

567 LARCH DRIVE,
KASLO BC
\$699,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Modern 3-Storey Home with Rooftop Patio in Kaslo, BC

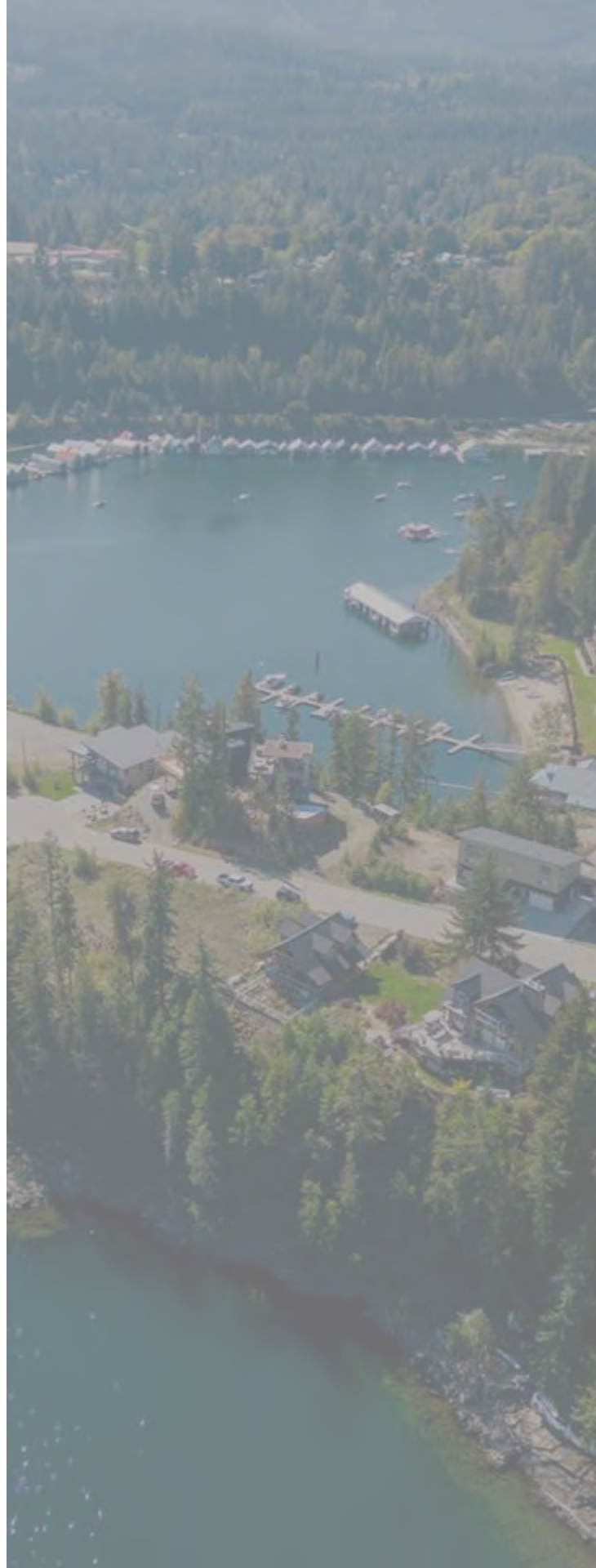
Situated amid the breathtaking landscapes of the Kootenays, this newly constructed 3-storey home on Larch Drive in Kaslo, BC, is a stunning example of modern design harmonizing with natural beauty. Boasting spectacular views of Kaslo Bay and Kootenay Lake, this property features 2 bedrooms, 2 bathrooms, and an expansive rooftop patio complete with a built-in fireplace—perfect for relaxing or entertaining while soaking in the surrounding scenery.

Designed with efficiency and convenience in mind, this home is built using low-maintenance materials, ensuring you can spend less time on upkeep and more time enjoying the tranquil lifestyle Kaslo offers. Whether you're seeking a full-time residence, a seasonal getaway, or a savvy investment, this versatile home is ready to meet your needs.

Set within the community of Kaslo BC, this property offers unparalleled access to outdoor adventures, from scenic hiking trails to the pristine waters of Kootenay Lake. Life here is about embracing simplicity and serenity, with mornings spent exploring nature and evenings unwinding under a canopy of stars.

Don't miss this opportunity to make this exceptional property your own and experience the unmatched beauty and lifestyle of the Kootenays. Contact your REALTOR® today for more information or to schedule a viewing.

