

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

559 LARCH
DRIVE
KASLO, BC

\$779,000



DETAILS

The views of Kaslo Bay, downtown Kaslo and the SS Moyie from Larch Drive are nice, not to mention the views of Kootenay Lake and the Purcell Mountains. This newly built custom house offers 3 bedrooms and 3 bathrooms along with great views. An attached garage, and a small shed finish off this low-maintenance property and home. This property is a perfect fit for those who want a seasonal/retirement property or are thinking of working from home. Easy bike or walk into shopping, post office, the craft brewery, taqueria, and the arts and culture vibe of a small lakeside town. Enjoy all the lake activities and the recreational opportunities living in the mountains provide.

MLS: Size: 0.22 acres

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

TITLE

TITLE SEARCH PRINT

File Reference:
Declared Value \$63000

2021-06-11, 12:54:01
Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NELSON
Land Title Office NELSON

Title Number CA5977076
From Title Number CA2922302

Application Received 2017-05-05

Application Entered 2017-05-09

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of

Description of Land
Parcel Identifier: 027-981-762
Legal Description:
LOT 10 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN NEP89112

Legal Notations
DEVELOPMENT VARIANCE PERMIT, LOCAL GOVERNMENT ACT SECTION 503

Charges, Liens and Interests
Nature: STATUTORY RIGHT OF WAY
Registration Number: V14579
Registration Date and Time: 1986-06-19 10:26
Registered Owner: WEST KOOTENAY POWER AND LIGHT COMPANY, LIMITED
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: KM163970
Registration Date and Time: 1998-07-09 11:05
Registered Owner: THE CORPORATION OF THE VILLAGE OF KASLO
Remarks: INTER ALIA

VARIANCE PERMIT



VILLAGE OF KASLO

Notice of Development Variance Permit

NOTICE IS HEREBY GIVEN pursuant to the *Local Government Act* and Village of Kaslo Development Procedures Bylaw No.1131, that Council will consider the issuance of Development Variance Permit DVP-2017-06 at its meeting on April 9 th, 2019 to be conducted in the Council Chambers at the Kemball Memorial Building located at 413 4th Street in the Village of Kaslo, commencing at 7:00 pm.

CIVIC ADDRESS: 559 Larch Drive
PARCEL IDENTIFIER: 027-981-720

LEGAL DESCRIPTION: LOT 10, DL 208, PLAN NEP89112

An application has been submitted by the owner of the above-noted property, C.Walker, for the purpose of constructing a house to:

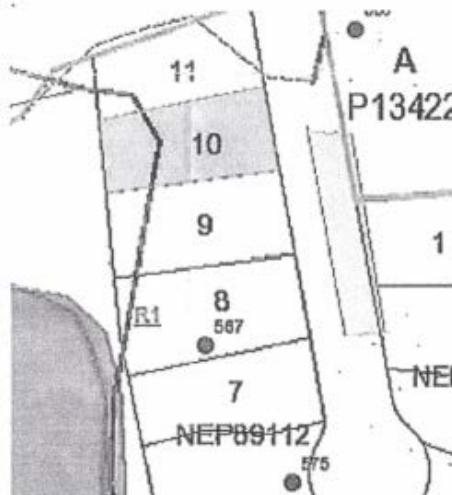
- i) Decrease the setback on the front property line from 7.5 metres to 0.6096 metres.

Anyone who believes that approval of DVP-2019-02 will affect their interests is invited to provide their comments to the Village. Written submissions can be sent by email, facsimile, mail or hand delivered using the contact information below. All submissions must be received no later than 12:00 pm on Friday, April 5th, 2019.

Approving Officer
Village of Kaslo

PO Box 576, 413 4th Street, Kaslo, B.C. V0G 1M0

Telephone: 250-353-2311 Facsimile: 250-353-7767 Email: admin@kaslo.ca



VARIANCE PERMIT

COPY

LOCAL GOVERNMENT ACT
SECTION 503
NOTICE OF PERMIT

VILLAGE OF KASLO

To: Registrar
Kamloops Land Title Office
114 – 455 Columbia Street
Victoria, BC
V2C 6K4

TAKE NOTICE that the Land described below is subject to a permit issued by the Village of Kaslo.

