

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

8327 HWY 31
KASLO, BC

\$430,000



DETAILS

This is that property that everyone seems to want! A small house, with a cabin feel set in a natural landscape, just minutes out of Kaslo, with views of Kootenay Lake, Kaslo, Mt Loki and the rest of the Purcell Mountains. Fully serviced, this newer built 2-bedroom, 1 bathroom home has all the modern convenience one needs to work and live.

MLS: 2461545 Size: 3.44 acres

Services: municipal water, telephone, internet, septic, and hydro

TITLE

TITLE SEARCH PRINT

2021-10-04, 14:24:21

File Reference:

Requestor: Kul Nijjar

Declared Value \$194000

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

Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CA3061123 LB154218
Application Received	2013-04-04
Application Entered	2013-04-08
Registered Owner in Fee Simple Registered Owner/Mailing Address:	KASLO, BRITISH COLUMBIAV0G 1M0
Taxation Authority	Nelson Trail Assessment Area
Description of Land Parcel Identifier: Legal Description:	011-171-081 LOT 29 DISTRICT LOT 431 KOOTENAY DISTRICT PLAN 495
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.

8327 HIGHWAY 31 KASLO

Area-Jurisdiction-Roll: 21-786-01623.100



Total value **\$352,000**

2021 assessment as of July 1, 2020

Land \$175,000

Buildings \$177,000

Previous year value \$318,000

Land \$160,000

Buildings \$158,000

Property information

Year built	2013
Description	1 STY house - Standard
Bedrooms	2
Baths	1
Carports	C
Garages	
Land size	3.44 Acres
First floor area	864
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 29 Plan NEP495 District Lot 431 Land District 26
PID: 011-171-081

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 3 PAGES



Date of disclosure Oct 5/21

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

ADDRESS/BARE-LAND STRATALOT #: 8327 Hwy 31 KASLO BC (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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
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?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?		✓		
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" 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):				
(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 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)?	✓			
D. Are you aware of any problems with the water system?		✓		
E. Are records available regarding the quantity of the water available?		✓		
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?		✓		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		✓		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		✓		

INITIALS WS

PROPERTY DISCLOSURE STATEMENT

Oct 5/21

PAGE 2 of 3 PAGES

KASLO

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 8327 Hwy 31 KASLO-BC

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?	✓			
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"/>	✓			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		✓		
G. Are you aware of any structural problems with any of the buildings?		✓		
H. Are you aware of any additions or alterations made in the last sixty days?		✓		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		✓		
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓		
L. Are you aware of any damage due to wind, fire or water?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>8</u> years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Do the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		✓		
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.	✓			
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	✓			
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? _____		✓		
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? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		✓		
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?		✓		
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?		✓		

INITIALS KAS

PROPERTY DISCLOSURE STATEMENT

Oct 5/21
DATE OF DISCLOSURE

PAGE 3 of 3 PAGES

ADDRESS/STRATA UNIT #: 8327 Hwy 31 KASLO BC

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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Bats live behind some exterior boards on south gable end of house. They can't get into the house + hasn't been a problem. Openings can be closed off.

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.

*PREC represents Personal Real Estate Corporation

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BC1003 REV. SEPT 2020

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EXPENSES

Property Taxes:

2021

\$1959.31



Water License:

2020

\$50 / year.



Insurance (Western Financial.):

2021

\$576 / year



Hydro (FortisBC):

