

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

436 B AVENUE
KASLO, BC

\$748,000



DETAILS

Nestled on a picturesque street in the enchanting village of Kaslo, BC, this captivating heritage home, originally constructed in 1897, exudes timeless charm. Preserving the essence of its history, the upper floor is approx. 1000 sq ft and showcases features such as the original doors, trim, built-in cabinetry, a quaint dumbwaiter, and an antique clawfoot bathtub. With one bedroom, one bathroom, and lofty ceilings throughout, the upper floor offers a comforting and spacious ambiance. It has previously served as a popular BnB and can easily be transformed back into a separate suite.

The lower level spans approx. 1000 sq ft and is flooded with natural light streaming through its generous windows. It comprises two bedrooms, an office/den, open living kitchen and dining areas, a laundry room, and a mudroom. A 5 ft crawl space offers ample storage options and houses the utilities, leaving more space in the main living areas. Patio doors open to the charming lower side yard with a delightful rock garden and patio, providing a stunning visual experience and a tranquil sanctuary for the mind. The fully fenced back yard includes a workshop with a single attached carport and extra parking. Discover the flexibility to tailor the spaces to your preferences. Situated just minutes away from Kootenay Lake beaches, Kaslo River trails, downtown shopping and restaurants, this remarkable home ensures a delightful lifestyle.

MLS: 2471446

Size: 100'x110' / 0.25 acres

Services: municipal water, sewer, hydro, high speed internet, telephone and satellite tv available



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.

436 B AVE KASLO

Area-Jurisdiction-Roll: 21-533-00115.250



Total value **\$696,000**

2023 assessment as of July 1, 2022

Land \$175,000

Buildings \$521,000

Previous year value \$607,000

Land \$156,000

Buildings \$451,000

Property information

Year built	1901
Description	1.5 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	11000 Sq Ft
First floor area	1,090
Second floor area	232
Basement finish area	900
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

PARCEL G, BLOCK 10, PLAN NEP393, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOT 29 & PCL B (SEE P11142), SEE CA7462613)

PID: 030-761-123

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

2023-06-07, 10:12:16

File Reference:

Requestor: Sarah Desmeules

Declared Value \$480000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

CA7701209
CA7462613

Application Received

2019-08-22

Application Entered

2019-08-26

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area
Kaslo, Village of

Description of Land

Parcel Identifier: 030-761-123

Legal Description:

PARCEL G (BEING A CONSOLIDATION OF LOT 29 AND PARCEL B (SEE P11142), SEE CA7462613) BLOCK 10 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393

Legal Notations

NONE

Charges, Liens and Interests

Nature:

EASEMENT

Registration Number:

KT165772

Registration Date and Time:

2002-09-20 09:58

Remarks:

APPURTENANT TO LOTS 33 & 34 BLOCK 10 KD PLAN 393
PART FORMERLY PARCEL B (SEE P11142) BLOCK 10 PLAN 393

Nature:

MORTGAGE

Registration Number:

CA7701210

Registration Date and Time:

2019-08-22 11:56

Registered Owner:

KOOTENAY SAVINGS CREDIT UNION
INCORPORATION NO. FI36

TITLE

TITLE SEARCH PRINT

2023-06-07, 10:12:16

File Reference:

Requestor: Sarah Desmeules

Declared Value \$480000

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: June 7 2023

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

ADDRESS: 436 B Avenue Kaslo BC V0G1M0 (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?		AD		
B. Are you aware of any existing tenancies, written or oral?		AD		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		AD		
D. Is there a survey certificate available?		AD		
E. Are you aware of any current or pending local improvement levies/charges?		AD		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		AD		

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?		AD		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	AD			

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BUYER'S INITIALS

AD	CB	
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SELLER'S INITIALS

BC1002 REV. JAN 2023

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PROPERTY DISCLOSURE STATEMENT

Authenticsign ID: 65F6DB8A-6905-EE11-907B-6045BDED185F

June 7 2023

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 436 B Avenue

Kaslo

BC V0G1M0

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)?				AD
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input 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?		AD		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		AD		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				AD

