

Kootenay BC



6055 PINERIDGE
ROAD, BC

\$525,000

PROPERTY MATCHMAKERS  FAIR REALTY



DETAILS

Pine Ridge Subdivision is just a few minutes outside the Village of Kaslo BC. With paved roads, metered water, Kootenay Lake waterfront close by, and a bike or walk to town - this is a nice community to call home. The home sits on a lot just under an acre. A paved driveway into the property, a fenced garden area with a greenhouse, and a 2-storey workshop are just some of the reasons why to take a close look at this property. The main floor features 2 decks, a living room, a large kitchen with eat-in dining, 2 bedrooms and 1.5 baths. The walkout basement has a laundry room, full bath and 4 rooms that can be used as bedrooms, offices, storage, media/rec rooms or whatever space requirements you need. Or it's a great space for short-term/long-term guests. If affordability is an issue this could be a great property for two families to share and split the costs of purchase and living!

MLS: 2465715 Size: 0.91 acres

Services: community water user's utility, septic, and hydro

TITLE

TITLE SEARCH PRINT

2022-03-16, 12:42:24

File Reference:

Requestor: Kul Nijjar

Declared Value \$305000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

NELSON

Land Title Office

NELSON

Title Number

CA6331634

From Title Number

CA1341151

Application Received

2017-09-28

Application Entered

2017-10-06

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

011-218-657

Legal Description:

LOT 11 DISTRICT LOT 455 KOOTENAY DISTRICT PLAN 13250

Legal NotationsHERETO IS ANNEXED EASEMENT XB1496 OVER LOT 46, DL 455, KD, PLAN
13250**Charges, Liens and Interests**

Nature:

EASEMENT

Registration Number:

28675D

Registration Date and Time:

1944-06-03 10:55

Remarks:

INTER ALIA

APPURTENANT TO LANDS AS THEREIN SET OUT

TITLE

TITLE SEARCH PRINT

2022-03-16, 12:42:24

File Reference:

Requestor: Kul Nijjar

Declared Value \$305000

Nature: EASEMENT
Registration Number: 51532D
Registration Date and Time: 1958-09-05 14:59
Remarks: INTER ALIA
APPURTENANT TO LANDS AS THEREIN SET OUT

Nature: STATUTORY BUILDING SCHEME
Registration Number: P30438
Registration Date and Time: 1980-12-17 10:47
Remarks: INTER ALIA
DECLARED BY JOHN ARTHUR HALE
EXCEPT POSITIVE COVENANTS

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

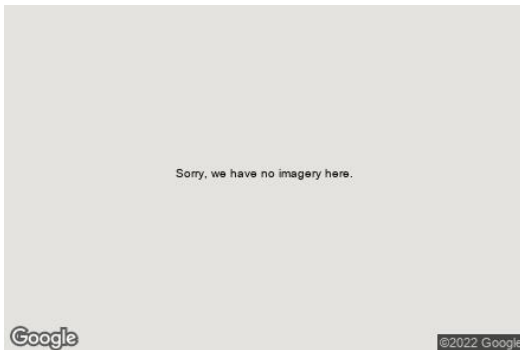
TAX ASSESSMENT



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.

6055 PINE RIDGE RD KASLO

Area-Jurisdiction-Roll: 21-786-01903.110



Total value **\$376,000**

2022 assessment as of July 1, 2021

Land	\$109,000
Buildings	\$267,000

Previous year value \$286,500

Land	\$73,500
Buildings	\$213,000

Property information

Year built	1986
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	C
Garages	
Land size	.91 Acres
First floor area	1,260
Second floor area	
Basement finish area	1,260
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

Lot 11 Plan NEP13250 District Lot 455 Land District 26
PID: 011-218-657

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

BUILDING RESTRICTIONS

Legal Notation to Title No. S2453H

*Statutory Building Scheme
P30438*

Schedule of Restrictions

1. *No permanent building or structure shall be built or placed upon any lot until a full concrete foundation has been built for such building or structure. Temporary structures will be permitted for a period of up to two years.*
2. *No unpainted metal roofs shall be used on any building or structure built or placed on any of the lots.*
3. *No residence shall be built or placed upon any of the lots with a floor area of less than 900 square feet on the ground or main floor of such building or structure.*
4. *The exterior of the home must be completed within two years of commencement of structure*
5. *Only one single family dwelling may be constructed on the lots, except Lot 1 on which commercial development may be permitted.*
6. *No permanent mobile homes shall be placed on the lots.*
7. *No future subdivision of the lots will be permitted with the exception of Lot #1 and Lot #44.*
8. *Any of the foregoing restrictions may be altered with the consent of 75% of the property owners in the subdivision.*

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: April 12/22



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

ADDRESS: **6055 PINERIDGE ROAD** **Kaslo**

VOG 110 (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?		X		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X		
D. Is there a survey certificate available?		X		
E. Are you aware of any current or pending local improvement levies/charges?		X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X		