PARTICULARS OF PERMIT

TYPE OF PERMIT: DEVELOPMENT VARIANCE PERMIT

PERMIT NUMBER: DVP-2019-02

Issued to: David Jon Hughes
(*Name[s] of the registered owner(s) of the land*)

Statutory Authority: Section 503 of the Local Government Act

DESCRIPTION OF LAND AFFECTED BY PERMIT

The Land subject to the Development Variance Permit is located within the Village of Kaslo in the Province of British Columbia and is more particularly described as:

Legal Description:

LOT 10, DISTRICT LOT 208, KOOTENAY LAND DISTRICT PLAN NEP89112

Parcel Identifier (PID): 027-981-762

Civic Address: 559 Larch Drive, Kaslo, B.C. V0G 1M0

In accordance with Subsection (4) of Section 503 of the Local Government Act, the terms of the Development Variance Permit are binding on all persons who acquire an interest in the Land.

Date: 2019.04.10

Village of Kaslo



Approving Officer

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.

559 LARCH DR KASLO

Area-Jurisdiction-Roll: 21-533-00460.310



Total value **\$711,900**

2022 assessment as of July 1, 2021

Land	\$79,900
Buildings	\$632,000

Previous year value	\$538,400
Land	\$76,400
Buildings	\$462,000

Property information

Year built	2019
Description	1 STY house - Semi-Custom
Bedrooms	3
Baths	3
Carpports	
Garages	G
Land size	.222 Acres
First floor area	1,182
Second floor area	
Basement finish area	900
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 10 Plan NEP89112 District Lot 208 Land District 26
PID: 027-981-762

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width	
Length	
Total area	

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: March 27 2022

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

ADDRESS: **559 LARCH DR 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?				
B. Are you aware of any existing tenancies, written or oral?		sgt		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		sgt		
D. Is there a survey certificate available?		sgt		
E. Are you aware of any current or pending local improvement levies/charges?		sgt		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		sgt		

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.				sgt
(i) Do you have a water licence for the Premises already?				sgt
(ii) Have you applied for a water licence and are awaiting response?				sgt
C. Are you aware of any problems with the water system?				sgt
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				sgt

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BUYER'S INITIALS

sgt		
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SELLER'S INITIALS

BC1002 REV. NOV 2021

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PROPERTY DISCLOSURE STATEMENT

March 27 2022

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 559 LARCH DR 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)?				X
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				alt
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				alt
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				alt

3. BUILDING

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

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BUYER'S INITIALS

alt		
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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE

ADDRESS: **559 LARCH DR 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)		[Handwritten mark]		
N. Are you aware of any problems with the electrical or gas system?		[Handwritten mark]		
O. Are you aware of any problems with the plumbing system?		[Handwritten mark]		
P. Are you aware of any problems with the swimming pool and/or hot tub?				[Handwritten mark]
Q. Do the Premises contain unauthorized accommodation?		[Handwritten mark]		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		[Handwritten mark]		
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.)		[Handwritten mark]		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	[Handwritten mark]			
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? _____ (DD/MM/YYYY)		[Handwritten mark]		
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)		[Handwritten mark]		
W. Is there a radon mitigation system on the Premises?	[Handwritten mark]			
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		[Handwritten mark]		
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?		[Handwritten mark]		

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BUYER'S INITIALS

[Handwritten Signature]		
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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

March 27 2022

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE


ADDRESS: 559 LARCH DR 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>				
C. Are you aware if the property, of 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?				

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)  DAVID HUGHES 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

\$4,303.93



Municipal Water:

2021

\$729 / year



Insurance (Kootenay Ins. Services Ltd.):

2021

\$800 / year



Internet (Telus):

2021

\$70 / month



Electric (FORTIS):

2021

\$90 / month average



Buyers must do their own due diligence and confirm costs, connection/installation costs and availability of all services/utilities that they deem important to them.