2021

\$84.51 approx. / month

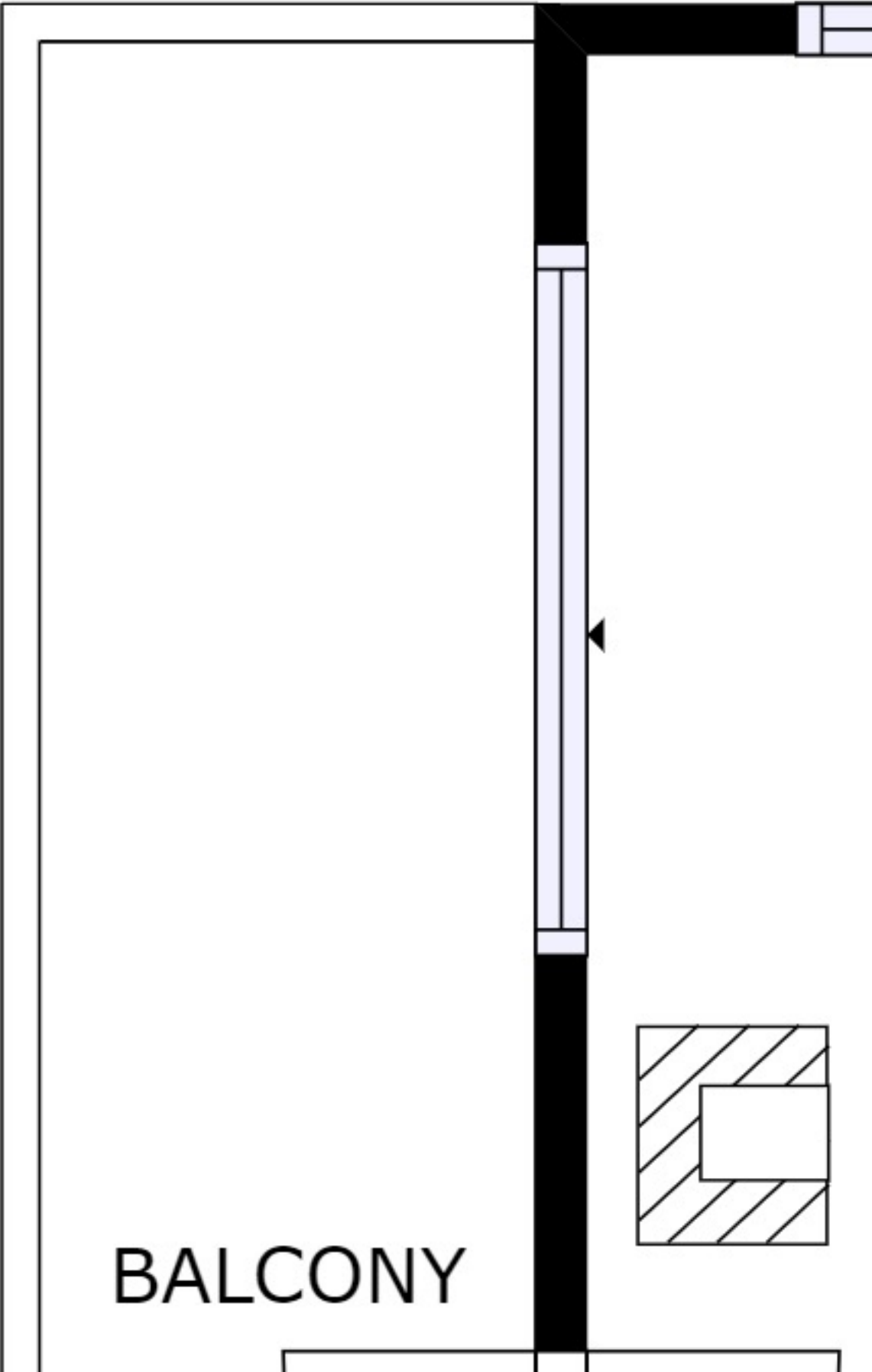


Internet (Kaslo InfoNet):

2021

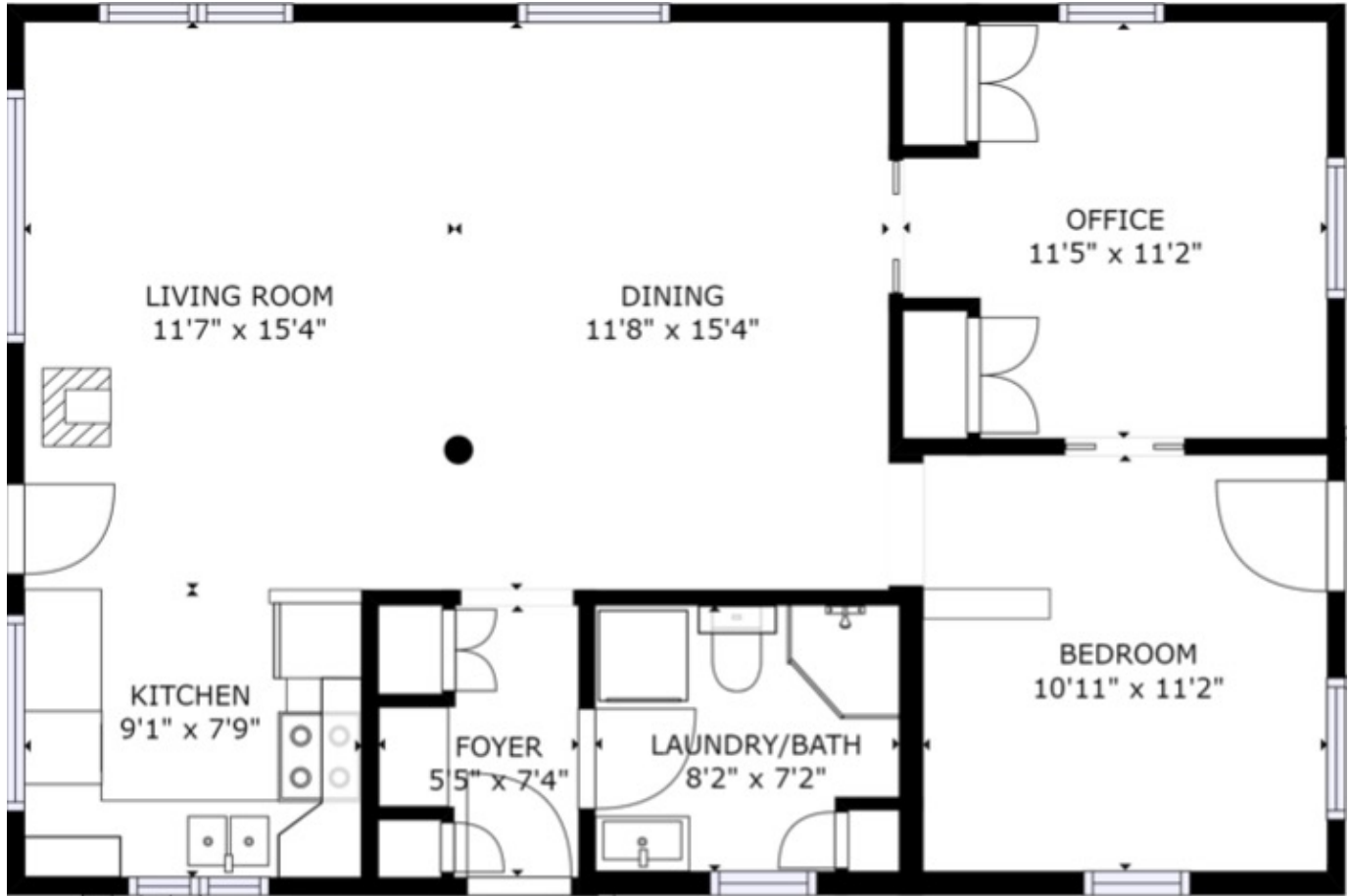
\$66.91 approx. / month





BALCONY

FLOOR PLAN WITHOUT DECKS



SEPTIC PERMIT



Interior Health
Health Protection

Sewerage System Letter of Certification

Tax Assessment Roll #: 21-786-01623-100 Date: 17th OCT 2013
(Day/Month/Year)

To: Interior Health Authority

Re: Sewerage system at: HWY 31 N. of HWY, KASLO BC.
Street Address or General Location

LOT 29, P.L. 431, K.D. PLAN 495
Legal Description

Planner: DAVID T. RUSSELL P. ENG.

