

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

LOT 8
FRONT STREET
KASLO, BC

\$235,000



DETAILS

Not very many bare land lots available downtown Kaslo BC. This 25'x100' has access to municipal sewer & water. Backs onto Water Street where you have great views of Kootenay Lake and Purcell Mountains. Kaslo BC has a nice small town vibe- located on the north end of Kootenay Lake with a population of around 1000 folks/2200+ in the Regional District Area D. The main Front St has heritage buildings, arts & culture, craft brewery, the SS Moyie, you can walk everywhere whether it's the beaches, river trails or the tree-lined streets showcasing some beautiful heritage homes. Great town to retire if you want to remain active, family oriented with a K-12 school, arena, curling rink, baseball & skate park, and the natural beauty and recreational opportunities that the living the Kootenay Mountain Culture lifestyle brings about.

MLS: 2459685 Size: 25' x 100'

Services available: Municipal water, sewer, hydro, high speed internet, telephone and satellite tv available

TITLE

TITLE SEARCH PRINT

2021-06-21, 11:47:28

File Reference:

Requestor: Kul Nijjar

Declared Value \$155000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA6626970
From Title Number	LB66677
Application Received	2018-02-15
Application Entered	2018-02-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	013-259-555
Legal Description:	LOT 8 BLOCK 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393
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.

FRONT ST KASLO

Area-Jurisdiction-Roll: 21-533-00009.030



Total value **\$102,000**

2021 assessment as of July 1, 2020

Land \$102,000

Buildings \$0

Previous year value \$96,300

Land \$96,300

Buildings \$0

Property information

Year built

Description Vacant IC&I

Bedrooms

Baths

Carports

Garages

Land size 2500 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 8 Block 2 Plan NEP393 District Lot 208 Land District 26

PID: 013-259-555

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: June 21, 2021

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

ADDRESS: _____ (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?		Cm		
B. Are you aware of any existing tenancies, written or oral?	Cm			
C. Are you aware of any past or present underground oil storage tank(s) on the Land?			Cm	
D. Is there a survey certificate available?		Cm		
E. Are you aware of any current or pending local improvement levies/charges?		Cm		
F. Have you received any other notice or claim affecting the Land from any person or public body?		Cm		
G. Is the Land managed forest lands?		Cm		
H. Is the Land in the Agricultural Land Reserve?		Cm		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?			Cm	
J. Are you aware of any fill materials anywhere on the Land?		Cm		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		Cm		
L. Are you aware of any uncapped or unclosed water wells on the Land?		Cm		
M. Are you aware of any water licences affecting the Land?		Cm		
N. Has the Land been logged in the last five years?		Cm		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?		CM		
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.		Cm		
2. SERVICES				
A. Indicate the water system(s) the Land uses: 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 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?				
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				
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)?				

INITIALS Cm JP

PROPERTY DISCLOSURE STATEMENT

June 21, 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS:

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are you aware of any problems with the water system?		CM		
E. Are records available regarding the quantity and quality of the water available?				CM
F. Indicate the sanitary sewer system the Land is connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?		CM		
H. Are there any current service contracts (i.e., septic removal or maintenance)?		CM		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				CM
3. BUILDING: (not applicable)				
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?		CM		
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>		CM		
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?		CM		

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

PROPERTY DISCLOSURE STATEMENT

June 21, 2021

DATE OF DISCLOSURE

PAGE 3 of 3 PAGES

ADDRESS:

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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CREA WEBForms® 

EXPENSES

Property Taxes:

2021

\$1,871.15



Municipal Water:

2021

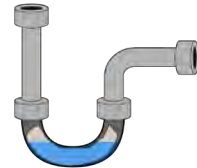
\$59



Sewer:

2021

\$573



INCOME

Rental:

April-September

\$300 / month

RDCK MAP

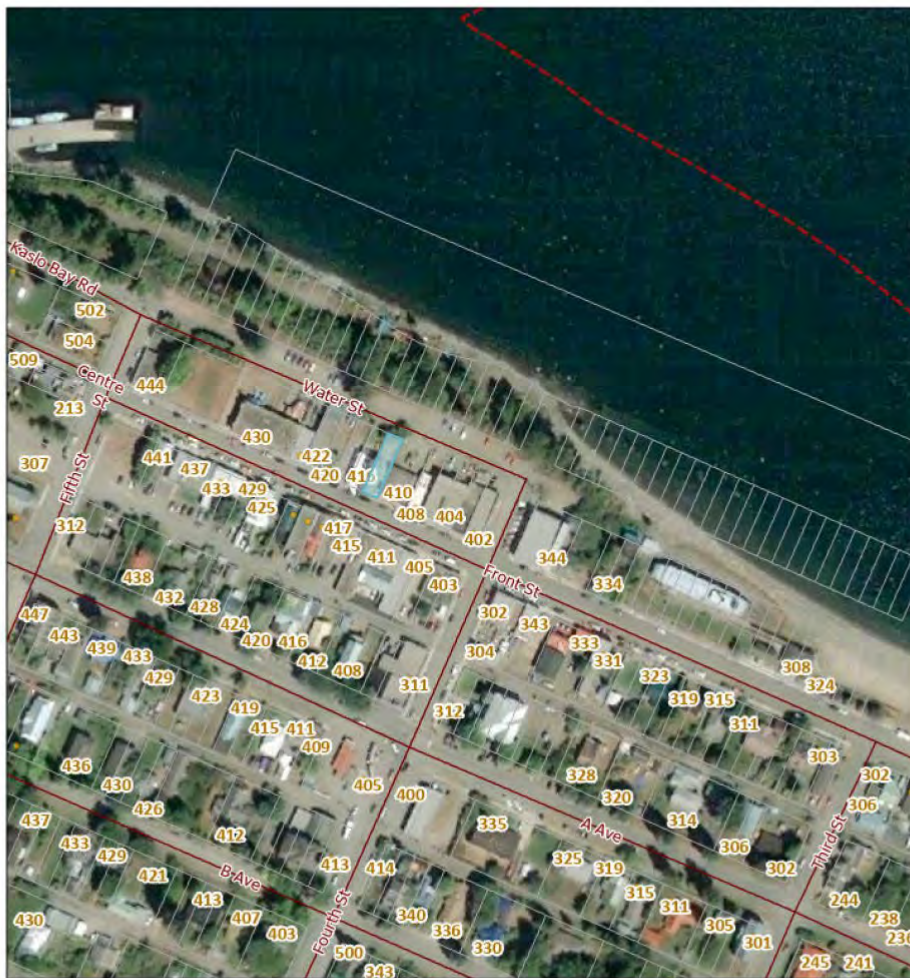


RDCK Property Report

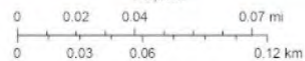
Area of Interest (AOI) Information

Area : 0.06 acres

Jul 3 2021 8:30:42 Pacific Daylight Time



1:3,558



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

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

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.06	-
Civic Address	0	-	-
Electoral Areas	1	0.06	-
Fire Service Areas	1	0.06	-
Water Systems	1	0.06	-
Zoning	1	0.06	-
Official Community Plan	1	0.06	-
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	533.00009.030	013-259-555	FRONT ST, KASLO	Vacant IC&I	NEP393

#	LTO Number	Lot	Block	District Lot	Land District
1	CA6626970	8	2	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 8 BLOCK 2 PLAN NEP393 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	2500	SQUARE FEET	0.06

