

127 8TH STREET
KASLO, BC
\$630,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



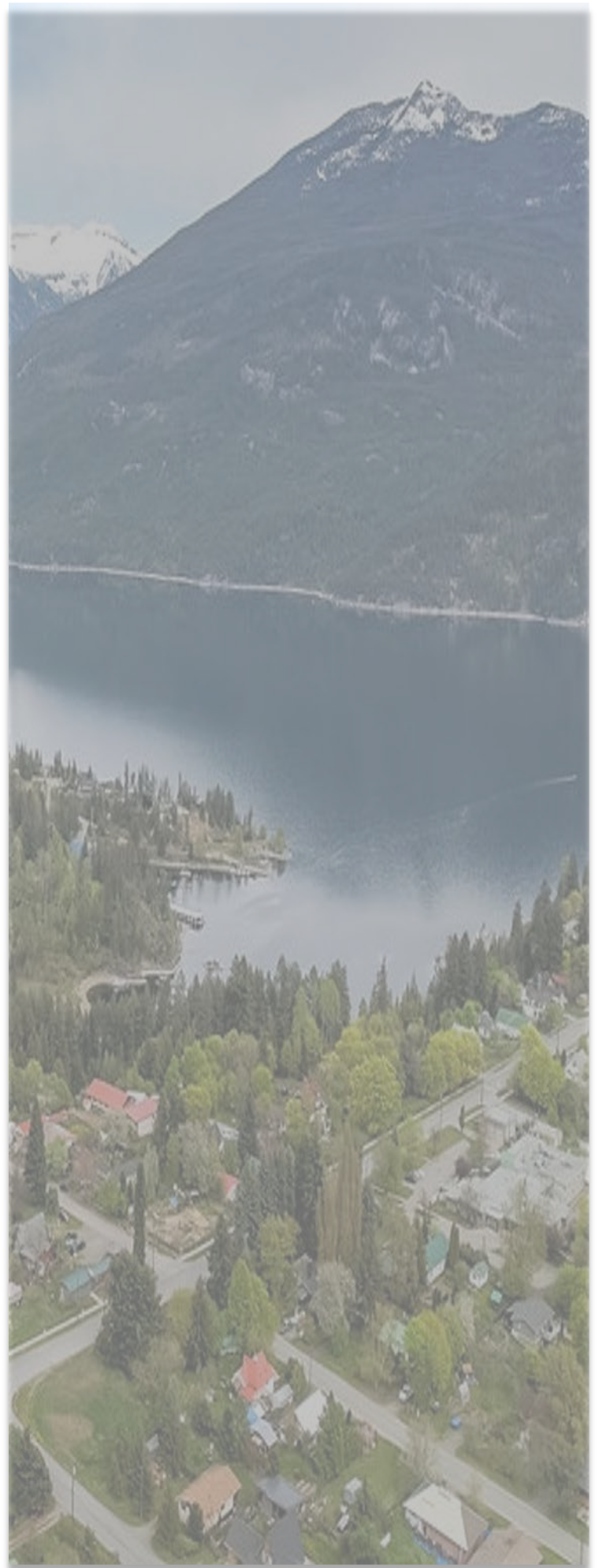
DETAILS

Located in upper Kaslo, is this fully renovated 2-bedroom, 1-bathroom home surrounded by stunning mountain vistas. Bathed in sunlight, the large yard boasts fruit trees, berries, garden space, a woodshed, a cordwood constructed sauna and a detached double-car garage.

