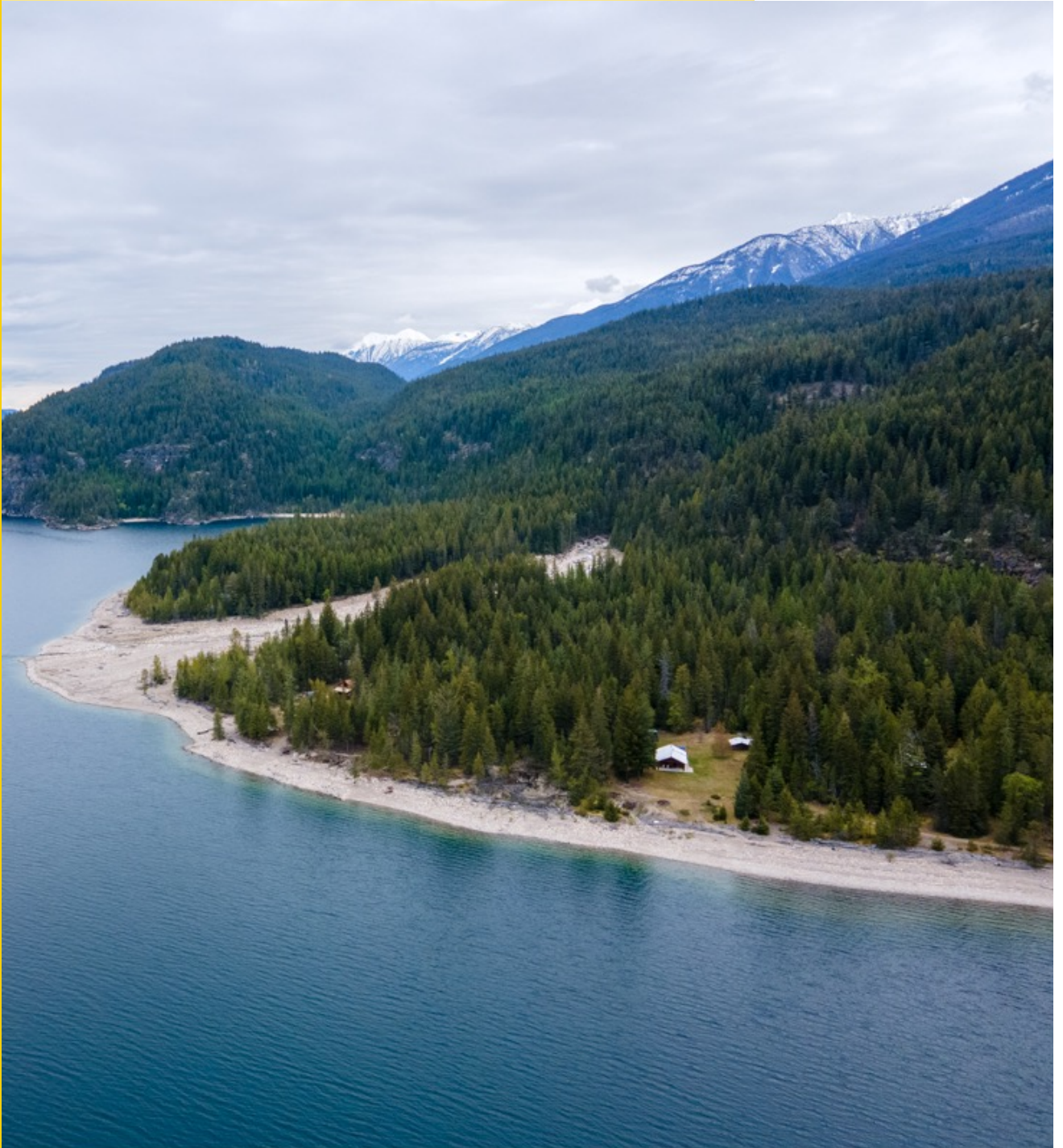


10A, 11, 11A -7717 NORTH  
KOOTENAY LAKE, KASLO BC  
\$1,100,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

Introducing a rare opportunity: a pristine **Kootenay Lake waterfront property** now available for the first time since its development. Just a picturesque 10 min boat ride from Kaslo BC, transports you across the Lake to the enchanting Campbell Bay/Creek area. Immerse yourself in nature's embrace as you stroll along the shoreline, traverse the rugged peaks of the Purcell Mountain range, and delve into the serene forest, enveloped by the symphony of uninterrupted natural sounds. For the adventurous spirit, discover cliff jumping spots, embark on challenging hikes to mountain pinnacles and alpine wonders. Nestled within a short walk from the boat bay, this property boasts a cozy cabin, a bunkhouse for additional guests or family members, a versatile boathouse/workshop, fenced garden space, and a woodshed. **Fully equipped with solar power, a wood stove, a propane kitchen stove, water, and septic systems**, this haven ensures modern comfort amidst the untamed wilderness. Accessible year-round by boat, revel in the tranquil ambiance of the lake even during the winter months when the waters remain unfrozen. Whether basking in the warm, lazy days of summer or cocooned snugly in the cabin amidst softly falling snow, this property offers an unparalleled experience of life on the lake in the Kootenays.

**MLS:** 2475710    **Size:** 16 acres

**Services:** solar power, septic, water, propane generator and cell service available. Beautiful vintage wood cook stove in Main Cabin.



