

# Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

439 A AVE  
KASLO, BC

\$409,000



# DETAILS

Located on the main road this easy access home has two bedrooms and one bathroom with open living/kitchen areas. The walk-out basement features a wood stove and 2 bedrooms with a large rec space. The home can be used for living in, or as a small business as this street is in the commercial/residential zoning. Located within walking distance to everything, this property is ideal for a family, rental investment, recreational home or retirement residence.

**MLS:** 2464890 **Size:** 0.11 acres

**Services:** municipal water, septic, hydro, high speed internet, telephone and satellite tv available

# TITLE

## TITLE SEARCH PRINT

2021-06-24, 15:12:07

File Reference:

Requestor: Kul Nijjar

Declared Value \$282000

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

<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	CA7781928
From Title Number	CA7396079
<b>Application Received</b>	2019-10-01
<b>Application Entered</b>	2019-10-10
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	
<b>Taxation Authority</b>	Nelson Trail Assessment Area Kaslo, Village of
<b>Description of Land</b>	
Parcel Identifier:	009-413-766
Legal Description:	LOT A DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 15986
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	MORTGAGE
Registration Number:	CA7781927
Registration Date and Time:	2019-10-01 09:03
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA7781928
Registration Date and Time:	2019-10-01 09:03
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION

# TAX ASSESSMENT

439 A AVE KASLO

Area-Jurisdiction-Roll: 21-533-00110.055

 Favourite  Compare  Print



**Total value** **\$358,000**

2022 assessment as of July 1, 2021

Land	\$116,000
Buildings	\$242,000
Previous year value	\$279,000
Land	\$101,000
Buildings	\$178,000

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	1977
Description	1 STY house - Basic
Bedrooms	4
Baths	1
Carports	
Garages	0
Land size	5000 Sq Ft
First floor area	893
Second floor area	
Basement finish area	400
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

## Legal description and parcel ID

Lot A Plan NEP15986 District Lot 208 Land District 26  
PID: 009-413-766

## Sales history (last 3 full calendar years)

Jul 7, 2021	
Oct 1, 2019	\$282,000
Mar 15, 2019	\$200,000

## Manufactured home

Width  
Length  
Total area

# PROPERTY DISCLOSURE STATEMENT

## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: June 24 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

**ADDRESS/BARE-LAND STRATA LOT #:**      439 A AVE                      Kaslo                      BC V0G1M0 (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
<b>1. LAND</b>				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		JEE		
B. Are you aware of any existing tenancies, written or oral?		JEE		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		JEE		
D. Is there a survey certificate available?		JEE		
E. Are you aware of any current or pending local improvement levies/charges?	JEE			
F. Have you received any other notice or claim affecting the Premises from any person or public body?		JEE		
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?				
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the Water Sustainability Act (British Columbia)?				
D. Are you aware of any problems with the water system?		JEE		
E. Are records available regarding the quantity of the water available? <i>villages</i>	JEE			
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <i>SEWER AVAILABLE IN LANE-WAY</i>	JEE			
G. Are you aware of any problems with the sanitary sewer system?		JEE		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		JEE		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		JEE		
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	JEE			
B. To the best of your knowledge, is the ceiling insulated?	JEE			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		JEE		

INITIALS JEE TE

# PROPERTY DISCLOSURE STATEMENT

June 24 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

439

A AVE

Kaslo

BC V0G1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?	JES			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input checked="" type="checkbox"/>	JES			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		JES		
G. Are you aware of any structural problems with any of the buildings?		JES		
H. Are you aware of any additions or alterations made in the last sixty days?		JEE		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		JEE		
J. Are you aware of any problems with the heating and/or central air conditioning system?		JEE		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		JES		
L. Are you aware of any damage due to wind, fire or water?		JEE		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		JEE		
N. Are you aware of any problems with the electrical or gas system?		JEE		
O. Are you aware of any problems with the plumbing system?		JES		
P. Are you aware of any problems with the swimming pool and/or hot tub?		NA.		
Q. Do the Premises contain unauthorized accommodation?		JEE		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		JEE		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		JEE		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		JEE		
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? _____		JEE		
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? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		JES		
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?		JES		
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		JEE		