Positioned to overlook the mostly level private yard, the house features a timber frame deck—an ideal spot for soaking in the views and entertaining guests. Inside, the home reveals its charm through careful renovation, showcasing custom details. A tiled hallway from the back entrance leads to two bedrooms and a full bath with convenient laundry facilities. The open-concept living, kitchen, and dining areas is the heart of the home. The brand new Blaze King wood stove provides warmth for those winter days and the large windows provide natural light and views of Mt Loki and the Purcell Mountain range. The finished partial basement can be used as a summer kitchen, a games room or a separate guest bedroom with a ton of storage opportunities in the rest of the basement. The home is walking distance to essential amenities like shopping, health centre, school and recreational trails for walking/hiking & biking. Kaslo BC is located on Kootenay Lake about an hour north of Nelson BC in the Kootenays. Offering a lifestyle that allows you to slow down and enjoy the natural recreational opportunities the Kootenays are known for.

MLS: 10337497 **Size:** 0.33 acres

Services: municipal water, septic, and hydro, internet



TITLE

TITLE SEARCH PRINT

2025-03-07, 16:02:11

File Reference:

Requestor: Emily Early

Declared Value \$220000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CA5562011 CA587028
Application Received	2016-10-07
Application Entered	2016-10-12
Registered Owner In Fee Simple Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land Parcel Identifier: Legal Description:	005-641-161 AMENDED LOT 4(SEE 171314I) DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 6390
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	STATUTORY RIGHT OF WAY KP105179 2000-11-20 11:46 WEST KOOTENAY POWER LTD.
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TAX ASSESSMENT

3/4/25, 11:13 AM

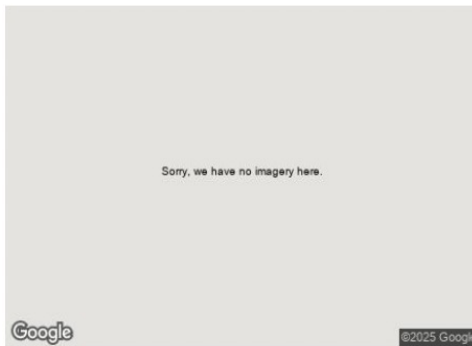
BC Assessment - Independent, uniform and efficient property assessment



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.

127 8TH ST N KASLO V0G 1M0

Area-Jurisdiction-Roll: 21-533-00228.030



Total value **\$470,000**

2025 assessment as of July 1, 2024

Land **\$138,000**

Buildings **\$332,000**

Previous year value **\$461,000**

Land **\$130,000**

Buildings **\$331,000**

Property information

Year built	1971
Description	1 STY house - Standard
Bedrooms	3
Baths	1
Carports	
Garages	G
Land size	14680 Sq Ft
First floor area	1,120
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 4, PLAN NEP6390, DISTRICT LOT 208, KOOTENAY
LAND DISTRICT, AMD (SEE 1713141)
PID: 005-641-161

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 6E9C2042B7F3-EF11-88F8-002248264582



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: February 22 2025

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

ADDRESS: 127 8th Street North Kaslo

BC V0G 1M0 (the "Premises")



THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?	JP			
B. Are you aware of any existing tenancies, written or oral?	JP			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?	JP			
D. Is there a survey certificate available?		JP		
E. Are you aware of any current or pending local improvement levies/charges?	JP			
F. Have you received any other notice or claim affecting the Premises from any person or public body?	JP			

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				JP
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?				JP
(ii) Have you applied for a water licence and are awaiting response?				JP
C. Are you aware of any problems with the water system?	JP			
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		JP		

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BUYER'S INITIALS

JP		
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SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 6452804D292F3-EF11-86F8-002248264582

February 22 2025

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 127 8th Street North Kaslo

BC VOG 1M0

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)?			JP	
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				JP
G. Are you aware of any problems with the sanitary sewer system?		JP		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		JP		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		JP		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	JP			
B. To the best of your knowledge, is the ceiling insulated?	JP			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		JP		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			JP	
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?	JP			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		JP		
G. Are you aware of any structural problems with any of the buildings?		JP		
H. Are you aware of any additions or alterations made in the last 60 days?		JP		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		JP		
J. Are you aware of any problems with the heating and/or central air conditioning system?		JP		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		JP		
L. Are you aware of any damage due to wind, fire or water?		JP		

