

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

429 A AVENUE
KASLO, BC

\$398,000



DETAILS

Renovated 2BD 1BA house located on A Ave in lower Kaslo BC. Walking distance to everything: shopping, beaches, river trails, school. In a mixed use zoning of commercial and residential you can live, work and play. A great little house perfect for retirement (it's all on one level), investment/income potential, starter home or seasonal place. Lots of upgrades like new concrete perimeter, new asphalt shingles, flooring, wiring, plumbing, painting, connecting to sewer, main waterline to house replaced, workshop in the back. New hot water tank, new wood stove are another couple of new features. Easy to show so contact your REALTOR® for more information and to book a showing.

MLS: 2467586 Size: 0.09 acres

Services: Hydro, Internet, Telephone, Sewer, Water

TITLE

TITLE SEARCH PRINT

2022-09-09, 17:25:45

File Reference:

Requestor: Kul Nijjar

Declared Value \$225000

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

NELSON

Land Title Office

NELSON

Title Number

CA9404386

From Title Number

XF13934

Application Received

2021-10-01

Application Entered

2021-10-05

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

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

Parcel Identifier:

010-547-126

Legal Description:

LOT A DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 13770

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.

429 A AVE KASLO

Area-Jurisdiction-Roll: 21-533-00109.010



Total value **\$189,000**

2022 assessment as of July 1, 2021

Land \$106,000

Buildings \$83,000

Previous year value \$152,300

Land \$92,600

Buildings \$59,700

Property information

Year built	1925
Description	1 STY house - Basic
Bedrooms	2
Baths	1
Carports	
Garages	
Land size	3900 Sq Ft
First floor area	840
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 A Plan NEP13770 District Lot 208 Land District 26
PID: 010-547-126

Sales history (last 3 full calendar years)

Jul 9, 2021 \$225,000

Manufactured home

Width
Length
Total area

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: September 11 2022

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

ADDRESS: 429 A Ave Kaslo BC V0G1M0 (the "Premises")

<p>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.</p>	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

<p>A. Please indicate the water system(s) the Premises use:</p> <p><input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)</p> <p><input type="checkbox"/> I have a private groundwater system (e.g., well)</p> <p><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)</p> <p><input type="checkbox"/> Not connected</p> <p>Other _____</p>				
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

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

September 11 2022

DATE OF DISCLOSURE

ADDRESS: 429 A Ave

Kaslo

BC Y003M0

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 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?		✓		
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

PROPERTY DISCLOSURE STATEMENT

September 11 2022

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 425 A Ave Kaslo

BC V001M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts, e.g., security systems, water purification, etc?.		<input checked="" type="checkbox"/>		
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.)		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<input checked="" type="checkbox"/>		
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)		<input checked="" type="checkbox"/>		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m ³ or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)			<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

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?		<input checked="" type="checkbox"/>		
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BUYER'S INITIALS

GM		
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SELLER'S INITIALS

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BC1802 REV 04/2022

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CREA REALTOR®

PROPERTY DISCLOSURE STATEMENT

September 11 2022

DATE OF DISCLOSURE

ADDRESS: 429 8 Ave

Kaslo

BC V08100

4. GENERAL

	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? 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.		✓		
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		✓		

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

31 - Back porch over door put on without permit

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.

Glen McRae

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.**

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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BC-012-001 MAY 2022

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CREA REALTOR®

EXPENSES

Property Taxes:

2022

\$1299.65



Municipal Water:

2022

\$350 / year



Insurance (Hub Insurance Nelson,

Commercial Policy):

2022. \$ 2570/ year



Hydro (FortisBC):

2021

\$ unknown property has been vacant



Internet providers: Kaslo Info Net (www.kin.bc.ca) or Telus or StarLink

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

UPGRADES

2022

- New 3/4" municipal water line from sidewalk to house. Upgrade plumbing to 1/2" pex.
- New drains.
- New hot water tank.
- Sewer hookup
- New 200 amp service.
 - 100 amp subfeed to shop.
- New wiring in house.
 - Connections done by Pace Electric
 - Concrete outer perimeter.
- R12 insulation in walls. R 20ish in ceiling.
- New Laundry washer dryer.
- New wood stove and chimney.
 - WETT inspection completed.
- Shop insulated R12.
- New Roof asphalt on shop.
- Electric base board heat in house and shop