Size: 0.284 acres **Services:** municipal water, sewer, and hydro available



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.

567 LARCH DR KASLO

Area-Jurisdiction-Roll: 21-533-00460.308



Total value **\$807,000**

2025 assessment as of July 1, 2024

Land \$192,000

Buildings \$615,000

Previous year value \$750,000

Land \$225,000

Buildings \$525,000

Property information

Year built 2015

Description 3 STY house - Semi-Custom

Bedrooms 2

Baths 2

Carports

Garages

Land size 12371 Sq Ft

First floor area 576

Second floor area 666

Basement finish area

Strata area

Building storeys 3

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 8, PLAN NEP89112, DISTRICT LOT 208, KOOTENAY LAND DISTRICT

PID: 027-981-746

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

TITLE

TITLE SEARCH PRINT

2023-09-12, 08:37:20

File Reference:

Requestor: Kul Nijjar

Declared Value \$137500

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

NELSON

Land Title Office

NELSON

Title Number

CA4460016

From Title Number

CA2922298

Application Received

2015-06-12

Application Entered

2015-06-16

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation AuthorityNelson Trail Assessment Area
Kaslo, Village of**Description of Land**

Parcel Identifier:

027-981-746

Legal Description:

LOT 8 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN NEP89112

Legal Notations

NONE

Charges, Liens and Interests

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

V14579

Registration Date and Time:

1986-06-19 10:26

Registered Owner:

WEST KOOTENAY POWER AND LIGHT COMPANY, LIMITED

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

KM163970

Registration Date and Time:

1998-07-09 11:05

Registered Owner:

THE CORPORATION OF THE VILLAGE OF KASLO

Remarks:

INTER ALIA

PROPERTY DISCLOSURE STATEMENT

Author: 014133725 2248299057



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: January 13 2025



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

ADDRESS: 567 LARCH Drive Kaslo BC V0G 1M0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<input checked="" type="checkbox"/>		
B. Are you aware of any existing tenancies, written or oral?		<input checked="" type="checkbox"/>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<input checked="" type="checkbox"/>		
D. Is there a survey certificate available?			<input checked="" type="checkbox"/>	
E. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<input checked="" type="checkbox"/>		
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?			<input checked="" type="checkbox"/>	
(ii) Have you applied for a water licence and are awaiting response?			<input checked="" type="checkbox"/>	
C. Are you aware of any problems with the water system?			<input checked="" type="checkbox"/>	
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				<input checked="" type="checkbox"/>

--	--	--

BUYER'S INITIALS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
-------------------------------------	-------------------------------------	--

SELLER'S INITIALS

BC1002 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 0020B773-89D1-EF11-88CF-002248299567

01/13/25
January 13 2025

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 567 LARCH Drive Kaslo

BC V09 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)?			<input checked="" type="radio"/>	
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?		<input checked="" type="radio"/>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				<input checked="" type="radio"/>
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<input checked="" type="radio"/>
3 BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="radio"/>			
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="radio"/>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<input checked="" type="radio"/>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<input checked="" type="radio"/>			
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?	<input checked="" type="radio"/>			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="radio"/>		
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="radio"/>		
H. Are you aware of any additions or alterations made in the last 60 days?		<input checked="" type="radio"/>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<input checked="" type="radio"/>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="radio"/>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="radio"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="radio"/>		

--	--	--

BUYER'S INITIALS

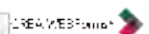
<input checked="" type="radio"/>	<input type="checkbox"/>	
----------------------------------	--------------------------	--

SELLER'S INITIALS

BC1002 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.



PROPERTY DISCLOSURE STATEMENT

Authentign ID: 002DB773-B9D1-EF11-89CF-0022482990E7

January 13 2025

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 567 LARCH Drive Kaslo BC V0G 1M0

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)		<input checked="" type="radio"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="radio"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="radio"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="radio"/>		
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="radio"/>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="radio"/>		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)	<input checked="" type="radio"/>			
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="radio"/>		
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)		<input checked="" type="radio"/>		
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)			<input checked="" type="radio"/>	
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?	<input checked="" type="radio"/>	<input checked="" type="radio"/>		
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?		<input checked="" type="radio"/>		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				

BUYER'S INITIALS

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

AuthenticSign ID: 00208773-8901-EF11-88CF-002248299057

January 13 2025

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 567 LARCH Drive Kaslo 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)?		<input checked="" type="checkbox"/>		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		<input checked="" type="checkbox"/>		

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

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Authorized by
Paul Hugh Hoefler

SELLER(S) **Paul Hugh Hoefler**

Authorized by
Kari Ann Koshiol

SELLER(S) **Kari Ann Koshiol**

SELLER(S)

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

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

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

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

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

*PREC represents Personal Real Estate Corporation

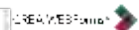
Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1002 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion.

