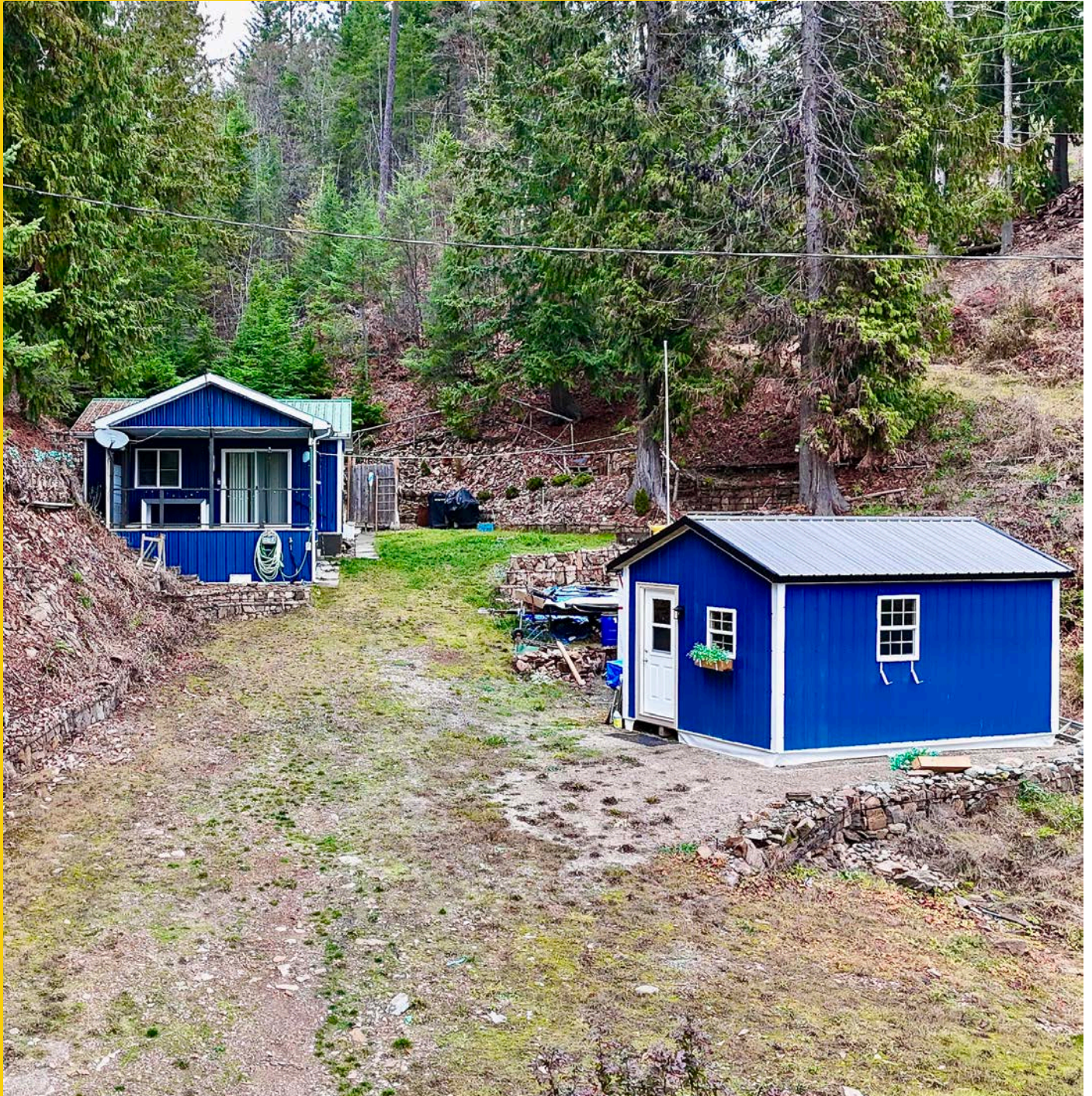


4265 Woodbury Village
Road, Ainsworth BC
\$355,000

Kootenay
BC 
REAL ESTATE 



DETAILS

This charming property in Woodbury Village, Ainsworth Hot Springs, BC, is set up for seasonal use or year-round living. Located just 10 minutes south of Kaslo and 45 minutes north of Nelson, it features a beautifully upgraded setup. The newly constructed bunkie cabin creates an additional living space for guests or extra storage. The property also features a new shed from Kootenay Sheds, an outdoor shower, an upgraded hot water system, new siding, and barnwood wallpaper in the main living space. The property includes a spacious covered deck, a bright living room, and a laundry/utility shed with a large roof system. Thoughtful landscaping with small paths and trails creates a lovely outdoor atmosphere. Fully serviced with water, hydro, internet, and a septic system, this property also offers ample parking. The private community beach is within walking distance, and the southern exposure provides a sunny and inviting space with wonderful mountain views and partial lake views. There's room for further development, making this an ideal property for part-time use or live in full-time and develop as you wish. If you're looking for a peaceful retreat, this is a must-see!

MLS: 10335677

Size: 0.66 acres

Services: municipal water, septic, internet, and hydro



TAX ASSESSMENT

12/4/24, 8:38 AM

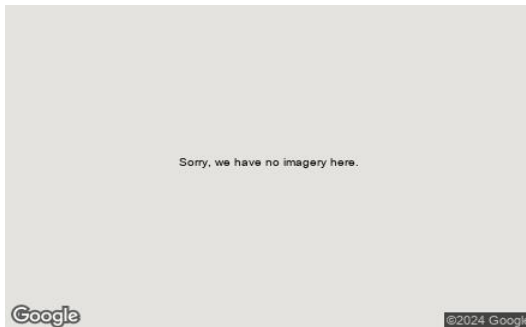
BC Assessment - Independent, uniform and efficient property assessment



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.

4265 WOODBURY VILLAGE RD AINSWORTH

Area-Jurisdiction-Roll: 21-786-05572.580



Total value **\$150,500**

2024 assessment as of July 1, 2023

Land \$150,000

Buildings \$500