# DETAILS

The property is 24 lots held under one title.

The property for sale consists of 3 of the 24 lots.

**Size:** 6.46 HA (16 Acres), tapered lot approx. 530M (1750') deep.  
183 m (600ft) of gently sloping rock, gravel & sand beach.  
Treed lot over approximately 70% of area.

1.4 Acre clearing with Main Log House, Bunkhouse/Utility Cabin, Large Log Shop/Boathouse/Storage

**Main Log House:** 765 sqft, plus a 279 sqft loft area, 1 Bedroom, 1 Bath, Propane Stove, Fridge and Hot Water Tank, walls are not insulated other than with logs.

**Guest Cabin/Utilities:** 400 sqft

**Large Log Storage Building:** 1037 sqft Workshop, Vehicle and Tool storage

\*Buyers acknowledge measurements are approximate and will do their own due diligence of measurements and square footage of dwellings.



# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RURAL PREMISES - LAND AND BUILDING

PAGE 1 of 5 PAGES

Date of disclosure: March 06 2024



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

ADDRESS: 10A-11, 11A 7717 North Kootenay Lake Kaslo BC (the "Premises")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

Principal Residence Residence(s) \_\_\_\_\_ Barn(s) \_\_\_\_\_  Shed(s) \_\_\_\_\_

Other Building(s) Please describe cabin, guest bunk, a shop, storage sheds

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.

1. LAND - This Property Disclosure Statement is in respect of the land and the <u>cabin</u>	YES	NO	DO NOT KNOW	DOES NOT APPLY
(describe <b>one</b> building only, for all other buildings use the Rural Premises Land and Building Addendum)				
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?		✓		
G. Are the Premises managed forest lands?		✓		
H. Are the Premises in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		✓		
J. Are you aware of any fill materials anywhere on the Premises?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?	✓			
L. Are you aware of any uncapped or unclosed water wells on the Premises?	✓			
M. Are you aware of any water licences affecting the Premises?	✓			

BUYER'S INITIALS

SELLER'S INITIALS



# PROPERTY DISCLOSURE STATEMENT

March 06 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 104, 11, 11A 7717 North Kootenay Lake Kaslo BC

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		✓		
(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 and building improvements?		✓		

**2. SERVICES**

<p>A. Please indicate the water system(s) the Premises use:</p> <p><input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)</p> <p><input checked="" 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>	✓			
<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.</p> <p>(i) Do you have a water licence for the premises already?</p>	✓			
<p>(ii) Have you applied for a water licence and are awaiting response?</p>				✓
<p>C. Are you aware of any problems with the water system?</p>		✓		
<p>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)?</p>	✓			
<p>E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?</p>		✓		
<p>F. Indicate the sanitary sewer system the Premises are connected to:</p> <p><input type="checkbox"/> Municipal    <input type="checkbox"/> Community    <input checked="" type="checkbox"/> Septic</p> <p><input type="checkbox"/> Lagoon        <input type="checkbox"/> Not Connected</p> <p>Other _____</p>	✓			
<p>G. Are you aware of any problems with the sanitary sewer system?</p>		✓		
<p>H. Are there any current service contracts; (i.e., septic removal or maintenance)?</p>		✓		
<p>I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?</p>				✓

BUYER'S INITIALS

SELLER'S INITIALS

BC1007 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

March 06 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 108-11-15A 7717 North Kootenay Lake Kaslo BC

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?				✓ <i>logs</i>
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 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?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Does the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		✓		

BUYER'S INITIALS

BC1007 REV. NOV 2023

*DPJ*

SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

March 06 2024

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 106.11.118 7717 North Kootenay Lake Kaslo BC

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
5. Was the 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.)		✓		
6. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		✓		
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		✓		
V. To the best of your knowledge, has the Premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		✓		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		✓		✓

**4. GENERAL**

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		✓		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		✓		
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)?		✓		

**BUYER'S INITIALS**

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KELLEY'S INITIALS  
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# PROPERTY DISCLOSURE STATEMENT

March 06 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 10A, 11, 11A 7717 North Kootenay Lake Kaslo BC

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

See Attached Notes

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)

None

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.

\*PREC represents Personal Real Estate Corporation

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# PROPERTY DISCLOSURE STATEMENT