BCREA bears no liability for your use of this form.



EXPENSES

Property Taxes:

2024

\$4696



Sewer & Water:

2024

\$774 / year



Insurance (Western Financial Group):

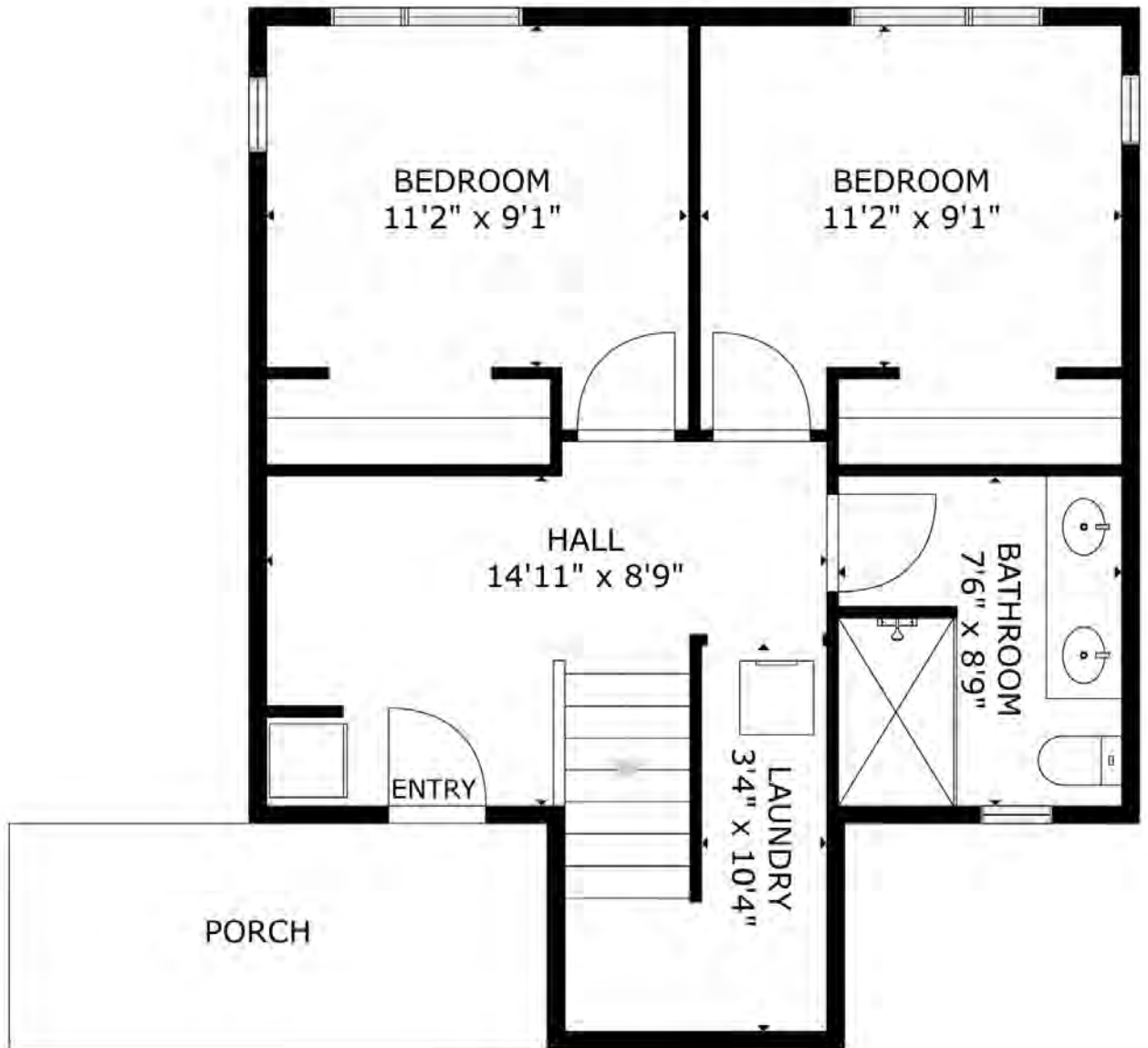
2023

\$1955 / year



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

LOWER FLOORPLAN



GROSS INTERNAL AREA
FLOOR 1: 517 sq.ft, FLOOR 2: 517 sq.ft, FLOOR 3: 97 sq.ft
EXCLUDED AREAS: TERRACE : 818 sq.ft
TOTAL: 1131 sq.ft