WETT INSPECTION



INSPECTION REPORT



REDPOINT
Chimney Services

www.redpointchimney.com
Louis Julig
(250) 354-3489
redpointchimney@gmail.com

Requested by: Glen Mcrae
Location: 429 A Ave Kaslo BC
Reason for inspection: New instal
Level of Inspection 1 2 3 Date: May 26, 2022 Manual available: Appliance Venting

Wood Burning Appliance: Type: FS Woodstone Mfg: SBI/Drolet Model: ESCAPE 1800
SN 15962 Standard SC27 EPA y Listed by ETL Flue collar size: 6"
Installed in: home Location: living room By: Glen Date: May 2022
Mobile home approved NA Alcove approved: NA Outdoor Air Connection: Required

Connected by Flue Pipe Pellet Vent or Liner: Type Duravent DVL Required Clearance: 18" 6" 1" Length: ~5ft
Fastening ok Elbows d Expansion ok Rise ok Termination ok

Chimney: NA Masonry NA with S/S Jiner F-B Flue Size: 6" Brand: Duravent DCP2 Height above roof ok
Condition (shell, liner, flashing) good Cleanout na Approx. Age new Rain cap/Crown yes
Clearances 2" Enclosed or hidden areas na (UTI) Footings/braces NA

Appliance: Clearance for combustible walls, mantles, ceiling: rear 6", side 17"

Ember Protection: Material tile Loading side 18" or more Other sides 8" or more

Heat Protection below: Required Non-combustible surface

Shielding: NA Reduction achieved: 50% 60%

Smoke Alarm NA Carbon Monoxide Alarm NA Fire Extinguisher UTI

System Complies with Applicable Code Requirements

Comments on non-compliance:
d

Thank you, Louis Julig Louis Julig, WETT 8138

Date: May 26, 2022

PLOT PLAN

21-CK-R37

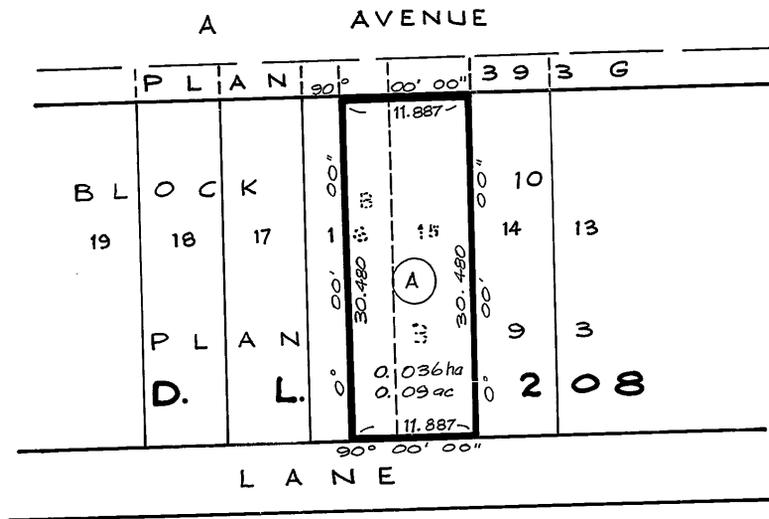
EXPLANATORY PLAN OF PLAN 13770
LOT 15 & PARCEL B (SEE 148788)
OF LOT 16, BLOCK 10
PLAN 393
DISTRICT LOT 208
KOOTENAY DISTRICT.

DEPOSITED IN THE LAND
 TITLE OFFICE AT NELSON, B.C.
 THIS 2 DAY OF JULY, 1981.

A.M. Mason
 REGISTRAR *pd*



BEARINGS ARE MAGNETIC, DERIVED FROM PLAN 393.