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	AD			
B. To the best of your knowledge, is the ceiling insulated?	AD			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		AD		
D. Has a final building inspection been approved or a final occupancy permit been obtained?				AD
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				AD
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		AD		
G. Are you aware of any structural problems with any of the buildings?		AD		
H. Are you aware of any additions or alterations made in the last 60 days?		AD		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		AD		
J. Are you aware of any problems with the heating and/or central air conditioning system?		AD		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		AD		
L. Are you aware of any damage due to wind, fire or water?		AD		

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BUYER'S INITIALS

AD	CB	
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 65F6DB8A-6905-EE11-907B-0045BDED1B5F

June 7 2023

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 436 B Avenue Kaslo BC V0G1M0

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: 14 _____ years)		AD		
N. Are you aware of any problems with the electrical or gas system?		AD		
O. Are you aware of any problems with the plumbing system?		AD		
P. Are you aware of any problems with the swimming pool and/or hot tub?				AD
Q. Do the Premises contain unauthorized accommodation?		AD		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		AD		
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.)		AD		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		AD		
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)		AD		
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)		AD		
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?		AD		

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?		AD		
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BUYER'S INITIALS

AD	CB	
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 05F6DB8A-6905-EE11-907B-6045BDED1B5F

June 7 2023

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 436 B Avenue Kaslo BC V0G1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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>		<input checked="" type="checkbox"/>		
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?		<input checked="" type="checkbox"/>		

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.

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.

*PREC represents Personal Real Estate Corporation

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BC100Z REV. JAN 2023

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EXPENSES

Property Taxes:

2023

\$4,417.48 / year with no grants



Municipal Water/Sewer:

2023

\$771



Insurance (Western Financial):

2023

\$1,419 / year



Hydro (FortisBC):

2023

\$519/month equal payment plan



Internet & TV (Telus):

2023

\$59 / month

*KIN is available



RENOVATION HISTORY/INFO

2 story home, wood frame construction on concrete foundation. 5 ft insulated crawl space.

First Floor: 8 ft 8 inch ceiling height / Second Floor: 10 ft. 4 inch ceiling height

Many renovations and landscaping (most since 2010 cost. \$150,000+)

The house was lifted and levelled with a new foundation and crawl space created in 2010. Insulated (R30) crawl space with concrete floor. New floor joists installed as required.

Plumbing: New ABS and Pex plumbing installed throughout the house. Both hot water tanks (one per floor) 2011

Electrical: 200 amp service

Insulation: The exterior walls of the house were re-insulated with fibre glass and the attic re-insulated with cellulose fibre. R5 solid insulation was added to exterior of the lower floor walls when the lower level was resided with new cedar siding 2011

Windows: High efficiency Pella windows have been installed on both levels. 2010

Flooring: Solid wood floors have been installed on both levels. Local fir on the second floor and Birch (Cherry finish) on the first floor. On the first floor, 4 areas are tiled (kitchen, bathroom, laundry & entry) with electric in-floor heating. 2011

Roof: Re-shingled with cedar shakes in 2009.

Heating: All heating is electric. The first floor has a mix of in-floor and baseboard heating. The second floor is heated by an electric forced air furnace dated 2022 (located in the crawl space). The second floor has its own thermostat.

Drywall, trim and doors: New drywall was installed in the lower level of the house during the renovations. A double level of drywall with styrofoam insulation was added to the ceiling. New fir baseboards, door and window casings, as well as new doors were installed on the lower level. 2012
Created larger bedroom on lower floor and created closet space. Removed lower floor wall dividing upper and lower floor. 2023

Central Vacuum: outlets, hoses and attachments are located on both levels

Out buildings: 12ft. X 16ft insulated garage/workshop and attached car port.