# PROPERTY DISCLOSURE STATEMENT

June 24 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:            439            A AVE                                    Kaslo                                    BC V0G1M0

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

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

E. Recently installed sewer in lane way. Fee to Village for hook-up.

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 receipt of a copy of this Property Disclosure Statement and agrees that a copy 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 \_\_\_\_\_ 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)

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®).

# EXPENSES

## Property Taxes:

2021

\$2,264.25



## Municipal Water/Sewer:

2021

\$442.50 / year



## Insurance (Kootenay Ins. Services Ltd.):

2021

\$1,563 / year (commercial package)



## Electric (FORTIS):

Sept 2020 – March 2021

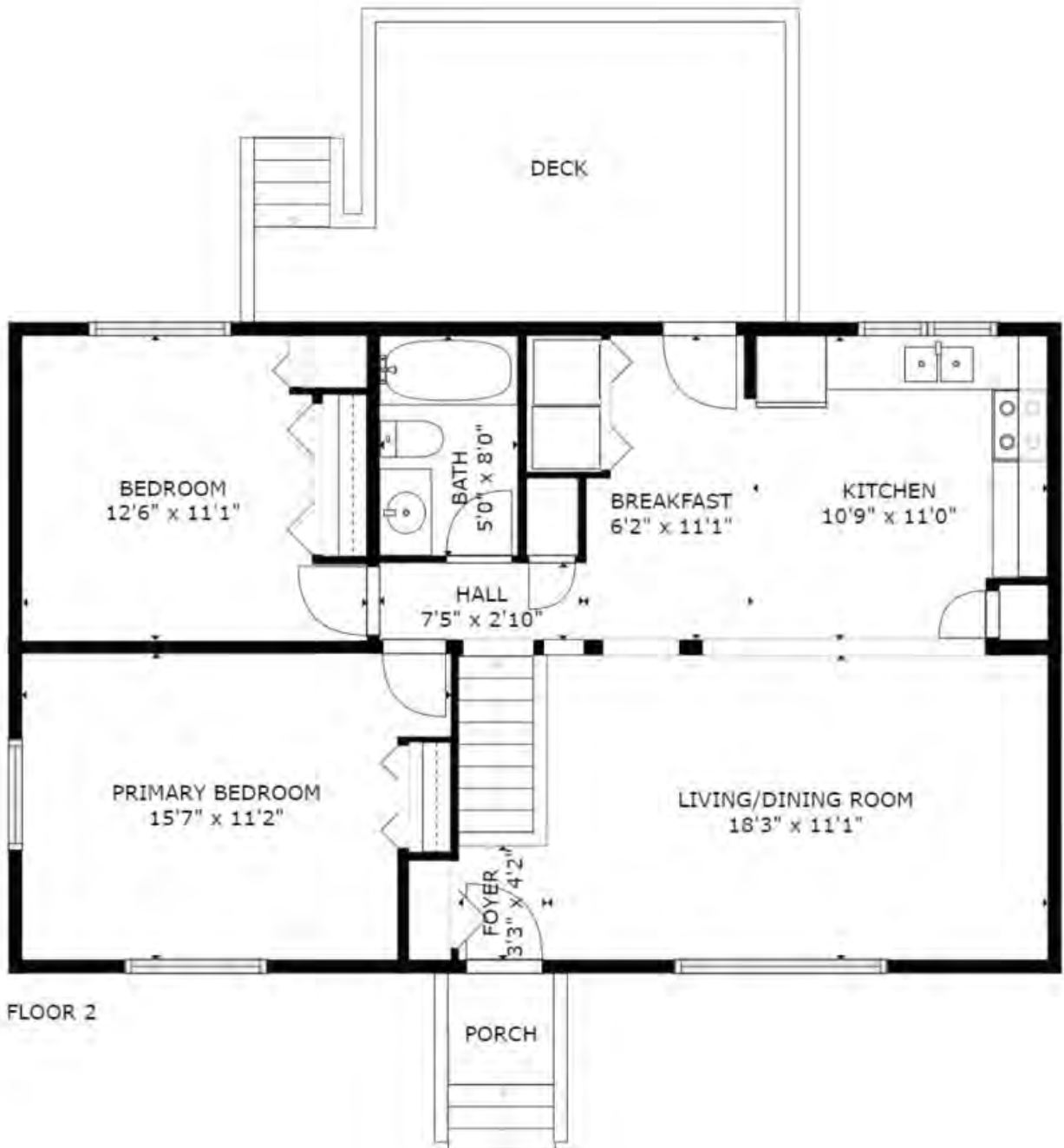
\$296.30 / month average



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



# FLOOR PLANS – MAIN



GROSS INTERNAL AREA

FLOOR 1: 778 sq. ft, FLOOR 2: 848 sq. ft

TOTAL: 1627 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLANS – LOWER



FLOOR 1

## GROSS INTERNAL AREA

FLOOR 1: 778 sq. ft, FLOOR 2: 848 sq. ft

TOTAL: 1627 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# LOT PLAN

21-CK

**EXPLANATORY PLAN OF PLAN 15986**  
**LOTS 19 & 20,**  
**BLOCK 10,**  
**PLAN 393,**  
**DISTRICT LOT 208.**  
**KOOTENAY DISTRICT.**

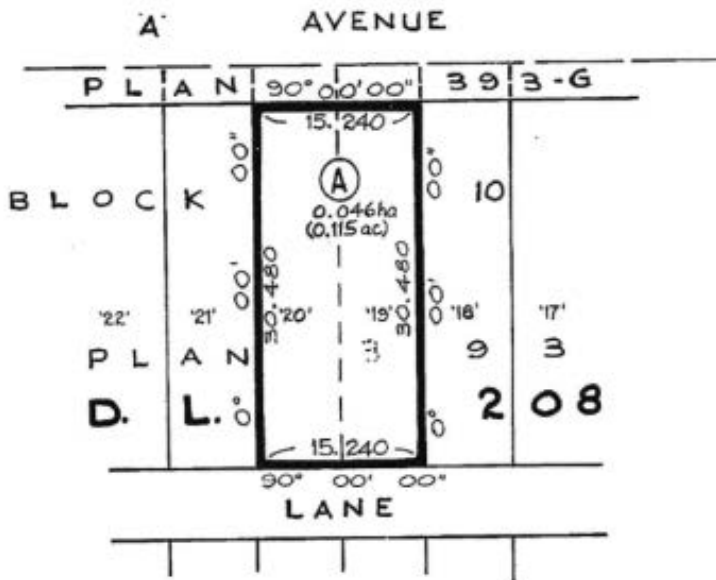
DEPOSITED IN THE LAND TITLE  
 OFFICE AT NELSON B.C. THIS  
 24 DAY OF APRIL, 1984.

*A.M. Marion*  
 REGISTRAR *pd*

SCALE ~1:500



BEARINGS ARE MAGNETIC, DERIVED FROM PLAN 393.



CERTIFIED CORRECT THIS 24<sup>TH</sup>  
 DAY OF APRIL, 1984.

*G. Stein*  
 BCLS

*[Signature]*  
 [JRG]

THIS PLAN LIES WITHIN THE CENTRAL KOOTENAY REGIONAL DISTRICT.