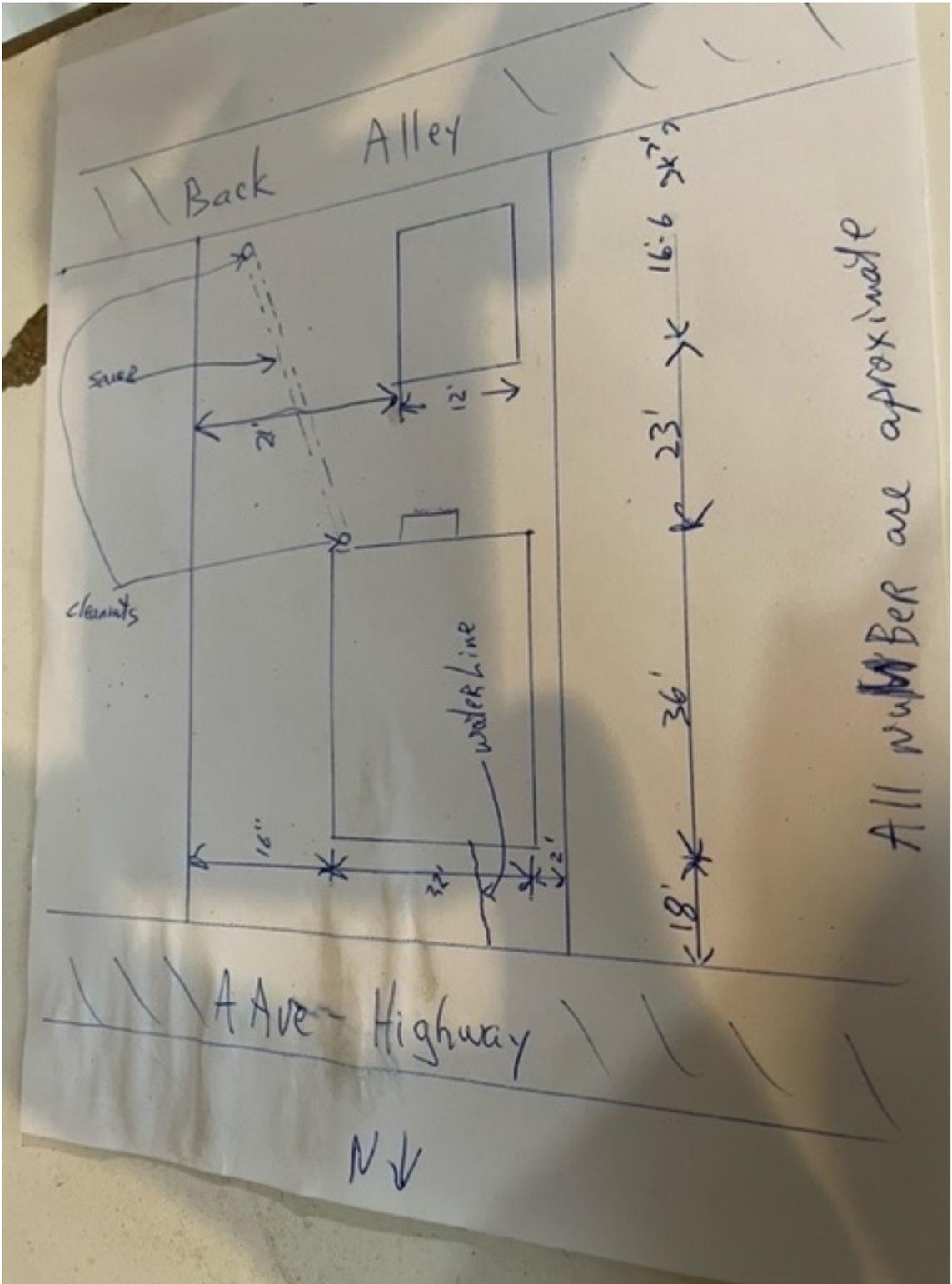


CERTIFIED CORRECT THIS 25TH
 DAY OF JUNE, 1981.

