

LOTS 11-20 HIGHWAY 31A,  
RETALLACK BC  
\$98,000



REAL ESTATE  FAIR REALTY



# DETAILS

Ten individual 25'x112' lots, situated side by side, in beautiful and serene Retallack, BC.

Located 20 minutes from Kaslo, BC, and conveniently accessible right off Highway 31, these lots are nestled between New Denver and Kaslo in an area renowned for its outdoor recreation opportunities.

This property offers an ideal spot for nature enthusiasts with access to hiking trails up Whitewater Creek and Mt Brennand.

With no services available in the area, these lots provide a true off-grid experience, making them perfect for those considering off-grid living, a self-contained tiny home, or RV.

Enjoy the peace and privacy of a rural location while still being just a short drive from the charming towns of Kaslo and New Denver, in the Kootenays

**MLS:** 2478800    **Size:** 0.69 acres

**Services:** Buyers must do their own due diligence of services/utilities availability.



# 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.

## Creston Rural - 03190.030

Area-Jurisdiction-Roll: 21-786-03190.030



**Total value** **\$12,800**

2024 assessment as of July 1, 2023

Land \$12,800

Buildings \$0

Previous year value \$9,400

Land \$9,400

Buildings \$0

### Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carpports

Garages

Land size 3000 Sq Ft

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 16, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431, KOOTENAY LAND DISTRICT

PID: 016-171-365

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TAX ASSESSMENT



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## Creston Rural - 03190.035

Area-Jurisdiction-Roll: 21-786-03190.035



**Total value**                    **\$12,800**

2024 assessment as of July 1, 2023

Land                                    \$12,800

Buildings                            \$0

Previous year value                \$9,400

Land                                    \$9,400

Buildings                            \$0

### Property information

Year built

Description                    Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carpports

Garages

Land size                        3000 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No.of apartment units

### Legal description and parcel ID

LOT 17, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431,  
KOOTENAY LAND DISTRICT

PID: 016-171-373

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TAX ASSESSMENT



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## Creston Rural - 03190.040

Area-Jurisdiction-Roll: 21-786-03190.040



**Total value**                      **\$12,800**

2024 assessment as of July 1, 2023

Land                                      \$12,800

Buildings                                \$0

Previous year value                  \$9,400

Land                                      \$9,400

Buildings                                \$0

### Property information

Year built

Description                      Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size                          3000 Sq Ft

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 18, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431,  
KOOTENAY LAND DISTRICT

PID: 016-171-381

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area



# TAX ASSESSMENT



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## Creston Rural - 03190.045

Area-Jurisdiction-Roll: 21-786-03190.045



**Total value**                    **\$12,800**

2024 assessment as of July 1, 2023

Land                                    \$12,800

Buildings                            \$0

Previous year value                \$9,400

Land                                    \$9,400

Buildings                            \$0

### Property information

Year built

Description                    Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size                        3000 Sq Ft

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 19, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431,  
KOOTENAY LAND DISTRICT

PID: 016-171-390

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TAX ASSESSMENT



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## Creston Rural - 03190.051

Area-Jurisdiction-Roll: 21-786-03190.051



**Total value** **\$12,800**

2024 assessment as of July 1, 2023

Land \$12,800

Buildings \$0

Previous year value \$9,400

Land \$9,400

Buildings \$0

### Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carpports

Garages

Land size 3000 Sq Ft

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 20, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431, KOOTENAY LAND DISTRICT

PID: 016-171-403

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TAX ASSESSMENT



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## Creston Rural - 03190.005

Area-Jurisdiction-Roll: 21-786-03190.005



**Total value**                    **\$12,100**

2024 assessment as of July 1, 2023

Land    \$12,100

Buildings                                    \$0

Previous year value                    \$8,900

Land    \$8,900

Buildings                                    \$0

### Property information

Year built

Description                    Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carpports

Garages

Land size                            2817 Sq Ft

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 11, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431,  
KOOTENAY LAND DISTRICT

PID: 016-171-411

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area



# TAX ASSESSMENT



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## Creston Rural - 03190.010

