

# Kootenay BC



145 D AVENUE,  
KASLO, BC

\$598,000

PROPERTY MATCHMAKERS  FAIR REALTY



# OVERVIEW

Looking for that perfect location in Kaslo BC? How about this home located in lower Kaslo within walking distance to Kootenay Lakeshore, Kaslo River, downtown shopping, recreational trails, Kaslo Bay. Half a block to the skatepark, Kaslo River and Kootenay Lake. Watch the ball games and other community events at Vimy Park from your deck. This home features nice views from the decks at either end of the house, heritage trim and mouldings, high ceilings throughout. The main floor offers spacious eat in kitchen, laundry/mudroom combo, full bath with shower, spacious living and dining rooms. The circular staircase leads to the 3 bedrooms and full bath on the second level. Newer built home with yesteryear's charm, fenced yard with established perennials. Great home for a family or for those whose families & friends love to visit when you live in Kaslo.

Size: 0.25 acres

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

# TITLE

## TITLE SEARCH PRINT

2021-04-11, 12:08:10

File Reference:

Requestor: Kul Nijjar

Declared Value \$420000

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

### Land Title District

Land Title Office

NELSON

NELSON

### Title Number

From Title Number

CA8186302

XE8737

### Application Received

2020-05-13

### Application Entered

2020-05-22

### Registered Owner in Fee Simple

Registered Owner/Mailing Address:

### Taxation Authority

Nelson Trail Assessment Area  
Kaslo, Village of

### Description of Land

Parcel Identifier:

010-531-769

Legal Description:

PARCEL A (DD V21100) BLOCK 23 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393

### Legal Notations

NONE

### Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA8186303

Registration Date and Time:

2020-05-13 10:27

Registered Owner:

KOOTENAY SAVINGS CREDIT UNION  
INCORPORATION NO. FI36

### Duplicate Infeasible Title

NONE OUTSTANDING

### Transfers

NONE

### Pending Applications

NONE

# PROPERTY DISCLOSURE STATEMENT

## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: Thursday April 1st / 2021

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

**ADDRESS/BARE-LAND STRATALOT #:**

(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?		KC		
B. Are you aware of any existing tenancies, written or oral?		KC		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		KC		
D. Is there a survey certificate available?			KC	
E. Are you aware of any current or pending local improvement levies/charges?		KC		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		KC		
<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>				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				KC
(i) Did use of the well or water system commence on or before February 29, 2016?				KC
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				KC
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)?				KC
D. Are you aware of any problems with the water system?		KC		
E. Are records available regarding the quantity of the water available?		KC		
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?		KC		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		KC		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				KC
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	KC			
B. To the best of your knowledge, is the ceiling insulated?	KC			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		KC		

INITIALS KC SS

# PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE \_\_\_\_\_

ADDRESS/STRATA UNIT #: \_\_\_\_\_

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?		KC		
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"/>	KC			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		KC		
G. Are you aware of any structural problems with any of the buildings?		KC		
H. Are you aware of any additions or alterations made in the last sixty days?		KC		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		KC		
J. Are you aware of any problems with the heating and/or central air conditioning system?		KC		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		KC		
L. Are you aware of any damage due to wind, fire or water?		KC		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years) <del>Original</del> Original roof / Needs replacing / (No leakage)	KC			
N. Are you aware of any problems with the electrical or gas system?		KC		
O. Are you aware of any problems with the plumbing system?		KC		
P. Are you aware of any problems with the swimming pool and/or hot tub?		#		KC
Q. Do the Premises contain unauthorized accommodation?		KC		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		KC		
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.			KC	
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	KC			
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? _____			KC	
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: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)			KC	
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?			KC	
<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?		<del>NO</del> KC		

# PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE \_\_\_\_\_ PAGE 3 of 3 PAGES

ADDRESS/STRATA UNIT #:

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>		KC		
<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>		KC		

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

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

The buyer acknowledges that the buyer has received, read and understood a signed copy of this Property Disclosure Statement from the seller or the seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr. \_\_\_\_\_  
 The prudent buyer will use this Property Disclosure Statement as the starting point for the buyer's own inquiries.

**The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.**

\_\_\_\_\_  
 BUYER(S) \_\_\_\_\_  
 BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

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# 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.

## 145 D AVE KASLO

Area-Jurisdiction-Roll: 21-533-00180.025



**Total value**      **\$415,000**

2021 assessment as of July 1, 2020

Land	\$149,000
Buildings	\$266,000

Previous year value      \$370,000

Land	\$155,000
Buildings	\$215,000

### Property information

Year built	1992
Description	2 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	100 x 110 Ft
First floor area	1,198
Second floor area	1,198
Basement finish area	
Strata area	
Building storeys	

### Legal description and parcel ID

Parcel A Block 23 Plan NEP393 District Lot 209 Land District 26 (SEE DD V21100)

PID: 010-531-769

### Sales history (last 3 full calendar years)

May 13, 2020	\$420,000
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### Manufactured home

# EXPENSES

## Property Taxes:

2021

\$3,314.34



## Water:

2021

\$347 / year



## Insurance (Western Financial Group/Intact):

2021

\$1753/ year



## Electric (FORTIS):

2020-2021

\$175 / summer months average

\$400 / winter months average



## Internet (Telus):

2021

\$50 / month





# RENOVATIONS

- stairs finished and stained
- new bookshelf/railing upstairs
- Painting
- new fixtures in dining room
- towel warmer in bathroom
- windowsill in dining room finished
- plastered holes on all walls on main floor other than bathroom and laundry
- ceiling painted on spare room/office and walls

# WETT INSPECTION

## CHIMNEY SERVICE REPORT

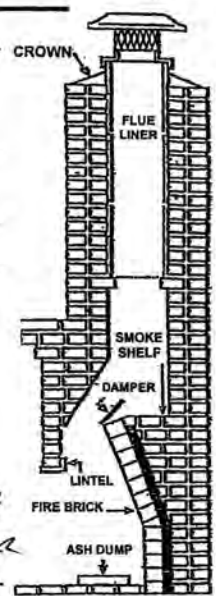
SERVICE PROVIDER

**KCS**  
 Brad Swan  
 WETT CERTIFIED #8160

Technician: Brad Swan  
 Service Date: DEC 31 14 Time: 12pm

**SYSTEM INFORMATION**

Fireplaces, Number of: \_\_\_\_\_  
 Construction: \_\_\_\_\_  Masonry  Factory built  Modular  
 Fireplace opening sizes: \_\_\_\_\_ "X" \_\_\_\_\_"  
 Heating Appliances, Number of: \_\_\_\_\_  
 Type  Insert  Free standing  Furnace  \_\_\_\_\_  
 Fuel  Wood  Coal  Gas  Oil  \_\_\_\_\_  
 Chimney  
 Construction: \_\_\_\_\_  Factory built  Masonry  Other  
 Chimney Height: \_\_\_\_\_ 24 feet  
 Liner: \_\_\_\_\_  Flue Tile  Stainless  Cast  Unlined  
 Flue Sizes: \_\_\_\_\_  8"X8"  8"X13"  13"X13"  8"X17"  13"X17"  
 6" Round  8" Round  \_\_\_\_\_  
 Last Cleaned: FALL 2014 \_\_\_\_\_ Year(s) Ago  Never  Unknown



**COMMENTS**

• AT PRESENT, THIS INSTALLATION MEETS AND/OR EXCEEDS CURRENT CODE + CLEARANCE REQUIREMENTS

• STOVE IS A CERTIFIED UNIT (CFM CORP) WH # R662059

**ANNUAL INSPECTION**

The National Fire Protection Association (NFPA) recommends annual inspection of all fireplaces, chimneys, and vents. The next inspection of your system is scheduled for: \_\_\_\_\_

**CUSTOMER VERIFICATION**

This report is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer(s), not as certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, no warranty is made for the safety or function of any appliance and none is to be implied.