Previous year value \$123,500

Land \$123,000

Buildings \$500

Property information

Year built 1998

Description Farm Utility Shelter

Bedrooms

Baths

Carports

Garages

Land size .66 Acres

First floor area

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

LOT 17, PLAN NEP14423, DISTRICT LOT 6283, KOOTENAY
LAND DISTRICT

PID: 009-809-368

Sales history (last 3 full calendar years)

Aug 7, 2021 \$245,000

Manufactured home

Width

Length

Total area

TITLE

TITLE SEARCH PRINT

2024-11-27, 09:58:02

File Reference:

Requestor: Emily Early

Declared Value \$245000

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

Land Title District

NELSON

Land Title Office

NELSON

Title Number

CA9389405

From Title Number

XE27780

Application Received

2021-09-28

Application Entered

2021-09-30

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

009-809-368

Legal Description:

LOT 17 DISTRICT LOT 6283 KOOTENAY DISTRICT PLAN 14423

Legal Notations

HERETO IS ANNEXED EASEMENT XE26902 OVER LOT 44, DISTRICT LOTS
6283 AND 6284, KOOTENAY DISTRICT, PLAN 14423

Charges, Liens and Interests

Nature:

RESTRICTIVE COVENANT

Registration Number:

P2042

Registration Date and Time:

1980-01-31 13:36

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA

Remarks:

INTER ALIA
SECTION 215, LTA

TITLE

TITLE SEARCH PRINT

2024-11-27, 09:58:02

File Reference:

Requestor: Emily Early

Declared Value \$245000

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	R5917
Registration Date and Time:	1982-03-22 15:02
Remarks:	INTER ALIA SECTION 216 LTA

Nature:	MORTGAGE
Registration Number:	CA9389406
Registration Date and Time:	2021-09-28 07:21
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. F136

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 3D48B476-A4ED-EF11-88F8-002248264582



PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: February 17 2025

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

ADDRESS: 4265 Woodbury Village Road Ainsworth

BC V0G 1A0 (the "Land")



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?		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 Land?		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 Land from any person or public body?		X		
G. Is the Land managed forest lands?		X		
H. Is the Land in the Agricultural Land Reserve?		X		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		X		
J. Are you aware of any fill materials anywhere on the Land?		X		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?	X	Septic tank - Pumped out March 24		
L. Are you aware of any uncapped or unclosed water wells on the Land?		X		
M. Are you aware of any water licences affecting the Land?		X		
N. Has the Land been logged in the last five years?		X		
(i) If yes, was a timber mark/licence in place?		X		
(ii) If yes, were taxes or fees paid?		X		
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1008 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

Authenticsign ID: 3D48B476-A4ED-EF11-88F8-002248264582

February 17 2025

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: 4265 Woodbury Village Road Ainsworth BC V0G 1A0

2. SERVICES

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: ☐ A water provider supplies my water (e.g., local government, private utility) ☐ I have a private groundwater system (e.g., well) ☒ Water is diverted from a surface water source (e.g., creek or lake) ☐ Not connected Other _____	X			
B. If you indicated in 2.A. that the Land has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				X
(i) Do you have a water licence for the Land 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	Woodbury Water System		
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 Land is connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other _____	X			
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			

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has 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 Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

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CREA WEBForms®

PROPERTY DISCLOSURE STATEMENT

Authenticsign ID: 3D48B476-A4ED-EF11-88F8-002248264582

February 17 2025

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: 4265 Woodbury Village Road Ainsworth BC V0G 1A0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land 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 Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?		X		

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)

SELLER(S)

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 Land and, if desired, to have the Land 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 Land.

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CREA WEBForms®

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: C44A6EEE-A8AD-EF11-88CF-002248299057

November 27 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4265 Woodbury Village Ainsworth BC V0B2B0

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 <i>Heritage Conservation Act</i> 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)

SELLER(S)

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.

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CREA WebForms® 

EXPENSES

Property Taxes:

2024

\$1088.29



Water:

2024

\$1010 approx. / year



Insurance (Guardian):