# RDCK MAP



## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.11 acres

Jun 26 2021 16:16:33 Pacific Daylight Time



# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.11	-
Civic Address	1	-	-
Electoral Areas	1	0.11	-
Fire Service Areas	1	0.11	-
Water Systems	1	0.11	-
Zoning	1	0.11	-
Official Community Plan	1	0.11	-
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	533.00110.055	009-413-766	439 A AVE, KASLO	Single Family Dwelling	NEP15986

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7781926	A	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP15986 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	50 100	WIDTH/DEPTH	0.11

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00110.055	-	439	A AVE	439 A AVE	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.11

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.11

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.11

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C2	Central Business District	Village of Kaslo	744	0.11

## Official Community Plan

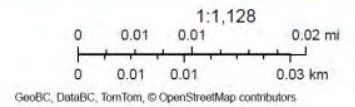
#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	CC	-	1098	YES	0.11

# LTSA MAP

439 A Avenue Kaslo BC



June 26, 2021



Cadastral data from ParcelMap BC  
Copyright 2018 LTSA4



# UTILITIES MAP

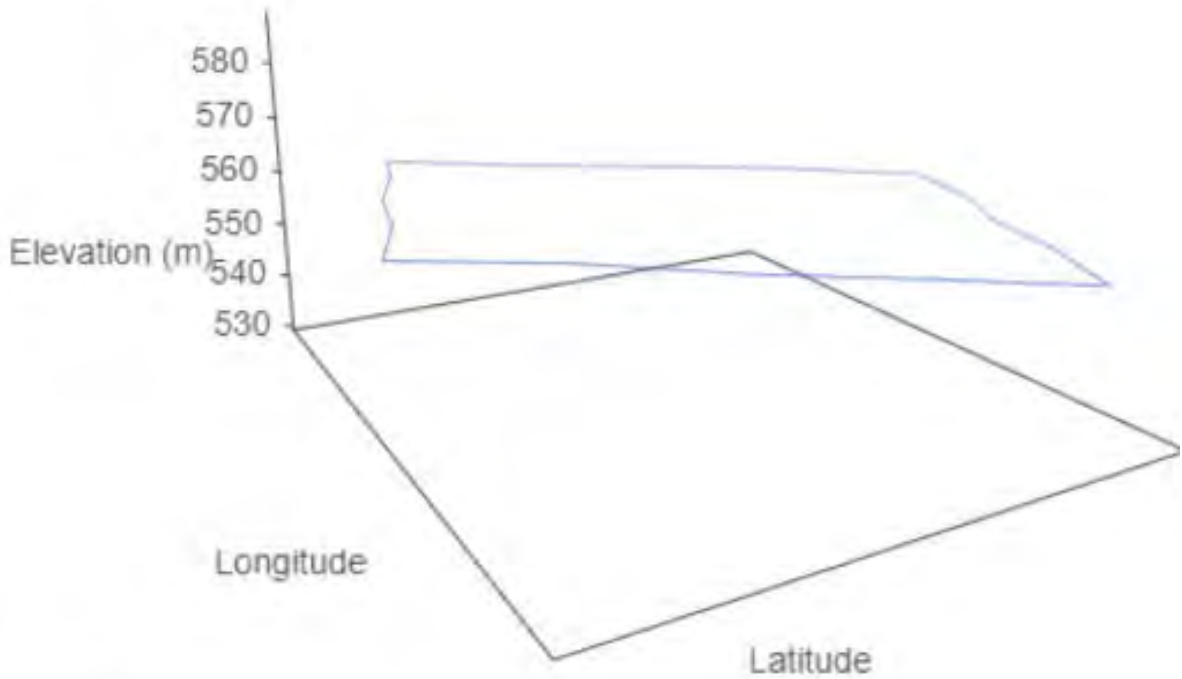
## Utilities



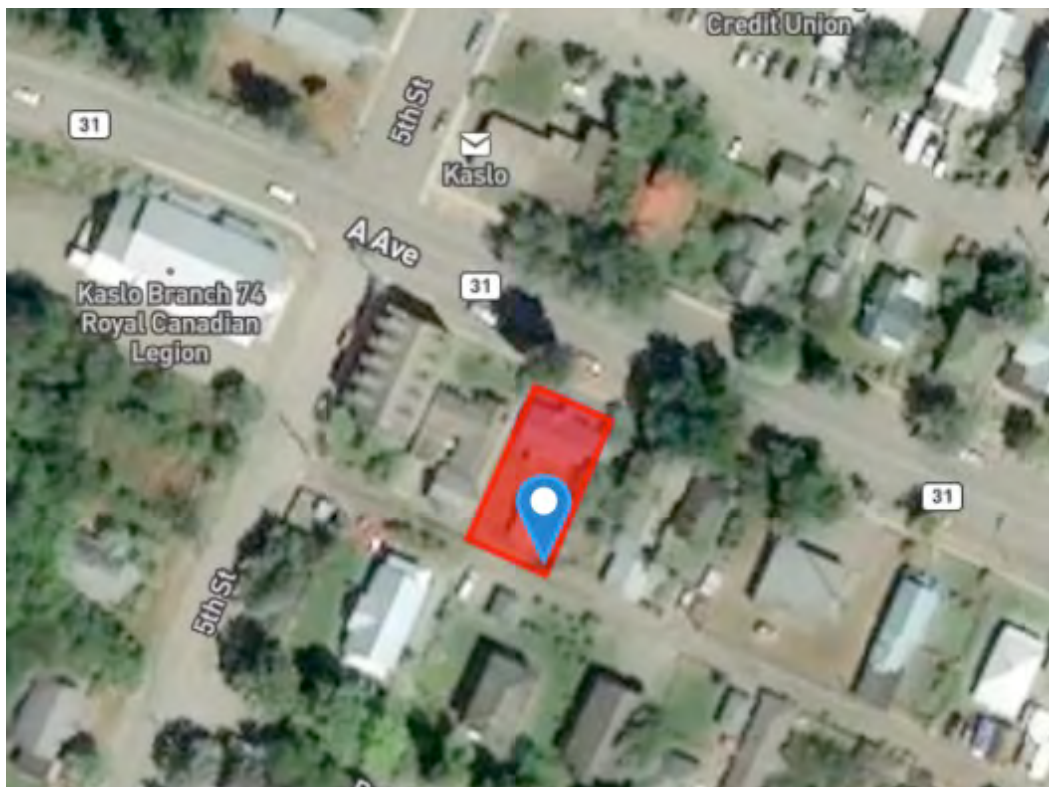
## Legend

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



Max Elevation: 559.84 m | Min Elevation: 558.37 m | Difference: 1.47 m





# FLOOD MAP

## Flood and Hazard



### Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slokan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK Roads
- Civic Address

# ZONING

## ZONING REGULATIONS

### C-2 - CENTRAL BUSINESS DISTRICT ZONE

#### Permitted Uses

- a. Retail
- b. Office
- c. Service
- d. Recreation and Entertainment
- e. Restaurant (may hold a food primary licence under the Liquor Control and Licensing Act)
- f. Neighbourhood Pub
- g. School
- h. Light Industrial and Parking Area
- i. Church, Hospital, Personal Care Facility and Day Care
- j. Public Buildings and Uses
- k. Accessory Uses and Buildings
- l. Uses permitted in the C-1 Zone, Waterfront Commercial and RM-1 Zone, Multiple Residential, subject to the respective regulations applicable in those zones

#### Site Area and Frontage

- a. Site area (minimum) - 765m<sup>2</sup>
- b. Street Frontage (minimum) - 1/10 of lot perimeter

