

3553 SPRAGUE STREET,  
AINSWORTH HOT SPRINGS BC  
\$448,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

Welcome to your fully renovated and charming house in Ainsworth Hot Springs, BC. This delightful home offers ample parking and storage, making it perfect for year-round living or seasonal getaways. The main floor features an open layout encompassing the living, dining, and kitchen areas, along with a full bath and convenient laundry facilities. Upstairs, you'll find two cozy bedrooms, a half bath, and a lovely deck where you can soak in the breathtaking views of Kootenay Lake and the Purcell Mountains.

Inside, enjoy the comfort of vinyl plank flooring, a heat pump, and a wood stove for cozy evenings. The custom wood kitchen cabinets add a touch of warmth and character to the space. The property has a chicken coop for those interested in sustainable living. Located within walking distance to the hot springs pools and lakeshore, this home provides easy access to relaxation and outdoor adventures.

Experience the best of the Kootenays with access to high-speed internet, allowing you to work remotely or simply indulge in leisure activities.

Don't miss out on this opportunity to live and experience the laid-back lifestyle of the Kootenays in this charming home. It's the perfect blend of comfort, convenience, and natural beauty.

**MLS:** 2476202    **Size:** 50'X100'

**Services:** licensed creek water, septic, hydro, telephone and high-speed internet



# TITLE

**TITLE SEARCH PRINT**

2024-03-29, 13:06:49

File Reference:

Requestor: Kul Nijjar

Declared Value \$85000

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

Land Title Office

NELSON

NELSON

**Title Number**

From Title Number

CB317247

CA7633060

**Application Received**

2022-11-02

**Application Entered**

2022-11-04

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

**Taxation Authority****Description of Land**

Parcel Identifier:

030-772-362

Legal Description:

PARCEL C (BEING A CONSOLIDATION OF LOTS 14 AND 15, SEE CA7450217) SECTION 5  
BLOCK B TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

EASEMENT

Registration Number:

G9289

Registration Date and Time:

1973-06-26 13:51

Remarks:

APPURTENANT TO LANDS AS THEREIN SET OUT  
PART FORMERLY LOT 14 PLAN 245A**Duplicate Infeasible 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.

## 3553 SPRAGUE ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00020.010



**Total value** **\$108,000**

2024 assessment as of July 1, 2023

Land \$103,000

Buildings \$5,000

Previous year value \$89,800

Land \$84,800

Buildings \$5,000

### Property information

Year built	1901
Description	2 STY SFD - All Ages - Basic
Bedrooms	2
Baths	1
Carports	C
Garages	
Land size	5000 Sq Ft
First floor area	782
Second floor area	450
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

PARCEL C, BLOCK B, PLAN NEP245A, SECTION 5, TOWNSHIP 1, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 14 AND 15, SEE CA7450217)

PID: 030-772-362

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

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: March 29 2024

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

**ADDRESS:** 1052 Sprague St Alamogordo 846 Springs BC V0H 1A0 (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 REPLY.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tanks on the Premises?		✓		
D. Is there a survey certificate available?	N/A	✓		
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 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 checked="" 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?				N/A
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)?		✓		

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BUYER'S INITIALS

N/A		
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SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

March 29 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3553 Sycamore St. Alhambra West Springs

BC 100 100

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?				N/A
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?		✓		

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BUYER'S INITIALS

N/A		
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SELLER'S INITIALS

BC100-001, NOV 2020

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# PROPERTY DISCLOSURE STATEMENT

March 29 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3853 Sprague St

Alawerth Nat Springs

BC 700 140

3. BUILDINGS (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>13/17 (100 years)</u> )		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓		✓
Q. Do the Premises contain unauthorized accommodation?		✓		N/A ✓
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (if so, attach required Owner Builder Disclosure Notice.)		✓		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		✓		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) if yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____, (DD/MM/YYYY)		✓		
V. To the best of your knowledge, has the premises been tested for radon? (i) if yes, was the most recent test: <input type="checkbox"/> Short term or <input type="checkbox"/> Long term (more than 90 days) Level: _____ <input type="checkbox"/> Bq/m <sup>3</sup> <input type="checkbox"/> Ci/L on _____ date of test (DD/MM/YYYY)		✓		
W. Is there a radon mitigation system on the Premises? (i) if yes, are you aware of any problems or deficiencies with the radon mitigation system?		✓		