2023

\$113.92/month

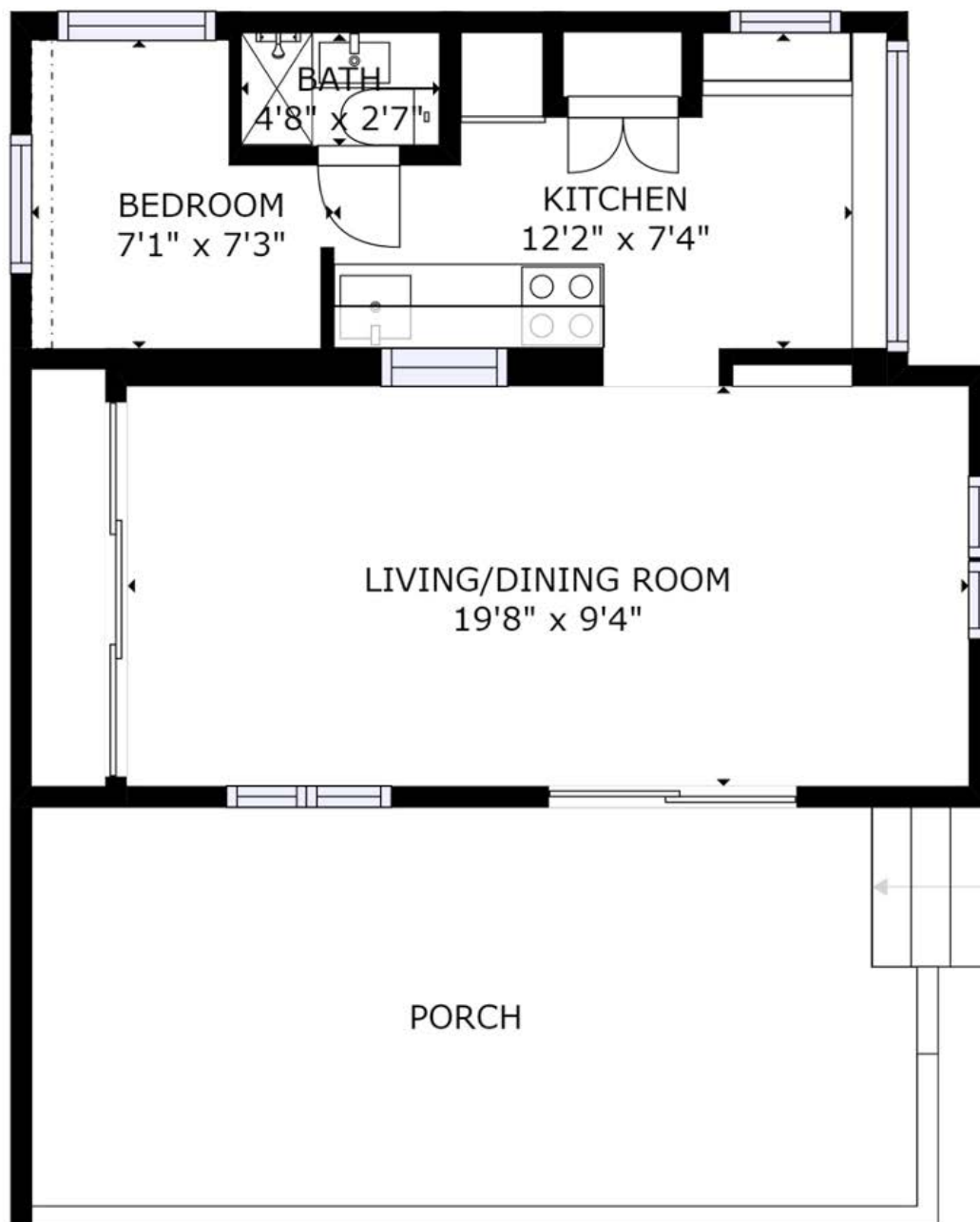


*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

UPGRADES

- Shed from Kootenay Sheds
- Outdoor shower house
- Upgraded hot water system
- New siding
- Painting of inside the trailer part of the house

FLOOR PLAN



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 367 sq. ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 3 sq. ft
TOTAL: 367 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PERMITS

CENTRAL KOOTENAY HEALTH UNIT INSPECTION REPORT

Phones: 364-0511 — 365-8525 — 442-5470 — 354-6300

For SEWAGE DISPOSAL SYSTEM located at:

Lot 17 PL 14423 DL 6283

Applicant BARRY KENNEDY
 Contractor _____
 Permit No. _____
 Septic tank _____
 Distribution box manifold
 Lift pump _____
 Trenches and gravel 20' x 20' sapage bed
 Field laterals 3 lines
 Distances _____
 Surface drainage _____
 Other _____
 COMMENTS _____

Approved	Rejected
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐
☐	☐

This installation is APPROVED

Backfill authorized ☒

Date June 8 19 93

This installation is REJECTED

Backfill NOT authorized ☐

D.C. Ngoy
 (Environmental Health Officer)

Approval does not imply or guarantee that the above system will function, nor the longevity of the system. Any failures must be repaired by the owner.

THIS CERTIFICATE TO BE POSTED ON THE ABOVE PREMISES

RDCK		PERMIT # <u>4004/98</u>	NAME: <u>KENNEDY</u>
BUILDING INSPECTION DEPARTMENT FIELD INSPECTION NOTICE Regional District of Central Kootenay 601 Vernon Street, Nelson, B.C. V1L 4E9 Phone 352-6665		LOCATION: <u>4265</u> <u>WOODBURY</u> <u>VILLAGE RD</u>	
Field Office: _____ Phone: _____		DATE: <u>JULY 27/98</u>	
CONSTRUCTION TYPE <u>ROOF OVER REL. VEN.</u>		INSPECTION <u>FINAL</u>	
1. SITING & FDN. FORMS:		2. FDN. DAMP PROOF & DRAIN TILE:	
3. FRAMING:		4. PLUMBING:	
5. INSULATION:		6. FINAL:	
7. OTHER (SPECIFY)			
REMARKS: <u>Final inspection passed</u> <u>File closed</u>			

