

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

LOT 12 ALLEN
STREET, KASLO
BC

\$63,000



DETAILS

One of two lots for sale in upper Kaslo BC, located just outside the village limits with no timelines for development. Kaslo BC is a small village on Kootenay Lake that offers a slower paced lifestyle with emphasis on nature, simplicity and outdoor recreation. Whether you are looking for a place to come and go or to develop it into a full-time residence or maybe just to hold on to and take your time to decide how you want to live. The lots are for sale individually or you can purchase them together.

MLS: 2463796 Size: 0.14 acres

Services: septic permit required, hydro and telephone services available

TITLE

TITLE SEARCH PRINT

2022-03-16, 12:56:17

File Reference:

Requestor: Kul Nijjar

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA8919453
From Title Number	KL77025
Application Received	2021-04-15
Application Entered	2021-04-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	015-314-618
Legal Description:	LOT 12 BLOCK 5 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

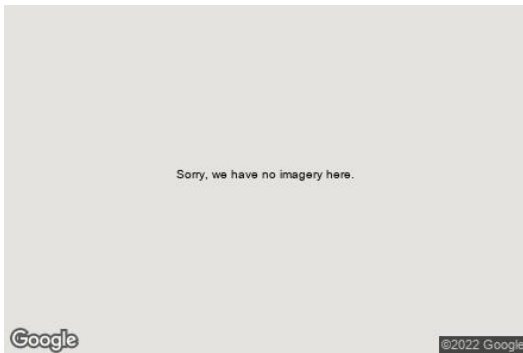
TAX ASSESSMENT



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.

KASLO

Area-Jurisdiction-Roll: 21-786-01538.120



Total value **\$26,400**

2022 assessment as of July 1, 2021

Land \$26,400

Buildings \$0

Previous year value \$20,300

Land \$20,300

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carpports

Garages

Land size 6250 Sq Ft

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

Lot 12 Block 5 Plan NEP553 District Lot 403 Land District 26

PID: 015-314-618

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

EXPENSES

Property Taxes:

2021

\$128



SURVEY

Status: Filed

Plan #: NEP553 App #: N/A Ctrl #: (Altered)

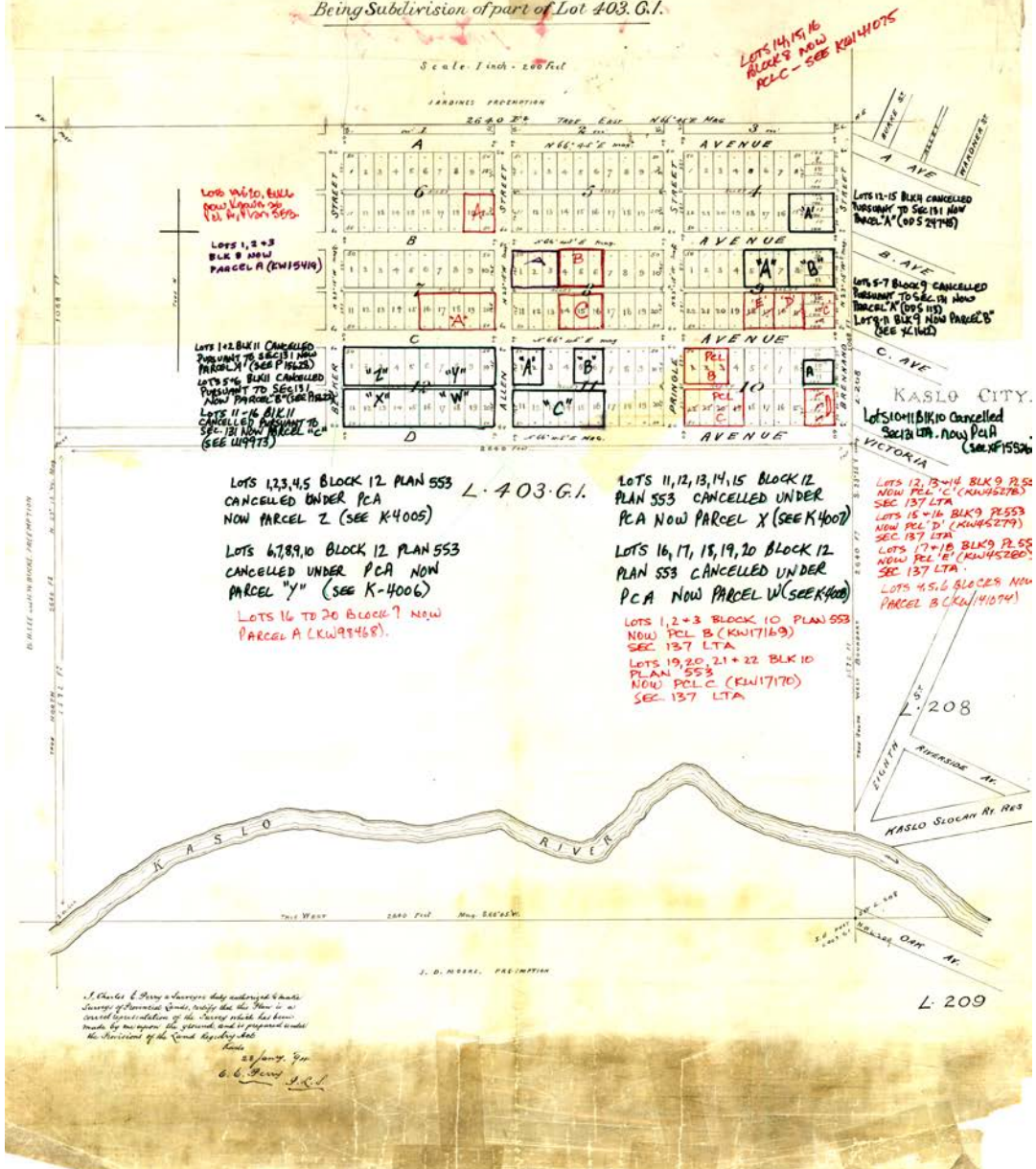
RCVD: 1998-02-05 RQST: 2022-03-16 12.56.30