**4. GENERAL**

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		✓		
B. Are you aware of any latent defect in respect of the Premises? <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>		✓		

BUYER'S INITIALS

N/A

SELLER'S INITIALS

BC 1000 (REV. NOV 2019)

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# PROPERTY DISCLOSURE STATEMENT

March 29 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

**ADDRESS:**     3553 Sprague St                     Ainsworth Hot Springs                     BC     V0G 1A0

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

\_\_\_\_\_  
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

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# FLOOR PLAN – MAIN FLOOR

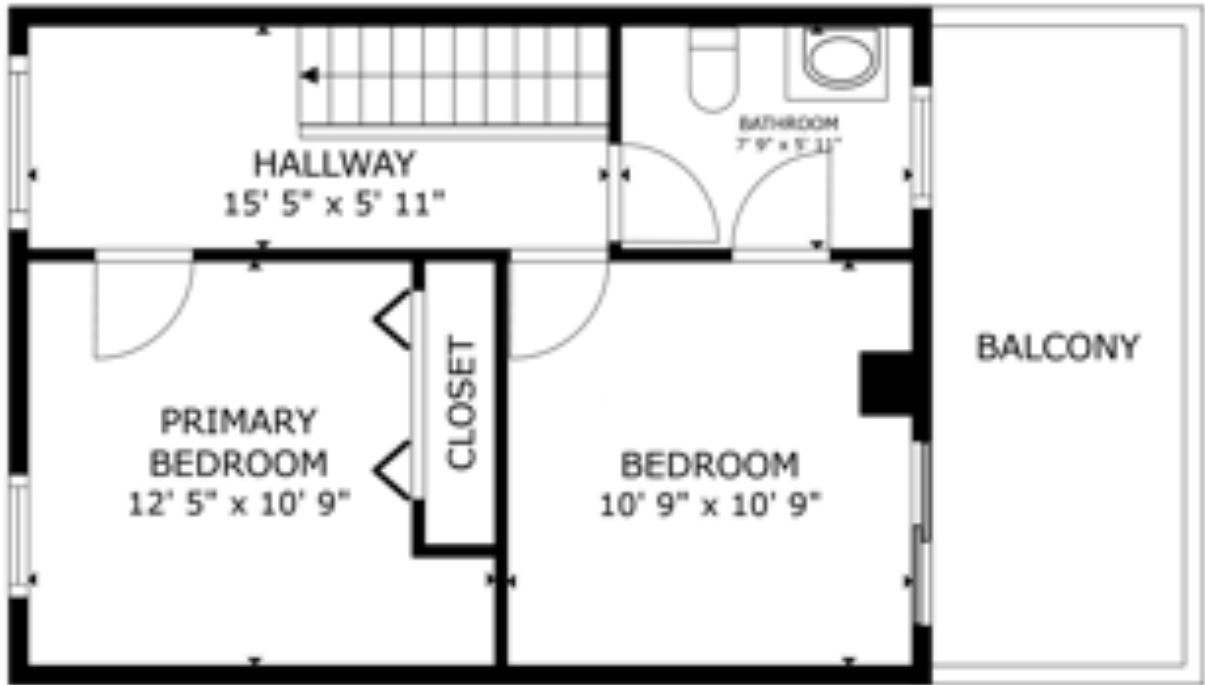


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 725 sq.ft. FLOOR 2 401 sq.ft.  
EXCLUDED AREAS : PATIO 93 sq.ft. BALCONY 115 sq.ft.  
TOTAL : 1,126 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# LOWER FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR 1 725 sq.ft. FLOOR 2 401 sq.ft.  
EXCLUDED AREAS : PATIO 93 sq.ft. BALCONY 115 sq.ft.  
TOTAL : 1,126 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# EXPENSES

## Property Taxes:

2023

\$370.20



## Licensed Water (MUNN CREEK):

2023

\$50 / year



## Insurance (TD):

2023

\$1375 / year



## Internet (KIN Fibre):

2023

\$100 / month approx.



