

235 B AVENUE
KASLO, BC
\$420,000

Kootenay
BC



REAL ESTATE  FAIR 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 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 sq ft "bunkhouse" equipped with a 3-piece bathroom and kitchen provides ideal accommodation for overnight guests or additional rental income.

Size: 50'x110' **Services:** municipal water, septic, and hydro, internet



TITLE

TITLE SEARCH PRINT

2025-01-25, 06:48:53

File Reference:

Requestor: Kul Nijjar

Declared Value \$398000

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

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

CA9922263
CA9326289

Application Received

2022-05-12

Application Entered

2022-05-16

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area
Kaslo, Village of

Taxation Authority

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: CB341856
Registration Date and Time: 2022-11-17 14:26
Registered Owner: KAREN ANN TRIBBLE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

235 B AVE KASLO V0G 1M0
Area-Jurisdiction-Roll: 21-533-00484.000



Total value \$392,000

2025 assessment as of July 1, 2024

| | |
|-----------|-----------|
| Land | \$164,000 |
| Buildings | \$228,000 |

| | |
|---------------------|-----------|
| Previous year value | \$385,000 |
| Land | \$150,000 |
| Buildings | \$235,000 |

Property information

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

Manufactured home

| | |
|------------|--|
| Width | |
| Length | |
| Total area | |

Comments

Property has more than one structure. Property Details are for main building only

PROPERTY DISCLOSURE STATEMENT

~~April 18 2024~~

Jan 25/25

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

3. BUILDING

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

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

BUYER'S INITIALS

| | | |
|---|--|--|
| ✗ | | |
|---|--|--|

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

~~April 18 2024~~

Jan 25/25

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) | | XX | | |
| N. Are you aware of any problems with the electrical or gas system? | | XX | | |
| O. Are you aware of any problems with the plumbing system? | | XX | | |
| P. Are you aware of any problems with the swimming pool and/or hot tub? | | | | XX |
| Q. Do the Premises contain unauthorized accommodation? | | XX | | |
| R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc? | | XX | | |
| 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.) | | XX | | |
| T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? | | XX | | |
| 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) | | XX | | |
| 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) | | XX | | |
| 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? | | XX | | XX |

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? | | XX | | |
| 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> | | XX | | |

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

BUYER'S INITIALS

| | | |
|----|--|--|
| XX | | |
|----|--|--|

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

~~April 18 2024~~

Jan 25/25

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.

*PRC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MIS®).

ELECTRICAL INSPECTION



Issue Date: April 24, 2024
Installation Permit Number: EL-1701625-2024
(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

| | | | |
|---------------------------------|----------------|--------------------|---------------|
| Building Occupancy: Residential | | | |
| Main Service Switch: | Volts: 240 | Amps: 100 | Phase: 1 |
| High Voltage: No | Low Energy: No | Hazardous Area: No | Patient Care: |

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.technicalssafetybc.ca.

Suite 600 - 2889 East 12th Avenue Vancouver, BC V5M 4T5 T 1 866 566 7233 E contact@technicalssafetybc.ca www.technicalssafetybc.ca

MH SUMMARY



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
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:

2024
\$2370



Municipal Water:

2024
\$756 approx. / year



Hydro (FortisBC):

2023
\$150-250 approx. / month



Insurance (TD):

2023
\$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: Drolet Model: Deco II
SN 2679 Standard ULC S627 EPA 1 Listed 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:

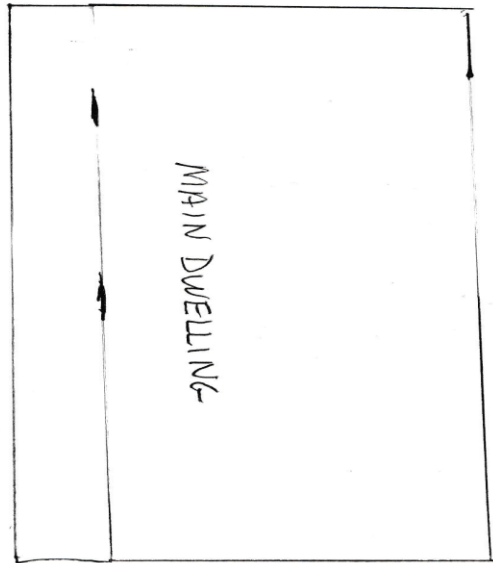
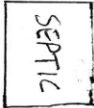
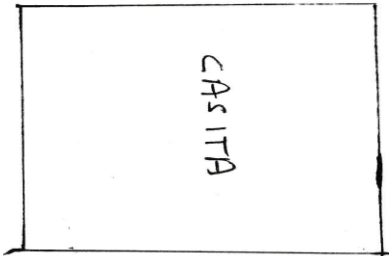
Thank you,

Steven Robinson
250 551 2112

ainsworthchimney@gmail.com

Date: Sept 29

SEPTIC LOCATION



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

Date April 18-2023

\$ 585.⁰⁰

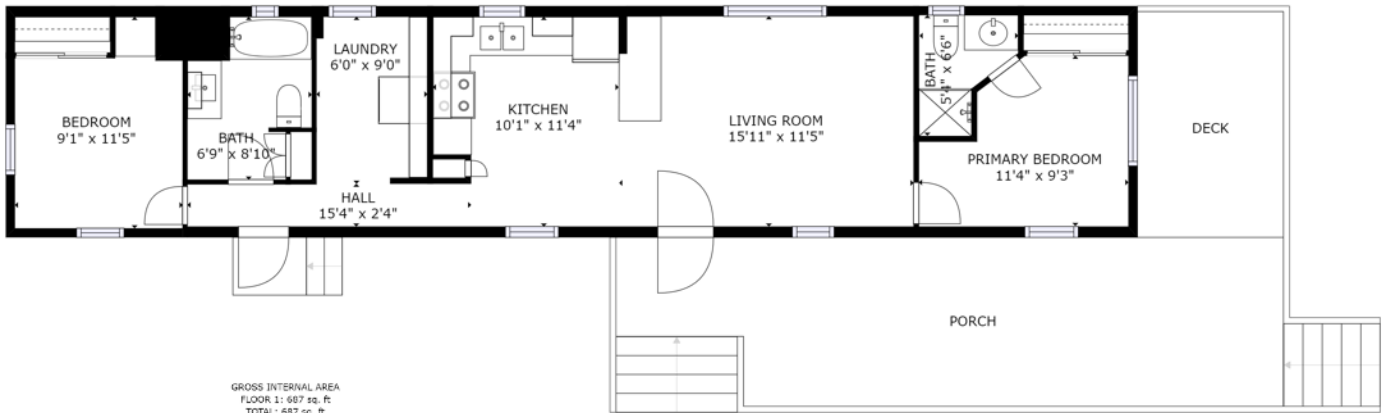
N° d'enr. de taxe
Tax Reg. No. _____

**BEAVER'S SEPTIC TANK
CLEANING SERVICE**
Locally Owned & Operated
Box 531, Saimo, BC V0G 1Z0
Steve (cell) 250-354-3508
(home) 250-357-9724