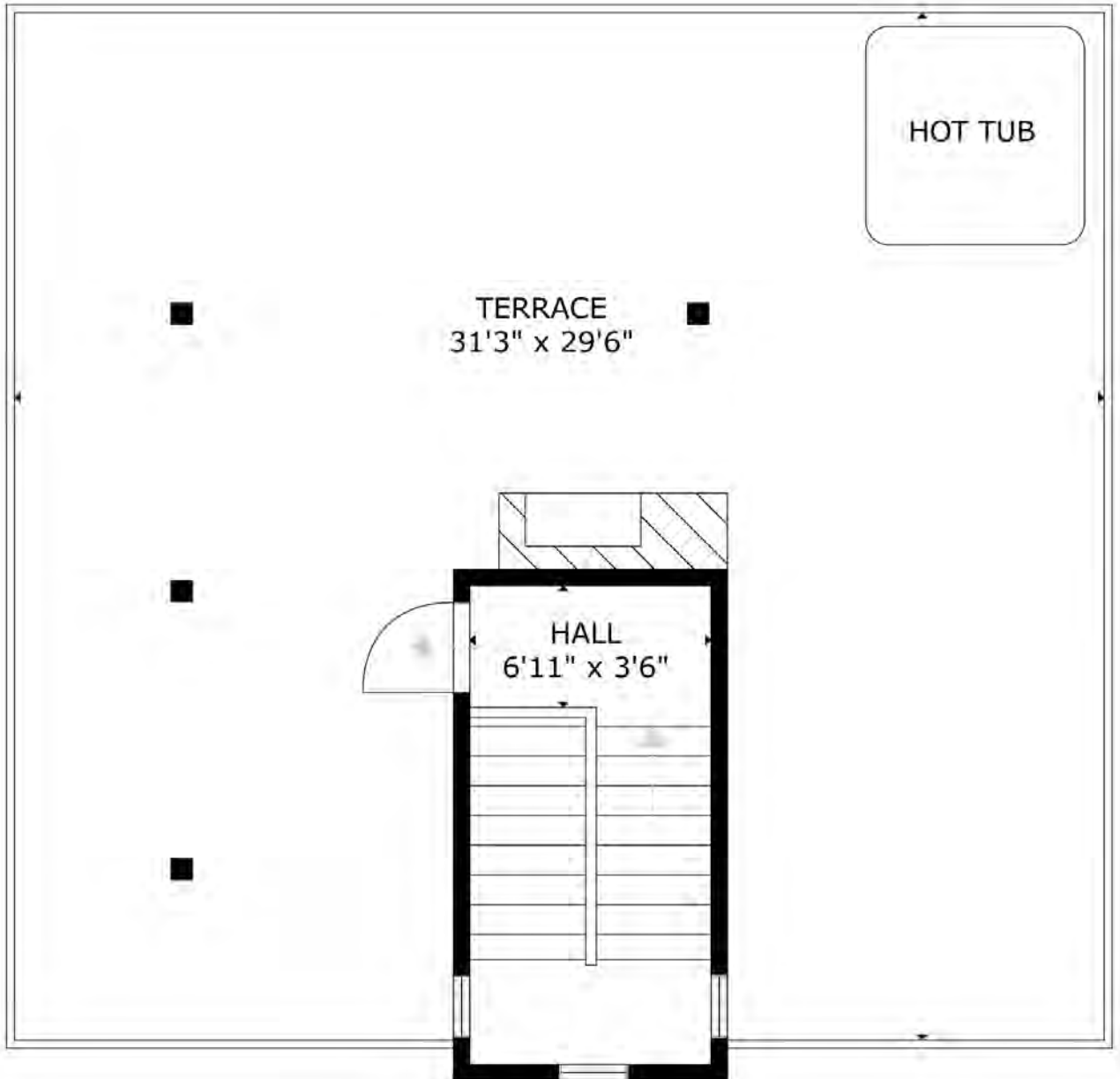
MAIN FLOORPLAN



GROSS INTERNAL AREA
FLOOR 1: 517 sq.ft, FLOOR 2: 517 sq.ft, FLOOR 3: 97 sq.ft
EXCLUDED AREAS: TERRACE : 818 sq.ft
TOTAL: 1131 sq.ft

© 2011 WATKINS CONSULTANTS, INC. ALL RIGHTS RESERVED. WATKINS CONSULTANTS, INC.

