

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

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

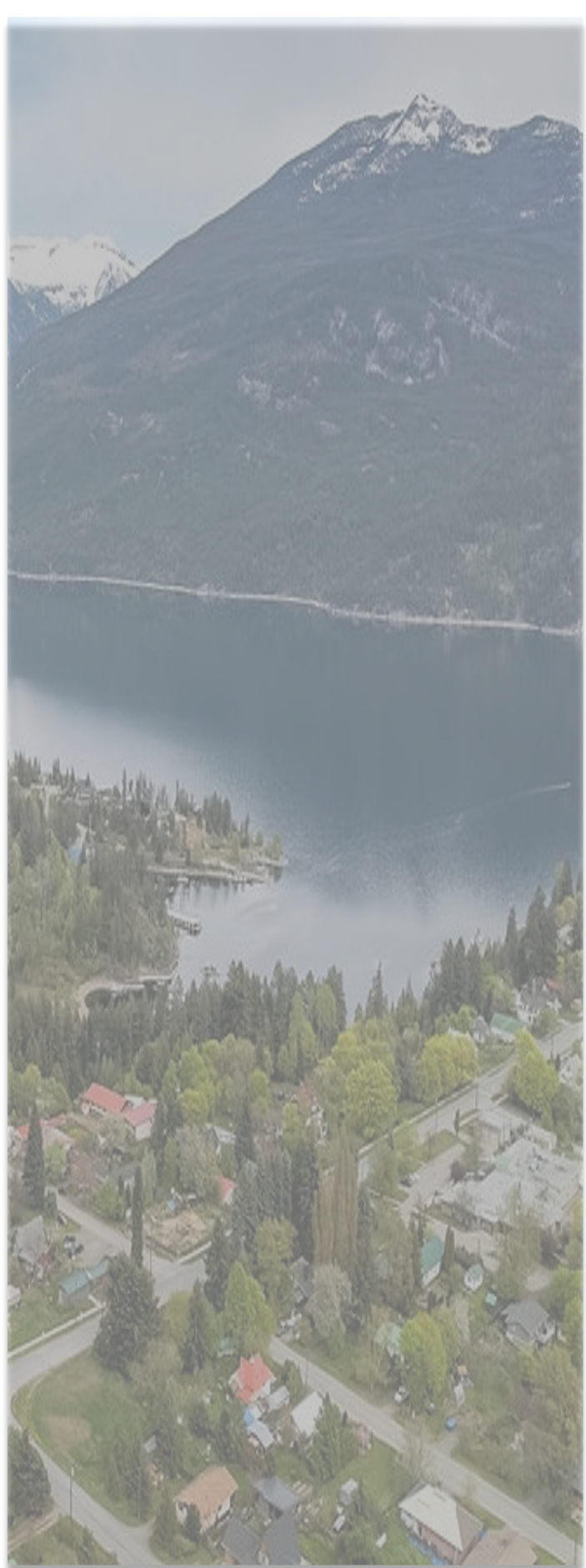
Located in upper Kaslo, is this fully renovated 2-bedroom, 1-bathroom home surrounded by stunning mountain vistas. Bathed in sunlight, the large yard boasts fruit trees, berries, garden space, a woodshed, a cordwood constructed sauna and a detached double-car garage.

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 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. T

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: 2476779 **Size:** '

Services: municipal water, septic, and hydro, internet



TITLE

TITLE SEARCH PRINT

2024-05-06, 05:38:18

File Reference:

Requestor: Kul Nijjar

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:

Nelson Trail Assessment Area
Kaslo, Village of

Taxation Authority

Description of Land

Parcel Identifier: 005-641-161

Legal Description:

AMENDED LOT 4(SEE 171314I) DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 6390

Legal Notations

NONE

Charges, Liens and Interests

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

KP105179

Registration Date and Time:

2000-11-20 11:46

Registered Owner:

WEST KOOTENAY POWER LTD.

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

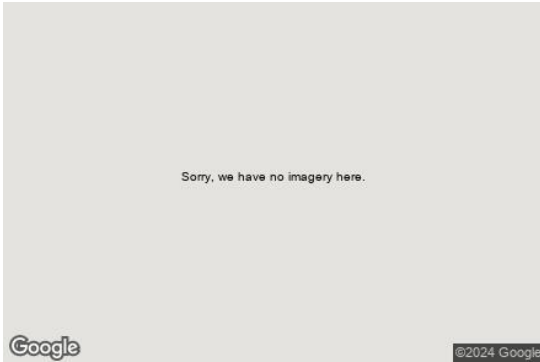
TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