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?		X		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	X			

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV. NOV 2021

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PROPERTY DISCLOSURE STATEMENT

April 12/22

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: **6055 PINERIDGE ROAD Kaslo**

VOG 140

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)?	X			
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?		X		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X

3. BUILDING

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

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 12/22
DATE OF DISCLOSURE

PAGE 3 of 4 PAGES

ADDRESS: 6055 PINERIDGE ROAD Kaslo

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: <u>5</u> years)		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and/or hot tub?				X
Q. Do the Premises contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		X		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		X		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		X		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (i) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		X		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ _____ (DD/MM/YYYY)		X		
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?		X		

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?		X		
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BUYER'S INITIALS

SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 12/22
DATE OF DISCLOSURE

PAGE 4 of 4 PAGES

ADDRESS: 6055 PINERIDGE ROAD Kaslo

VOG 1MO

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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>		X		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		X		

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

The shop needs a new roof.
All electrical work done by Red Seal Electrician
- John Northcott, Queens Bay

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.**

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.

⁴PREC represents Personal Real Estate Corporation

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EXPENSES

Property Taxes:

2021

\$1722.68



Community Water:

2021

\$35 / month approx.



Propane:

2021

\$100 / monthly



Hydro (FortisBC):

2021

\$60 approx. / month



Internet (Kaslo InfoNet):

2021

\$100 approx. / month



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

RENOVATIONS/UPGRADES

WOODSHOP AND STORAGE

Rewired upper floor and added outlets

Built shelves for wood storage and use

sheet rocked upper floor painted walls and floor

Added hatch to stairway repaired stairs added cement to lower landing

Sheet rocked lower floor sheeted lower floor added cement pony wall

Decked entire lower floor

Replaced front and lower entry doors

DECKS

Repaired and added waterproof coatings to large deck

Built and installed storage cabinet to large deck

Repaired small deck removed rotten plywood and added waterproof coating

YARDS

Built and added fancy gates to entry and lower entry. Fenced upper half acre

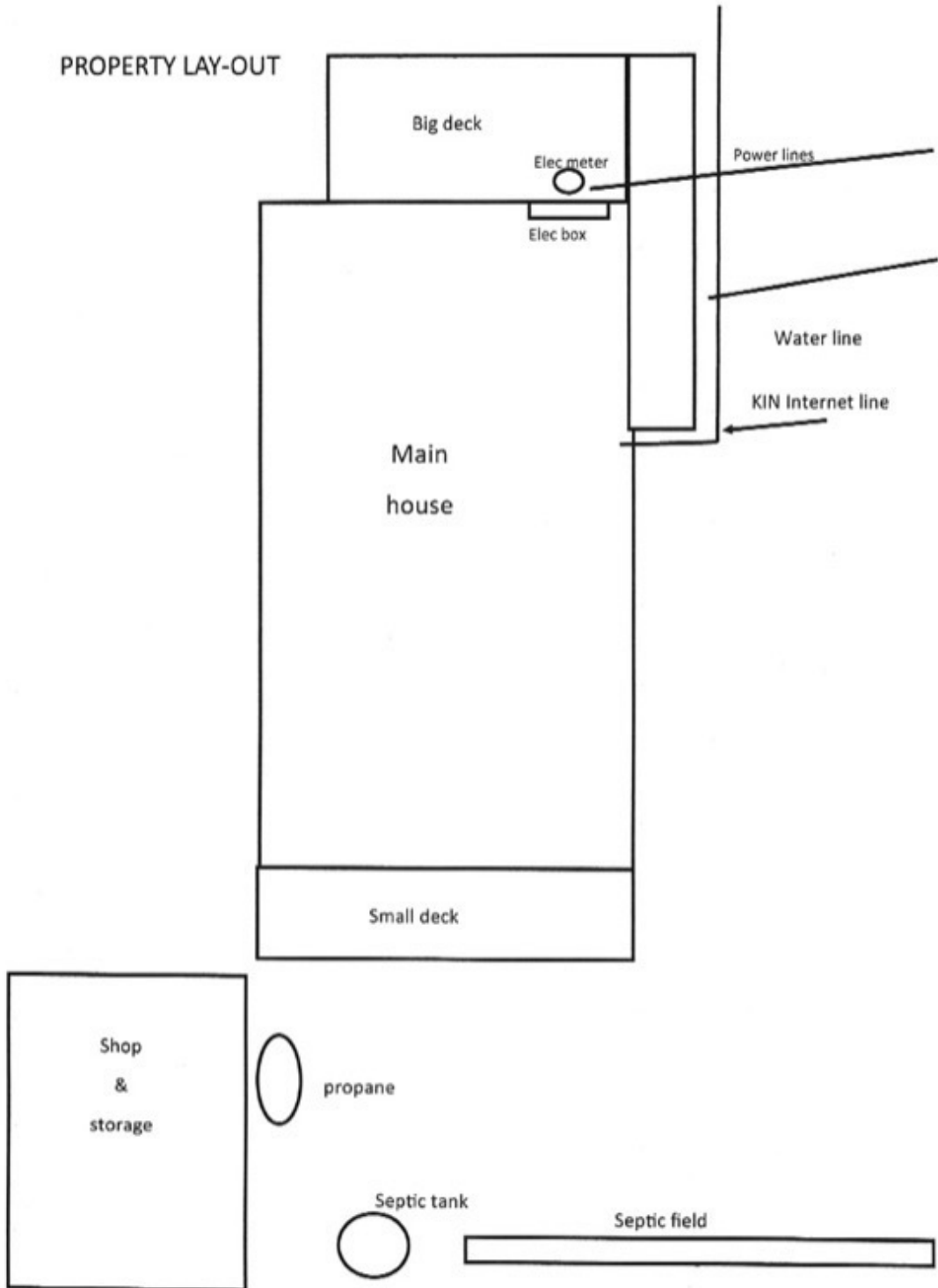
Built and installed greenhouse added compost containers