PERMITS



Province of
British Columbia

Ministry of
Transportation and Highways

Permit No. 10-A/10991
Central
Highway District Kootenai
File No. 03-010-10991

PERMISSION TO CONSTRUCT, USE, AND MAINTAIN ACCESS TO A PROVINCIAL HIGHWAY

The works comprising of the construction, use and maintenance of one (1) six (6) metre access from Woodbury Village Road #1177, five (5) kilometres North of Ainsworth to se the property legally described as Lot 17, Plan 14423, D.L. 6283, K.D. The access is located in accordance with the application and drawing submitted for approval July 24 1992. All work is to be in accordance with Ministry specifications and to the satisfaction of the District Highways Manager, Nelson, B.C. are hereby approved insofar as they relate to the use of highway right of way, interference with public works, or other matter under the jurisdiction of the Minister of Transportation and Highways, and permission to construct, use, maintain and operate the said works is hereby granted to B. & Sandra Kennedy

Site 42, Comp 55, R.R. #2

WINFIELD, British Columbia V0H 2C0

The said approval and permission to construct, use and maintain the said works is, however, at all times subject to the following conditions:

1. That the construction and maintenance of the said works is carried out to the satisfaction of the Regional Director—Highways.
2. That any person appointed by the Regional Director—Highways for that purpose shall have free access to all parts of the said works for the purpose of inspecting same.
3. That the construction of the said works shall be commenced on or before the 30th day of August 19 92 and shall be prosecuted with due diligence and completed to the satisfaction of the Regional Director—Highways on or before the 30th day of November 19 92, or this permit is void.
4. That the safety, economy, and convenience of the travelling public must at all times be recognized and all traffic control must be undertaken by the permittee to the satisfaction of the Regional Director—Highways.
5. That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.
6. That the permittee shall at all times accept full responsibility for any accident that may occur or damage that may be done to any person or property whatsoever caused directly or indirectly by the said works, and shall save harmless and keep indemnified the Crown from all claims and demands whatsoever in respect of the works. That, prior to proceeding with any excavation, the permittee will be responsible for notifying any utility company whose works may be close to or affected by the installation.
7. That the permission herein granted to use and maintain the said works is only granted for such time as the land on which the said work is constructed is under the jurisdiction of the Minister of Transportation and Highways.
8. This permission shall not be deemed to vest in the permittee any right, title, or interest whatsoever in or to the lands upon which the works are constructed.
9. This permission is contingent upon the following land use Single Family - One Home

Any change in land use shall render the permission void.

10. That should the proposed land use not be instituted within six months of the date of this permit or should it be instituted and subsequently discontinued for a period of 30 days, this permit shall be void.

11. This permission is granted only to the person or corporation named above, and any change in ownership to the property renders this permit void.

12. That while reasonable care will be taken on the part of the Crown to do as little damage as possible to any works authorized by this permit in the carrying-out of the construction, extension, alteration, improvement, repair, maintenance or operation of any public work adjacent thereto, the Crown and its employees accept no responsibility of any kind for such damage.

13. That, after receiving notice in writing of the intention of the Crown to construct, extend, alter, or improve any public works, the permittee shall within 30 days move or alter works authorized by this permit at his own expense to such new position or in such manner as may be necessitated by the construction, extension, alteration, or improvement, and that where such movement of access point or change of grade takes place there shall be no claim against the Crown for damages arising out of the changed access condition.

PERMITS

5. That where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch or other existing work interfered with shall be completely restored to its original condition.

