

1111 C AVENUE,
KASLO BC
\$517,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Discover this newer built 1-bedroom, 1-bath home in Upper Kaslo, BC. This low-maintenance property features a nice-sized yard with a fenced garden, ideal for outdoor enthusiasts or those with a green thumb.

Located just outside the Village boundaries, the home benefits from municipal water service and it is within walking distance to schools, healthcare facilities, and shopping, making it convenient for daily needs.

The area is known for its extensive outdoor recreational opportunities, perfect for those who enjoy hiking, biking, fishing, and more.

The Kootenays' renowned amenities and natural beauty provide a vibrant community life, making it an excellent choice for a great place to live.

Whether you're looking for a peaceful retirement spot, a quiet place to work remotely, or a manageable first home, this property in Upper Kaslo offers a blend of convenience and nature in a beautiful setting.

MLS: 2478042 **Size:** 0.28 acres
Services: municipal water, septic tank & field, hydro and internet



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.

1111 C AVE KASLO

Area-Jurisdiction-Roll: 21-786-01584.100



Total value **\$379,000**

2024 assessment as of July 1, 2023

Land \$118,000

Buildings \$261,000

Previous year value \$324,600

Land \$96,600

Buildings \$228,000

Property information

Year built 2020

Description 1 STY house - Standard

Bedrooms 1

Baths 1

Carports

Garages

Land size 12500 Sq Ft

First floor area 822

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 B, BLOCK 11, PLAN NEP553, DISTRICT LOT 403,
KOOTENAY LAND DISTRICT, P15622

PID: 005-211-697

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

TITLE

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR4022422

File Reference: Shudra

RHONDA RUSTON
BOX 967
KASLO BC V0G 1M0

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 590600).

I certify this to be an accurate reproduction of title number **CB1364757** at 16:12 this 18th day of June, 2024.


REGISTRAR OF LAND TITLES



Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CB1364757 CA3975876
Application Received	2024-06-07
Application Entered	2024-06-11
Registered Owner in Fee Simple Registered Owner/Mailing Address:	

Nelson Trail Assessment Area

Taxation Authority

TITLE

LAND TITLE OFFICE

STATE OF TITLE CERTIFICATE

Certificate Number: STSR4022422

Description of Land

Parcel Identifier: 005-211-697

Legal Description:

PARCEL B (DD P15622) BLOCK 11 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: June 01, 2024

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

ADDRESS: 1111 C Ave Rexdale BC V9C0M0 (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 BOXES.			
	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 tanks 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

BC 9043-100-001

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PROPERTY DISCLOSURE STATEMENT

June 05 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 1111 C Ave

Reale

BC Y0000

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	#			
2. 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 _____				
3. Are you aware of any problems with the sanitary sewer system?		#		
4. Are there any current service contracts (i.e., septic removal or maintenance)?		#		
5. 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 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 systems?		#		
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

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PROPERTY DISCLOSURE STATEMENT

June 05 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 1111 C Ave Rankle BC Y00201

1. 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: <u>3</u> years)		#		
N. Are you aware of any problems with the electrical or gas systems?		#		
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/m ³ <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? (For the purposes of this question, "latent defect" means a defect that cannot be discovered through a reasonable inspection of the Premises that renders the Premises (a) dangerous or potentially dangerous to occupants, or (b) unfit for habitation.)		#		

BUYER'S INITIALS

SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

July 05 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 1111 E Ave

State

BC 98004

4. GENERAL comments	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 Heritage Conservation Act or municipal legislation)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 laws)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

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 _____ of _____.

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.

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Procedures are subject to approval by the Registrar. This form is provided as a guide only and does not constitute an offer or solicitation of any financial product or service. It is not intended to be used as a substitute for professional advice.