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BUYER'S INITIALS

JP		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 6E5280D2D2QF3-EF11-88F8-002248264582

February 22 2025

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 127 8th Street North Kaslo

BC VOG 1M0

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)		JP		
N. Are you aware of any problems with the electrical or gas system?		JP		
O. Are you aware of any problems with the plumbing system?		JP		
P. Are you aware of any problems with the swimming pool and/or hot tub?				JP
Q. Do the Premises contain unauthorized accommodation?		JP		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		JP		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		JP		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		JP		
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)		JP		
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)			JP	
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?		JP		

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?		JP		
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>		JP		

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BUYER'S INITIALS

JP		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 6E5028042030F3-EF11-88F8-002248264582

February 22 2025

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 127 8th Street North Kaslo

BC V0G 1M0

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

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

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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.

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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EXPENSES

Property Taxes:



2023
\$ 2813

Municipal Water:



2024
\$ 375 approx. / year

Hydro (FortisBC):



2023
\$150 approx. / month

Insurance (HUB):



\$1236 / year

Internet (Kaslo InfoNet):

\$110 / month

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

UPGRADES

2016

- New septic tank
- Garage lifted 4 ft vertically new reinforced 4ft pony wall built, and garage placed on top.
- new 13ft x11ft overhead door on Garage
- \$8000 eaves troughs and gutters with heavy duty snow guards installed on house and shop
- water drainage mitigation work done on north side of house and around shop.
- Including tying all gutters into French drains and adding weeping tile runs along both side of the shop and the south side of the house
- Basement renovation.
- Summer kitchen/hobby room built fully insulated,
- Permitted electrical upgrade including 220 wiring and multiple new circuits added to both sides of the basement
- Plumbing and sink with sump pump added

2017

- crawl space complete vapour barrier radon fan and heater added
- custom cedar canning area to seal off the crawl space
- tiled basement walls
- cedar slat walls in basement
- cord wood masonry sauna built
- 150 ft of raspberries added to south side of property
- compost bin built
- two 4 x 12 raised beds with greenhouse tops built

2018

- new windows in living room to open the view plus replace front right-side window and basement window
- water hydrant and underground water line added

2019

- Insulated shop
- Electrical upgrade for shop incl. 220 power and dedicated 50- and 30-amp circuits

2020

- 10X10 Cedar shed built behind property
- built greenhouse on top of 1950 Mercury M155 dump truck
- Cedar slat wall in master bedroom

2021

- Sauna reno. Wood floor removed and replaced with an 8-inch-thick cement interior floor., new tile rated to -40°
- Installed, new \$6500 Kuma "lifetime" sauna stove installed

2022

- New \$8000 180' chain link fence on north side of property
- 5 raised beds to form fence line at front of property
- 5 raised beds along south side of shop
- Rock paths added around property and stairs to the back

2023

- Built tool shed in front of the house

2024

- Interior repainted
- Shelving built for bathroom and 2nd bedroom
- Kitchen cabinets painted
- New glass in cabinets
- New tile on island
- New window in second bedroom
- Painted front and back door
- New window in front door
- Drop ceiling in storage room
- New windows in shop

2025

- New Blaze King woodstove
- New window in secondary bedroom

SUBDIVISION PLAN

SUBDIVISION PLAN OF PART OF BLOCK 6, PLAN 393A, LOT 208, KOOTENAY DISTRICT.