UPPER FLOORPLAN



GROSS INTERNAL AREA
FLOOR 1: 517 sq.ft, FLOOR 2: 517 sq.ft, FLOOR 3: 97 sq.ft
EXCLUDED AREAS: TERRACE : 818 sq.ft
TOTAL: 1131 sq.ft

OCCUPANCY PERMIT



OCCUPANCY PERMIT

This certifies that the building constructed under permit number **7/2015** at the following address:
567 Larch Drive Kaslo may now be occupied.

OWNER:

LEGAL DESCRIPTION: Lot 8 District Lot 208 Kootenay District Plan NEP89112

APPROVED OCCUPANCY: Single Family Dwelling

DATE: Dec 7, 2016

SIGNATURE OF BUILDING OFFICIAL

Peter Southin

SUBDIVISION PLAN

SUBDIVISION PLAN OF
LOT A, DISTRICT LOT 208,
KOOTENAY DISTRICT, PLAN NEP86284.

PLAN NO. NEP **89112**

The intended plot size of this plan is
432 mm in width by 560 mm in
height (C size) when plotted at a
scale of 1:750

Deposited in the Land Title Office at Kamloops,
B.C. this **27** day of **MAY**, 2009.

Adrian Dery
Registar

BCGS 82F.096
SCALE 1:750

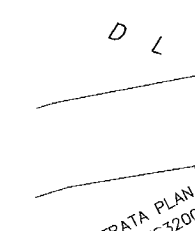
10 5 0 10 20 30

LEGEND

Bearings are astronomic derived from
Plan NEP86284.

All distances are in metres.

- Denotes standard rock post found.
- Denotes standard iron post found.
- ⊙ Denotes standard iron post placed.
- Mp Denotes metal reference post.



OWNER
509153 B.C. Ltd.
Inc. No. 200763

Witness
Joan Morack
Printed Name
Joan Morack

Address **Box 889 Kaslo BC**
Occupation **Insurance Agent**

MORTGAGE
Mission Creek Mortgage Ltd.
Inc. No. BCD476294

Printed Name **Leanne Wilson**
Authorized Signatory

Witness
as to both signatures
Rick Vugner
Printed Name
Rick Vugner

Address **1665 Elgin St Kelowna**
Occupation **SO LICITOR**

Owner: Lot A, Plan 13422
Re: Easement Q8436
As to Road Dedication

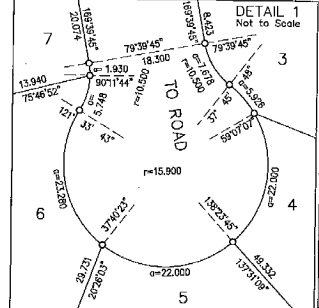
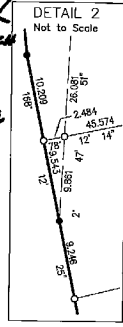
Witness
Charles Albert DePape
Printed Name
CHARLES ALBERT DEPAPE

Witness
Louise Marie DePape
Printed Name
LOUISE MARIE DEPAPE

Address **953295 Ave St Paul Kamloops**
Occupation **Home Dist.**

Approved under the Land Title Act
this **21** day of **May**, 2009.

Approving Officer - Village of Kaslo
Rae Sawyer
File No.



FORTISBC INC. (DE KT12459 KW73392)
Re: SRW V14579 and SRW LB236133
As to Road Dedication

Authorized Signatory
Tim Swanson
Printed Name
TIM SWANSON

Authorized Signatory
Linda Chynko
Printed Name
LINDA CHYNKO

Witness
as to both signatures
Linda Chynko
Printed Name
LINDA CHYNKO

Address **973 Scott St. Trail BC V1R 2S9**
Occupation **LAND ASSISTANT**

Village of Kaslo
Re: SRW KM163970
As to Road Dedication

Authorized Signatory
Rae Sawyer
Printed Name
Rae Sawyer

Authorized Signatory
Donna Carnie
Printed Name
Donna Carnie

Witness
as to both signatures
Stephanie Patience
Printed Name
Stephanie Patience

Address **408 A Ave Kaslo BC V0G 0M0**
Occupation **Secretary**

I, Jerome P. Hango, a British Columbia Land Surveyor of the City of Castlegar, 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 field survey was completed on the 20th day of March, 2009. The plan was completed and checked, and the checklist filed under no. 94881, on the 3rd day of April, 2009.

