

235 B AVENUE
KASLO, BC
\$420,000

Kootenay
BC



REAL ESTATE FR
FAIR REALTY



DETAILS

Fantastic opportunity in a prime location at an unbeatable price!

Whether you're seeking a starter home, retirement retreat, or a vacation getaway, this meticulously cared for 2-bedroom, 2-bathroom property with a separate guest or rental suite is a must-see.

Situated on a charming street in lower Kaslo, it boasts proximity to the park, lake, public beaches, and the river, all just steps away.

Enjoy the convenience of downtown amenities, including shopping, arts and culture venues, restaurants, and cafes, all within walking distance.

Embrace the quintessential Village of Kaslo lifestyle! The low-maintenance, beautifully landscaped fenced yard features a delightful 300 sq ft sun deck, perfect for outdoor enjoyment.

Additionally, a 274 sqft "bunkhouse" equipped with a 3-piece bathroom and kitchen provides ideal accommodation for overnight guests or additional rental income.

Don't miss this opportunity to own a well-maintained slice of paradise in Kaslo!

MLS: 2478465 **Size:** 50'x110'

Services: municipal water, septic, and hydro, internet



TITLE

TITLE SEARCH PRINT

2022-04-12, 11:55:13

File Reference:

Requestor: Kul Nijjar

Declared Value \$255000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

NELSON

Land Title Office

NELSON

Title Number

CA9326289

From Title Number

CA4676942

Application Received

2021-09-01

Application Entered

2021-09-03

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area
Kaslo, Village of

Description of Land

Parcel Identifier: 023-106-981

Legal Description:

PARCEL A (SEE XJ16427) BLOCK 16 DISTRICT LOT 208 KOOTENAY DISTRICT
PLAN 1615

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA9450817

Registration Date and Time:

2021-10-22 11:05

Registered Owner:

KOOTENAY SAVINGS CREDIT UNION
INCORPORATION NO. FI 36

Nature:

ASSIGNMENT OF RENTS

Registration Number:

CA9450818

Registration Date and Time:

2021-10-22 11:05

Registered Owner:

KOOTENAY SAVINGS CREDIT UNION
INCORPORATION NO. FI 36

TAX ASSESSMENT

235 B AVE KASLO VOG 1M0

Area-Jurisdiction-Roll: 21-533-00484.000



Favourite



Compare



Print



Total value **\$385,000**

2024 assessment as of July 1, 2023

Land \$150,000

Buildings \$235,000

Previous year value \$371,000

Land \$135,000

Buildings \$236,000

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

Property information

Are the property details correct? ▾

Year built 1975

Description 1 STY house - Basic

Bedrooms 2

Baths 1

Carports

Garages

Land size 5450 Sq Ft

First floor area 672

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

PARCEL A, BLOCK 16, PLAN NEP1615, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, (SEE XJ16427)

PID: 023-106-981

Sales history (last 3 full calendar years)

Apr 28, 2022 \$398,000

May 11, 2021 \$255,000

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: April 18 2024

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

ADDRESS: 235 B AVENUE 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?		<input checked="" type="checkbox"/>		
B. Are you aware of any existing tenancies, written or oral?		<input checked="" type="checkbox"/>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<input checked="" type="checkbox"/>		
D. Is there a survey certificate available?		<input checked="" type="checkbox"/>		
E. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<input checked="" type="checkbox"/>		

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.				<input checked="" type="checkbox"/>
(i) Do you have a water licence for the Premises already?				<input checked="" type="checkbox"/>
(ii) Have you applied for a water licence and are awaiting response?				<input checked="" type="checkbox"/>
C. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				<input checked="" type="checkbox"/>

--	--	--

BUYER'S INITIALS

<input checked="" type="checkbox"/>		
-------------------------------------	--	--

SELLER'S INITIALS

BC1002 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in

PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 235 B AVENUE Kaslo BC BC V0G 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)?				<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<input checked="" type="checkbox"/>

3. BUILDING

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

--	--	--

BUYER'S INITIALS

<input checked="" type="checkbox"/>		
-------------------------------------	--	--