#### Height

- a. Building height (maximum) - 12m

#### Setbacks and Projections

- a. Front Yard setback (minimum) - 0.0m except 4.5m abutting Highway 31, 31A or a residential zone; 7.5m for Service Station
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - from interior lot line 0.0m except 4.5m abutting Highway 31, 31A or a residential zone; 4.5m for Service Station
- d. Side Yard setback (minimum) - from exterior lot line 0.0m except 4.5m abutting Highway 31, 31A or a residential zone; 7.5m for Service Station
- e. Projections (maximum) - 0.6m into setback

# ZONING

## Parking and Loading

Subject to the regulations in Section 4 (see below)

### **4.0 OFF-STREET PARKING AND LOADING AREA REGULATIONS**

4. 1 Required parking spaces, loading spaces and manoeuvring aisles must be provided and maintained on the same lot as the use or building for which they are required by this Bylaw.
4. 2 All required parking spaces and loading spaces must be completed prior to commencement of a use and prior to the issuance of an occupancy permit.
4. 3 Parking spaces in residential zones must be located no closer to the front lot line than the front face of the principal building.
4. 4 Any area of a lot used for parking or loading must be constructed so as to permit unobstructed access to and egress from each space at all times and must be developed to ensure that adequate provision is made for access by vehicles to parking spaces by means of unobstructed manoeuvring aisles as prescribed in Tables 2 and 3.
4. 5 Each parking area must be designed and constructed in accordance with accepted engineering practices, with ramp grades not exceeding 15% gradient, and parking areas not exceeding 8% gradient.
4. 6 Each parking space and manoeuvring aisle in all parking areas must be surfaced with durable dust-free material, such as but not limited to, asphalt, concrete, paving blocks, or permeable material.
4. 7 Parking areas must be graded to prevent surface drainage being directed to adjacent lands.
4. 8 The boundaries between each parking space must be clearly delineated by means of painted lines on the parking surface or by means of vehicle stops.
4. 9 On land located in the RM-1 Zone - Multiple Residential, 1 of every 4 required parking spaces must be designated and clearly marked as "Visitor Parking" and shall be available for use by non-occupants of the lot at all times.
4. 10 In any development requiring 25 or more parking spaces, Disabled Persons' parking spaces must be provided in a ratio of 1 for every 50 required parking spaces, plus 1 space for any remainder in excess of the required number of spaces divided by 50.
4. 11 Seniors' housing complexes must provide Disabled Persons' parking spaces in a ratio of 1 for every 6 required parking spaces.
4. 12 Each Disabled Persons' parking space must be a minimum of 3.7 metres in width and shall occupy the portion of the parking area nearest to the building entrance that accommodates wheelchair access.
4. 13 Drop curbs to accommodate wheelchair access must be provided on any curb between a Disabled Persons' parking space and the building entrance.
4. 14 Each Disabled Persons' parking space must have a firm, slip-resistant and level surface.

# ZONING

4. 15 Each Disabled Persons' parking space must be marked by signage or pavement markings to indicate usage only by vehicles displaying an approved disabled permit obtained from the Resource Centre for Independent Living (RCIL).

## NUMBER OF OFF-STREET PARKING SPACES

4. 16 The minimum number of parking spaces required for each use or building must be calculated in accordance with Table 1.