127 8TH ST N KASLO VOG 1M0

Area-Jurisdiction-Roll: 21-533-00228.030



Total value **\$461,000**

2024 assessment as of July 1, 2023

Land \$130,000

Buildings \$331,000

Previous year value \$453,000

Land \$128,000

Buildings \$325,000

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



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: May 08 2024

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

ADDRESS: 127 8th St 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? | | ✓ | | |
| B. Are you aware of any existing tenancies, written or oral? | | ✓ | | |
| C. Are you aware of any past or present underground oil storage tank(s) on the Premises? | | ✓ | | |
| D. Is there a survey certificate available? | | | ✓ | |
| E. Are you aware of any current or pending local improvement levies/charges? | | ✓ | | |
| F. Have you received any other notice or claim affecting the Premises from any person or public body? | | ✓ | | |

2. SERVICES

| | | | | |
|--|--|---|---|---|
| A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____ | | | | |
| B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government. | | | | |
| (i) Do you have a water licence for the Premises already? | | | | ✓ |
| (ii) Have you applied for a water licence and are awaiting response? | | | | ✓ |
| C. Are you aware of any problems with the water system? | | ✓ | | |
| D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)? | | | ✓ | |

BUYER'S INITIALS

SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

May 08 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 127 8th St Kaslo

BC V09 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)? | | | ✓ | |
| 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 _____ | | | | |
| G. Are you aware of any problems with the sanitary sewer system? | | ✓ | | |
| H. Are there any current service contracts; (i.e., septic removal or maintenance)? | | ✓ | | |
| I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? | | ✓ | | |

3. BUILDING

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

| | | |
|--|--|--|
| | | |
|--|--|--|

BUYER'S INITIALS

| | | |
|--|--|--|
| | | |
|--|--|--|

SELLER'S INITIALS

BC1000 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

May 08 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 127 8th St 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) | | ✓ | | |
| 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. Do the Premises contain unauthorized accommodation? | | ✓ | | |
| R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc? | | ✓ | | |
| S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.) | | | ✓ | |
| T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? | | | ✓ | |
| 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> | | ✓ | | |

BUYER'S INITIALS

SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

May 08 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 127 8th St Kaslo

BC VOG 1MO

4. GENERAL (continued)

- 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 *Heritage Conservation Act* 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)?

| YES | NO | DO NOT KNOW | DOES NOT APPLY |
|-----|----|-------------|----------------|
| | ✓ | ✓ | |
| | ✓ | | |

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

effective by

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



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

SUBDIVISION PLAN

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

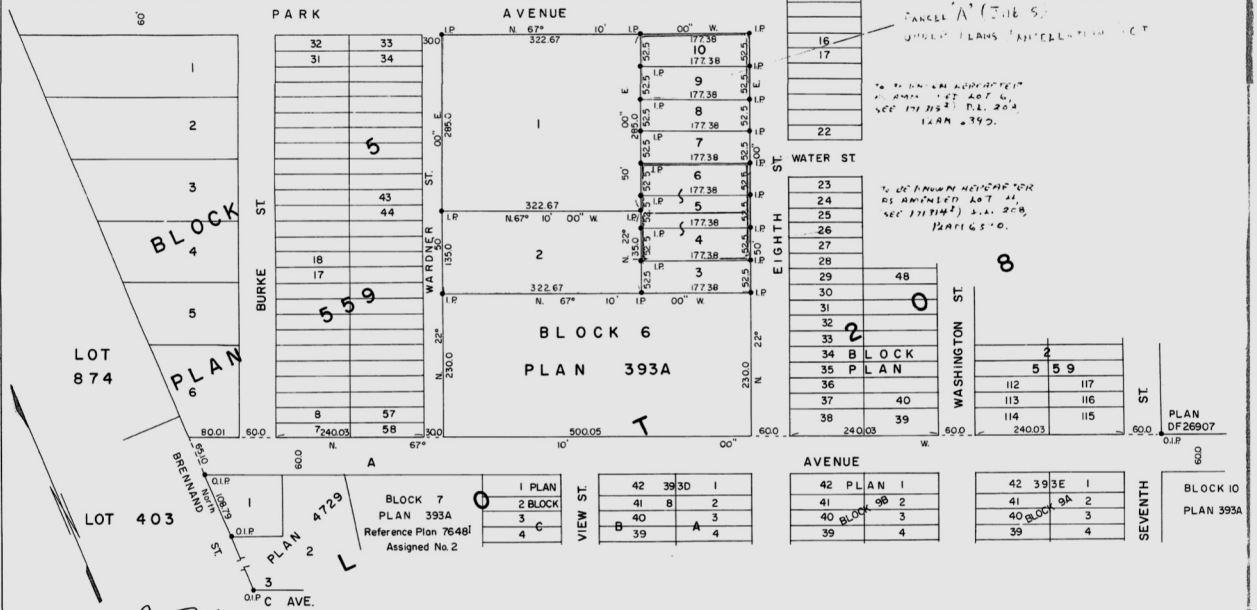
Scale:—1 inch = 100 feet.