Landscaping: The yard has been completely re-landscaped since 2012. Some underground water lines have been installed for irrigation. Back yard newly fenced in 2020 – 6ft treated cedar

Sewer: Tied into sewer system in 2021. Cement tank in yard was not required to be removed, but was caved in and filled with gravel

Title & Easement: There is an easement that allowed the neighbouring building (The Community Church) to build its septic field on the property. It's located under the gravel area in the backyard.

Building Permits:

2010 to raise the house and construct a new foundation and crawl space.

2011 to construct the additional retaining wall and concrete patio at the front of the house.

2021 to tie into sewer

RENOVATION HISTORY/INFO



Above: The S.H. Green house, designed by a California architect, failed to provide anything akin to adequate weather insulation. Long ago its attractive porch was closed in to keep out the Canadian cold.

Opposite page, top: The "1898 Building" has, through its long career, served as a bakery, apartment house, and church. In 1976, it was purchased privately and returned to its present attractive state. Opposite page, bottom: In 1977, the citizens of Kaslo received the National Heritage Canada Award and the Park and Tilford Troops for Community Reaffirmation for the Langham Cultural Centre. Built in 1893, this sturdy structure survived the silver boom as a rooming house and office building, then went on to operate as a bank and hotel works. Today it is a hub of the community and houses a theatre, gallery, and two floors of studios and offices.

Illustrations by Dianne Berne

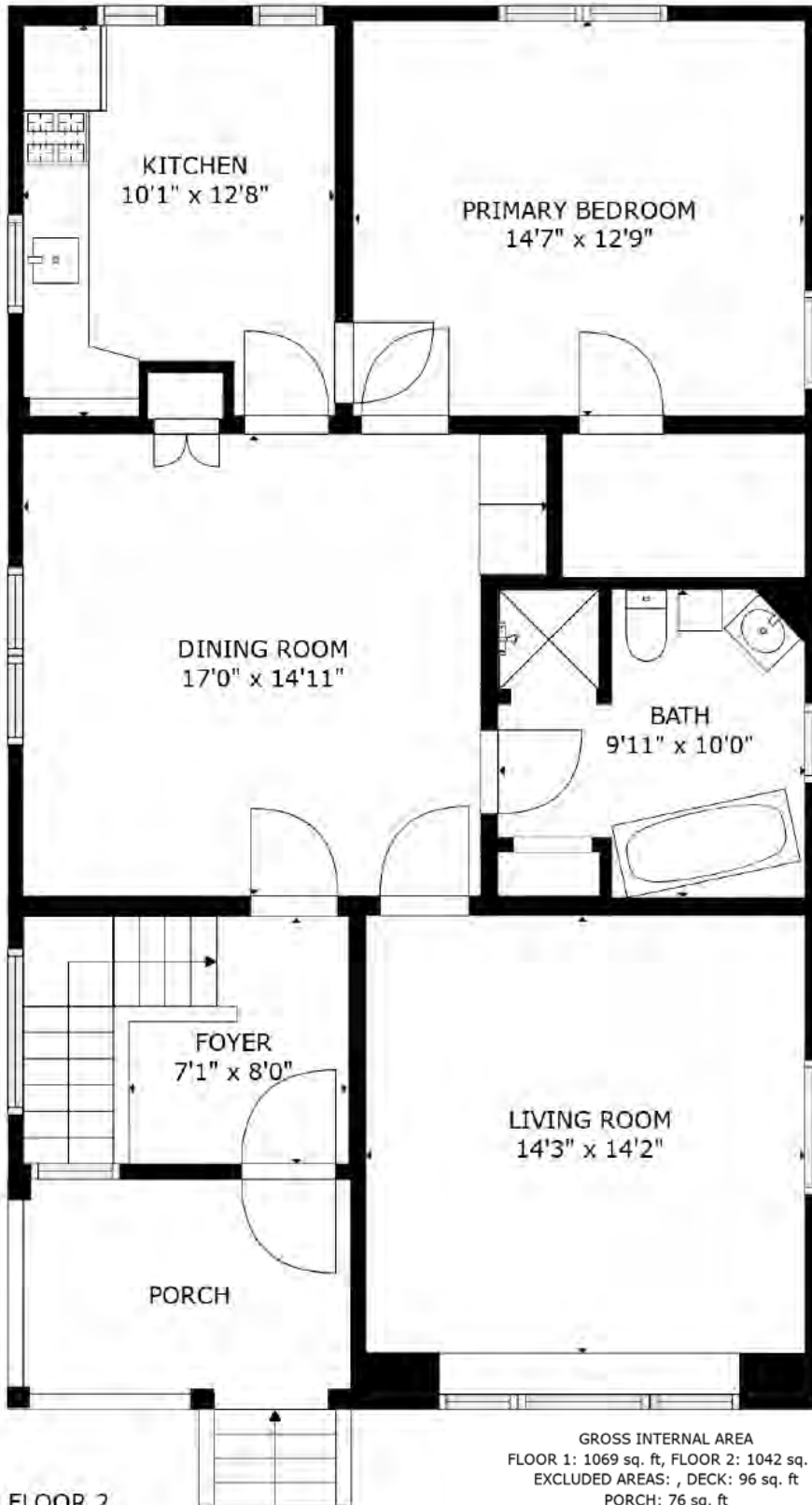
An Artist's Portrait of Kaslo Yesteryears