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 235 B AVENUE Kaslo BC BC V0G 1H0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="checkbox"/>		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<input checked="" type="checkbox"/>		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		<input checked="" type="checkbox"/>		
V. 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)		<input checked="" type="checkbox"/>		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		
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>		<input checked="" type="checkbox"/>		

--	--	--

BUYER'S INITIALS

<input checked="" type="checkbox"/>		
-------------------------------------	--	--

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 235 B AVENUE Kaslo BC 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)?		AA		
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)?		AA		

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

3.I. - Enclosed the mud room area. Done by a licensed contractor.

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 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

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MIS®).

ELECTRICAL INSPECTION



Issue Date: April 24, 2024
Installation Permit Number: EL-1701626-2024
(When inquiring always refer to this number.)

ELECTRICAL INSTALLATION PERMIT CONTRACTOR RESIDENTIAL SINGLE FAMILY DWELLING

April 24, 2024

Gary Walters DBA Jacer Tech Services
PO BOX 887
KASLO BC V0G 1M0

SITE OF INSTALLATION

235 B AVENUE
KASLO BC V0G 1M0

Contractor Information:

Contractor Name - Gary Walters DBA Jacer
Tech Services
Licence Class - Contractor Licence
Licence No. - LEL0044525

Designated FSR Information:

FSR Name - Gary Walters
FSR Class - FSR Class B

INSTALLATION DESCRIPTION

Building Occupancy: Residential			
Main Service Switch:	Volts: 240	Amps: 100	Phase: 1
High Voltage: No	Low Energy: No	Hazardous Area: No	Patient Care:

Scope of Work: Finish rough in of 4 lights and 2 switches.

The Permit holder is permitted to install electrical equipment at this site of installation within the listed scope of work above, subject to listed Terms & Conditions.

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at www.technicalsaftybc.ca.

Suite 600 - 2689 East 12th Avenue Vancouver, BC V5M 4T5 T 1 866 566 7233 E contact@technicalsaftybc.ca www.technicalsaftybc.ca

MH SUMMARY



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.bcregistryservices.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
Phone: 1 877 526-1526
Fax: 250 387-3055

SEARCH RESULT *Manufactured Home Act*

as of April 19, 2022 at 16:24:49

M.H. Reg: 100281

Current Status: EXEMPT

Attn/Ref #:

Searching Party: RHONDA RUSTON Q.C. LAWYER

Registered Owner(s)

Registered Location

Parcel ID Number: 023106981

PARCEL A (SEE XJ16427) BLOCK 16 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 1615

Street No: 235 **Street Name:** B AVENUE
Town/City: KASLO **Prov:** BC

Description of Manufactured Home

Manufacturer: SAHARA

Make/Model: *

Year: 1968

Serial No: *

CSA Number: *

**Date of Eng.
Report:**

No. of Sections: 1

Length: 60'

Width: 12'

CSA Standard:

Eng. Name:

Unit Notes

Document Type: RES. EXEMPTION

Reg Date: OCTOBER
22, 2021

Time: 11:03:24

Expired Date: N/A

Doc #: 10130527

Contact: THOMPSON, LEROSE AND BROWN (KASLO)
DBA BRUCE A LEROSE LAW CORPORATION
PO BOX 636 437 FRONT STREET
KASLO BC V0G 1M0
CANADA

Phone: 250 365-7757

Exempted pursuant to Section 21 of the *Manufactured Home Act* by an order of the Registrar dated October 22, 2021 on document registration number 10130527.

