

# Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

320 RIVER LANE  
KASLO, BC

\$398,000



# DETAILS

Downtown location in Kaslo BC! This larger lot backs onto The Kaslo River and the River Walking Trails. The home has seen upgrades since being built around the turn of the century. The home offers 2 BD 1 BA, large lot, nice storage/shop as well. If you're looking to be in lower Kaslo and want the option to be a stone's throw away to the lake and river, shopping, SS Moyie, Langham Cultural Centre, Post Office and the local coffee/restaurant shops this could be the spot. Full information package available with floor plans, expenses and more.

Size: 75' x 110'

Services: municipal water, septic, hydro, high speed internet, telephone and satellite tv available

# TITLE

## TITLE SEARCH PRINT

2021-06-11, 12:54:00

File Reference:

Requestor: Kul Nijjar

Declared Value \$213531

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

<b>Land Title District</b> Land Title Office	NELSON NELSON
<b>Title Number</b> From Title Number	CA3435489 KL37005
<b>Application Received</b>	2013-11-01
<b>Application Entered</b>	2013-11-07
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	
<b>Taxation Authority</b>	Nelson Trail Assessment Area Kaslo, Village of
<b>Description of Land</b> Parcel Identifier: Legal Description:	011-890-266 LOT 34 BLOCK 25 DISTRICT LOTS 208 AND 209 KOOTENAY DISTRICT PLAN 1615
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY T17455 1984-07-24 14:46 THE VILLAGE OF KASLO INTER ALIA PART PLAN 16126
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	MORTGAGE CA3435492 2013-11-01 06:01 KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. F136 INTER ALIA

# TITLE

## TITLE SEARCH PRINT

File Reference:  
Declared Value \$213531

2021-06-11, 12:54:00  
Requestor: Kul Nijjar

**Duplicate Infeasible Title**                      NONE OUTSTANDING

**Transfers**    NONE

**Pending Applications**                              NONE

# TITLE

## TITLE SEARCH PRINT

2021-06-11, 12:54:01

File Reference:

Requestor: Kul Nijjar

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

<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	CA3435491
From Title Number	KL37007
<b>Application Received</b>	2013-11-01
<b>Application Entered</b>	2013-11-07
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	
<b>Taxation Authority</b>	Nelson Trail Assessment Area Kaslo, Village of
<b>Description of Land</b>	
Parcel Identifier:	011-890-291
Legal Description:	LOT 36 BLOCK 25 DISTRICT LOTS 208 AND 209 KOOTENAY DISTRICT PLAN 1615
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	T17455
Registration Date and Time:	1984-07-24 14:46
Registered Owner:	THE VILLAGE OF KASLO
Remarks:	INTER ALIA PART PLAN 16126
Nature:	MORTGAGE
Registration Number:	CA3435492
Registration Date and Time:	2013-11-01 06:01
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. F136
Remarks:	INTER ALIA

# TITLE

## TITLE SEARCH PRINT

2021-06-11, 12:54:01

File Reference:

Requestor: Kul Nijjar

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# TITLE

## TITLE SEARCH PRINT

2021-06-11, 12:54:00

File Reference:

Requestor: Kul Nijjar

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

<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	CA3435490
From Title Number	KL37006
<b>Application Received</b>	2013-11-01
<b>Application Entered</b>	2013-11-07
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	
<b>Taxation Authority</b>	Nelson Trail Assessment Area Kaslo, Village of
<b>Description of Land</b>	
Parcel Identifier:	011-890-282
Legal Description:	LOT 35 BLOCK 25 DISTRICT LOTS 208 AND 209 KOOTENAY DISTRICT PLAN 1615
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	T17455
Registration Date and Time:	1984-07-24 14:46
Registered Owner:	THE VILLAGE OF KASLO
Remarks:	INTER ALIA PART PLAN 16126
Nature:	MORTGAGE
Registration Number:	CA3435492
Registration Date and Time:	2013-11-01 06:01
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. F136
Remarks:	INTER ALIA

# TITLE

## TITLE SEARCH PRINT

2021-06-11, 12:54:00

File Reference:

Requestor: Kul Nijjar

**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.

## 320 RIVER LANE KASLO V0G 1M0

Area-Jurisdiction-Roll: 21-533-00539.000



**Total value**                    **\$250,000**

2020 assessment as of July 1, 2019

Land                                    \$134,000

Buildings                            \$116,000

Previous year value                \$239,000

Land                                    \$134,000

Buildings                            \$105,000

### Property information

Year built	1901
Description	1 STY house - basic
Bedrooms	2
Baths	1
Carports	C
Garages	G
Land size	75 x 110 Ft
First floor area	1,194
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 34 Block 25 Plan NEP1615 District Lot 208 Land District 26 & DL 209

PID: 011-890-266

*see more legal descriptions below*

### 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: June 09 2021

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

**ADDRESS/BARE-LAND STRATA LOT #:**      **320 River Lane**      **Kaslo**      **BC V0G1N0 (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.			
<b>1. LAND</b>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		SD		
B. Are you aware of any existing tenancies, written or oral?		SD		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		SD		
D. Is there a survey certificate available?		SD		
E. Are you aware of any current or pending local improvement levies/charges?		SD		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		SD		
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input 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>	SD			
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				SD
(i) Did use of the well or water system commence on or before February 29, 2016?				SD
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				SD
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)?				SD
D. Are you aware of any problems with the water system?		SD		
E. Are records available regarding the quantity of the water available?				SD
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?		SD		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		SD		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				SD
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	SD			
B. To the best of your knowledge, is the ceiling insulated?	SD			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			SD	

# PROPERTY DISCLOSURE STATEMENT

June 09 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 320 River Lane Kaslo BC V0S1H0

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?				25
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input checked="" type="checkbox"/>	10			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		25		
G. Are you aware of any structural problems with any of the buildings?		25		
H. Are you aware of any additions or alterations made in the last sixty days?		25		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		25		
J. Are you aware of any problems with the heating and/or central air conditioning system?		25		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		25		
L. Are you aware of any damage due to wind, fire or water?		25		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known, _____ years)		25		
N. Are you aware of any problems with the electrical or gas system?		25		
O. Are you aware of any problems with the plumbing system?		25		
P. Are you aware of any problems with the swimming pool and/or hot tub?		25		25
Q. Do the Premises contain unauthorized accommodation?		25		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		25		
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.		25		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		25		
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? _____		25		
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 <sup>3</sup> or pCi/L (circle one) on _____ (DD/MM/YYYY)		25		
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?				25 25
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		25		

INITIALS 25

# PROPERTY DISCLOSURE STATEMENT

June 09 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:            330       River Lane            Esso                            BC V0G1H0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<p><b>B. Are you aware of any latent defect in respect of the Premises?</b>  <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></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>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?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

The original cabin has vermiculite insulation in the ceiling but has two layers of pink batt R20 on top.

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

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 (MLSP).

# EXPENSES

## Property Taxes:

2021

\$2,462.44



## Municipal Water:

2021

\$347 / year



## Insurance:

2020

\$1,096 / year



## Electric (FORTIS):

2019

\$1,408.50 / year



## Internet (Telus):

2020

\$110 / month unlimited data



## Wood Heat:

2 cords of larch and fir / year



# RENOVATIONS & DETAILS

## SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER: \_\_\_\_\_

COMPLETE ONE QUESTIONNAIRE

APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS

Requested by \_\_\_\_\_

Inspection location:  Same as requested

Address: 320 River Lane Kaslo, BC. V0G1M0 Phone: \_\_\_\_\_

Reason for inspection: new system

Inspector's name: Chris Warren WETT number: 8282 Date inspected: Dec. 13/17

### HEATING UNIT

Is the heating unit  Primary  Auxiliary How often is the heating unit used? 6-8 hours per day 120 days per year

Type  Airtight\* stove  Wood furnace  Wood/Electric furnace  Fireplace (with doors)

Airtight\* insert in solid masonry fireplace  Airtight\* insert in solid zero clearance fireplace

Other

\*Airtight - tight fitting doors and seams

Fuel  Wood only Quantity of wood burned per year: 2-3 cords

Make Pacific Energy Model Classic Age 10 yrs.