MAY 1 2022

10A, 11, 11A - 7717 NORTH KOOTENAY LAKE KASLO BC V0G1M0

PAGE 1 OF 1

## Property Disclosure Statement - Rural Premises

### Discussion for Johnston Property\_DL 7082\_CCD Sulots 10A, 11 and 11A

Land	1. D.	Is there a survey Certificate Available?	<p>1. Original 1980 Survey for UUA in 1980 by Lammerte (BCL5) of DL7082.</p> <p>2. Revision by Range Aerial Survey Ltd based on Lammerte Survey extends Lot Lines south of Campbell Creek.</p> <p>3. Survey for Sublots 11, 11A and 12 attached to Land Titles Plan NEP 22476.</p>
Land	1. K.	Are you aware of any waste sites, past or present.	<p>1. Old waste site behind garden (1980s??). My Dad buried various metal items and old cement mixer etc. Mark and Paul do not have knowledge of exact location/contents. Oil drained, no chemicals etc to our knowledge.</p> <p>2. 2019 Paul buried various metal, plastic and wood items, wire, old barrels etc at start of floodwall in Sublot 10A. No Chemicals, oil etc.</p>
Land	1. L.	Are you aware of any uncapped or unclosed water wells?	Water source well casing and casing with valves towards beach in front of Sublot 11. Both covered with movable wooden cover.
Land	1. M.	Are you aware of any water licences affecting the premises?	CCD has a Water Use Permit for Campbell Creek which we pay a fee of \$200 per year.
Services	2. B. (j)	Do you have a water licence for the premises already?	<p>The existing shallow well, in front of Sublot 11, accesses surface water for household water (top 48" casing ~1755.7', base~1737.8').</p> <p>CCD has a Water Use Permit for Campbell Creek which we pay a fee of \$200 per year.</p>
Services	2. D.	Are records available regarding water quality?	Water chemistry/quality test done in early 1980s.
Buildings	3. F.	Are you aware of any infestation or unrepaired damage by insects, rodents or bats?	<p>The Workshop/Storage building has damage by ants on some of the lower logs, particularly the lowest log on the south side.</p> <p>The Main Cabin did have an ant infestation in the west lower corner 5+ years ago. Infestation was dealt with and caulked over to protect logs.</p>
Buildings	3. I.	Are you aware of any additions or alternations made without a required permit and final inspection e.g. building, electrical, gas etc.	<p>Guest cabin ( only) - We do not have documentation and are unaware if building permit etc. was obtained for guest cabin by my Dad in the 1980/90s.</p> <p>Main Cabin Solar system - no electrical permit or inspection was obtained. Work was done under supervision of SAIT electronics technician.</p>

# EXPENSES

## Property Taxes:

2023

Tax for the entire District Lot is divided by 24 sublots.

- *Total Land Tax / 3 sublots: \$1373*
- *Total Building Tax / 3 sublots: \$304.00*
- *Campbell Creek Development Extra Assessment for Shared Costs (Lawyers, Banks, Water license, Insurance, Common areas maintenance): \$672*



*Total Property Tax: \$2350*

## Propane:

2023

\$400 approx. / summer use



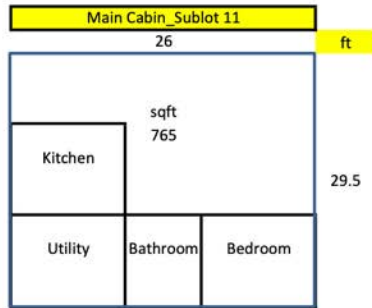
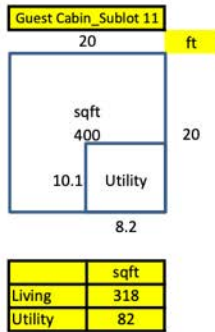
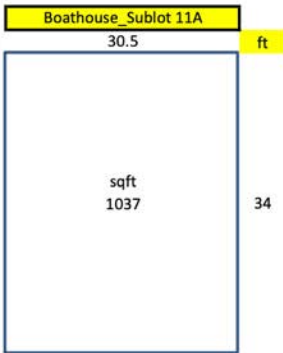
\*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

# MAPS/BOUNDARIES



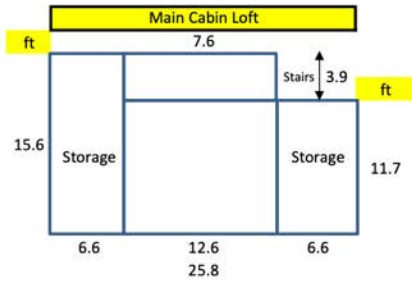
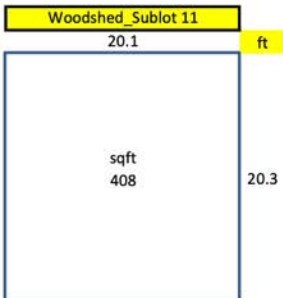
# APPROX. BUILDING DIMENSIONS

## Approximate Building Dimensions (ft and Sqft)\_Sublots 11 and 11A



	ft	ft	sqft
Kitchen	11.3	10.4	117
Bedroom	11.5	10.1	116
Bathroom	11.5	4.9	57
Utility	11.5	9.7	111

<b>Main Cabin Ground + Loft</b>	<b>1044</b>
---------------------------------	-------------