EXPENSES

Property Taxes:

2023
\$2279



Municipal Water:

2024
\$756 approx. / year



Hydro (FortisBC):

2023
\$150-250 approx. / month



Insurance (TD):

2023
\$1241 / year



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

UPGRADES

2021/2022:

New Paint: Main Bath, Laundry, Kitchen, Living Room

New Floor: Main Bath, Laundry

New Vanity & Baseboard Main Bath

New Countertop (Butcher Block): Kitchen

New Blinds: Both Bedrooms and Living Room

2023:

Enclosed Porch into Mudroom

Installed Wood Stove

Interior Painting & Kitchen Cabinet Painting

Decorated/Painted the detached Guest Suite

WETT INSPECTION

Ainsworth Chimney



INSPECTION
REPORT
Wett#12326

Requested by: Madeline Tribble
Location: 235 B Ave Kaslo BC
Reason for inspection: New installation
Level of Inspection: 1 23 Date: Sept 29 2023 Manual available: Appliance Venting

Wood Burning Appliance: Type: Free standing Wood stove Mfg: Diolet Model: Deco II
SN 2679 Standard ULC S627 EPA 1 Listed by ETL Flue collar size: 6"
Installed in: Home Location: Boat Room By: Grant Tribble Date: Sept 25 2023
Mobile home approved Alcove approved: Outdoor Air Connection: Required

Connected by Flue Pipe Pellet Vent or Liner: Type Required FP Clearance: 18" 6 1" Length: 6'
Fastening Elbows Expansion Rise Termination

Chimney: Masonry with S/S liner F-B Flue Size: ICC Brand: ICC Height above roof 4'
Condition (shell, liner, flashing) New Cleanout Approx. Age Sept 2023 Rain cap/Crown
Clearances Yes Enclosed or hidden areas (UTI) Footings/braces

Appliance: Clearance for combustible walls, mantles, ceiling: Bear Nails 7.5" has 9"
Ember Protection: Material Tile Loading side 18" or more: Other sides 8" or more:
Heat Protection below: Required Non-combustible surface
Shielding: Reduction achieved: 50% 60%

Smoke Alarm Carbon Monoxide Alarm Fire Extinguisher
System Complies with Applicable Code Requirements
Comments on non-compliance:

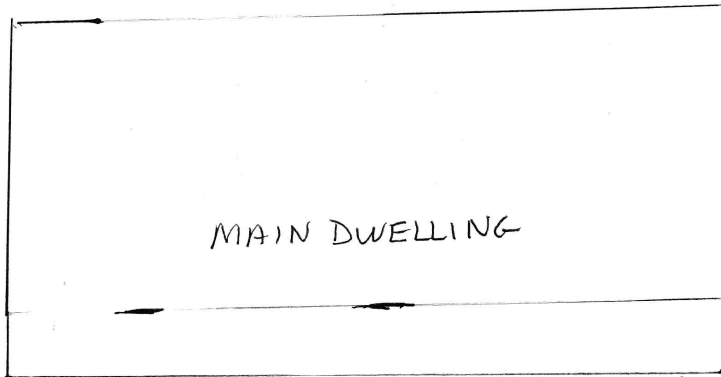
Thank you,

Steven Robinson
250 551 2112

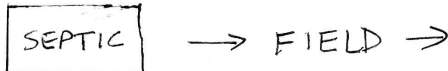
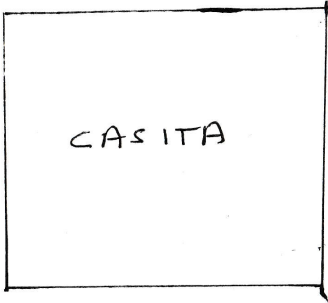
ainsworthchimney@gmail.com