Added raised beds for garden

Added seasoil to greenhouse raised beds

PROPERTY LAYOUT

PROPERTY LAY-OUT



SURVEY

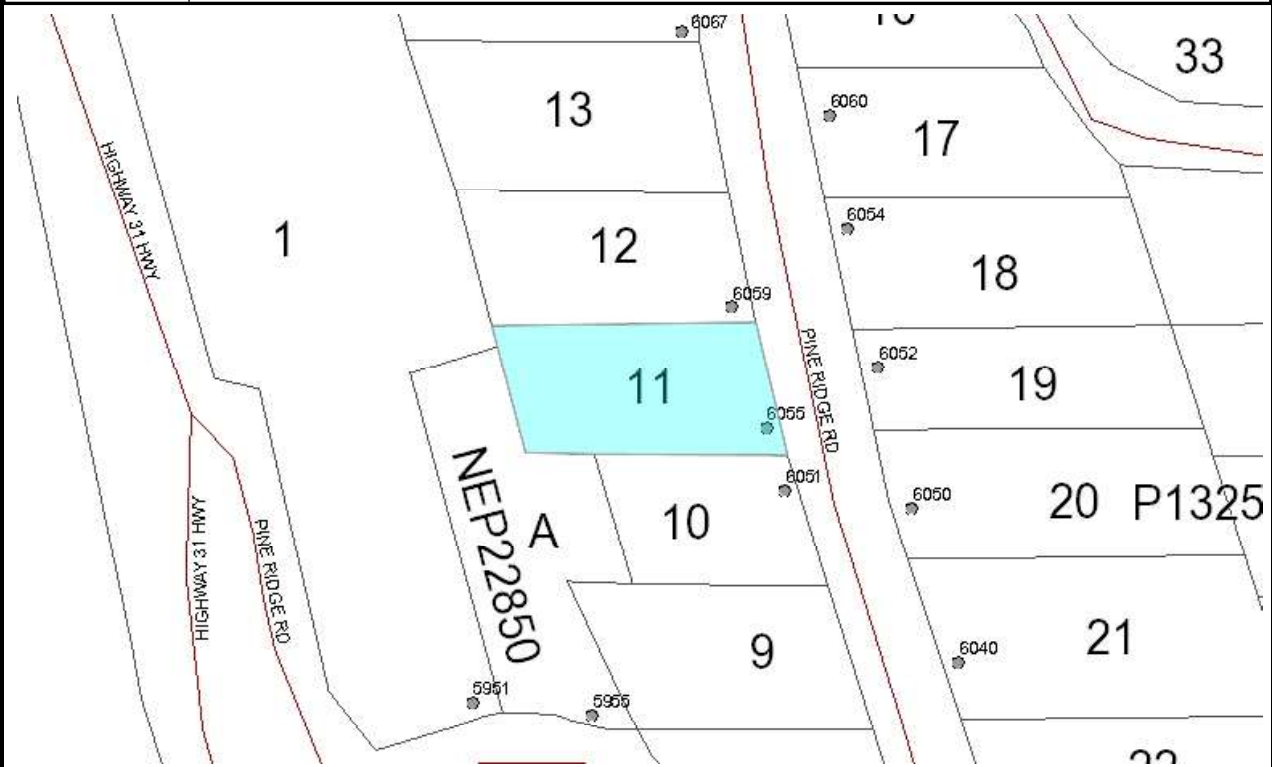


The Regional District of Central Kootenay
 Box 590, 202 Lakeside Drive, Nelson British Columbia V1L 5R4
 Phone: 250-352-6665 Toll Free 1-800-268-7325 Web:
 www.rdck.bc.ca E-Mail: Info@rdck.bc.ca

