

235 B AVENUE  
KASLO, BC  
\$440,000

Kootenay  
BC



REAL ESTATE REALTY





# DETAILS

Fantastic opportunity in a prime location at an unbeatable price!

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

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

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

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

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

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

**MLS:** 2476400 **Size:** 50'x110'

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



# TITLE

## TITLE SEARCH PRINT

2022-04-12, 11:55:13

File Reference:

Requestor: Kul Nijjar

Declared Value \$255000

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

### Land Title District

NELSON

Land Title Office

NELSON

### Title Number

CA9326289

From Title Number

CA4676942

### Application Received

2021-09-01

### Application Entered

2021-09-03

### Registered Owner in Fee Simple

Registered Owner/Mailing Address:

### Taxation Authority

Nelson Trail Assessment Area  
Kaslo, Village of

### Description of Land

Parcel Identifier: 023-106-981

Legal Description:

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

### Legal Notations

NONE

### Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA9450817

Registration Date and Time:

2021-10-22 11:05

Registered Owner:

KOOTENAY SAVINGS CREDIT UNION  
INCORPORATION NO. FI 36

Nature:

ASSIGNMENT OF RENTS

Registration Number:

CA9450818

Registration Date and Time:

2021-10-22 11:05

Registered Owner:

KOOTENAY SAVINGS CREDIT UNION  
INCORPORATION NO. FI 36

# TAX ASSESSMENT

235 B AVE KASLO VOG 1M0

Area-Jurisdiction-Roll: 21-533-00484.000



Favourite



Compare



Print



**Total value** **\$385,000**

2024 assessment as of July 1, 2023

Land \$150,000

Buildings \$235,000

Previous year value \$371,000

Land \$135,000

Buildings \$236,000

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

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

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

## Property information

Are the property details correct? ▾

Year built 1975

Description 1 STY house - Basic

Bedrooms 2

Baths 1

Carports

Garages

Land size 5450 Sq Ft

First floor area 672

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No.of apartment units

## Legal description and parcel ID

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

PID: 023-106-981

## Sales history (last 3 full calendar years)

Apr 28, 2022 \$398,000

May 11, 2021 \$255,000

## Manufactured home

Width

Length

Total area

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: April 18 2024

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

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

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

BUYER'S INITIALS

SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS:      235      B AVENUE                                      Kaslo                                      BC                                      BC                                      V0G 1M0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				<del>XX</del>
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?		<del>XX</del>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<del>XX</del>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<del>XX</del>

**3. BUILDING**

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

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BUYER'S INITIALS

<del>XX</del>		
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SELLER'S INITIALS



# PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS:      235      B AVENUE                      Kaslo                      BC                      BC                      V0G 1H0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		AA		
N. Are you aware of any problems with the electrical or gas system?		AA		
O. Are you aware of any problems with the plumbing system?		AA		
P. Are you aware of any problems with the swimming pool and/or hot tub?				AA
Q. Do the Premises contain unauthorized accommodation?		AA		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		AA		
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.)		AA		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		AA		
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)		AA		
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)		AA		
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?		AA		AA

### 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?		AA		
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>		AA		

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BUYER'S INITIALS

AA		
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SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

April 18 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS:      235      B AVENUE                      Kaslo                      BC                      BC      V0G 1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		AA		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		AA		

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

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

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

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr \_\_\_\_\_.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

**The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate.**

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

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DC1002 REV. NOV 2023

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# ELECTRICAL INSPECTION



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

## ELECTRICAL INSTALLATION PERMIT CONTRACTOR RESIDENTIAL SINGLE FAMILY DWELLING

April 24, 2024

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

### SITE OF INSTALLATION

235 B AVENUE  
KASLO BC V0G 1M0

#### Contractor Information:

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

#### Designated FSR Information:

**FSR Name** - Gary Walters  
**FSR Class** - FSR Class B

### INSTALLATION DESCRIPTION

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

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

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

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

Suite 600 - 2689 East 12<sup>th</sup> Avenue Vancouver, BC V5M 4T5 T 1 866 566 7233 E [contact@technicalsaftybc.ca](mailto:contact@technicalsaftybc.ca) [www.technicalsaftybc.ca](http://www.technicalsaftybc.ca)