Date: Sept 29

SEPTIC LOCATION



B
A
V
E



Reçu de
Received from pumped septic tank AT
235 B Ave Lower Kaslo 100 Dollars


Date April 18-2023

**BEAVER'S SEPTIC TANK
CLEANING SERVICE**

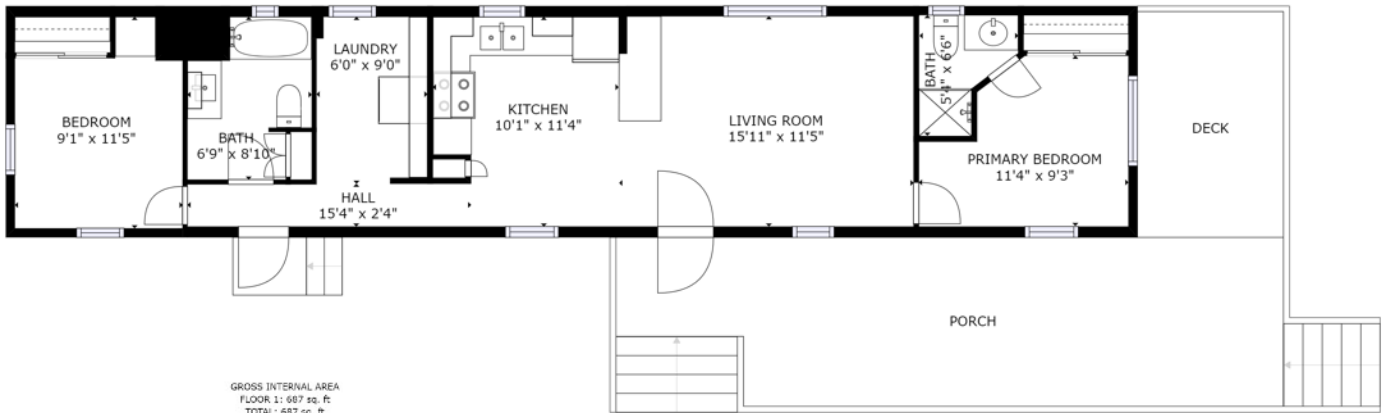
Locally Owned & Operated
Box 531, Saimo, BC V0G 1Z0
Steve (cell) 250-354-3508
(home) 250-357-9724

\$ 585.⁰⁰

N° d'enr. de taxe
Tax Reg. No.