Label  Canadian Standards Association  Underwriters' Laboratories of Canada  OTL (Omni Test Labs)

Warnock-Hersey Prof. Service Ltd.  None or Other

### STOVEPIPE

Single-wall  Double-wall  Other Total length of Stovepipe: 63" No. of elbows: 0 Adequate fastening  Yes  No

### CHIMNEY

Type:  Masonry Chimney Lining:  Clay Flue Tile  Stainless-steel  Other

Factory Built Stainless-Steel Size: 6" Flue Collar Size: 6" Manufacturer: I.C.C. Excel  Unknown

Listing agency:  ULC  CSA  WH(ITS)  UL  OTL  Unknown

Does the unit share a chimney flue with any other heating unit?  No  Yes

Chimney is installed  inside building  Outside building  Outside enclosed

Chimney passes through floor  Yes  No If yes, chimney is enclosed  Yes  No  N/A

Adequate fire stops  Yes  No  N/A  Unable to inspect

How often is the chimney cleaned annually Date of last cleaning new system Nov. 30/17

### INSTALLATION

Installed by: Home Owner Date: Nov. 30/17  Unknown Installation manual available  Yes  No

Installed in:  Residence  Mobile Home Mobile home approved  Yes  No

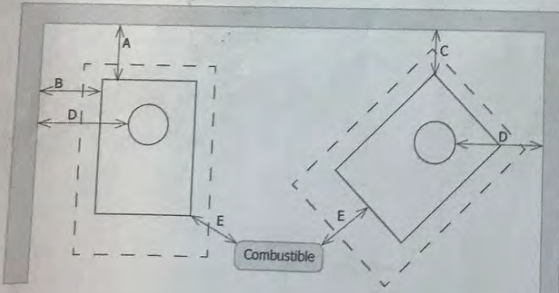
Garage  Combustible Alcove Alcove approved  Yes  No  Other:

Appliance location:  Basement  Main Floor  Other:

Connected to:  Masonry chimney  With s/s liner  F-B chimney  Other:

Breach pipe code compliant  Yes  No  N/A

### UNIT TAG CLEARANCE REQUIREMENTS



#### All measurements in inches

	Required	Actual
A) Unit to back wall	5	5.75
B) Unit to nearest side wall	14	36
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	6	12.5
E) Shortest distance to combustibles	48"	63

Floor protection required  Yes  No

If yes, code compliant  Yes  No

### REMARKS

System meets all code requirements.

Signature: Chris Warren

Date: Dec. 13/17

\* Please note, there is a \$25 fee for re-issuing this document. Please file a copy for your records.



**Kootenay WOOD ENERGY**

# FLOOR PLANS – MAIN



FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 1060 sq. ft

TOTAL: 1060 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# RDCK MAP

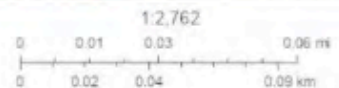


## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.19 acres

Jun 22 2021 10:15:46 Pacific Daylight Time



Source: Esri, Airbus DS, USGS, NGA, NASA, CNR, N Robinson, NDEAS, NLS, OS, NVA, Geostatsystems, Riskvisuals, GSA, GeoInfo, FEMA, Mapbox and the GIS user community. Source: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastrre - Legal Parcels	3	0.19	-
Civic Address	1	-	-
Electoral Areas	1	0.19	-
Fire Service Areas	1	0.19	-
Water Systems	1	0.19	-
Zoning	1	0.19	-
Official Community Plan	2	0.19	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	0.19	-
Flood Construction Levels - 1990	0	0	-

## Cadastrre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00539.000	011-890-282	320 RIVER LANE, KASLO	Single Family Dwelling	NEP1615

#	LTO Number	Lot	Block	District Lot	Land District
1	CA3435489	34	25	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 34 BLOCK 25 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & DL 209 & LOT 35 BLOCK 25 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & DL 209 & LOT 36 BLOCK 25 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & DL 2	75 110	WIDTH/DEPTH	0.19

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00539.000	-	320	E AVE	320 E AVE	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.19