# MH SUMMARY



BC Registry  
Services

Mailing Address:  
PO Box 9431 Stn Prov Govt  
Victoria BC V8W 9V3  
[www.bcregistryservices.gov.bc.ca](http://www.bcregistryservices.gov.bc.ca)

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

## SEARCH RESULT *Manufactured Home Act*

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

**M.H. Reg:** 100281

**Current Status:** EXEMPT

**Attn/Ref #:**

**Searching Party:** RHONDA RUSTON Q.C. LAWYER

\_\_\_\_\_  
**Registered Owner(s)** \_\_\_\_\_

\_\_\_\_\_  
**Registered Location** \_\_\_\_\_

**Parcel ID Number:** 023106981

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

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

\_\_\_\_\_  
**Description of Manufactured Home** \_\_\_\_\_

**Manufacturer:** SAHARA

**Make/Model:** \*

**Year:** 1968

**Serial No:** \*

**CSA Number:** \*

**Date of Eng.  
Report:**

**No. of Sections:** 1

**Length:** 60'

**Width:** 12'

**CSA Standard:**

**Eng. Name:**

\_\_\_\_\_  
**Unit Notes** \_\_\_\_\_

**Document Type:** RES. EXEMPTION

**Reg Date:** OCTOBER  
22, 2021

**Time:** 11:03:24

**Expired Date:** N/A

**Doc #:** 10130527

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

**Phone:** 250 365-7757

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

# EXPENSES

## Property Taxes:

2023  
\$2279



## Municipal Water:

2024  
\$756 approx. / year



## Hydro (FortisBC):

2023  
\$150-250 approx. / month



## Insurance (TD):

\$1241 / year



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

# UPGRADES

## **2021/2022:**

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

New Floor: Main Bath, Laundry

New Vanity & Baseboard Main Bath

New Countertop (Butcher Block): Kitchen

New Blinds: Both Bedrooms and Living Room

## **2023:**

Enclosed Porch into Mudroom

Installed Wood Stove

Interior Painting & Kitchen Cabinet Painting

Decorated/Painted the detached Guest Suite



# WETT INSPECTION

## Ainsworth Chimney



INSPECTION  
REPORT  
Wett#12326

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

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

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

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

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

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

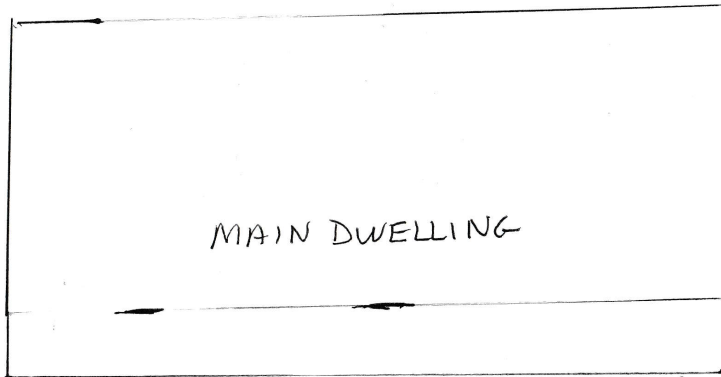
Thank you,

**Steven Robinson**  
250 551 2112

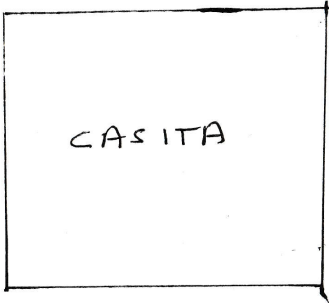
ainsworthchimney@gmail.com

Date: Sept 29

# SEPTIC LOCATION



B  
A  
V  
E



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


Date April 18-2023


**BEAVER'S SEPTIC TANK  
CLEANING SERVICE**

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

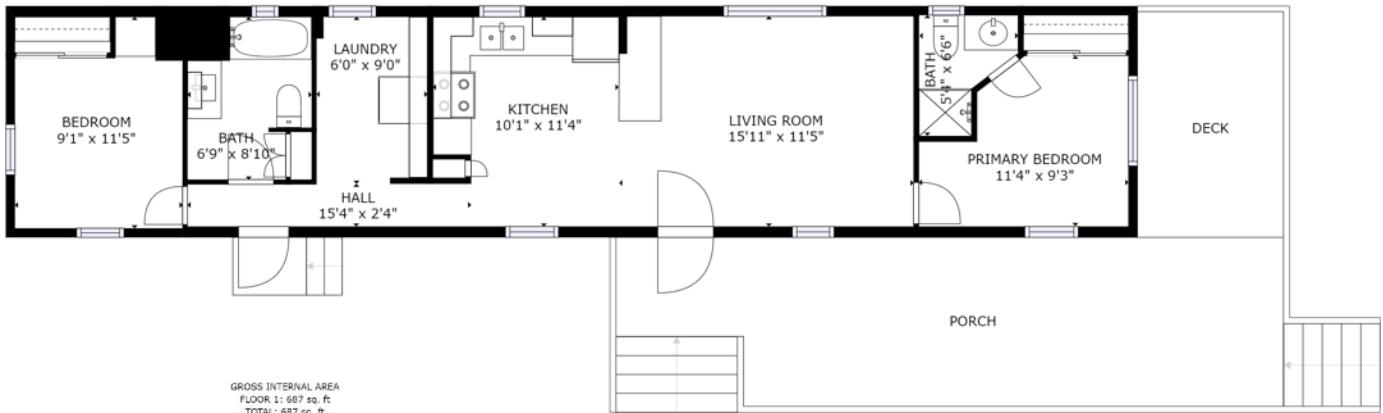
\$ 585.<sup>00</sup>

N° d'enr. de taxe  
Tax Reg. No.