KOOTENAY KEEPSAKES

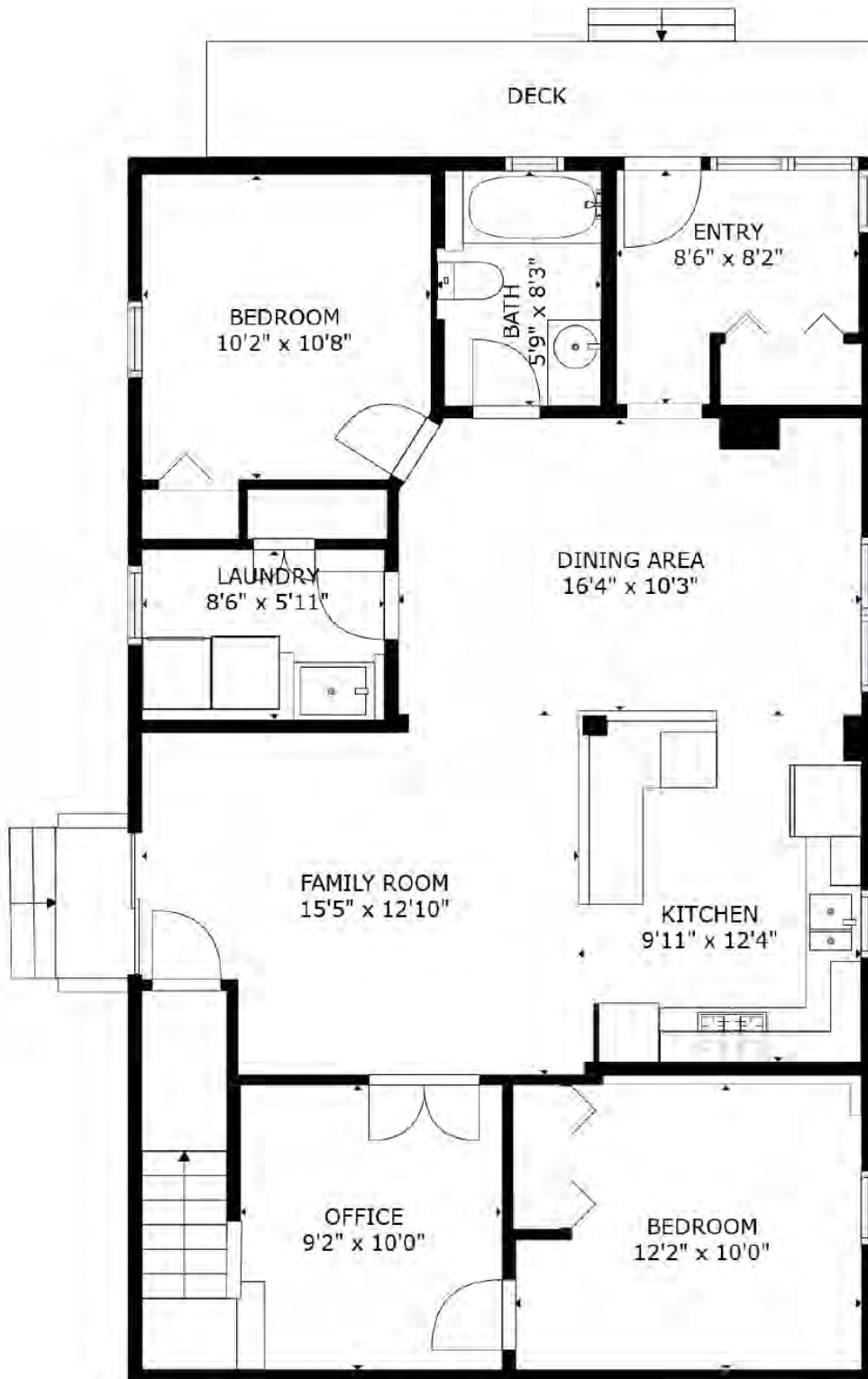


Samuel Green family of Kaslo, children are Howard (left), Rowland and Edith Ray. [RBCA](#) ca1904. Ray Goodwin photo.

FLOORPLANS - UPPER



FLOORPLANS - LOWER



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1069 sq. ft, FLOOR 2: 1042 sq. ft
EXCLUDED AREAS: , DECK: 96 sq. ft
PORCH: 76 sq. ft
TOTAL: 2111 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.25 acres

Mar 23 2022 17:34:43 Pacific Daylight 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	0.25	-
Civic Address	1	-	-
Electoral Areas	1	0.25	-
Fire Service Areas	1	0.25	-
Water Systems	1	0.25	-
Zoning	1	0.25	-
Official Community Plan	1	0.25	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00115.250	030-761-132	436 B AVE.	Residential Dwelling with Suite	NEP393

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7701209	-	10	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	-	11000	SQUARE FEET	0.25

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00115.250	-	436	B AVE	436 B AVE	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.25