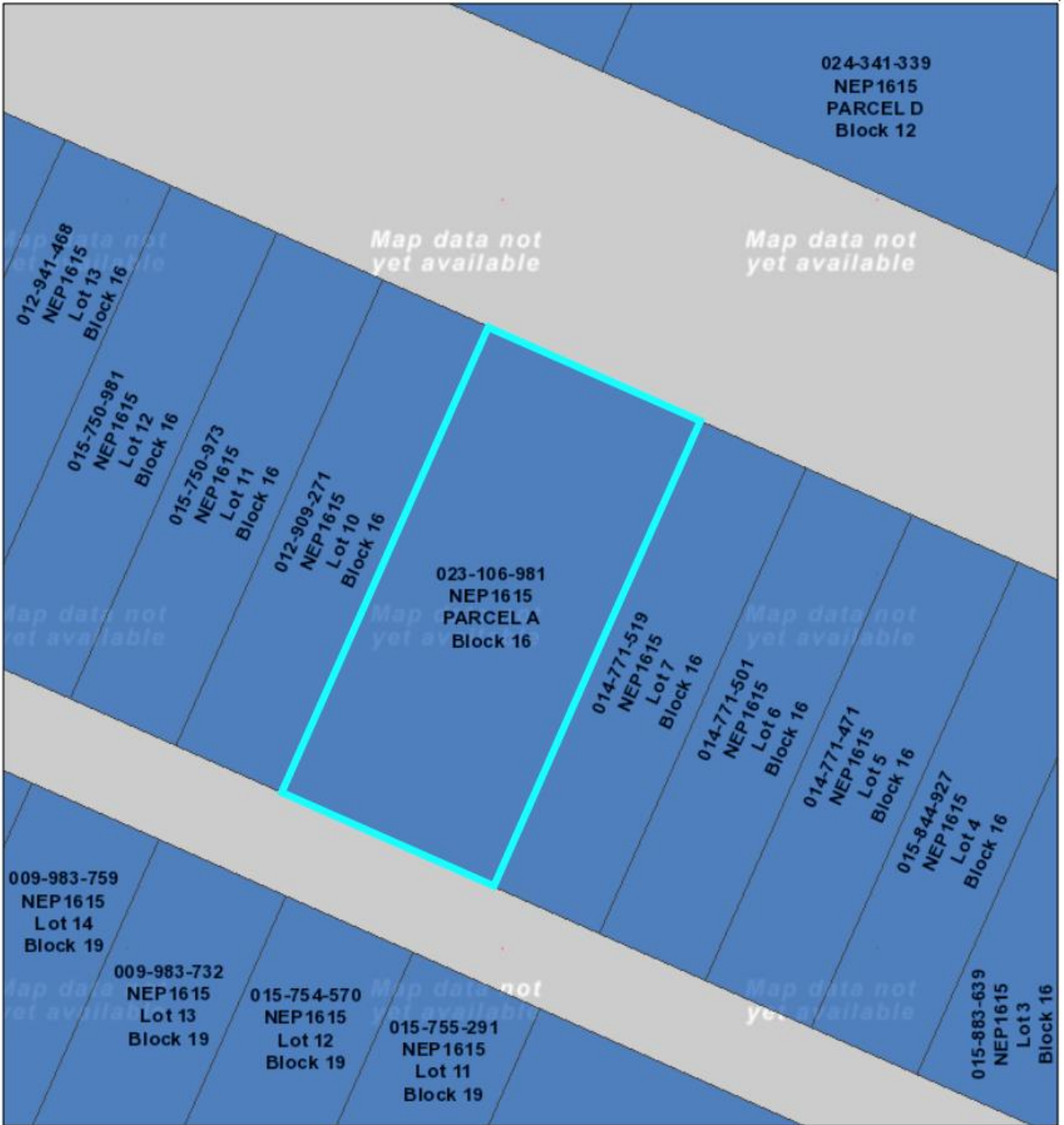
BlueLine ©, 2008

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR: 11,687 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