02-Aug-2017

Property Information Report

Site Address:	6055 PINE RIDGE RD	EA:
Folio Number:	786.01903.110	
PID:	011-218-657	Parcel area: 0.91 ACRES
Legal Description:	LOT 11 PLAN NEP13250 DISTRICT LOT 455 KOOTENAY LAND DISTRICT	



Land-use Information

Zoning Designation:	UNZONED	ALR:	
Floodplain:	Setback m:	NSFEA & Rating:	
Perry Ridge Geo Hazard:	Actual Use Code:	Single Family Dwelling	

General Services Information

Water System:	Fire Department:
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WETT INSPECTION



INSPECTION REPORT



REDPOINT
Chimney Services

www.redpointchimney.com
Louis Julig
(250) 354-3489
redpointchimney@gmail.com

Requested by: Michael McCabe
Location: 6055 Pine Ridge Road.
Reason for inspection: Home sale.
Level of Inspection 2 3 Date: April 10 2022. Manual available: Appliance Venting

Wood Burning Appliance: Type: Free Standing ^{wood stove} Mfg: TNC North. Model: TNC 30.
SN did not stamp ^{Manufactured} Standard VLL S627H EPA yes. Listed by W4. Flue collar size: 6"
Installed in: Basement Location: house. By: home owner. Date: 2018
Mobile home approved Alcove approved: Outdoor Air Connection Required

Connected by Flue Pipe Pellet Vent or Liner: Type Required FP Clearance: 18" 1" Length: 4'
Fastening yes. Elbows 45° Expansion — Rise — Termination —

Chimney: Masonry with S/S liner F-B Flue Size: 6" Brand: JCC Height above roof 8'
Condition (shell, liner, flashing) — Cleanout Approx. Age 4 years. Rain cap/Crown
Clearances good. Enclosed or hidden areas — (UTI) Footings/braces

Appliance: Clearance for combustible walls, mantles, ceiling: corner needs 7" has 8"

Ember Protection: Material Tile. Loading side 18" or more Other sides 8" or more

Heat Protection below: Required Non-combustible surface

Shielding: Tile set off of wall properly installed. Reduction achieved: 50% 60%

Smoke Alarm Carbon Monoxide Alarm Fire Extinguisher

System Complies with Applicable Code Requirements

Comments on non-compliance:

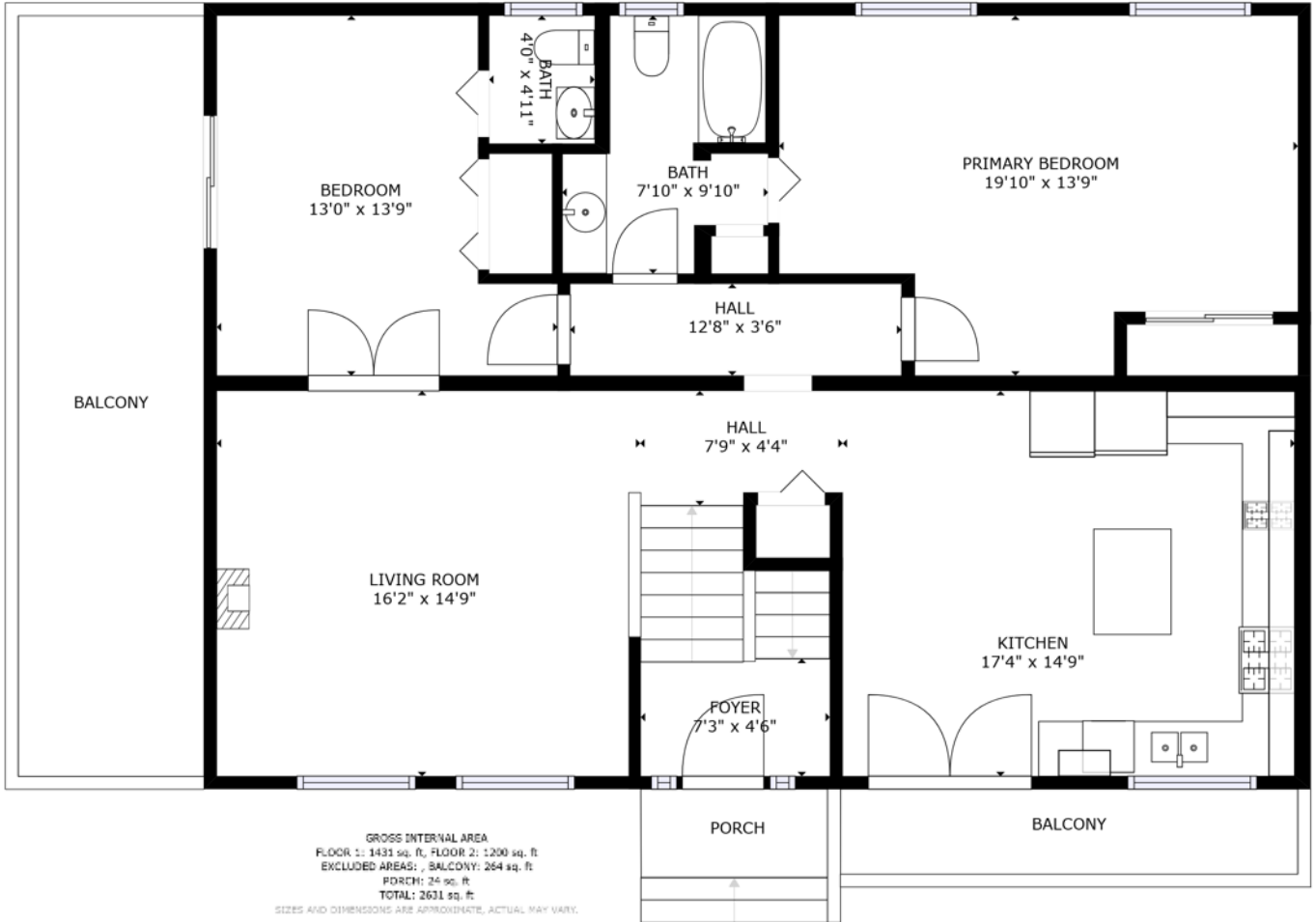
Steven Robinson #12326.

