

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

328 RIVER LANE
KASLO, BC

\$439,000



DETAILS

Charming little home on the Kaslo River! Located in desirable lower Kaslo, this home is walking distance to all downtown amenities, the beach and everything Kaslo has to offer! With the river just outside your backdoor, you can enjoy the water year-round. The home has 2 bedrooms, 2 bathrooms and has been used as a well established AirBnB. Many upgrades, great location, income potential and plenty of yard space to garden and play. Continue running it as a profitable rental or make it your own!

Size: 50'x78'

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



TITLE

TITLE SEARCH PRINT

2022-02-25, 11:37:36

File Reference:

Requestor: Sarah Desmeules

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

Land Title District NELSON
Land Title Office NELSON

Title Number KX43516
From Title Number KX12289

Application Received 2005-04-14

Application Entered 2005-04-25

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of

Description of Land
Parcel Identifier: 017-238-901
Legal Description:
LOT 30 BLOCK 25 DISTRICT LOTS 208 & 209 KOOTENAY DISTRICT PLAN 1615

Legal Notations NONE

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: XB20011
Registration Date and Time: 1988-08-12 14:10
Registered Owner: VILLAGE OF KASLO
Remarks: INTER ALIA
PART PLAN 16126



Nature: MORTGAGE
Registration Number: CA2509624
Registration Date and Time: 2012-04-27 08:56
Registered Owner: KOOTENAY SAVINGS CREDIT UNION
INCORPORATION NO. FI36
Remarks: INTER ALIA

TITLE

TITLE SEARCH PRINT

File Reference:

2022-02-25, 11:37:36

Requestor: Sarah Desmeules

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



TITLE

TITLE SEARCH PRINT

2022-02-25, 11:30:12

File Reference:

Requestor: Sarah Desmeules

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

Land Title District NELSON
Land Title Office NELSON

Title Number KX43538
From Title Number KX12290

Application Received 2005-04-14

Application Entered 2005-04-25

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of

Description of Land
Parcel Identifier: 015-883-809
Legal Description:
LOT 31 BLOCK 25 DISTRICT LOTS 208 AND 209 KOOTENAY DISTRICT PLAN 1615

Legal Notations NONE

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: XB20011
Registration Date and Time: 1988-08-12 14:10
Registered Owner: VILLAGE OF KASLO
Remarks: INTER ALIA
PART PLAN 16126

Nature: MORTGAGE
Registration Number: CA2509624
Registration Date and Time: 2012-04-27 08:56
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TITLE SEARCH PRINT

File Reference:

2022-02-25, 11:30:12

Requestor: Sarah Desmeules

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.

328 RIVER LANE KASLO VOG 1M0

Area-Jurisdiction-Roll: 21-533-00538.000



Total value \$312,000

2022 assessment as of July 1, 2021

Land	\$117,000
Buildings	\$195,000
Previous year value	\$242,000
Land	\$101,000
Buildings	\$141,000

Property information

Year built	1969
Description	1 STY house - Standard
Bedrooms	2
Baths	1

Carports

Garages

Land size 3900 Sq Ft

First floor area 821

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 31 Block 25 Plan NEP1615 District Lot 208 Land District 26 & DL 209

PID: 015-883-809

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

Legal Description and Parcel ID

Lot 31 Block 25 Plan NEP1615 District Lot 208 Land District 26 & DL 209

PID: 015-883-809

Lot 30 Block 25 Plan NEP1615 District Lot 208 Land District 26 & DL 209

PID: 017-238-901

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: Feb 25/2022



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

ADDRESS: 328 River Lane Kaslo

BC V0G1M0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		MJD		
B. Are you aware of any existing tenancies, written or oral?		MJD		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		MJD		
D. Is there a survey certificate available?		MJD		
E. Are you aware of any current or pending local improvement levies/charges?		MJD		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		MJD		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?		MJD		
(ii) Have you applied for a water licence and are awaiting response?		MJD		
C. Are you aware of any problems with the water system?		MJD		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		MJD		

