

# Kootenay BC



PROPERTY MATCHMAKERS 

705 JACKSON  
STREET  
KASLO, BC

\$610,000



# DETAILS

Well maintained home in upper Kaslo BC. At the end of Jackson Street there are 4 homes on the cul-de-sac and this property is one of them. Great neighborhood, private yard and set up for RV parking in the back. The home with attached garage has a main level entry: large rec room with propane stove, guest bedroom with full bath on the first level. The upper level features the kitchen, dining & living area with wood fireplace, bedrooms, bath and a nice deck to overlook Jackson St and keep cool in the warmer months. A nice sunroom in the back, with space for gardens in the back yard. Easy access and how well this property has been maintained is a bonus.

MLS: 2459894    Size: 0.57 acres

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

# TITLE

**TITLE SEARCH PRINT**

2021-07-04, 11:08:27

File Reference:

Requestor: Kul Nijjar

Declared Value \$228400

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

<b>Land Title District</b>	NELSON
Land Title Office	NELSON
<b>Title Number</b>	CA5268660
From Title Number	U23968
<b>Application Received</b>	2016-06-16
<b>Application Entered</b>	2016-06-20
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	
<b>Taxation Authority</b>	Nelson Trail Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	012-105-970
Legal Description:	LOT 4 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 12456
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	RIGHT OF WAY
Registration Number:	20684D
Registration Date and Time:	1935-05-21 10:00
Registered Owner:	VILLAGE OF KASLO
Remarks:	INTER ALIA PART
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

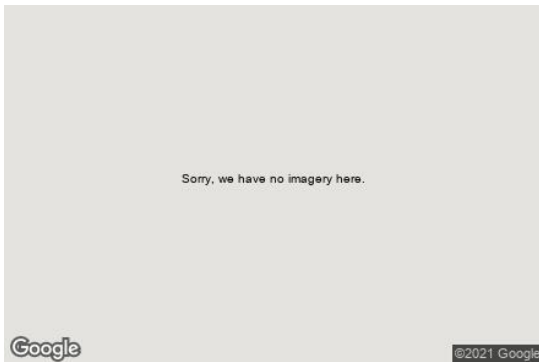
# TAX ASSESSMENT



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.

## 705 JACKSON ST KASLO

Area-Jurisdiction-Roll: 21-786-01530.000



**Total value**                    **\$304,900**

2021 assessment as of July 1, 2020

Land	\$68,900
Buildings	\$236,000
Previous year value	\$301,100
Land	\$87,100
Buildings	\$214,000

### Property information

Year built	1981
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	C
Garages	G
Land size	.57 Acres
First floor area	1,220
Second floor area	
Basement finish area	1,068
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

Lot 4 Plan NEP12456 District Lot 403 Land District 26  
PID: 012-105-970

### 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: July 04 2021

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

**ADDRESS/BARE-LAND STRATALOT #:**      **705 Jackson St Kaslo BC V0G1X0 (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?		✓		
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?		✓		
<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):				
(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 <i>Water Sustainability Act (British Columbia)</i> ?				
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 <i>Water Sustainability Act (British Columbia)</i> ?				
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?		✓		
<b>3. BUILDING</b>				
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   *JS*



# PROPERTY DISCLOSURE STATEMENT

July 04 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

705

Jackson St

Kaslo

BC V0G1M0

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 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>6</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?		✓		
<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?		✓		

INITIALS

# PROPERTY DISCLOSURE STATEMENT

July 04 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:      705      Jackson St      Kaslo      BC V0G1N0

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.)**

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

\$2,089.28



## Municipal Water:

2021

\$347 / year



## Insurance (Intact Insurance):

2021

\$998 / year



## Electric:

2021

\$217 / month average





# RENOVATIONS & DETAILS

**Remodelled Kitchen:** approx. 10 years ago

- sink
- cabinets
- dishwasher: Bosch

**Remodelled Bathroom:** approx. 10 years ago

- sink
- toilet

**New Electric Furnace:** December 2019

**Remodelled Roof:** March 2015

- 30 year Malarkey fibreglass laminate asphalt shingles
- felts, vents, drip edge and flashing
- replaced back pan on chimney

**New Doors and Windows:** May 2020

# SEPTIC PUMP OUT & WORK

All Around Septic Services Ltd.  
 2329 Cunningham Rd.  
 Slocan Park, BC V0G 2E0



Phone #

Bill To:

705 Jackson Street  
 Kaslo, BC V0G 1M0

Invoice #: 8990

Invoice Date:	2021-05-19
Terms	Due on receipt
<i>Please send e-transfer to: allsepticrac@gmail.com</i>	

## Invoice

Project:

P.O. Number:

Date	Item	Description
2021-05-12	Zone 5 Regular Disposal Labour & Equipment 3009-AR 24" - 1510032 24" - 1510030 24" - 3008C 2034596 Materials	Septic Pump-out - Zone 5 Disposal up to 1000 US Gallons Expose tank lid for cleaning. Install riser section. Concrete Tank to Riser Ring 24" x 12" Polylok Manhole Riser 24" x 6" Polylok Manhole Riser 24" Polylok Light Duty Cover Level Multi Purpose Seal Clear 148ml Screws

*May 31/21*  
*Paid*  
*check # 166*  
*Credit Union*

Web Site: [www.allaroundseptic.com](http://www.allaroundseptic.com)

Thank you for your business. Please note your invoice number with payment.

GST@5.0% 82.39  
 PST (BC)@7.0% 27.85  
 Total Tax 110.24

Payments/Credits 50.00

**Balance Due \$1,758.04**

GST/HST No. 842705550

# FURNACE

**K.F. Kootenay Furnace Ltd.**

PO Box 120  
1004 Harold St.  
Slocan City, B.C. V0G 2C9  
Canada

**INVOICE**

Invoice No.: 4591  
Date: 12/30/2019  
Ship Date:  
Ship Date:  
Page: 1  
Re: Order No.

Sold to:

705 Jackson St.  
Kaslo, BC V0G 1M0

Ship to:

705 Jackson St.  
Kaslo, BC V0G 1M0

Business No.: 85546 6926 RP0001

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
Invoice	Per	1	New Nortron 21B25 Electric Furnace, serial number SD101936634, and miscellaneous, per contract.	G	2,991.00	2,991.00
			G - GST 5% GST			149.55
<p><i>Paid in full Cheque # 165 for 02,140.55</i></p>						
<p><i>Installed Dec. 29, 2019</i></p>						
K.F. Kootenay Furnace Ltd. GST: #R55469926						
Shipped By: Tracking Number:					Total Amount	3,140.55
Comment: 2% Per Month (25.8% Per Annum) Service Chg Over 30 Days					Amount Paid	0.00
Sold By:					Amount Owing	3,140.55

12/14/2019

2019-63

TO SUPPLY AND INSTALL A NEW NORTRON 21B25M ELECTRIC FURNACE COMPLETE WITH:

- 1) REMOVE EXISTING FURNACE TO OUTSIDE ONLY
- 2) SET NEW FURNACE IN PLACE WITH NEW FILTER DRAWER
- 3) DESIGN, BUILD AND INSTALL NEW TRANSITIONS AS REQUIRED TO CONNECT TO EXISTING DUCTWORK
- 4) START NEW FURNACE AND CHECK OPERATION

NOTE: EXISTING THERMOSTAT AND POWER CABLE RE-USED! SHOULD THE CABLE BE TOO SHORT A JUNTION BOX WILL NEED TO BE INSTALLED BY KASLO ELECTRIC AND IS NOT INCLUDED BELOW

CONTRACT ----- \$2,991.00  
GST ----- \$ 149.55

*Paid in full*

Three Thousand One Hundred Forty and 55/100 Dollars

3,140.55

DEPOSIT \$1,900.00  
BALANCE UPON COMPLETION

# ROOF



COMPLETE ROOFING SERVICES · SPECIALIZING IN CUSTOM HOMES

*Cedar slope & wall · Asphalt shingles · EPDM rubber · WCB covered · Free estimate · Ventilation specialist*

Attention:  
705 Jackson  
Kaslo, BC

March 29, 2015  
Quote# 150329

Re: Re-Roof quote  
Private property  
705 Jackson  
Kaslo, BC

## Proposal:

Tear off roof, remove debris from site. Supply and install 30 year Malarkey fibreglass laminate asphalt shingles with corresponding felts, vents, ridge vent, drip edge, and flashing as required. 4'6" of Iceguard on all eaves. Synthetic underlay over the remaining roof area. Replace back pan flashing on chimney.

Price: 5592.33 \$  
GST # 827996968: 279.62 \$  
Total: 5871.95 \$

Acceptance initials: \_\_\_\_\_

*Paid in full, July 3<sup>rd</sup> 2015*  
*Don Gaudreau*

All prices are subject to change due to material cost increase.