6. That the permittee shall at all times accept full responsibility for any accident that may occur or damage that may be done to any person or property whatsoever caused directly or indirectly by the said works, and shall save harmless and keep indemnified the Crown from all claims and demands whatsoever in respect of the works. That, prior to proceeding with any excavation, the permittee will be responsible for notifying any utility company whose works may be close to or affected by the installation.

7. That the permission herein granted to use and maintain the said works is only granted for such time as the land on which the said work is constructed is under the jurisdiction of the Minister of Transportation and Highways.

8. This permission shall not be deemed to vest in the permittee any right, title, or interest whatsoever in or to the lands upon which the works are constructed.

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12. That while reasonable care will be taken on the part of the Crown to do as little damage as possible to any works authorized by this permit in the carrying-out of the construction, extension, alteration, improvement, repair, maintenance or operation of any public work adjacent thereto, the Crown and its employees accept no responsibility of any kind for such damage.

13. That, after receiving notice in writing of the intention of the Crown to construct, extend, alter, or improve any public works, the permittee shall within 30 days move or alter works authorized by this permit at his own expense to such new position or in such manner as may be necessitated by the construction, extension, alteration, or improvement, and that where such movement of access point or change of grade takes place there shall be no claim against the Crown for damages arising out of the changed access condition.

14. (a) This permit may be cancelled in the absolute discretion of the Minister of Transportation and Highways without any notice of hearing.

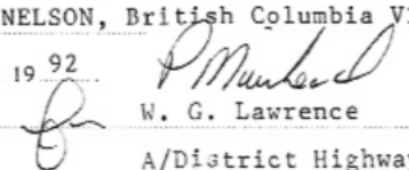
(b) This permit may be cancelled by the Regional Director—Highways when alternative access becomes available as a result of the construction of a frontage road or other service road.

15. Any existing access to the property not covered by a valid permit shall be removed within 90 days of the date of this permit.

16. That the access or accesses may be restricted as to allowable movements as traffic safety and flow conditions warrant, and at that time this permit may be cancelled and a new permit issued.

17. Clauses 22, 25, 28, 33, 34, 36, 40, 42 and 43
as printed or typed overleaf on this permit, shall be deemed to apply and form part of these conditions.

Dated at C. #1, Lakeside Drive Group Box, NELSON, British Columbia V1L 6B9
this 30th day of July 19 92


W. G. Lawrence

A/District Highways Manager

For Minister of Transportation and Highways (OVER)

PLAN

RCVD: 1998-02-05 RQST: 2024-11-27 10.02.17



RDCK MAP

12/4/24, 10:07 AM

about:blank



RDCK Property Report

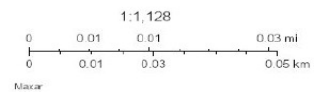
Area of Interest (AOI) Information

Area : 0.66 acres

Dec 4 2024 10:07:11 Pacific Standard Time



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



RDCK REPORT

12/4/24, 10:07 AM

about:blank

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05572.580	009-809-368	4265 WOODBURY VILLAGE RD, RDCK REGION	Residential Outbuilding Only	NEP14423

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9389405	17	-	6283	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 17, PLAN NEP14423, DISTRICT LOT 6283, KOOTENAY LAND DISTRICT	.66	ACRES	0.66

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	4265 WOODBURY VILLAGE RD	-	4265	WOODBURY VILLAGE	RD	Mirror Lake	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.66

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.66

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	WOODBURY	2148	RDCK OWNED	0.66

