

518 WATER STREET,
KASLO BC
\$519,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Introducing a rare gem in Kaslo, BC, nestled near Kootenay Lake and Kaslo Bay within walking distance to shopping and beaches. This property includes a 3-bedroom, 2-bathroom home with stunning lake and mountain views.

A sundeck offering a place to sit and relax and enjoy the view. It offers a perfect blend of nature and convenience, with village services like sewer and water already connected, plus high-speed fibre internet available.

Zoned for multi-family use, it presents opportunities for development or family enjoyment with unfinished loft/attic space as well as a partial basement.

Don't miss out on this unique chance to own a piece of Kaslo's beauty and create your ideal space.

MLS: 2476475 **Size:** 0.26 acres
Services: municipal water, septic, and hydro



518 - TITLE

TITLE SEARCH PRINT

2023-10-10, 08:00:04

File Reference:

Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under SECTION 172 LAND TITLE ACT

Land Title District NELSON
Land Title Office NELSON

Title Number 1723611
From Title Number 998681
C7513

Application Received 1969-07-22

Application Entered 1969-07-23

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of

Description of Land
Parcel Identifier: 016-171-047
Legal Description:
LOT 15 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 628

Legal Notations NONE

Charges, Liens and Interests
Nature: STATUTORY RIGHT OF WAY
Registration Number: XE10468
Registration Date and Time: 1991-05-16 09:20
Registered Owner: WEST KOOTENAY POWER LTD.
Remarks: INTER ALIA
PART PLAN NEP19308

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

518 - TITLE

TITLE SEARCH PRINT

2023-10-10, 07:56:42

File Reference:

Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under SECTION 172 LAND TITLE ACT**Land Title District** NELSON
Land Title Office NELSON**Title Number** 140718I
From Title Number 99868I
140717I**Application Received** 1964-05-21**Application Entered** 1964-06-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of**Description of Land**
Parcel Identifier: 016-171-098
Legal Description:
LOT 12 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 628
EXCEPT PART SHOWN COLOURED PINK ON PLAN 1242Parcel Identifier: 016-171-101
Legal Description:
LOT 13 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 628Parcel Identifier: 016-171-110
Legal Description:
LOT 14 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 628**Legal Notations** NONE**Charges, Liens and Interests** NONE

518 - TITLE

TITLE SEARCH PRINT

2023-10-10, 08:01:42

File Reference:

Requestor: Kul Nijjar

Declared Value \$N/A

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Title Issued Under** SECTION 172 LAND TITLE ACT**Land Title District** NELSON
Land Title Office NELSON**Title Number** 1407171
From Title Number 999861**Application Received** 1964-05-21**Application Entered** 1964-06-08**Registered Owner in Fee Simple**
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of**Description of Land**
Parcel Identifier: 015-861-015
Legal Description:
THAT PART OF DISTRICT LOT 208 SHOWN COLOURED GREEN ON PLAN 1242Parcel Identifier: 015-861-546
Legal Description:
THAT PART OF DISTRICT LOT 208 KOOTENAY DISTRICT OUTLINED IN BLUE ON PLAN 1242**Legal Notations** NONE**Charges, Liens and Interests** NONE**Duplicate Indefeasible Title** I
To:
Application Number: NONE**Transfers**

TAX ASSESSMENT

518 WATER ST KASLO

Area-Jurisdiction-Roll: 21-533-00453.000



Favourite



Compare



Print



Total value **\$712,000**

2024 assessment as of July 1, 2023

Land \$293,000

Buildings \$419,000

Previous year value \$662,000

Land \$263,000

Buildings \$399,000

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

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

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

Property information Are the property details correct? ▼

Year built 1915

Description 1 STY SFD - Before 1930 - Standard

Bedrooms 3

Baths 3

Carpports C

Garages

Land size 12023 Sq Ft

First floor area 2,136

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

PLAN NEP1242, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, PART SHOWN COLOURED IN GREEN