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BUYER'S INITIALS

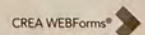
MJD			
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SELLER'S INITIALS

BC1002 REV. NOV 2021

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PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE Feb 25/22

PAGE 2 of 4 PAGES

ADDRESS: 328 River Lane Kaslo BC V0G1M0

2. SERVICES (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		MJD		
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____		MJD		
G. Are you aware of any problems with the sanitary sewer system?		MJD		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		MJD		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		MJD		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	MJD			
B. To the best of your knowledge, is the ceiling insulated?	MJD			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?	MJD	MJD		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	MJD	MJD		
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> received WETT certificate?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		MJD		
G. Are you aware of any structural problems with any of the buildings?		MJD		
H. Are you aware of any additions or alterations made in the last 60 days?		MJD		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		MJD		
J. Are you aware of any problems with the heating and/or central air conditioning system?		MJD		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MJD		
L. Are you aware of any damage due to wind, fire or water?		MJD		

BUYER'S INITIALS

MJD

SELLER'S INITIALS

BC1002 REV. NOV 2021

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PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE Feb 25/22

PAGE 3 of 4 PAGES

ADDRESS: 328 River Lane Kaslo BC V0G1M0

3. BUILDING (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		M/D		
N. Are you aware of any problems with the electrical or gas system?		M/D		
O. Are you aware of any problems with the plumbing system?		M/D		
P. Are you aware of any problems with the swimming pool and/or hot tub?		M/D		
Q. Do the Premises contain unauthorized accommodation?		M/D		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		M/D		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		M/D		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?			M/D	
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (i) When was the energy assessment report prepared? _____ (DD/MM/YYYY)			M/D	
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? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)			M/D	
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?			M/D	

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?		M/D		
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BUYER'S INITIALS

M/D

SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE Feb 25/22 PAGE 4 of 4 PAGES

ADDRESS: 328 River Lane Kaslo BC V0G1M0

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>		MGD.		
C. Are you aware if the property, or any portion of the property, 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?		MGD.		

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

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

SELLER(S)

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

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S)

BUYER(S)

BUYER(S)

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

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EXPENSES

Property Taxes:

2021

\$1,923.57 / year



Municipal Water:

2022

\$470 / year (AirBnB up to 4 beds)



Insurance (Western Financial):

2022

\$812/ year



Hydro (FortisBC):

2021

\$146 / month average fall/winter months (Sept-Dec)



Internet & TV (Telus):

2022

\$119.97/ month



RENTAL REVENUE

2019:

AirBnB:

January - April \$2,000/month

May - June \$2,500/month,

July \$5,000

August \$6,000

September \$3,500

October \$2,500

November - December \$1,500/month

Gross Annual Income: Approx. \$33,000

2020:

Due to Covid restrictions income was erratic and most bookings cancelled.

2021:

Monthly Rental:

January-March \$1,500/month + utilities

November-December \$1,500/month + utilities

AirBnB:

May \$3,300

June \$3,700

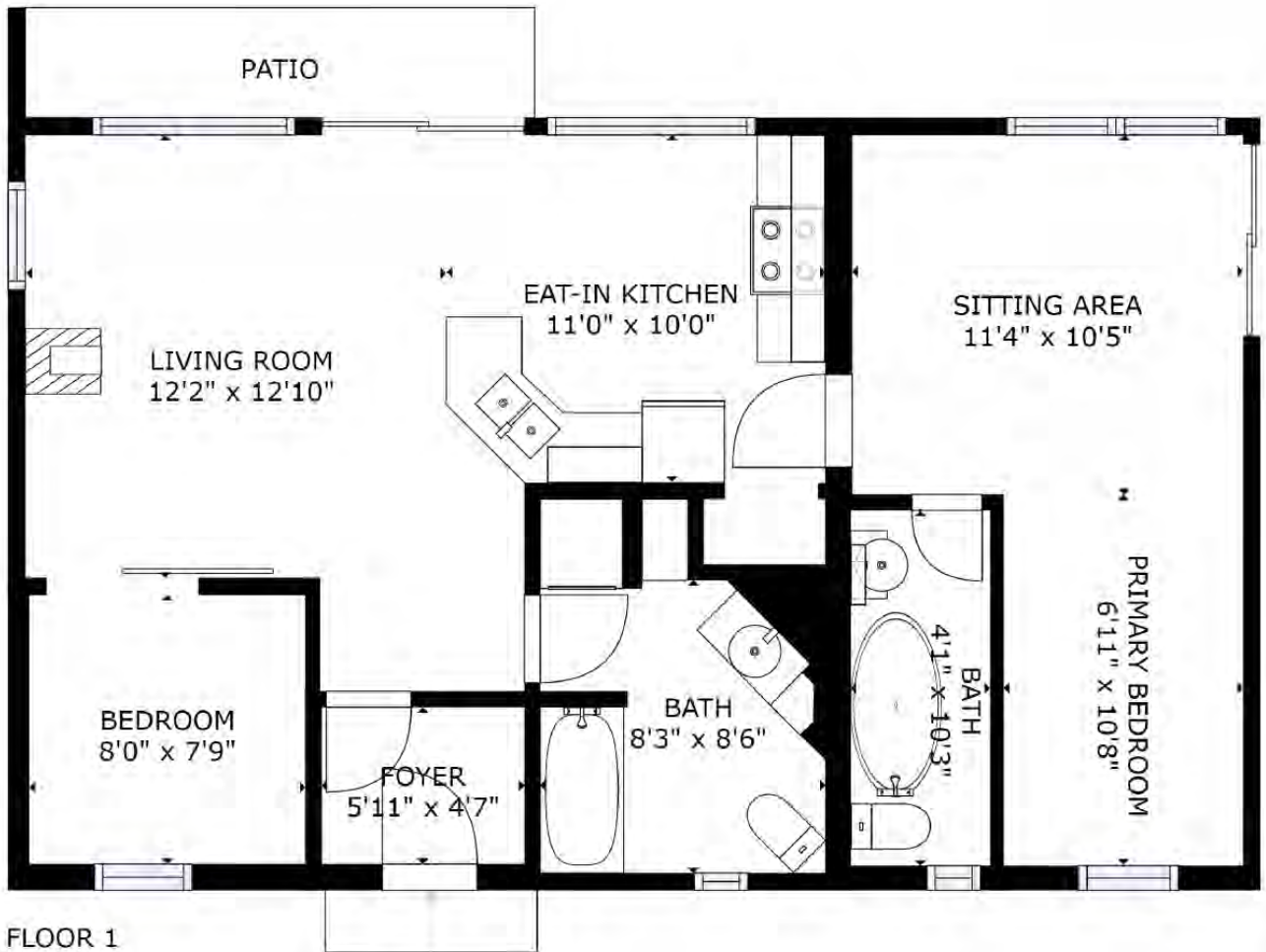
July - August \$4,600 (some cancellations due to wildfire smoke)

September - October \$3,000/month

October \$2,500

Gross Annual Income: Approx. \$28,000

FLOOR PLANS



GROSS INTERNAL AREA

FLOOR 1: 746 sq. ft

TOTAL: 746 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

RENOVATIONS/UPGRADES

2012:

Existing carport was covered in and an insulated slab on grade was poured with in-floor hot water heat included.

New windows were installed in most of the building, except around the living room area.

R40 insulation was added to attic. One bedroom wall received extra insulation to improve heat retention (R30).

Hardy Plank installed on the outside walls.

Total cost of the renovations in 2012 was approx. \$50,000.

There is a 2 foot high crawlspace underneath the rest of the existing building. The ground exists of dry alluvial gravel and the crawlspace has had no moisture issues since house purchase (2005). Replaced a couple of beams in the crawlspace in 2006 that had dry rot in them from a previous time period. Since then there have been no issues with moisture or rot whatsoever.

The roof was renewed in May 2021. I worked on it with a local crew and can happily say that the underlay was totally fine, zero rot, no plywood had to be replaced at all.

The fireplace was purchased new in March 2019 and is EPA approved.