## Hydro (FortisBC):

2023

\$77.54/monthly



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

# RDCK MAP



## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.12 acres

Mar 25 2024 8:35:52 Pacific Daylight Time



# RDCK REPORT

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.00020.010	030-772-362	3553 SPRAGUE ST, AINSWORTH	Residential Dwelling with Suite	NEP245A

#	LTO Number	Lot	Block	District Lot	Land District
1	CB317247	C	B	-	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL C BLOCK B PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT (BEING A CONSOLIDATION OF LOTS 14 AND 15, SEE CA7450217)	5000	SQUARE FEET	0.12

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	3555 SPRAGUE ST	-	3555	SPRAGUE	ST	Ainsworth Hot Springs	1
2	3553 SPRAGUE ST	-	3553	SPRAGUE	ST	Ainsworth Hot Springs	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.12

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.12

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Suburban Residential	Ainsworth	2435	0.12

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RS	Suburban Residential	Suburban Residential	0.12

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

# LTSA MAP

## ParcelMap BC Print Report



April 7, 2024

 Interest

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

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

Cadastral data from ParcelMap BC  
Copyright 2022 LTSA

# SUMMARY

## Summary Sheet

### 3553 SPRAGUE ST Rural BC

PID	030-772-362
Registered Owner	AG*, N*
Legal Description	PARCEL C (BEING A CONSOLIDATION OF LOTS 14 AND 15, SEE CA7450217) SECTION 5 BLOCK B TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Plan	NEP245A
Zoning	R1 - Town-Site Residential
Community Plan(s)	OCP: <a href="#">RS - Suburban Residential</a> , not in ALR



Year Built	1901	Structure	RESIDENTIAL DWELLING WITH SUITE
Lot Size	5053.06 ft <sup>2</sup>	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	560.64 m	Min Elev.	557.79 m
Floor Area	1232 Ft <sup>2</sup>	Walk Score	7 / Car-Dependent
Transit Score	59 / Good Transit	Annual Taxes	\$370.20

#### ASSESSMENT

	2023	%	2024
Building	\$5,000	0.00	\$5,000
Land	\$84,800	↑ 21.46	\$103,000
Total	\$89,800	↑ 20.27	\$108,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$108,000	↑ 27.06
Sales History	02/11/2022	\$85,000	0
	19/07/2019	\$85,000	-

#### DEVELOPMENT APPLICATIONS

-

#### SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	Crawford Bay	Trafalgar	Crawford Bay
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