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.19

# RDCK REPORT

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.19

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.19

## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	VCR	-	1098	-	0.11
2	VCR	-	1098	YES	0.08

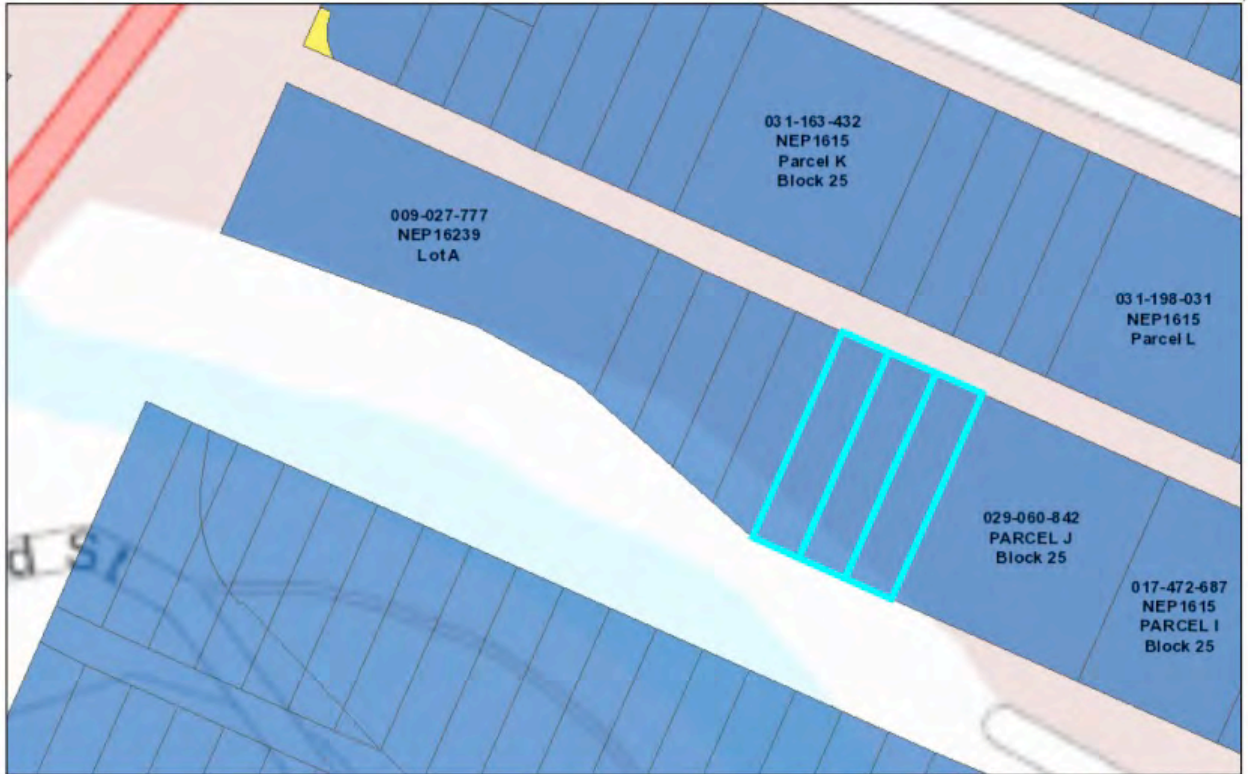
## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Kaslo River -1-E	Kaslo River -1-E	A	1	0.19