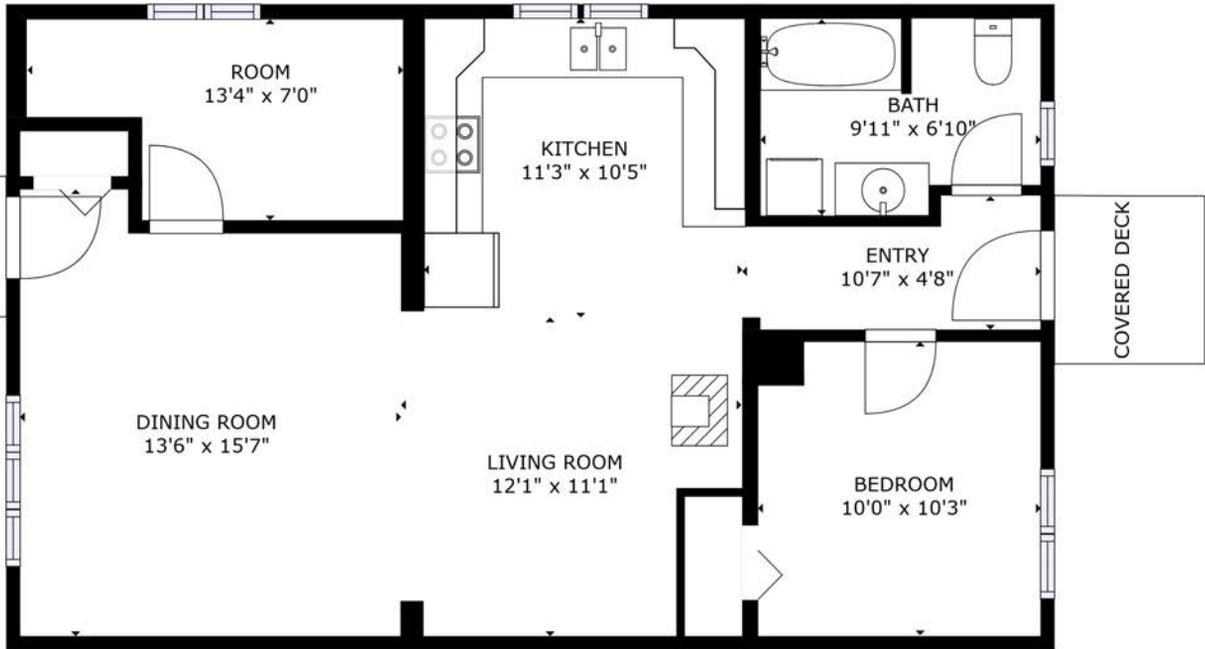
G. Steino
 B.C.L.S.

THIS PLAN LIES WITHIN THE CENTRAL KOOTENAY REGIONAL DISTRICT.

LOT DRAWING



FLOOR PLAN



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 778 sq. ft. EXCLUDED AREAS:
DECK: 31 sq. ft. PORCH: 30 sq. ft.
TOTAL: 778 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00109.010	010-547-126	429 A AVE, KASLO	Single Family Dwelling	NEP13770

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9404386	A	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP13770 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	3900	SQUARE FEET	0.09

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00109.010	-	429	A AVE	429 A AVE	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.09

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.09

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.09

Zoning

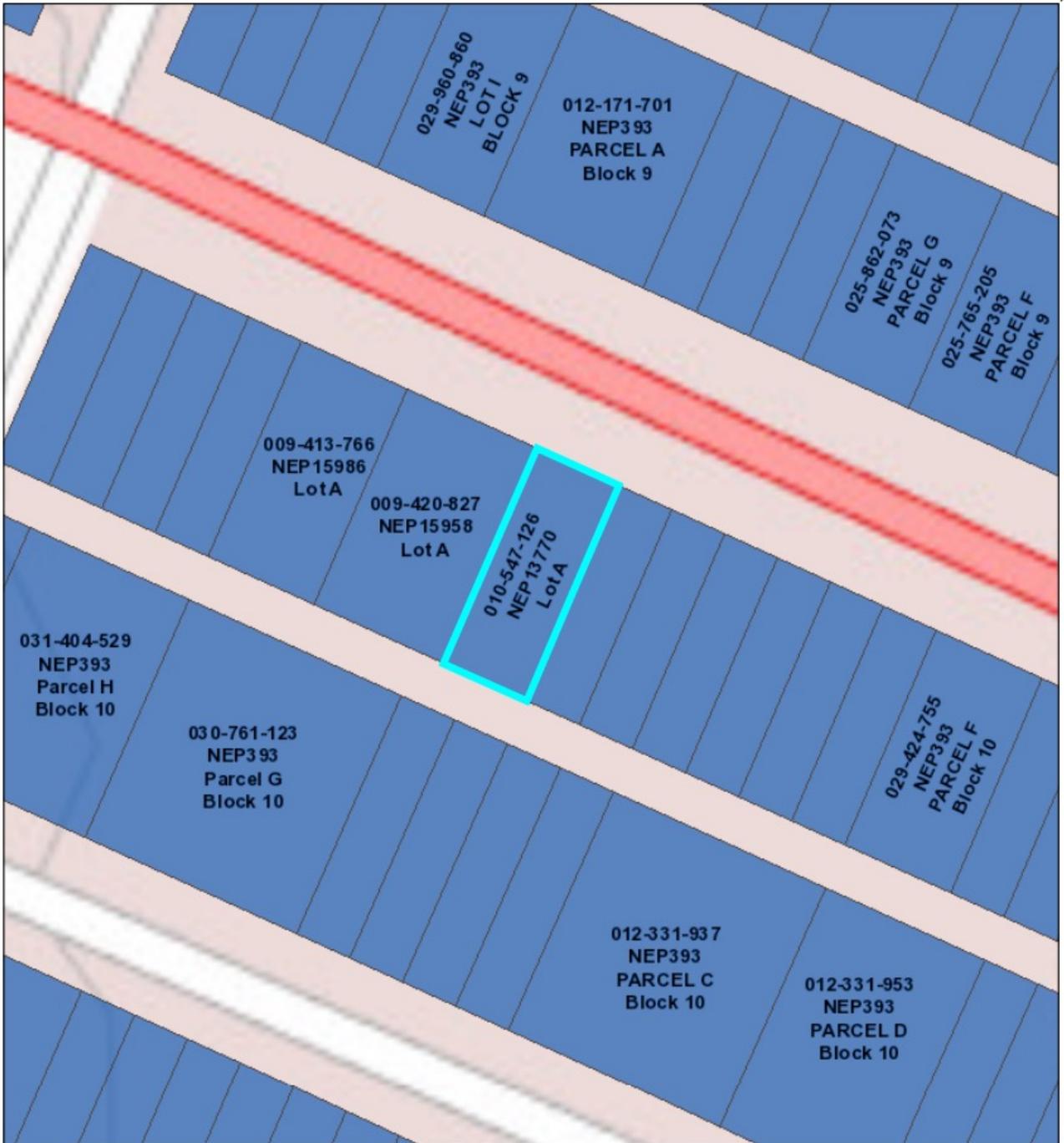
#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C2	Central Business District	Village of Kaslo	744	0.09