Installer: RICK JONES CONTRACTING Owner: GAVIN P. STEVENS

The construction of the proposed sewerage system on the above described property was completed on 30 SEPT 2013
(Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

- the owner will be provided with
 - a copy of the sewerage system plans and specifications as they were built;
 - a maintenance plan for the sewerage system that is consistent with standard practice; and,
 - a copy of this letter of certification;
- the sewerage system has been constructed in accordance with standard practice;
- the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
- the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 litres; and,
- if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system have been appended to this letter.

AUTHORIZED PERSON'S SEAL  17th 17th	DATE LETTER OF CERTIFICATION ACCEPTED  OCT 18 2013 NÉLSON HOOTENAY BOUNDARY HEALTH SERVICES	DATE LETTER OF CERTIFICATION RECEIVED BY NON HEALTH PROTECTION CLERK
---	--	---

White: Health Protection
820083 Dec 07

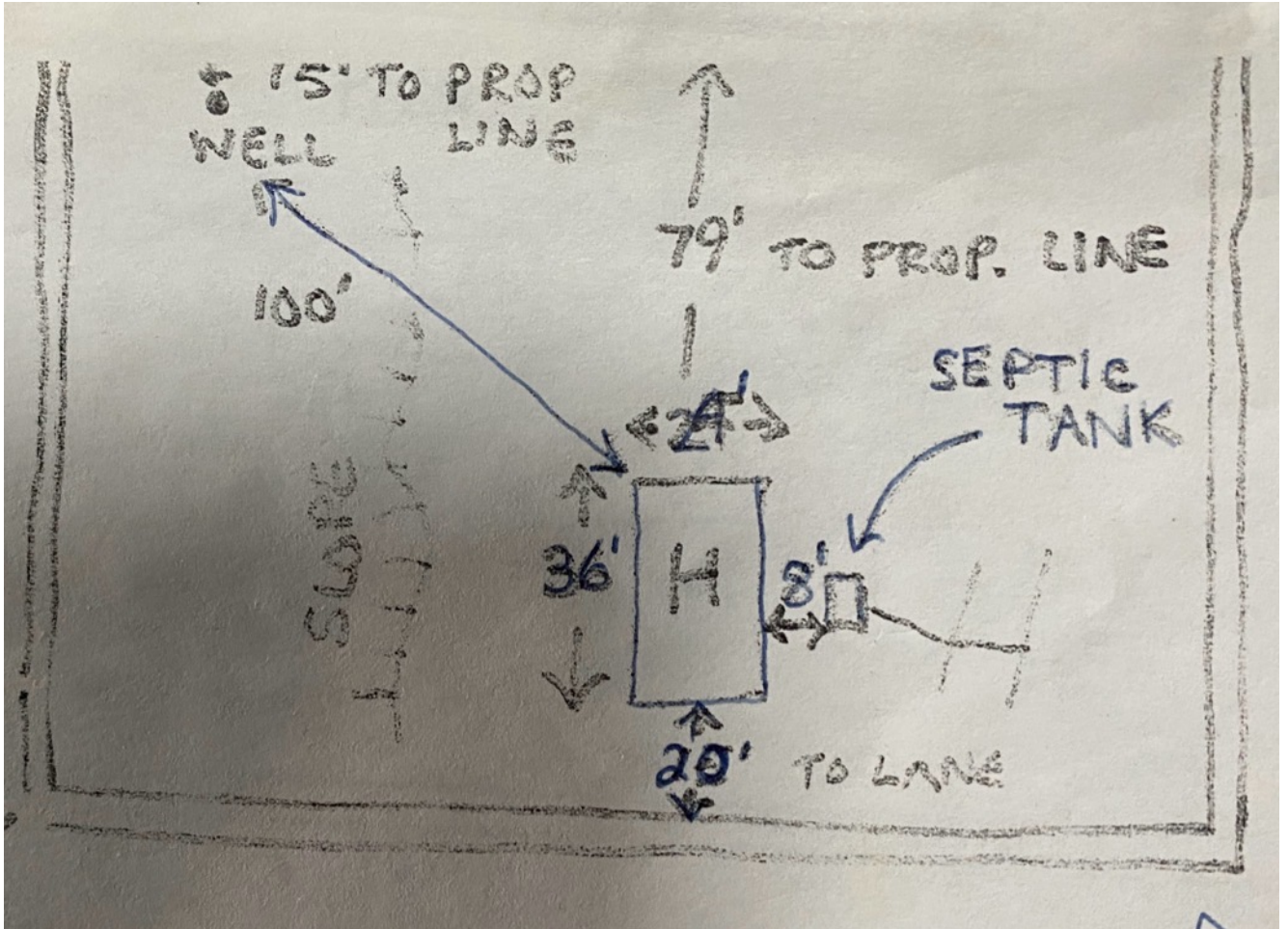
Canary: Owner

Pink: Building Authority

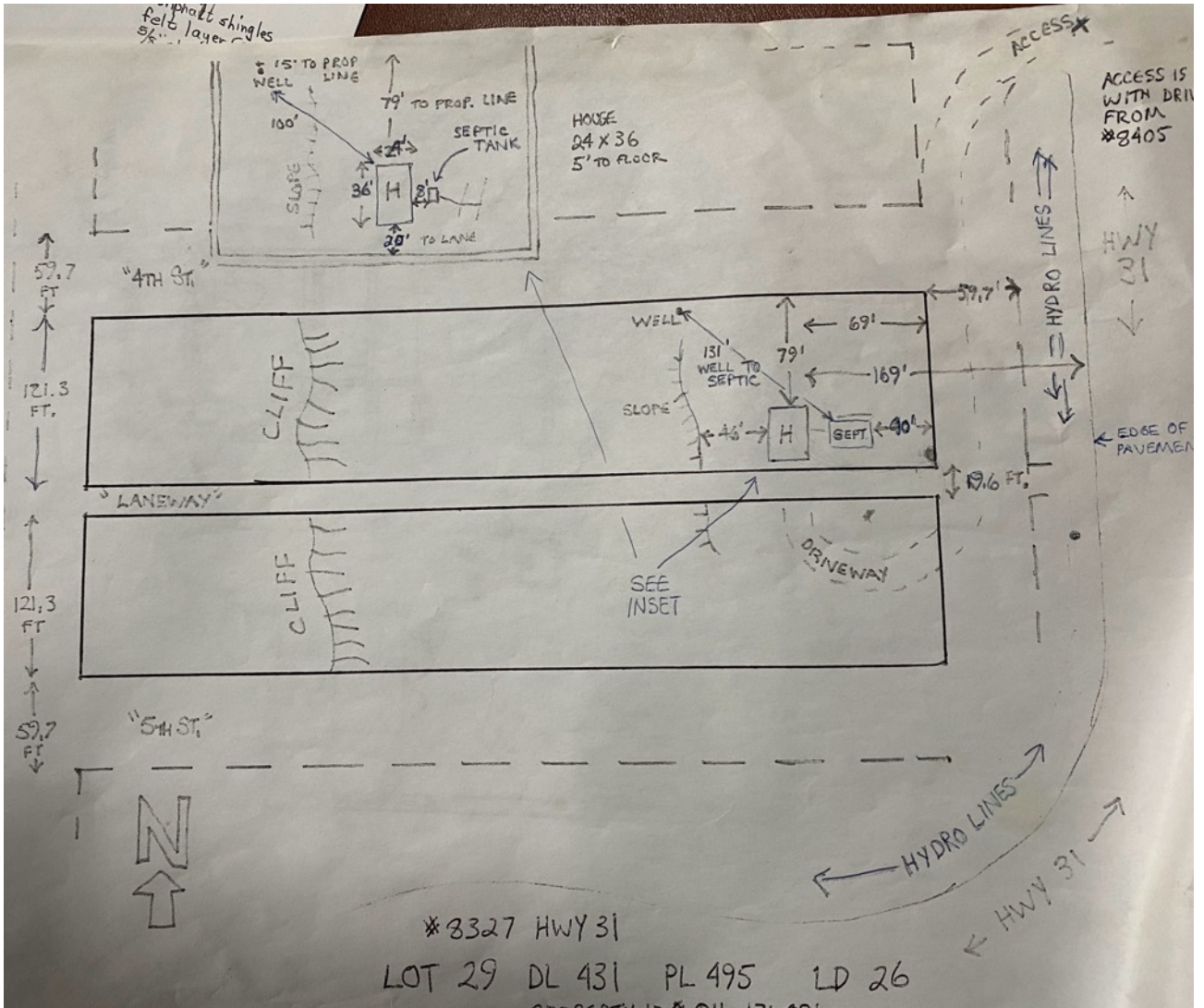
Blue: Authorized Person

To N. Puse

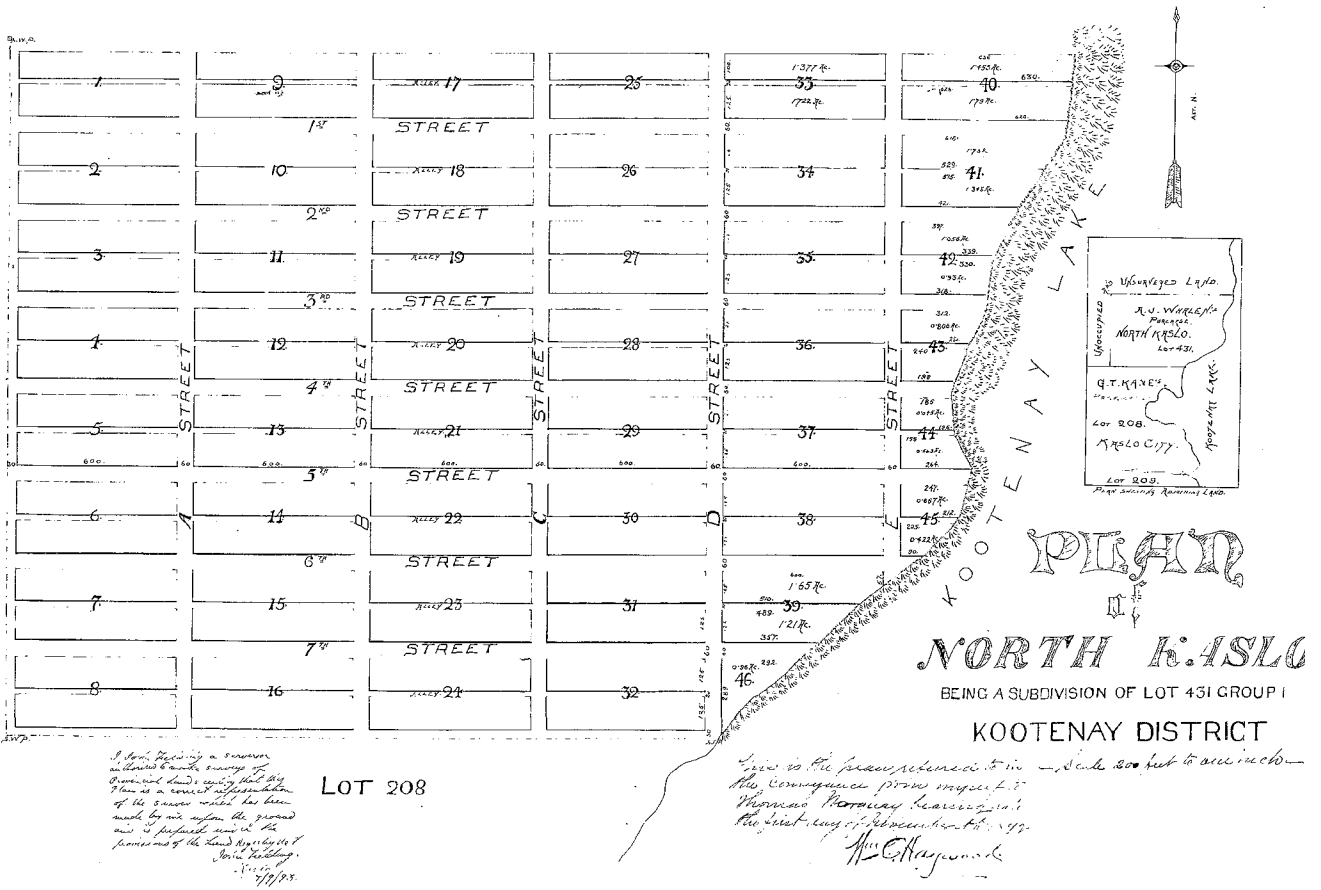
SEPTIC



PLOT PLAN



SURVEY



LOT 208

KOOTENAY PLAN
NORTH KASLO

BEING A SUBDIVISION OF LOT 431 GROUP I

KOOTENAY DISTRICT

This is the parcel returned to me - scale 200 feet to an inch -
No. Correspondence please refer to