I have read this form and understand the apparent condition of my fireplace, appliance, chimney, and/or vent system. Furthermore I understand the limitations of this report as given in the paragraph above.

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_



# WETT INSPECTION

SOLID FUEL HEATING QUESTIONNAIRE		POLICY NUMBER <u>P900347933</u>	REPORT DATE Dec 28, 2011
INSURANCE COMPANY <u>CNS</u>		INSURED <u>+</u>	AGENT/BROKER
			PHOTO REQUIRED <input type="checkbox"/> YES <input type="checkbox"/> NO PHOTO ATTACHED <input type="checkbox"/> YES <input type="checkbox"/> NO
			BROKER CLIENT ID#
1. HEATING UNIT			
TYPE	<input type="checkbox"/> ACORN STOVE, BOX, FRANKLIN OR POT BELLY STOVE (LOOSE FITTING OR NO DOORS)	<input type="checkbox"/> SPACE HEATER	<input type="checkbox"/> OTHER (SPECIFY)
MAKE <u>CFM CORP</u>	<input type="checkbox"/> COOKSTOVE	<input checked="" type="checkbox"/> WOODSTOVE, AIRTIGHT	
MODEL <u>R662058</u>	<input type="checkbox"/> FIREPLACE INSERT	<input type="checkbox"/> WOODSTOVE, NOT AIRTIGHT	
AGE <u>2009</u>	<input type="checkbox"/> FIREPLACE, ZERO CLEARANCE	<input type="checkbox"/> WOOD FURNACE	
	<input type="checkbox"/> MASONRY FIREPLACE	<input type="checkbox"/> WOOD FURNACE ADD ON	
	<input type="checkbox"/> PELLET STOVE	<input type="checkbox"/> WOOD / OIL COMBINATION	
IS THIS UNIT CERTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CANADIAN STANDARDS ASSOCIATION (CSA)	<input type="checkbox"/> UNDERWRITERS' LABORATORIES OF CANADA (ULC)	
IF YES, BY: <u>Rick Building Insp Dept</u>	<input checked="" type="checkbox"/> WARNOCK-HERSEY PROF. SERVICES LTD.	<input type="checkbox"/> OTHER (SPECIFY)	
ADDRESS OF PREMISES WHERE THE UNIT IS INSTALLED		<input checked="" type="checkbox"/> PRIMARY RESIDENCE	<input type="checkbox"/> OTHER (SPECIFY)
WHERE IS THE HEATING UNIT LOCATED?			
<input type="checkbox"/> ATTACHED GARAGE <input type="checkbox"/> DETACHED GARAGE			
<input type="checkbox"/> WORKSHOP			
<input checked="" type="checkbox"/> DWELLING (SPECIFY) <u>2 STOREY SINGLE FAMILY HOUSE</u>			
<input type="checkbox"/> OTHER (SPECIFY)			
IS THE HEATING UNIT <input type="checkbox"/> PRIMARY <input checked="" type="checkbox"/> AUXILIARY	HOW OFTEN IS HEATING UNIT USED?	NUMBER OF HOURS PER DAY <u>18</u>	NUMBER OF DAYS PER YEAR <u>120</u>
FUEL: <input checked="" type="checkbox"/> WOOD ONLY	NUMBER OF CORDS USED ANNUALLY <u>2-3</u>	<input type="checkbox"/> FACE CORD (16" x 4" x 8")	<input checked="" type="checkbox"/> STANDARD / BUSH CORD (4" x 4" x 8")
<input type="checkbox"/> WOOD AND OIL	<input type="checkbox"/> PELLET (SPECIFY TYPE)	<input type="checkbox"/> OTHER (SPECIFY)	
IF FUEL IS NOT WOOD, SPECIFY AMOUNT BURNED ANNUALLY			
ARE ASHES DISPOSED OF IN A METAL CONTAINER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		IS THE CONTAINER EQUIPPED WITH A METAL LID? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
IS THE ASH CONTAINER PLACED ON A NON-FLAMMABLE SURFACE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
2. CHIMNEY			
TYPE	<input type="checkbox"/> MASONRY	CHIMNEY LINING: <input type="checkbox"/> FLUE TILE <input type="checkbox"/> STAINLESS STEEL <input type="checkbox"/> OTHER (SPECIFY)	
<input checked="" type="checkbox"/> FACTORY BUILT DOUBLE WALLED METAL CHIMNEY - NAME OF MANUFACTURER			
INSTALLED BY PROFESSIONAL		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, NAME OF FIRM	<input checked="" type="checkbox"/> UNKNOWN
LABELLED:			
<input type="checkbox"/> CANADIAN STANDARDS ASSOCIATION (CSA)		<input type="checkbox"/> UNDERWRITERS' LABORATORIES OF CANADA (ULC)	
<input checked="" type="checkbox"/> WARNOCK-HERSEY PROF. SERVICES LTD.		<input type="checkbox"/> OTHER (SPECIFY)	
<input type="checkbox"/> CONCRETE			
<input type="checkbox"/> OTHER TYPE OF CHIMNEY (SPECIFY)			
<input type="checkbox"/> UNKNOWN			
AGE: <input checked="" type="checkbox"/> SAME AS HEATING UNIT OR			
DOES UNIT SHARE A CHIMNEY FLUE?	<input type="checkbox"/> YES	PROVIDE DETAILS	
	<input checked="" type="checkbox"/> NO		
CHIMNEY IS INSTALLED	<input checked="" type="checkbox"/> INSIDE BUILDING	<input type="checkbox"/> OUTSIDE BUILDING	<input type="checkbox"/> OUTSIDE BUILDING IN INSULATED ENCLOSURE
HOW MANY TIMES PER YEAR IS THE CHIMNEY CLEANED? <u>AS REQD</u>	DATE OF LAST CLEANING? <u>DEC 10/14</u>	BY WHOM? <u>OWNER</u>	
CLEARANCE OF CHIMNEY TO NEAREST COMBUSTIBLES <u>2"</u>	<input checked="" type="checkbox"/> INCHES	<input type="checkbox"/> CENTIMETERS	
IS CHIMNEY RATED FOR A CONTINUOUS FLUE GAS TEMPERATURE OF 650°C? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN			

# WETT INSPECTION

## SOLID FUEL HEATING QUESTIONNAIRE

### 3. CLEARANCES

#### IMPORTANT

PLEASE COMPLETE THE FOLLOWING CHART. THE ACTUAL CLEARANCE IS WHAT YOU MEASURE, WHEREAS THE REQUIRED DISTANCE IS THAT SPECIFIED IN THE OWNER'S MANUAL OR ON THE LABEL ATTACHED TO THE HEATING UNIT. THE MEASUREMENTS ARE IN:

INCHES OR  CENTIMETERS

		ACTUAL	REQUIRED
SHORTEST DISTANCE OF STOVE TO:	BACK WALL	9	5
	SIDE WALL	15	8
	CORNER	10	8
	CEILING	80	60
SHORTEST DISTANCE OF STOVE PIPE TO:	BACK WALL	10	8
	SIDE WALL	25	8
	CEILING	11	
SHORTEST DISTANCE FROM HEATING UNIT TO EDGE OF FLOOR PAD IN:	FRONT	23	18
	LEFT SIDE	17	18
	RIGHT	15	18
	BACK	8	8

IS THERE A THIMBLE WHERE THE PIPE PASSES THROUGH WALL?  YES  NO

TOTAL LENGTH OF ALL STOVE PIPE (INCLUDING ELBOWS) 36"

NUMBER OF ELBOWS IN STOVE PIPE? 0

CONSTRUCTION OF STOVE PIPE:

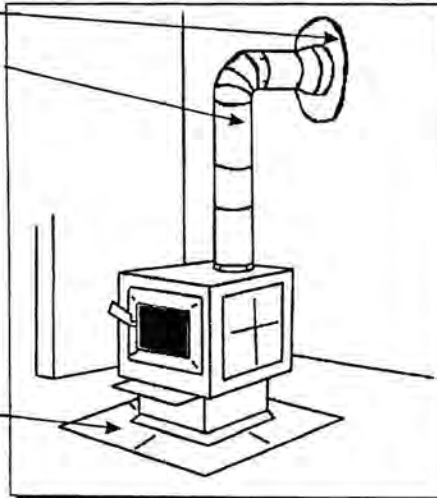
- DOUBLE WALLED  
 SINGLE WALLED (INCLUDING BLACK STEEL)  
 GALVANIZED  
 OTHER (SPECIFY) \_\_\_\_\_

CONSTRUCTION OF:

SIDEWALL DOUBLE WALL +  
 BACKWALL PROPER HEAT  
 CEILING SHIELDING

IS THERE A NON-COMBUSTIBLE PAD?  YES  NO

SHORTEST DISTANCE OF UNIT TO FURNITURE, FUEL OR OTHER COMBUSTIBLE MATERIAL: 36" or more



DRAW AND LABEL DIAGRAM OF HOW THE UNIT LOOKS.



### 4. INSTALLATION

WHO INSTALLED THE HEATING UNIT?  HEATING CONTRACTOR  HOMEOWNER  OTHER (SPECIFY) \_\_\_\_\_

IS THE CONTRACTOR WETT CERTIFIED?  YES  NO

DOES THE STOVE PIPE PASS THROUGH A CONCEALED SPACEWALL?  YES DESCRIBE \_\_\_\_\_

NO  NOT APPLICABLE

TYPE OF SHIELDING:  SHEET METAL PERMANENTLY INSTALLED?  YES  NO  CERAMIC TILE  BRICK  CONCRETE  OTHER \_\_\_\_\_

DISTANCES ARE IN:  INCHES  CENTIMETRES

DISTANCE FROM WALL TO SHIELD 1" DISTANCE FROM TOP OF STOVE TO TOP OF SHIELD 6 1/2" DISTANCE FROM HEAT SHIELD TO FLOOR 2"

ARE THE WALL SPACERS NON-COMBUSTIBLE?  YES  NO IS THERE AN AIR SPACE AT TOP AND BOTTOM?  YES  NO IS THE SHIELD ONE INCH FROM THE WALL?  YES  NO

### 5. OTHER

HAS THE INSTALLATION, INCLUDING CHIMNEY, BEEN INSPECTED BY SOMEONE WHO IS WETT CERTIFIED?  YES  NO (EXPLAIN) \_\_\_\_\_

HAVE ANY MODIFICATIONS BEEN MADE TO THE HEATING UNIT OR CHIMNEY SINCE INSTALLED OR INSPECTED?  YES  NO (EXPLAIN) \_\_\_\_\_

### 6. REMARKS:

COMPLETED BY: BRAD SWAN - KCS

DATE: DEC 31/14



# SEPTIC INSTALLATION



Province of British Columbia

Ministry of Health  
PUBLIC HEALTH INSPECTION

## APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM

THE APPLICANT LISTED BELOW HEREBY MAKES APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM PURSUANT TO THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS AND AS DESCRIBED IN THE PLAN AND SPECIFICATIONS CONTAINED HEREIN AND/OR ATTACHED HERETO

PLEASE PRINT OR TYPE

**NEW**  
**KASLO**

APPLICANT'S FULL NAME <b>Donald Ernest Page / Christm Lindgard</b>		OWNER'S NAME <b>Donald Ernest Page / Christm Lindgard</b>	
LEGAL DESCRIPTION AND STREET ADDRESS <b>Rural A Block 23 Plan 393 DL 209 K.D.</b>		OWNER'S ADDRESS <b>P.O. Box 808 Kaslo B.C.</b>	
POSTAL CODE <b>353-2907</b>	APPLICANT'S PHONE <b>353-2907</b>	POSTAL CODE <b>V0G-1m0</b>	OWNER'S PHONE <b>353-2907 or 111-2278</b>
TYPE OF PREMISES SERVED <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER SPECIFY <b>3 Bedrooms</b>			
ESTIMATED TOTAL DAILY SEWAGE FLOW (REFER TO APPENDIX 1 OF REGULATIONS FOR MINIMUM FLOWS) <b>375 imp gal</b>		DIMENSIONS OF LOT <b>100ft / 110ft</b>	
DEPTH OF SOIL TO HARDPAN BEDROCK OR HIGHEST WATER TABLE <b>greater than 5 ft.</b>		MATERIAL <b>CONCRETE</b>	
TYPE OF ULTIMATE DISPOSAL <input checked="" type="checkbox"/> CONVENTIONAL SYSTEM <input type="checkbox"/> ALTERNATE (DESCRIBE)		TOTAL LENGTH OF DISPOSAL PIPE <b>240ft</b>	
DISTANCES FROM SOURCES OF DOMESTIC WATER <b>25ft (line) FROM OWN</b>		TYPE OF PIPE <b>PERFORATED PLASTIC</b>	
IF A PACKAGE TREATMENT PLANT IS PROPOSED, MAKE AND MODEL		TREATMENT CAPACITY	
DISTANCES FROM SOURCES OF DOMESTIC WATER <b>100ft plus FROM NEIGHBOURS</b>		INSIDE DIAMETER OF PIPE <b>4 INCH</b>	
DISTANCES FROM SOURCES OF DOMESTIC WATER <b>100ft plus FROM STREAM OR LAKE</b>		LIQUID CAPACITY <b>800 GALS</b>	

NOTE. A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION (SEE BELOW) AND PERCOLATION TEST RESULTS MUST ALSO BE PROVIDED. RESULTS SHOULD BE RECORDED ON PLOT PLAN.

THE SEWAGE DISPOSAL SYSTEM DESCRIBED ABOVE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS. THE MEDICAL HEALTH OFFICER OR HIS DELEGATE MUST BE NOTIFIED WHEN THE INSTALLATION IS READY FOR USE AND BEFORE COVERING.