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.06

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.06

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.06

Zoning

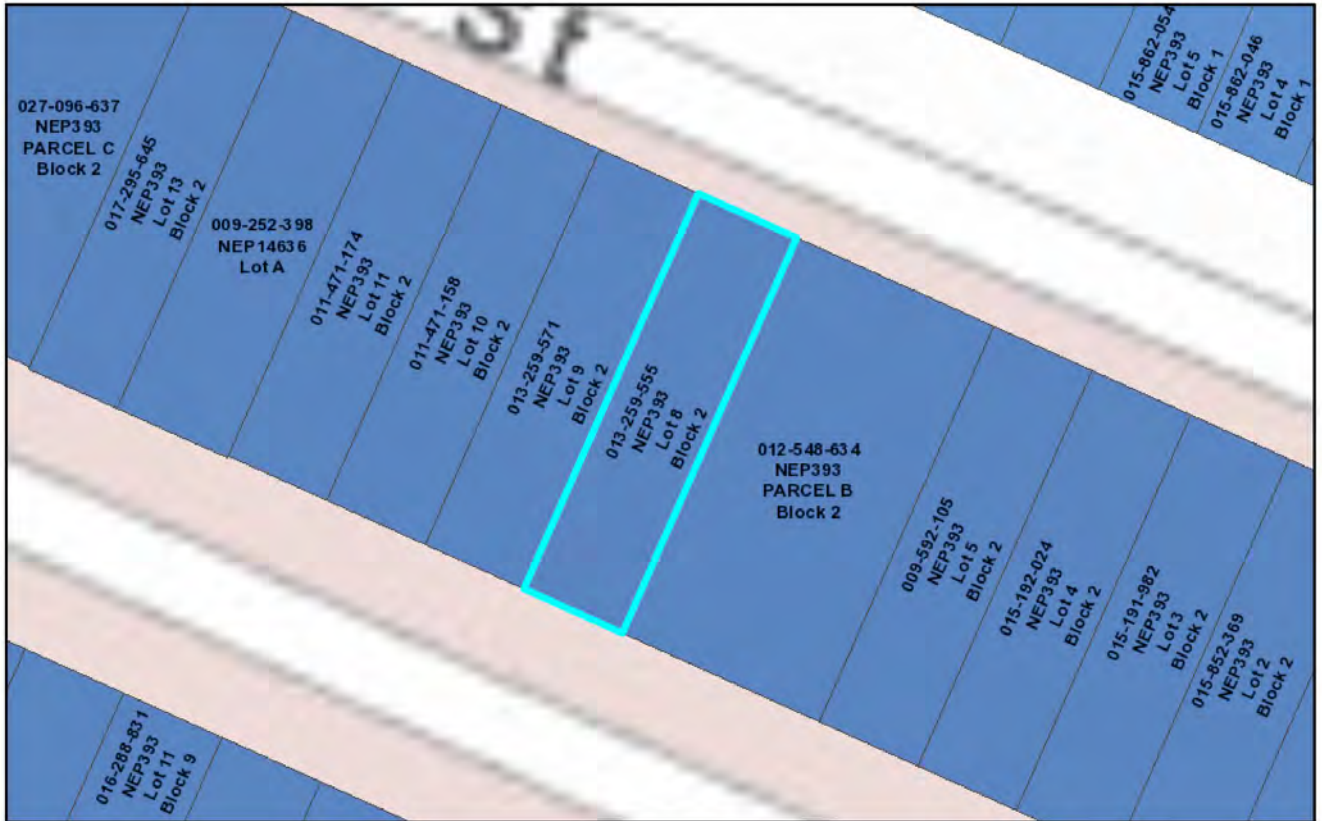
#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C2	Central Business District	Village of Kaslo	744	0.06

