

317 BRENNAND STREET,  
KASLO BC  
\$820,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

This unique property in Kaslo offers an exceptional opportunity with three self-contained suites: two one-bedroom suites and one two-bedroom suite. Situated on nearly an acre of land just within the Village boundaries, it boasts scenic views of Kootenay Lake and the natural charm of Macdonald Creek running through the property. Each suite features its own deck, perfect for enjoying the outdoor beauty. The fully serviced property ensures convenience and ease of living, making it ideal for those looking to invest in a home with mortgage helper potential or for three couples seeking shared ownership. The expansive land provides ample space and privacy, enhancing the overall appeal of this versatile property. In addition to the comfortable living spaces, the property includes a large detached shop/garage, offering abundant storage or workshop space, and an attached shop/storage area for added functionality. This combination of features makes it not only a great investment but also a wonderful place to call home. Whether you envision it as a residence with income potential or a shared property among friends or family, this Kaslo home caters to a variety of needs, blending practical amenities with the serene beauty of the Kootenays.

**MLS:** 2478147    **Size:** 0.91 acres

**Services:** municipal water, septic tank & field, and hydro



# 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.

## 317 BRENNAND ST KASLO

Area-Jurisdiction-Roll: 21-786-03369.500



**Total value**                    **\$783,000**

2024 assessment as of July 1, 2023

Land                                    \$139,000

Buildings                            \$644,000

Previous year value                \$666,000

Land                                    \$114,000

Buildings                            \$552,000

### Property information

|                        |                        |
|------------------------|------------------------|
| Year built             | 1965                   |
| Description            | 2 STY house - Standard |
| Bedrooms               | 4                      |
| Baths                  | 3                      |
| Carports               | C                      |
| Garages                |                        |
| Land size              | .913 Acres             |
| First floor area       | 1,664                  |
| Second floor area      | 816                    |
| Basement finish area   |                        |
| Strata area            |                        |
| Building storeys       | 2                      |
| Cross leasable area    |                        |
| Net leasable area      |                        |
| No. of apartment units |                        |

### Legal description and parcel ID

LOT 1, PLAN NEP18505, DISTRICT LOT 874, KOOTENAY  
LAND DISTRICT, EXCEPT PLAN NEP83161  
PID: 014-641-887

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

May 6, 2021                            \$440,000

### Manufactured home

Width  
Length  
Total area

# TITLE

**TITLE SEARCH PRINT**

2024-06-12, 06:01:30

File Reference:

Requestor: Kul Nijjar

Declared Value \$440000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**  
Land Title OfficeNELSON  
NELSON**Title Number**  
From Title NumberCA9087677  
CA7424569**Application Received**

2021-06-10

**Application Entered**

2021-06-22

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

AS TO AN UNDIVIDED 51/100 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address:

AS TO AN UNDIVIDED 49/100 INTEREST

**Taxation Authority**

Nelson Trail Assessment Area

**Description of Land**

Parcel Identifier:

014-641-887

Legal Description:

LOT 1 DISTRICT LOT 874 KOOTENAY DISTRICT PLAN 18506 EXCEPT PLAN NEP83161

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

EASEMENT

Registration Number:

19415D

Registration Date and Time:

1932-09-27 14:20

Remarks:

INTER ALIA

PART PLAN 19415D

APPURTENANT TO LANDS AS THEREIN SET OUT

# TITLE

## TITLE SEARCH PRINT

2024-06-12, 06:01:30

File Reference:

Requestor: Kul Nijjar

Declared Value \$440000

Nature: EASEMENT  
Registration Number: XC19698  
Registration Date and Time: 1989-08-28 12:53  
Remarks: PART PLAN 18507  
APPURTENANT TO PARCEL 1 (SEE 115571I) OF PARCEL A  
(SEE 21340I) DISTRICT LOT 874 KOOTENAY DISTRICT  
EXCEPT PART IN PLAN 18506

Nature: MORTGAGE  
Registration Number: CA9087678  
Registration Date and Time: 2021-06-10 15:49  
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA  
INCORPORATION NO. A-52313

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CB1058606  
Registration Date and Time: 2023-12-04 13:25  
Registered Owner: FORTISBC INC.  
INCORPORATION NO. PA-0000087

Nature: PRIORITY AGREEMENT  
Registration Number: CB1058607  
Registration Date and Time: 2023-12-04 13:25  
Remarks: GRANTING CB1058606 PRIORITY OVER CA9087678

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: June 12 2024



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

ADDRESS: **317 Bransard St 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 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?          |          | JG SM MM |  |  |
| B. Are you aware of any existing tenancies, written or oral?  | JG SM MM |          |  |  |
| C. Are you aware of any past or present underground oil storage tank(s) on the Premises?              |          | JG SM MM |  |  |
| D. Is there a survey certificate available?   |          | JG SM MM |  |  |
| E. Are you aware of any current or pending local improvement levies/charges?                          |          | JG SM MM |  |  |
| F. Have you received any other notice or claim affecting the Premises from any person or public body? |          | JG SM MM |  |  |