 © BlueLine, 2006

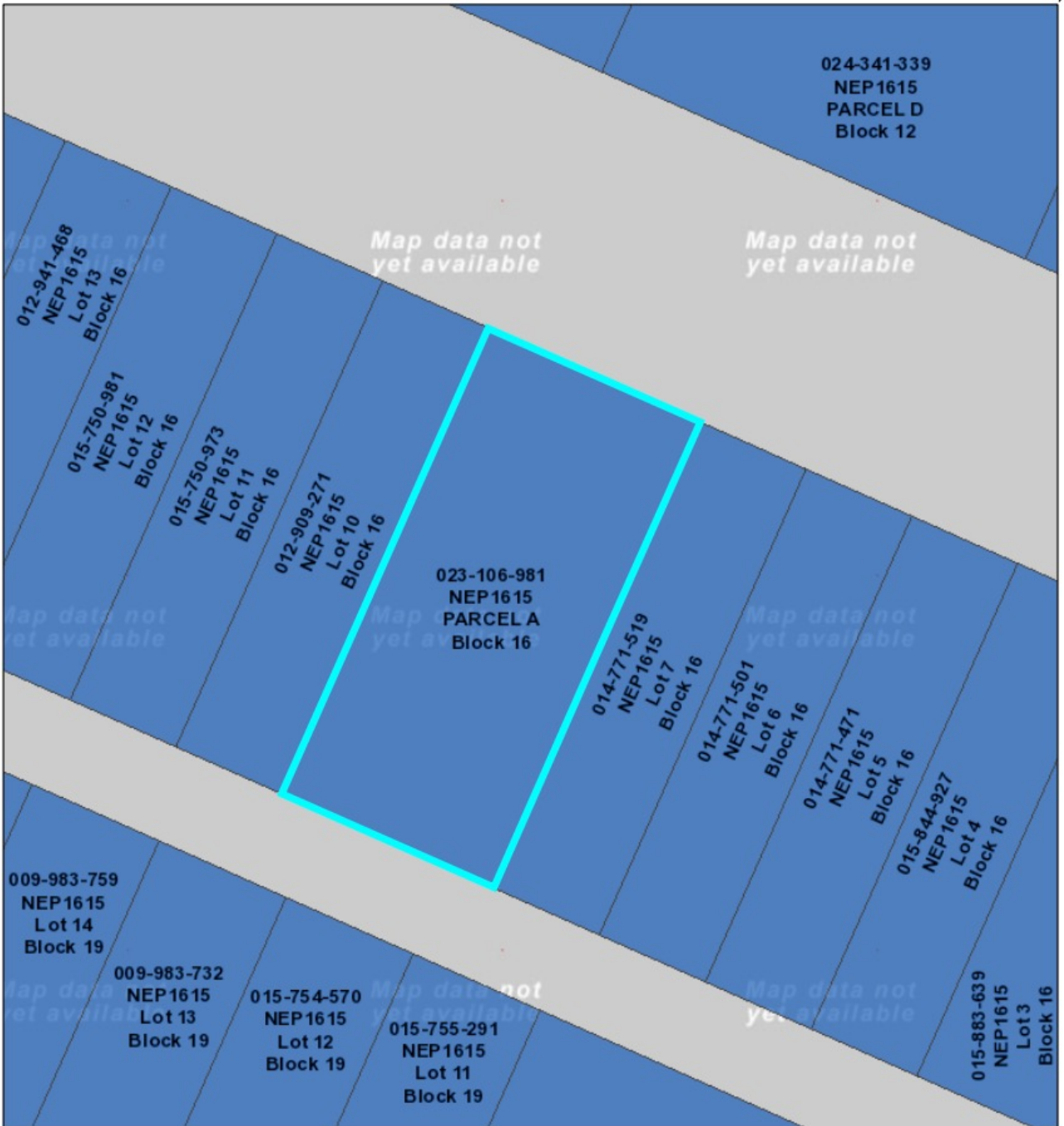


# FLOOR PLAN



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

# LTSA MAP



April 19, 2024

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

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

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



# RDCK MAP



## RDCK Property Report

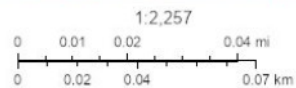
### Area of Interest (AOI) Information

Area : 0.13 acres

Apr 18 2024 7:35:53 Pacific Daylight Time



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



Maxar

# RDCK REPORT

## Cadastre - Property Lines

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

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

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

## Addressing

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

## Electoral Areas

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

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.13