PID: 015-861-015

PLAN NEP1242, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, PT OUTLINED IN BLUE

PID: 015-861-546

LOT 15, PLAN NEP628, DISTRICT LOT 208, KOOTENAY

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

Authentisign ID: 123283E7-5A68-EE11-9937-6045BDD47265
 Authentisign ID: A4561D11-3077-EE11-9937-6045BDD47265



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: October 10 2023



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

ADDRESS: 518 Water 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 REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY


1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		ef		
B. Are you aware of any existing tenancies, written or oral?		ef		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		ef		
D. Is there a survey certificate available?			ef	
E. Are you aware of any current or pending local improvement levies/charges?		ef		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		ef		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?		ef		
(ii) Have you applied for a water licence and are awaiting response?		ef		
C. Are you aware of any problems with the water system?		ef		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	ef			

 **BUYER'S INITIALS**

 **SELLER'S INITIALS**

BC1002 REV. JAN 2023

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PROPERTY DISCLOSURE STATEMENT

October 10 2023

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 518 Water 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)?	o/s			
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input 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?		o/s		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		o/s		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				o/s

3. BUILDING

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

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

October 10 2023

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 518 Water ST Kaslo BC V0G1M0

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

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?		<i>af</i>		
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BUYER'S INITIALS

<i>af</i>		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

October 10 2023

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 518 Water ST Kaslo BC V0G1M0

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

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.

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

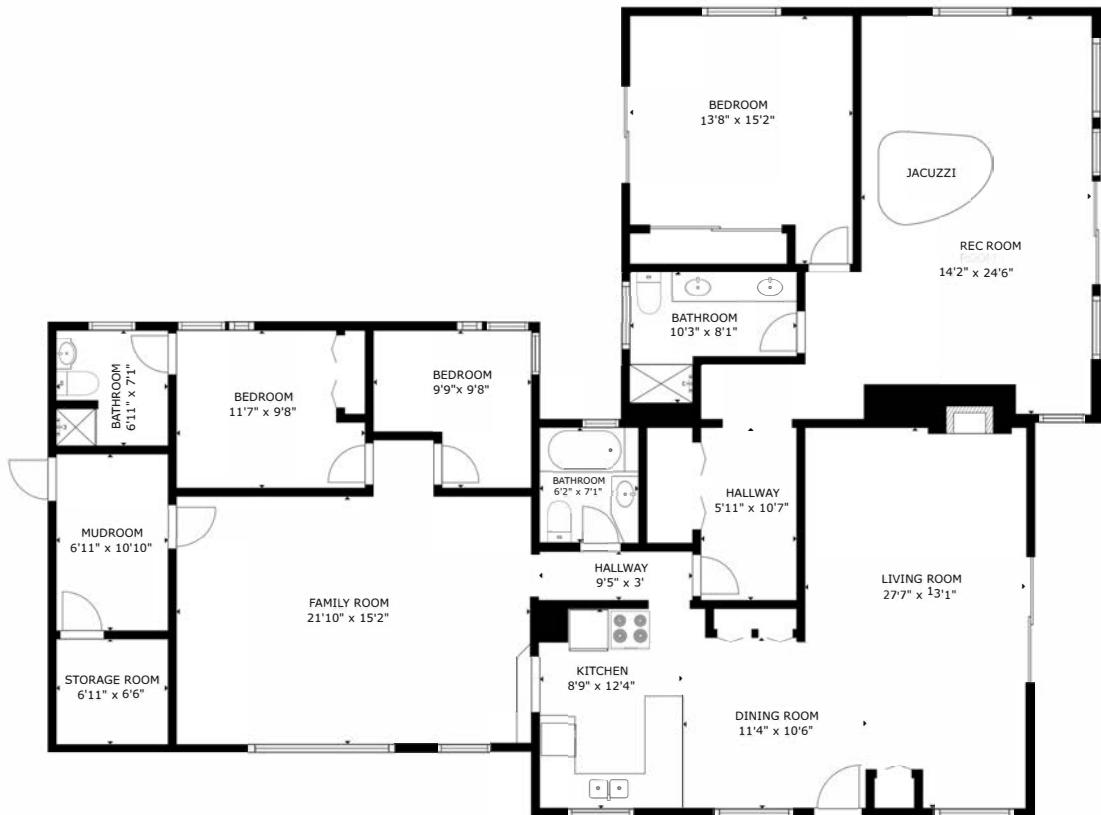
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FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 2506 sq ft
TOTAL: 2506 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXPENSES

Property Taxes:

2023
\$4267.38



Hydro (FortisBC):

2023
\$300 approx. / every 2 months



Insurance (Great Western):

2023
\$2000 approx. / year



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

SUBDIVISION PLAN

*2.62.8
 visited on 1 June 1987
 J. H. H. & Co.
 Registered Surveyors
 Perth 6/1/1987*

BLOCK 48

CITY OF KASLO

1 1 1

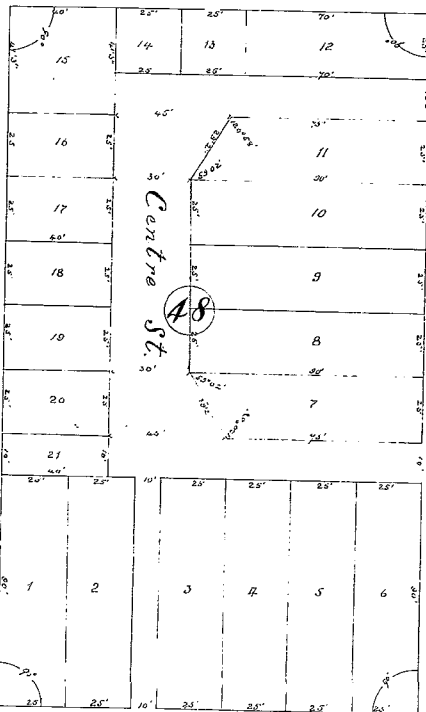
showing subdivision

BLOCK

"G.O. Buchanan 1 acre"

Addition No. 1

Map 393 A.



Water St.

*S. J. P. Duck, v. Sawyer authorized to make
 surveys of Provincial lands, certify that this plan
 is a correct subdivision of the Survey which has
 been made by me, in accordance with the
 order of the Commission of the "Lime Spitting Act".
 S. J. P. Duck
 P. L. S.*

Fifth

St.

B. 3.

B. 2.

B. 1.

SUBDIVISION PLAN

Status: Filed

Plan #: NEP17983 App #: N/A Ctl#: #

RCVD: 1998-02-05 ROST: 2023-10-10 08.08.32

21-CK.533.M1

PLAN OF SUBDIVISION OF
LOT 1, PLAN 17721, PARCEL "B" (SEE U12494)
AND PARCEL "A" (SEE S19207), PLAN 628,
D.L. 208, KOOTENAY DISTRICT
 BCGS 82F.096
 SCALE = 1:750

10m 0 10 20 30 40 50 60 70m

LEGEND

- Bearings are Astronomic,
 derived from PLAN 17721
- Denotes old wood plug found in place
 - Denotes old iron post found in place
 - Denotes 1.27 cm X 75 cm square galvanized iron pin set

PLAN N° 17983

Deposited in the Land Title
 Office at Nelson, B.C., this 14
 day of August, 1988.

D. B. Smith
 Registrar, B.C.

518 Water St - Pink/Purple
 Lot A Kaslo Bay Rd - Green



OWNER:
 MULTI-VIT MARKETING LTD.
 INC. # 308809
David Sinclair Smith
 Authorized Signatory

EXECUTORS of the WILL of
 EDNA JOSEPHINE HORNER
 Deceased W25740

OWNER: *[Signature]*
 OWNER: *[Signature]*
 WITNESS as to both signatures
 Occupation: *B.C.*
 Address:

I, Raymond George Johnson, a British Columbia Land Surveyor of the City of Nelson, in British Columbia, CERTIFY that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The said survey was completed on the 16th day of June, 1988.