### 2. SERVICES

|  |          |          |  |  |
|--|----------|----------|--|--|
| A. Please indicate the water system(s) the Premises use:<br><input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)<br><input type="checkbox"/> I have a private groundwater system (e.g., well)<br><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)<br><input type="checkbox"/> Not connected<br>Other _____ | JG SM MM |          |  |  |
| 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.   |          | JG SM MM |  |  |
| (i) Do you have a water licence for the Premises already?  |          | JG SM MM |  |  |
| (ii) Have you applied for a water licence and are awaiting response?   |          | JG SM MM |  |  |
| C. Are you aware of any problems with the water system?  |          | JG SM MM |  |  |
| D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?  | JG SM MM |          |  |  |

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

BUYER'S INITIALS

|    |    |    |
|----|----|----|
| JG | SM | MM |
|----|----|----|

SELLER'S INITIALS

BC1192 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

June 12 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 317 Brennard St KASLO BC V0G1M0

| 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)?  |           | JGM<br>MM |             |                |
| F. Indicate the sanitary sewer system the Premises are connected to:<br><input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic<br><input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected<br>Other _____ |           |           |             |                |
| G. Are you aware of any problems with the sanitary sewer system?  |           | JGM<br>MM |             |                |
| H. Are there any current service contracts; (i.e., septic removal or maintenance)?  | JGM<br>MM |           |             |                |
| I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?   |           | JGM<br>MM |             |                |

**3. BUILDING**

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

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

BUYER'S INITIALS

|     |    |    |
|-----|----|----|
| JGM | MM | MM |
|-----|----|----|

SELLER'S INITIALS

BC1302 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

June 12 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 317 Brennan St KASLO

BC V06160

| 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)   |     | J. Smith |             |                |
| N. Are you aware of any problems with the electrical or gas system?   |     | J. Smith |             |                |
| O. Are you aware of any problems with the plumbing system?  |     | J. Smith |             |                |
| P. Are you aware of any problems with the swimming pool and/or hot tub?   |     |          |             | J. Smith       |
| Q. Do the Premises contain unauthorized accommodation?  |     | J. Smith |             |                |
| R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?  |     |          |             | J. Smith       |
| 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.)   |     |          |             | J. Smith       |
| T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?  |     |          |             | J. Smith       |
| U. Is there a current "EnerGuide for Houses" rating number available for these premises?<br>(i) If yes, what is the rating number? _____<br>(ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)   |     | J. Smith |             |                |
| V. To the best of your knowledge, has the premises been tested for radon?<br>(i) If yes, was the most recent test:<br><input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days)<br>Level: _____ <input type="checkbox"/> Bq/m <sup>3</sup> <input type="checkbox"/> pCi/L<br>on _____ date of test (DD/MM/YYYY) |     |          | J. Smith    |                |
| W. Is there a radon mitigation system on the Premises?<br>(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?   |     | J. Smith |             |                |

**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?   |  |          |  | J. Smith |
| B. Are you aware of any latent defect in respect of the Premises?<br><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> |  | J. Smith |  |          |

BUYER'S INITIALS

J. Smith

SELLER'S INITIALS

BC190 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

June 12 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 317 Brennard St KASLO BC V0G1M0

| 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 Heritage Conservation Act or municipal legislation)? |     | JM<br>MM |             |                |
| 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)?                          |     | JM<br>MM |             |                |

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

- ACCESS TO PROPERTY VIA EASEMENT

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.

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# EXPENSES

## Property Taxes:

2024  
\$3888.69



## Municipal Water:

2023  
\$307 approx. / year



## Hydro (FortisBC):

2023  
\$590 approx. / month



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

# SUBDIVISION PLAN

21-CK-R37

PLAN OF SUBDIVISION OF  
PART OF PARCEL I (SEE 115571-I) OF PARCEL A (SEE 21340-I),  
DISTRICT LOT 874, AND PART OF BLOCK 3, PLAN 553,  
DISTRICT LOT 403, KOOTENAY DISTRICT.

PLAN 18506

DEPOSITED IN THE LAND TITLE  
OFFICE AT NELSON, B.C. THIS 28<sup>th</sup>  
DAY OF August 1982

BC55 82 F.096

SCALE - 1:1000

METRES

**LEGEND**

- BOUNDARY LINES
- BOUNDARY LINES TO BE SET IN CONCRETE
- BOUNDARY LINES TO BE SET IN CONCRETE
- BOUNDARY LINES TO BE SET IN CONCRETE
- BOUNDARY LINES TO BE SET IN CONCRETE

THE REGISTERED OWNERS DESIGNATED HEREON  
HEREBY DECLARE THAT THEY HAVE ENTERED INTO  
A CONDITION OR CONTRACT WITH HER MAJESTY  
THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA AS REPRESENTED BY THE  
MINISTER OF TRANSPORTATION AND HIGHWAYS  
UNDER SECTION 215 OF THE LAND TITLE ACT.

