

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

6423 MILES RD
KASLO, BC

\$649,000



DETAILS

Lovely renovated home with a mother-in-law suite for additional house guests or a separate space for studio/workspace. This home is located on a no-thru street fully serviced with septic, water, hydro, internet & telephone. The property is two parcels of land which combined gives you just over half acre of property. The home has seen new flooring, appliances, exterior & interior paint, new fixtures and so much more. The home offers a large kitchen/dining area, a lovely living room, a large room that can be used as a home office or a bright additional sitting area. A half bath with laundry is also located on this main level. There is a nice size mud room for the main entry. The light filled staircase leads you upstairs to 3 bedrooms and a full bath. A small Juliette balcony, accessible from 2 of the bedrooms, adds a nice seating area overlooking the front yard. The walk out basement is a nice private space for guests or if you have a home-based business provides a separate place to meet clients. Lots of potential for a variety of uses, close distance to downtown Kaslo, school, health centre and of course nature is just a hop, skip away in this Kootenay Lake area.

MLS: 2462187 **Size:** 0.57 acres

Services: licensed water, septic tank and field, high speed internet, telephone, satellite tv and hydro

TITLE

TITLE SEARCH PRINT

2021-11-20, 16:05:46

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 143000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	KV95910
From Title Number	XD35548
Application Received	2003-08-14
Application Entered	2003-09-20
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	KASLO, BC VOG 1M0
	Nelson Trail Assessment Area
Taxation Authority	
Description of Land	
Parcel Identifier:	011-434-252
Legal Description:	PARCEL A (SEE P8214) DISTRICT LOT 437 KOOTENAY DISTRICT PLAN 532
Legal Notations	
	HERETO IS ANNEXED EASEMENT CA2939416 OVER LOT 17 KD PLAN 532
Charges, Liens and Interests	
Nature:	CROWN DEBT
Registration Number:	WX2040281
Registration Date and Time:	2017-02-20 10:53
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA MEDICARE PROTECTION ACT
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE

TITLE SEARCH PRINT

2021-11-20, 16:07:03

File Reference:

Requestor: Kul Nijjar

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

NELSON

Land Title Office

NELSON

Title Number

KV95911

From Title Number

XD35549

Application Received

2003-08-14

Application Entered

2003-09-20

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

KASLO, BC

VOG 1M0

Nelson Trail Assessment Area

Taxation Authority**Description of Land**

Parcel Identifier:

011-434-261

Legal Description:

PARCEL B (SEE P8215) DISTRICT LOT 437 KOOTENAY DISTRICT PLAN 532

Legal Notations

HERETO IS ANNEXED EASEMENT CA2939416 OVER LOT 17 KD PLAN 532

Charges, Liens and Interests

Nature:

EASEMENT

Registration Number:

KW34034

Registration Date and Time:

2004-03-25 13:13

Remarks:

APPURTENANT TO PARCEL C (SEE P18395) DISTRICT
LOT 437 KOOTENAY DISTRICT PLAN 532

Nature:

MORTGAGE

Registration Number:

LB342865

Registration Date and Time:

2009-10-01 13:36

Registered Owner:

SCOTIA MORTGAGE CORPORATION

TAX ASSESSMENT

Creston Rural (786) - 01811.010

Area-Jurisdiction-Roll: 21-786-01811.010

 Favourite  Compare  Print

Sorry, we have no imagery here.