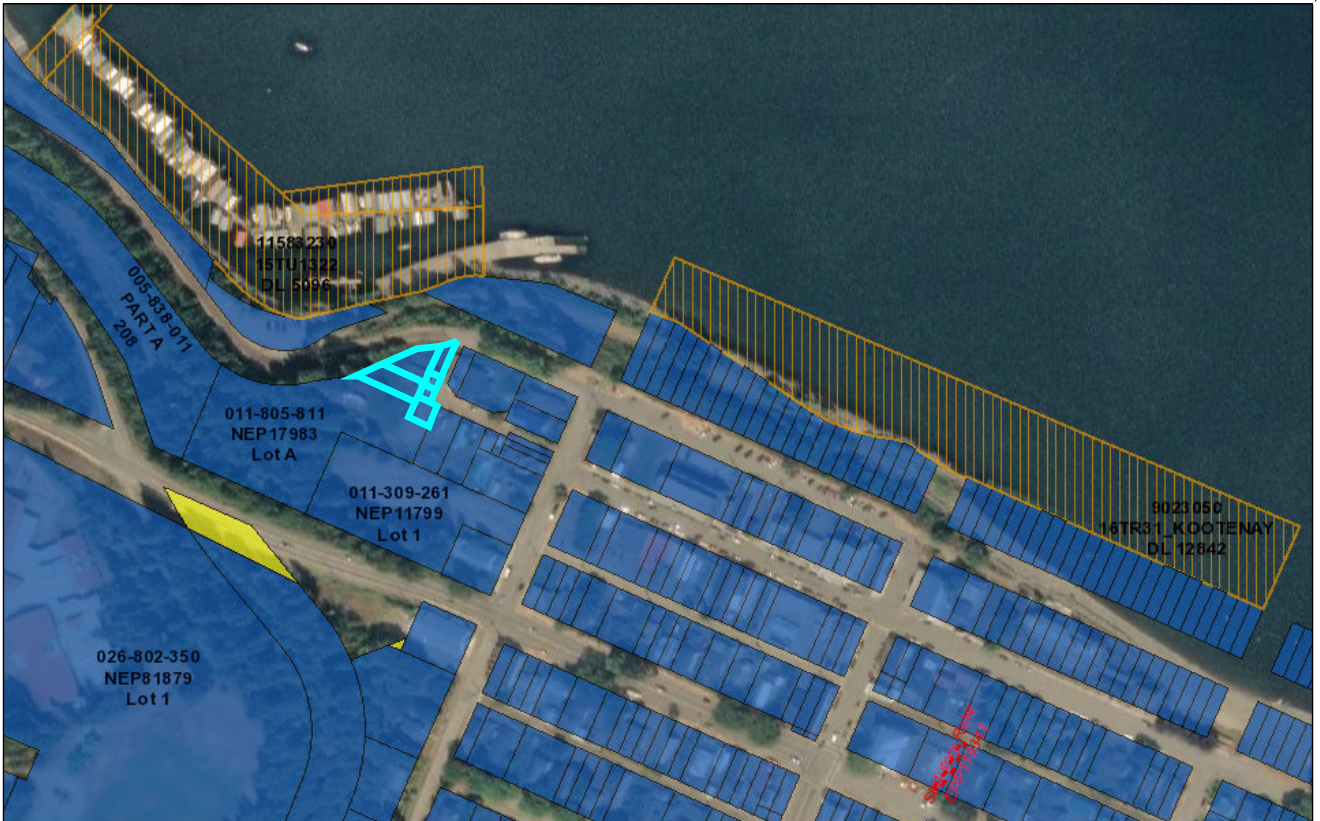
Ray Johnson
 B.C.L.S.