D.L. 431 x.c.1982

BOUNDARIES ARE APPROXIMATE, OBTAINED FROM ALLEN STREET ON PLAN 18708.

PARCEL I (SEE 115571-I)

PARCEL X (SEE 21340-I)

D.L. 874



APPROVED UNDER THE LAND TITLE ACT  
THIS 27<sup>th</sup> DAY OF August 1982  
APPROVING OFFICER: MINISTRY OF  
TRANSPORTATION AND HIGHWAYS

LOOKON STEIN, A BRITISH COLUMBIA LAND SURVEYOR  
OF NELSON, BRITISH COLUMBIA, CERTIFIES THAT THIS  
PLAN OF SUBDIVISION WAS PREPARED BY HIM OR UNDER  
HIS SUPERVISION AND THAT HE IS A REGISTERED LAND  
SURVEYOR AND THAT HE IS CURRENTLY THE SURVEYOR AND  
COMPLETED ON THE 27<sup>th</sup> DAY OF August 1982.  
1982.  
C. Stein 8015

*[Signatures]*  
D.L. 208

# LTSA MAP



June 26, 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: Est. Mexx, Earthstar Geographics, and the GIS User Community

# RDCK MAP



## RDCK Property Report

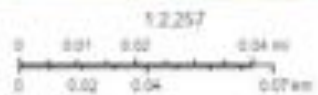
### Area of Interest (AOI) Information

Area : 0.91 acres

Jun 12 2024 16:37:07 Eastern Daylight Time



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



# RDCK REPORT

## Cadastre - Property Lines

| # | Folio   | PID         | Site Address                    | Actual Use                         | Plan Number   |
|---|---|-------------|---------------------------------|------------------------------------|---------------|
| 1 | 786.03369.500   | 014-641-867 | 317 BRENNAND ST,<br>RURAL KASLO | Residential Dwelling with<br>Suite | NEP18506      |
| # | LTO Number  | Lot         | Block                           | District Lot                       | Land District |
| 1 | CA9087677   | 1           | -                               | 874                                | KOOTENAY      |
| # | Legal Long  | Lot Size    | Lot Description                 | Area(acres)                        |               |
| 1 | LOT 1, PLAN NEP18506,<br>DISTRICT LOT 874,<br>KOOTENAY LAND DISTRICT,<br>EXCEPT PLAN NEP83161 | .913        | ACRES                           | 0.91                               |               |

## Addressing

| # | Full Address       | Unit | Number | Street Name | Street Type | Community | Count |
|---|--------------------|------|--------|-------------|-------------|-----------|-------|
| 1 | 317 BRENNAND<br>ST | -    | 317    | BRENNAND    | ST          | Kaslo     | 1     |

## Electoral Areas

| # | Area Name        | Director     | Area(acres) |
|---|------------------|--------------|-------------|
| 1 | Electoral Area D | Aimee Watson | 0.91        |
| 2 | Kaslo            | Suzan Hewat  | < 0.01      |

## Fire Service Areas

| # | Bylaw | Department | Area(acres) |
|---|-------|------------|-------------|
| 1 | 2003  | KASLO      | 0.88        |
| 2 | 2300  | KASLO      | 0.03        |

## Water Systems

| # | District       | Bylaw | Service Type | Area(acres) |
|---|----------------|-------|--------------|-------------|
| 1 | MCDONALD CREEK | 2799  | RDCK OWNED   | 0.91        |
| 2 | KASLO          | -     | MUNICIPAL    | < 0.01      |

## Zoning

| # | Zoning Class | Class Description                    | Area Name        | Bylaw Number | Area(acres) |
|---|--------------|--------------------------------------|------------------|--------------|-------------|
| 1 | R1           | Single and Two Family<br>Residential | Village of Kaslo | 1130         | < 0.01      |

## Official Community Plan

| # | Bylaw | Class | Class Description    | Legend               | Area(acres) |
|---|-------|-------|----------------------|----------------------|-------------|
| 1 | 2435  | RS    | Suburban Residential | Suburban Residential | 0.91        |

## Non Standard Flooding Erosion Area

| # | Fan Name       | Watercourse Name | Fan Type | Rating | Area(acres) |
|---|----------------|------------------|----------|--------|-------------|
| 1 | McDonald Creek | McDonald Creek   | D        | E      | 0.91        |