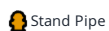
## Utilities



## Legend



— Streams and Shorelines



■ Lakes and Rivers



□ Cadastre - Legal Parcels



■ RDCK OWNED

● Address Points

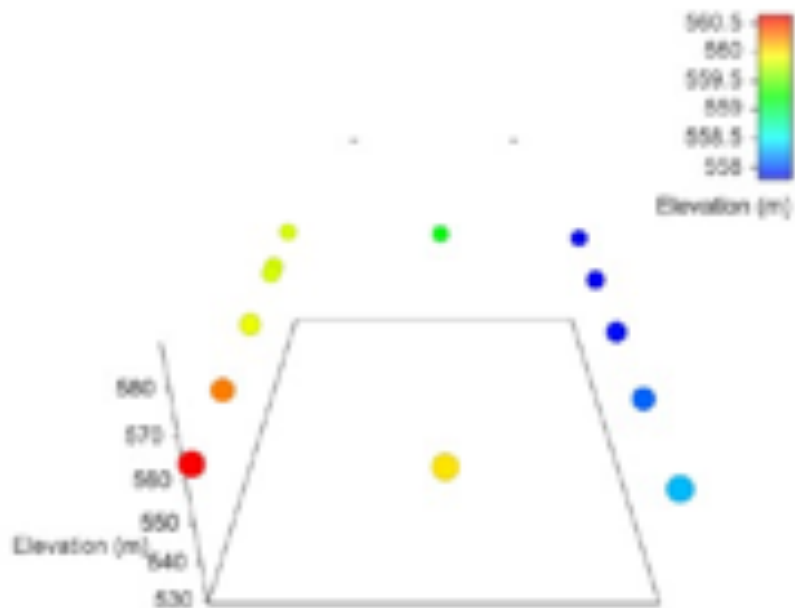


# ELEVATION

## Estimated Lot Dimensions and Topography



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



Max Elevation: 560.64 m | Min Elevation: 557.79 m | Difference: 2.85 m

# FLOOD MAP

## Flood and Hazard



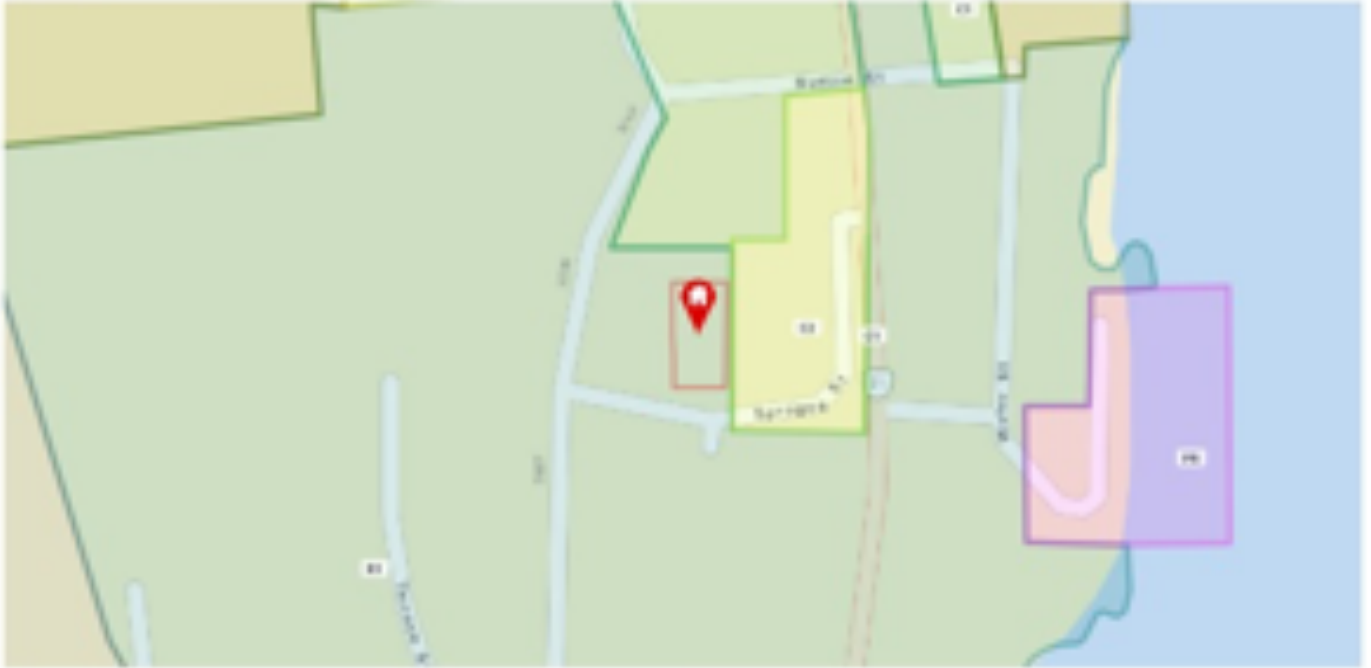
## Legend

- Flood Construction Levels - 1990
- Streams and Shorelines
- Non Standard Flooding Erosion Area
- Lakes and Rivers
- Slide Hazard
- Cadastre - Legal Parcels
- Slocan Valley GeoHazard
- Address Points

# ZONING

Land Use

## Zoning



### Subject Property Designations:

Code: **R1**

Description: Town-Site Residential

### Layer Legend:

	Code	Description
■	R1	Town-Site Residential
■	C1	Town-Site Commercial
■	C2	Tourist Commercial
■	C3	Ainsworth Resort Commercial
■	PR	Parks and Recreation
■	PR1	Parks and Recreation - Ainsworth Resort
■	RA	Resource Area

# ZONING

Land Use

## Official Community Plan



### Subject Property Designations:

RS - Suburban Residential

### Layer Legend:

- RS - Suburban Residential
- TC - Tourist Commercial
- GC - General Commercial
- RA - Resource Area
- PR - Parks and Recreation