Area-Jurisdiction-Roll: 21-786-03190.010



**Total value**                    **\$12,800**

2024 assessment as of July 1, 2023

Land                                    \$12,800

Buildings                            \$0

Previous year value                \$9,400

Land                                    \$9,400

Buildings                            \$0

### Property information

Year built

Description                    Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size                        3000 Sq Ft

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 12, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431,  
KOOTENAY LAND DISTRICT

PID: 016-171-420

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TAX ASSESSMENT



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## Creston Rural - 03190.015

Area-Jurisdiction-Roll: 21-786-03190.015



**Total value**                    **\$12,800**

2024 assessment as of July 1, 2023

Land                                    \$12,800

Buildings                            \$0

Previous year value                \$9,400

Land                                    \$9,400

Buildings                            \$0

### Property information

Year built

Description                    Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size                        3000 Sq Ft

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 13, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431,  
KOOTENAY LAND DISTRICT

PID: 016-171-446

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TAX ASSESSMENT



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## Creston Rural - 03190.020

Area-Jurisdiction-Roll: 21-786-03190.020



**Total value**                    **\$12,800**

2024 assessment as of July 1, 2023

Land                                    \$12,800

Buildings                            \$0

Previous year value                \$9,400

Land                                    \$9,400

Buildings                            \$0

### Property information

Year built

Description                    Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size                        3000 Sq Ft

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 14, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431,  
KOOTENAY LAND DISTRICT

PID: 016-171-454

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TAX ASSESSMENT



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## Creston Rural - 03190.025

Area-Jurisdiction-Roll: 21-786-03190.025



**Total value**                    **\$12,800**

2024 assessment as of July 1, 2023

Land                                    \$12,800

Buildings                            \$0

Previous year value                \$9,400

Land                                    \$9,400

Buildings                            \$0

### Property information

Year built

Description                    Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carpports

Garages

Land size                        3000 Sq Ft

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 15, BLOCK 7, PLAN NEP627, DISTRICT LOT 1431,  
KOOTENAY LAND DISTRICT

PID: 016-171-462

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

TITLE

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: July 26 2024



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

**ADDRESS:** lots 11-24 HIGHWAY 31A RETAILLACK BC V0G 1M0 (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?				
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 Land?				
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 Land from any person or public body?				
G. Is the Land managed forest lands?				
H. Is the Land in the Agricultural Land Reserve?				
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?				
J. Are you aware of any fill materials anywhere on the Land?				
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?				
L. Are you aware of any uncapped or unclosed water wells on the Land?				
M. Are you aware of any water licences affecting the Land?				
N. Has the Land 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 etc.?				

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**BUYER'S INITIALS**

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**SELLER'S INITIALS**



# PROPERTY DISCLOSURE STATEMENT

July 26 2024

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: 5075 12-01 HIGHWAY 31A

RETAILLACK

BC V06 1ND

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

**3. BUILDING (not applicable)**

**4. GENERAL**

<p><del>A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?</del></p>				
<p><del>B. Are you aware of any latent defect in respect of the Land?</del></p> <p><del>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.</del></p>				

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1066REV NOV 2013

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# PROPERTY DISCLOSURE STATEMENT

July 26 2024

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS:      L098 11-20 HIGHWAY 31A      RETALLACK      BC      V0G 1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<del>C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the Heritage Conservation Act or municipal legislation)?</del>				
<del>D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?</del>				