# SUMMARY

## 317 BRENNAND ST Rural BC

|                   |  |
|-------------------|--|
| PID               | 014-641-887  |
| Registered Owner  | MA*, J*  |
| Legal Description | LOT 1 DISTRICT LOT 874 KOOTENAY DISTRICT PLAN 18506 EXCEPT PLAN NEP83161 |
| Plan              | NEP18506   |
| Zoning            |  |
| Community Plan(s) | OCP: RS - Suburban Residential, not in ALR                               |



|               |                          |              |                                 |
|---------------|--------------------------|--------------|---------------------------------|
| Year Built    | 1965                     | Structure    | RESIDENTIAL DWELLING WITH SUITE |
| Lot Size      | 39572.38 ft <sup>2</sup> | Bedrooms     | 4                               |
| Bathrooms     | 3                        | Dimensions   | -                               |
| Max Elev.     | 675.17 m                 | Min Elev.    | 649.25 m                        |
| Floor Area    | 2480 Ft <sup>2</sup>     | Walk Score   | 23 / Car-Dependent              |
| Transit Score | -                        | Annual Taxes | \$3,846.97                      |

### ASSESSMENT

|          | 2023      | %       | 2024      |
|----------|-----------|---------|-----------|
| Building | \$552,000 | ↑ 16.67 | \$644,000 |
| Land     | \$114,000 | ↑ 21.93 | \$139,000 |
| Total    | \$666,000 | ↑ 17.57 | \$783,000 |

### APPRECIATION

|               | Date       | (\$)      | % Growth |
|---------------|------------|-----------|----------|
| Assessment    | 2024       | \$783,000 | ↑ 77.95  |
| Sales History | 10/06/2021 | \$440,000 | ↑ 13.38  |
|               | 07/07/2015 | \$388,067 | ↑ 80.5   |
|               | 31/08/2007 | \$215,000 | -        |

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

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

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

# UTILITIES MAP

## Utilities



## Legend

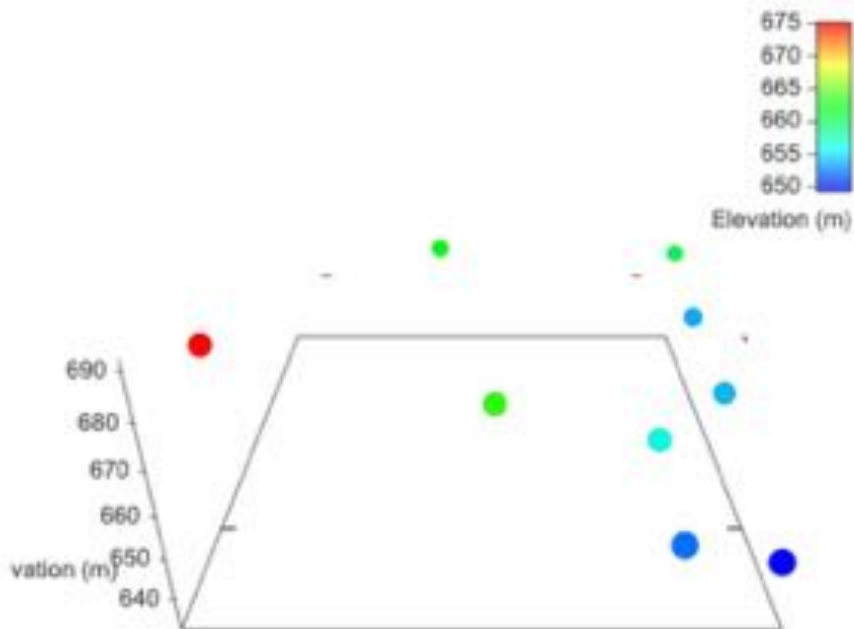
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- ROAD OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points



# ELEVATION



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



Max Elevation: 675.17 m | Min Elevation: 649.25 m | Difference: 25.91 m

# FLOOD MAP

## Flood and Hazard



### Legend

- Flood Construction Levels - 1990
- Lakes and Rivers
- Non Standard Flooding Erosion Area
- Cadastre - Property Lines
- Slovan Valley GeoHazard
- Address Points
- Streams and Shorelines

# ZONING

## Subject Property Designation Summary

|                              |                              |
|------------------------------|------------------------------|
| Datasource                   | Subject Property Designation |
| Zoning                       | Not Applicable               |
| Official Community Plan      | RS - Suburban Residential    |
| Neighbourhood Community Plan | Not Applicable               |

## Zoning



## Subject Property Designations:

Not Applicable

## Layer Legend:

| Code | Description                                   |
|------|---|
| R1   | Single Family and Two Family Residential Zone |
| P1   | Park and Open Space Zone                      |

# 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/<br/>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>