DATE OF APPLICATION: **Aug 6/91**  
SIGNATURE OF OWNER OR AGENT: *[Signature]*

### PERMIT TO CONSTRUCT - PURSUANT TO THIS APPLICATION AND THE SEWAGE DISPOSAL REGULATIONS PERMISSION IS HEREBY GRANTED FOR THE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM

CONDITIONS OF PERMIT - **MINIMUM 800 GAL. SEPTIC TANK REQUIRED - I would recommend 1000 GAL SEPTIC TANK.**

- **230 ft. of field required. (Should be 195' based on 3 bed house)**

- **MOBILE HOME TO BE REMOVED FROM PROPERTY WHEN HOUSE IS COMPLETED.**

DATE OF SIGNATURE: **AUG 7/91**  
MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR: *[Signature]*

NOTE: CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR. AUTHORIZATION TO USE THE SEWAGE DISPOSAL SYSTEM MUST BE GRANTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BY-LAWS. THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES SIX MONTHS FROM DATE OF ISSUE.

COMMENTS: **See Report**

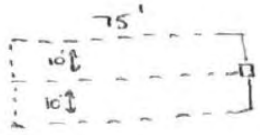
BACKFILLING AND USE AUTHORIZED:  YES  NO    DATE: **122 Sept 91**

MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR: *[Signature]*

A PLOT PLAN SHOWING LOCATIONS OF BUILDINGS, SEPTIC TANKS, DISPOSAL FIELDS (YOURS AND YOUR NEIGHBOURS), ALL DRINKING WATER SOURCES, WATER LINES, PERCOLATION HOLES AND RESULTS, 4 FOOT TEST HOLES AND SURFACE WATERS MUST BE PROVIDED WITH THIS APPLICATION

**See diagrams Attached**

**As per Attached Plan.**



PERC GATES \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

135-91  
16-91



# SEPTIC INSTALLATION

## CENTRAL KOOTENAY HEALTH UNIT INSPECTION REPORT

Phones: 364-0511 — 365-8525 — 442-5470 — 354-6292

For SEWAGE DISPOSAL SYSTEM located at:

*13221A, Blk 23 Plan 393-D.L. 209.*

Applicant

*Don Page / Christine Lindgard*

Contractor

*RT Mech Co.*

Permit No.

*135-91*

Septic tank

*530 gal.*

Approved

Rejected

Distribution box

Lift pump

*N/A.*

Trenches and gravel

Field laterals

*195'*

Distances

Surface drainage

Other

COMMENTS

*No driving or parking on field.*

This installation is APPROVED

This installation is REJECTED

Backfill authorized

Backfill NOT authorized

Date

*22 Sept 1991*

Approval does not imply or guarantee that the above system will function, nor the longevity of the system. Any failures must be repaired by the owner.

FILE COPY

# SEPTIC INSTALLATION

## PERCOLATION TEST RESULTS

NW  
TEST HOLE NO. 1  
1st Timing 3:45 min./inch  
2nd Timing 4:00 min./inch  
3rd Timing 4:12 min./inch  
Slowest Time 4:12 min./inch

NE  
TEST HOLE NO. 2  
1st Timing 2:38 min./inch  
2nd Timing 3:12 min./inch  
3rd Timing 3:13 min./inch  
Slowest time 3:13 min./inch

SE  
TEST HOLE NO. 3  
1st Timing 5:20 min./inch  
2nd Timing 5:55 min./inch  
3rd Timing 5:13 min./inch  
Slowest Time 5:55 min./inch

SW  
TEST HOLE NO. 4  
1st Timing 3:05 min./inch  
2nd Timing 3:35 min./inch  
3rd Timing 3:15 min./inch  
Slowest Time 3:35 min./inch

Average of Slowest Times 4 min 14 sec

  
Signature

\*NOTE: Repeat timing procedure until the last two rates of fall do not vary more than two minutes per inch.

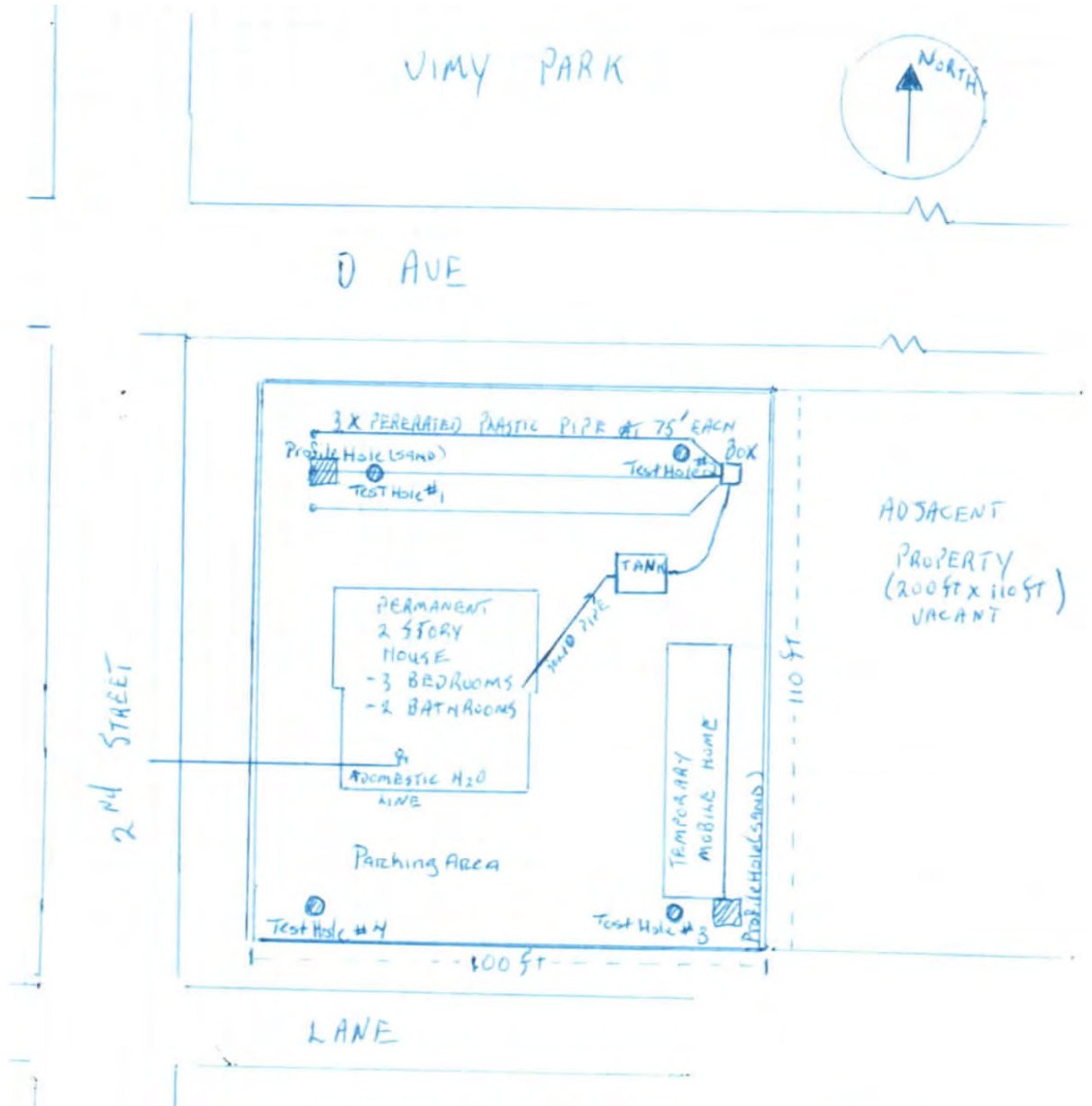
A minimum of two percolation test holes are required. For more accurate results and for larger installations, this number should be increased.

Should you require assistance, we recommend that you contact a contractor, consultant, or engineering firm to carry out the testing and/or to design the sewage disposal system.