NEW HOME WARRANTY



New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

Form: 340194

A. BUILDER INFORMATION

Licence Number: 43821

Expiry Date: September 30, 2019

Company Name: Residential Homes and Estates

B. PROPERTY INFORMATION

Civic Address: Lot 10 Larch Drive

City/Town: Kaslo

Province: British Columbia

Postal Code:

PID: 027-981-762

Legal Description: Lot 10, District Lot 208, District Plan NEP89112

Owner(s) of the Property: David Hughes

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 1

Type of New Home: Single



D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

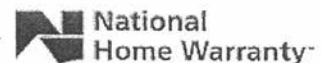
Seal:

Warranty Provider: Aviva Insurance Company of Canada

Builder Warranty No.: NHWB94886

Insurance No.: NHWB94886-A04

Warranty Provider Seal Date: March 05, 2019



E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the Licensing & Consumer Services Branch:

Municipality or Regional District:

Permit issued to:

Date Issued: (month/day/year)

Permit No.:

Correction to civic address, type of new home or other information, if applicable:

WETT INSPECTION



INSPECTION REPORT



REDPOINT
Chimney Services

www.redpointchimney.com
Louis Julig
(250) 354-3489
redpointchimney@gmail.com

Requested by:

Location: 559 Larch Dr, Kaabo BC

Reason for inspection: New Installation

Level of Inspection 1 2 3 Date: Oct 30, 2019 Manual available: Appliance Venting

Wood Burning Appliance: Type: FS Woodstove Mfg: Bleeze King Model: Sirocco 201

SN 121974 Standard 5627 EPA Y Listed by WWT Flue collar size: 6"

Installed in: home Location: living room By: Redpoint Date: Oct 2019

Mobile home approved NA Alcove approved: NA Outdoor Air Connection: Y N Required Y N

Connected by Flue Pipe Pellet Vent or Liner: Type UB Required Clearance: 18"6' 1" Length: ~11ft
Fastening ok Elbows 2 @ 30° Expansion ok Rise ok Termination ok

Chimney: Masonry with S/S liner F-B Flue Size: 6" Brand: excel Height above roof ok
Condition (shell, liner, flashing) ok Cleanout na Approx. Age new Rain cap/Crown yes
Clearances uti Enclosed or hidden areas uti (UTI) Footings/braces na

→ chimney installed by owner/builder

Appliance: Clearance for combustible walls, mantles, ceiling: Rear 11" side 13"

Ember Protection: Material metal Loading side 18" or more Y N Other sides 8" or more Y N

Heat Protection below: Required Y N Non-combustible surface

Shielding: NA Reduction achieved: 50% 60%

Smoke Alarm Carbon Monoxide Alarm Fire Extinguisher uti

System Complies with Applicable Code Requirements Y N

Comments on non-compliance:

↓

Thank you, Louis

Louis Julig, WETT 8138

Date: Oct 30, 2019

RDCK MAP

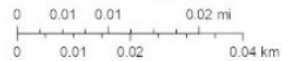


RDCK Property Report

Area of Interest (AOI) Information

Area : 0.22 acres

Apr 3 2022 0:51:2 Eastern Daylight Time



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

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.22	-
Civic Address	1	-	-
Electoral Areas	1	0.22	-
Fire Service Areas	1	0.22	-
Water Systems	1	0.22	-
Zoning	1	0.22	-
Official Community Plan	1	0.22	-
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	533.00460.310	027-981-762	559 LARCH DR, KASLO	Single Family Dwelling	NEP89112

#	LTO Number	Lot	Block	District Lot	Land District
1	CA5977076	10	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 10, PLAN NEP89112, DISTRICT LOT 208, KOOTENAY LAND DISTRICT	9670	SQUARE FEET	0.22

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00460.310	-	559	LARCH DR	559 LARCH DR	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.22

