

Kootenay BC



REAL ESTATE  FAIR REALTY

LOT B
VICTORIA AVE,
KASLO, BC

\$183,000



DETAILS

Over an acre of accessible, private, treed/wooded land in the Village of Kaslo BC limits. Municipal water, power, telephone available. Septic permit required for building. This is a quiet area located close to the school and health care centre, easy walking to downtown shopping and to Kaslo River Trail. Can't find your castle in Kaslo? Then try this vacant land and build your own! Not many lots in the Village of Kaslo this size and in a private quiet location.

MLS: 2471941 Size: 1.36 acres

Services Available: municipal water, septic permit required, hydro, fibre high speed, cell service, telephone



TITLE

TITLE SEARCH PRINT

2023-06-28, 19:06:10

File Reference:

Requestor: Sarah Desmeules

Declared Value \$125000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA8451619
From Title Number	L1568
Application Received	2020-09-25
Application Entered	2020-09-29
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	013-049-496
Legal Description:	LOT B DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 9965
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
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.

KASLO

Area-Jurisdiction-Roll: 21-533-00252.020



Total value **\$183,000**

2023 assessment as of July 1, 2022

Land	\$183,000
Buildings	\$0
Previous year value	\$135,000
Land	\$135,000
Buildings	\$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 1.36 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 B, PLAN NEP9965, DISTRICT LOT 208, KOOTENAY
LAND DISTRICT

PID: 013-049-496

Sales history (last 3 full calendar years)

Sep 25, 2020	\$125,000
--------------	-----------

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: June 28 2023



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

ADDRESS: Lot B Victoria Avenue Kaslo

BC V0G1M0 (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?		<i>two</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>tvo</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		<i>two</i>		
D. Is there a survey certificate available?	<i>tvo</i>			
E. Are you aware of any current or pending local improvement levies/ charges?		<i>tvo</i>		
F. Have you received any other notice or claim affecting the Land from any person or public body?		<i>tvo</i>		
G. Is the Land managed forest lands?		<i>tvo</i>		
H. Is the Land in the Agricultural Land Reserve?		<i>tvo</i>		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		<i>tvo</i>		
J. Are you aware of any fill materials anywhere on the Land?		<i>tvo</i>		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		<i>tvo</i>		
L. Are you aware of any uncapped or unclosed water wells on the Land?		<i>tvo</i>		
M. Are you aware of any water licences affecting the Land?		<i>tvo</i>		
N. Has the Land been logged in the last five years?		<i>tvo</i>		
(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 etc.?		<i>tvo</i>		

--	--	--

BUYER'S INITIALS

<i>tvo</i>	<i>lvo</i>	
------------	------------	--

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

June 28 2023

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot B Victoria Avenue Kaslo BC V0G1M0

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: <input 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 checked="" type="checkbox"/> Not connected Other _____				
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.				
(i) Do you have a water licence for the Land already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		tvo		
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)?				tvo
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				tvo
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		tvo		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				tvo
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				tvo

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?		tvo		
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>		tvo		

BUYER'S INITIALS

tvo

lvo

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

June 28 2023

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot B Victoria Avenue Kaslo BC V0G1M0

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

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.

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.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1008 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

SURVEY

SUBDIVISION PLAN OF PART OF
 PARCEL A (DD16834I) OF BLOCK 19,
 PLAN 393A, LOT 208,
 KOOTENAY DISTRICT.

PLAN NO. 9965

LEGEND

Bearings are astronomic derived from
 Plan 7053
 ● O.I.P. Denotes old iron pin found
 ● I.P. Denotes standard iron bar post set
 ● O.P.Con. Denotes old concrete monument found.

Deposited in the Land Registry
 Office at Nelson, B.C., this
 day of _____, 19__

Registrar

Scale:- 1 inch = 100 feet.



OWNER Robert Handley
 WITNESS Leanne Handley
 OWNER Katherine Handley
 WITNESS Leanne Handley

I, Alex Cheveldave of Castlegar, British Columbia Land
 Surveyor, make oath and say that I was present at and did
 personally superintend the survey represented by this plan
 and that the survey and plan are correct. The said survey
 was completed on the 11th day of May, 1975.

Alex Cheveldave
 B.C.L.S.

Approved under the Land Registry Act this
 11th day of June, 1975.