### TYPES OF PIPE APPROVED

- Perforated plastic ABS or PVC to CSA standard B182
- Perforated plastic ABS or PVC to ASTM standard D2729
- Clay tile to ASTM standard C4
- Perforated vitrified tile to ASTM standard C24
- Perforated asbestos cement to CSA B127.1

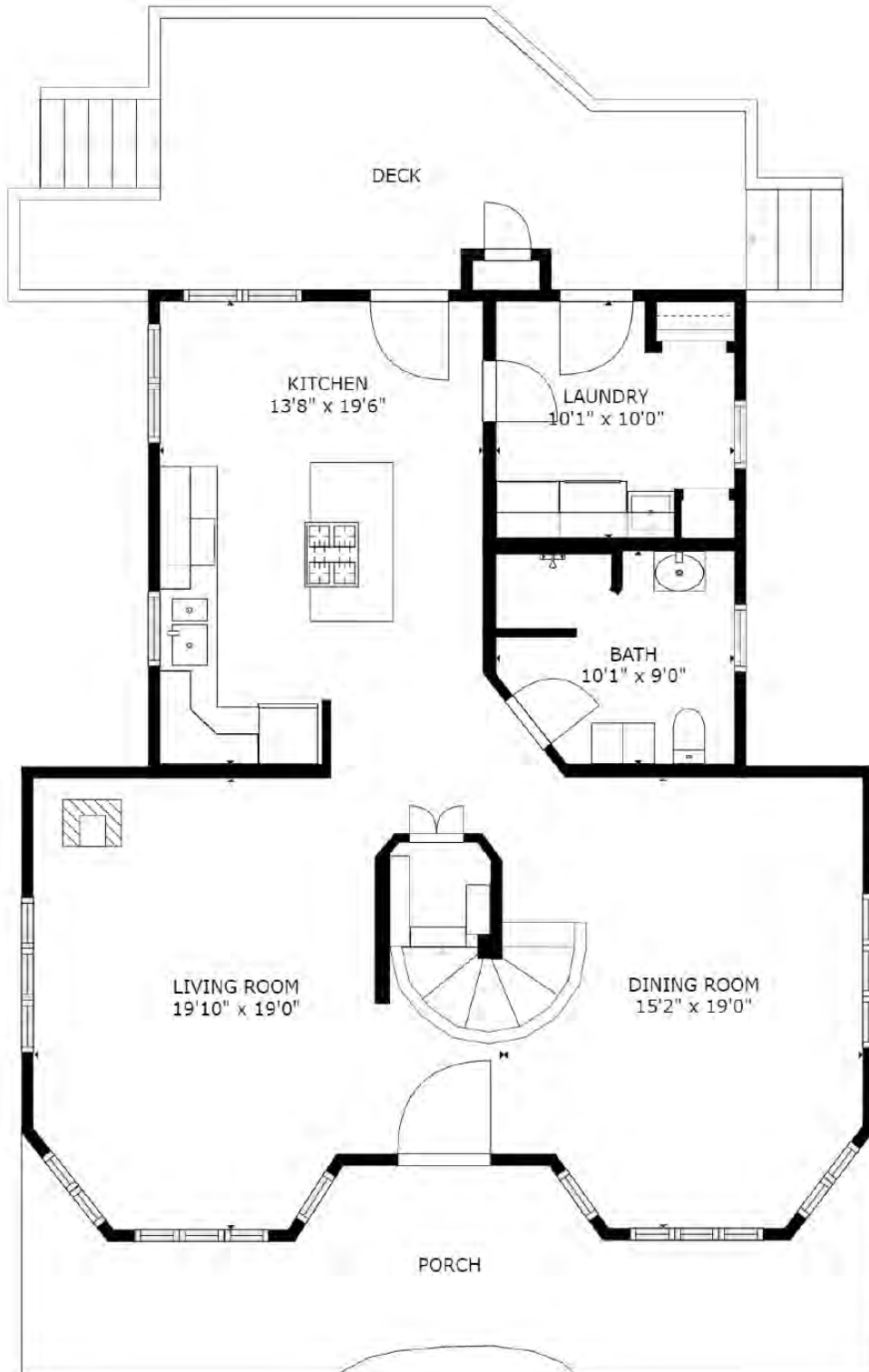
# SEPTIC INSTALLATION



SCALE: 1 SQUARE = 5 feet  
(1 INCH = 25 feet)