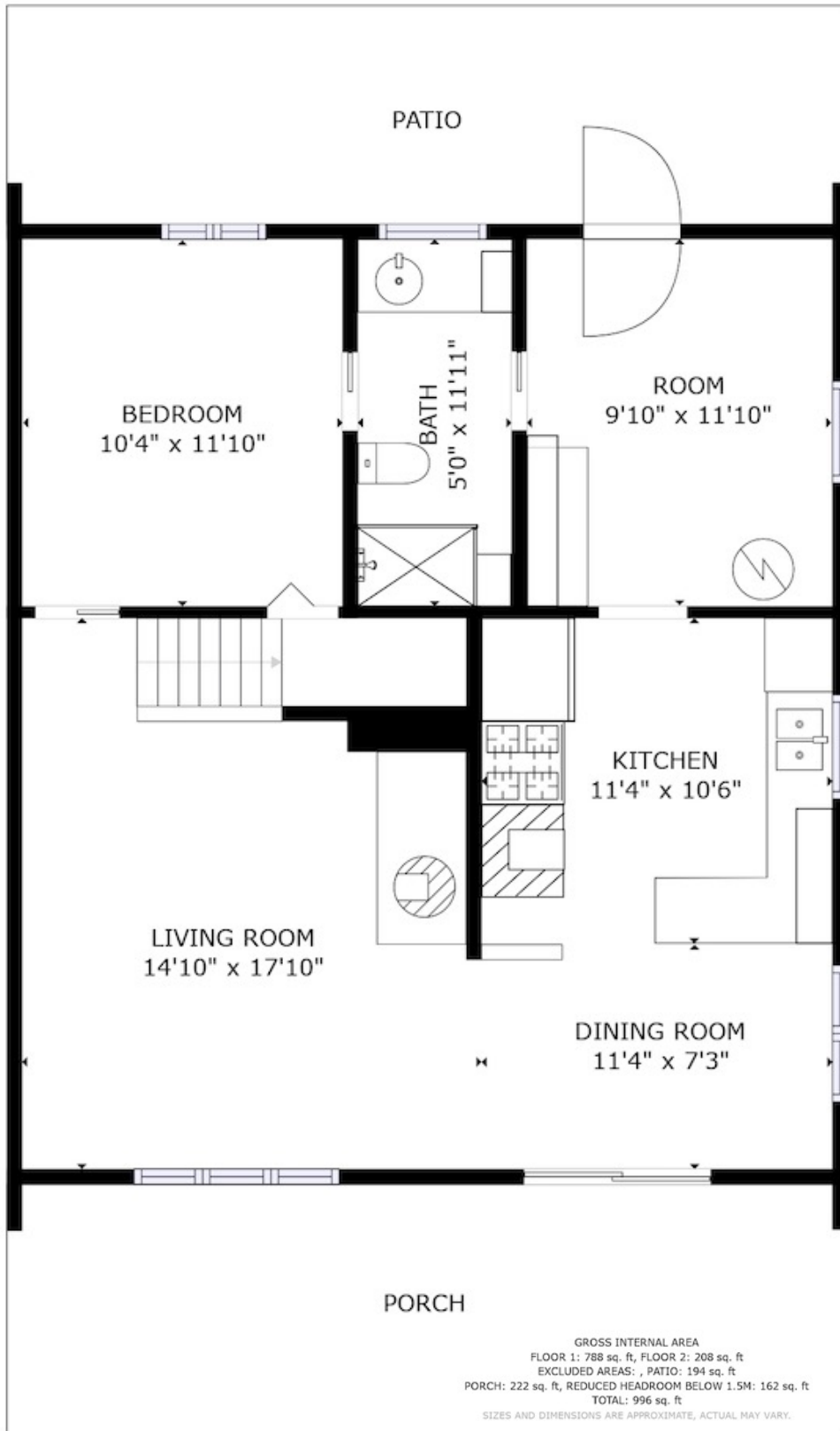
	sqft
Loft Usable area	177
Loft Storage	103
Loft Total	279

# UTILITIES/SERVICES LOCATION

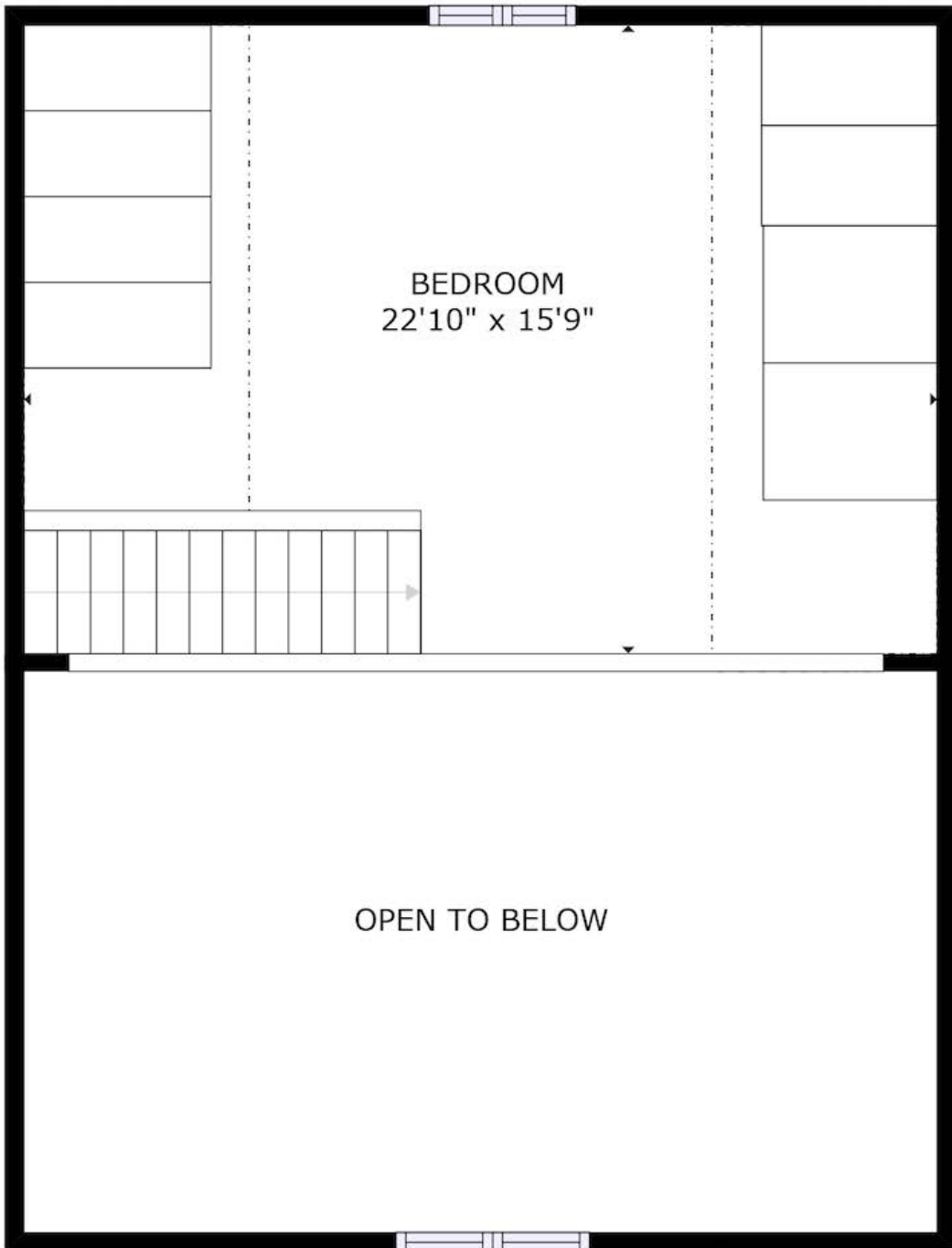
## Johnston Property\_Utilities Locations