Thank you,

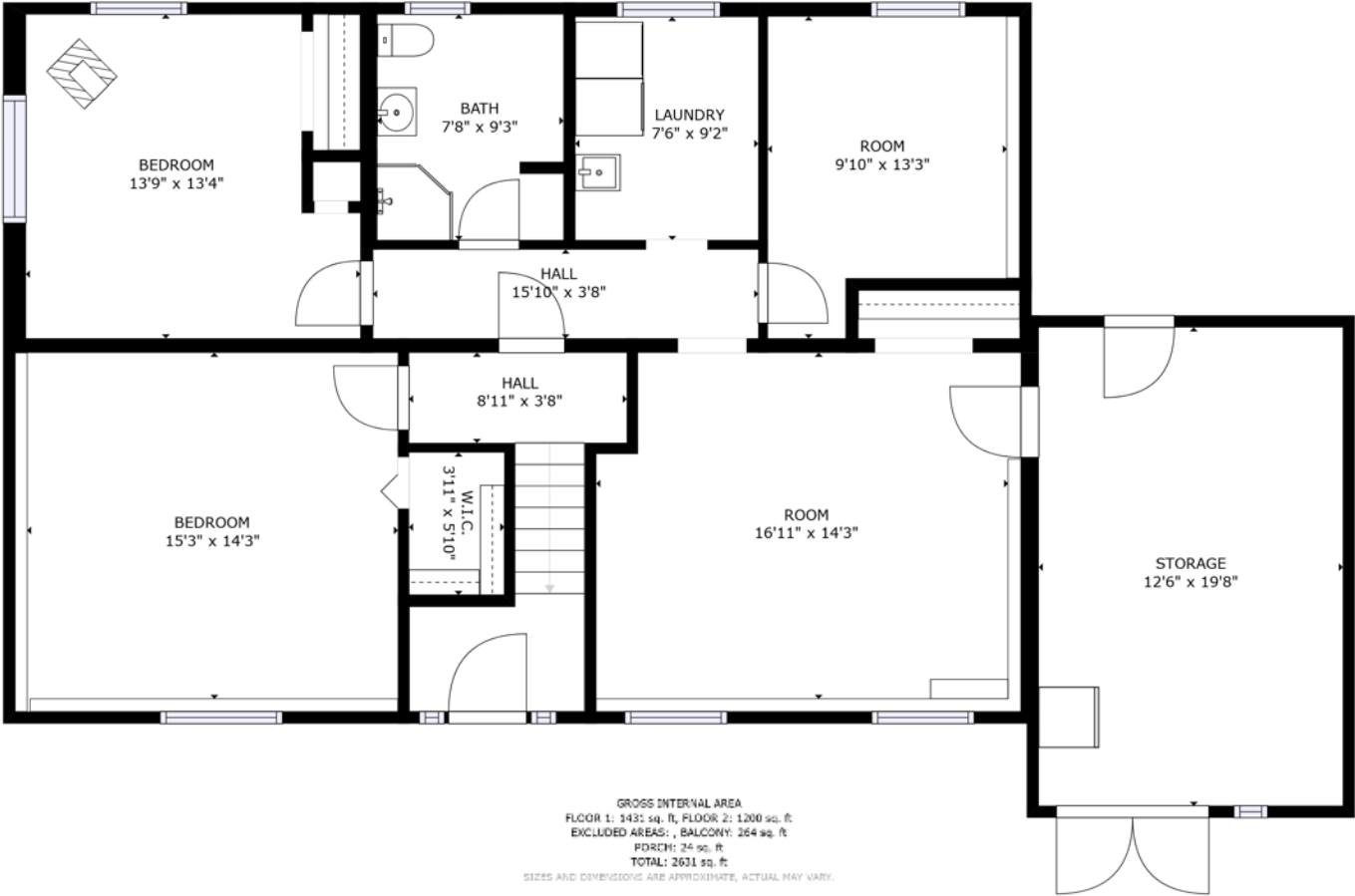
Louis Julig, WETT #138

Date: April 10 2022.