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	CC	-	1098	YES	0.06

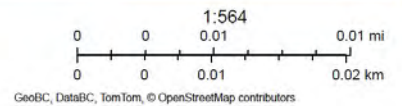
LTSA MAP

Lot 8 Front Street



July 3, 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 LTSA4



UTILITIES MAP

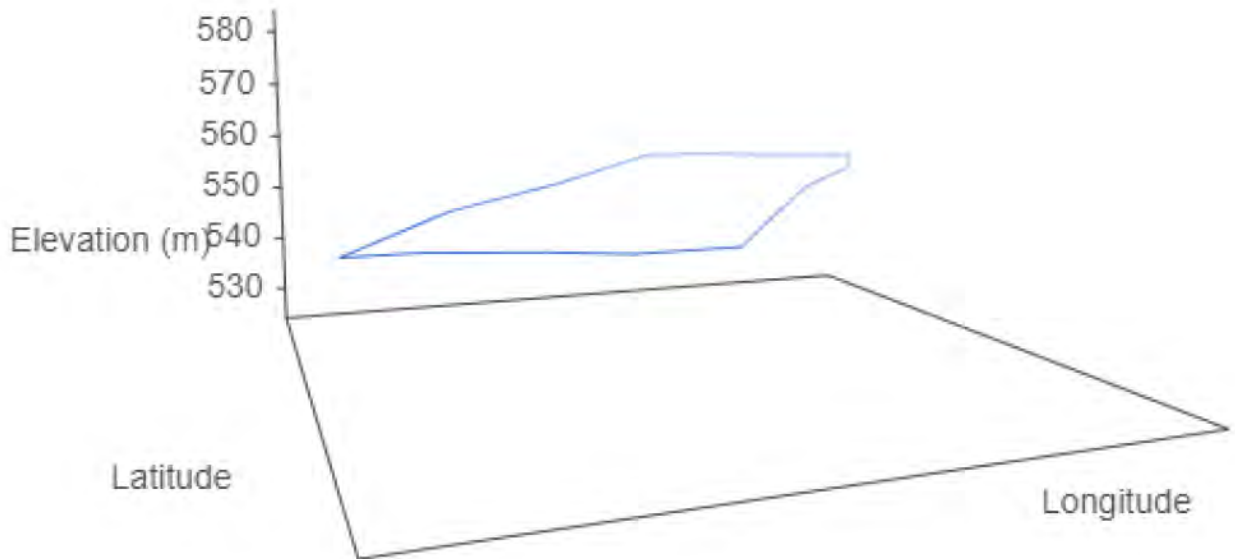
Utilities



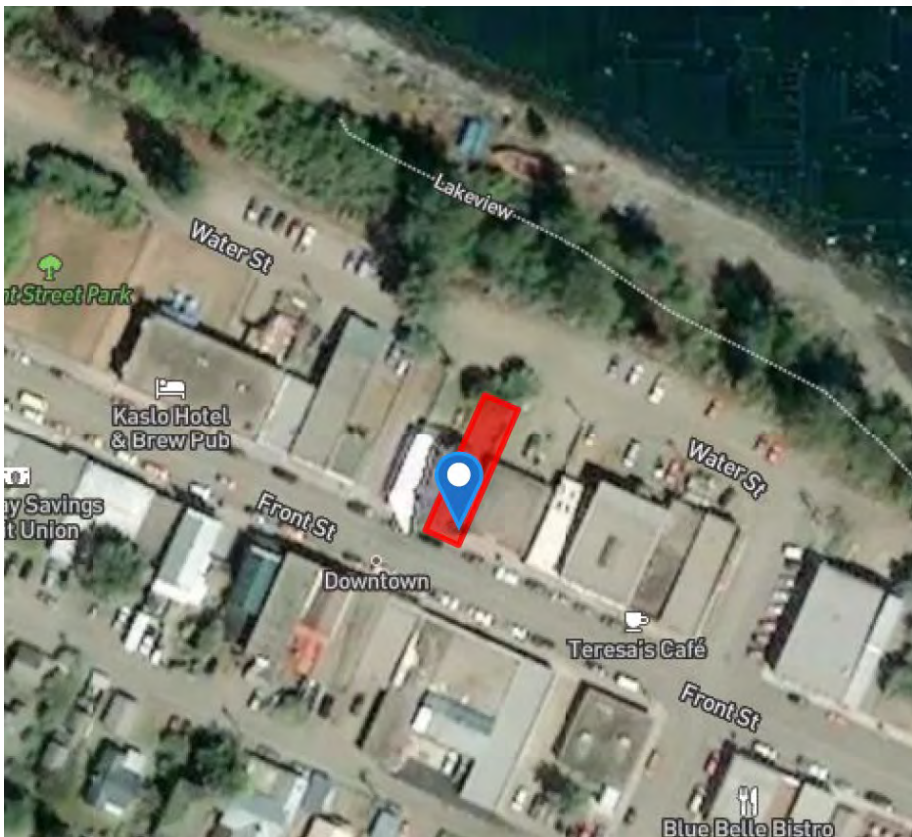
Legend

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

ELEVATION



Max Elevation: 555.11 m | Min Elevation: 553.03 m | Difference: 2.08 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

C-2 - CENTRAL BUSINESS DISTRICT ZONE

Permitted Uses

- a. Retail
- b. Office
- c. Service
- d. Recreation and Entertainment
- e. Restaurant (may hold a food primary licence under the Liquor Control and Licensing Act)
- f. Neighbourhood Pub
- g. School
- h. Light Industrial and Parking Area
- i. Church, Hospital, Personal Care Facility and Day Care
- j. Public Buildings and Uses
- k. Accessory Uses and Buildings
- l. Uses permitted in the C-1 Zone, Waterfront Commercial and RM-1 Zone, Multiple Residential, subject to the respective regulations applicable in those zones

Site Area and Frontage

- a. Site area (minimum) - 765m²
- b. Street Frontage (minimum) - 1/10 of lot perimeter

Height

- a. Building height (maximum) - 12m

Setbacks and Projections

- a. Front Yard setback (minimum) - 0.0m except 4.5m abutting Highway 31, 31A or a residential zone;
7.5m for Service Station
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - from interior lot line 0.0m except 4.5m abutting Highway 31, 31A or a residential zone; 4.5m for Service Station
- d. Side Yard setback (minimum) - from exterior lot line 0.0m except 4.5m abutting Highway 31, 31A or a residential zone; 7.5m for Service Station
- e. Projections (maximum) - 0.6m into setback

ZONING

Parking and Loading

Subject to the regulations in Section 4 (see below)