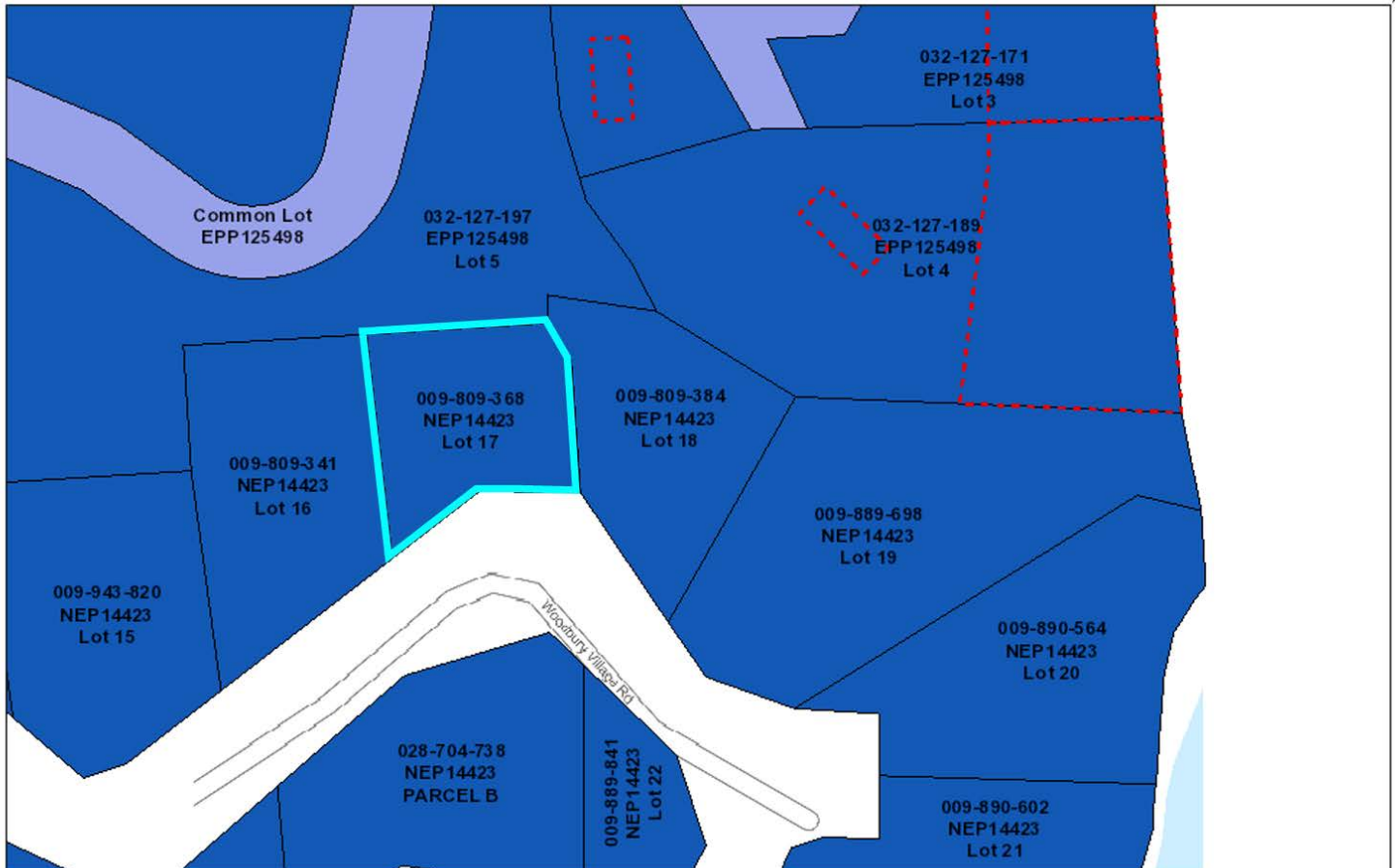
Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	0.66

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

LTSA MAP

ParcelMap BC Print Report



December 4, 2024

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

SUMMARY

Summary Sheet

4265 WOODBURY VILLAGE RD Rural BC

PID	009-809-368
Legal Description	LOT 17 DISTRICT LOT 6283 KOOTENAY DISTRICT PLAN 14423
Plan	NEP14423
Zoning	
Community Plan(s)	OCP: RC - Country Residential , not in ALR



Year Built	-	Structure	RESIDENTIAL OUTBUILDING ONLY
Lot Size	27245.95 ft²	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	609.76 m	Min Elev.	583.52 m
Floor Area	-	Walk Score	-
Transit Score	-	Annual Taxes	-

ASSESSMENT				APPRECIATION			
	2023	%	2024		Date	(\$)	% Growth
Building	\$500	0.00	\$500	Assessment	2024	\$150,500	↓ -38.57
Land	\$123,000	↑ 21.95	\$150,000	Sales History	28/09/2021	\$245,000	↑ 2,782
Total	\$123,500	↑ 21.86	\$150,500		28/11/1991	\$8,500	-

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.