# FLOOR PLANS - MAIN



FLOOR 1

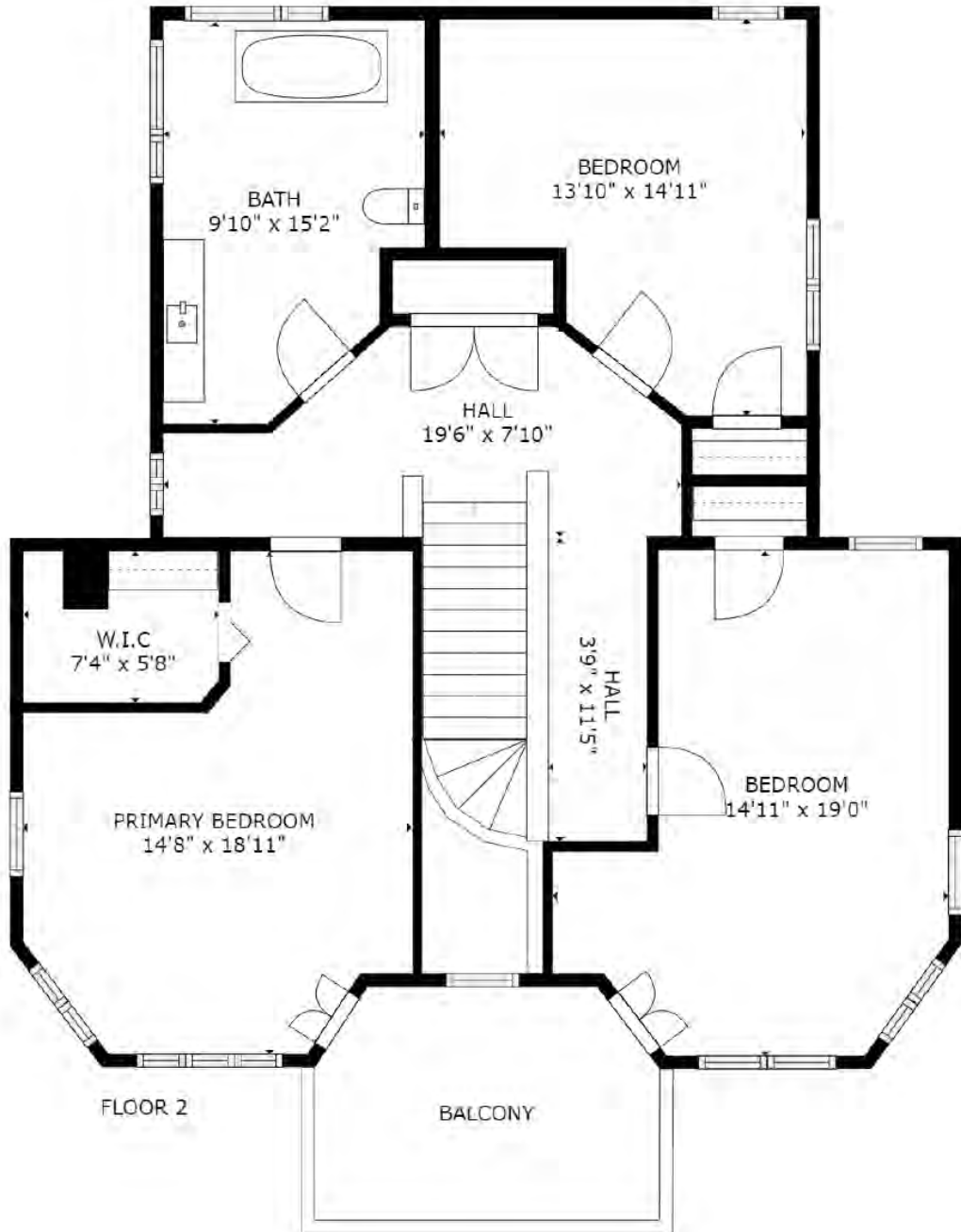
GROSS INTERNAL AREA

FLOOR 1: 1100 sq. ft, FLOOR 2: 1077 sq. ft

TOTAL: 2178 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLANS - UPPER



GROSS INTERNAL AREA  
FLOOR 1: 1100 sq. ft, FLOOR 2: 1077 sq. ft  
TOTAL: 2178 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# RDCK MAP

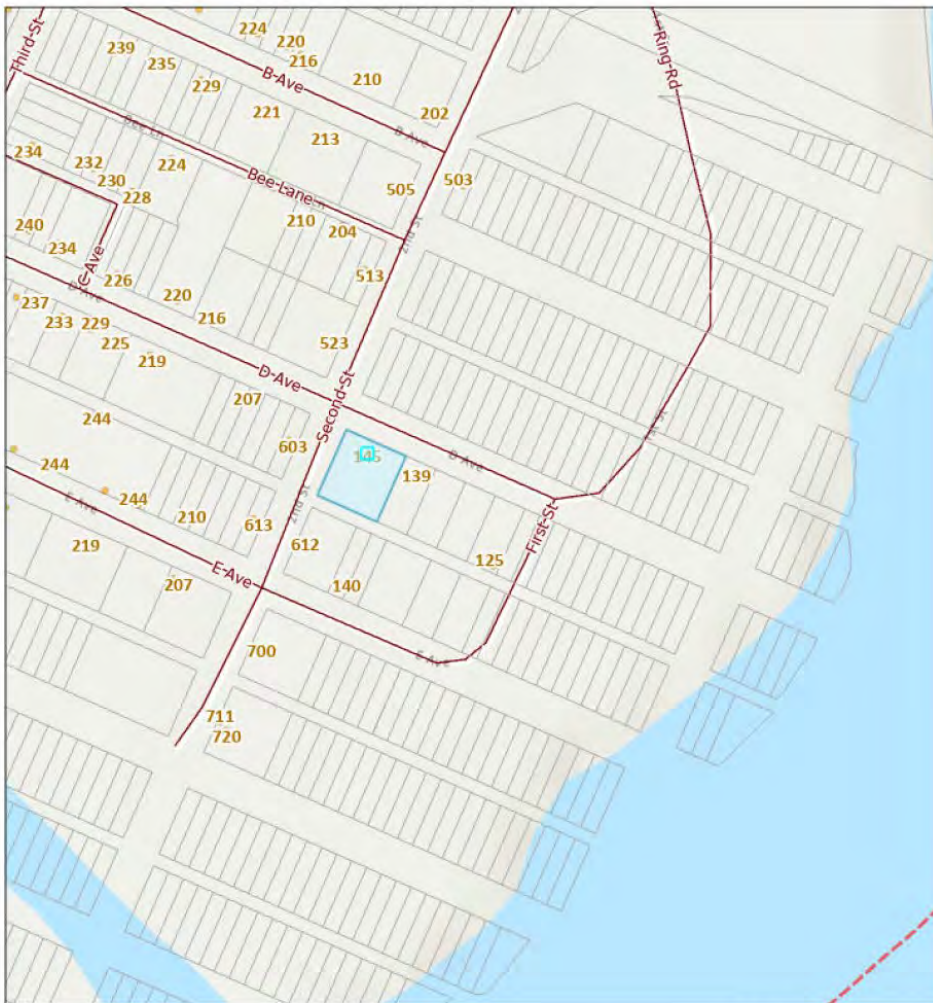


## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.25 acres

Jun 30 2021 11:43:57 Pacific Daylight Time





# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.25	-
Civic Address	1	-	-
Electoral Areas	1	0.25	-
Fire Service Areas	1	0.25	-
Water Systems	1	0.25	-
Zoning	1	0.25	-
Official Community Plan	1	0.25	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	0.25	-
Flood Construction Levels - 1990	1	0.25	-

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00180.025	010-531-769	145 D AVE, KASLO	Single Family Dwelling	NEP393

#	LTO Number	Lot	Block	District Lot	Land District
1	CA8186302	-	23	209	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 23 PLAN NEP393 DISTRICT LOT 209 KOOTENAY LAND DISTRICT PARCEL A, (SEE DD V21100).	11000	SQUARE FEET	0.25

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00180.025	-	145	D AVE	145 D AVE	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.25

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.25

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.25

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.25

## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	VCR	-	1098	-	0.25

## 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	0.25

## Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	NO	536.5	15	Kootenay Lake	0.25