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Total value **\$17,800**

2021 assessment as of July 1, 2020

Land \$17,800

Buildings \$0

Previous year value \$13,800

Land \$13,800

Buildings \$0

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

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Carages

Land size .26 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Parcel A Plan NEPS32 District Lot 437 Land District 26 (SEE P8214)

PID: 011-434-252

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

TAX ASSESSMENT

6427 MILES RD KASLO

Area-Jurisdiction-Roll: 21-784-01819.010

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Total value **\$229,500**

2021 assessment as of July 1, 2020

Land	\$67,500
Buildings	\$162,000
Previous year value	\$198,600
Land	\$52,600
Buildings	\$146,000

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	1981
Description	2 STY house - Standard
Bedrooms	4
Baths	1
Carports	
Garages	
Land size	.31 Acres
First floor area	1,056
Second floor area	541
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Parcel B Plan NEPS32 District Lot 437 Land District 26 (SEE P8215)

PID: 011-434-261

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: NOVEMBER 12TH 2001

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 6423 MIKES RD, KASLO, BC (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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?		✓		
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?	✓			
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?	✓			
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the Water Sustainability Act (British Columbia)?	✓			
D. Are you aware of any problems with the water system?		✓		
E. Are records available regarding the quantity of the water available?	✓			
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> 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, 2006, 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?		✓		

INITIALS

PROPERTY DISCLOSURE STATEMENT

Nov 12 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6423 MILLS RD, KESWIC, BC

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>				✓
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 sixty 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?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known, _____ years) <u>SUNKEN ROOF YAWNERS, AFTER 25 YRS</u>		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Do the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		✓		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		✓		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		✓		
U. Is there a current 'EnerGuide for Houses' rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____		✓		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level _____ Bq/m ³ or pCi/L (circle one) on _____ (DDMM/YYYY)		✓		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		✓		
4. GENERAL				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		✓		

INITIALS [Signature]

PROPERTY DISCLOSURE STATEMENT

Nov 12 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6923 MIKES RD. KASLO, BC

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>		<input checked="" type="checkbox"/>		
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		<input checked="" type="checkbox"/>		

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 receipt of a copy of this Property Disclosure Statement and agrees that a copy 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.

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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BC1993 REV. SEPT 2020

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EXPENSES

Property Taxes:

2021

\$1400 / year



Water License:

2021

approx. \$100 / year



Insurance (Kootenay Insurance):

2021

\$1400 / year



Hydro (FortisBC):

2021

approx. \$120 / month



Internet (Telus):

2021

approx. \$75 / month



UPGRADES

2020

Upgrades

- Electric oven
- Dishwasher
- Refrigerator
- Range hood
- thermostat
- Smoke/CO detectors

Renovations

- Interior

- Main floor and basement:
 - Framing
 - Drywall installation
 - Basement carpet installation
 - Plumbing (rough in)
- Interior paint
- Main floor kitchen:
 - Backsplash
 - Cabinets, countertops, hardware
 - Maple bar top
 - Sink and taps
- Basement:
 - Shower/faucets
 - Vanity hook up
 - toilet
- Interior doors, baseboards, door hardware
- Fixtures:
 - Lights for basement
 - Updated electrical - whole house
 - Hot water tank
- Rewiring:
 - Basement kitchenette
 - Bathroom
 - Upstairs kitchen (rough in)

- Exterior

- Exterior paint
- Rock wall installation
- Removal of 4 trees
- Crush gravel installation
- Top soil installation/grass seed
- Septic work
- Deck
 - New stairs
 - New railings
 - Lumber
- Roof
 - shingles

SEPTIC LOCATION



PLOT PLAN

532.
Registered under 1098
S. G. H. 1914
Amended plan.

Certified to true copy of Plans No. 532.

Ontario

Ontario B.C.
January 17th 1960.

Registration.