PERMITS

RDCK

BUILDING INSPECTION DEPARTMENT

FIELD INSPECTION NOTICE

Regional District of Central Kootenay
Box 590, 202 Lakeside Dr., Nelson, B.C. V1L 5R4
1-800-268-7325

Field Offices: Nelson - 250-352-8155 Nakusp - 250-265-4111
Creston - 250-428-5717 Kaslo - 250-353-9614

THIS INSPECTION INVOLVES:

Indicated by box checked below

- | | | | |
|--|--|--|-----------------------------------|
| <input type="checkbox"/> SITING & FTG. FORMS | <input type="checkbox"/> DAMPPROOFING & DRAIN TILE | <input type="checkbox"/> FRAMING | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> INSULATION / VAPOUR BARRIER | <input checked="" type="checkbox"/> FINAL | <input type="checkbox"/> OTHER (Specify) | |

PERMIT NO:

29/2012

NAME:

ADDRESS:

328 E Ave

DATE:

Sept 25/2013

TIME:

NO. OF PAGES:

OF

CONSTRUCTION
TYPE:

add to S.F.D

INSPECTION COMMENTS:

Final inspection passed

NEXT REQ'D INSP:

File closed

REJECTED: No

RECALL REQ'D: No

INSPECTOR: Peter

RDCK MAP

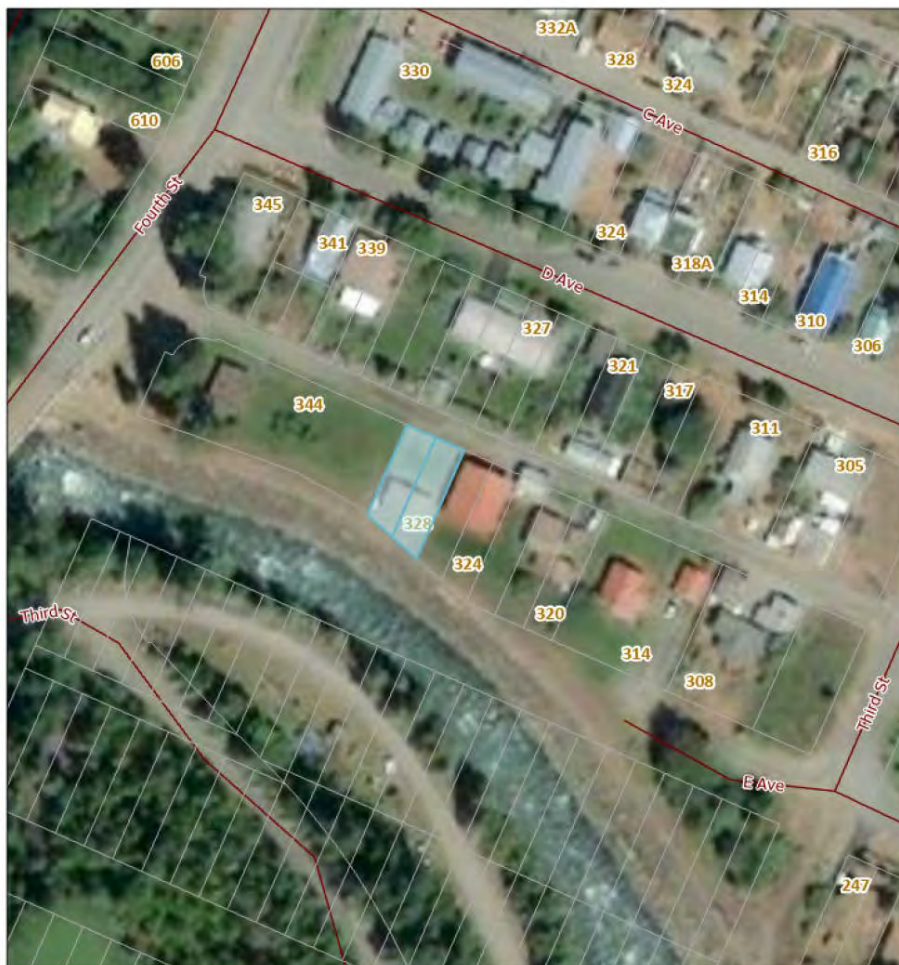


RDCK Property Report

Area of Interest (AOI) Information

Area : 0.1 acres

Feb 25 2022 14:7:42 Pacific Standard Time



RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	2	0.10	-
Civic Address	1	-	-
Electoral Areas	1	0.10	-
Fire Service Areas	1	0.10	-
Water Systems	1	0.10	-
Zoning	1	0.10	-
Official Community Plan	2	0.10	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	0.10	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00538.000	017-238-901	328 RIVER LANE, KASLO	Single Family Dwelling	NEP1615

#	LTO Number	Lot	Block	District Lot	Land District
1	KX43516	30	25	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 30 BLOCK 25 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & DL 209, LOT 31, BLOCK 25, PLAN 1615, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, & DL 209.	3900	SQUARE FEET	0.10

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00538.000	-	328	E AVE	328 E AVE	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.10

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.10

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.10

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.10

Official Community Plan

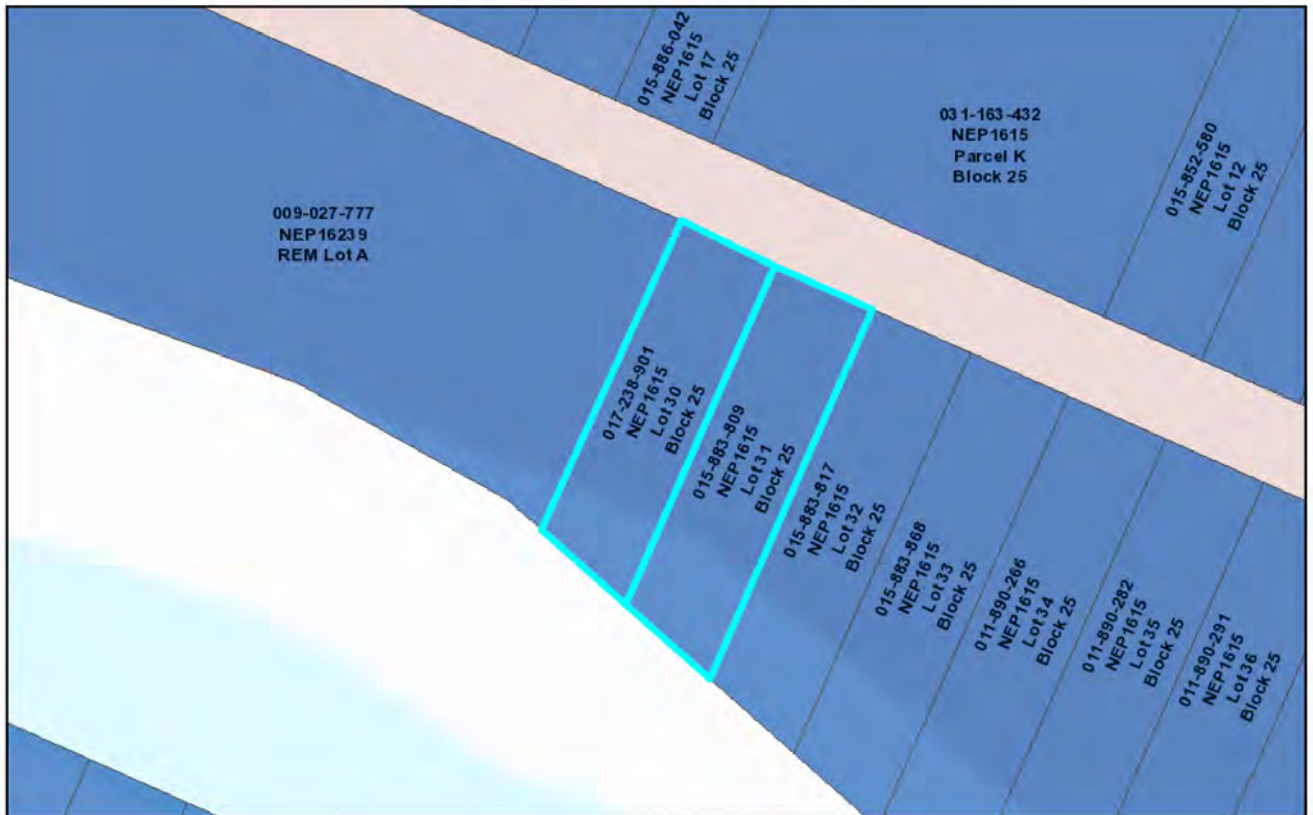
#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	VCR	-	1098	-	0.06
2	VCR	-	1098	YES	0.04