# MAIN CABIN LOWER FLOOR PLAN



# MAIN CABIN UPPER FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR 1: 788 sq. ft, FLOOR 2: 208 sq. ft  
EXCLUDED AREAS: , PATIO: 194 sq. ft  
PORCH: 222 sq. ft, REDUCED HEADROOM BELOW 1.5M: 162 sq. ft  
TOTAL: 996 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# PERMITS

786-05708.500

**REGIONAL DISTRICT of CENTRAL KOOTENAY**  
**BUILDING PERMIT**      N<sup>o</sup> 7881

Pursuant to the bylaws applicable to the Regional District of Central Kootenay, I, being the owner or acting with the consent of the owner, hereby make application to construct a single family residence (summer) existing as shown on the accompanying plans at office Zoned No Location East side of Kootenay Lake, South side of Campbell Creek

Legal Description D.L. 7082

Owner G. K. Johnston Address General Delivery  
Kaslo, B. C. V0G 1M0

Builder Campbell Creek Developments Ltd. Address 318 Willwood Dr., S.W., Calgary, Alta.

Particulars

Inspections Required:  
 Foundation \_\_\_\_\_  
 Framing \_\_\_\_\_  
 Plumbing \_\_\_\_\_

Signature of Applicant

PERMIT issued according to the above application accompanying plans and to the applicable bylaws.

	Fee	
Area of building <u>859 sq. ft.</u>		PERMIT FEE RECEIVED and PERMIT GRANTED
Estimated cost <u>\$30,000.00</u>	<u>100.00</u>	
Plumbing fixtures (number) <u>7</u>	<u>14.00</u>	
Demolition		(Date) <u>June 29, 1984</u>
Move building		<i>[Signature]</i> (Signature of Building Inspector)
Total permit fee	\$ <u>114.00</u>	

Retain Original for your personal record.

786-05708.500

**REGIONAL DISTRICT of CENTRAL KOOTENAY**  
**BUILDING PERMIT**      N<sup>o</sup> 7896

Pursuant to the bylaws applicable to the Regional District of Central Kootenay, I, being the owner or acting with the consent of the owner, hereby make application to construct a storage/workshop (existing) as shown on the accompanying plans at office Zoned No Location East side of Kootenay Lake, South side of Campbell Creek

Legal Description D.L. 7082

Owner G. K. Johnston Address General Delivery  
Kaslo, B. C. V0G 1M0

Builder Campbell Creek Developments Ltd. Address 318 Willwood Dr., S.W., Calgary, Alta.

Particulars

Inspections Required:  
 Foundation \_\_\_\_\_  
 Framing \_\_\_\_\_  
 Plumbing \_\_\_\_\_

Signature of Applicant

PERMIT issued according to the above application accompanying plans and to the applicable bylaws.

	Fee	
Area of building <u>1152 sq. ft.</u>		PERMIT FEE RECEIVED and PERMIT GRANTED
Estimated cost <u>\$14,000.00</u>	<u>28.00</u>	
Plumbing fixtures (number)		(Date) <u>June 29, 1984</u>
Demolition		<i>[Signature]</i> (Signature of Building Inspector)
Move building		
Total permit fee	\$ <u>28.00</u>	

Retain Original for your personal record.

**REGIONAL DISTRICT of CENTRAL KOOTENAY**  
**PLUMBING PERMIT**

This plumbing permit issued in conjunction with BUILD. PERMIT NO. 7881

**TO INSTALL PLUMBING for:**  
 NAME (print please) G. K. Johnston

ADDRESS General Delivery, Kaslo, B. C. V0G 1M0      DATE June 28, 1984

LEGAL DESCRIPTION D.L. 7082

TYPE OF PREMISES: Residential  Commercial  Industrial  New  Renovation  Addition

FIXTURES	NO.
Sanitary Sewer	
Storm Sewer	
Water Service	
Floor Drain	1
Hot Water Tank	
Kitchen Sink	1
Water Closet	1
Bath Tub	1
Wash Basin	1
Laundry Tub	
Auto. Washer	1
Urinal	
Shower	
Specials	
Other	7

Other Information \_\_\_\_\_

I (WE) propose to install appliances, fixtures, piping, fittings, etc. as herein described in accordance with the REGIONAL DISTRICT of CENTRAL KOOTENAY BY-LAW No. 143.