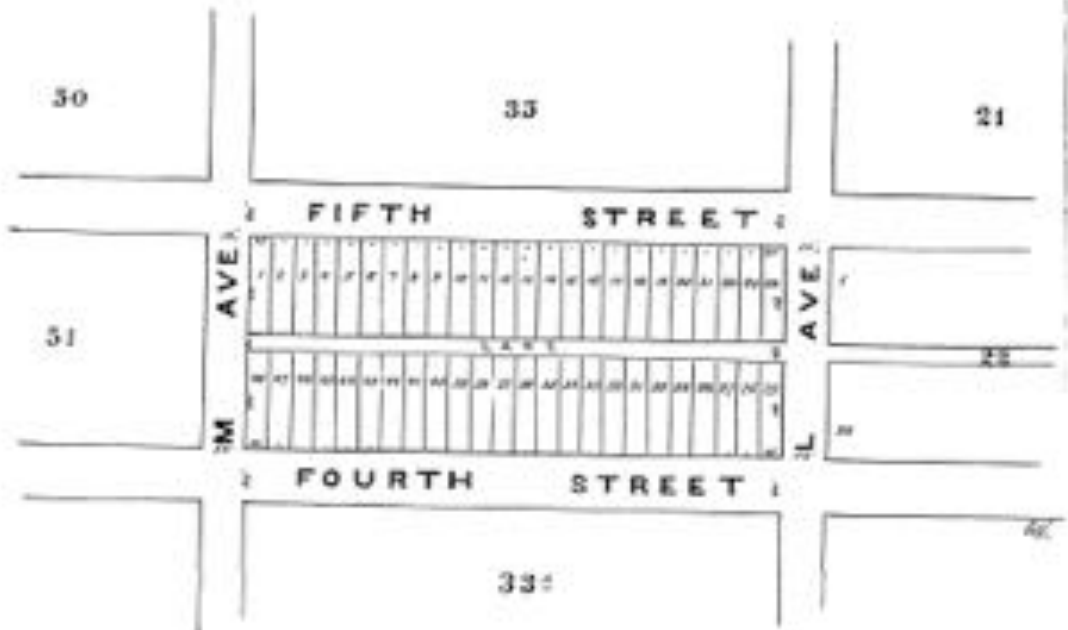
PLAN OF SUBDIVISION

BLOCK 34 LOT 437

GROUP ONE KOOTENAY DISTRICT

B.C.

SCALE: 100 FEET = 1 INCH.



I, William A. Blain, a Chartered Surveyor
in the Province of British Columbia, certify that this
plan is a correct representation of the survey which
has been made by me upon the ground here described
under the provisions of the Land Registry Act of 1956
in B.C.

Dated July 15th 1960. W. A. Blain, Chartered Surveyor
W.A.B.

PROPERTY LINES - AERIAL



ROCK Map

Legend

- City Address
- Address Range
- Stream/Drainage
- Non-Standard Flooding
- Curbcut
- Lateral Flow Issues

Notes

Map Details

Case Number: 2020016

200 Lakeside Drive
 Rock Hill, SC
 Phone: 803.770.1100
 Web: www.rockhillsc.gov

RDCK MAP

RDCK Map



Source: Esri, Maxar, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Electoral Areas
- RDCK Roads
- Cadastre - Legal Parcels
- Civic Address

Map Scale:

1:2,257

Date: October 24, 2021



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.32	-
Civic Address	2	-	-
Electoral Areas	1	0.32	-
Fire Service Areas	1	0.32	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	1	0.32	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01819.010	011-434-261	6427 MILES RD, RURAL KASLO	Single Family Dwelling	NEP532

#	LTO Number	Lot	Block	District Lot	Land District
1	KV95911	-	-	437	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL B, PLAN NEP532, DISTRICT LOT 437, KOOTENAY LAND DISTRICT, (SEE P8215)	.31	ACRES	0.32

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.01819.010	-	6427	MILES RD	6427 MILES RD	1
2	786.01819.010	-	6423	MILES RD	6423 MILES RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.32