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	CC	-	1098	YES	0.09

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

LTSA MAP



September 11, 2022

WARNING: MAP IS NOT PRINTED TO SCALE

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

SUMMARY

429 A AV Kaslo BC

PID	010-547-126
Registered Owner	G-*
Legal Description	LOT A DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 13770
Plan	NEP13770
Zoning	C2 - Central Business District Zone
Community Plan(s)	OCP: CC - Core Commercial, not in ALR



Year Built	1925	Structure	SINGLE FAMILY DWELLING
Lot Size	3878.83 ft ²	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	559.00 m	Min Elev.	557.08 m
Floor Area	840 Ft ²	WalkScore	50 / Car-Dependent
TransitScore	-	Annual Taxes	-

ASSESSMENT

	2021	%	2022
Building	\$59,700	↑ 39.03	\$83,000
Land	\$92,600	↑ 14.47	\$106,000
Total	\$152,300	↑ 24.10	\$189,000

APPRECIATION

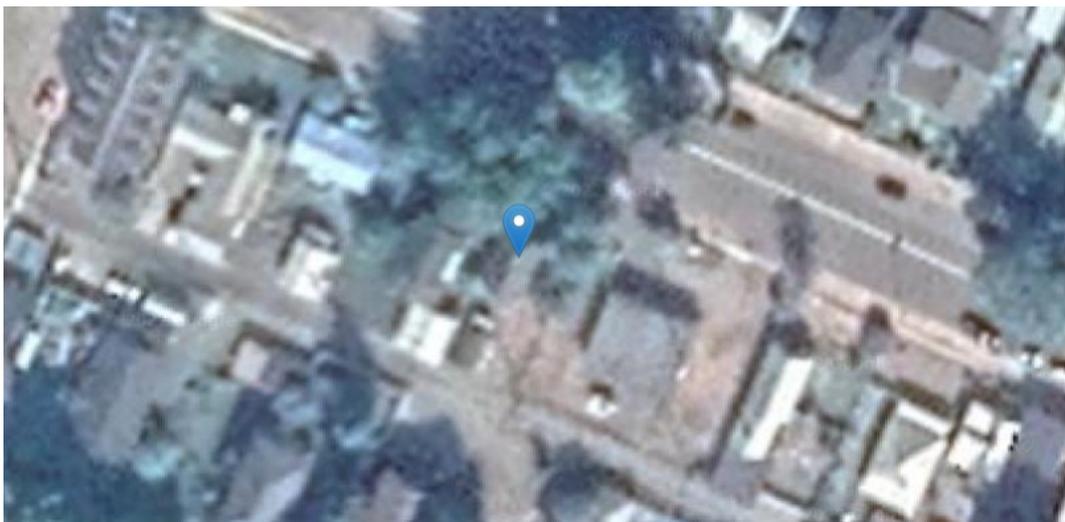
	Date	(\$)	% Growth
Assessment	2022	\$189,000	↓ -16.00
Sales History	01/10/2021	\$225,000	↑ 800
	12/06/1992	\$25,000	0
	12/06/1992	\$25,000	-