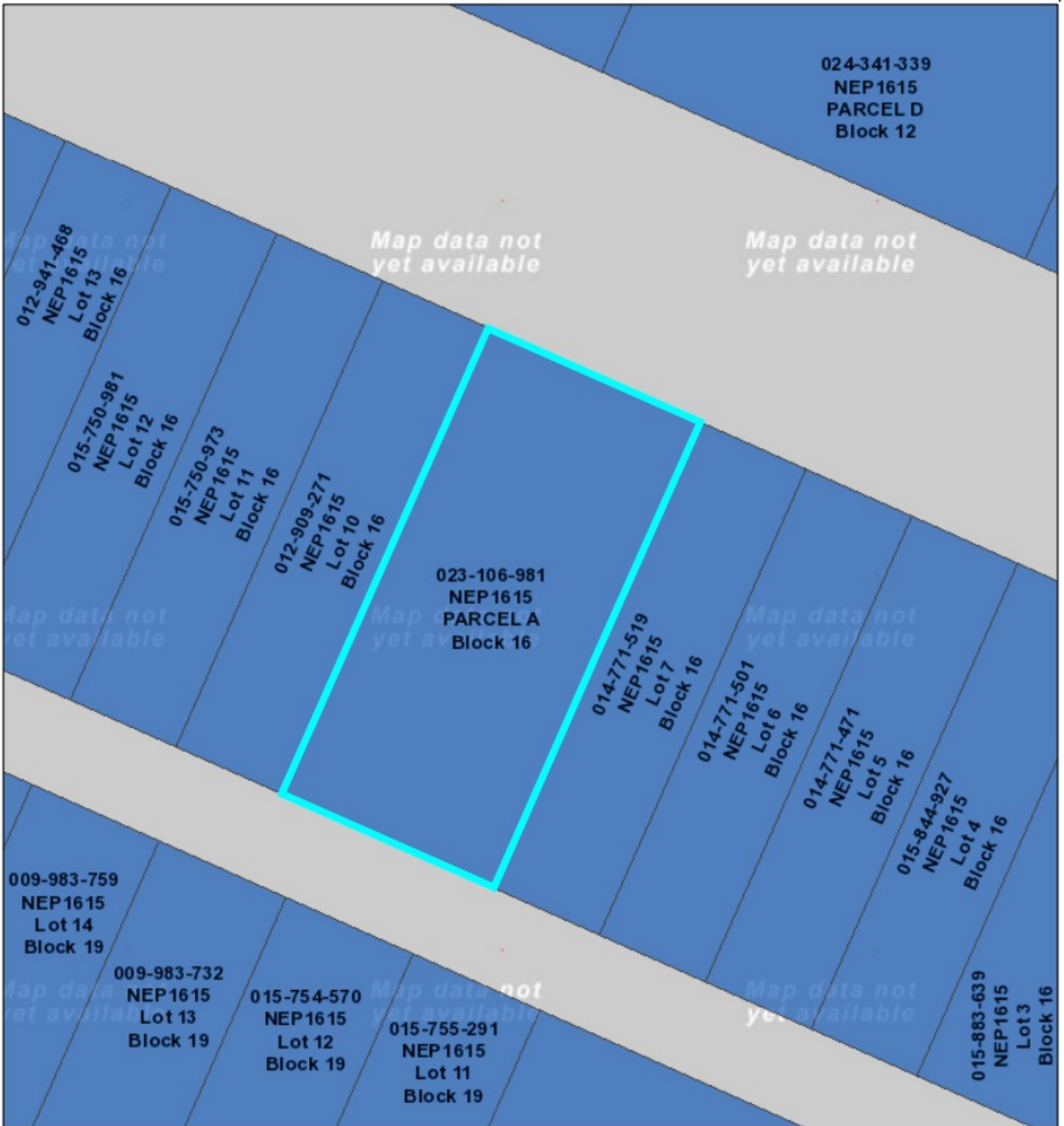
 BlueLine ©, 2006

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR: 1: 687 sq. ft.
TOTAL: 687 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LTSA MAP