BC 2017 001 10/1/2017

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EXPENSES

Property Taxes:

2024
\$2061.62



Municipal Water:

2024
\$378 approx. / year



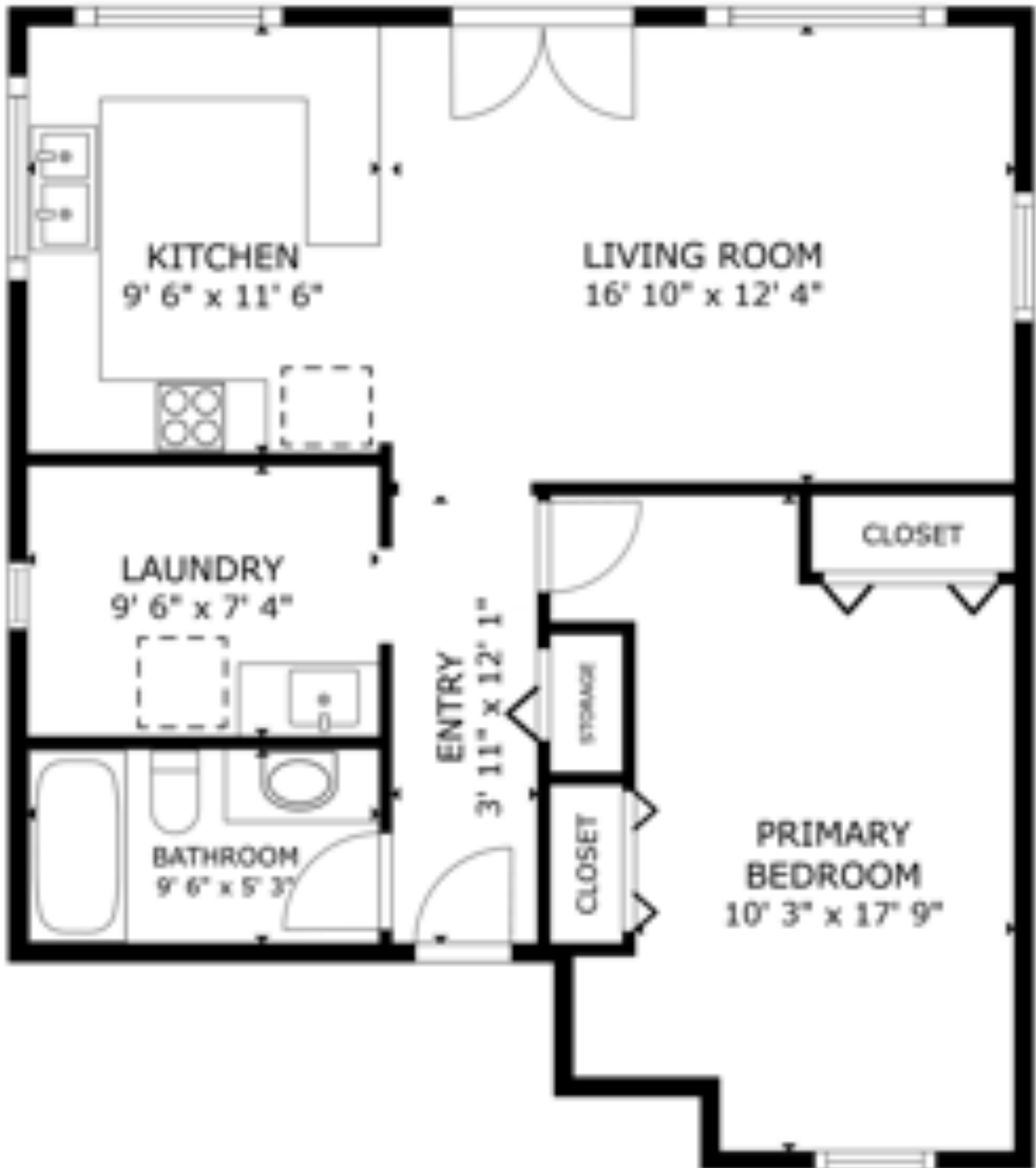
Hydro (FortisBC):

2024
\$200 approx. / month



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

FLOORPLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 719 sq.ft.
TOTAL : 719 sq.ft.