Scale:—1 inch = 100 feet

PLAN NO. 6390

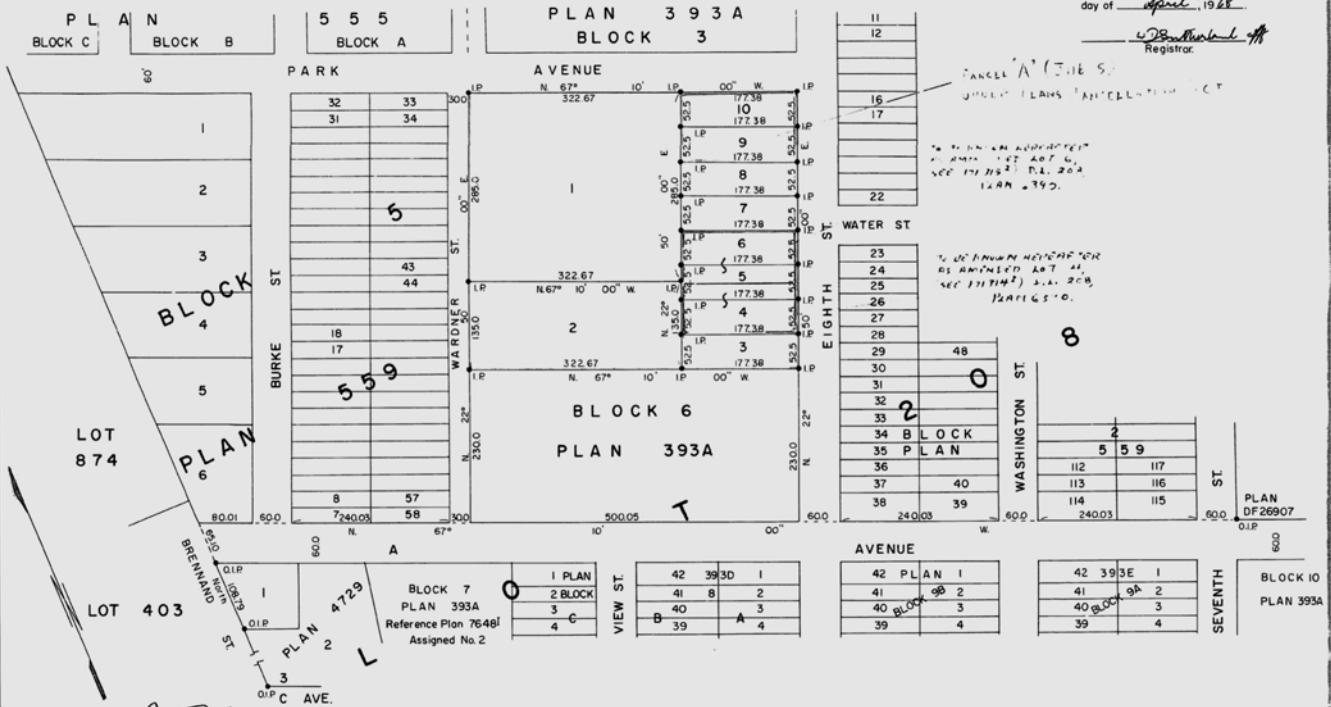
Deposited in the Land Registry
Office at Nelson, B.C. this 22
day of April, 1968

W. B. ...
Registrar

CANCELL 'A' (FILE 5)
UNLESS PLANS APPLICABLE TO IT

"TO BE IN FULL AGREEMENT"
AS APPLICABLE TO LOT 6,
SEE PLAN 393A, PLAN 208,
PLAN 3930.

"TO BE IN FULL AGREEMENT"
AS APPLICABLE TO LOT 11,
SEE PLAN 393A, PLAN 208,
PLAN 3930.



OWNER R. W. Pawley
and A. S. Morton
THE DIRECTOR, THE REGISTER'S OFFICE

WITNESS V. A. ...