April 19, 2024

WARNING: MAP IS NOT PRINTED TO SCALE

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

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

RDCK MAP

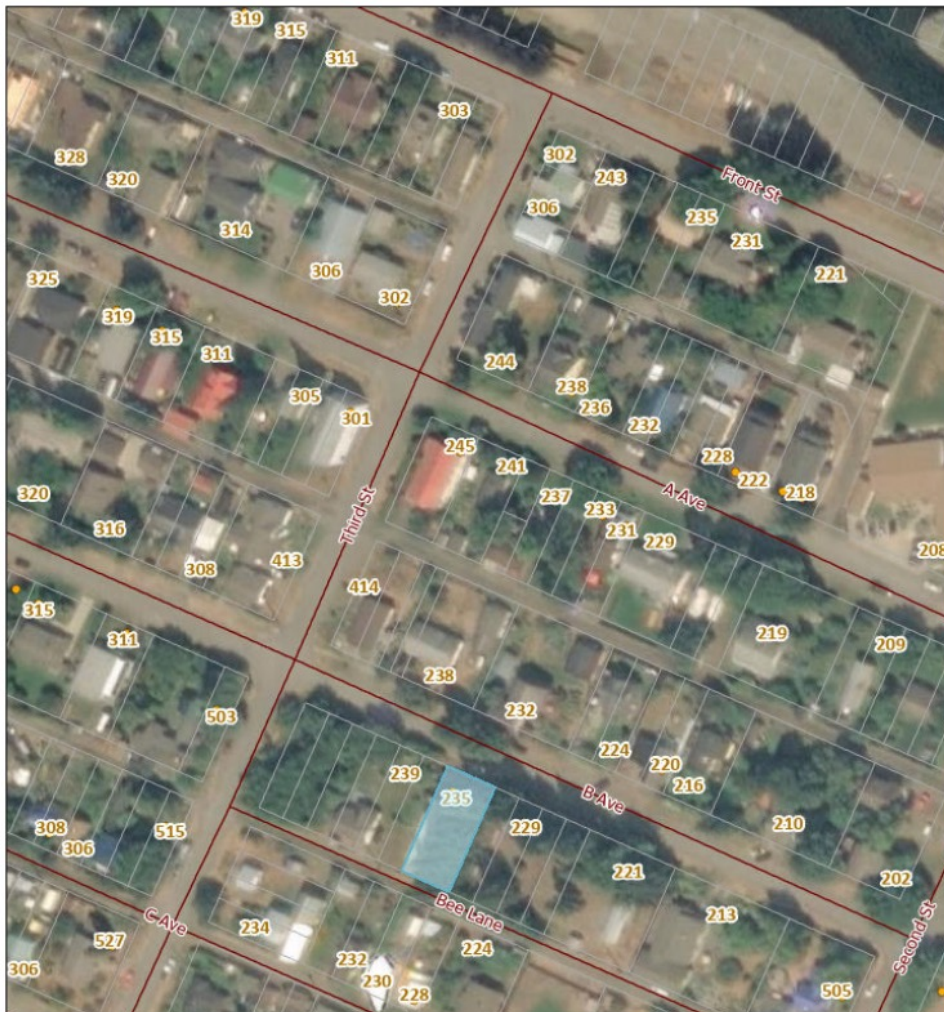


RDCK Property Report

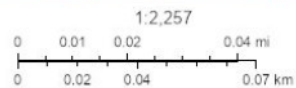
Area of Interest (AOI) Information

Area : 0.13 acres

Apr 18 2024 7:35:53 Pacific Daylight Time



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



Maxar

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00484.000	023-106-981	235 B AVE, KASLO	Single Family Dwelling	NEP1615

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9922263	-	16	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 16 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT PARCEL A, (SEE XJ16427).	5450	SQUARE FEET	0.13

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	235 B AVE	-	235	B	AVE	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.13

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.13

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.13

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.13

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RC	Core Residential	Suburban Residential	0.13

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Kaslo River -1-E	Kaslo River -1-E	A	1	0.13

SUMMARY

Summary Sheet

235 B AV Kaslo BC V0G 1M0

PID	023-106-981
Registered Owner	TR*, M*
Legal Description	PARCEL A (SEE XJ16427) BLOCK 16 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 1615
Plan	NEP1615
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RC - Core Residential, not in ALR



Year Built	1975	Structure	SINGLE FAMILY DWELLING
Lot Size	5488.55 ft ²	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	547.00 m	Min Elev.	546.90 m
Floor Area	672 Ft ²	Walk Score	56 / Somewhat Walkable
Transit Score	-	Annual Taxes	-

ASSESSMENT

	2023	%	2024
Building	\$236,000	↓ -0.42	\$235,000
Land	\$135,000	↑ 11.11	\$150,000
Total	\$371,000	↑ 3.77	\$385,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$385,000	↓ -3.27
Sales History	12/05/2022	\$398,000	↑ 144.17
	01/09/2021	\$163,000	↓ -36.08
	01/09/2021	\$255,000	-