Sworn before me this 31st
 day of May, 1976.

Wynne Garney
 Village of Kaslo — Approving Officer.
 This plan lies within the Central Kootenay
 Regional District.

C.M. Leitch
 A Commissioner for taking
 Affidavits For British Columbia.

Alex Cheveldave, B.C.L.S.,
 320 Crestview Crescent,
 Castlegar, B.C.,
 B-51, F-C-B41.

SEPTIC

T. W. DEVELOPMENTS INC.

Box # 1108, Kaslo, BC V0G 1M0

Tel. No. 250-353-2258 Email: dterer1@kaslo.org

(GST Acct. No: 131-35-9457 RT0001)

FEB 4 2021

RE: Sewerage System @ LOT B PLAN NEP9965 DL208 KLD.

Firstly, congratulations on your shrewd purchase & on confirmation that the land is suitable for a conforming sewerage disposal system.

Excavations showed a soil structure with a high coarse fragment (50-60% cobble) & a coarse sand interstitial material. These soils are highly percolable & will require, in our opinion, the addition of a sand bed & a uniform distribution system for the sewerage system to meet current requirements.

This is not a technical challenge, it means, however, that the system cost will be a little higher than a simple gravity system. Enough field information was gathered to design such a system when the time comes that you wish to proceed with building a home. We would be happy to design such a system for you should you so desire. We have retained all the pertinent information on your file.

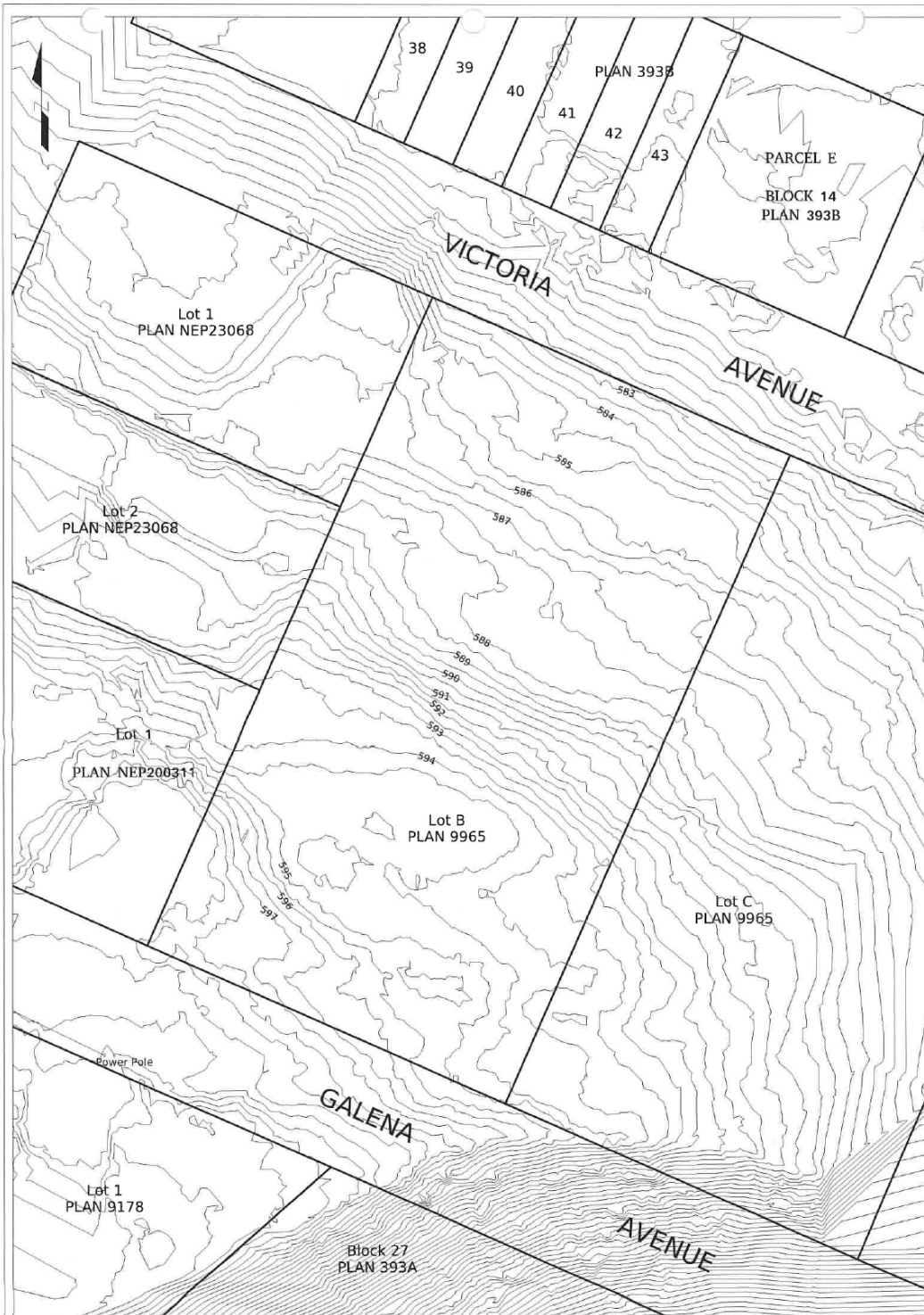
Attached is our invoice for services provided to date. We thank you for choosing to us & thank you for the business.