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	0.10

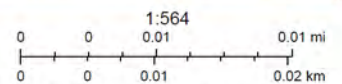
LTSA MAP

328 River Lane LTSA Map



February 25, 2022

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	



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
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UTILITIES MAP

Utilities



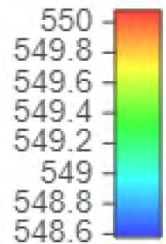
Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| 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 |

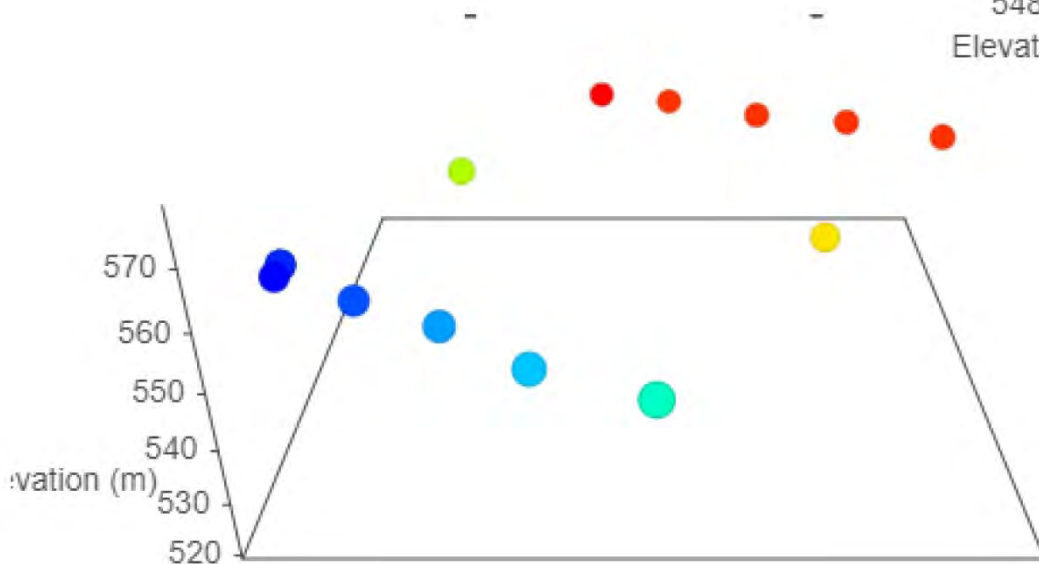
ELEVATION



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



Elevation (m)



Max Elevation: 550.08 m | Min Elevation: 548.58 m | Difference: 1.50 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Lakes and Rivers
- 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