# LAND USE/ZONING

## 23.0 TOWN-SITE RESIDENTIAL

R1

### PERMITTED USES TABLE FOR R1 ZONE

1	<p>Permitted uses, buildings and structures:</p> <p>Principal Uses</p> <ul style="list-style-type: none"> <li>Dwelling, One Family</li> <li>Dwelling, Two Family</li> </ul> <p>Accessory Uses</p> <ul style="list-style-type: none"> <li>Accessory Building or Structures</li> <li>Bed and Breakfast Accommodation <i>see Section 22(22)</i></li> <li>Home-based Business <i>see Section 22(21)</i></li> <li>Horticulture</li> <li>Keeping of Farm Animals <i>see Section 22 (35)</i></li> <li>Vacation Rentals <i>see Section 22(23)</i></li> </ul>
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### DEVELOPMENT REGULATIONS TABLE FOR R1 ZONE

2	<p>Minimum site area for each Principal Use:</p> <ul style="list-style-type: none"> <li>Community Water System and Community Wastewater System 0.1 hectares</li> <li>Community Water System and On-site Wastewater Disposal 0.2 hectares</li> <li>Individual Water Source and Community Wastewater System 0.2 hectares</li> <li>Individual Water Source and On-site Wastewater Disposal 1.0 hectares</li> </ul>	
3	Minimum front setback	4.5 metres
4	Minimum exterior side setback	4.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum site coverage	50 percent of site area
8	<p>Maximum building height:</p> <ul style="list-style-type: none"> <li>Principal buildings 9.0 metres</li> <li>Accessory buildings and structures 5.0 metres</li> </ul>	
9	<p>Minimum site area for Subdivision:</p> <ul style="list-style-type: none"> <li>Community Water System and Community Wastewater System 0.1 hectares</li> <li>Community Water System and On-site Wastewater Disposal 0.2 hectares</li> <li>Individual Water Source and Community Wastewater System 0.2 hectares</li> <li>Individual Water Source and On-site Wastewater Disposal 1.0 hectares</li> </ul>	

# UPGRADES

Shed in back for parking etc. is 37x18

Complete reno done in 2022

Heat pump installed in 2022

All appliances 2 years old.

All new plumbing done 2022

Wiring updated 2022

Wood stove WETT certified

All new windows installed 2018

Hardy Plank siding 2022

Interior Painting. 2022

# WETT

## SOLID FUEL HEATING QUESTIONNAIRE

**IMPORTANT!**  
PLEASE COMPLETE THE FOLLOWING CHART. THE ACTUAL CLEARANCE IS WHAT YOU MEASURE, REGARDLESS THE REQUIRED CLEARANCE IS THAT SPECIFIED IN THE OWNER'S MANUAL OR ON THE LABEL ATTACHED TO THE HEATING UNIT. THE MEASUREMENTS ARE IN:

INCHES  MILLIMETERS

APPROXIMATE VOLUME OF STOVE TO CLEARANCE	REQUIRED	
	MINIMUM	MAXIMUM
LESS THAN 100 LBS	18"	24"
100 TO 200 LBS	24"	30"
200 TO 300 LBS	30"	36"
300 TO 400 LBS	36"	42"
400 TO 500 LBS	42"	48"
500 TO 600 LBS	48"	54"
600 TO 700 LBS	54"	60"
700 TO 800 LBS	60"	66"
800 TO 900 LBS	66"	72"
900 TO 1000 LBS	72"	78"

CERTIFIED CEILING SUPPORT

APPROXIMATE HEIGHT FROM THE FLOOR TO THE TOP OF THE STOVE: 64"

TOTAL LENGTH OF ALL STOVE PIPES INCLUDING ELBOWS: 64"

NUMBER OF ELBOWS IN STOVE PIPE: 2

CONSTRUCTION OF STOVE PIPE: WATER TIGHT

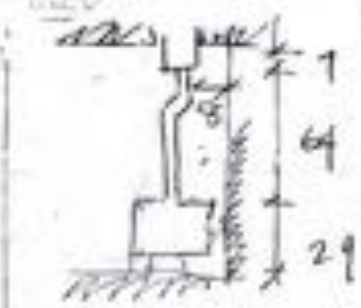
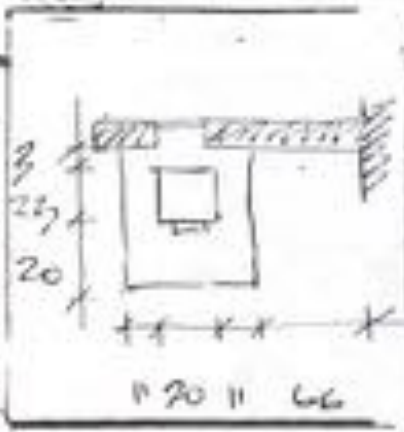
CONSTRUCTION OF CHIMNEY: WATER TIGHT