UPPER FLOOR PLAN



LOWER FLOOR PLAN



RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.9 acres

Jun 9 2022 13:14:3 Eastern Daylight Time



RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.90	-
Civic Address	1	-	-
Electoral Areas	1	0.90	-
Fire Service Areas	1	0.90	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	1	0.90	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01903.110	011-218-657	6055 PINE RIDGE RD, MIRROR LAKE	Single Family Dwelling	NEP13250

#	LTO Number	Lot	Block	District Lot	Land District
1	CA6331634	11	-	455	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 11, PLAN NEP13250, DISTRICT LOT 455, KOOTENAY LAND DISTRICT	.91	ACRES	0.90

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.01903.110	-	6055	PINE RIDGE RD	6055 PINE RIDGE RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.90

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.90

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RS	Suburban Residential	2435		0.90


LTSA MAP

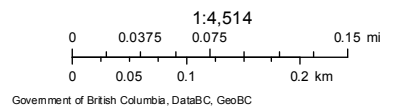
6055 Pineridge Rd



August 23, 2017

Interest Parcels

 Interest



Government of British Columbia, DataBC, GeoBC

Cadastral data from ParcelMap BC
Copyright 2016 LTSAa

SUMMARY

6055 PINE RIDGE RD Rural BC

PID	011-218-657
Registered Owner	MC*, M*
Legal Description	LOT 11 DISTRICT LOT 455 KOOTENAY DISTRICT PLAN 13250
Plan	NEP13250
Zoning	
Community Plan(s)	OCP: OCP: RS - Suburban Residential , not in ALR



Year Built	1986	Structure	SINGLE FAMILY DWELLING
Lot Size	39012.61 ft²	Bedrooms	4
Bathrooms	3	Dimensions	-
Max Elev.	627.94 m	Min Elev.	608.92 m
Floor Area	2520 Ft²	WalkScore	-
TransitScore	-	Annual Taxes	\$1,918.28

ASSESSMENT

	2021	%	2022
Building	\$213,000	↑ 25.35	\$267,000
Land	\$73,500	↑ 48.30	\$109,000
Total	\$286,500	↑ 31.24	\$376,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$376,000	↑ 23.28
Sales History	28/09/2017	\$305,000	↑ 27.08
	06/11/2009	\$240,000	↑ 0.04
	14/09/2006	\$239,900	-

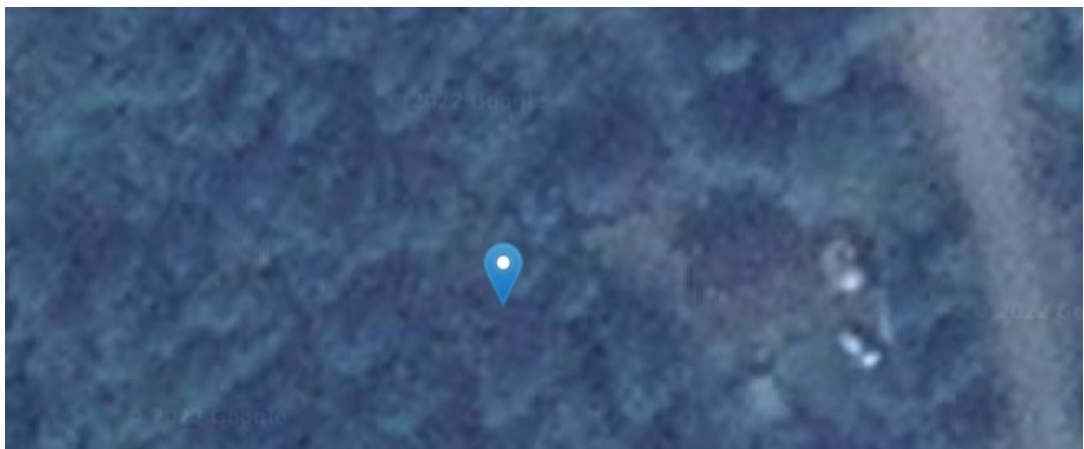
DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