**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 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.

\*FREC represents Personal Real Estate Corporation

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BC1008 REV. NOV 2023

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# EXPENSES

## Property Taxes:

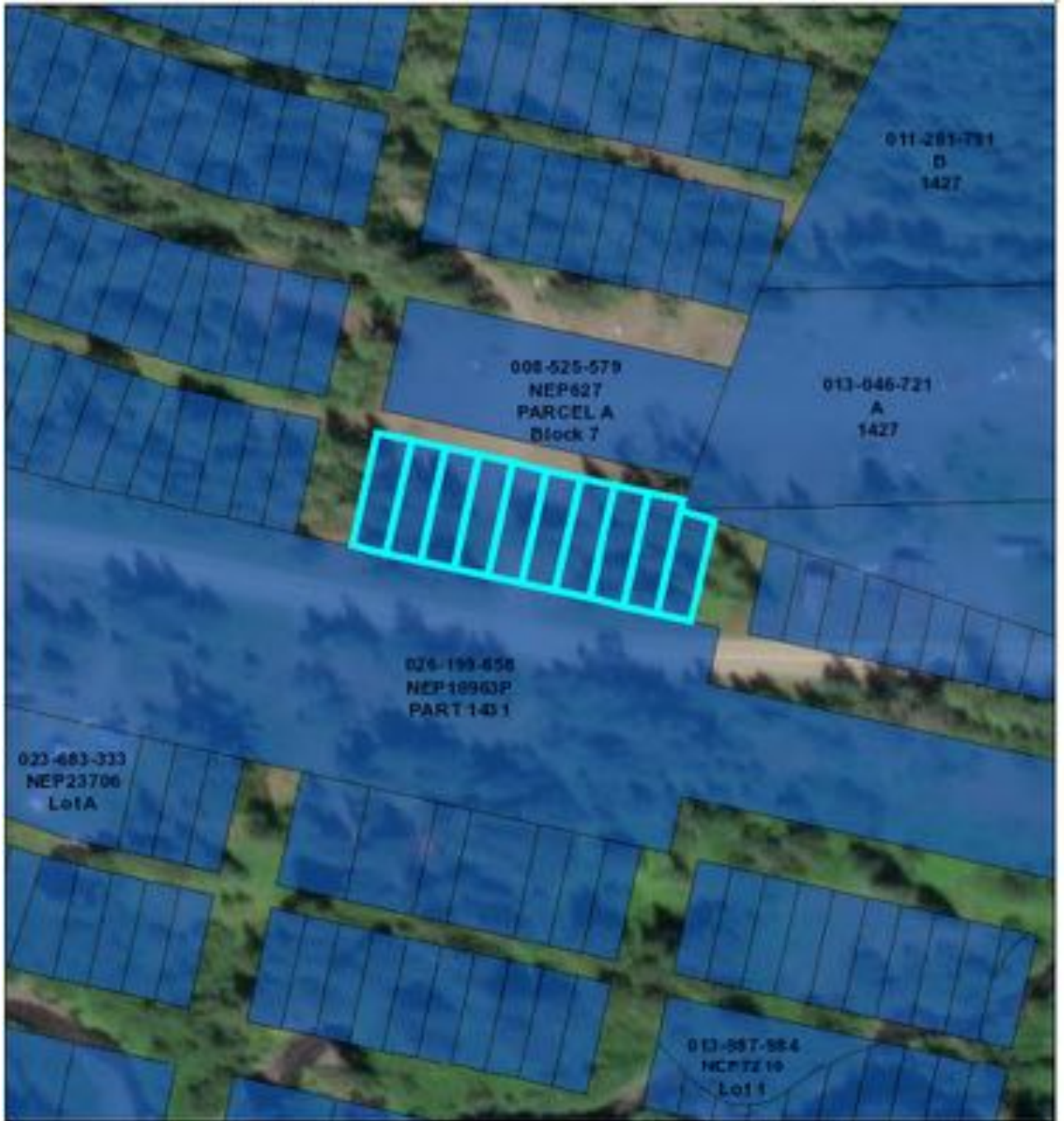
2024

\$628.72 / for all 10 lots
















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

# LTSA MAP



July 31, 2024

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

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

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





# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03190.035	016-171-373	,	Vacant Residential Less Than 2 Acres	NEP627
2	786.03190.040	016-171-381	,	Vacant Residential Less Than 2 Acres	NEP627
3	786.03190.010	016-171-420	HIGHWAY 31A, RDCK REGION	Vacant Residential Less Than 2 Acres	NEP627
4	786.03190.025	016-171-462	HIGHWAY 31A, RETALLACK	Vacant Residential Less Than 2 Acres	NEP627
5	786.03190.051	016-171-403	,	Vacant Residential Less Than 2 Acres	NEP627
6	786.03190.020	016-171-454	HIGHWAY 31A, RETALLACK	Vacant Residential Less Than 2 Acres	NEP627
7	786.03190.030	016-171-365	,	Vacant Residential Less Than 2 Acres	NEP627
8	786.03190.005	016-171-411	HIGHWAY 31A, RETALLACK	Vacant Residential Less Than 2 Acres	NEP627
9	786.03190.015	016-171-446	HIGHWAY 31A, RETALLACK	Vacant Residential Less Than 2 Acres	NEP627
10	786.03190.045	016-171-390	,	Vacant Residential Less Than 2 Acres	NEP627

#	LTO Number	Lot	Block	District Lot	Land District
1	188804I	17	7	1431	KOOTENAY
2	188804I	18	7	1431	KOOTENAY
3	188803I	12	7	1431	KOOTENAY
4	188803I	15	7	1431	KOOTENAY
5	188804I	20	7	1431	KOOTENAY
6	188803I	14	7	1431	KOOTENAY