CHIMNEY: WATER TIGHT

CHIMNEY: WATER TIGHT

IS THERE A NON-COMBUSTIBLE FLOOR?  YES  NO

APPROXIMATE DISTANCE OF UNIT TO NEAREST WALL: 18"



MEASURE (2) WITH COMPASS  
W/45'S RE 18"

WHO INSTALLED THE HEATING UNIT? HEATING CONTRACTOR  HOMEOWNER  OTHER SPECIFY: \_\_\_\_\_

DOES THE STOVE PIPE PASS THROUGH A COMBUSTIBLE ENCLOSURE? YES  NO  NOT APPLICABLE

TYPE OF WALLING: SHEET METAL PERMANENTLY METALLED YES  NO  CONCRETE YES  NO  BRICK YES  NO  OTHER: NO

DISTANCE FROM WALL TO STOVE: \_\_\_\_\_ DISTANCE FROM TOP OF STOVE TO TOP OF CHIMNEY: \_\_\_\_\_ DISTANCE FROM TOP OF CHIMNEY TO FLOOR: \_\_\_\_\_

ARE THE WALL BRACING NON-COMBUSTIBLE? YES  NO  IS THERE AN AIR SPACE AT TOP AND BOTTOM? YES  NO  IS THE BRICK ONE INCH FROM THE WALL? YES  NO

DOES THE INSTALLATION, INCLUDING CHIMNEY, MEET ALL APPLICABLE CODES AND ALL LOCAL ORDINANCES? YES  NO  SPECIFY: Bill Tracy Wets # 9326

DOES ANY APPLICABLE CODE REQUIRE THE HEATING UNIT OR CHIMNEY BE SET BACK OR OFFSET? YES  NO  SPECIFY: \_\_\_\_\_

REMARKS: ADJUSTED NOV 11/2021

NOTHING OUTSTANDING

COMPLETED BY: B. Kelly DATE: July 30, 2021

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	21.2	19 min
Shopping	Front Street, Kaslo	20.8	18 min
Airport	West Kootenay Regional Airport, Castlegar	88.6	1 hr 15 min
	Trail Regional Airport	136	1 hr 41 min
Major Cities	Kelowna, BC	394	4 hr 55 min
	Nelson, BC	48	45 min
	Spokane, WA	286	3 hr 53 min
	Cranbrook, BC	206	3 hr 21 min
	Calgary, AB	594	7 hr 31 min
	Vancouver, BC	707	8 hr 21 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	21.4	19 min
	North Kootenay Lake Community Services	20.8	18 min
	Kootenay Boundary Regional Hospital, Trail	118	1 hr 34 min
	Kootenay Lake Hospital, Nelson	47.4	42 min
Dentist	Kootenay Lake Dental Clinic, Nelson	48.2	45 min
	Nelson Ave Dental Clinic, Nelson	45.9	40 min
	Silverton Dental Clinic, Silverton	72.3	1 hr 12 min
Postal Services	Canada Post, Ainsworth	4.1	3 min
Library	Kaslo Library	20.6	18 min

## Ainsworth Hot Springs

Tiny Ainsworth BC, with a population of only 50, overlooks Kootenay Lake and is known for its incredible hot springs. About 45 minutes' drive from Nelson or 15 minutes from Kaslo, it also has amazing limestone caves, and many fishing and boating opportunities.

Ainsworth Hot Springs Resort is the focus of the village. The hot springs themselves are open year round, 365 days a year, and feature a natural 150-foot horseshoe cave, a large lounging pool, and a stream-fed cold plunge. Renovated in 2012, the resort also features accommodation, a restaurant, and the Sprit Water Spa.

## 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. Movie, 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 (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.



# 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 Movie, 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 Movie 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.

## Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Highest Average Temperature (c): 25

Lowest Average Temperature (c): -5

# PICTURES



# RESOURCES

**KootenayBC Real Estate - Fair Realty Kul Nijjar, REALTOR®:** <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/>

**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>