

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

LOT 18 N
WASHINGTON ST
KASLO, BC

\$169,000



DETAILS

Great building lot above Kaslo Bay. Kaslo is a small village with a population of approx. 1000 offering community fibre high speed, municipal water, a quaint downtown with heritage buildings & storefronts. A small town vibe can be felt while wondering the tree lined streets with a short walk to Kootenay Lake or Kaslo River. Arts & Culture with a nice local music and art scene makes Kaslo an enjoyable town to love and visit. Services for this lot available on the road.

MLS: 2461449 Size: 0.32

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

TITLE

TITLE SEARCH PRINT

2021-09-30, 09:13:41

File Reference:

Requestor: Kul Nijjar

Declared Value \$22000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA4603806
From Title Number	CA4585893
Application Received	2015-08-13
Application Entered	2015-09-09
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	CALGARY, AB T2E 0P6
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	011-881-640
Legal Description:	LOT 18 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 9401
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

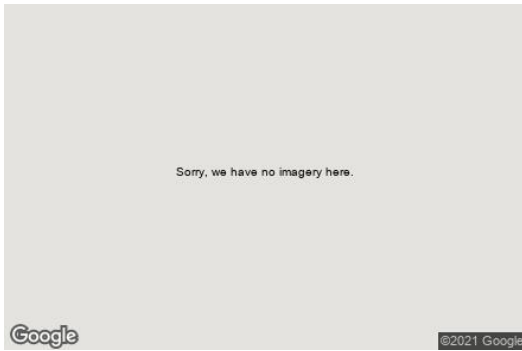
TAX ASSESSMENT



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.

N WASHINGTON ST KASLO

Area-Jurisdiction-Roll: 21-533-00351.180



Total value **\$56,200**

2021 assessment as of July 1, 2020

Land \$56,200

Buildings \$0

Previous year value \$63,300

Land \$63,300

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carpports

Garages

Land size .32 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

Lot 18 Plan NEP9401 District Lot 208 Land District 26

PID: 011-881-640

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 LAND ONLY

PAGE 1 of 3 PAGES



Date of disclosure: September 26 2021

The following is a statement made by the seller concerning the Land located at:

ADDRESS: **Lot 18 N Washington St Kaslo BC V0G1M0 (the "Land")**

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?		X*		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		X		
D. Is there a survey certificate available?		X		
E. Are you aware of any current or pending local improvement levies/charges?		X		
F. Have you received any other notice or claim affecting the Land from any person or public body?		X		
G. Is the Land managed forest lands?		X		
H. Is the Land in the Agricultural Land Reserve?		X		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		X		
J. Are you aware of any fill materials anywhere on the Land?		X		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		X		
L. Are you aware of any uncapped or unclosed water wells on the Land?		X		
M. Are you aware of any water licences affecting the Land?		X		
N. Has the Land been logged in the last five years?		X		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.		X		
2. SERVICES				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>		X		
B. If you indicated in 2A that the Land has 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?				X
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?		X		
C. If you indicated in 2A that the Land has 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)?				X

INITIALS LG

PROPERTY DISCLOSURE STATEMENT

September 26 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS:

Lot 18 N Washington St

Kaslo

BC V0G1M0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are you aware of any problems with the water system?		X		
E. Are records available regarding the quantity and quality of the water available?		X		
F. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?				X
H. Are there any current service contracts (i.e., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X
3. BUILDING: (not applicable)				X
4. GENERAL:				
A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
B. Are you aware of any latent defect in respect of the Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		X		
C. Are you aware if the Land, or any portion of the Land, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		X		

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

* No recent survey has been complete on the property from my knowledge. When we purchased property it was indicated to us by the adjacent home, which the property use to be a part of, that their small non-permanent art shed/out house may have 1' to 2' of the building corner encroaching onto our property. This has not been confirmed or denied as we felt it was a small issue that did not need to be explored or rectifying.

PROPERTY DISCLOSURE STATEMENT

September 26 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS:

Lot 18 N Washington St

Kaslo

BC V0G1M0

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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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 Land and, if desired, to have the Land 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 agencies or their representatives warrant or guarantee the information provided about the Land.