Thomas Morrison Vancouver in
the first copy of subdivision plan 1920.
H. C. Morrison

I have, regarding a survey
of the above described survey of
the above described survey, that the
above is a correct representation
of the survey made, has been
made by me upon the ground
and is prepared under the
provisions of the Land Survey Act,
British Columbia, 1914,
1915, 1916, 1917,
1918, 1919, 1920.
7/11/23.

WETT INSPECTION

SOLID FUEL HEATING QUESTIONNAIRE

3. CLEARANCES

KASLP

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	8"
	SIDE WALL	112"
	CORNER	NA
SHORTEST DISTANCE OF STOVE PIPE TO:	BACK WALL	94"
	SIDE WALL	120"
	CERILING	12"
SHORTEST DISTANCE FROM HEATING UNIT TO EDGE OF FLOOR PAD IN:	FRONT	19"
	LEFT SIDE	8.5"
	RIGHT	8.5"
	BACK	8.5"
		8"

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

TOTAL LENGTH OF ALL STOVE PIPE (INCLUDING ELBOWS): 96"

NUMBER OF ELBOWS IN STOVE PIPE? 2 x 30°

CONSTRUCTION OF STOVE PIPE:

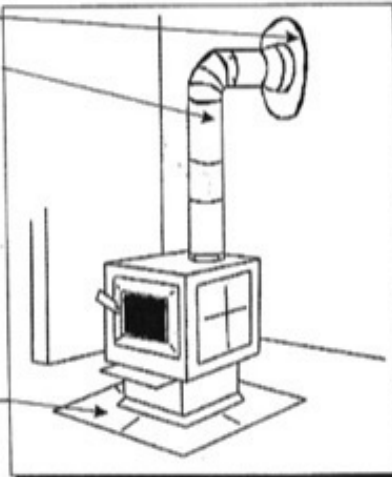
- DOUBLE WALLED
 SINGLE WALLED (INCLUDING BLACK STEEL)
 GALVANIZED
 OTHER (SPECIFY): _____

CONSTRUCTION OF:

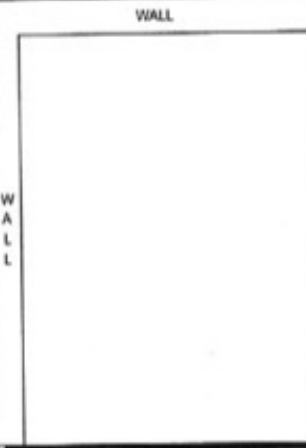
SIDEWALL DRY WALL
 BACKWALL _____
 CERILING _____

IS THERE A NON-COMBUSTIBLE PAD? YES NO

SHORTEST DISTANCE OF UNIT TO FURNITURE, FUEL OR OTHER COMBUSTIBLE MATERIAL: _____



DRAW AND LABEL DIAGRAM OF HOW THE UNIT LOCATED TO WALL



4. INSTALLATION

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