Approved under the Land Title Act
 this 15 day of August, 1988
[Signature]
 Approving Officer, Corporation
 of the Village of Kaslo
 This plan lies within the Regional
 District of Central Kootenay

OWNER: *Addie Mahon*
 WITNESS: *Leah Wallmark*
 Occupation: *Secretary*
 Address: *Box 1087 Kaslo*

LTSA MAP

ParcelMap BC Print Report



April 23, 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

RDCK MAP



RDCK Property Report

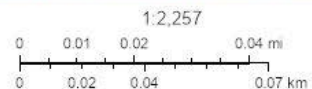
Area of Interest (AOI) Information

Area : 0.28 acres

Apr 23 2024 7:13:01 Pacific 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	533.00453.000	015-861-546	518 WATER ST, KASLO	Single Family Dwelling	NEP1242
2	000.00000.000	-	-	-	-

#	LTO Number	Lot	Block	District Lot	Land District
1	140717I	-	-	208	KOOTENAY
2	-	-	-	-	-

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PLAN NEP1242 DISTRICT LOT 208 KOOTENAY LAND DISTRICT PART SHOWN COLOURED IN GREEN & PLAN NEP1242 DISTRICT LOT 208 KOOTENAY LAND DISTRICT PT OUTLINED IN BLUE & LOT 12 PLAN NEP628 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & LOT 13 PLAN NEP628	12023	SQUARE FEET	0.27
2	-	-	-	0.01

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	518 WATER ST	-	518	WATER	ST	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.28

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.28

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.28

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	RM1	Multiple Residential	Village of Kaslo	1130	0.28

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RC	Core Residential	Suburban Residential	0.28

518 - SUMMARY

518 WATER ST Kaslo BC

PID	016-171-047
Registered Owner	JO*, R*
Legal Description	LOT 15 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 628
Plan	NEP628
Zoning	RM1 - Multiple Residential Zone
Community Plan(s)	OCP: RC - Core Residential, not in ALR



Year Built	1915	Structure	SINGLE FAMILY DWELLING
Lot Size	12132.08 ft ²	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	556.67 m	Min Elev.	552.58 m
Floor Area	2136 Ft ²	Walk Score	61 / Somewhat Walkable
Transit Score	-	Annual Taxes	-

ASSESSMENT

	2022	%	2023
Building	\$350,000	↑ 14.00	\$399,000
Land	\$234,000	↑ 12.39	\$263,000
Total	\$584,000	↑ 13.36	\$662,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$662,000	↑ 13.36

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

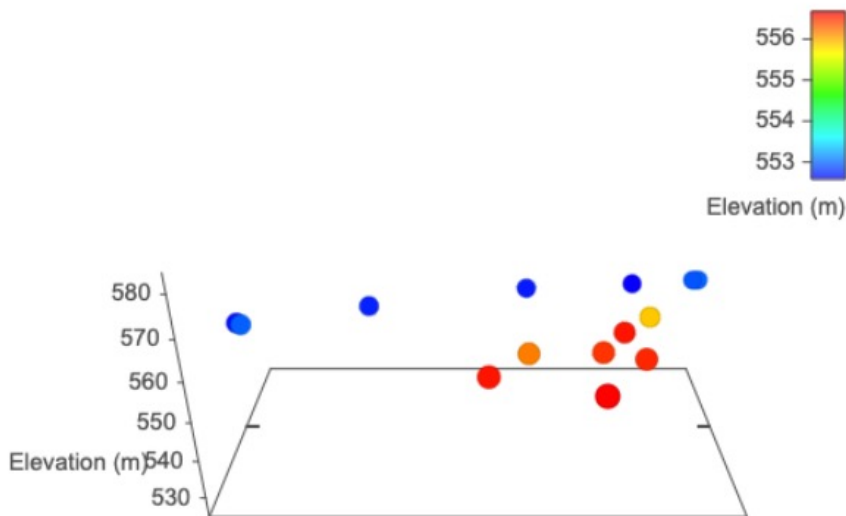
	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