Edge Roofing Ltd. uses only the highest quality of materials and employs experienced tradesmen to ensure quality work. Thank you for the opportunity to provide this quotation.

# DOORS & WINDOWS

**KOOTENAY GLASS & MIRROR LTD.**  
**206 LAKESIDE DRIVE**  
**NELSON, BC V1L 6B9**

Copy 1

**PH:250-352-5700 FAX:250-352-6777**

WO# 31729

GST/HST ID: 12971 1834 RT

P/O#: Taken By: Installer: JA	PST Tax Exempt ID: GST Tax Exempt ID: Ship Via:	<b>Cash Sale: 60701</b> Date: 5/14/2020 Time: 09:25 AM
SalesRep: WW	Adv. Code:	
<b>Bill To: CASH SALE</b>		<b>Sold To: CASH SALE</b>

705 JACKSON STREET  
 KASLO,

705 JACKSON STREET  
 KASLO,

250-353-2605

Qty	Part Number	Description	List	Disc%	Sell	Total
1	TL-SF-6P	SMOOTH FIBERGLASS 6-PANEL 36X80 LH IN	\$454.00	10	\$408.60	\$408.60
1	FREIGHT	FREIGHT	\$26.00	0	\$26.00	\$26.00
1	MISC	TRIM ISULATION CHAULKING	\$25.00	0	\$25.00	\$25.00
1	SHOPSUP	SHOP SUPPLIES	\$10.00	0	\$10.00	\$10.00
4	LWIN	WINDOW/DOOR LABOUR	\$95.00	0	\$95.00	\$380.00
1	MISC	LEVER DEADBOLT	\$99.00	0	\$99.00	\$99.00

THE CUSTOMER IS RESPONSIBLE FOR PAYING TAX ON THE MATERIALS TO BE INSTALLED AS PROVIDED FOR UNDER SECTION 80 OF THE PROVINCIAL SALES TAX ACT. THE CUSTOMER ALSO AGREES THAT THEY DO NOT QUALIFY FOR A REFUND ON THE PROVINCIAL SALES TAX PAID ON THESE MATERIALS.

Order Complete  
 Installer: JA

Instructions:

A Payment has been made on this order: Cheque (\$1,034.01).

Cheque:

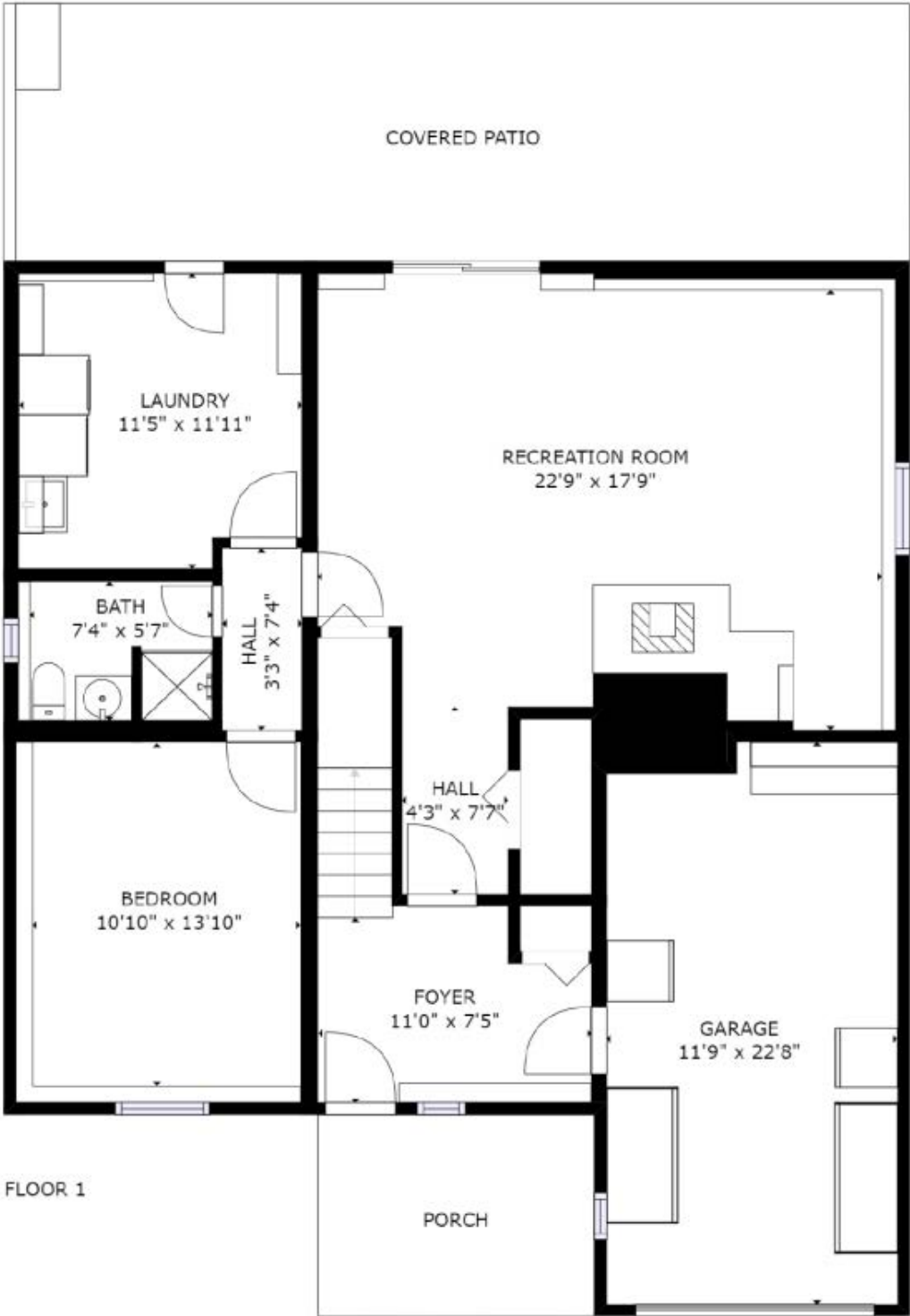
Sub Total: \$948.60

GST \$47.43  
 PST Collected on Sales \$37.98

Customer's Signature: \_\_\_\_\_

Total: \$1,034.01

# FLOOR PLANS – FLOOR 1

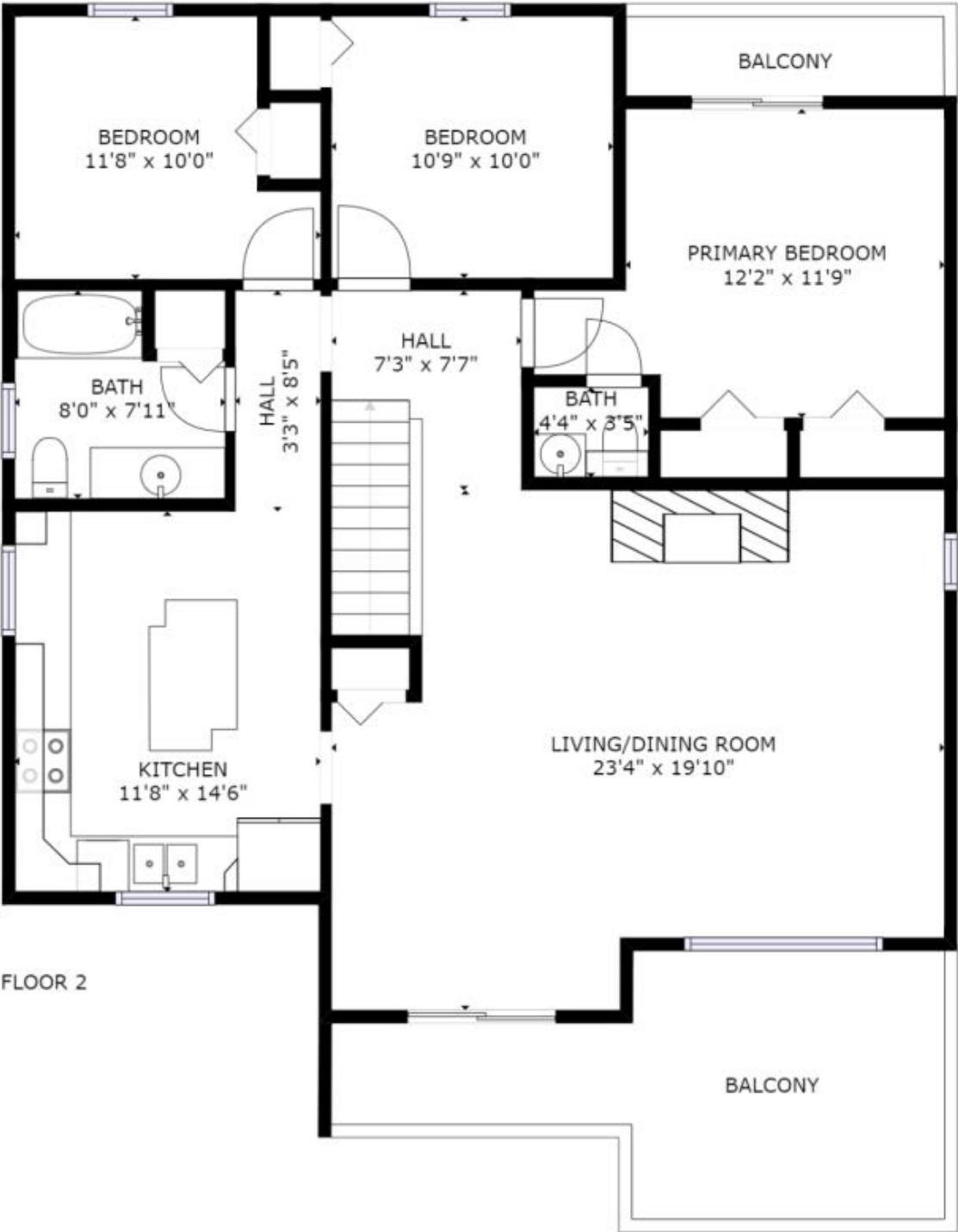


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1008 sq. ft, FLOOR 2: 1208 sq. ft  
EXCLUDED AREAS: , GARAGE: 260 sq. ft  
TOTAL: 2216 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# FLOOR PLANS – FLOOR 2



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1008 sq. ft, FLOOR 2: 1208 sq. ft  
EXCLUDED AREAS: , GARAGE: 260 sq. ft  
TOTAL: 2216 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# RDCK MAP