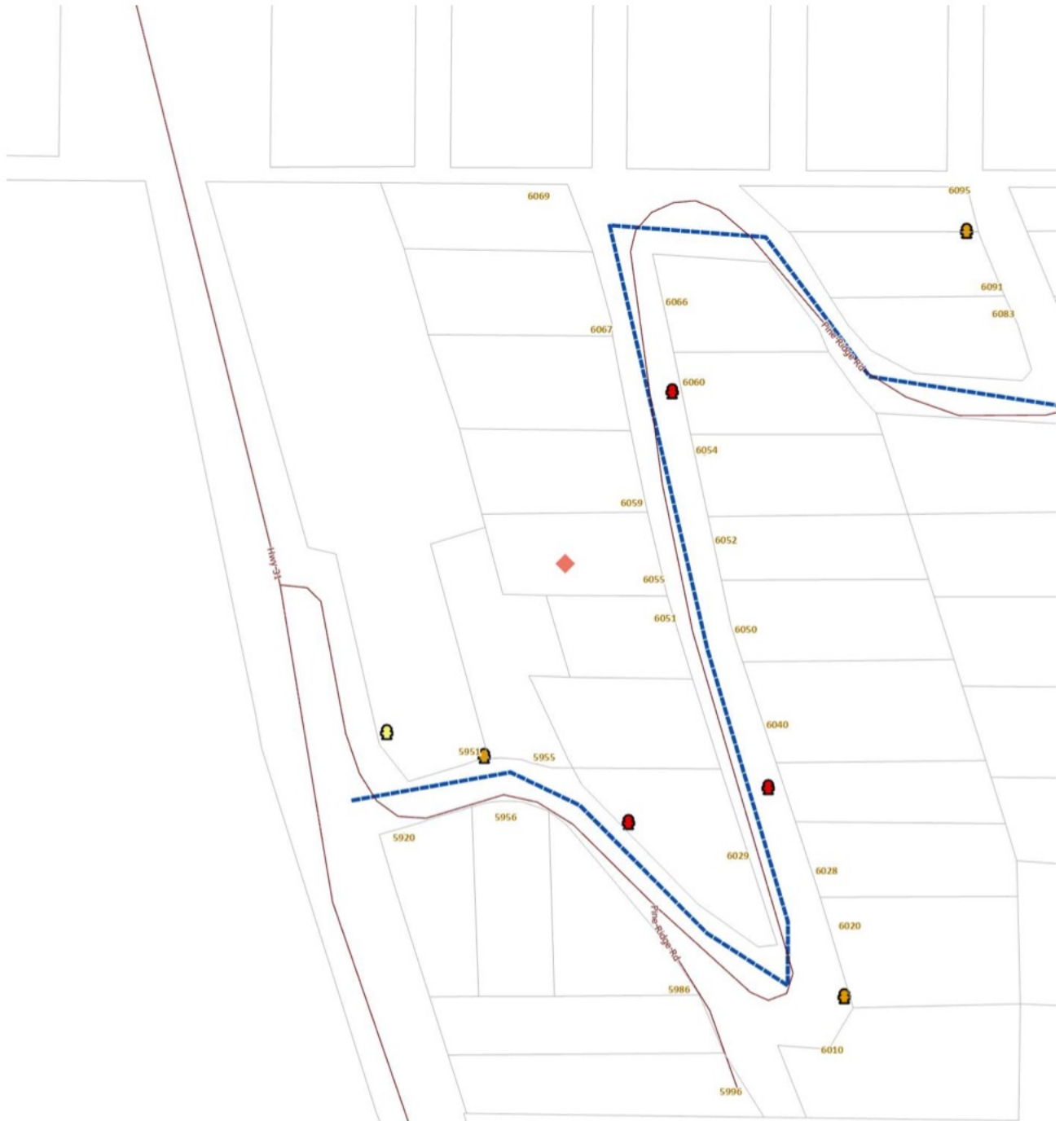
	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

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



UTILITIES MAP

Utilities



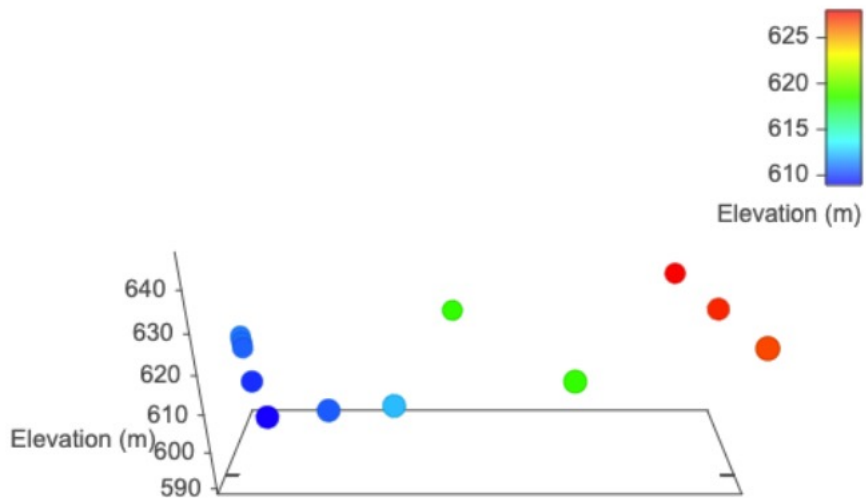
Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| Hydrant | Stand Pipe | Other | Valves |
| Main Line | NON RDCK | RDCK OWNED | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | RDCK Roads | Streams and Shorelines |
| | | | Civic Address |