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

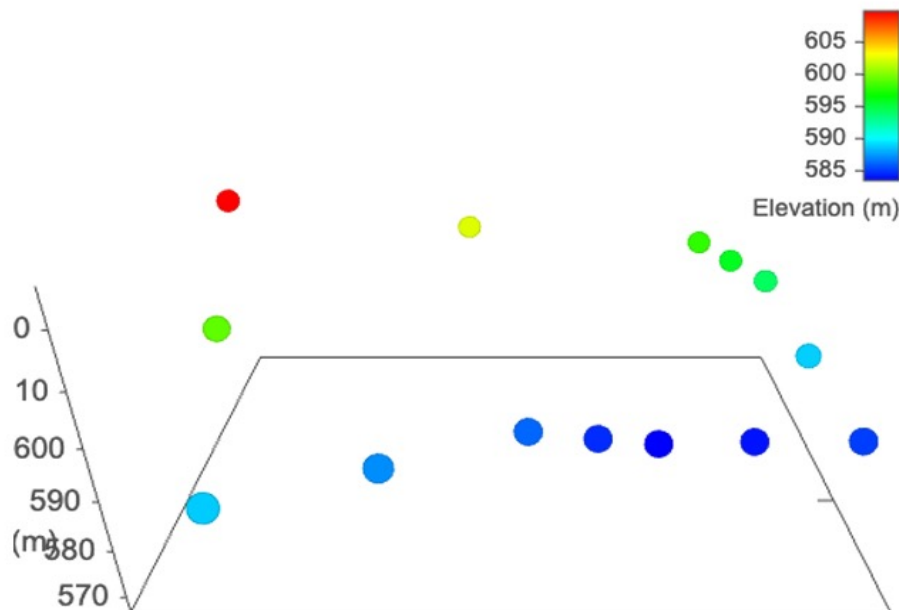
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 609.76 m | Min Elevation: 583.52 m | Difference: 26.25 m

FLOOD PLAIN

Flood and Hazard



Legend

 Flood Construction Levels - 1990
 Cadastre - Property Lines

 Non Standard Flooding Erosion Area
 Address Points

 Streams and Shorelines

 Lakes and Rivers

ZONING

Land Use

Zoning



Subject Property Designations:

Not Applicable

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

With a population of just 1,000 is 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.

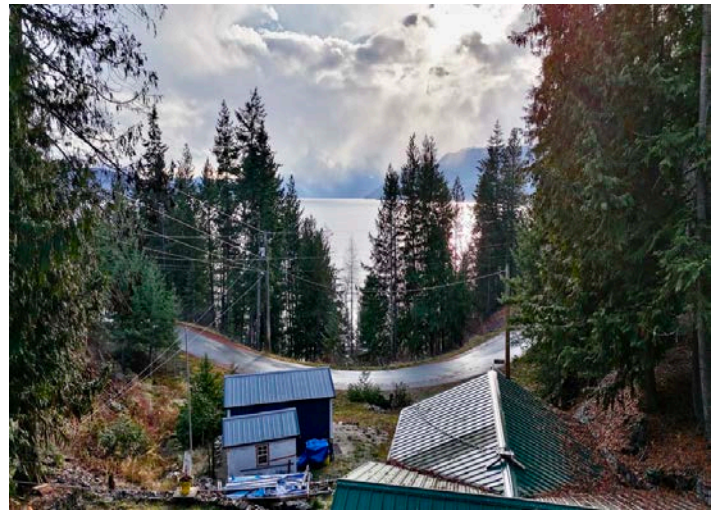
Economy

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

Emily Early, 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>