OWNER _____

WITNESS _____

Approved under the Land Registry Act this
22 day of December, 1967
by way of receiving the
James Garry
James Garry
Kaslo Village Clerk—Approving Officer

BLOCK 7
PLAN 393A
Reference Plan 7648
Assigned No. 2

1 PLAN
2 BLOCK
3 C
4 C

42 39 3D 1
41 8 2
40 3
39 A 4

42 PLAN 1
41 2
40 3
39 4

42 39 3E 1
41 2
40 3
39 4

BLOCK 10
PLAN 393A

LEGEND

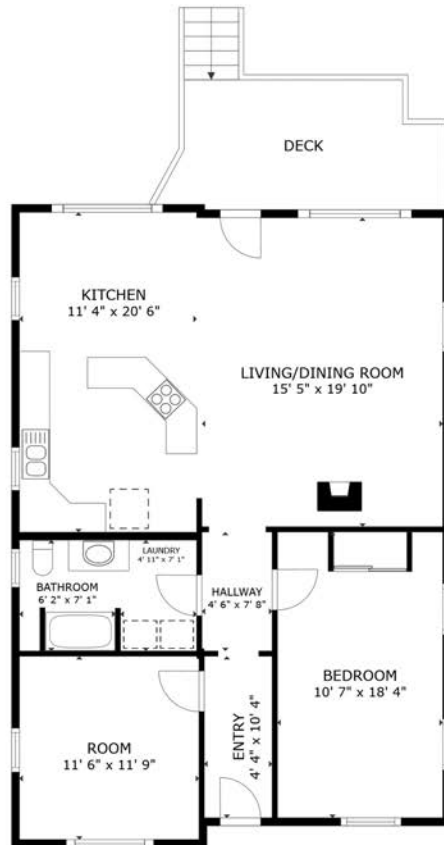
Bearings are astronomic derived
from West Boundary, Plan 4729.
● O.I.P. Denotes old iron pin found
● I.P. Denotes standard iron bar post set

Sworn before me this 1st
day of December, 1967

Alfred ...
A Commissioner for Taking
Affidavits, British Columbia

Alan Chevelidov, B.C.L.S.,
Box 815,
Castlegar, B.C.

FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,064 sq.ft.
EXCLUDED AREAS : SHED 58 sq.ft. DECK 150 sq.ft.
TOTAL : 1,064 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LTSA MAP

ParcelMap BC Print Report



May 9, 2024



WARNING: MAP IS NOT PRINTED TO SCALE

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

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

RDCK MAP



RDCK Property Report

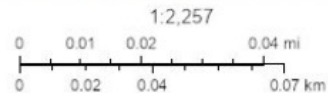
Area of Interest (AOI) Information

Area : 0.34 acres

Apr 29 2024 8:11:52 Pacific Daylight Time



- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, Safegraph, GeoTechnologies, Inc, IGH/INASA, USGS, EPA, US Census Bureau, USDA, NRCan, Paris Canada

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00228.030	005-641-161	127 8TH ST N, KASLO	Single Family Dwelling	NEP6390

#	LTO Number	Lot	Block	District Lot	Land District
1	CA5562011	4	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 4 PLAN NEP6390 DISTRICT LOT 208 KOOTENAY LAND DISTRICT AMD (SEE 171314I)	14680	SQUARE FEET	0.34

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	127 EIGHTH ST N	-	127	EIGHTH	ST	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.34

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.34

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.34

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.34

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	0.34

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	McDonald Creek	McDonald Creek	D	1	0.34

SUMMARY

127 8TH ST N Kaslo BC V0G 1M0

PID	005-641-161
Registered Owner	PA*, J*
Legal Description	AMENDED LOT 4(SEE 171314I) DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 6390
Plan	NEP6390
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RN - Neighbourhood Residential, not in ALR



Year Built	1971	Structure	SINGLE FAMILY DWELLING
Lot Size	14621.04 ft ²	Bedrooms	3
Bathrooms	1	Dimensions	-
Max Elev.	621.02 m	Min Elev.	614.77 m
Floor Area	1120 Ft ²	Walk Score	38 / Car-Dependent
Transit Score	-	Annual Taxes	-

ASSESSMENT

	2023	%	2024
Building	\$325,000	↑ 1.85	\$331,000
Land	\$128,000	↑ 1.56	\$130,000
Total	\$453,000	↑ 1.77	\$461,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$461,000	↑ 109.55
Sales History	07/10/2016	\$220,000	↑ 83.33
	01/10/2007	\$120,000	-