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

SUBDIVISION PLAN

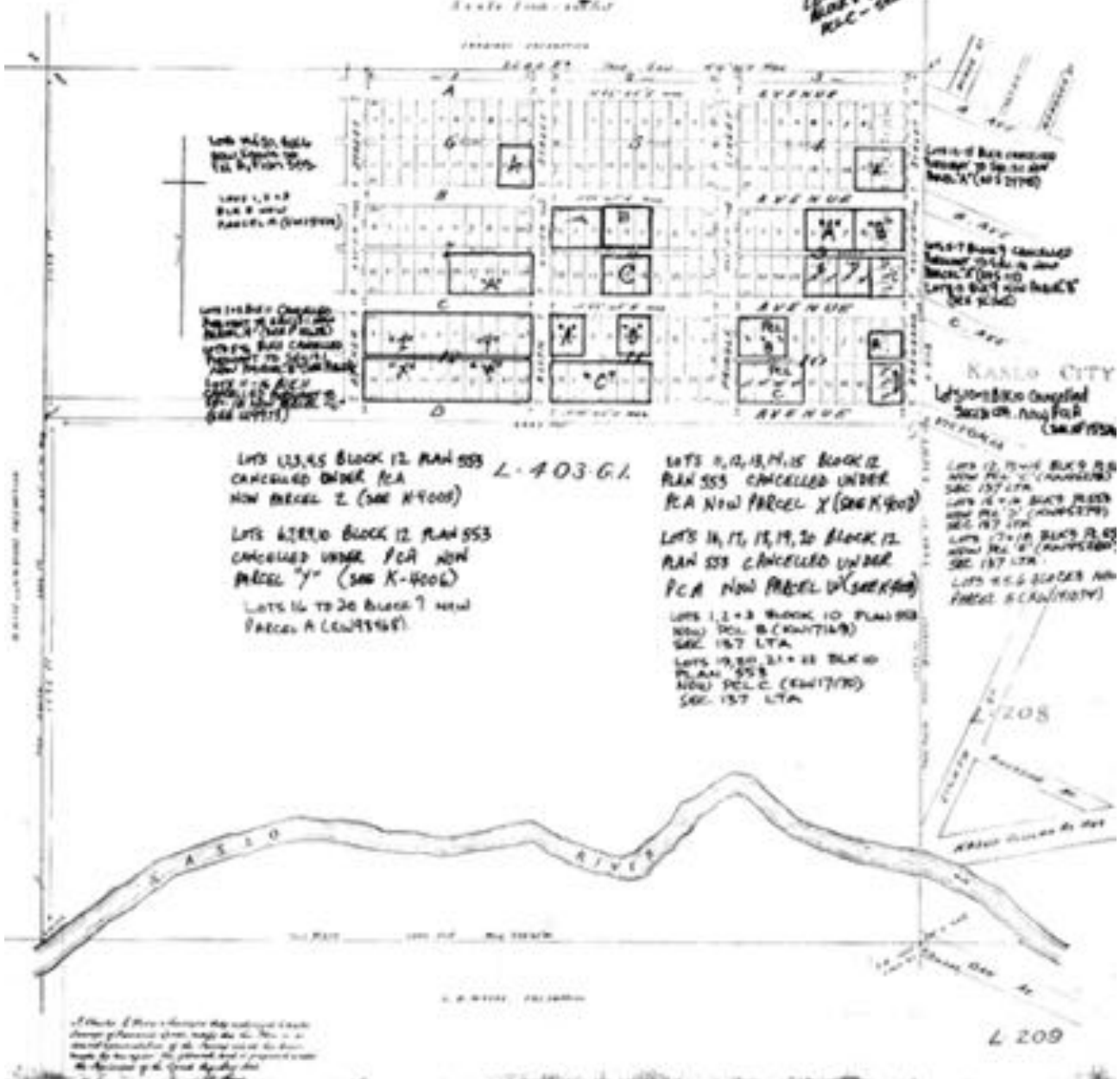
McDONALD'S ADDITION TO KASLO CITY.