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 NA

DISTANCE FROM WALL TO SHIELD _____ DISTANCE FROM TOP OF STOVE TO TOP OF SHIELD _____ DISTANCE FROM HEAT SHIELD TO FLOOR _____

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 YES NO (EXPLAIN) _____
 SOMEONE WHO IS WETT CERTIFIED?

HAVE ANY MODIFICATIONS BEEN MADE TO THE HEATING UNIT OR CHIMNEY SINCE INSTALLED OR INSPECTED? YES NO (EXPLAIN) NONE

6. REMARKS

PERRY HARTUNG WIL. I. T. 3494
 COMPLETED BY: Perry Hartung DATE: SEP 27/13

ELECTRICAL INSPECTION



Permit Number: EL-038044-2013
Inspection Number: ELIN-152724-2014
(When inquiring always refer to these numbers.)

ELECTRICAL CERTIFICATE OF INSPECTION

EL: Final Assessment

ACTIVITY DATE: April 23, 2014

CONTACT INFORMATION:

Braden East O/A Intrinsic Energy Solutions
PO BOX 986
KASLO BC V0G 1M0

CONTRACTOR / FSR INFORMATION:

Braden East

SITE ADDRESS:

8327 31 HIGHWAY
KASLO BC V0G 1M0

Inspection Result: **Passed**

Applicable when checked

Do Not Energize

Authorized for Connection

Existing Service Connection

Do Not Cover

Authorized for Cover

Items	Comments	Compliant	Not Compliant
Service	100A SINGLE PHASE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outlets	15A DUPLEX GFCI AS REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fixtures and Fittings	SURFACE TYPE	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SAFETY OFFICER NOTES

EXTERIOR ACCESS ONLY - ALL VISIBLE ELECTRICAL FEATURES APPEAR COMPLIANT.