Contractor \_\_\_\_\_  
 Address \_\_\_\_\_  
 Licence No. \_\_\_\_\_ Signature \_\_\_\_\_

Permission is hereby granted to do the work described above.

BUILDING and PLUMBING INSPECTOR *[Signature]*

**ATTACH CARDBOARD COPY ON THE BUILDING DURING TIME OF CONSTRUCTION**

**OFFICE COPY**



# RDCK MAP OF ENTIRE AREA



## RDCK Property Report

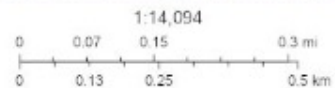
### Area of Interest (AOI) Information

Area : 106.75 acres

May 20 2022 23:9:18 Eastern Daylight Time



- Legal Parcel Report
-  Electoral Areas
-  Cadastre - Legal Parcels
-  Civic Address



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	106.75	-
Civic Address	2	-	-
Electoral Areas	1	106.75	-
Fire Service Areas	0	0	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	1	106.75	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	43.51	-
Flood Construction Levels - 1990	1	0.15	-

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05708.500	009-688-676	7733 NORTH KOOTENAY LAKE, RIONDEL	2 Acres Or More (Single Family Dwelling, Duplex)	-

#	LTO Number	Lot	Block	District Lot	Land District
1	XB1702	-	-	7082	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	DISTRICT LOT 7082 KOOTENAY LAND DISTRICT SEE FOLIOS 05708.510 - 05708.560 FOR FORESHORE SEE 05708.501.	105	ACRES	106.75

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.05708.500	-	7733	North Kootenay Lake	7733 North Kootenay Lake	1
2	786.05708.500	-	7717	North Kootenay Lake	7733 North Kootenay Lake	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	106.75

## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RA	Resource Area	2435		106.75

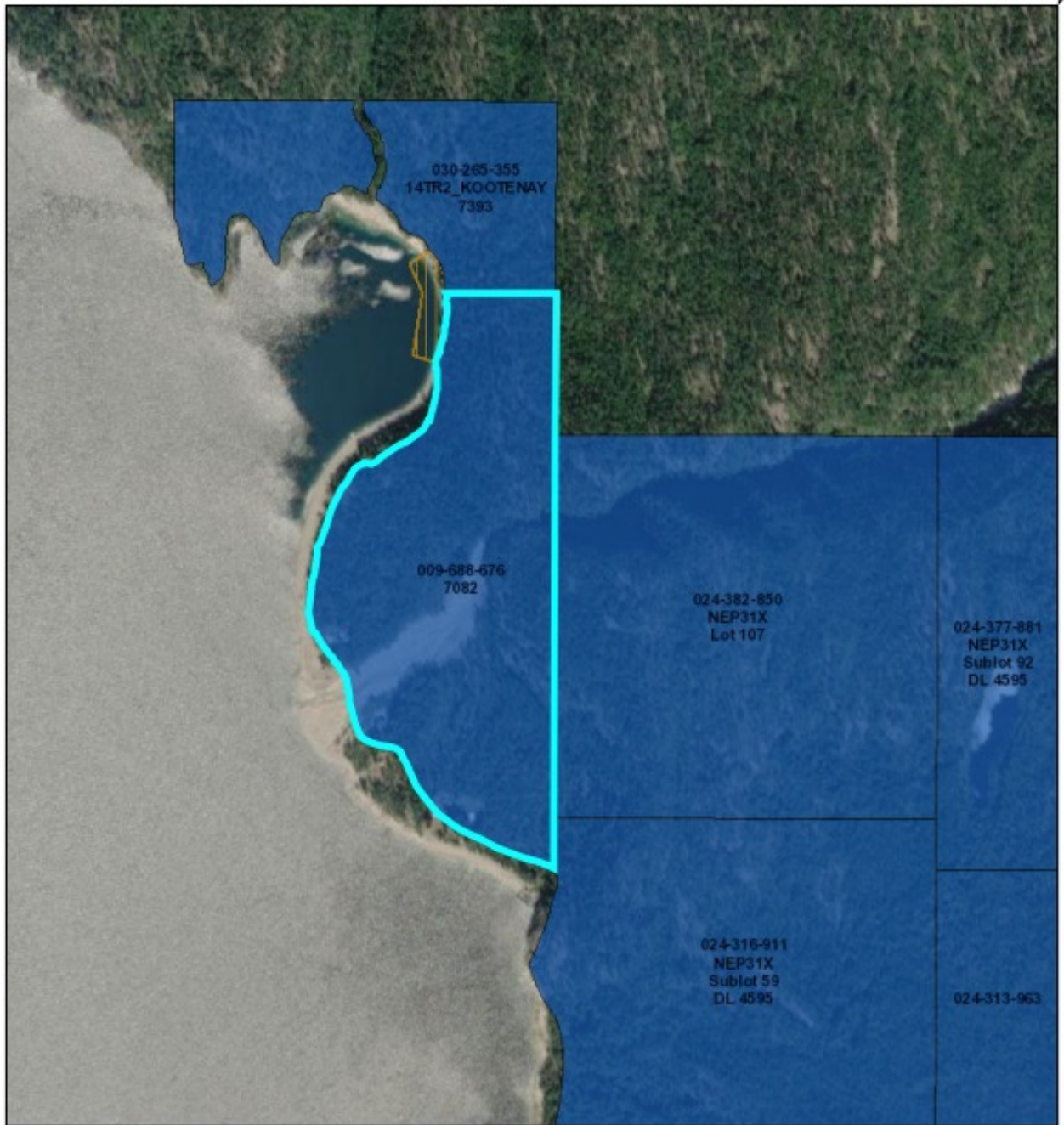
## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Campbell Creek	Campbell Creek	A	E	43.51

## Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	NO	536.5	15	Kootenay Lake	0.15

# LTSA MAP



May 20, 2022

**WARNING: MAP IS NOT PRINTED TO SCALE**

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

World Imagery  
 Low Resolution 15m Imagery  
 High Resolution 60cm Imagery  
 High Resolution 30cm Imagery  
 Citations  
 4.8m Resolution Metadata

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# SUMMARY

## 7717 NORTH KOOTENAY LK Rural BC

PID	009-688-676
Registered Owner	CA*
Legal Description	DISTRICT LOT 7082 KOOTENAY DISTRICT
Plan	NO_PLAN
Zoning	
Community Plan(s)	OCP: OCP; RA - Resource Area, not in ALR



Year Built	-	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	106.75 acres	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	698.02 m	Min Elev.	533.00 m
Floor Area	-	WalkScore	-
TransitScore	-	Annual Taxes	\$9,584.68

### ASSESSMENT

	2021	%	2022
Building	\$0	-	\$0
Land	\$2,059,000	↑ 20.50	\$2,481,000
Total	\$2,059,000	↑ 20.50	\$2,481,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$2,481,000	↑ 1,140.50
Sales History	15/08/1981	\$200,000	-

### DEVELOPMENT APPLICATIONS

-

### SCHOOL DISTRICT

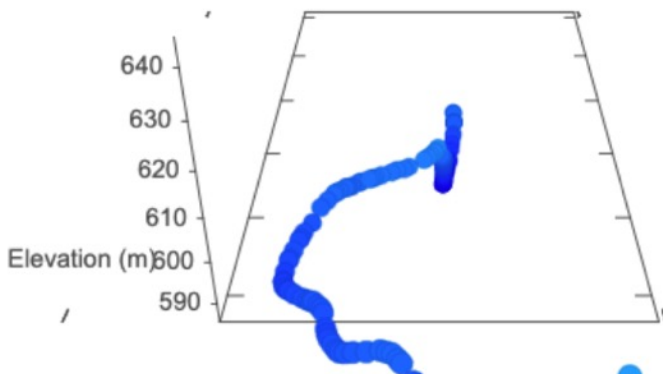
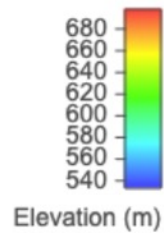
	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	J V Humphries	Trafalgar	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

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

# ELEVATION



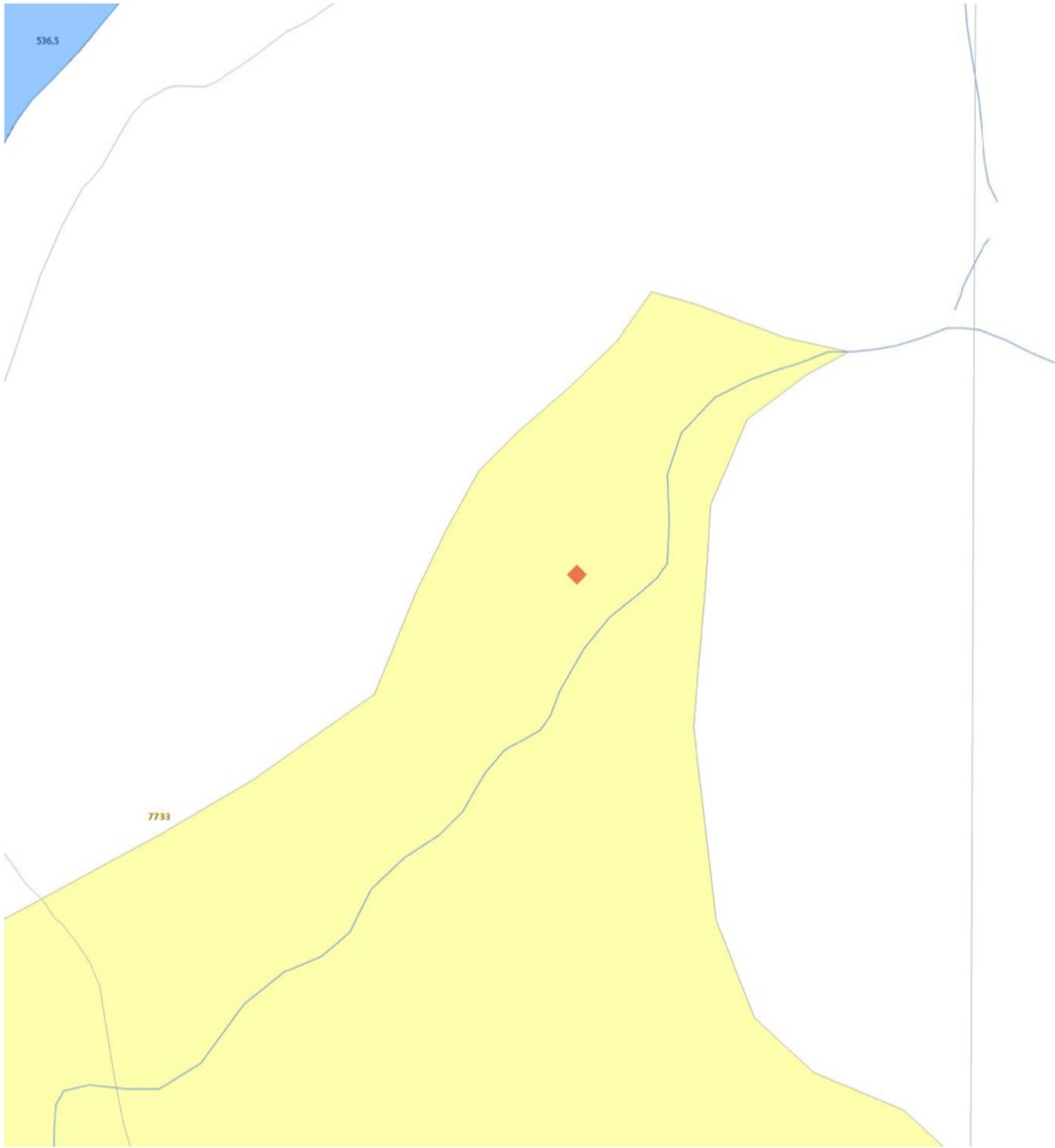
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 698.02 m | Min Elevation: 533.00 m | Difference: 165.02 m