ELEVATION



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



Max Elevation: 627.94 m | Min Elevation: 608.92 m | Difference: 19.02 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Streams and Shorelines
- Civic Address

- Non Standard Flooding Erosion Area
- Lakes and Rivers

- Slide Hazard
- Cadastre - Legal Parcels

- Slocan Valley GeoHazard
- RDCK Roads

ZONING

ZONING REGULATIONS

This property has no zoning in place, however any buildings have to be built in accordance with the RDCK Building Department permit process.

*Buyers must do their own due diligence of RDCK Building Department regulations and costs involved.

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.

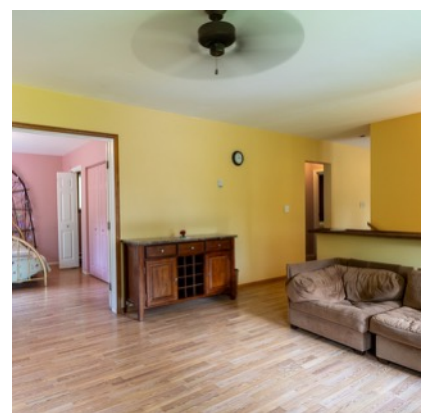
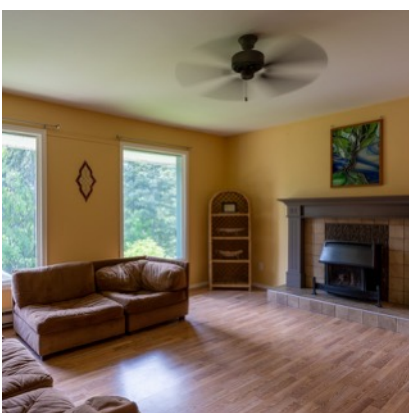
Economy

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.

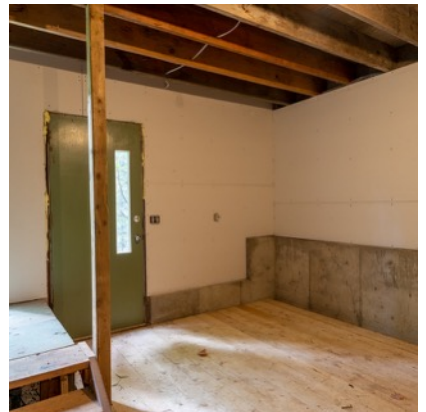
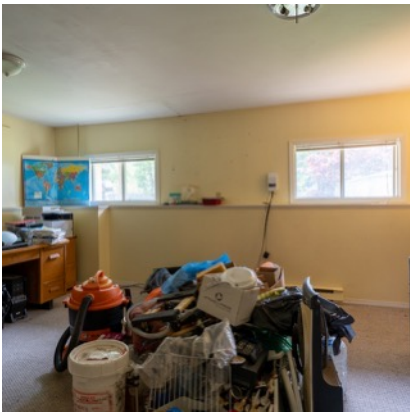
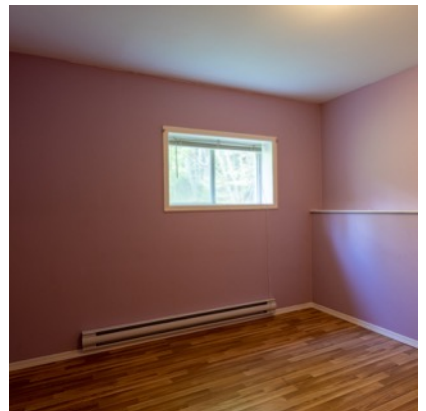
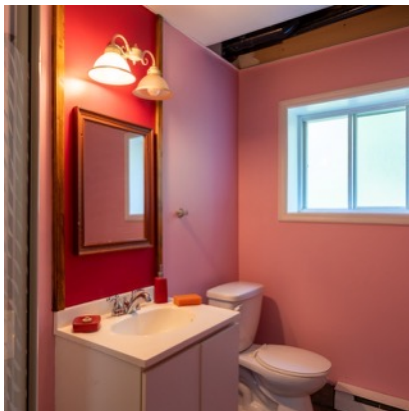
Government

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

PICTURES



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>