McDONALD'S ADDITION TO KASLO CITY.

KOOTENAY DISTRICT, B.C.

Being Subdivision of part of Lot 403, G.I.

Scale: 1 inch = 200 feet



LOTS 14, 15, 16
BLOCK 9 NOW
PCL C - SEE K414075

LOTS 1, 2, 3
BLK 9 NOW
PARCEL A (KW1510)

LOTS 1 & 2 BLK 11 CANCELLED
PURSUANT TO SEC 137 LTA
NOW PARCEL X (SEE P 1822)

LOTS 1, 2, 3, 4, 5 BLOCK 12 PLAN 553
CANCELLED UNDER PCA
NOW PARCEL Z (SEE K4005)

LOTS 6, 7, 8, 9, 10 BLOCK 12 PLAN 553
CANCELLED UNDER PCA NOW
PARCEL "Y" (SEE K-4006)

LOTS 16 TO 20 BLOCK 7 NOW
PARCEL A (KW19468)

LOTS 11, 12, 13, 14, 15 BLOCK 12
PLAN 553 CANCELLED UNDER
PCA NOW PARCEL X (SEE K4007)

LOTS 16, 17, 18, 19, 20 BLOCK 12
PLAN 553 CANCELLED UNDER
PCA NOW PARCEL W (SEE K400)

LOTS 1, 2, 3 BLOCK 10 PLAN 553
NOW PCL B (KW17169)
SEC 137 LTA
LOTS 19, 20, 21 + 22 BLK 10
PLAN 553
NOW PCL C (KW17170)
SEC 137 LTA

LOTS 12-15 BLK CANCELLED
PURSUANT TO SEC 137 LTA
NOW PARCEL A (SEE P 1822)

LOTS 5-7 BLOCK 9 CANCELLED
PURSUANT TO SEC 137 LTA
NOW PARCEL X (SEE P 1822)
LOTS 11 BLK 9 NOW PARCEL B
(SEE P 1822)

LOTS 10 & 11 BLK 10 CANCELLED
PURSUANT TO SEC 137 LTA
NOW PARCEL A (SEE P 1822)

LOTS 12, 13, 14, 15 BLK 9 PCL 55
NOW PCL C (KW15276)
SEC 137 LTA
LOTS 16, 17, 18, 19, 20 BLK 9 PCL 55
NOW PCL D (KW15279)
SEC 137 LTA
LOTS 17, 18, 19, 20 BLK 9 PCL 55
NOW PCL E (KW15280)
SEC 137 LTA
LOTS 4, 5, 6 BLOCK 8 NOW
PARCEL B (KW141074)

J. Charles & Son's a Surveyors duly authorized & sworn
Surveyors of Provincial Lands, certify that this Plan is an
correct representation of the survey which has been
made by me upon the ground and is prepared under
the provisions of the Land Surveying Act
Done
at Kaslo, B.C.
this 23rd day of June
1907
J. Charles & Son

RDCK MAP



RDCK Property Report

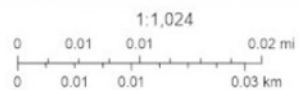
Area of Interest (AOI) Information

Area : 0.14 acres

Mar 25 2022 16:22:40 Eastern Daylight Time



- Legal Parcel Report
- Civic Add Report
- Electoral Areas
- RDCK Roads
- Cadastre - Legal Parcels
- Civic Address



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

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.14	-
Civic Address	0	-	-
Electoral Areas	1	0.14	-
Fire Service Areas	1	0.14	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	1	0.14	-
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	786.01538.120	015-314-618	.	Vacant Residential Less Than 2 Acres	NEP553