Table 1 Residential Uses

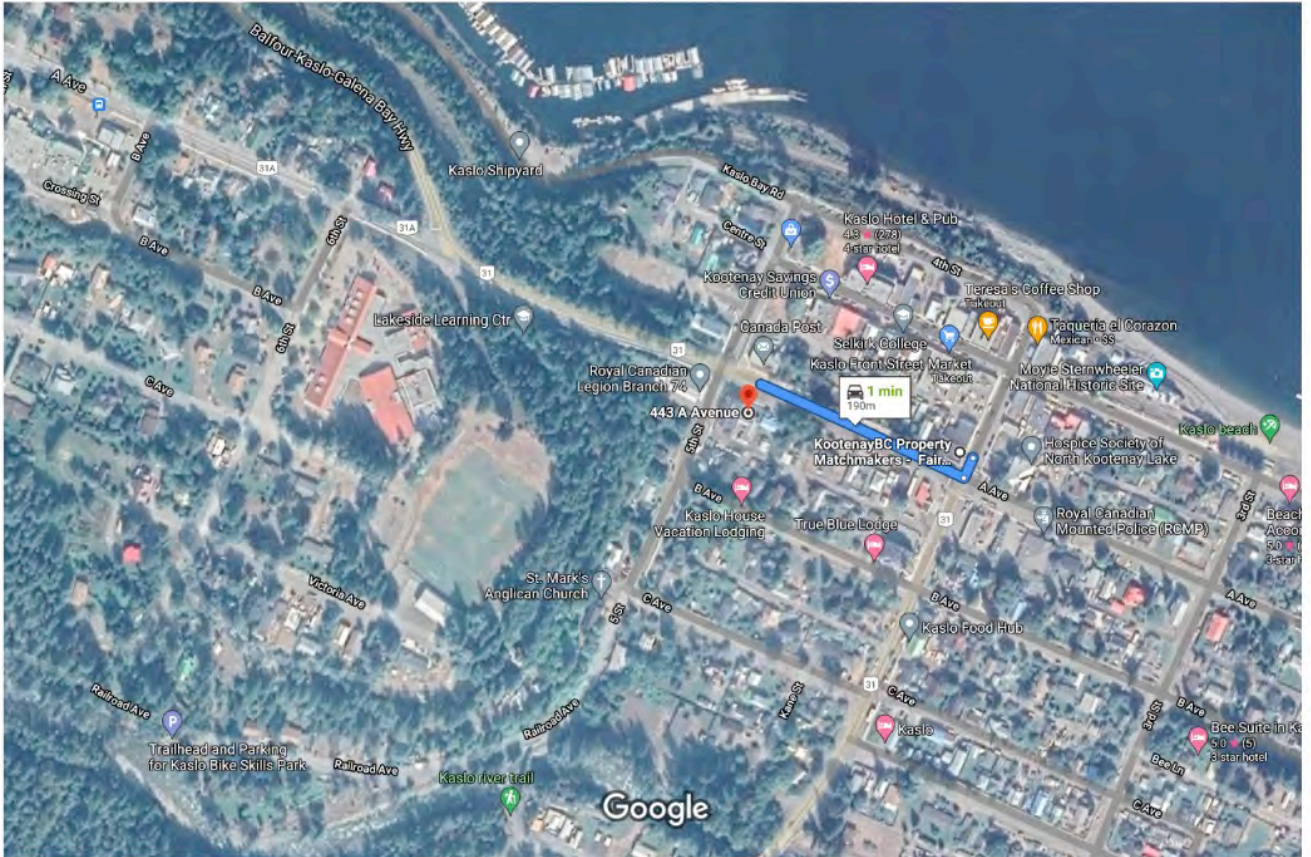
Single Family Dwelling or Carriage House	1 space per dwelling unit
Two Family Dwelling	1 space per dwelling unit
Multiple Dwelling	1.5 space per dwelling unit
Commercial Uses	
Bed and Breakfast	1 space per dwelling unit and 0.5 space per guest room
Transient Accommodation	1 space per sleeping unit
Office	1 space per 30 m <sup>2</sup> of floor area
Retail, Small Scale Repair and Service	1 space per 28 m <sup>2</sup> of floor area
Restaurant and Liquor Licensed Establishment	1 space per 5 seats with a minimum of 1 space per 14 m <sup>2</sup> of gross floor area
Entertainment	1 space per 5 seats with a minimum of 1 space per 14 m <sup>2</sup> of gross floor area
Service Station	3 spaces per service bay
Wholesale, Warehousing and Storage	1 space per 250 m <sup>2</sup> of floor area
Manufacturing, Processing, Large Scale Repair and Service	1 space per 100 m <sup>2</sup> of floor area
Public/Institutional Uses	
Schools: Elementary and Junior Secondary Secondary Other	1.5 space per classroom 3.5 space per classroom 3.5 space per classroom
Day Care	1 space per staff member
Personal Care Facility	0.25 space per bed
Hospitals	0.25 space per bed
Church	1 space per 18.6 m <sup>2</sup> of floor area used for assembly within a Church Building
Other Uses	
Boat Launch Facility	5 spaces
Marina	1 space for every 4 berths 3 spaces for each charter boat 1 space per dwelling unit
Float Plane Facilities	2 spaces for every berth
Golf Course or Driving Range	3 spaces per hole plus 1 space per tee for driving range