Yours Truly,



David T. Russell P.Eng
T.W. Developments Inc.

TOPOGRAPHY



Topographic Survey
LOT B DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 9965
File 2262

Darrin
Connatty
13K19I

Digitally signed by
Darrin Connatty 13K19I
cn=Darrin Connatty 13K19I, ou=
Verily ID as www.janest.com/UKJP,
dn#/id=13K19I, o=BC Land
Surveyor, c=CA
Date: 2022.08.15 11:43:46 PDT

Survey Date July 15, 2022
Map Date August 15, 2022
Scale 1:500
Coordinates UTM 11N NAD83 HT2

EXPENSES

Property Taxes:

2023

\$1,092.09



RDCK MAP



RDCK Property Report

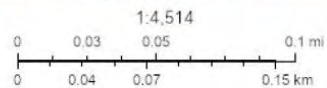
Area of Interest (AOI) Information

Area : 1.36 acres

Jul 5 2023 15:43:11 Pacific Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels
-  Address Points



Maxar

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00252.020	013-049-496		Vacant Residential Less Than 2 Acres	NEP9965

#	LTO Number	Lot	Block	District Lot	Land District
1	CA8451619	B	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT B PLAN NEP9965 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	1.36	ACRES	1.36

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	1.36

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	1.36

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	1.36

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	1.36

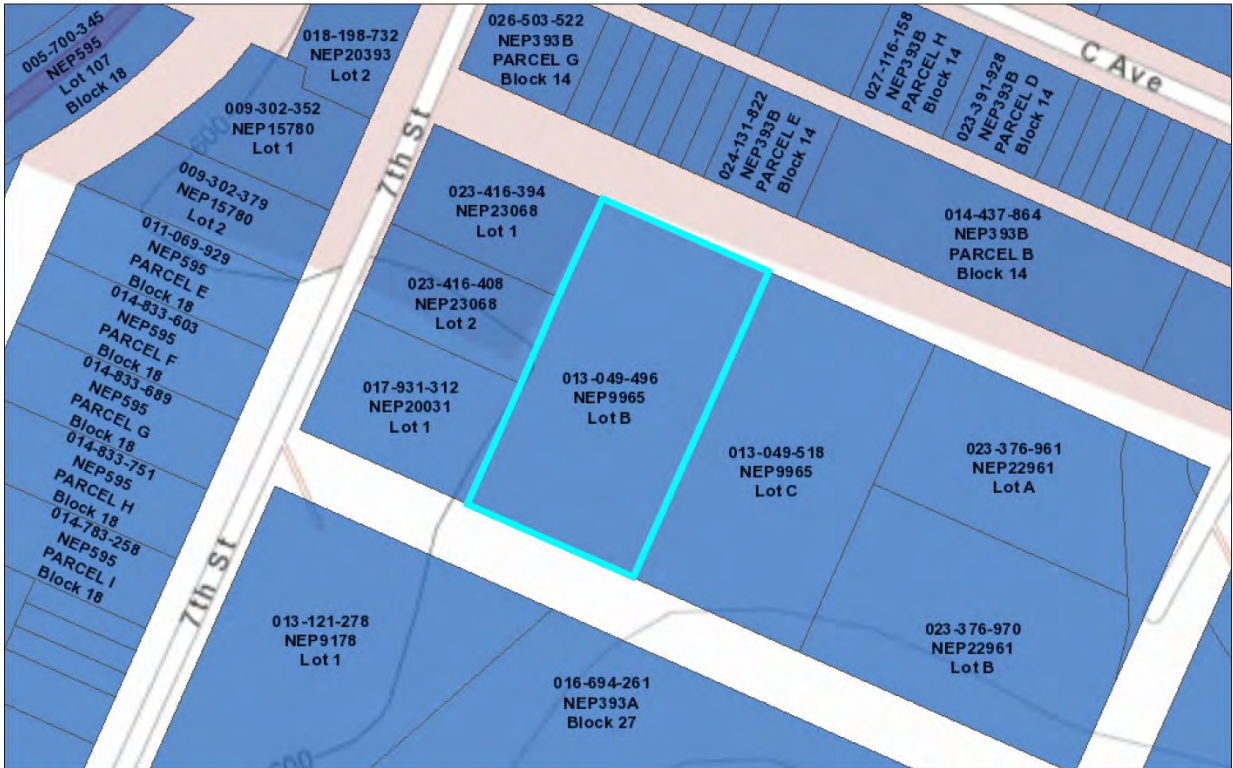
Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	1.36