*PREC represents Personal Real Estate Corporation

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BC1003 REV. SEPT 2020

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EXPENSES

Property Taxes:

2021

\$510



RDCK MAP

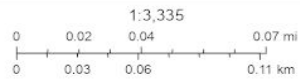
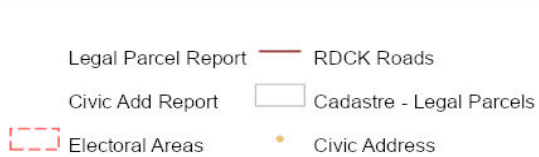


RDCK Property Report

Area of Interest (AOI) Information

Area : 0.32 acres

Oct 8 2021 8:8:22 Pacific Daylight Time



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	0.32	-
Civic Address	0	-	-
Electoral Areas	1	0.32	-
Fire Service Areas	1	0.32	-
Water Systems	1	0.32	-
Zoning	1	0.32	-
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	533.00351.180	011-881-640	WASHINGTON ST, KASLO	Vacant Residential Less Than 2 Acres	NEP9401

#	LTO Number	Lot	Block	District Lot	Land District
1	CA4603806	18	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 18, PLAN NEP9401, DISTRICT LOT 208, KOOTENAY LAND DISTRICT	.32	ACRES	0.32

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.32

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.32

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.32

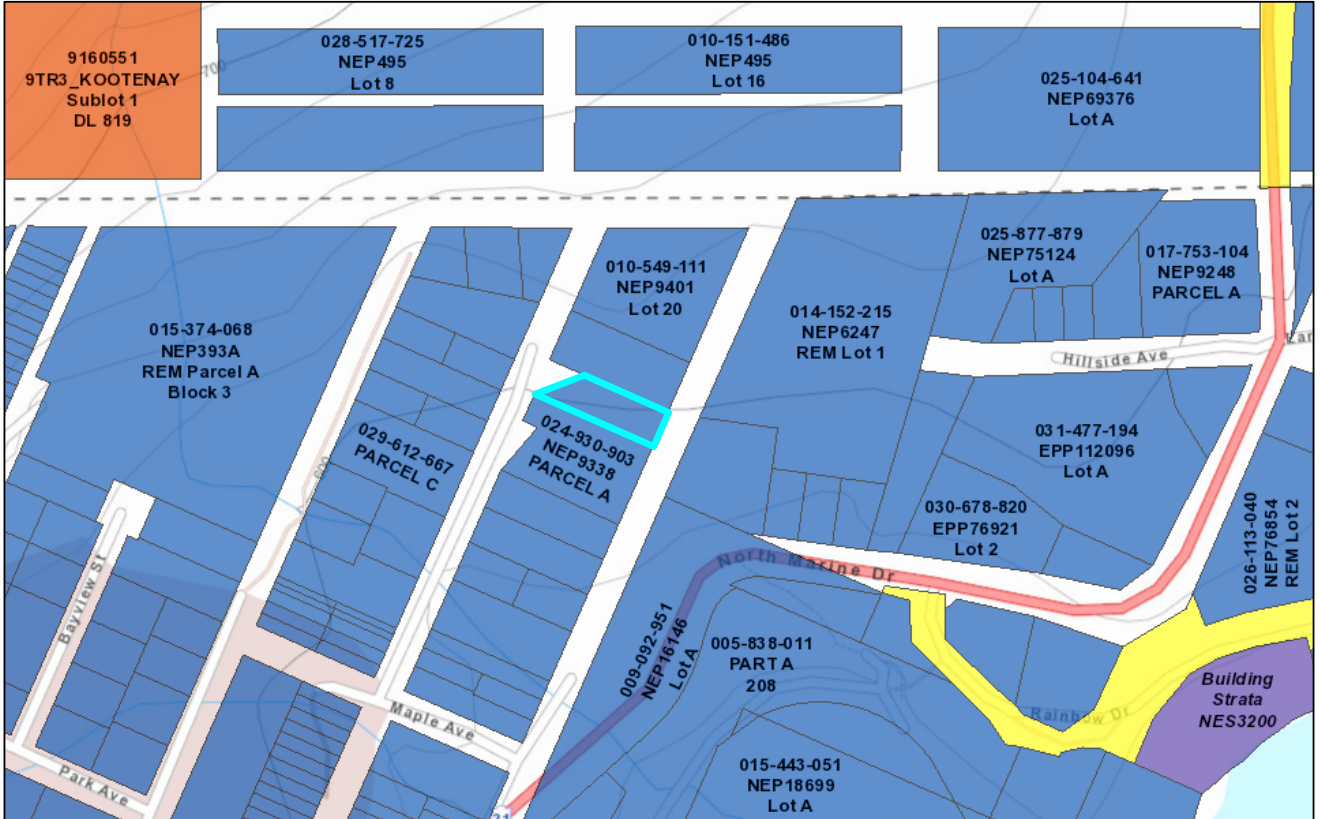
Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.32