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

RDCK MAP

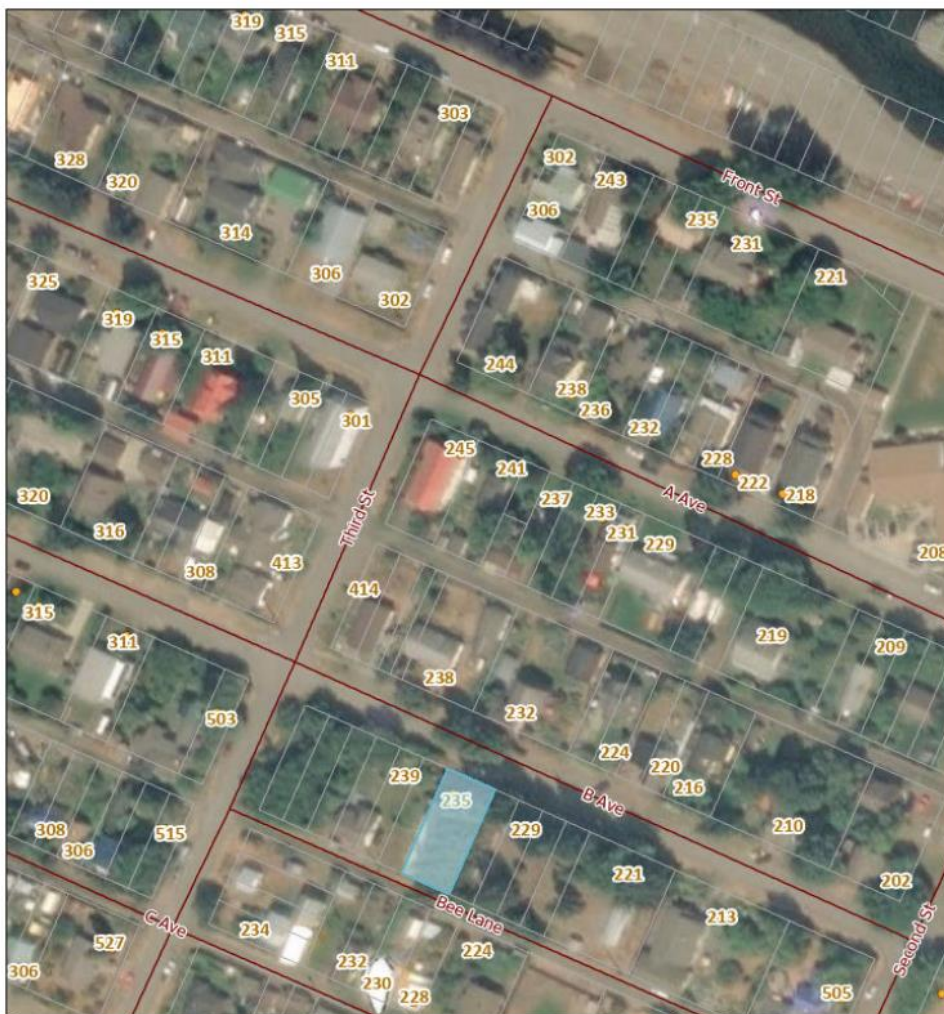


RDCK Property Report

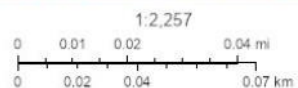
Area of Interest (AOI) Information

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 PARCELA, (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 ² | Bedrooms | 2 |
| Bathrooms | 1 | Dimensions | - |
| Max Elev. | 547.00 m | Min Elev. | 546.90 m |
| Floor Area | 672 Ft ² | 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