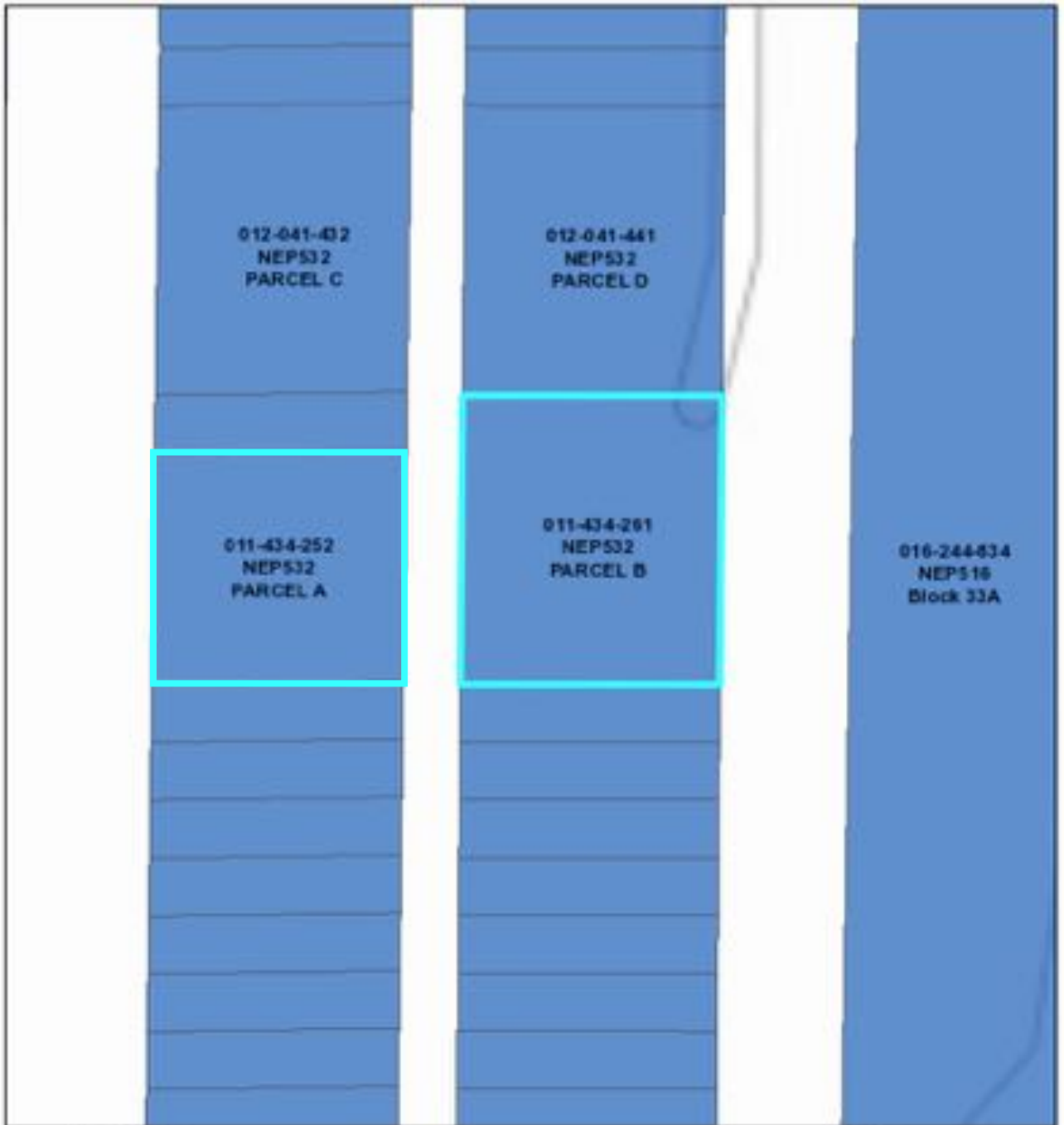
Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.32

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	GC	General Commercial	2435		0.32

LTSA MAP

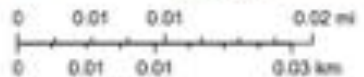


November 30, 2021

1:1,128

Parcels By Class

- | | | |
|-------------------|------------------|-------------------|
| Air Space | Bare Land Strata | Crown Subdivision |
| Subdivision | Common Ownership | Part of Primary |
| Absolute Fee Book | Park | Primary |
| Building Strata | Road | Interest Parcels |
| Return To Crown | | |



