

509 6th STREET  
KASLO, BC  
\$939,000



# DETAILS

Welcome to this thoughtfully designed 4-bedroom, 3-bath custom home in the heart of Kaslo, BC. Situated on an easily accessible lot with low-maintenance construction features, this move-in ready property blends quality craftsmanship with effortless comfort. The main level features an open-concept kitchen, dining, and living area ideal for gatherings and everyday living. The kitchen is outfitted with rich cherrywood cabinetry and seamlessly connects to the living space with wood stove and large outdoor deck. Also on the main floor: a bedroom with a full bath, a bright den or office, and a large laundry/mudroom that opens to a second deck. Upstairs, you'll find maple hardwood flooring throughout three bedrooms, including the primary suite with private balcony, and a luxurious 4-piece ensuite featuring a soaker tub. A second full bath and balconies off the upstairs bedrooms offer additional space to relax and take in the peaceful surroundings. Warm polished concrete floors with in-floor radiant heating on the main level provide comfort all year-round. The attached double car garage adds convenience and storage. This is an easy-care home perfect for full-time living or a recreational base in one of BC's most charming mountain communities. Kaslo offers a lifestyle rooted in nature, community, and adventure—from lakeside strolls to backcountry pursuits. Come live where you play.

**MLS:** 2476779    **Size:** '60'x135'

**Services:** municipal water, septic, and hydro, internet



# TITLE

## TITLE SEARCH PRINT

2025-06-21, 06:33:09

File Reference:

Requestor: Kul Nijjar

Declared Value \$30000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**  
Land Title Office

NELSON  
NELSON

**Title Number**  
From Title Number

CA2824168  
CA42729

**Application Received**

2012-10-17

**Application Entered**

2012-10-19

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

Nelson Trail Assessment Area  
Kaslo, Village of

**Taxation Authority**

**Description of Land**

Parcel Identifier: 012-896-853

Legal Description:  
LOT 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 10642

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

CA5204973

Registration Date and Time:

2016-05-25 14:24

Registered Owner:

ROYAL BANK OF CANADA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

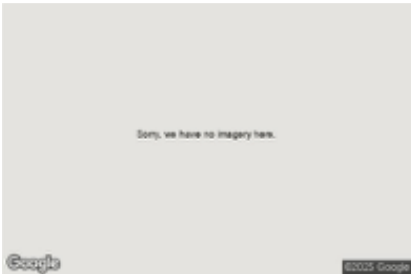
# TAX ASSESSMENT



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.

## 509 6TH ST KASLO

Area-Jurisdiction-Roll: 21-533-00420.010



**Total value** **\$911,000**

2025 assessment as of July 1, 2024

Land	\$110,000
Buildings	\$801,000

Previous year value	\$910,000
Land	\$104,000
Buildings	\$806,000

### Property information

Year built	2012
Description	2 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	8100 Sq Ft
First floor area	1,388
Second floor area	1,232
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

LOT 2, PLAN NEP10642, DISTRICT LOT 208, KOOTENAY  
LAND DISTRICT  
PID: 012-896-853

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

### Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: June 21 2025

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

ADDRESS: 509 6th 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

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 writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

# PROPERTY DISCLOSURE STATEMENT

June 21 2025

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 509 6th St

Kaslo

BC V0G 1K0

## 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

<i>[Signature]</i>	
--------------------	--

SELLER'S INITIALS

BC 1002 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, 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 writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

# PROPERTY DISCLOSURE STATEMENT

June 21 2025

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS:

509

6th St

Xanilo

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: <u>12</u> 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? <u>Superior Propane Tank</u>	<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"/>		

### 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

<i>[Signature]</i>	
--------------------	--

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 writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

CREA WebForms®

# PROPERTY DISCLOSURE STATEMENT

June 21 2025

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 509 6th St Xosio

BC V00 1HO

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)?		✓		
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)?		✓		

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

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) Elaine McMurphy

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

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 (MLS®).

BC1602 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 writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

CREA WebForms®

# EXPENSES

## Property Taxes:



2025

\$ 5754.43

## Municipal Water:



2025

\$ 397 approx. / year

## Hydro (FortisBC):



2025

\$150 approx. / month

Propane 1000/yr

## Insurance (Western Financial):



\$2703 / year

## Internet (Kaslo InfoNet):

\$75 / month

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

# SUBDIVISION PLAN

Status: Filed

Plan #: NEP10642 App #: N/A Ctl #:

RCVD: 1998-02-05 RGST: 2025-06-21 06:33:21

A-21 CK

PLAN OF SUBDIVISION OF  
LOTS 50 TO 54  
BLOCK 11, PLAN 559  
D.L. 208  
KOOTENAY DISTRICT

PLAN 10642

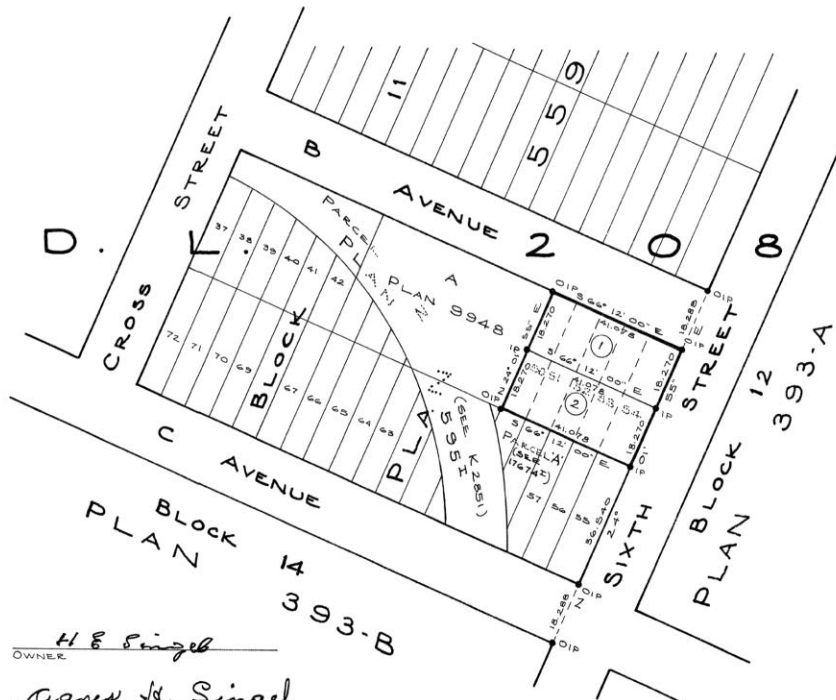
DEPOSITED IN THE LAND REGISTRY  
OFFICE AT NELSON, B.C. THIS 2ND  
DAY OF JUNE, 1977.

*E. H. Roun*  
REGISTRAR

SCALE - 1:1000

## LEGEND

BEARINGS ARE ASTRONOMIC, DERIVED FROM PLAN 9948  
ALL DISTANCES ARE IN METRES  
• OIP DENOTES OLD IRON POST FOUND  
• IP DENOTES STANDARD IRON POST SET



*H. E. Singel*  
OWNER

*Agnes H. Singel*  
OWNER

*G. Stein*  
WITNESS AS TO BOTH SIGNATURES

APPROVED UNDER THE LAND REGISTRY ACT  
THIS 20th DAY OF May, 1977.

*Yvonne Barney*  
APPROVING OFFICER  
VILLAGE OF KASLO

THIS PLAN LIES WITHIN THE REGIONAL  
DISTRICT OF CENTRAL KOOTENAY

I, GORDON STEIN, OF NELSON, BRITISH COLUMBIA LAND  
SURVEYOR, MAKE OATH AND SAY THAT I WAS PRESENT AT  
AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED  
BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE  
CORRECT. THE SAID SURVEY WAS COMPLETED ON THE  
27th DAY OF APRIL, 1977.

*G. Stein* B.C.L.S.

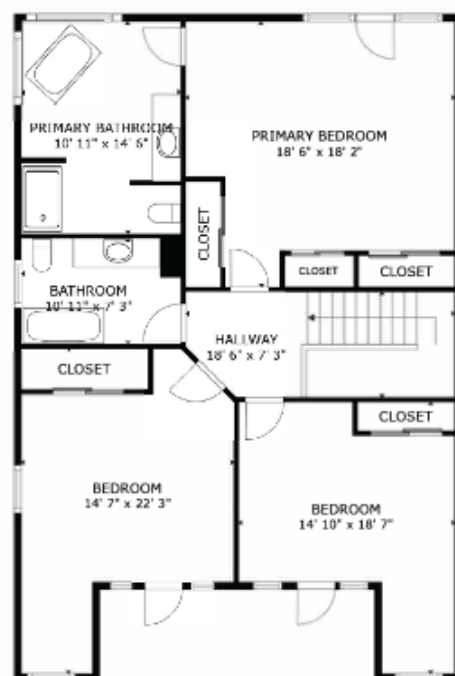
SWORN BEFORE ME THIS 4th DAY OF MAY, 1977

*W. Sutherland*  
A COMMISSIONER FOR TAKING AFFIDAVITS FOR B.C.