DEVELOPMENT APPLICATIONS

-

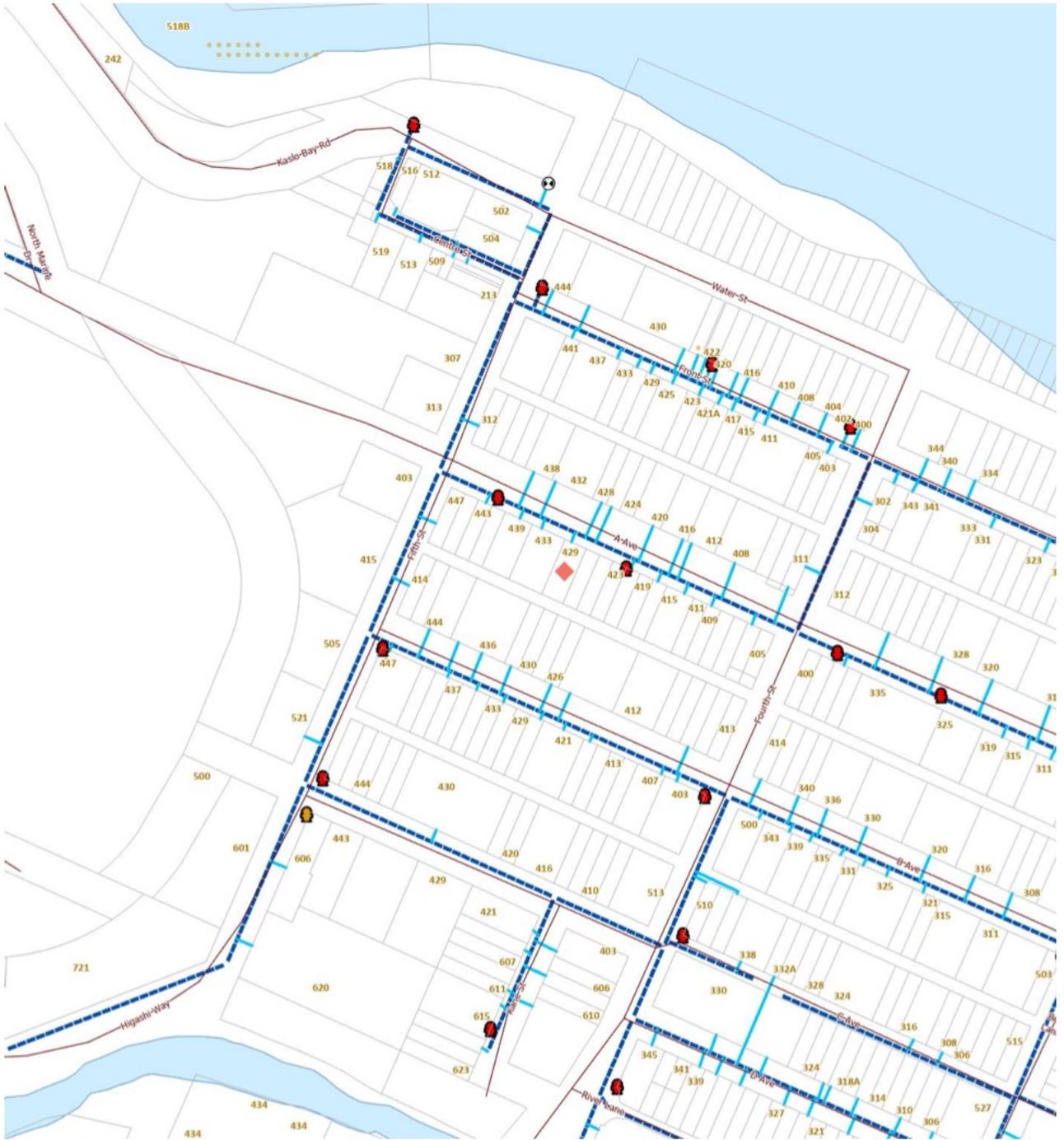
SCHOOL CATCHMENT

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



UTILITIES MAP

Utilities



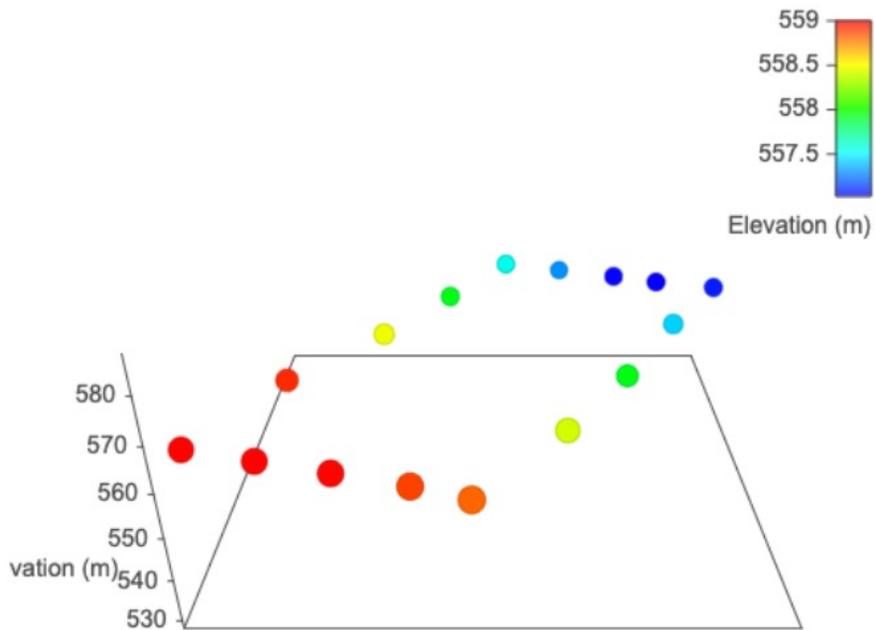
Legend