GeoBC, Coastal, TomTom, © OpenStreetMap contributors

UTILITIES MAP

Utilities



Legend

- Hydrant
- Main Line
- Lakes and Rivers

- Street Pipe
- NON ROCK
- Cadastral - Legal Parcels

- Drain
- ROCK OWNED
- ROCK Roads

- Valves
- Water Service Connections
- Streets and Streetlines
- City Address

ELEVATION



Points	Line
Max Elevation: 629.70 m Min Elevation: 625.18 m Difference: 4.52 m	

FLOOD MAP

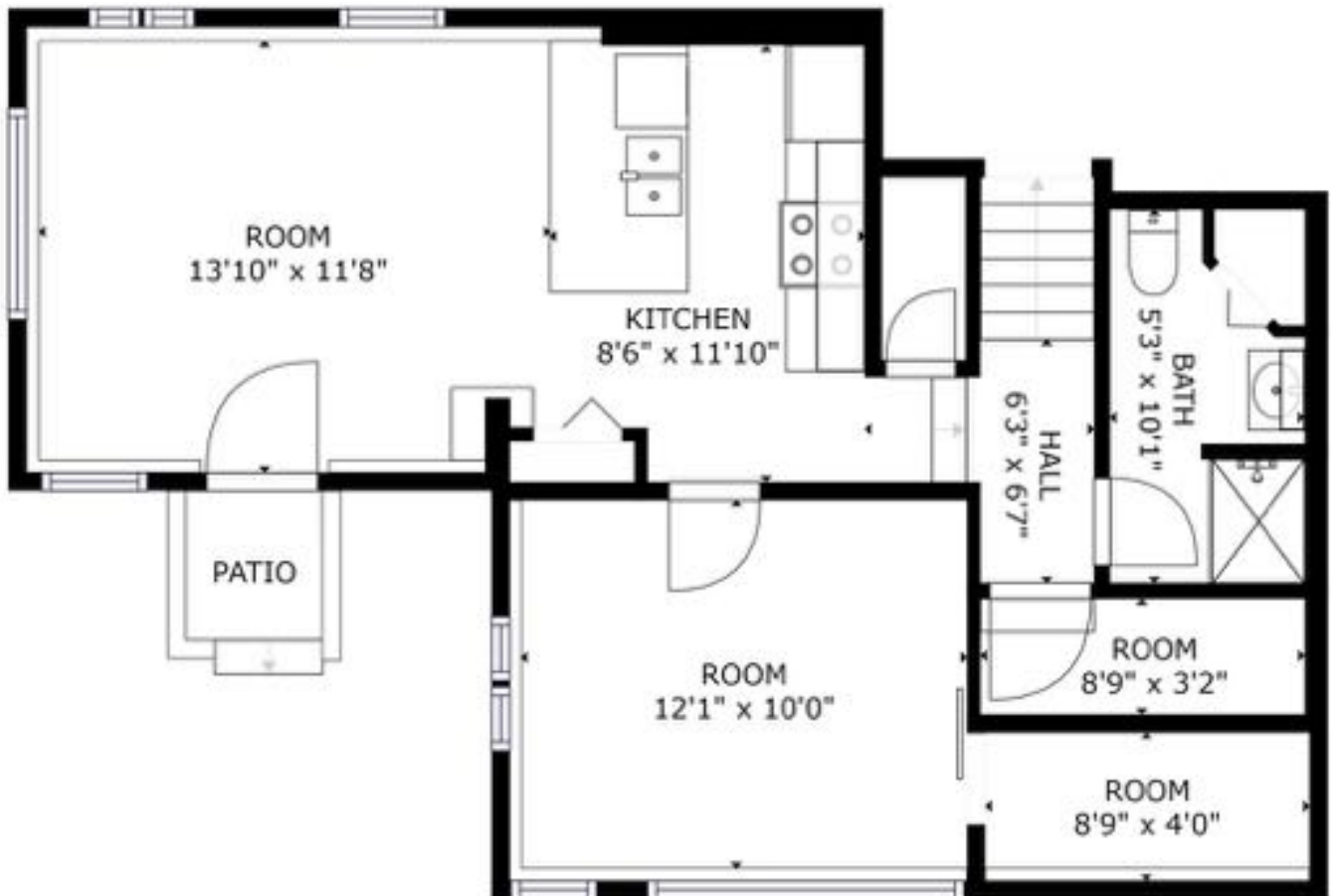
Flood and Hazard



Legend

- Flood Construction Levels - FEMA
- Streams and Channels
- City Address
- Non Standard Roofing Sloped Area
- Lakes and Rivers
- Slide Hazard
- Collector - Legal Parcel
- Local Valley (unshaded)
- RDC Roads

FLOOR PLAN BASEMENT



GROSS INTERNAL AREA
FLOOR 1: 600 sq. ft, FLOOR 2: 1066 sq. ft
FLOOR 3: 720 sq. ft, EXCLUDED AREAS:
PATIO: 15 sq. ft, BALCONY: 43 sq. ft
TOTAL: 2396 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

