023	%	2024
Building	\$750,000	↑ 1.33	\$760,000
Land	\$104,000	↑ 2.88	\$107,000
Total	\$854,000	↑ 1.52	\$867,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$867,000	↑ 104.00
Sales History	20/09/2018	\$425,000	↑ 29
	14/11/2014	\$330,000	↑ 520
	23/05/2012	\$53,250	-

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

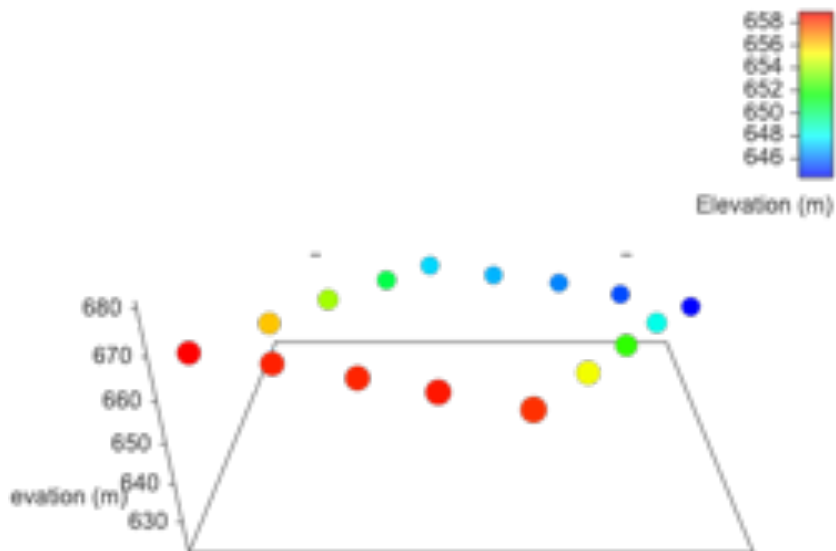
	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar Middle School	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

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

# ELEVATION/LOT DIMENSIONS



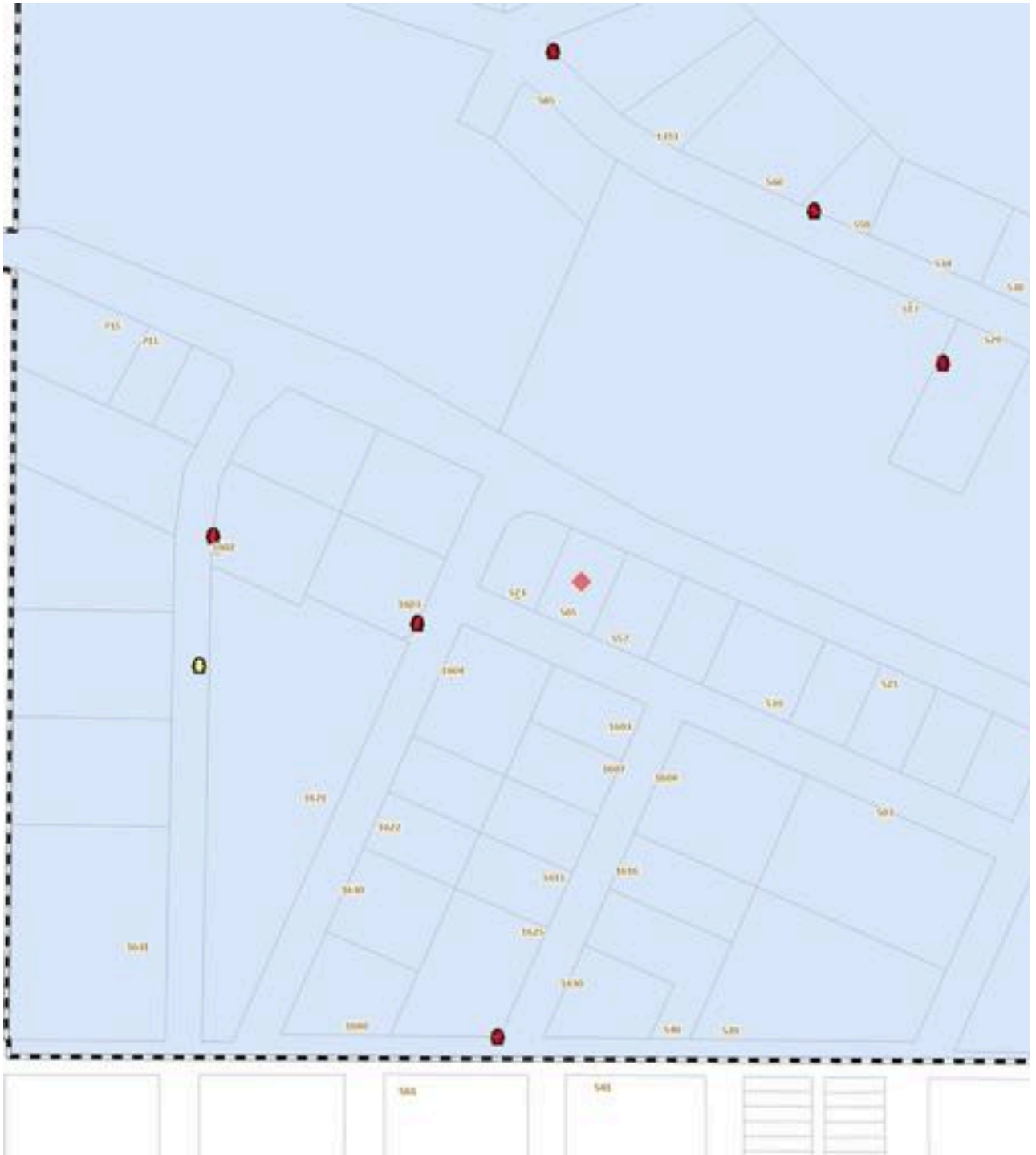
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 658.89 m | Min Elevation: 644.28 m | Difference: 14.61 m

# UTILITIES MAP

## Utilities



## Legend

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



# ZONING

## Zoning



### Subject Property Designations:

Code: R1

Description: Single Family and Two Family Residential Zone

### Layer Legend:

Code	Description
R1	Single Family and Two Family Residential Zone
P2	Civic / Institutional Zone

## Land Use

### Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone
Official Community Plan	RR - Rural Residential
Neighbourhood Community Plan	Not Applicable

# 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 approx 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 additional 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>

StarLink

## 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>