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.25

Water Systems

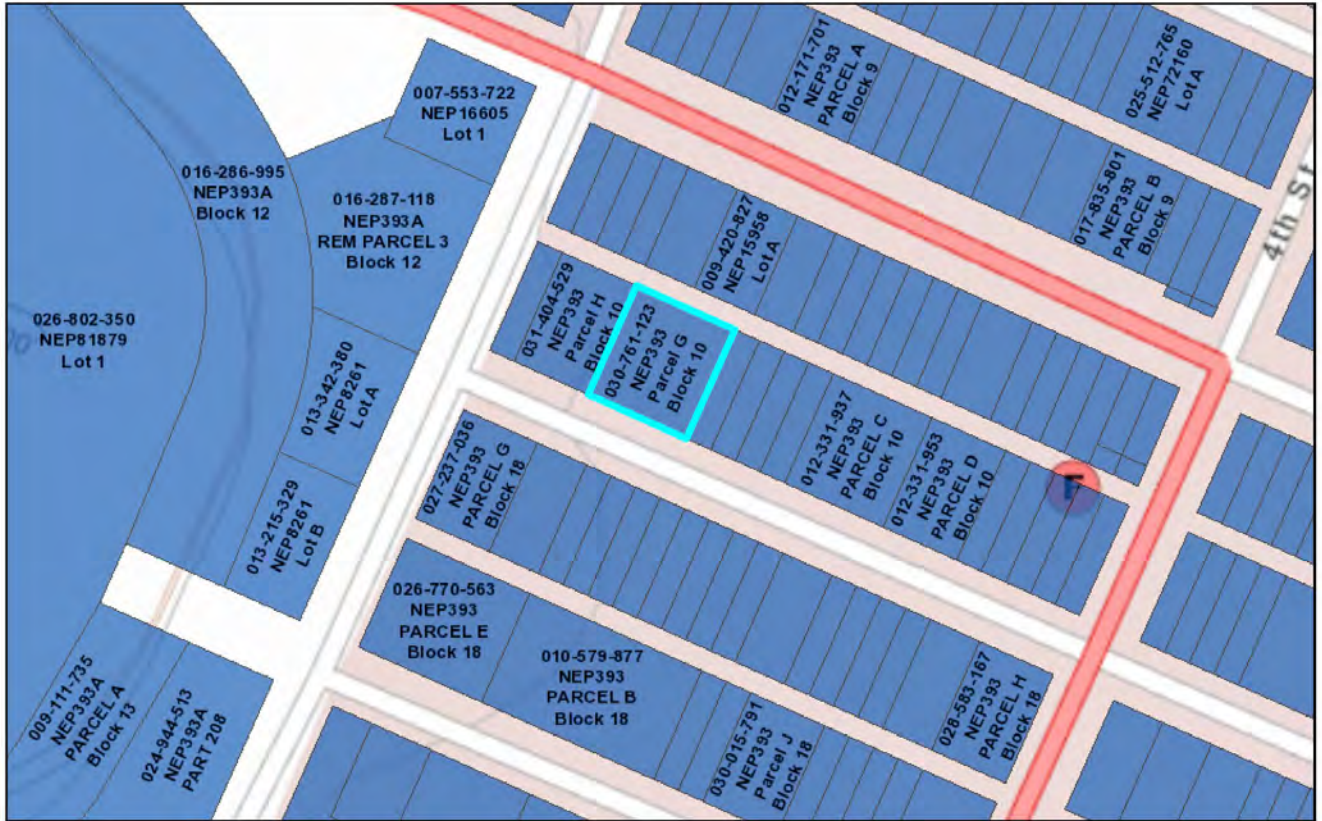
#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.25

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	RM1	Multiple Residential	Village of Kaslo	1130	0.25

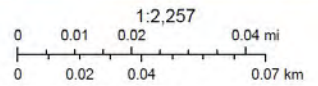
LTSA MAP

436 B Ave LTSA Map



March 23, 2022

- Parcels By Class
- Absolute Fee Book
 - Common Ownership
 - Return To Crown
 - Primary
 - Air Space
 - Building Strata
 - Park
 - Crown Subdivision
 - Interest Parcels
 - Subdivision
 - Bare Land Strata
 - Road
 - Part of Primary