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

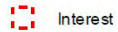
LTSA MAP

Lot B Victoria Ave LTSA Map



July 5, 2023

WARNING: MAP IS NOT PRINTED TO SCALE



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

ZONING

ZONING REGULATIONS

R-1 – SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

Permitted Uses

- a. Single Family Dwelling and Two Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House, subject to the requirements of section 2.13.

Site Area and Frontage

- a. Site area (minimum) - 765m²
- b. Street Frontage (minimum) - 22m or 1/10 of lot perimeter, whichever is greater

Height

- a. Building height (maximum) - 10m

Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	600m	2 min
Shopping	Front Street, Kaslo	1.4	5 min
Airport	West Kootenay Regional Airport, Castlegar	111	1 hr 35 min
	Trail Regional Airport	148	2 hr 4 min
Major Cities	Nelson, BC	69.9	1 hr 5 min
	Spokane, WA	308	4 hr 11 min
	Kelowna, BC	333	4 hr 45 min
	Cranbrook, BC	228	3 hr 38 min
	Calgary, AB	605	7 hr 13 min
	Vancouver, BC	757	8 hr 33 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	1	5 min
	North Kootenay Lake Community Services	1.4	5 min
	Kootenay Boundary Regional Hospital, Trail	140	2 hr
	Kootenay Lake Hospital, Nelson	69.5	1 hr 3 min
Dentist	Kootenay Lake Dental Clinic, Nelson	70.1	1 hr 6 min
	Nelson Ave Dental Clinic, Nelson	67.8	1 hr
	Silverton Dental Clinic, Silverton	51.8	51 min
Postal Services	Canada Post, Kaslo	1	4 min
Library	Kaslo and District Public Library	1.3	4 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
Highest 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.

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.

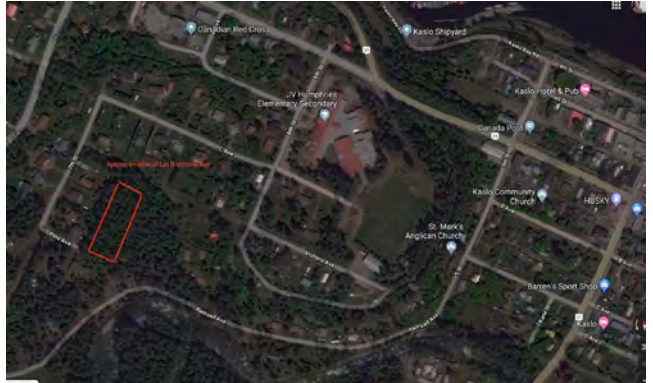
Economy

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

Sarah Desmeules, Realtor: <http://kootenaybc.com/>

Village of Kaslo: <http://www.kaslo.ca/>

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc.

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays

Bags must have an orange tag sold by either the Village Office or Barren's sports shop. 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 bag/ 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

Satellite TV Providers:

Shaw: <https://www.shaw.ca>

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>