PLAN NO. 6390

Deposited in the Land Registry
Office of Nelson, B.C. this 9
day of April, 1967.

W. B. ...
Registrar.

PLAN 393A
BLOCK 3



CANCELL A (FILE 5)
SINGLE PLANS IN THE DISTRICT

TO BE CANCELLED IN ACCORDANCE WITH
SECTION 117(2) OF THE
LAND ACT, 1947, AND
SECTION 117(1) OF THE
LAND ACT, 1947.

TO BE CANCELLED IN ACCORDANCE WITH
SECTION 117(2) OF THE
LAND ACT, 1947, AND
SECTION 117(1) OF THE
LAND ACT, 1947.

OWNER R. W. Parley and R. S. Martin
WITNESS W. A. ...

OWNER _____
WITNESS _____

Approved under the Land Registry Act this
27th day of December, 1967
by W. A. ... Registrar
W. A. ... Kootenay District
Kaslo Village Clerk — Approving Officer.

LEGEND

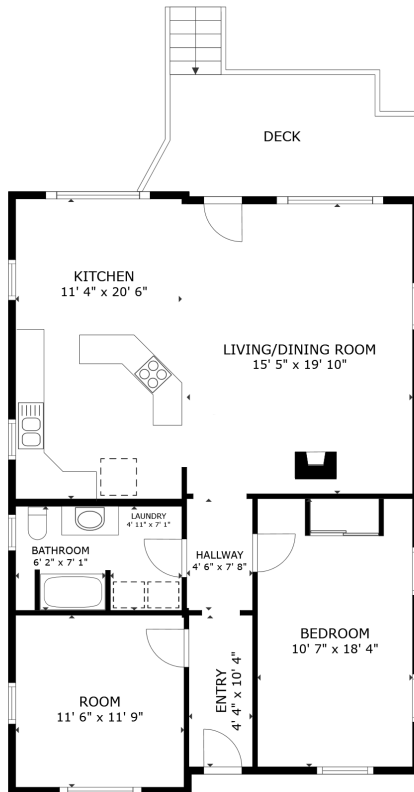
Bearings are astronomic derived
from West Boundary, Plan 4729.
● O.I.P. Denotes old iron pin found
● I.P. Denotes standard iron pin post set

Sworn before me this 1st
day of December, 1967

W. A. ...
A Commissioner for Taking
Affidavits, Nelson, British Columbia

Alex Chevideov, B.C.L.S.,
Box B3,
Castlegar, B.C.

FLOOR PLAN



FLOOR PLAN

LTSA MAP



ParcelMap BC Print Report



May 9, 2024

Interest

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

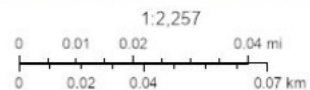
Area of Interest (AOI) Information

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, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCAN, Parks 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



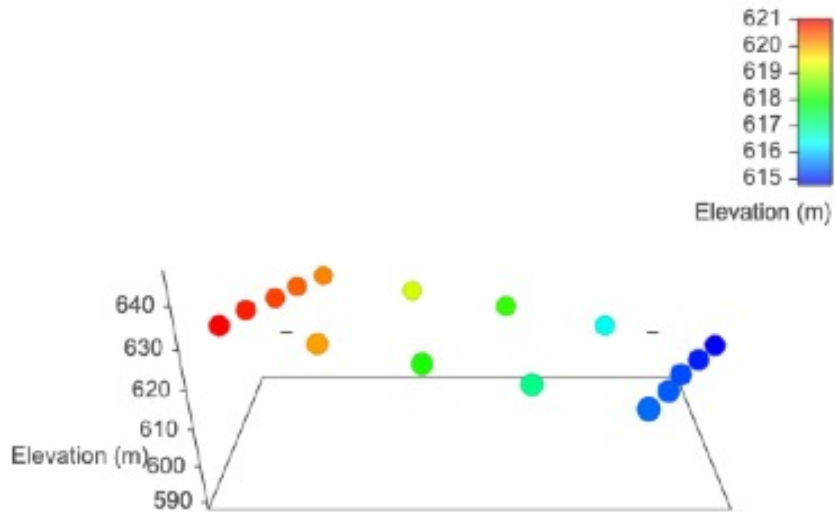
Legend

- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points
- Streams and Shorelines
- Lakes and Rivers
- Cadastra - Property Lines