# FLOOD MAP

## Flood and Hazard



## Legend

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

# ZONING

THIS PROPERTY HAS NO ZONING IN PLACE. ALL NEW BUILDS/ADDITIONS WILL NEED TO BE *PERMITTED VIA RDCK* BUILDING DEPARTMENT

## 6.0 RESOURCE AREA

### Background

For the purpose of this section, 'Resource Areas' are described as large parcels of land and include both private and/or Crown land. Typical uses include forest land, grazing or range land, public recreation areas, tourism, watersheds, and resource extraction areas. Although it is recognized that local land use designations do not apply to the Crown, the designation is intended to provide regulations upon alienation, and to address Crown leases.

### Resource Area Objectives

1. Retain and diversify resource-based land uses which contribute to the local economy and nature of communities in the Plan area.
2. Encourage the economic benefits of value-added resource processing to be retained in the community.
3. Recognize the importance of Crown lands for recreational values and opportunity.
4. Ensure, in cooperation with the Province and private land owners, that resource based activities do not result in increased occurrence or magnitude of natural hazards in areas where there is risk to persons or property in the Plan area.
5. Encourage that the economic values associated with water resources within the Plan area provide benefit to the community.

### Resource Area Policies

The Regional Board:

6. Recognizes that a 'Resource Area' designation includes those uses compatible with larger parcels and/or restrictions to land use such as accessibility or hazards.
7. Supports, for the purpose of subdivision of lands, larger minimum parcel sizes for 'Resource Area' designations, in recognition that these areas will remain rural with limited community services and infrastructure.
8. Recognizes the jurisdiction of the Province over public Crown land.
9. Promotes low impact recreational activity, opportunity, and use of Crown lands as a significant contributor to the local economy and nature of the area.
10. Will work with the Province to ensure unique scenic vistas and public recreation areas are recognized and managed for within the Plan area.
11. Will work with the Province to ensure community watersheds and sources of domestic water supply are recognized and protected within the Plan area.
12. Will support the development of community owned and managed woodlots in consultation and with the support of the community.

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
<b>Hospital/ Medical Centre</b>	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	Kaslo Library	950m	3 min

## Kaslo

Kaslo, with a population of 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.

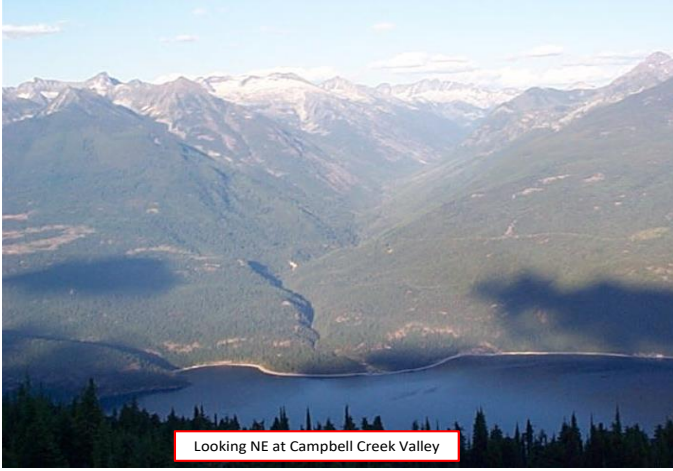
## **Government**

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

# PICTURES



# PICTURES



Looking NE at Campbell Creek Valley



Looking NW at property from high rock bluff to south



Looking SW from Main house towards Kaslo BC



Looking NW along Beach



Main Log House



Guest/Utility Cabin



Log Workshop/Storage



Breakwater/Dock

# 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>