DEVELOPMENT APPLICATIONS

-

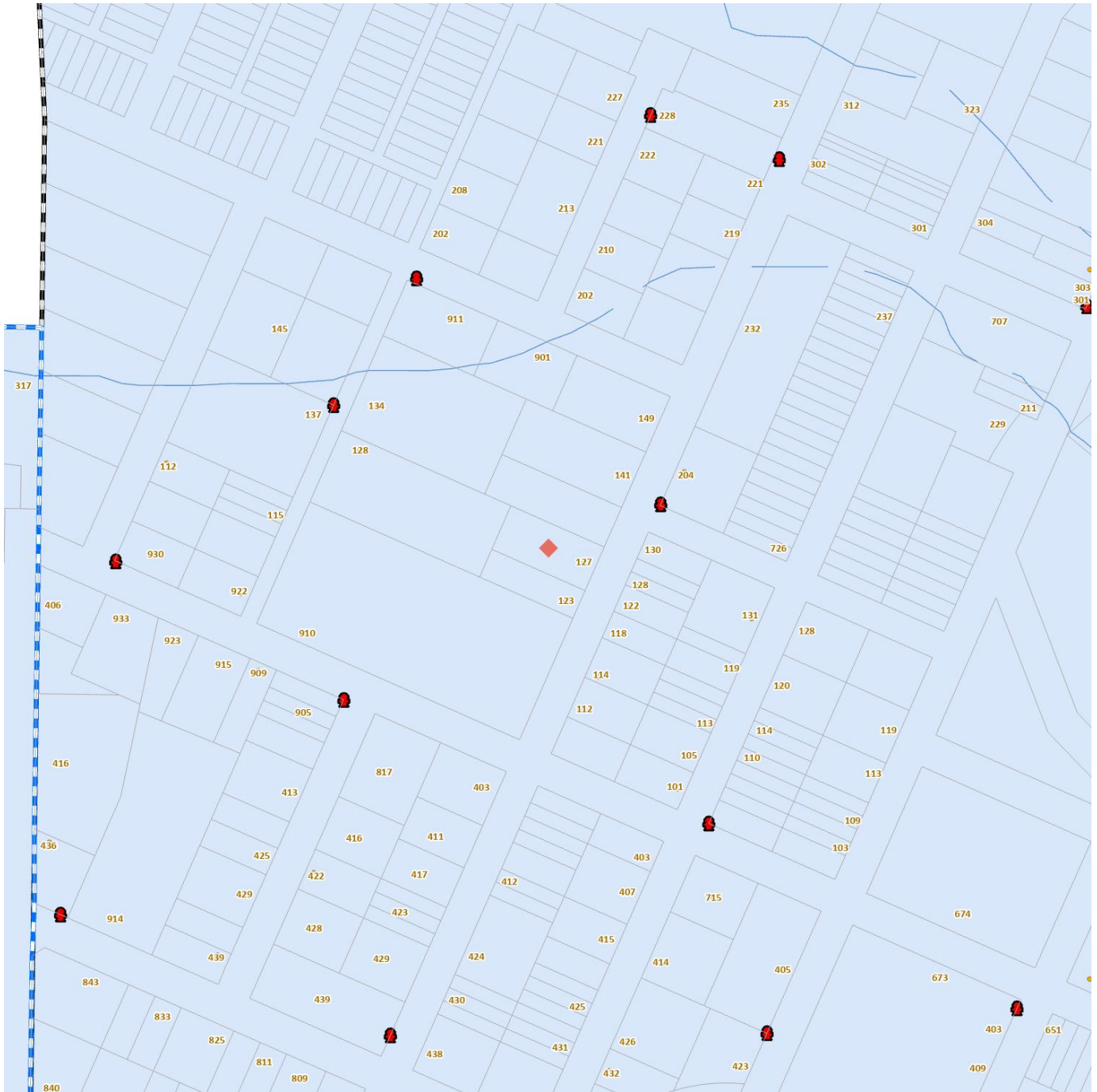
SCHOOL CATCHMENT

	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

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

UTILITIES MAP

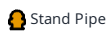
Utilities



Legend



Hydrant



Stand Pipe



Other



MUNICIPAL OWNED



RDCK OWNED



Address Points

— Streams and Shorelines

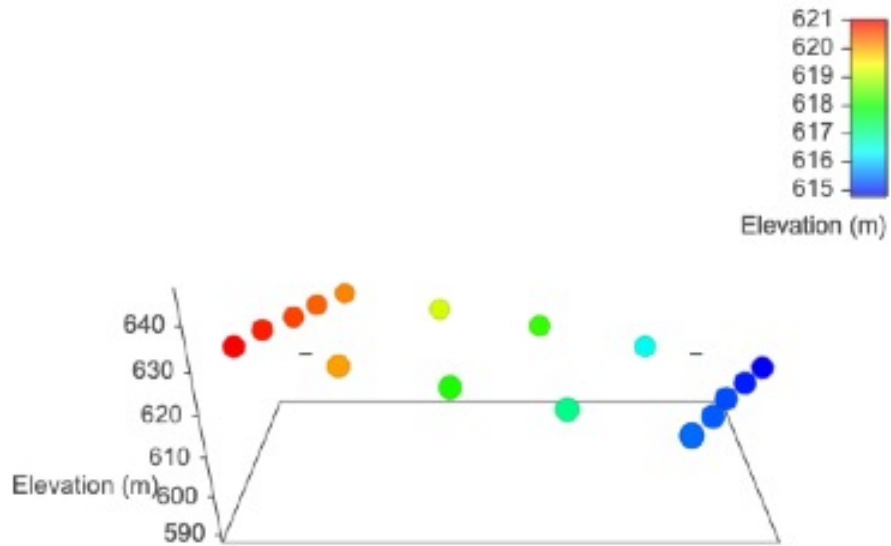
— Lakes and Rivers

□ Cadastre - Property Lines

ELEVATION



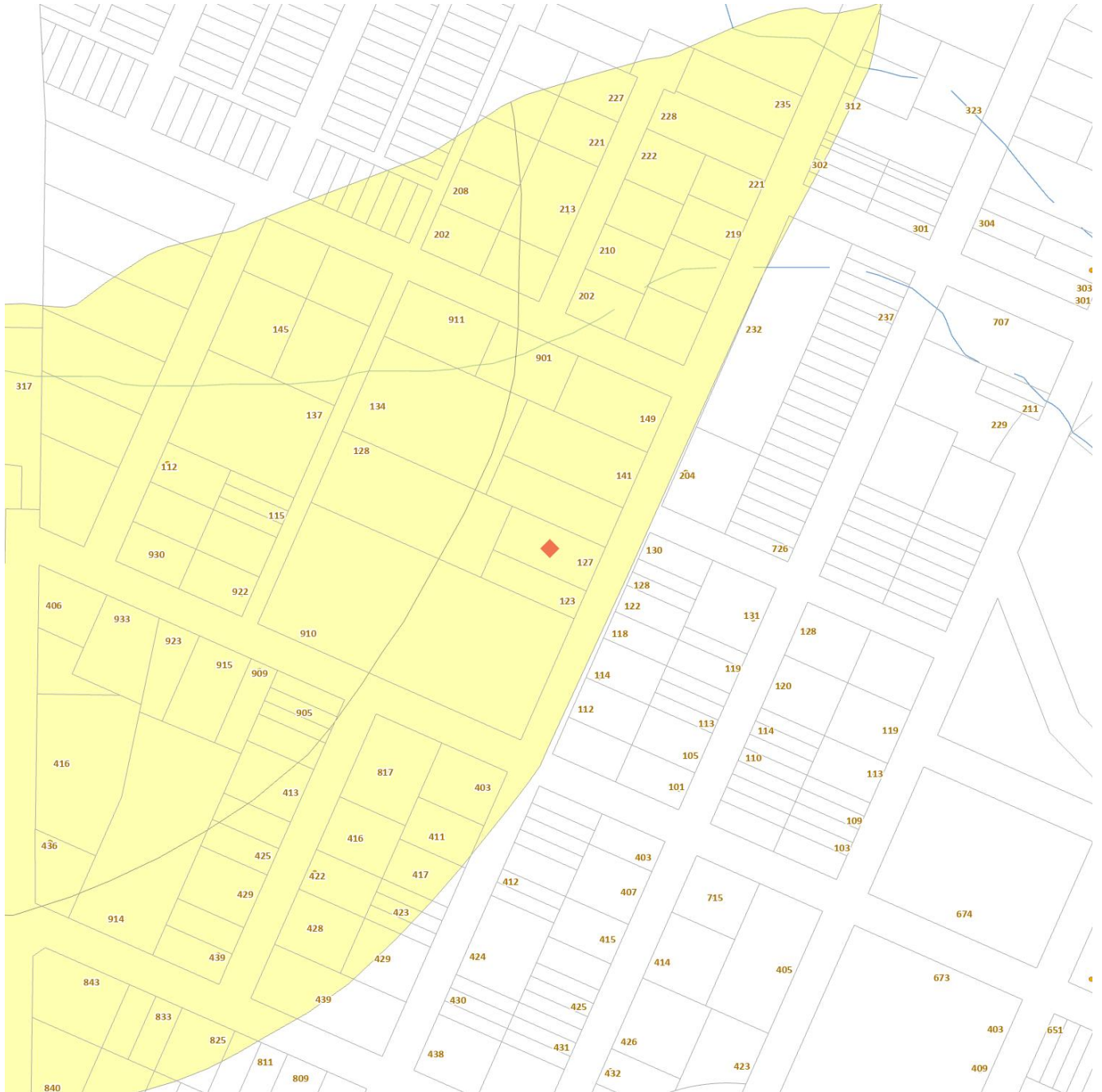
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 621.02 m | Min Elevation: 614.77 m | Difference: 6.24 m