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


# LTSA MAP

320 River Lane LTSA Map



December 2, 2020

**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest Parcels

GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC  
Copyright 2018 LTSA8

# UTILITIES MAP

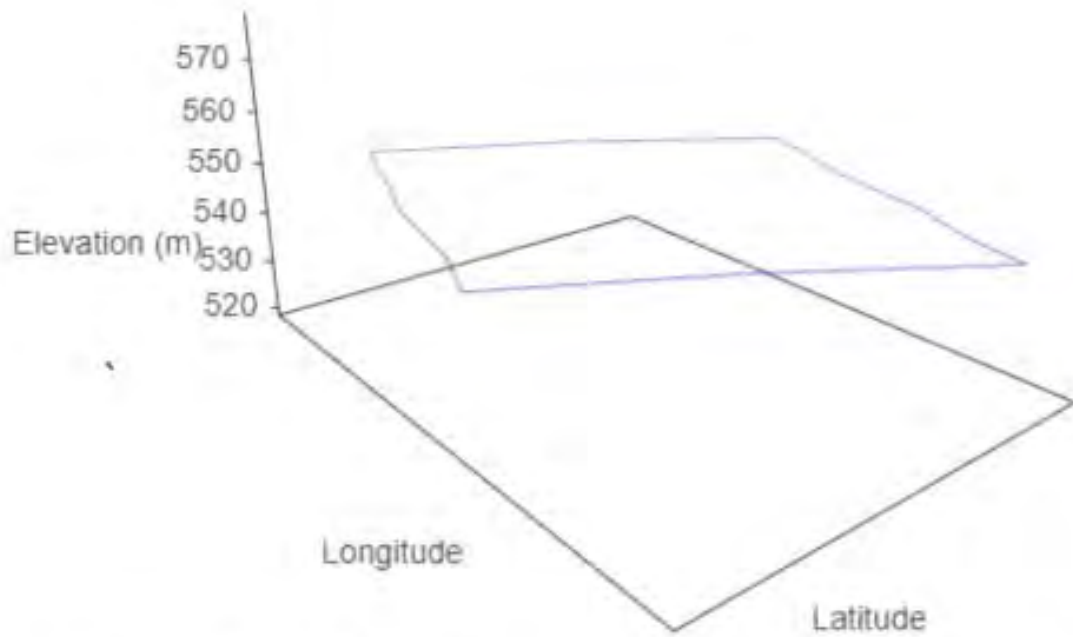
## Utilities



## Legend

- |                  |                          |            |                           |
|------------------|--------------------------|------------|---------------------------|
| Hydrant          | Stand Pipe               | Other      | Valves                    |
| Main Line        | NON RDCK                 | RDCK OWNED | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | RDCK Roads | Streams and Shorelines    |
|                  |                          |            | Civic Address             |

# ELEVATION



Max Elevation: 549.09 m | Min Elevation: 547.90 m | Difference: 1.19 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

# ZONING

## ZONING REGULATIONS

### R-1 - SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

#### Permitted Uses

- a. Single Family Dwelling and Two Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

#### Lots created by Subdivision

- a. Single Family Dwelling:
  - i) Site area (minimum) - 464 square metres (4,994.5 square feet)
  - ii) Street Frontage (minimum) - 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
  - i) Site Area (minimum) - 765 square metres (8,234 square feet)
  - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