GENERAL REQUIREMENTS & INFORMATION

1. All non-compliances must be resolved by the date indicated on this Certificate Of Inspection.
2. The BC Safety Authority is to be notified of any incident that results in an injury to any person or damage to the regulated equipment.
To report an incident, go to www.safetyauthority.ca (search: "report an incident")
3. When an Operating Permit is required, the installation owner has 60 days to obtain a valid Operating Permit following a Passed Final Assessment

FINAL INSPECTION



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.
Nelson, BC
V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300
Web: www.rdck.bc.ca
e-mail: blddept@rdck.bc.ca

Creston Office 250-428-5717
Slocan Office 250-355-2277

Nakusp Office 250-265-4111
Silverton Office 250-358-2472

Nelson Office 250-352-8155
New Denver Office 250-358-2316
BC Toll Free 1-800-268-7325

Kaslo Office 250-353-9614
Salmo Office 250-357-9433

FINAL INSPECTION NOTICE

Address: 8327 HIGHWAY 31, RDCK REGION
Permit Type: SINGLE FAMILY DWELLING - NEW

Permit #: BP020775
Inspection Date: Dec 3, 2014

Description: To construct a single family dwelling.

Inspection Status: **COMPLETED**

Item	Status	Notes
EXT DOOR HINGE, PLATES, DB	ACCEPTED	
MIN DISTANCE TO CLADDING	ACCEPTED	

Building Official: PETER SOUTHIN

Initials: _____

-
- The owner has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the Building Bylaw, and or other applicable enactments respecting safety.

RDCK MAP

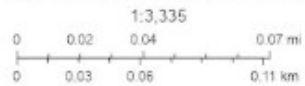


RDCK Property Report

Area of Interest (AOI) Information

Area : 1.61 acres

Oct 6 2021 7:53:54 Pacific Daylight Time



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

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	1.61	-
Civic Address	0	-	-
Electoral Areas	1	1.61	-
Fire Service Areas	1	1.61	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	1	1.61	-
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	786.01623.100	011-171-081	8327 HIGHWAY 31, RDCK REGION	2 Acres Or More (Single Family Dwelling, Duplex)	NEP495

#	LTO Number	Lot	Block	District Lot	Land District
1	CA3061123	29	-	431	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 29 PLAN NEP495 DISTRICT LOT 431 KOOTENAY LAND DISTRICT	3.44	ACRES	1.61

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.61

Fire Service Areas

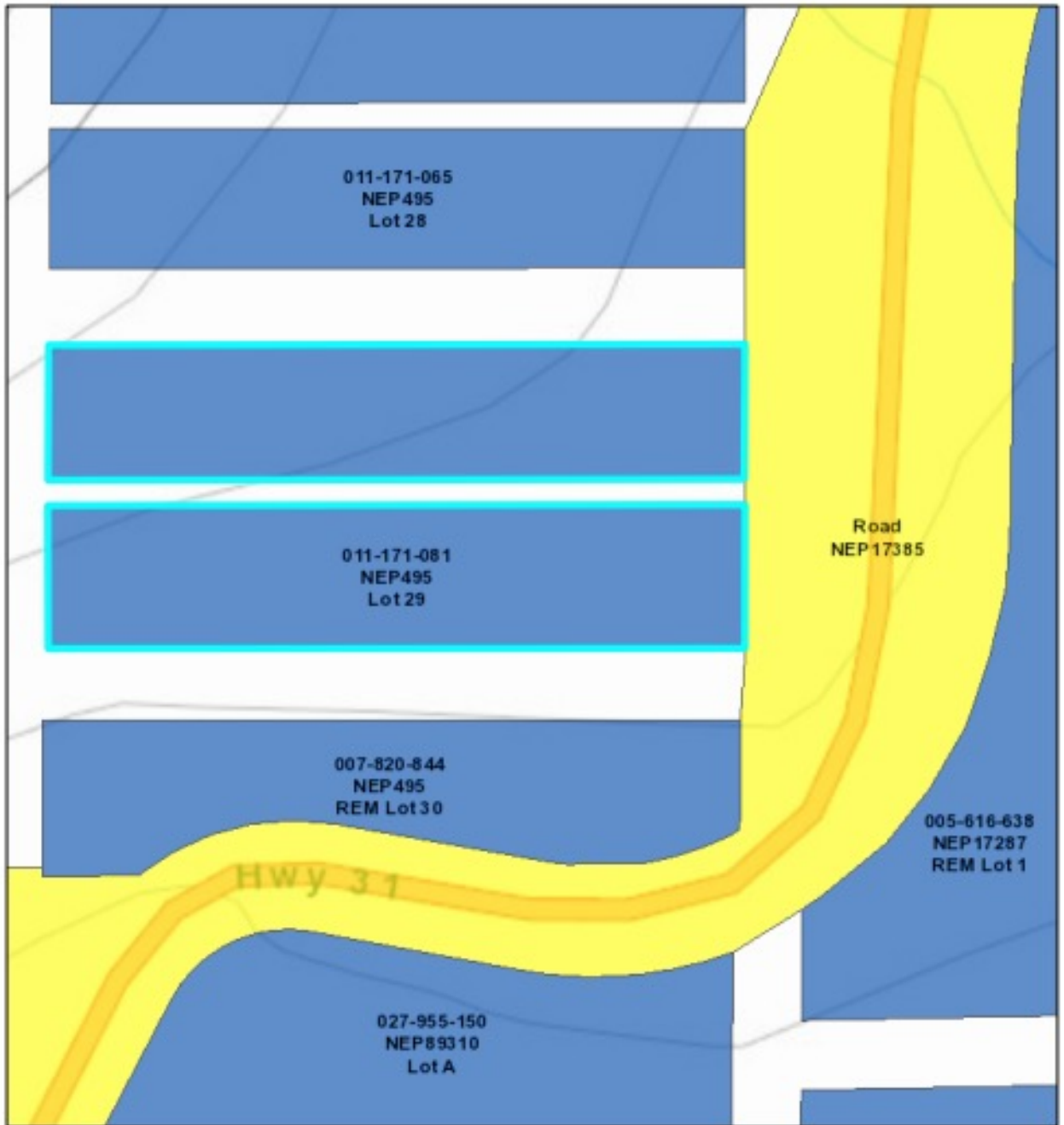
#	Bylaw	Department	Area(acres)
1	2003	KASLO	1.61

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RC	Country Residential	2435		1.61

The mapping information shown are approximate representations and should be used for reference purposes only.