Official Community Plan

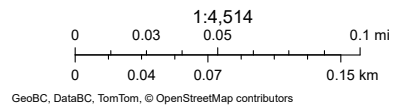
#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	NR	-	1098	-	0.32

LTSA MAP



October 7, 2021

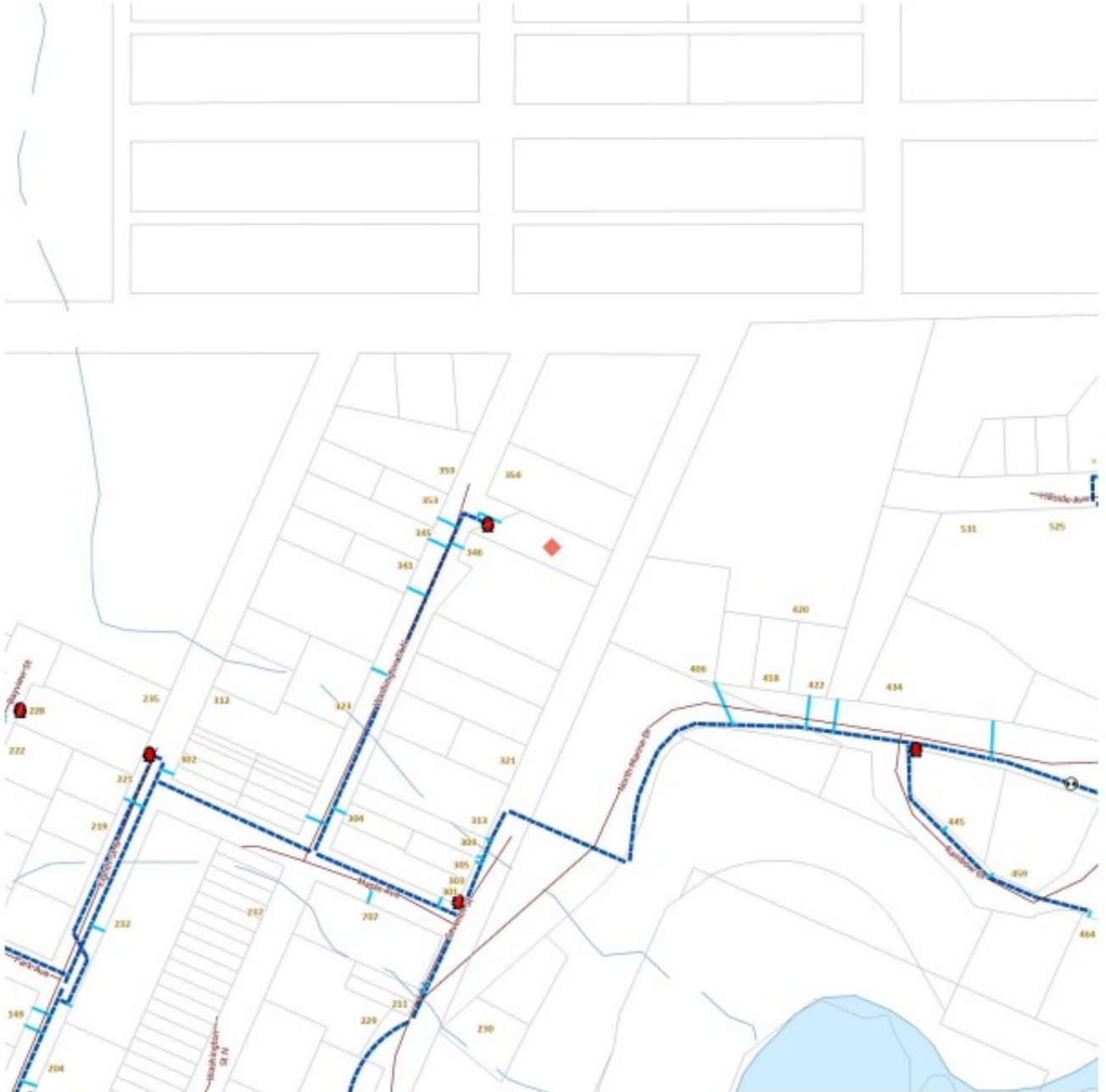
Parcels By Class	Absolute Fee Book	Common Ownership	Return To Crown	Primary
Air Space	Building Strata	Park	Crown Subdivision	Interest Parcels
Subdivision	Bare Land Strata	Road	Part of Primary	