#### Height

- a. Building height (maximum) - 10m

#### Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

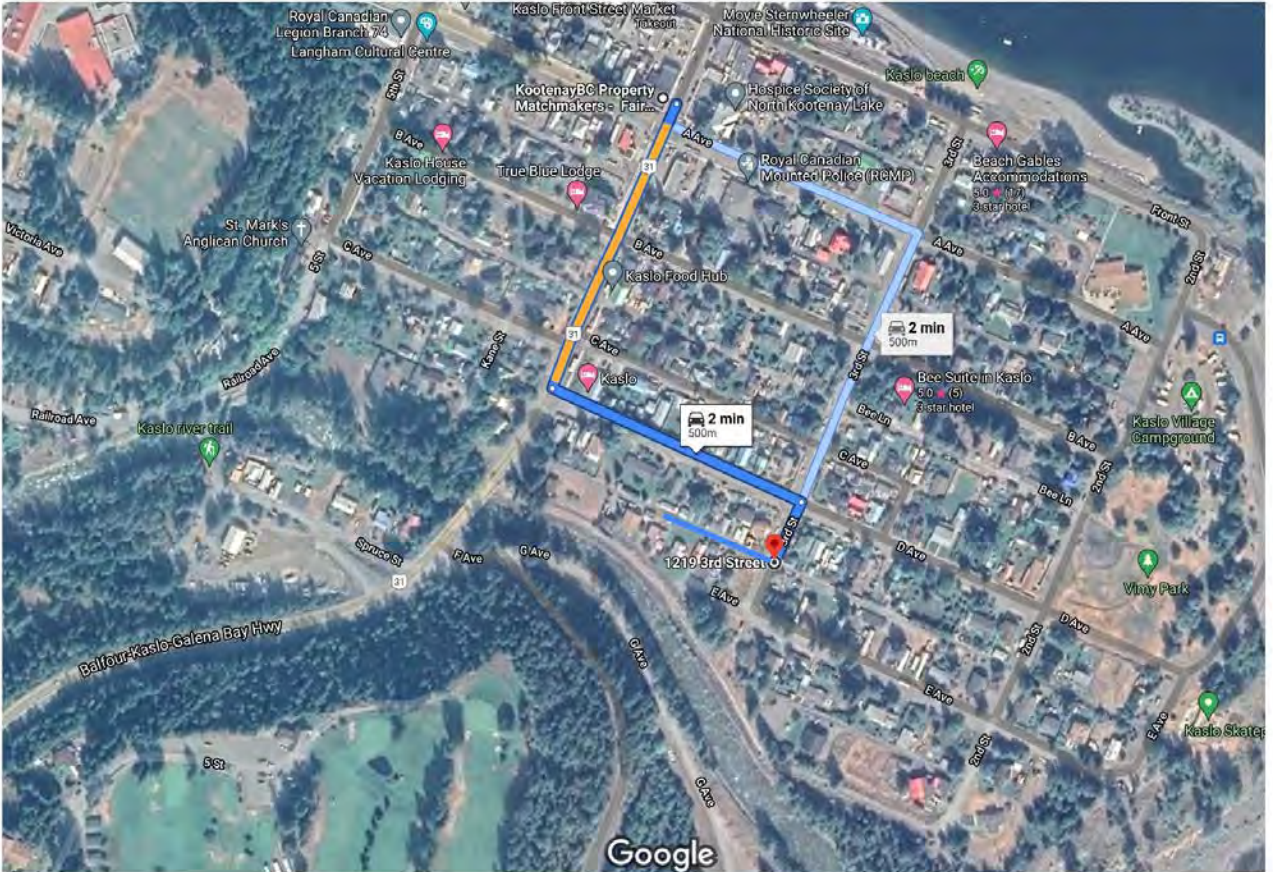
#### Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

# DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to 1219 3rd St, Kaslo, BC V0G 1M0 Drive 500 m, 2 min



Imagery ©2021 CNES / Airbus, Maxar Technologies, Province of British Columbia, Map data ©2021 50 m



via 4th St and D Ave

2 min

Fastest route

500 m





# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	1.2	4 min
<b>Shopping</b>	Front Street, Kaslo	550m	2 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 31 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	68.7	1 hr
	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
<b>Hospital/ Medical Centre</b>	Victorian Community Health Centre, Kaslo	1.3	4 min
	North Kootenay Lake Community Services	450m	2 min
	Kootenay Boundary Regional Hospital, Trail	139	1 hr 54 min
	Kootenay Lake Hospital, Nelson	68.3	1 hr
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	66.6	57 min
	Silverton Dental Clinic, Silverton	51.6	45 min
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	Kaslo Library	400m	2 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.

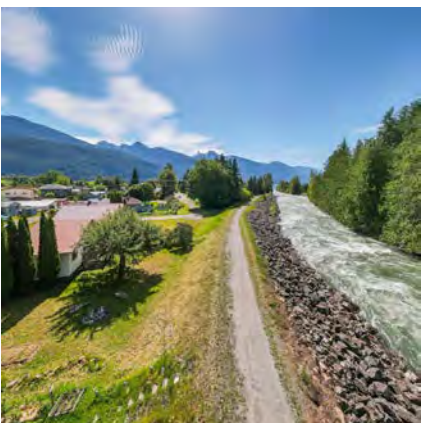
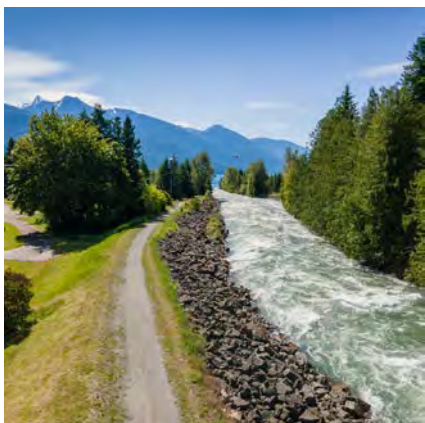
## **Economy**

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.