Jerome P. Hango
B.L.S.



This plan lies within the
Central Kootenay Regional District.

RDCK MAP



RDCK Property Report

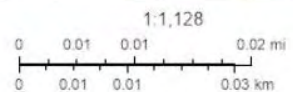
Area of Interest (AOI) Information

Area : 0.28 acres

Sep 13 2023 13:23:11 Eastern Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels
-  Address Points



Esri Community Maps Contributors, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCAN, Parks Canada, Maxar

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00460.308	027-981-746	567 LARCH DR, KASLO	Single Family Dwelling	NEP89112

#	LTO Number	Lot	Block	District Lot	Land District
1	CA4460016	8	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 8 PLAN NEP89112 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	12371	SQUARE FEET	0.28

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	567 LARCH DR	-	567	LARCH	DR	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	R1	Single and Two Family Residential	Village of Kaslo	1130	0.28

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	0.28
2	1280	WDA	Waterfront Development Area	Comprehensive Development	< 0.01

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

LTSA MAP



September 13, 2023

WARNING: MAP IS NOT PRINTED TO SCALE



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

SUMMARY

Summary Sheet

567 LARCH DR Kaslo BC

PID	027-981-746
Registered Owner	HO*, P*
Legal Description	LOT 8 DISTRICT LOT 208 KOOTENAV DISTRICT PLAN NEP89112
Plan	NEP89112
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RN - Neighbourhood Residential, not in ALR



Year Built	2015	Structure	SINGLE FAMILY DWELLING
Lot Size	12338.41 ft ²	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	560.59 m	Min Elev.	538.98 m
Floor Area	1242 Ft ²	Walk Score	12 / Car-Dependent
Transit Score	-	Annual Taxes	-

ASSESSMENT

	2022	%	2023
Building	\$435,000	↑ 17.93	\$513,000
Land	\$189,000	↑ 16.93	\$221,000
Total	\$624,000	↑ 17.63	\$734,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$734,000	↑ 433.82
Sales History	12/06/2015	\$137,500	↓ -18.15
	10/07/2012	\$168,000	-

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



Legend



Main Line
Lakes and Rivers



MUNICIPAL OWNED
Cadastre - Legal Parcels



RDCK OWNED
Address Points



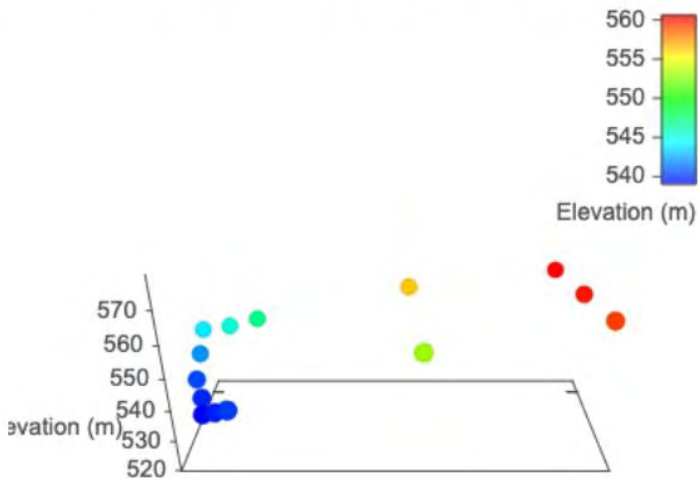
Water Service Connections

Streams and Shorelines

ELEVATION



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



Max Elevation: 560.59 m | Min Elevation: 538.98 m | Difference: 21.60 m

FLOOD MAP



Legend

Light Blue Area: Flood Construction Levels - 1990
Black Line: Streams and Shorelines

Yellow Area: Non Standard Flooding Erosion Area
Blue Area: Lakes and Rivers

Black Outline: Cadastral - Legal Parcels

Red Diamond: Address Points
Dark Blue Area: Slocan Valley GeoHazard

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone
Official Community Plan	RN - Neighbourhood Residential

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
C1	Waterfront Commercial Zone

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 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>