ELEVATION



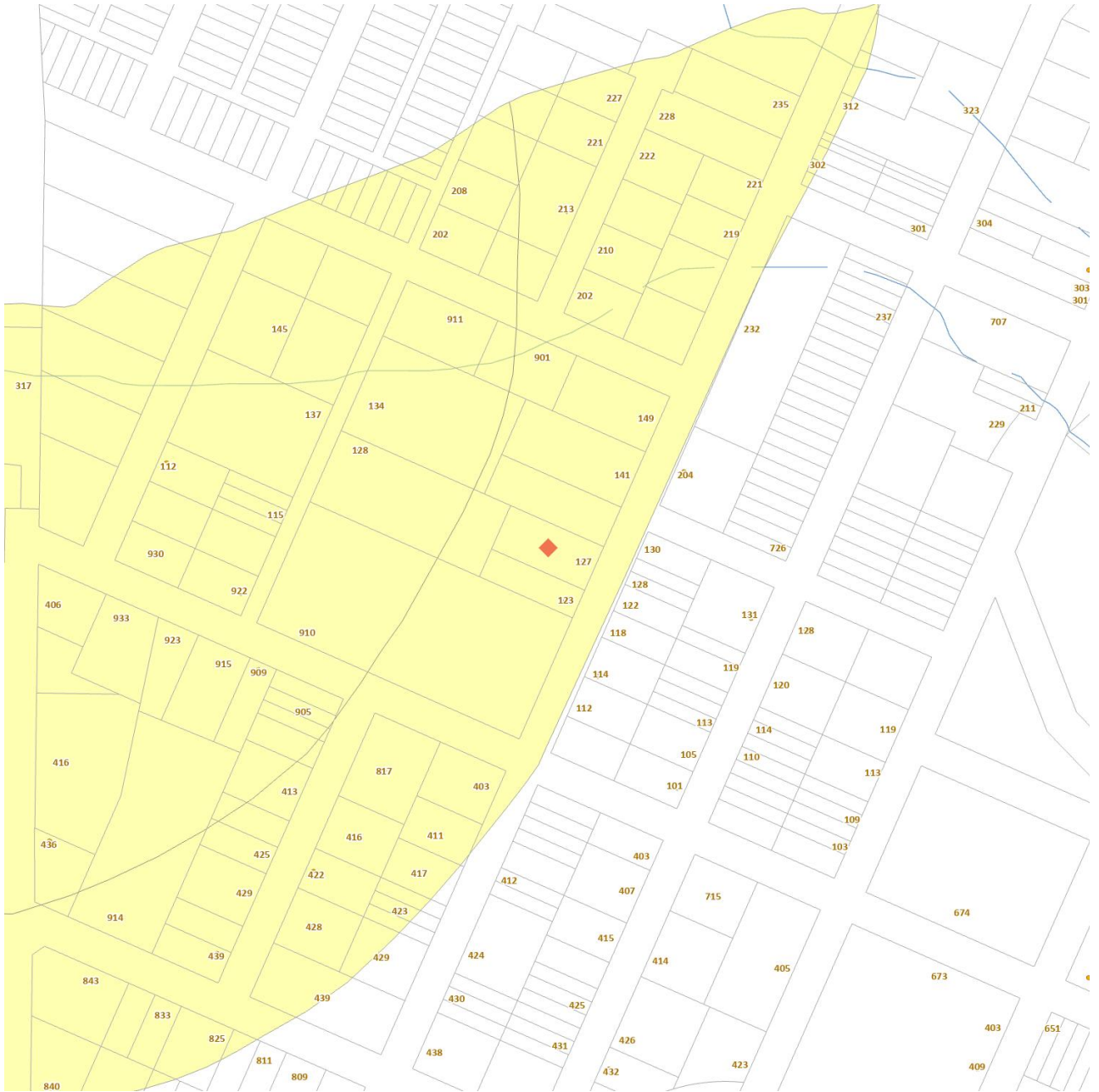
The lot dimensions shown are estimated and should be verified by survey plan.





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. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

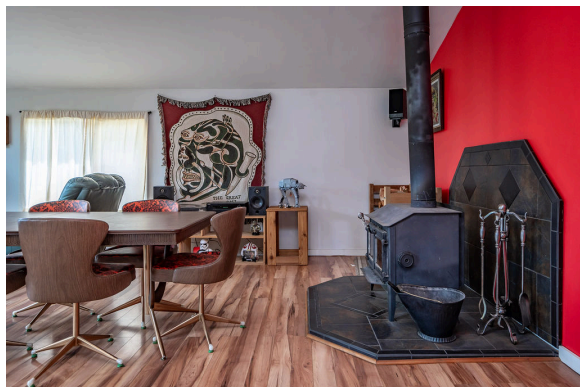
Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

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

PICTURES



RESOURCES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Health Care:

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

Satellite TV Providers:

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

Internet

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

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

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

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

Hospital

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

Post Office

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