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

ELEVATION



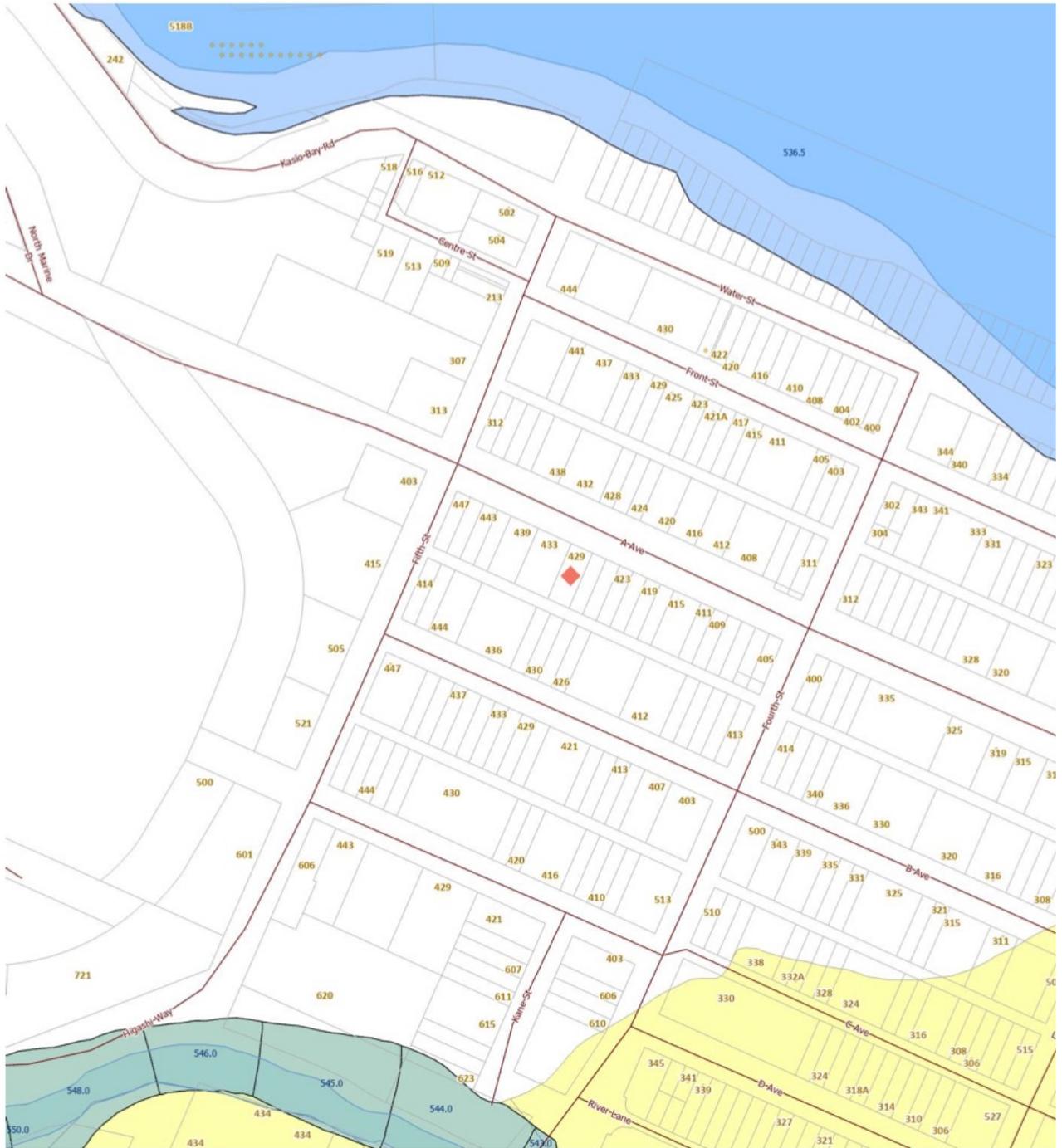
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 559.00 m | Min Elevation: 557.02 m | Difference: 1.98 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