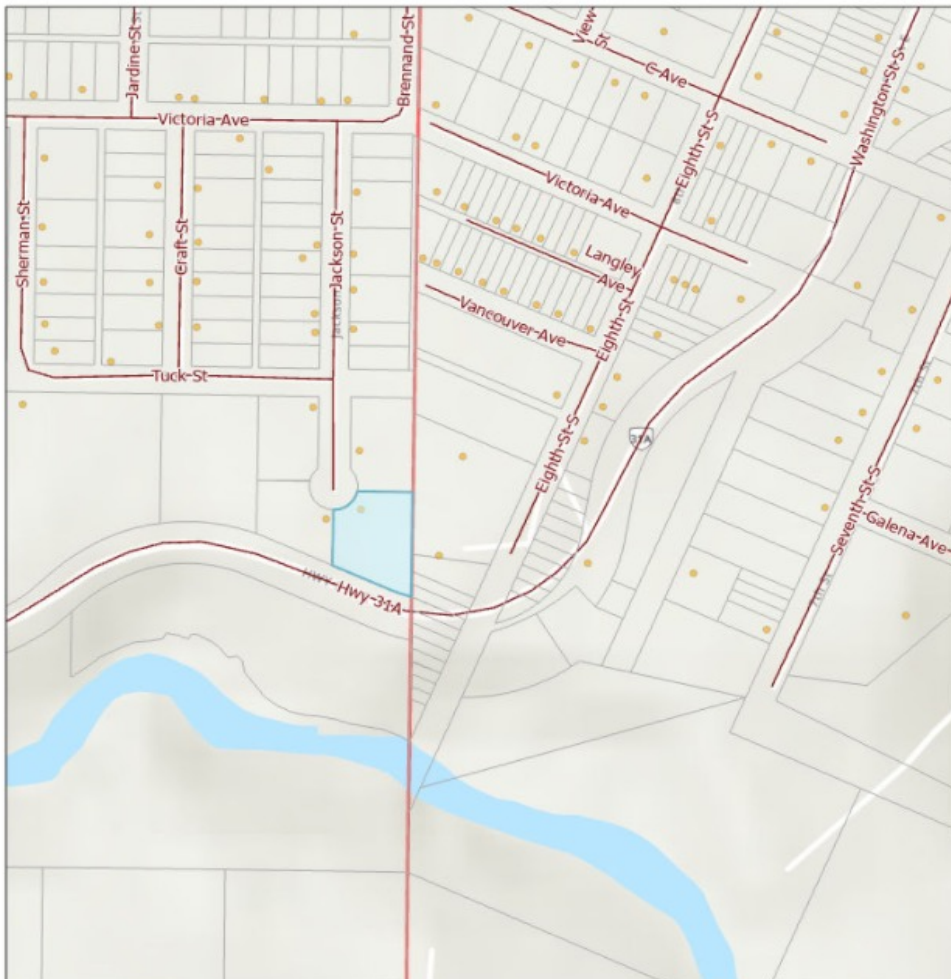


## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.69 acres

Jul 12 2021 16:11:58 Eastern Daylight Time



# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.69	-
Civic Address	1	-	-
Electoral Areas	1	0.69	-
Fire Service Areas	2	0.69	-
Water Systems	1	0.69	-
Zoning	0	0	-
Official Community Plan	1	0.69	-
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	786.01530.000	012-105-970	705 JACKSON ST, RURAL KASLO	Single Family Dwelling	NEP12456

#	LTO Number	Lot	Block	District Lot	Land District
1	CA5268660	4	-	403	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 4, PLAN NEP12456, DISTRICT LOT 403, KOOTENAY LAND DISTRICT	.57	ACRES	0.69

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.01530.000	-	705	JACKSON ST	705 JACKSON ST	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.69

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.67
2	2300	KASLO	0.02

## Water Systems

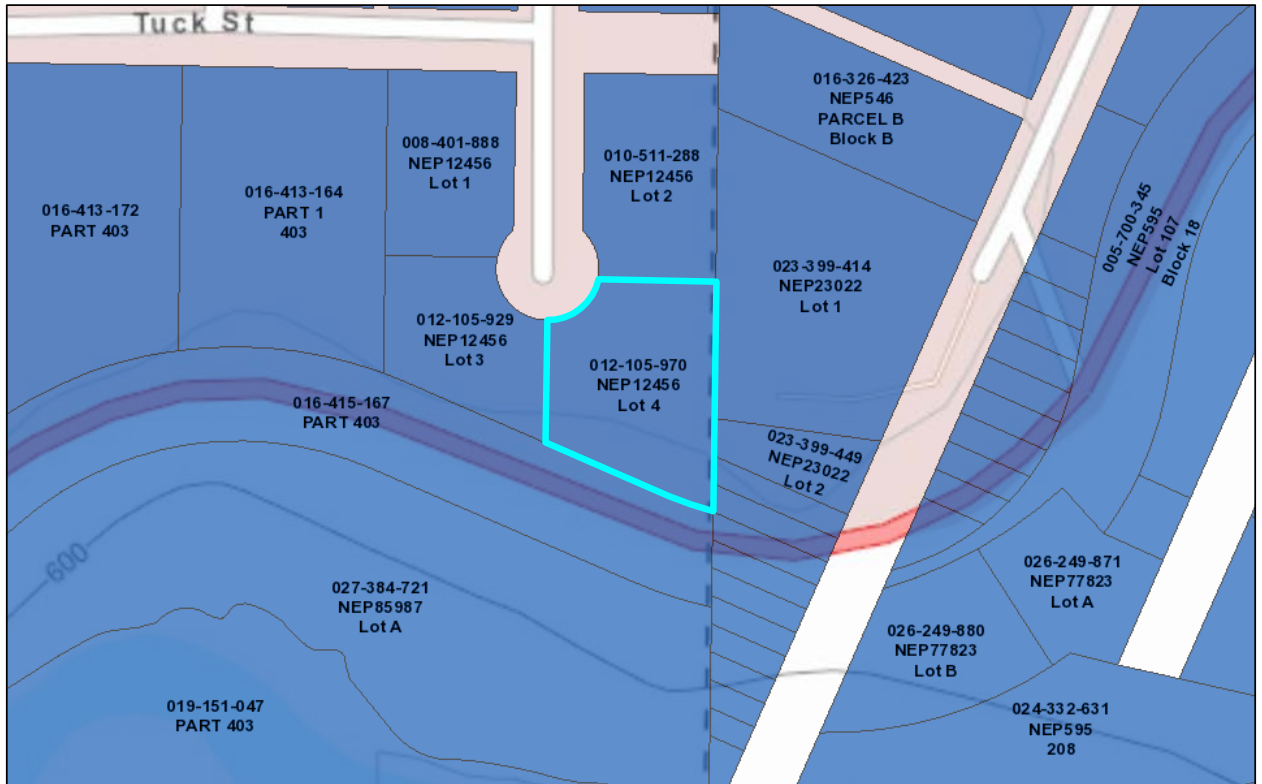
#	District	Bylaw	Service Type	Area(acres)
1	MCDONALD CRK	1708	RDCK OWNED	0.69

## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RC	Country Residential	2435		0.69