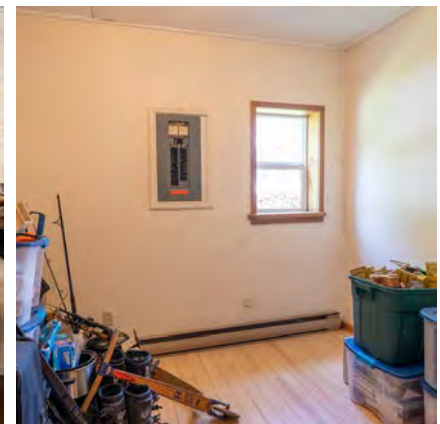
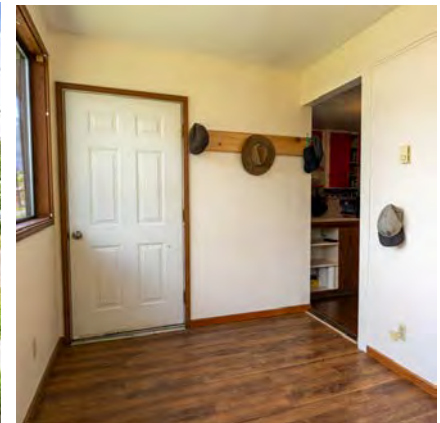
## **Government**

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

# PICTURES



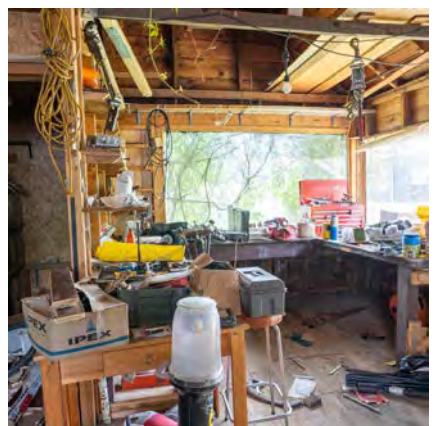
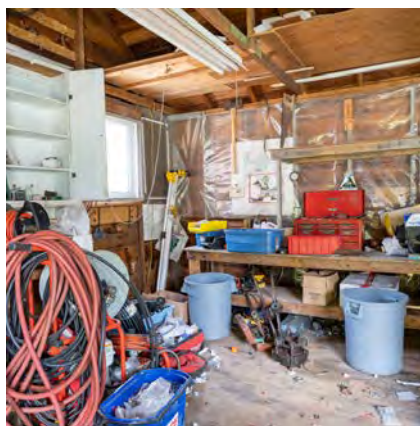
# PICTURES



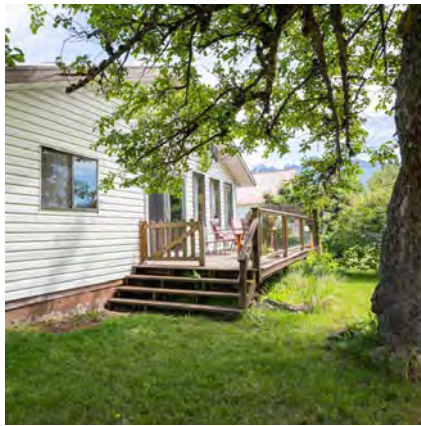
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# RESOURCES

**Kul Nijjar, Your Kootenay Property Matchmaker:** <http://kootenaybc.com>

**Village of Kaslo:** <http://www.kaslo.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside of the Village of Kaslo limits

**Chamber of Commerce:** <http://www.kaslochamber.com/>

**Kaslo and Area Guide:** <http://visitkaslo.com/>

**Regional District of Central Kootenay:** <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc.

**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>