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.22

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.22

Zoning

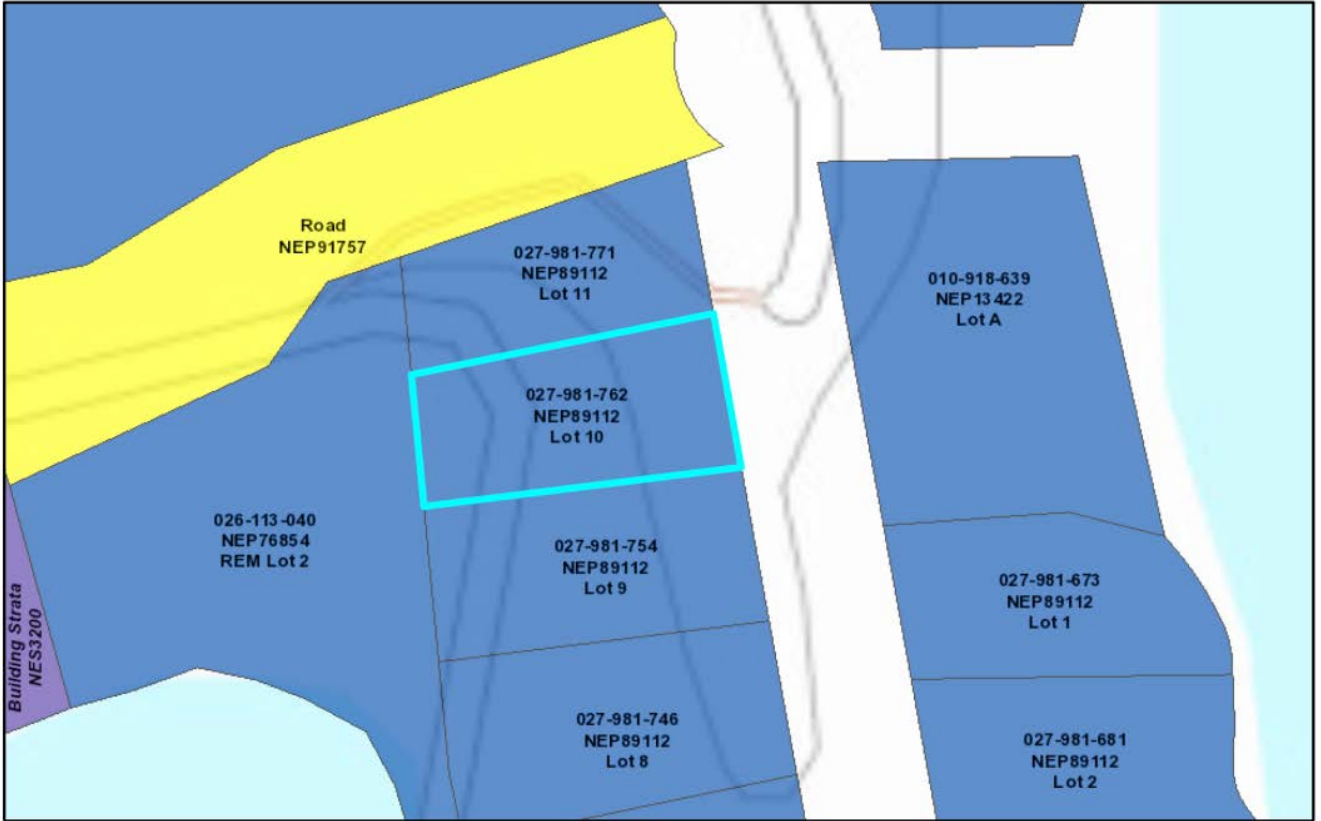
#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.22