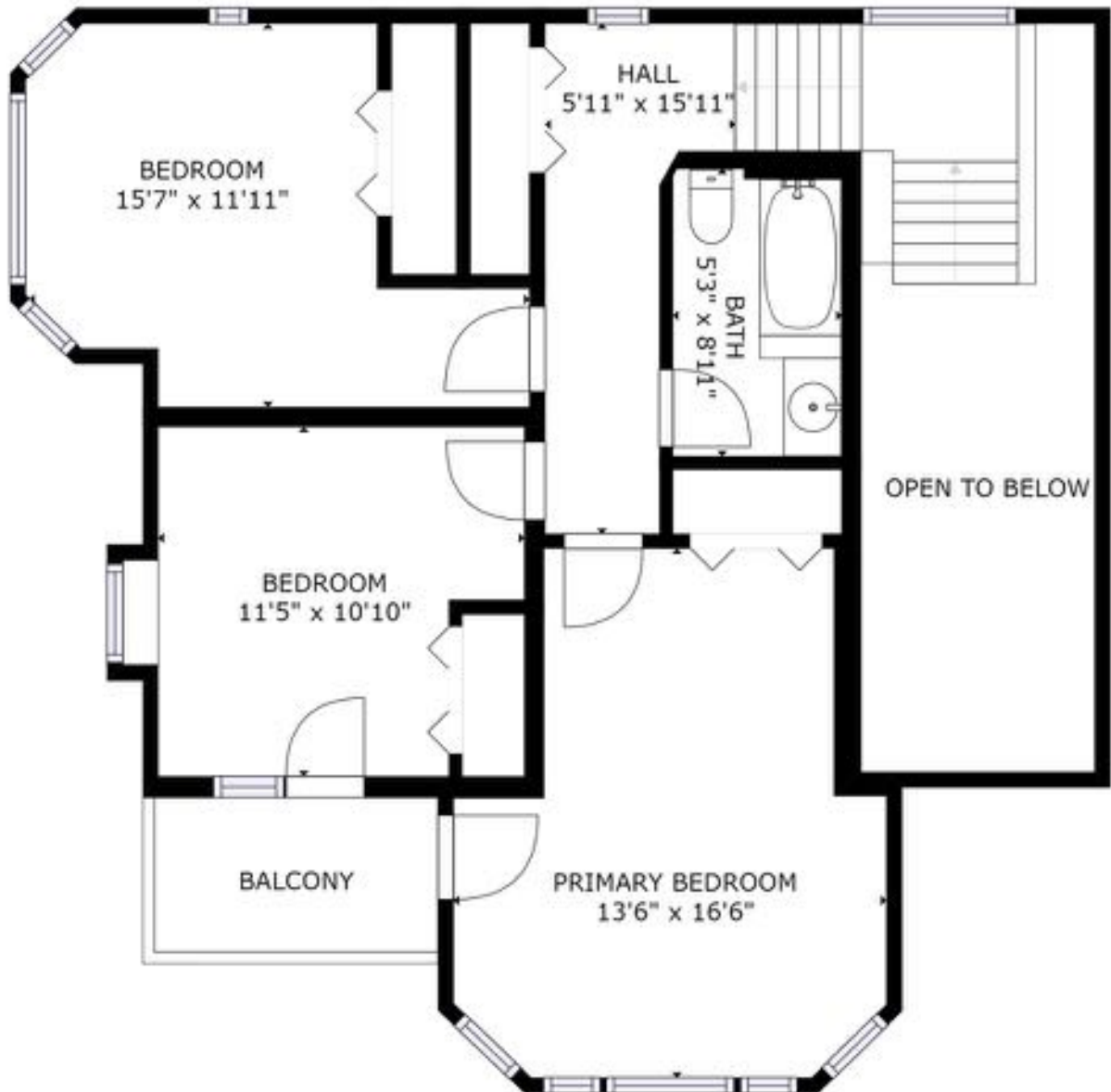
FLOOR PLAN MAIN FLOOR



GROSS INTERNAL AREA
FLOOR 1: 600 sq. ft, FLOOR 2: 1066 sq. ft
FLOOR 3: 720 sq. ft, EXCLUDED AREAS:
PATIO: 15 sq. ft, BALCONY: 43 sq. ft
TOTAL: 2386 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2ND FLOOR



GROSS INTERNAL AREA
FLOOR 1: 600 sq. ft, FLOOR 2: 1066 sq. ft
FLOOR 3: 720 sq. ft, EXCLUDED AREAS:
PATIO: 15 sq. ft, BALCONY: 43 sq. ft
TOTAL: 2386 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

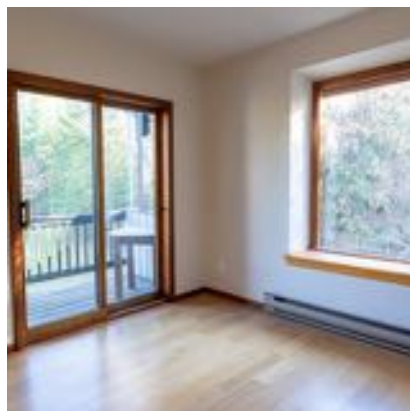
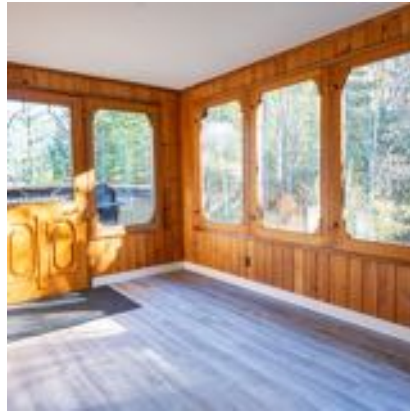
Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

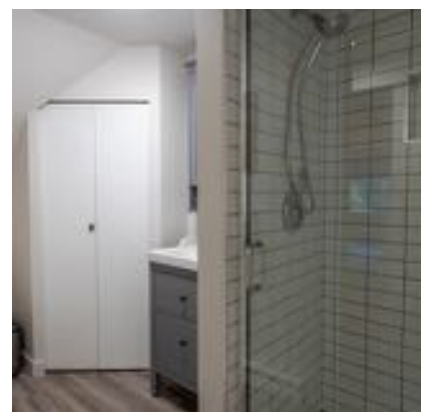
PICTURES



PICTURES



PICTURES – BASEMENT



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>