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
Copyright 2018 LTSA4

UTILITIES MAP

Utilities



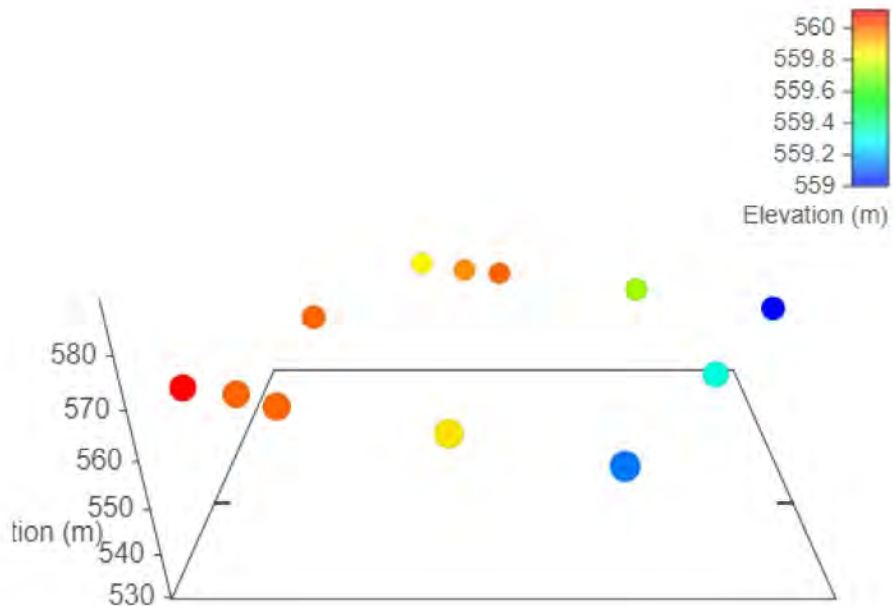
Legend

-  Hydrant
-  Stand Pipe
-  Other
-  Valves
-  Main Line
-  Water Service Connections
-  Streams and Shorelines
-  Lakes and Rivers
-  NON RDCK
-  RDCK OWNED
-  RDCK Roads