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	NR	-	1098	-	0.22

LTSA MAP

559 Larch Drive



June 23, 2021

Parcels By Class

Air Space

Subdivision

Absolute Fee Book

Building Strata

Bare Land Strata

Common Ownership

Park

Road

Return To Crown

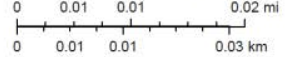
Crown Subdivision

Part of Primary

Primary

Interest Parcels

1:1,128



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
Copyright 2018 LTSA4

UTILITIES MAP

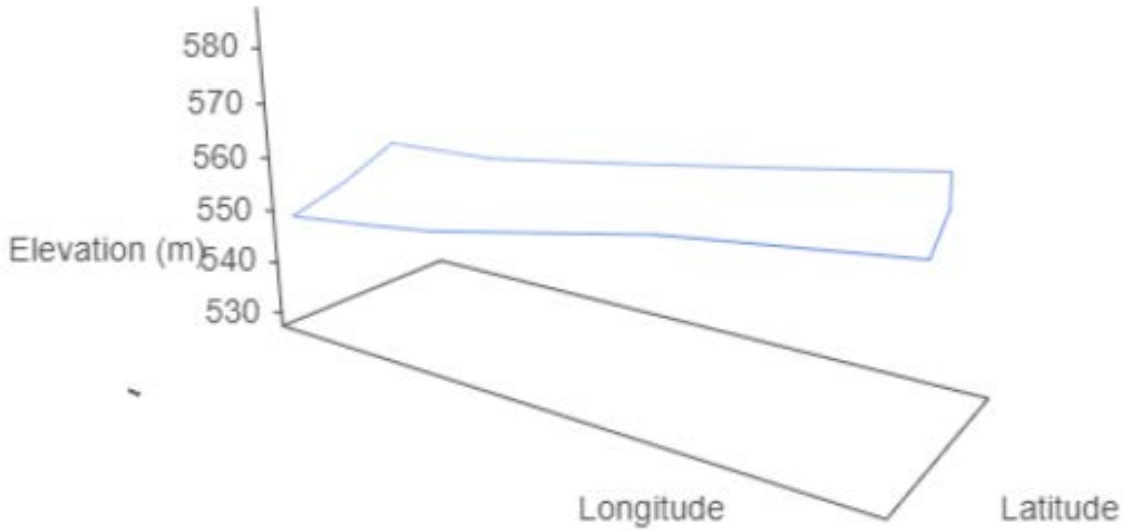
Utilities



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



49.917

Max Elevation: 564.47 m | Min Elevation: 550.02 m | Difference: 14.45 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

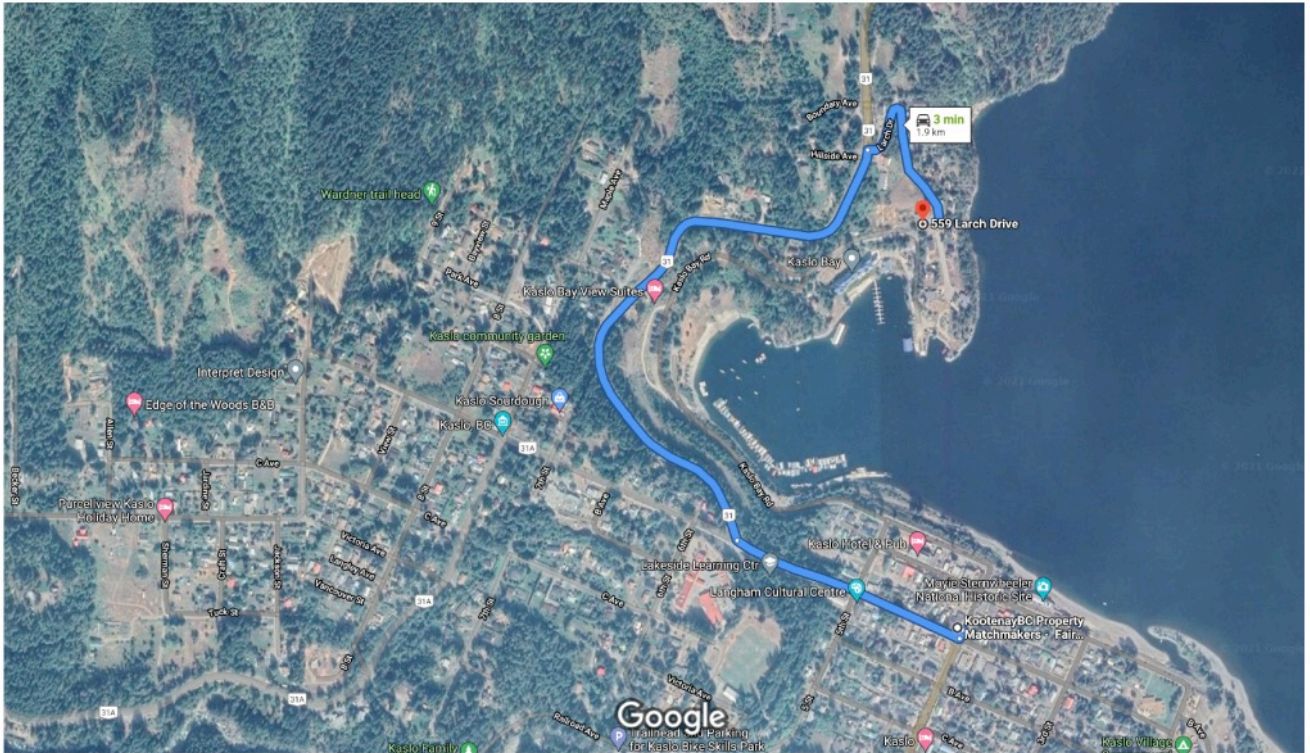
- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to 559
Larch Dr, Kaslo, BC V0G 1M0