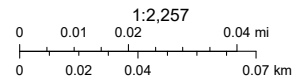
# LTSA MAP

## 705 Jackson St LTSA Map



July 12, 2021

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



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC  
Copyright 2018 LTSAA





# UTILITIES MAP

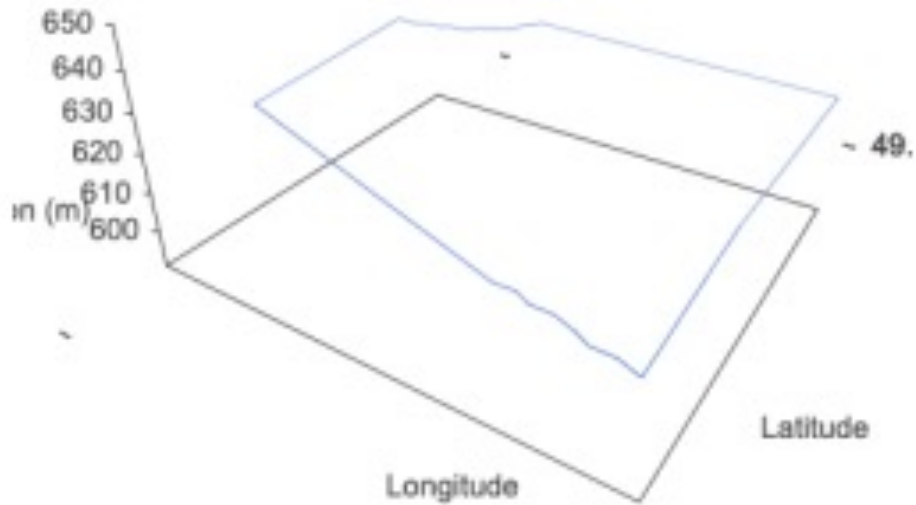
## Utilities



## 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



Max Elevation: 623.01 m | Min Elevation: 617.51 m | Difference: 5.50 m





# FLOOD MAP

## Flood and Hazard



## Legend

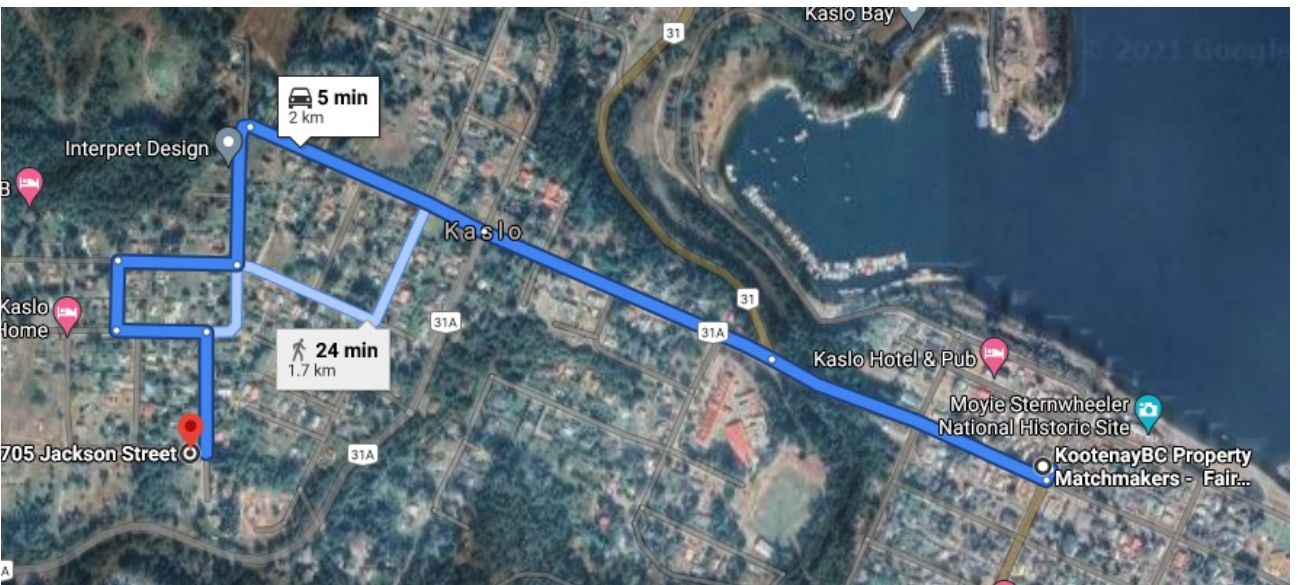
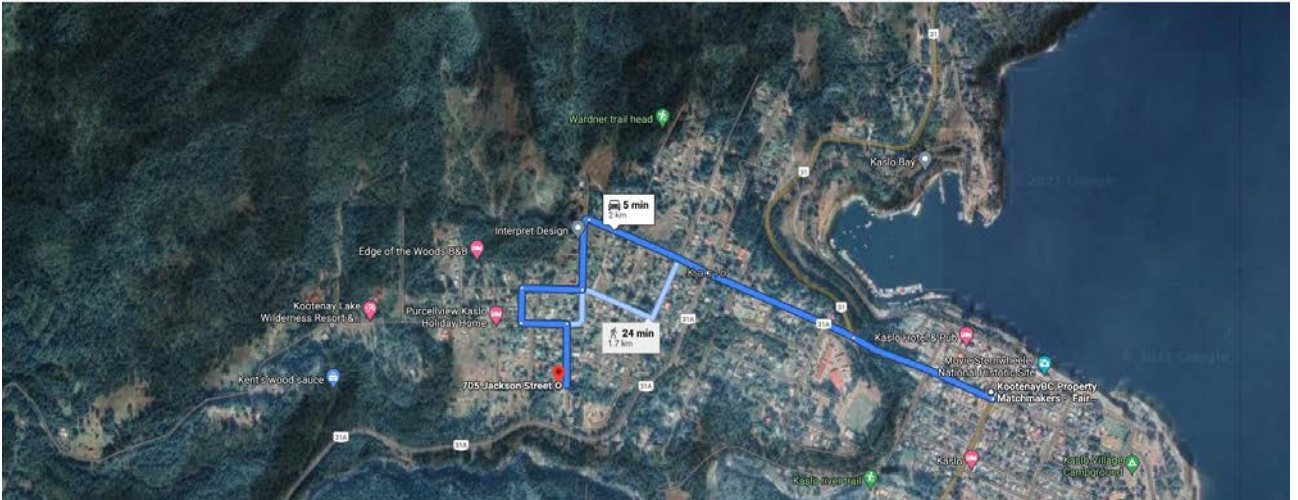
- Flood Construction Levels - 1990
- Streams and Shorelines
- Civic Address
- Non Standard Flooding Erosion Area
- Lakes and Rivers
- Slide Hazard
- Cadastre - Legal Parcels
- Slokan Valley GeoHazard
- RDCK Roads

# DIRECTIONS

Google Maps

KootenayBC Property Matchmakers - Fair Realty to 705 Jackson St, Kaslo, BC V0G 1M0  
You can enter notes here.

Drive 2.0 km, 5 min