LTSA MAP

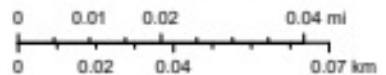


October 6, 2021

1:2,257

Parcels By Class

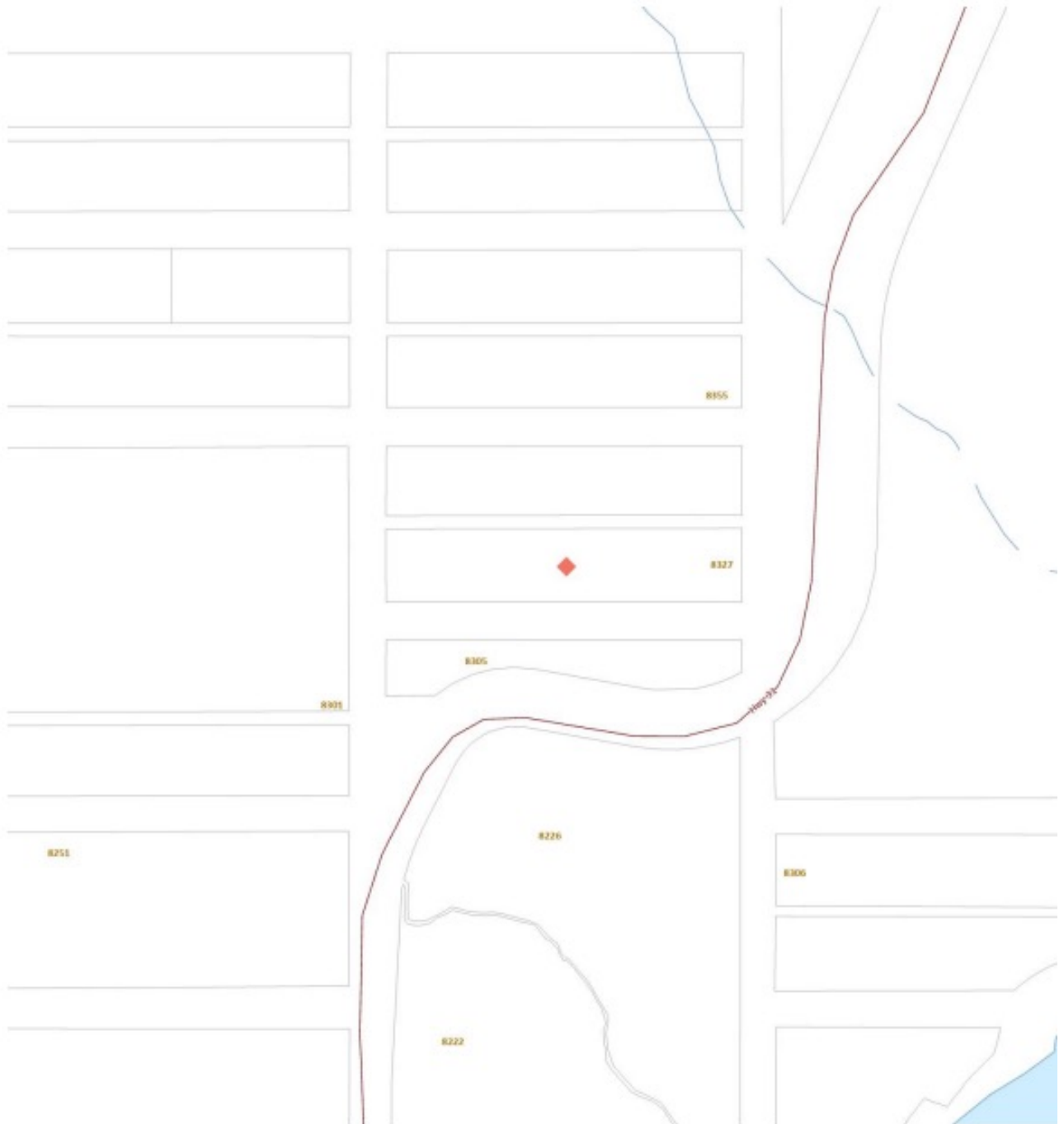
- | | | |
|-------------------|------------------|-------------------|
| Air Space | Bare Land Strata | Crown Subdivision |
| Subdivision | Common Ownership | Part of Primary |
| Absolute Fee Book | Park | Primary |
| Building Strata | Road | Interest Parcels |
| | Return To Crown | |