7	188804I	16	7	1431	KOOTENAY
8	188803I	11	7	1431	KOOTENAY
9	188803I	13	7	1431	KOOTENAY
10	188804I	19	7	1431	KOOTENAY



# RDCK REPORT

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 17 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07
2	LOT 18 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07
3	LOT 12 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07
4	LOT 15 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07
5	LOT 20 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07
6	LOT 14 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07
7	LOT 16 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07
8	LOT 11 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	2817	SQUARE FEET	0.07
9	LOT 13 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07
10	LOT 19 BLOCK 7 PLAN NEP627 DISTRICT LOT 1431 KOOTENAY LAND DISTRICT	3000	SQUARE FEET	0.07

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.69

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	0.69

# SUMMARY

## Rural BC

PID	016-171-365
Registered Owner	BA*, 2*
Legal Description	LOT 16 BLOCK 7 DISTRICT LOT 1431 KOOTENAY DISTRICT PLAN 627
Plan	NEP627
Zoning	
Community Plan(s)	OCP-RC - Country Residential, not in A/R



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	3004.89 SF	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	1,030.15 m	Min Elev.	1,029.15 m
Floor Area	-	Walk Score	-
Transit Score	64 / Good Transit	Annual Taxes	\$63.13

### ASSESSMENT

	2023	%	2024
Building	\$0	-	\$0
Land	\$9,400	➕ 36.17	\$12,800
Total	\$9,400	➕ 36.17	\$12,800

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$12,800	➕ 36.17

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	J V Hunghries	J V Hunghries
School District	SD 8	SD 8
Grades	K - 12	K - 12