#	LTO Number	Lot	Block	District Lot	Land District
1	CA8919453	12	5	403	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 12 BLOCK 5 PLAN NEP553 DISTRICT LOT 403 KOOTENAY LAND DISTRICT	6250	SQUARE FEET	0.14

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.14

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.14

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RS	Suburban Residential	2435		0.14

LTSA MAP



March 25, 2022

1:1,128

Parcels By Class

Air Space

Subdivision

Absolute Fee Book

Building Strata

Bare Land Strata

Common Ownership

Park

Road

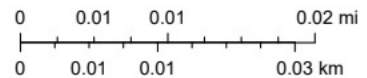
Return To Crown

Crown Subdivision

Part of Primary

Primary

Interest Parcels

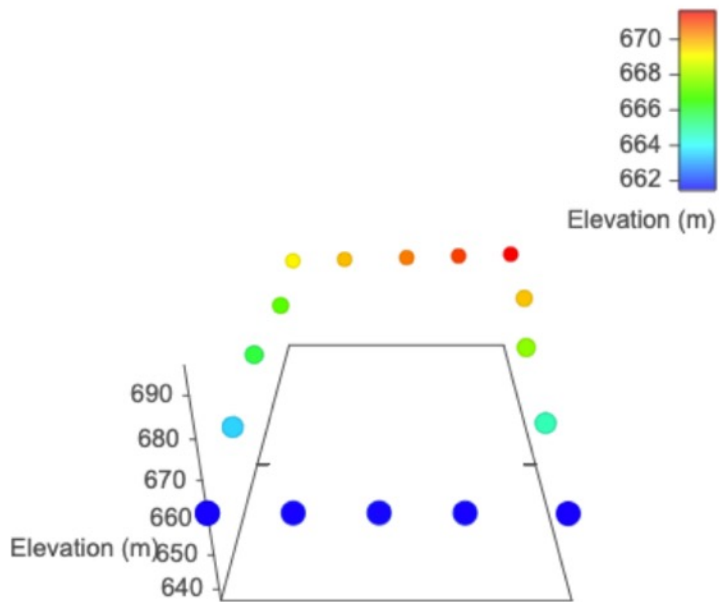


GeoBC, DataBC, TomTom, © OpenStreetMap contributors

ELEVATION



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



Max Elevation: 671.59 m | Min Elevation: 661.45 m | Difference: 10.14 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slocan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK Roads
- Civic Address

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.

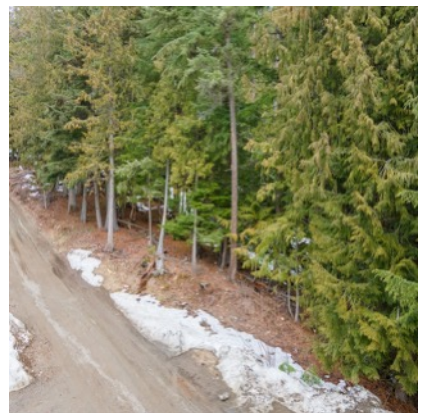
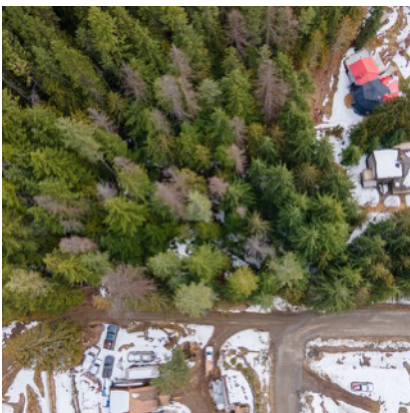
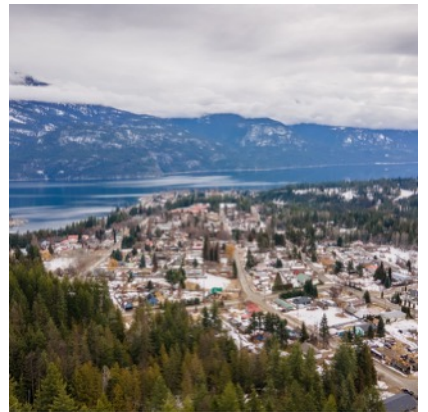
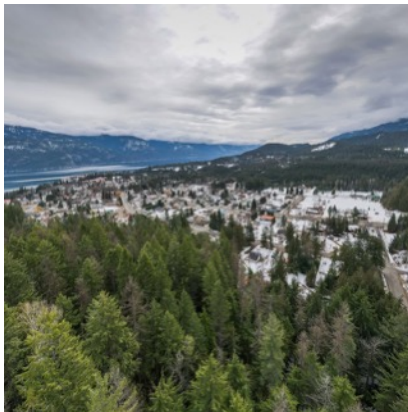
Economy

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>