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



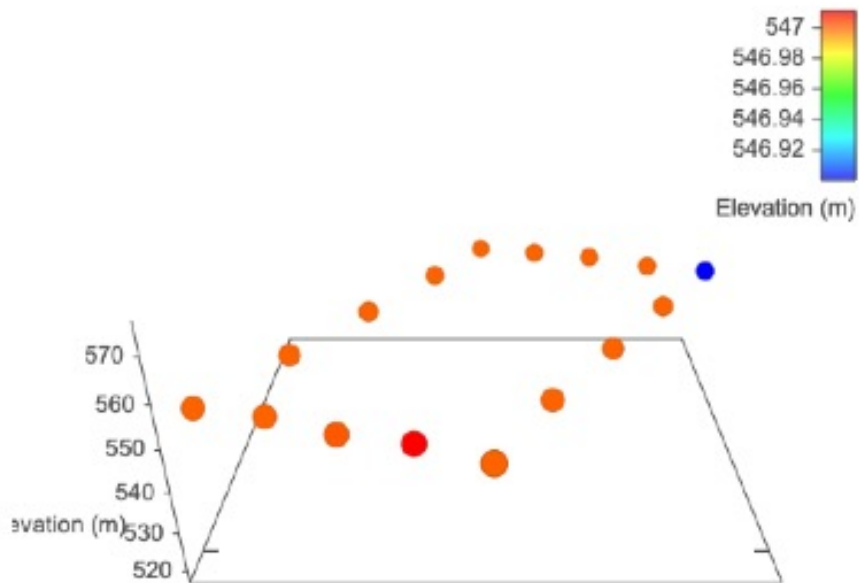
Legend

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

ELEVATION



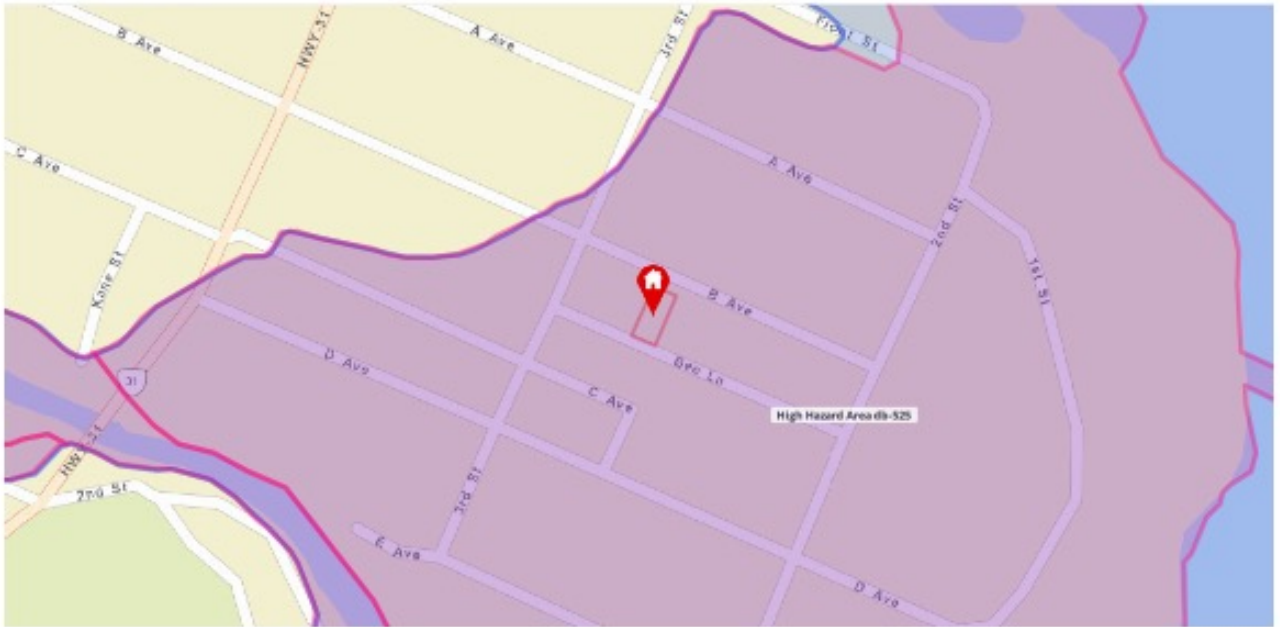
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 547.01 m | Min Elevation: 546.90 m | Difference: 0.11 m

FLOOD MAP

Floodplain Data



Subject Property Designations:

Floodplain Name: Kaslo River (at Kaslo)

Designation Date: Mar.84

Feature Type: Floodplain

Feature Code GB11355000

Drawing No.: 5521

File No.: 0305030-6

[Floodplain](#)

Title: BC Flood Hazard Map 2004

Name: Kaslo River (at Kaslo)

Drawing: 5521

File: 0305030-6

Designation date: Mar.84

[High Hazard Area db-525](#)

Title: BC Flood Hazard Map 2004

Name: Kaslo River -1-E

Receiving: Kootenay Lake

Hazard: 1

Comments: Refer to MS-Word Document

ZONING

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
■ C2	Central Business District Zone
■ RM1	Multiple Residential Zone
■ P1	Park and Open Space 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>