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

# UTILITIES MAP

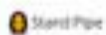
## Utilities



## Legend



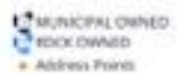
— Streams and Shorelines



— Lakes and Rivers



□ Cadastre - Property Lines

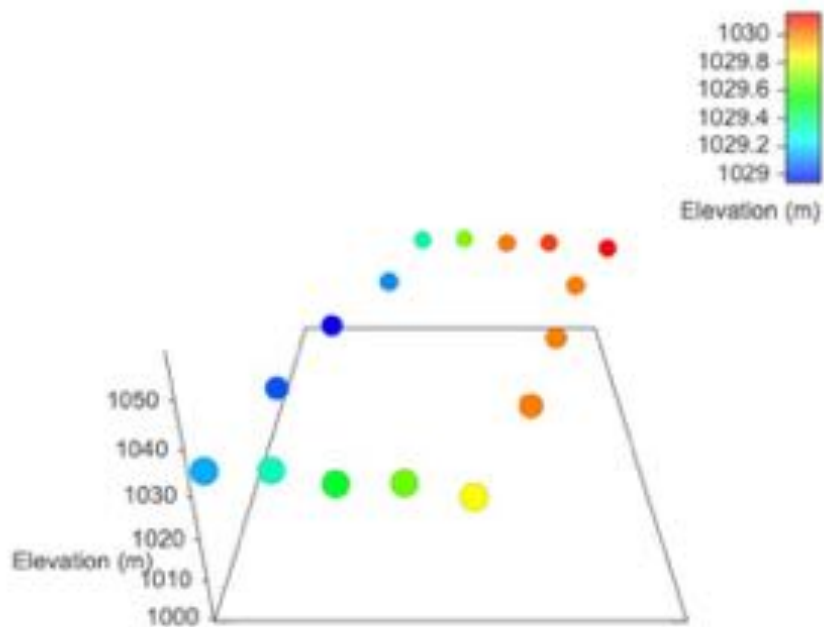


• Address Points

# ELEVATION



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









Max Elevation: 1030.15 m | Min Elevation: 1028.94 m | Difference: 1.21 m

# FLOOD MAP

## Flood and Hazard



### Legend

-  Flood Construction Levels - 1990
-  Non Standard Flooding Erosion Area
-  Streams and Shorelines
-  Lakes and Rivers
-  Cadastre - Property Lines
-  Address Points

# ZONING

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">RC - Country Residential</a>
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve

## Official Community Plan



## Subject Property Designations:

[RC - Country Residential](#)

### Layer Legend:

- RC - Country Residential
- RA - Resource Area
- CS - Community Service



# 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. Nestled in a valley and surrounded by lush forest and Kootenay Lake, downtown Kaslo is thriving with artisans and artists. A beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, including the S.S. Moyie, the world's oldest intact sternwheeler. The area's waterways and surrounding mountains provide plenty of opportunities for outdoor adventure.

## New Denver

New Denver has a varied history. From the boom of mining town days, it became an internment center for the Japanese during the Second World War and is now enjoying renewed interest from people seeking a quiet lifestyle away from urban centers. Situated on Slocan Lake, known for its warm water temperatures, it is surrounded by spectacular mountains and parks, including Valhalla Provincial Park, Kokanee Glacier Provincial Park, and further west, Goat Range Provincial Park. There is no shortage of things to do and see. Nine-hole golf courses, soccer pitches, skating arenas, and first-class mountain bike trails round out the rural lifestyle.

## 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





# COMMUNITY INFORMATION

## NEW DENVER

### Eat

<https://slocanlakechamber.com/visitors/food/>

<https://slocanvalley.com/valley-directory/categories/food-restaurants/>

### Stay

<https://www.hellobc.com/plan-your-trip/accommodations/?location=New%20Denver>

<https://slocanvalley.com/valley-directory/categories/accommodations/>

<https://slocanlakechamber.com/visitors/accommodation/>

### Play

<https://newdenver.ca/calendar-events/>

<https://www.slocanvalleychamber.com/play>

<https://slocanvalley.com/explore/>

<https://slocanlakechamber.com/visitors/attraction:>

<https://www.hellobc.com/places-to-go/kootenays>

### Government/Regulatory

[Building permits/applications](#)

[Bylaws/Zoning](#)

[Mobile Home Registry](#)

[Homeowner Protection Office](#)

[Front Counter BC](#)

[Interior Health Rural Water System Samples](#)

[Canadian Immigration](#)

### Education

K-12 – New Denver –Lucerne Elementary & Secon

<https://less.sd10.bc.ca/>

<https://sd10.bc.ca/>

### Healthcare

*New Denver's Slocan Community Health Centre is a primary care centre with residential care, 24/7 emergency services, an ambulance, lab, X-ray, a hospice room and a medical clinic staffed by three physicians on a rotational basis plus a nurse practitioner. A chiropractor and a massage therapist come to the centre once a week.*

<https://www.slocanvalleychamber.com/healthcare>

<https://www.interiorhealth.ca/>

<https://www2.gov.bc.ca/gov/content/health>

### Transportation

<https://www.bctransit.com/west-kootenay>



# 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>