Drive 1.9 km, 3 min



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

100 m



via Balfour-Kaslo-Galena Bay Hwy/BC-31 N

3 min

1.9 km

Fastest route, the usual traffic

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	1.6	3 min
Shopping	Front Street, Kaslo	2.1	4 min
Airport	West Kootenay Regional Airport, Castlegar	111	1 hr 33 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	70.8	1 hr 2 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	1.8	3 min
	North Kootenay Lake Community Services	2	4 min
	Kootenay Boundary Regional Hospital, Trail	142	1 hr 58 min
	Kootenay Lake Hospital, Nelson	70.1	1 hr
Dentist	Kootenay Lake Dental Clinic, Nelson	70.6	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	68.4	58 min
	Silverton Dental Clinic, Silverton	52.7	48 min
Postal Services	Canada Post, Kaslo	1.7	3 min
Library	Kaslo Library	2	3 min

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

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

Weather	
Average Yearly Rainfall (mm): 698	Average Yearly Snowfall (cm): 188
Average Highest Temperature (c): 25	Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

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

Historic and Heritage Sites

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

Festivals and Events

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

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

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

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

Geography

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

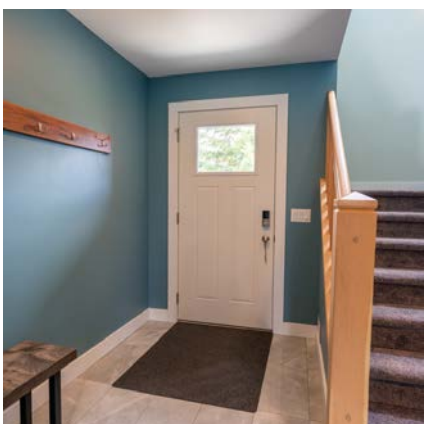
Economy

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

Government

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

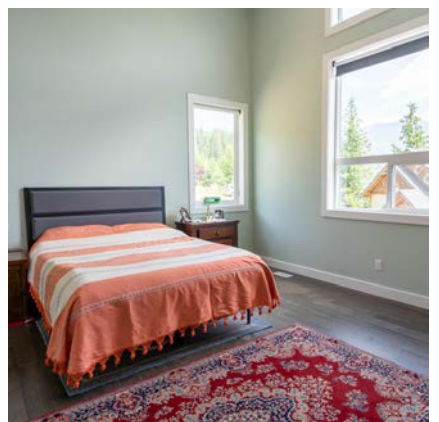
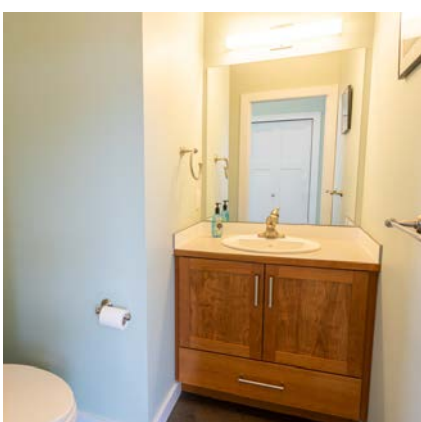
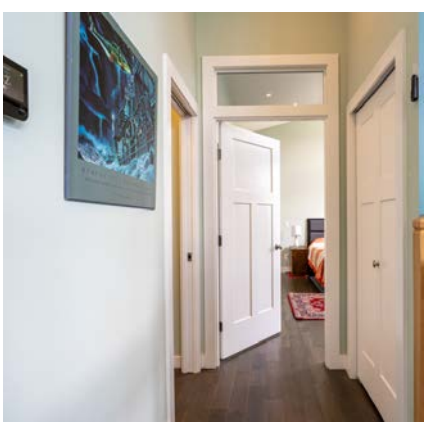
PICTURES



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>