-  Cadastre - Legal Parcels
-  Civic Address

ELEVATION



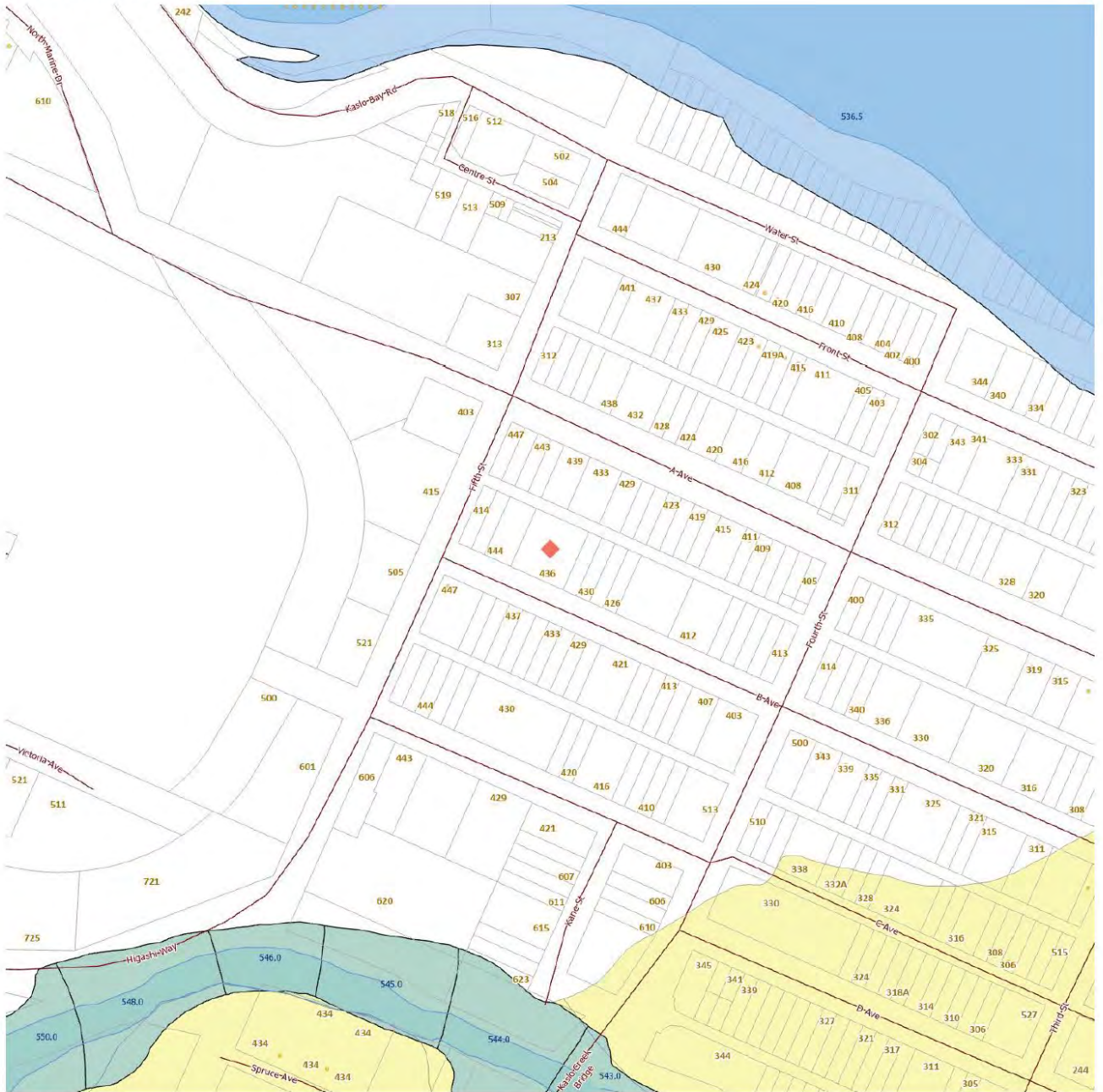
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 560.11 m | Min Elevation: 559.00 m | Difference: 1.11 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slokan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK Roads
- Civic Address