Cadastral data from ParcelMap BC
Copyright 2018 LTSA4

UTILITIES MAP

Utilities



Legend



Hydrant



Stand Pipe



Other



Valves

— Main Line
— Lakes and Rivers

— NON RDCK
— Cadastre - Legal Parcels

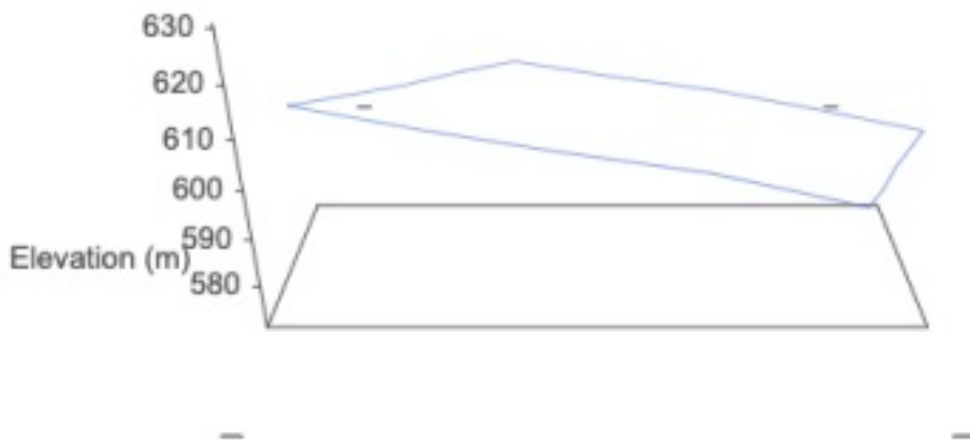
— RDCK OWNED
— RDCK Roads

— Water Service Connections
— Streams and Shorelines
● Civic Address

ELEVATION



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



Max Elevation: 604.96 m | Min Elevation: 596.74 m | Difference: 8.22 m

FLOOD MAP

Flood and Hazard



Legend

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

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

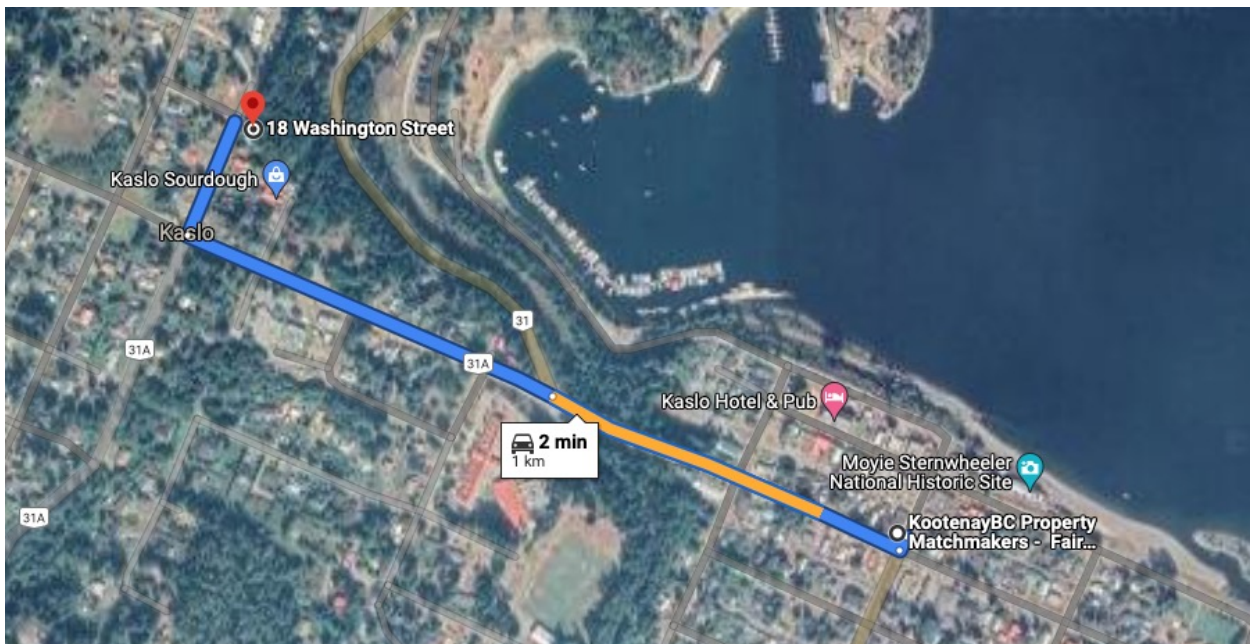
- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback


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...
○ Lot 18 Washington St, Kaslo, BC V0G 1M



 **via A Ave** 2 min
Fastest route 1.0 km

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>