# FLOOR PLAN



FLOOR 1



FLOOR 2

# FINAL BLDNG PERMIT

<b>RDCK</b> <b>BUILDING INSPECTION DEPARTMENT</b> <b>FIELD INSPECTION NOTICE</b> Regional District of Central Kootenay Box 590, 202 Lakeside Dr., Nelson, B.C. V1L 5R4 1-800-268-7325 Field Offices: Nelson - 250-352-8155    Nakusp - 250-265-4111 Creston - 250-428-5717    Kaslo - 250-353-9614	PERMIT NO: <i>33/2012</i>	NAME: <i>Mc Murchy</i>
	ADDRESS: <i>609 6th St</i>	
	DATE: <i>June 14 / 2014</i>	
	TIME:	
	NO. OF PAGES: _____ OF _____	
<b>THIS INSPECTION INVOLVES:</b> Indicated by box checked below		
CONSTRUCTION TYPE: <i>S.F.D</i>		
<input type="checkbox"/> SITING & FTG. FORMS <input type="checkbox"/> DAMPPROOFING & DRAIN TILE <input type="checkbox"/> FRAMING <input type="checkbox"/> PLUMBING <input type="checkbox"/> INSULATION / VAPOUR BARRIER <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> OTHER (Specify) _____		
<b>INSPECTION COMMENTS:</b>		
<i>final inspection passed</i>		
NEXT REQ'D INSP: <i>file closed</i>		
REJECTED: <i>No</i>	RECALL REQ'D: <i>No</i>	INSPECTOR: <i>Heber</i>

# WETT CERTIFICATION

## Ainsworth Chimney



INSPECTION  
REPORT  
Wett#12326

Requested by: Elaine McMurphy  
Location: Insurance 509-6th street Kaslo BC.  
Reason for inspection:  
Level of Inspection: (1) 2 3 Date: June 10 2025 Manual available: Appliance Y N Venting Y N

Wood Burning Appliance: Type: Free standing wood stove Mfg: Blaze King Model: Sirocco 30  
SN 11-4315 Standard ULC S627 EPA ✓ Listed by OTL Flue collar size: 6"  
Installed in: Home Location: Living Room By: Percy Date: 2013  
Mobile home approved ✓ Alcove approved: ✓ Outdoor Air Connection Y N Required Y N

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

Chimney: ✓ Masonry ✓ with S/S liner ✓ F-B Flue Size: 6" Brand: ICC Height above roof: 4'  
Condition (shell, liner, flashing) good Cleanout ✓ Approx. Age 12 years Rain cap/Crown ✓  
Clearances good Enclosed or hidden areas no (UTI) Footings/braces N/A

Appliance: Clearance for combustible walls, mantles, ceiling: real need. 6" has 6.5"

Ember Protection: Material concrete Loading side 18" or more Y N Other side 18" or more Y N

Heat Protection below: Required Y N, Non-combustible surface

Shielding: Reduction achieved: 50% 60%

Smoke Alarm ✓ Carbon Monoxide Alarm ✓ Fire Extinguisher ✓

System Complies with Applicable Code Requirements Y N

Comments on non-compliance:

Thank you,  
**Steven Robinson**  
250 551 2112

Date: June 10 2025

[ainsworthchimney@gmail.com](mailto:ainsworthchimney@gmail.com)