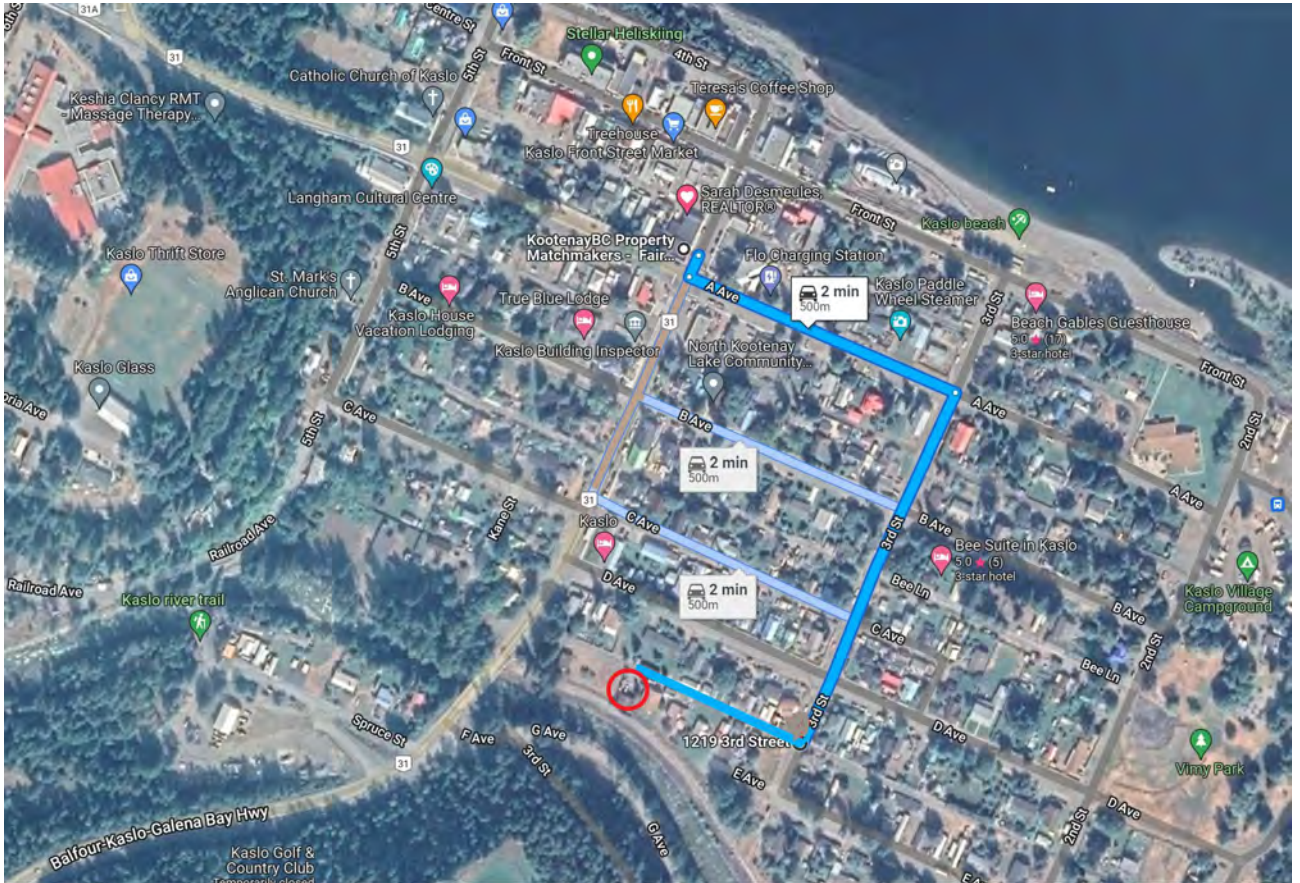
Setbacks and Projections

- 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



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	1.2	4 min
Shopping	Front Street, Kaslo	550m	2 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 31 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	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
Hospital/ Medical Centre	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
Dentist	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
Postal Services	Canada Post, Kaslo	650m	2 min
Library	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.

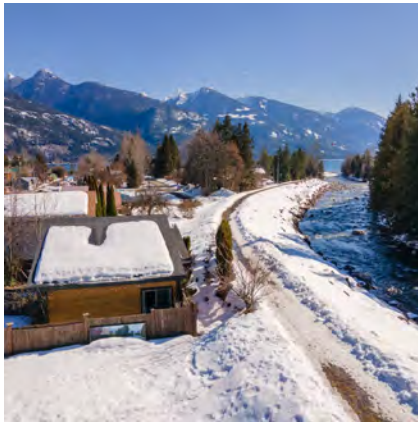
Economy

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



RESOURCES

Sarah Desmeules, 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>