KOOTENAY DISTRICT, B.C.

Being Subdivision of part of Lot 403, G.1.

Handwritten notes:
1/4 1/2 section
Kaslo City

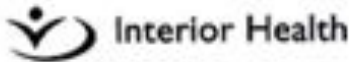
Handwritten notes:
L-403 G.1
K-4000
K-4006
K-4007



Small text at the bottom left corner of the plan.

L-208
L-209

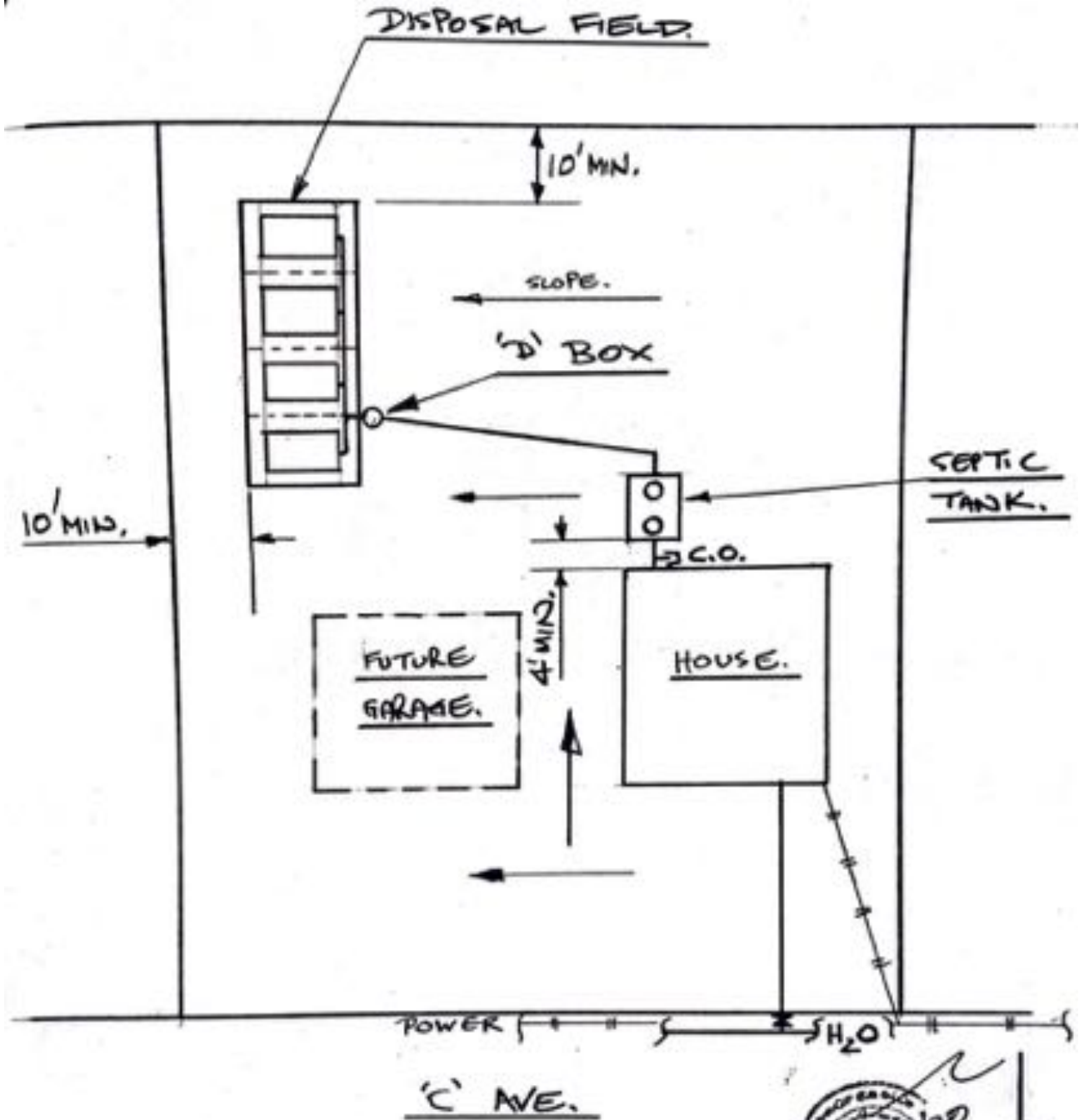
SEPTIC PERMIT



RECORD OF SEWERAGE SYSTEM

				Filing # (OFFICE USE ONLY)	
1. Property Information	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration	<input type="checkbox"/> Repair	<input type="checkbox"/> Amendment - Original Filing #	
	Tax Assessment Roll # 21-786-01584.100			PID # 005-211-697	
Legal Description (Plan, Lot, District Lot, Block Numbers) Lot PARCEL B (DD P15622), Block 11, Plan 553, District Lot 400 (C AVENUE, UPPER KASLO, ALLEN SUBDIVISION)					
Street (Civic) Address or General Location C AVENUE				City Kaslo	
3. Authorized Person Information	Name of Authorized Person Russell, David			Mailing Address P.O. BOX 1108	
	Phone 2503532258	City Kaslo	Prov BC	Postal Code V0G1M0	
	Registration # AGPEO 21083	Email dierer1@kaslo.org			
4. Structure Information	Sewerage System Will Serve: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Other Dwelling/Structure (specify) _____				
	The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one) <input checked="" type="checkbox"/> Less than or equal to 9,100 litres <input type="checkbox"/> More than 9,100 litres but less than 22,700 litres				
5. Site Information	Depth of native soil to seasonal high water table or restrictive layer (m) >200		Information respecting the type, depth and porosity of the soil is attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	GPS Location of System (decimal degrees) Latitude 49.913510 Longitude 116.923820		Horizontal Accuracy (m) 1 <input type="checkbox"/> Recreational GPS <input checked="" type="checkbox"/> Differential GPS		