4.0 OFF-STREET PARKING AND LOADING AREA REGULATIONS

4. 1 Required parking spaces, loading spaces and manoeuvring aisles must be provided and maintained on the same lot as the use or building for which they are required by this Bylaw.
4. 2 All required parking spaces and loading spaces must be completed prior to commencement of a use and prior to the issuance of an occupancy permit.
4. 3 Parking spaces in residential zones must be located no closer to the front lot line than the front face of the principal building.
4. 4 Any area of a lot used for parking or loading must be constructed so as to permit unobstructed access to and egress from each space at all times and must be developed to ensure that adequate provision is made for access by vehicles to parking spaces by means of unobstructed manoeuvring aisles as prescribed in Tables 2 and 3.
4. 5 Each parking area must be designed and constructed in accordance with accepted engineering practices, with ramp grades not exceeding 15% gradient, and parking areas not exceeding 8% gradient.
4. 6 Each parking space and manoeuvring aisle in all parking areas must be surfaced with durable dust-free material, such as but not limited to, asphalt, concrete, paving blocks, or permeable material.
4. 7 Parking areas must be graded to prevent surface drainage being directed to adjacent lands.
4. 8 The boundaries between each parking space must be clearly delineated by means of painted lines on the parking surface or by means of vehicle stops.
4. 9 On land located in the RM-1 Zone - Multiple Residential, 1 of every 4 required parking spaces must be designated and clearly marked as "Visitor Parking" and shall be available for use by non-occupants of the lot at all times.
4. 10 In any development requiring 25 or more parking spaces, Disabled Persons' parking spaces must be provided in a ratio of 1 for every 50 required parking spaces, plus 1 space for any remainder in excess of the required number of spaces divided by 50.
4. 11 Seniors' housing complexes must provide Disabled Persons' parking spaces in a ratio of 1 for every 6 required parking spaces.
4. 12 Each Disabled Persons' parking space must be a minimum of 3.7 metres in width and shall occupy the portion of the parking area nearest to the building entrance that accommodates wheelchair access.
4. 13 Drop curbs to accommodate wheelchair access must be provided on any curb between a Disabled Persons' parking space and the building entrance.
4. 14 Each Disabled Persons' parking space must have a firm, slip-resistant and level surface.

ZONING

4. 15 Each Disabled Persons' parking space must be marked by signage or pavement markings to indicate usage only by vehicles displaying an approved disabled permit obtained from the Resource Centre for Independent Living (RCIL).

NUMBER OF OFF-STREET PARKING SPACES

4. 16 The minimum number of parking spaces required for each use or building must be calculated in accordance with Table 1.