## Water Systems

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

## Zoning

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

## Official Community Plan

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

## Non Standard Flooding Erosion Area

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

# SUMMARY

## Summary Sheet

### 235 B AV Kaslo BC V0G 1M0

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



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

## ASSESSMENT

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

## APPRECIATION

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

## DEVELOPMENT APPLICATIONS

-

## SCHOOL CATCHMENT

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

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

# UTILITIES MAP

## Utilities



## Legend

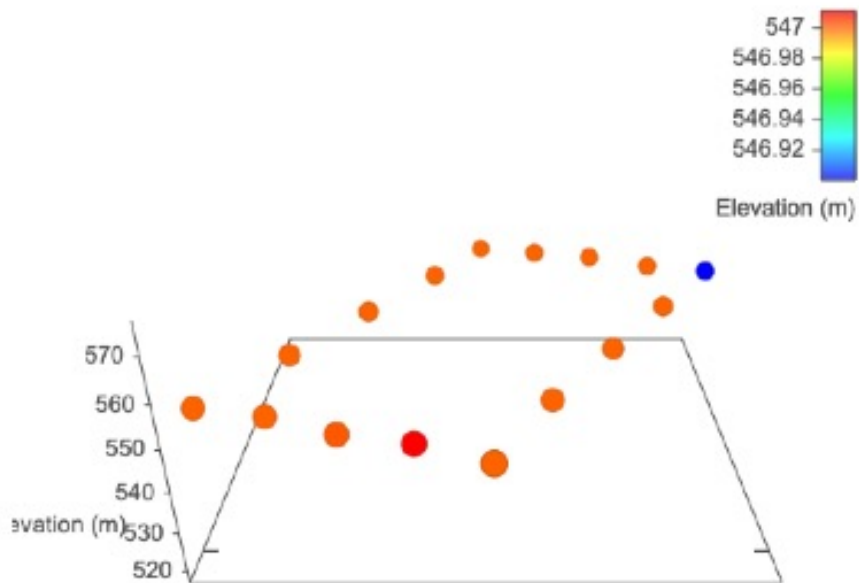
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Cadastre - Property Lines
- Streams and Shorelines
- Lakes and Rivers
- Address Points