	6. Drinking Water Protection Will the sewerage system be located less than 30 m from a well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach a professional's report and specify the intended distance _____ (m) Distance of proposed sewerage system to the closest body of surface water >500 (m)				
7. System Information	Sewerage treatment method <input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3				
8. Legal or Regulatory Considerations	<input checked="" type="checkbox"/> Construction of the proposed sewerage system will not conflict with legal instruments registered on the property.			Is this filing submitted as the result of an order from the Health Authority? <input type="checkbox"/> Yes (attach a copy of the order) <input checked="" type="checkbox"/> No	
	9. Plot Plan and Specifications Plot Plan (to scale) and specifications are attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The plans and specifications are consistent with Standard Practice Source of Standard Practice: <input checked="" type="checkbox"/> Ministry of Health Standard Practice Manual <input type="checkbox"/> Other				
10. Authorized Person's Signature	Signature (email submission does not require a signature) Russell, David			OFFICE USE ONLY Filing Accepted Date 2020-Mar-19 Receipt Number 10312857	
	Date 2020-Mar-19				

SEPTIC DRAWING



T.W.DEVELOPMENTS INC.	PROJECT:	J. INGLEES & SHUDRA SEPTIC	DATE:	19 MAR '20
	TITLE:	PLOT PLAN	SCALE:	1" = 20'
			REVISION:	2/24/20/01

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.28 acres

Jun 5 2024 15:11:07 Eastern Daylight Time



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



For Community Maps contributors: For Canada, For Northern British Columbia, GeoTechnology Inc. (GEOGRAPHIC) using 50% US Census Bureau, USDA, NPS, and other sources.