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	1.1	2 min
<b>Shopping</b>	Front Street, Kaslo	2.2	5 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	111	1 hr 36 min
	Trail Regional Airport	149	2 hr 1 min
<b>Major Cities</b>	Kelowna, BC	335	4 hr 39 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
<b>Hospital/ Medical Centre</b>	Victorian Community Health Centre, Kaslo	950m	11 min
	North Kootenay Lake Community Services	2.2	5 min
	Kootenay Boundary Regional Hospital, Trail	141	2 hr
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	70.9	1 hr 5 min
	Nelson Ave Dental Clinic, Nelson	69.6	1 hr
	Silverton Dental Clinic, Silverton	51.4	48 min
<b>Postal Services</b>	Canada Post, Kaslo	1.8	4 min
<b>Librarv</b>	Kaslo Librarv	2.1	5 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**

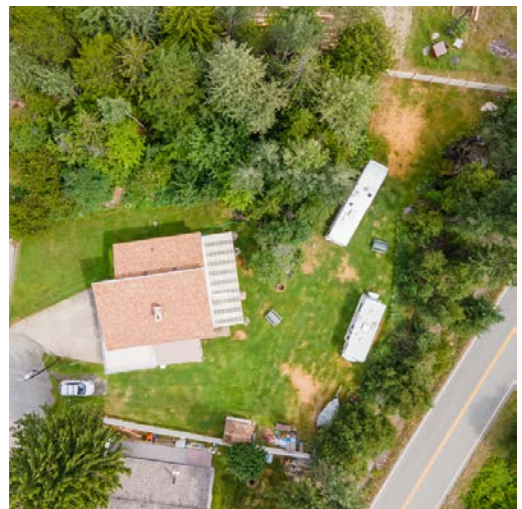
Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants 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>