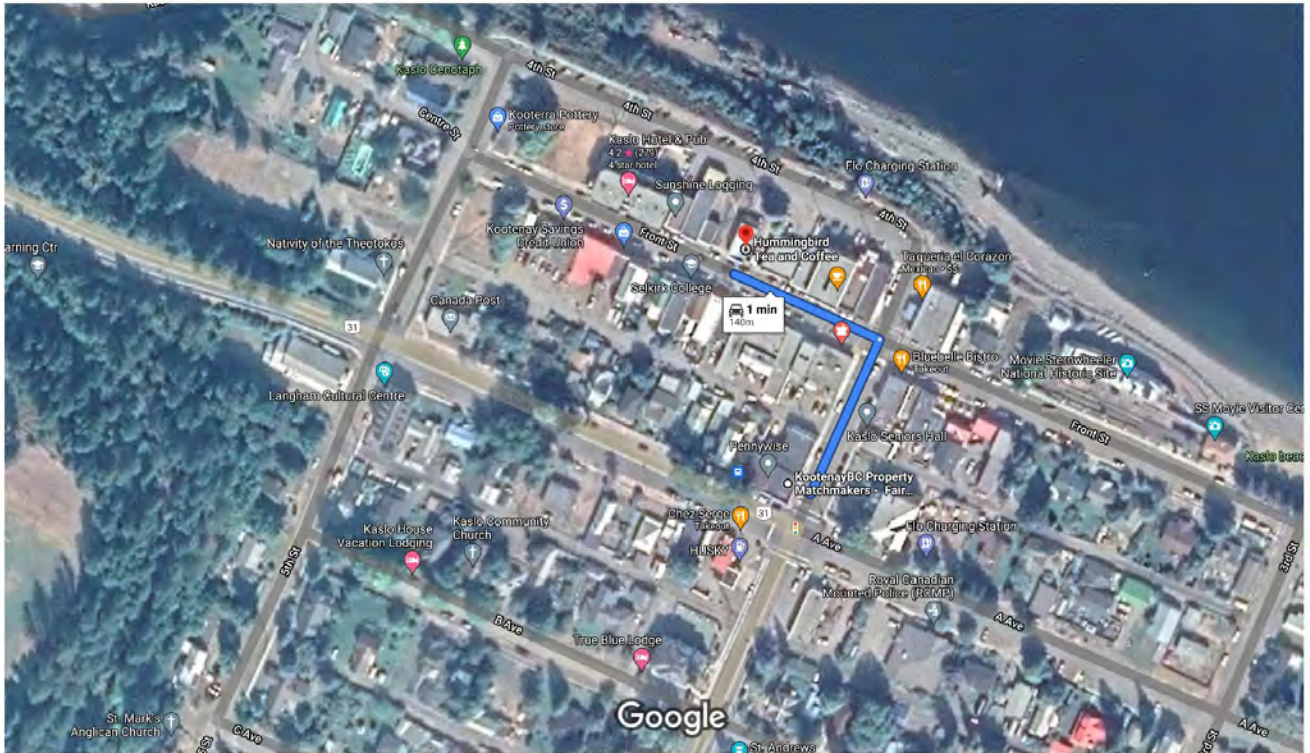
Table 1 Residential Uses	
Single Family Dwelling or Carriage House	1 space per dwelling unit
Two Family Dwelling	1 space per dwelling unit
Multiple Dwelling	1.5 space per dwelling unit
Commercial Uses	
Bed and Breakfast	1 space per dwelling unit and 0.5 space per guest room
Transient Accommodation	1 space per sleeping unit
Office	1 space per 30 m ² of floor area
Retail, Small Scale Repair and Service	1 space per 28 m ² of floor area
Restaurant and Liquor Licensed Establishment	1 space per 5 seats with a minimum of 1 space per 14 m ² of gross floor area
Entertainment	1 space per 5 seats with a minimum of 1 space per 14 m ² of gross floor area
Service Station	3 spaces per service bay
Wholesale, Warehousing and Storage	1 space per 250 m ² of floor area
Manufacturing, Processing, Large Scale Repair and Service	1 space per 100 m ² of floor area
Public/Institutional Uses	
Schools: Elementary and Junior Secondary Secondary Other	1.5 space per classroom 3.5 space per classroom 3.5 space per classroom
Day Care	1 space per staff member
Personal Care Facility	0.25 space per bed
Hospitals	0.25 space per bed
Church	1 space per 18.6 m ² of floor area used for assembly within a Church Building
Other Uses	
Boat Launch Facility	5 spaces
Marina	1 space for every 4 berths 3 spaces for each charter boat 1 space per dwelling unit
Float Plane Facilities	2 spaces for every berth
Golf Course or Driving Range	3 spaces per hole plus 1 space per tee for driving range

DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to Hummingbird Tea and Coffee

Drive 140 m, 1 min



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



via 4th St and Front St

1 min

Fastest route

140 m

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	600m	2 min
Shopping	Front Street, Kaslo	0	0 min
Airport	West Kootenay Regional Airport, Castlegar	111	1 hr 31 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	68.6	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	800m	2 min
	North Kootenay Lake Community Services	300m	2 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 55 min
	Kootenay Lake Hospital, Nelson	68.3	1 hr
Dentist	Kootenay Lake Dental Clinic, Nelson	68.7	1 hr 1 min
	Nelson Ave Dental Clinic, Nelson	66.5	57 min
	Silverton Dental Clinic, Silverton	51.6	45 min
Postal Services	Canada Post, Kaslo	250m	1 min
Library	Kaslo Library	230	1 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.

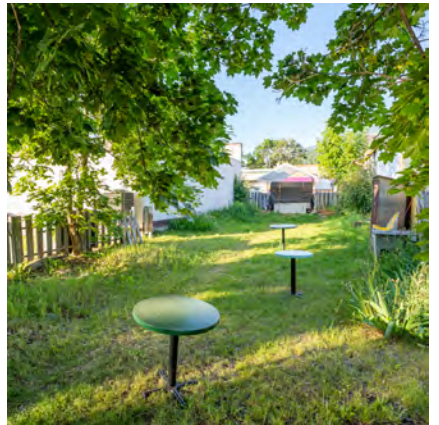
Government

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

PICTURES



PICTURES



PICTURES



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>