ZONING

ZONING REGULATIONS

3.3 RM-1 – MULTIPLE RESIDENTIAL

3.3.1 Permitted Uses

- a. Multiple Dwelling
- b. Single Family and Two Family Dwelling subject to the regulations in the R-1 Zone
- c. School, Church, Hospital, Personal Care Facility and Day Care
- d. Public Buildings and Uses
- e. Accessory Uses and Buildings
- f. Home Occupation
- g. Bed and Breakfast, subject to the regulations in section 2.9.

3.3.2 Site Area and Street Frontage

- a. Site area (minimum) **1000m²** with a minimum frontage
- b. Street Frontage (minimum) **22m or 1/10 of lot perimeter**, whichever is greater

3.3.3 Density

- a. **Number of units** (maximum) **60 units/gross hectare** with surface parking
75 units/gross hectare with underground parking

3.3.4 Height

- a. Building height (maximum) **12m**

3.3.5 Setbacks and Projections

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

3.3.6 Site Coverage and Parking

- a. Site coverage (maximum) **40%**

ZONING

- 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

3.3.7 Amenity Areas

The following minimum amenity areas must be provided for each dwelling unit in a multiple dwelling:

- a. bachelor/studio units 10 m²
- b. 1 bedroom 15 m²
- c. 2 bedroom 20 m²
- d. 3 bedroom 30 m²
- e. 4 bedroom and over 40 m²

PICTURES - EXTERIOR



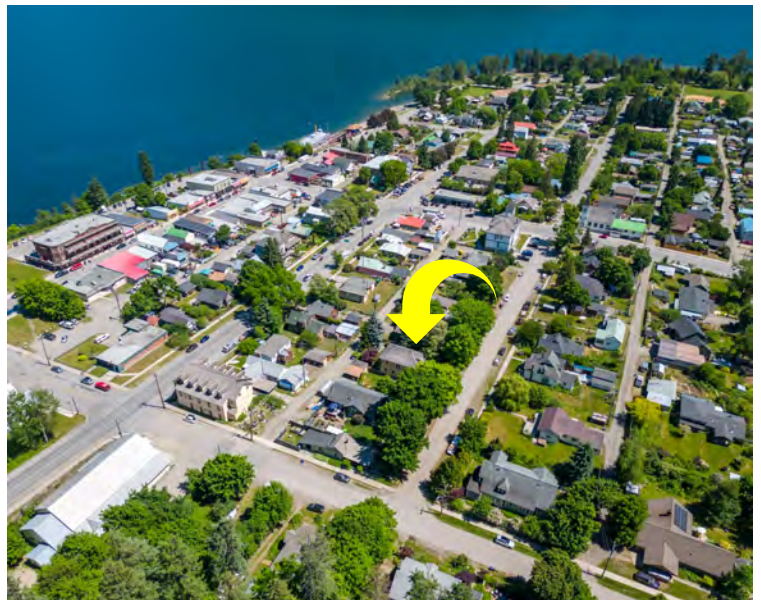
PICTURES - UPPER



PICTURES - LOWER



PICTURES - LOWER



RESOURCES

Sarah Desmeules, Realtor: <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>