FLOOD MAP

Flood and Hazard



Legend

□ Flood Construction Levels - 1990
□ Lakes and Rivers

■ Non Standard Flooding Erosion Area
□ Cadastre - Property Lines

■ Slocan Valley GeoHazard
● Address Points

— Streams and Shorelines

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone
Official Community Plan	RN - Neighbourhood Residential
Neighbourhood Community Plan	Not Applicable

Zoning



Subject Property Designations:

Code: [R1](#)

Description: Single Family and Two Family Residential Zone

Layer Legend:

Code	Description
R1	Single Family and Two Family Residential Zone

ZONING

ZONING REGULATIONS

R-1 – SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

Permitted Uses

- a. Single Family Dwelling and Two-Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/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
- c. Parking - Subject to the regulations in Section 4

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. Aboard 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.

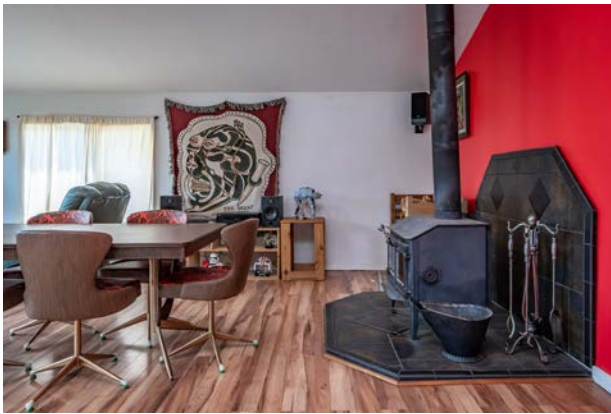
Economy

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 and Emily Early, 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>