R-1/C2 –COMMERICAL & 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/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

Lots created by Subdivision

- a. Single Family Dwelling:
 - i) Site area (minimum) – 464 square metres (4,994.5 square feet)
 - ii) Street Frontage (minimum) – 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
 - i) Site Area (minimum) – 765 square metres (8,234 square feet)
 - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

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

ZONING

3.5 C-2 – CENTRAL BUSINESS DISTRICT

3.5.1 Permitted Uses

- a. **Retail**
- b. **Office**
- c. **Service**
- d. **Recreation and Entertainment**
- e. **Restaurant** (may hold a food primary licence under the Liquor Control and Licensing Act)
- f. **Neighbourhood Pub**
- g. **School**
- h. **Light Industrial** and **Parking Area**
- i. **Church, Hospital, Personal Care Facility** and **Day Care**
- j. **Public Buildings and Uses**
- k. **Accessory Uses and Buildings**
- l. Uses permitted in the **C-1 Zone, Waterfront Commercial** and **RM-1 Zone, Multiple Residential**, subject to the respective regulations applicable in those zones

3.5.2 Site Area and Street Frontage

- a. **Site area** (minimum) **765m²**
- b. **Street Frontage** (minimum) **1/10 of lot perimeter**

3.5.3 Height

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

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

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
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.

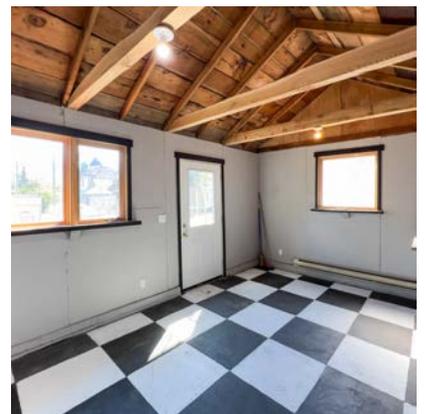
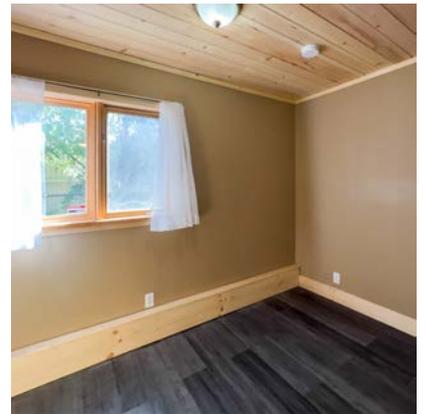
Economy

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

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

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

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

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

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

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

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

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

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station. *There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>