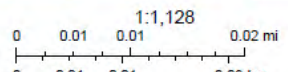
# LTSA MAP

## 145 D Ave LTSA Map



June 30, 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	



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC  
Copyright 2018 LTSA3





# UTILITY MAP

## Utilities



## Legend



Main Line

Lakes and Rivers



NON RDCK

Cadastre - Legal Parcels



RDCK OWNED

RDCK Roads



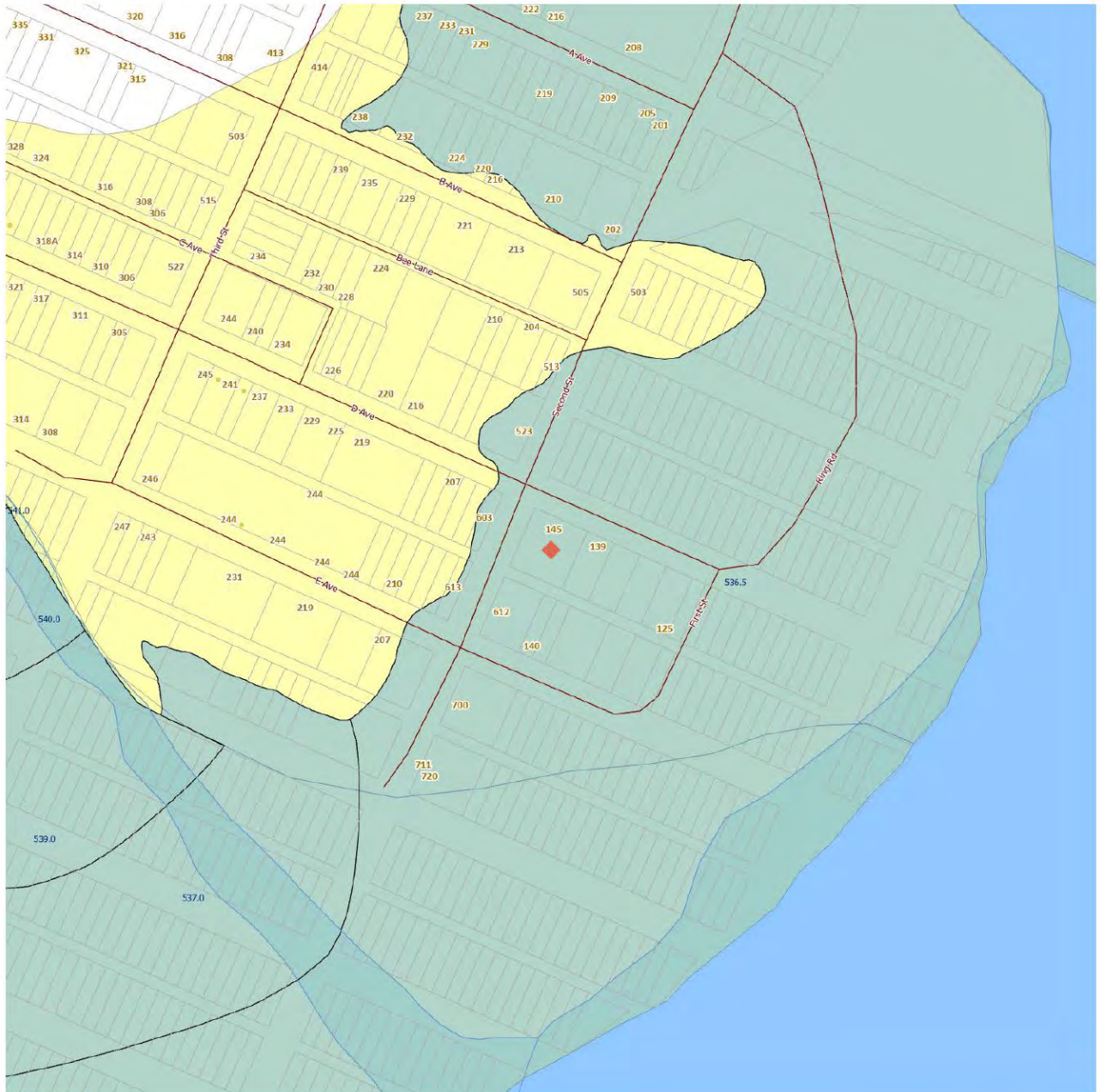
Water Service Connections

Streams and Shorelines

Civic Address

# FLOOD AND HAZARD MAP

## Flood and Hazard

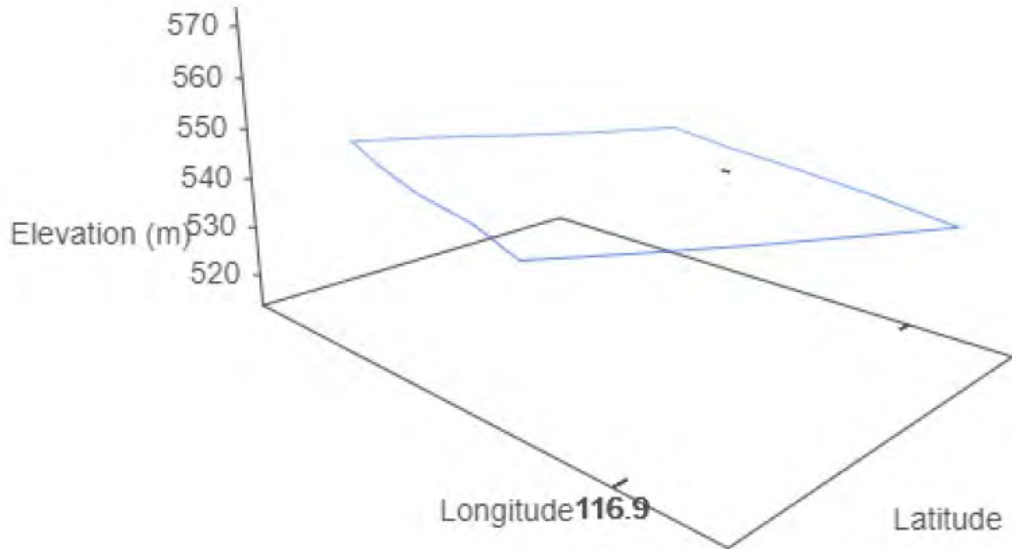


## Legend

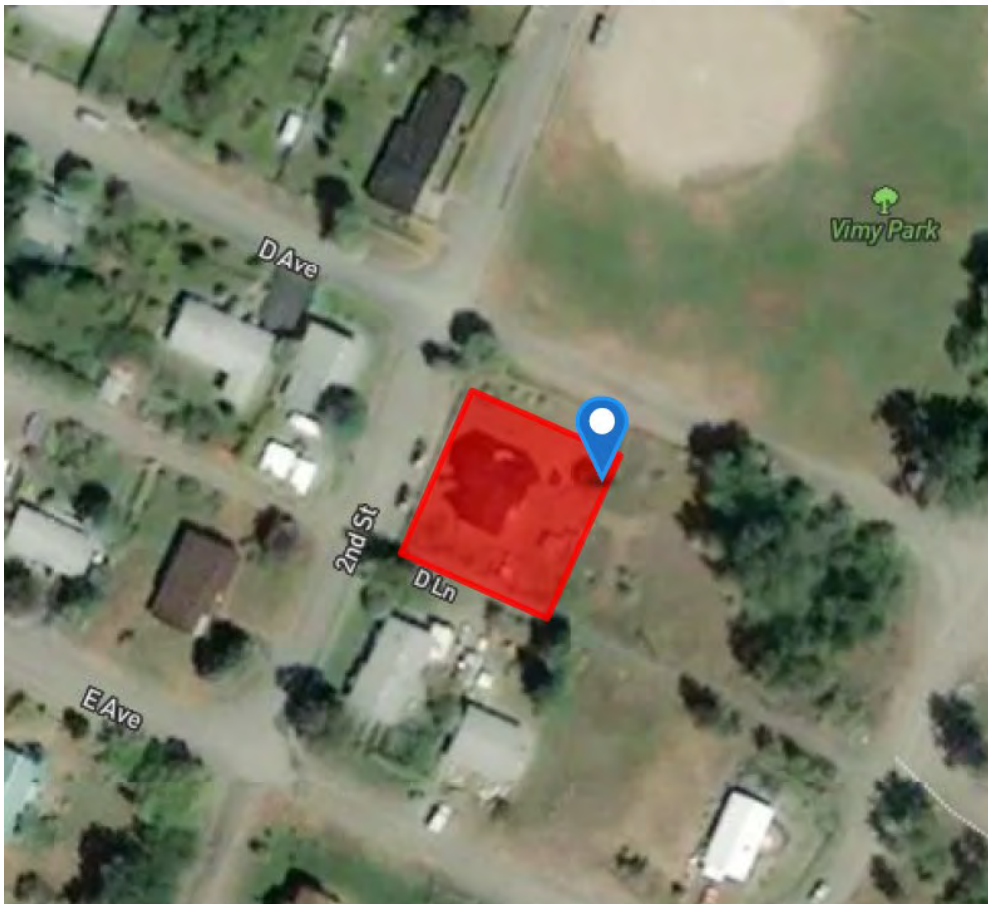
- Flood Construction Levels - 1990
- Streams and Shorelines
- Civic Address
- Non Standard Flooding Erosion Area
- Lakes and Rivers
- Slide Hazard
- Cadastre - Legal Parcels
- Slocan Valley GeoHazard
- RDCK Roads