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01584.100	005-211-697	1111 C AVE, RURAL KASLO	Single Family Dwelling	NEP553

#	LTO Number	Lot	Block	District Lot	Land District
1	CA3975876	-	11	403	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 11 PLAN NEP553 DISTRICT LOT 403 KOOTENAY LAND DISTRICT PARCEL B, P15622.	12500	SQUARE FEET	0.28

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1111 C AVE	-	1111	C	AVE	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.28

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.28

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	MCDONALD CREEK	2799	RDCK OWNED	0.28

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RS	Suburban Residential	Suburban Residential	0.28

The mapping information shown are approximate representations and should be used for reference purposes only.

LTSA MAP



June 5, 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

SUMMARY

1111 C AV Rural BC

PID	005-211-697
Registered Owner	IN*, J*
Legal Description	PARCEL B (DO P15622) BLOCK 11 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553
Plan	NEP553
Zoning	
Community Plan(s)	OCP: RS - Suburban Residential, not in ALR



Year Built	2020	Structure	SINGLE FAMILY DWELLING
Lot Size	12246.18 ft ²	Bedrooms	1
Bathrooms	1	Dimensions	-
Max Elev.	644.68 m	Min Elev.	638.58 m
Floor Area	822 Ft ²	Walk Score	19 / Car Dependent
Transit Score	-	Annual Taxes	\$2,061.62

ASSESSMENT

	2023	%	2024
Building	\$228,000	↑ 14.47	\$261,000
Land	\$96,600	↑ 22.15	\$118,000
Total	\$324,600	↑ 16.76	\$379,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$379,000	↑ 742.22
Sales History	24/09/2014	\$45,000	↑ 20.64
	22/11/2004	\$37,300	↑ 301.08
	30/10/1986	\$9,300	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar Middle School	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

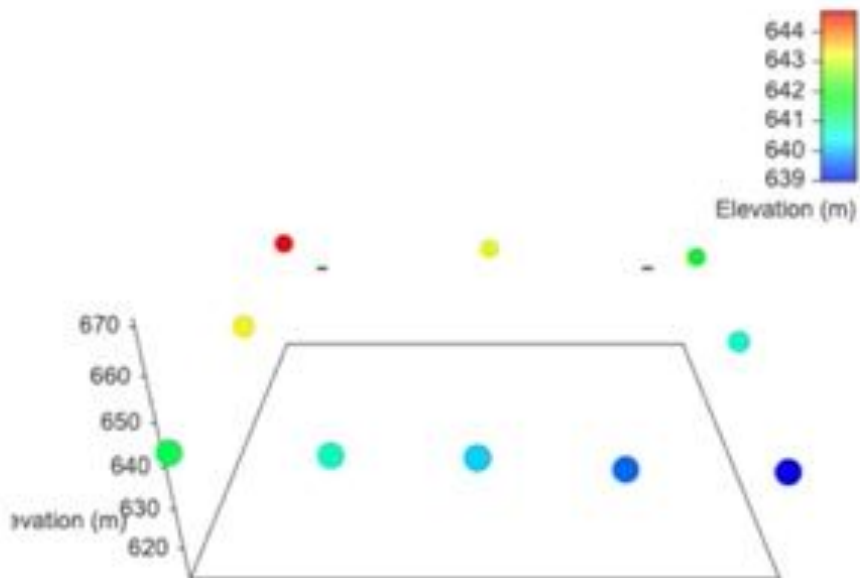
Utilities



ELEVATION



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





Max Elevation: 644.68 m | Min Elevation: 638.98 m | Difference: 5.70 m



FLOOD MAP



Flood and Hazard



Legend

 Flood Construction Levels - 1990
 Lakes and Rivers

 Non-Standard Flooding Erosion Area
 Cadastre - Property Lines

 Slovan Valley Geohazard
 Address Points

 Streams and Shorelines

ZONING

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RS - Suburban Residential
Neighbourhood Community Plan	Not Applicable

Official Community Plan



Subject Property Designations:

[RS - Suburban Residential](#)

Layer Legend:

● [RS - Suburban Residential](#)

● [RC - Country Residential](#)

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>