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

518 - ELEVATION



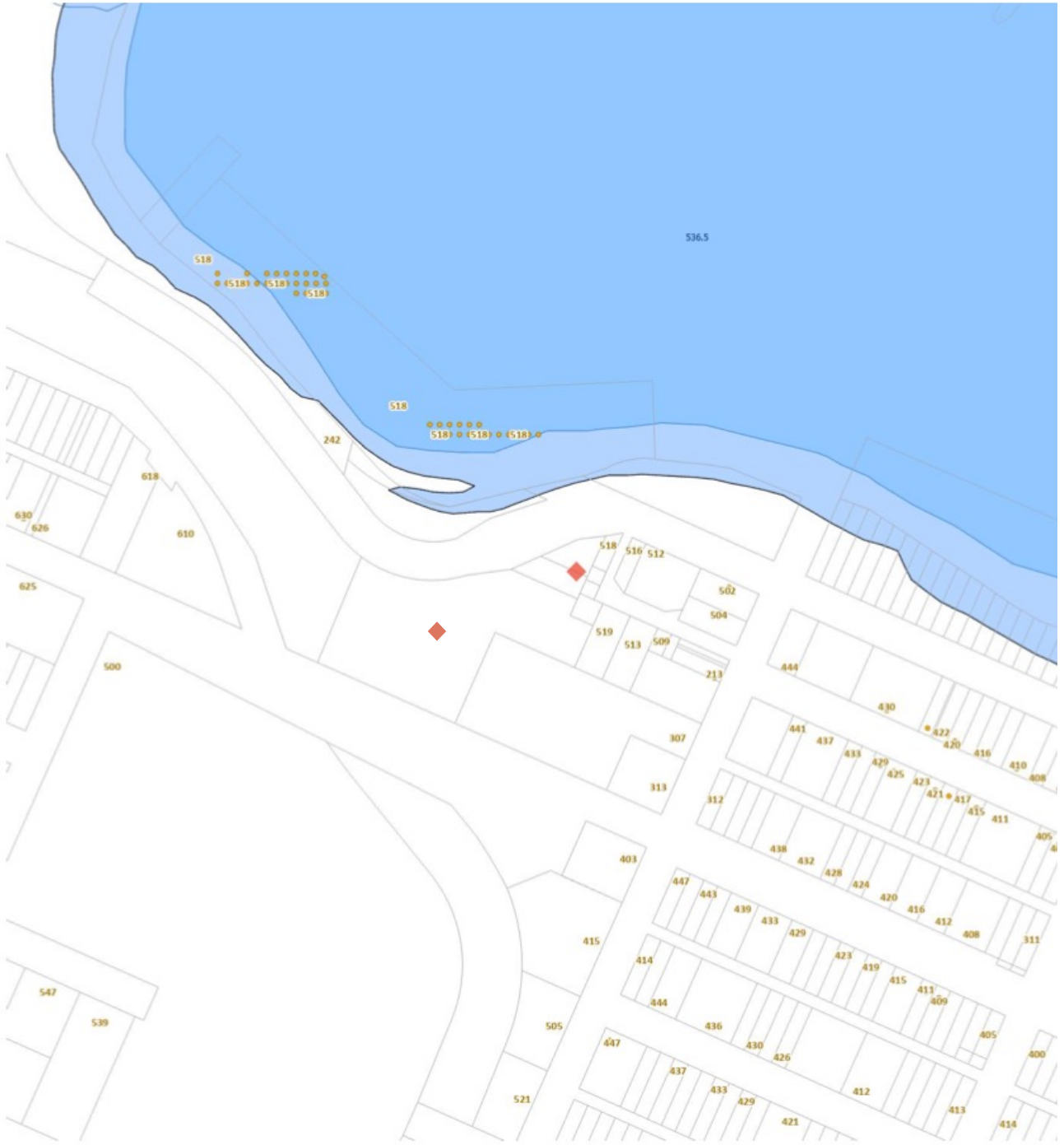
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 556.67 m | Min Elevation: 552.58 m | Difference: 4.10 m