# DIRECTIONS

Google Maps

KootenayBC Property Matchmakers - Fair Realty to 443 A Ave, Kaslo, BC V0G 1M0

Drive 190 m, 1 min



Imagery ©2021 CNES / Airbus, Maxar Technologies, Province of British Columbia, Map data ©2021 50 m



via A Ave/Balfour-Kaslo-Galena Bay Hwy/BC-31 N

1 min

190 m

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	600m	2 min
<b>Shopping</b>	Front Street, Kaslo	260m	1 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 31 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	68.7	1 hr
	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	700m	2 min
	North Kootenay Lake Community Services	190m	1 min
	Kootenay Boundary Regional Hospital, Trail	139	1 hr 54 min
	Kootenay Lake Hospital, Nelson	68.3	1 hr
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	66.6	57 min
	Silverton Dental Clinic, Silverton	51.6	45 min
<b>Postal Services</b>	Canada Post, Kaslo	140m	1 min
<b>Library</b>	Kaslo Library	74m	1 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**

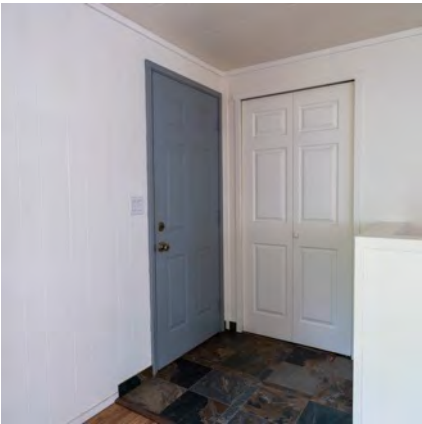
The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

# PICTURES





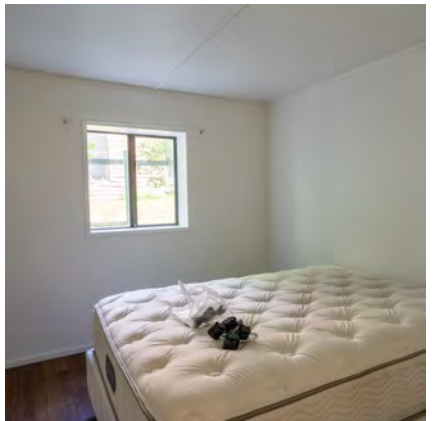
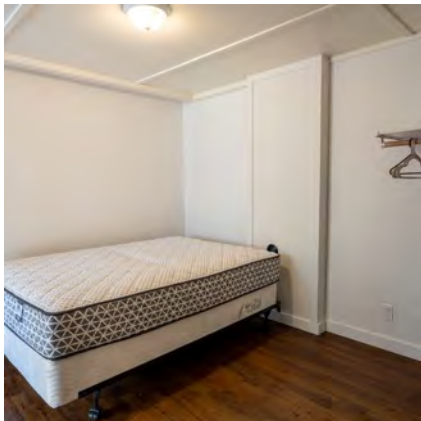
# PICTURES



# PICTURES



# PICTURES



# RESOURCES

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

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

For building permits, land use and planning, fire services, parks and recreation etc. inside of the Village of Kaslo limits

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

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

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

For building permits, land use and planning, fire services, parks and recreation etc.

**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>