# LTSA MAP

## ParcelMap BC Print Report



June 22, 2025

**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest

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

Cadastral data from ParcelMap BC  
Copyright 2025 LTSA

# RDCK MAP

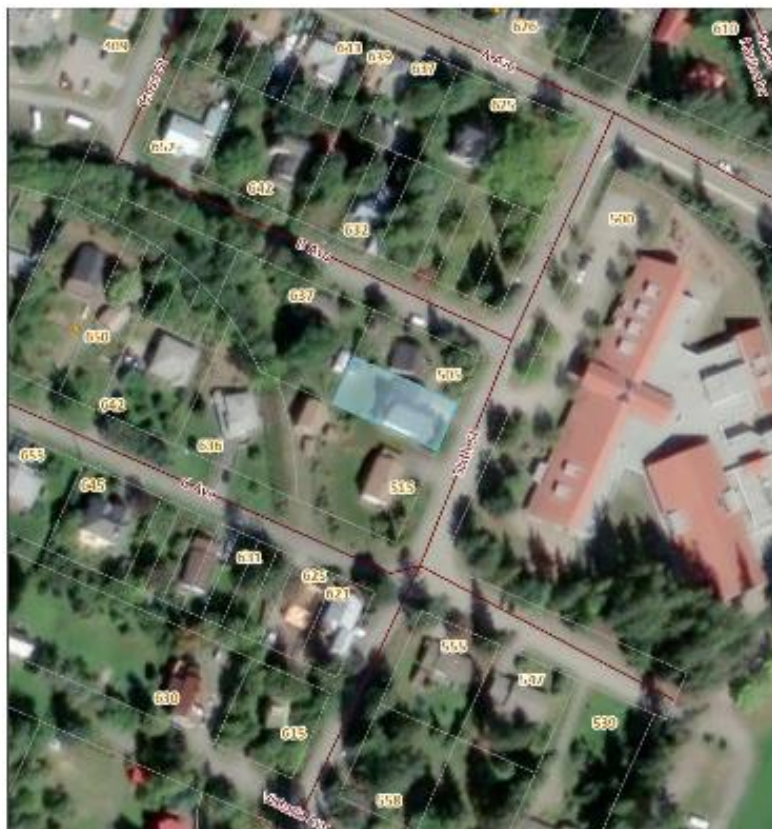


## RDCK Property Report

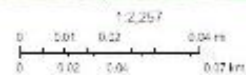
### Area of Interest (AOI) Information

Area : 0.19 acres

Jun 22 2025 10:11:15 Pacific Daylight Time



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



RDCK

# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00420.010	012-896-853	509 6TH ST, KASLO	Single Family Dwelling	NEP10642

#	LTO Number	Lot	Block	District Lot	Land District
1	CA2824168	2	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2 PLAN NEP10642 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	8100	SQUARE FEET	0.19

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.19

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.19

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.19

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.19

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	0.19

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

# SUMMARY

## Summary Sheet

### 509 6TH ST Kaslo BC

PID	012-896-853
Registered Owner	MC <sup>4</sup> , E <sup>4</sup>
Legal Description	LOT 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 10642
Plan	NEP10642
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RN - Neighbourhood Residential, not in ALR



Year Built	2012	Structure	SINGLE FAMILY DWELLING
Lot Size	8071.22 ft <sup>2</sup>	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	600.30 m	Min Elev.	594.57 m
Floor Area	2620 Ft <sup>2</sup>	Walk Score	56 / Somewhat Walkable
Transit Score	-	Annual Taxes	\$1,587.00

## ASSESSMENT

	2024	%	2025
Building	\$806,000	↓ -0.62	\$801,000
Land	\$104,000	↑ 5.77	\$110,000
Total	\$910,000	↑ 0.11	\$911,000

## APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$911,000	↑ 3,096.49
Sales History	26/08/2003	\$28,500	-

## RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2190406KO	Expired 30/07/2010	192	\$89,900 / \$0	Century 21 Mountainview Realty Ltd.

## 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

Regional District of Central Kootenay GIS

## Utilities



## Legend

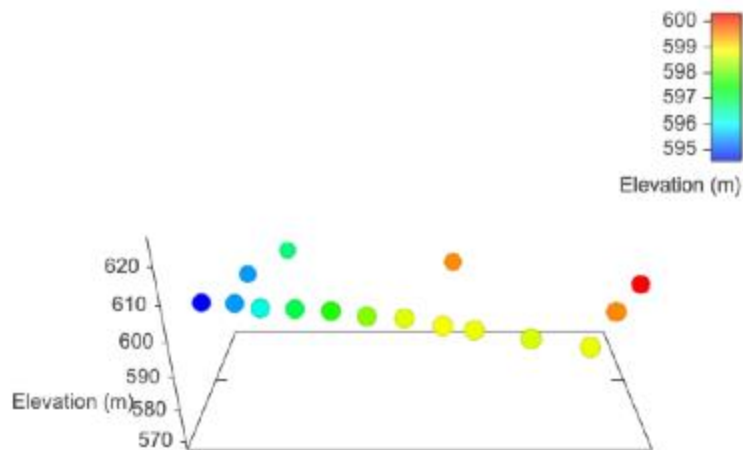
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastral - Property Lines
- Address Points

# ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 600.30 m | Min Elevation: 594.57 m | Difference: 5.73 m

# ZONING

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">R1</a> Description: Single Family and Two Family Residential Zone
Official Community Plan	<a href="#">RN - Neighbourhood Residential</a>
Neighbourhood Community Plan	Not Applicable

Land Use

## Zoning



## Subject Property Designations:

Code: [R1](#)  
Description: Single Family and Two Family Residential Zone

## Layer Legend:

Code	Description
<a href="#">R1</a>	Single Family and Two Family Residential Zone
<a href="#">P2</a>	Civic / Institutional Zone
<a href="#">C1</a>	Waterfront Commercial Zone
<a href="#">RM1</a>	Multiple 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
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	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
<b>Hospital/ Medical Centre</b>	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
<b>Dentist</b>	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
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	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>