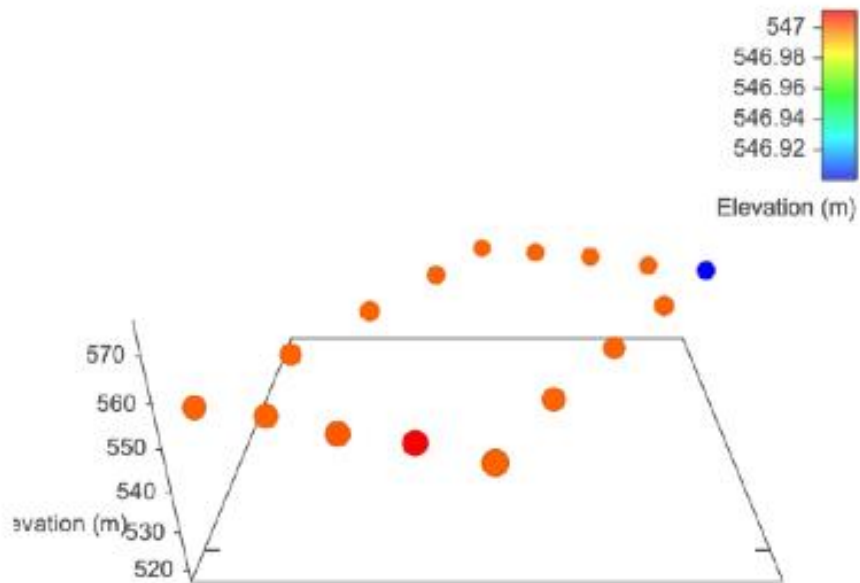
Legend

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

ELEVATION



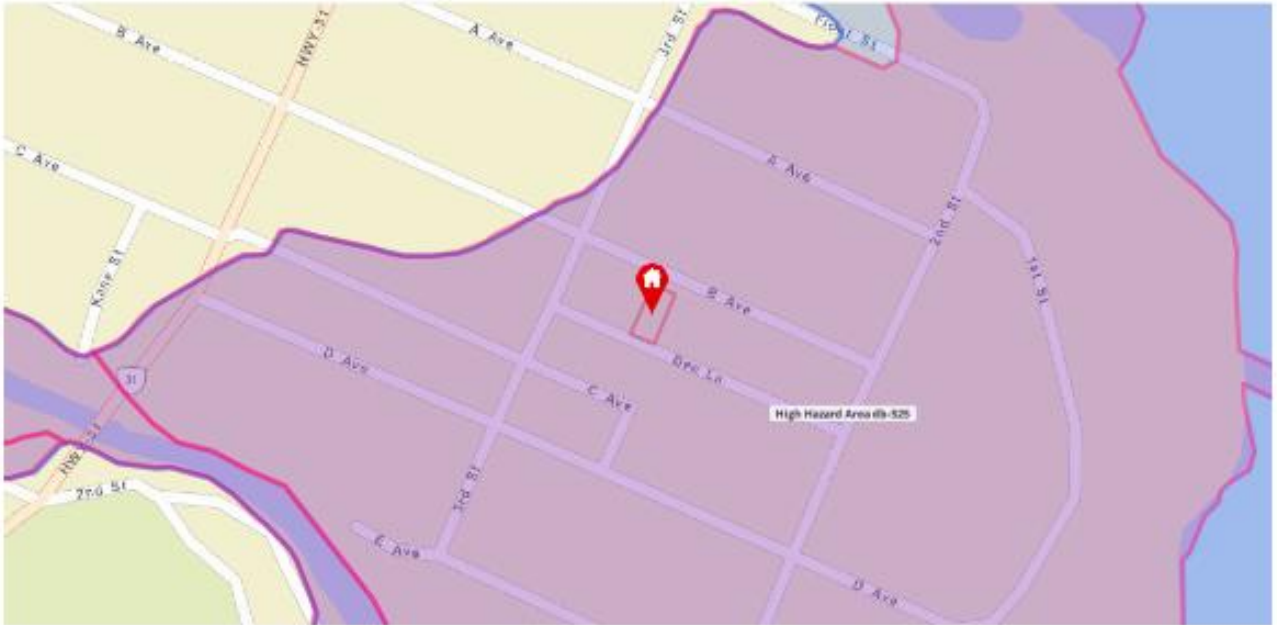
The lot dimensions shown are estimated and should be verified by survey plan.



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 |
|--|---|
| ■ R1 | Single Family and Two Family Residential Zone |
| ■ C2 | Central Business District Zone |
| ■ RM1 | Multiple Residential Zone |
| ■ 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 |
|-------------------------------------|--|---------------|--------------|
| School | J.V. Humphries, Kaslo | 230m | 1 min |
| Shopping | Front Street, Kaslo | 1 | 4 min |
| Airport | West Kootenay Regional Airport, Castlegar | 110 | 1 hr 34 min |
| | Trail Regional Airport | 147 | 1 hr 59 min |
| Major Cities | 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 |
| Hospital/ Medical Centre | 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 |
| Dentist | 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 |
| Postal Services | Canada Post, Kaslo | 650m | 2 min |
| Library | 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>