FLOOD MAP

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
— Streams and Shorelines

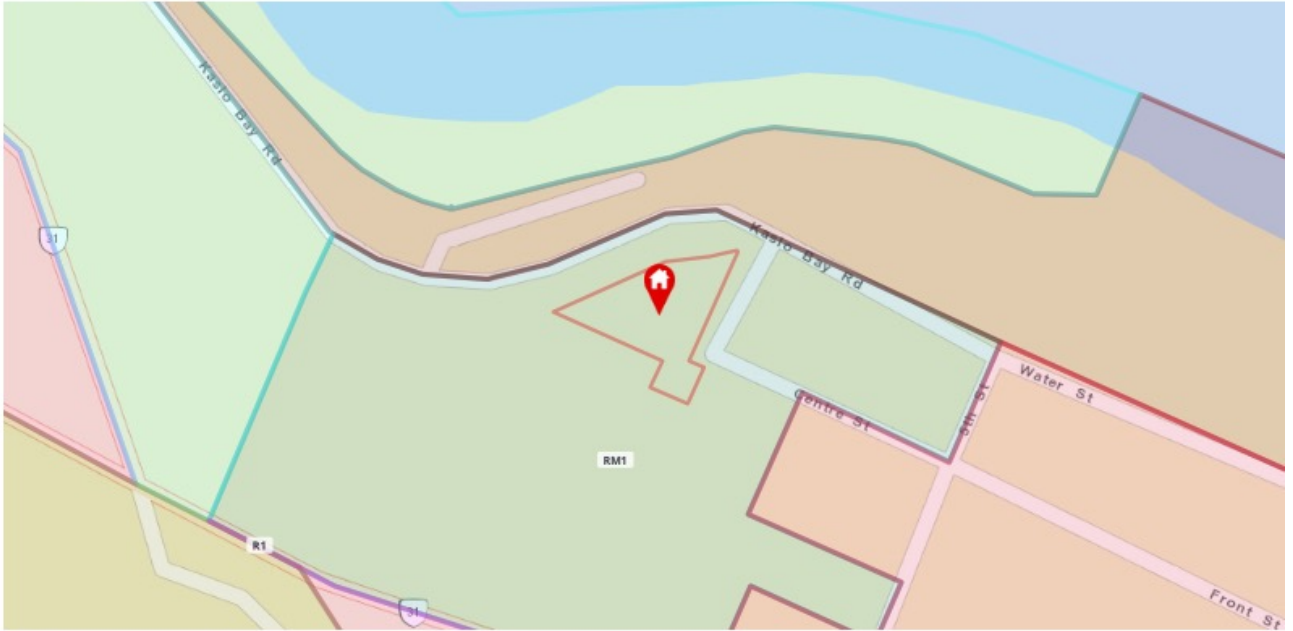
■ Non Standard Flooding Erosion Area
■ Lakes and Rivers

■ Slide Hazard
□ Cadastre - Legal Parcels

■ Slocan Valley GeoHazard
● Address Points

ZONING

Zoning



Subject Property Designations:

Code: [RM1](#)

Description: Multiple Residential Zone

Layer Legend:

Code	Description
■ RM1	Multiple Residential Zone
■ P1	Park and Open Space Zone
■ C1	Waterfront Commercial Zone
■ C2	Central Business District Zone
■ R1	Single Family and Two Family Residential Zone
■ P2	Civic / Institutional Zone

Datasource	Subject Property Designation
Zoning	Code: RM1 Description: Multiple Residential Zone
Official Community Plan	RC - Core Residential
Neighbourhood Community Plan	Not Applicable
Development Permit Area	Not Applicable
Floodplain Data	Status: Not in Floodplain

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>