# ELEVATION



Max Elevation: 543.91 m | Min Elevation: 543.00 m | Difference: 0.91 m



# 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 145 D Ave, Kaslo, BC V0G 1M0

Drive 650 m, 3 min



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



via 4th St and D Ave

3 min

Best route

650 m



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	1.4	5 min
Shopping	Front Street, Kaslo	900m	3 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 28 min
	Trail Regional Airport	147	1 hr 56 min
Major Cities	Kelowna, BC	336	4 hr 47 min
	Nelson, BC	69.9	1 hr 3 min
	Spokane, WA	308	4 hr 10 min
	Cranbrook, BC	228	3 hr 35 min
	Calgary, AB	603	7 hr 13 min
Hospital/ Medical Centre	Vancouver, BC	755	8 hr 43 min
	Victorian Community Health Centre, Kaslo	1.5	5 min
	North Kootenay Lake Community Services	650m	2 min
	Kootenay Boundary Regional Hospital, Trail	139	1 hr 50 min
Dentist	Kootenay Lake Hospital, Nelson	68.6	59 min
	Kootenay Lake Dental Clinic, Nelson	69.2	1 hr
	Nelson Ave Dental Clinic, Nelson	66.9	56 min
	Silverton Dental Clinic, Silverton	52.4	49 min
	Canada Post, Kaslo	950m	3 min
Library	Kaslo Library	700m	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.

## Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

## Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

# COMMUNITY INFORMATION

## Recreational Facilities

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

## Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

## Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

## Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

## Economy

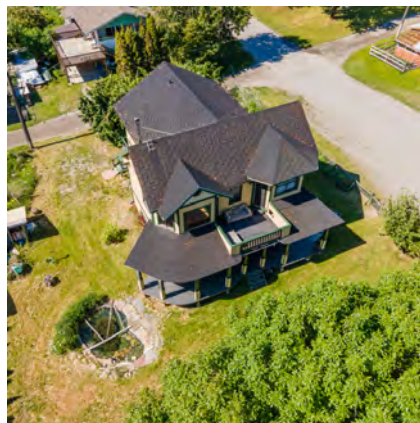
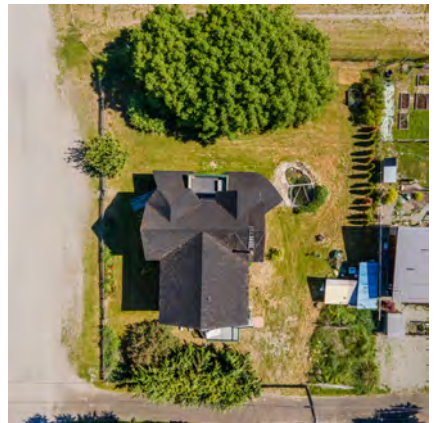
Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

## Government

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



# PICTURES





# PICTURES



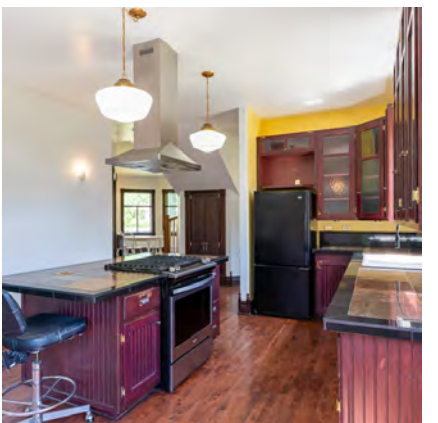
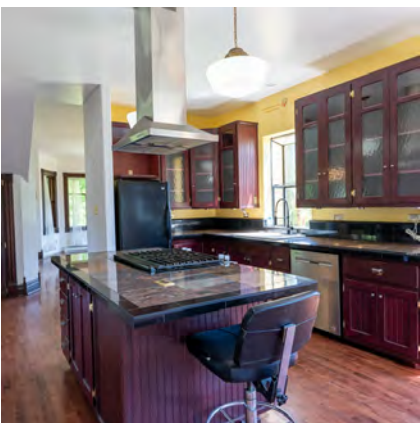
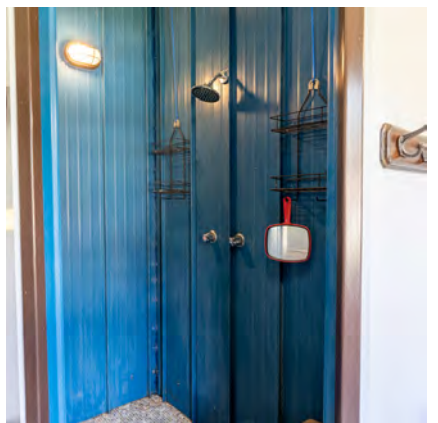
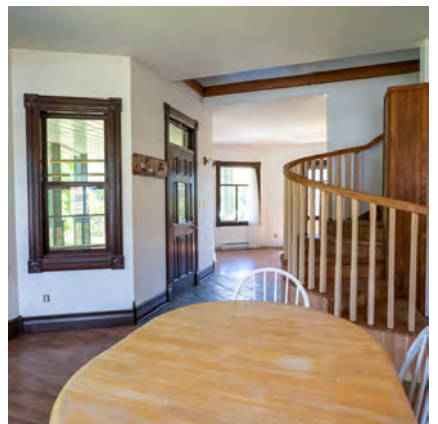


# PICTURES



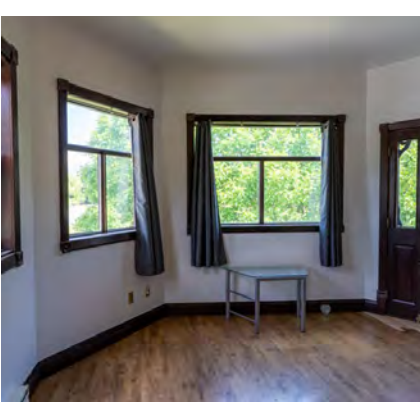
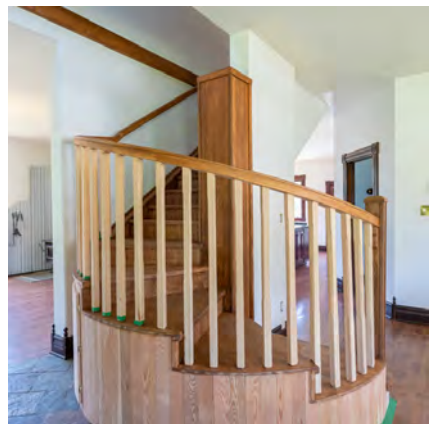


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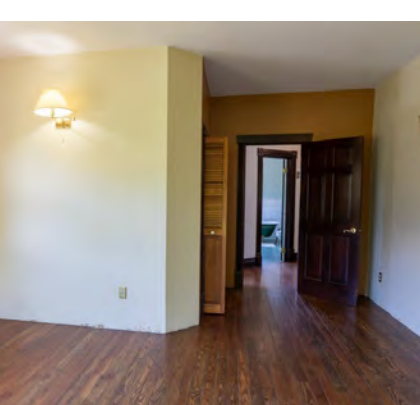


# PICTURES





# PICTURES





# PICTURES





# RESOURCES

Kul Nijjar, REALTOR®: <https://kootenaybc.com/>

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

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 Barren's sports shop. 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 bag/ 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

## Satellite TV Providers:

Shaw: <https://www.shaw.ca>

Telus: <https://www.telus.com>

## 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>