# ELEVATION



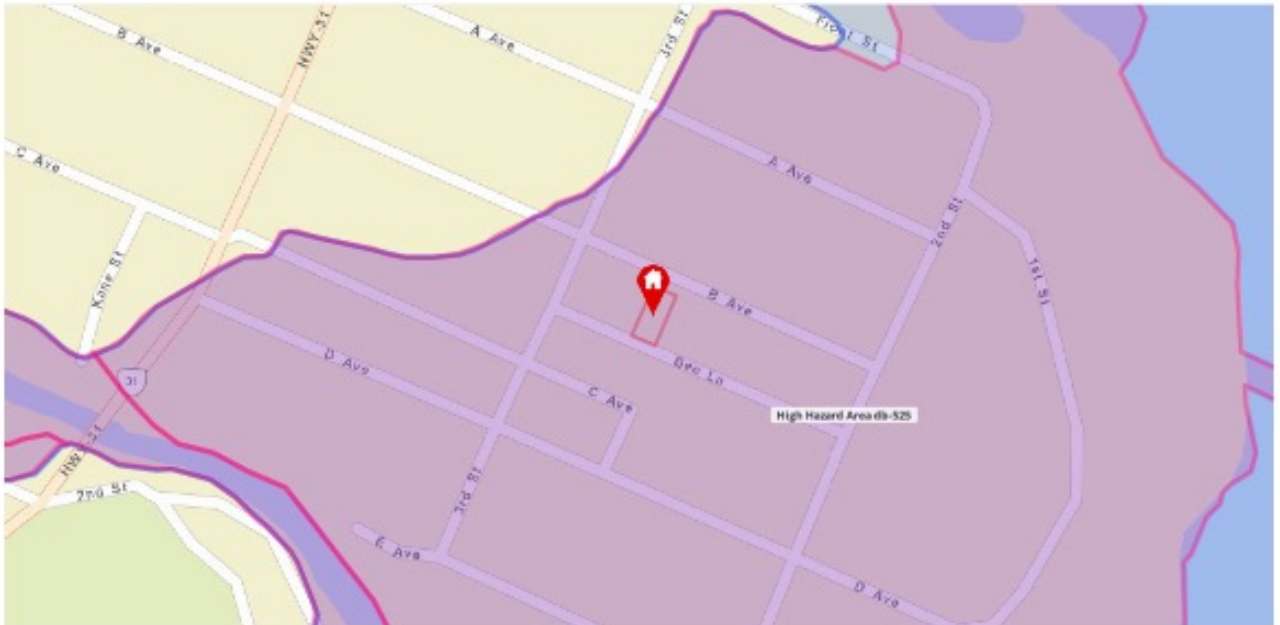
The lot dimensions shown are estimated and should be verified by survey plan.



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

# FLOOD MAP

## Floodplain Data



### Subject Property Designations:

Floodplain Name: Kaslo River (at Kaslo)

Designation Date: Mar.84

Feature Type: Floodplain

Feature Code GB11355000

Drawing No.: 5521

File No.: 0305030-6

#### [Floodplain](#)

Title: BC Flood Hazard Map 2004

Name: Kaslo River (at Kaslo)

Drawing: 5521

File: 0305030-6

Designation date: Mar.84

#### [High Hazard Area db-525](#)

Title: BC Flood Hazard Map 2004

Name: Kaslo River -1-E

Receiving: Kootenay Lake

Hazard: 1

Comments: Refer to MS-Word Document

# ZONING

## Zoning



### Subject Property Designations:

Code: [R1](#)

Description: Single Family and Two Family Residential Zone

### Layer Legend:

Code	Description
<span style="color: pink;">■</span> R1	Single Family and Two Family Residential Zone
<span style="color: red;">■</span> C2	Central Business District Zone
<span style="color: green;">■</span> RM1	Multiple Residential Zone
<span style="color: brown;">■</span> P1	Park and Open Space Zone

# ZONING

## ZONING REGULATIONS

### R-1 – SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

#### Permitted Uses

- a. Single Family Dwelling and Two-Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

#### Lots created by Subdivision

- a. Single Family Dwelling:
  - i) Site area (minimum) – 464 square metres (4,994.5 square feet)
  - ii) Street Frontage (minimum) – 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
  - i) Site Area (minimum) – 765 square metres (8,234 square feet)
  - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

#### Height

- a. Building height (maximum) - 10m

#### Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

#### Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<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>