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

UTILITIES MAP

Utilities



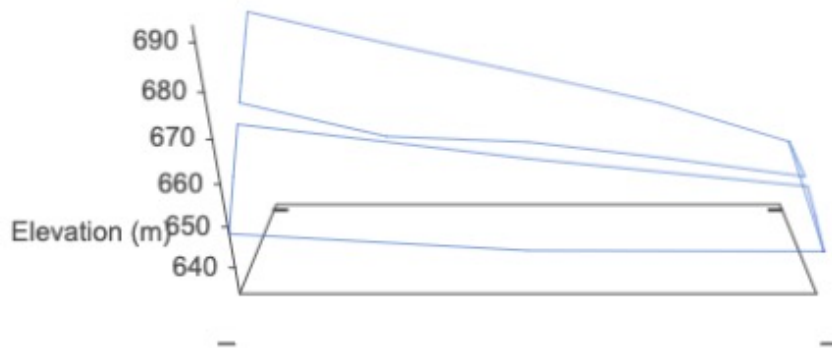
Legend

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

ELEVATION



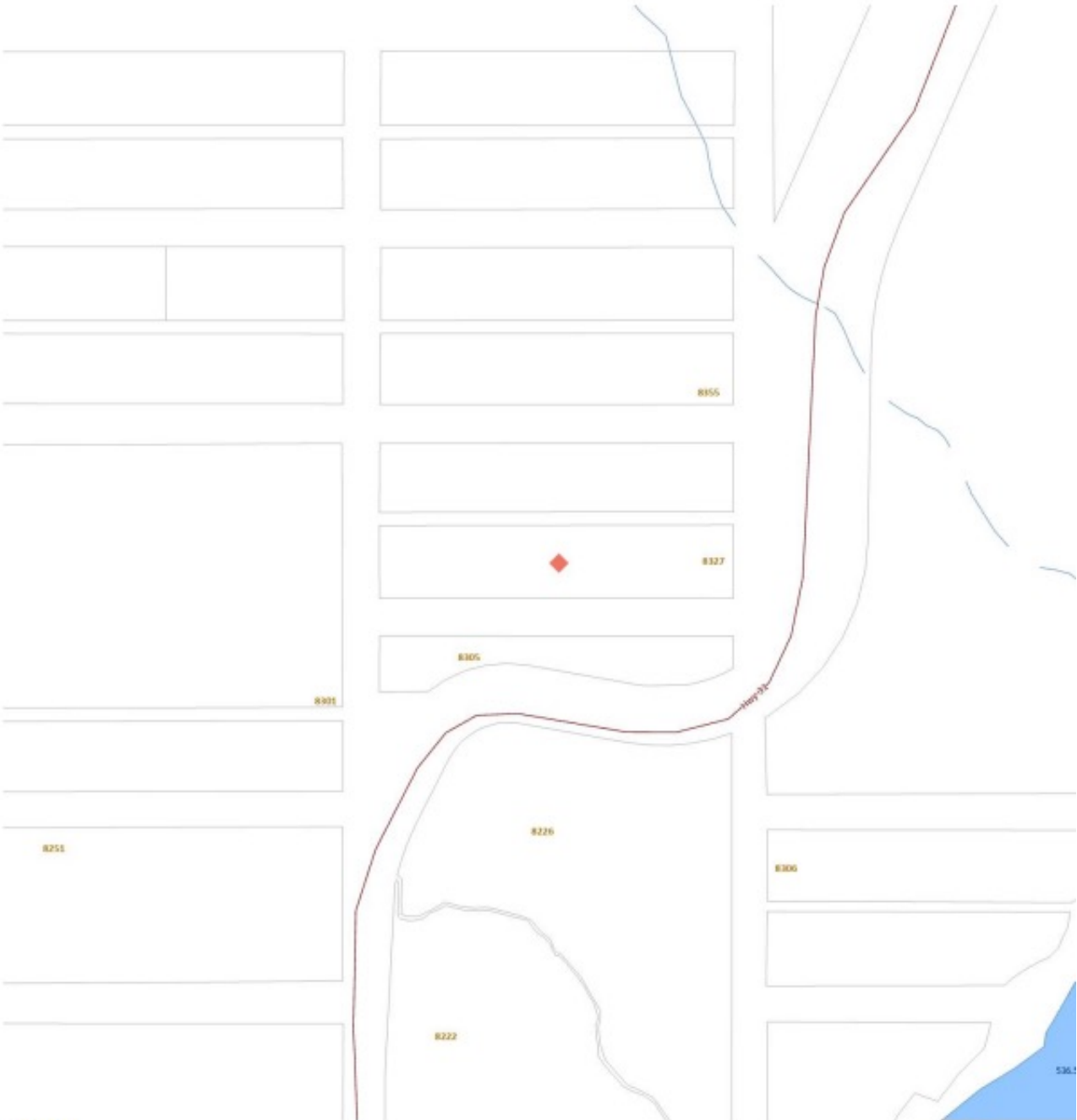
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 682.56 m | Min Elevation: 644.06 m | Difference: 38.50 m

FLOOD MAP

Flood and Hazard



Legend

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

ZONING

ZONING REGULATIONS

R-1 – SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

Permitted Uses

- a. Single Family Dwelling and Two Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

Lots created by Subdivision

- a. Single Family Dwelling:
 - i) Site area (minimum) – 464 square metres (4,994.5 square feet)
 - ii) Street Frontage (minimum) – 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
 - i) Site Area (minimum) – 765 square metres (8,234 square feet)
 - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

Height

- a. Building height (maximum) - 10m

Setbacks and Projections

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

Site Coverage, Open Site Space and Parking

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

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Kaslo

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

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

Outdoor Recreation

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

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

COMMUNITY INFORMATION

Recreational Facilities

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

Historic and Heritage Sites

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

Festivals and Events

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

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

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

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

Geography

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

Economy

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

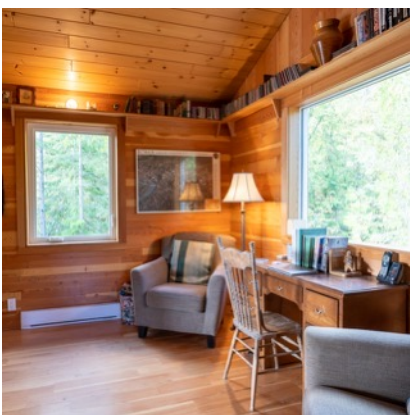
Government

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

PICTURES



PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

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

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station. *There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

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

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>