

# Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

513 LARCH DR  
KASLO, BC

\$679,000



# DETAILS

Kootenay Lake view property in Kaslo BC. This one & half storey home with walkout basement - lake views from all 3 levels has a paved driveway, covered parking and outbuildings for storage. The main floor has open concept kitchen, dining, living spaces with a bedroom or office space, laundry and a full bath. The upstairs offers two bedrooms and a full bath. The walkout basement is laid out to accommodate a mother-in-law suite or separate guest spaces with rec room, bedroom, full bath and laundry. The main level and the basement open to decks overlooking Kootenay Lake and the Purcell Mountains. This property is located within a very quick drive to downtown Kaslo or a nice walk through the Kaslo Bay area. With municipal water, septic, fibre high speed accessibility there are lots of options for use: whether it's a full time or seasonal home or if you're looking for a place to work remotely and enjoy the natural landscape that surrounds Kaslo.

MLS: 2460747    Size: 0.42 acres

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

# TITLE

**TITLE SEARCH PRINT**

2021-08-11, 08:52:15

File Reference:

Requestor: Kul Nijjar

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

<b>Title Issued Under</b>	SECTION 172 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	NELSON NELSON
<b>Title Number</b> From Title Number	T14677 Q3731
<b>Application Received</b>	1984-06-19
<b>Application Entered</b>	1984-06-21
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	
	AS JOINT TENANTS
<b>Taxation Authority</b>	Nelson Trail Assessment Area Kaslo, Village of
<b>Description of Land</b> Parcel Identifier: Legal Description:	012-083-453 LOT 12 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 12373
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	LAND TAX DEFERMENT ACT AGREEMENT LA157240 2006-11-10 12:53 THE CROWN IN RIGHT OF BRITISH COLUMBIA RESTRICTS DEALINGS
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE

# TITLE

**TITLE SEARCH PRINT**

File Reference:

2021-08-11, 08:52:15

Requestor: Kul Nijjar

**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.

## 513 LARCH DR KASLO

Area-Jurisdiction-Roll: 21-533-00458.120



**Total value**      **\$361,300**

2021 assessment as of July 1, 2020

Land	\$93,300
Buildings	\$268,000
<hr/>	
Previous year value	\$326,000
Land	\$105,000
Buildings	\$221,000

### Property information

Year built	1981
Description	2 STY house - Standard
Bedrooms	3
Baths	3
Carports	C
Garages	
Land size	.42 Acres
First floor area	884
Second floor area	408
Basement finish area	80
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

Lot 12 Plan NEP12373 District Lot 208 Land District 26  
PID: 012-083-453

### 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: Aug 11/21

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

**ADDRESS/BARE-LAND STRATA LOT #:**      **513 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.			
<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 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?				✓
<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?		✓		

# PROPERTY DISCLOSURE STATEMENT

Aug 11/21  
DATE OF DISCLOSURE

PAGE 2 of 3 PAGES

ADDRESS/STRATA UNIT #: 513 Larch Dr 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 nor 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? (Agree from if known, <u>3-4 years</u> )		✓		
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 unauthorised 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 "Energy Guide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) Who 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/m <sup>3</sup> 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?		✓		

# PROPERTY DISCLOSURE STATEMENT

Aug 11/21  
DATE OF DISCLOSURE

PAGE 3 of 3 PAGES

ADDRESS/STRATA UNIT #:            513        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>	<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 designation as a "heritage site" or a "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.)**

3J. Air Conditioner on dining Room wall leaks.

3R. Propane tank is leased

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 or selling brokers or the real estate brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

\*FREC represents Fencible Real Estate Corporation

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BC1003 REV. SEPT 2020

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# EXPENSES

## Property Taxes:

2021

\$2,921.70 / year



## Municipal Water:

2021

\$ 347 / year



## Insurance (BCAA):

2021

\$1,600 / year



## Hydro (FortisBC):

2021

\$240 / month equal payment plan



## Internet (Telus):

2021

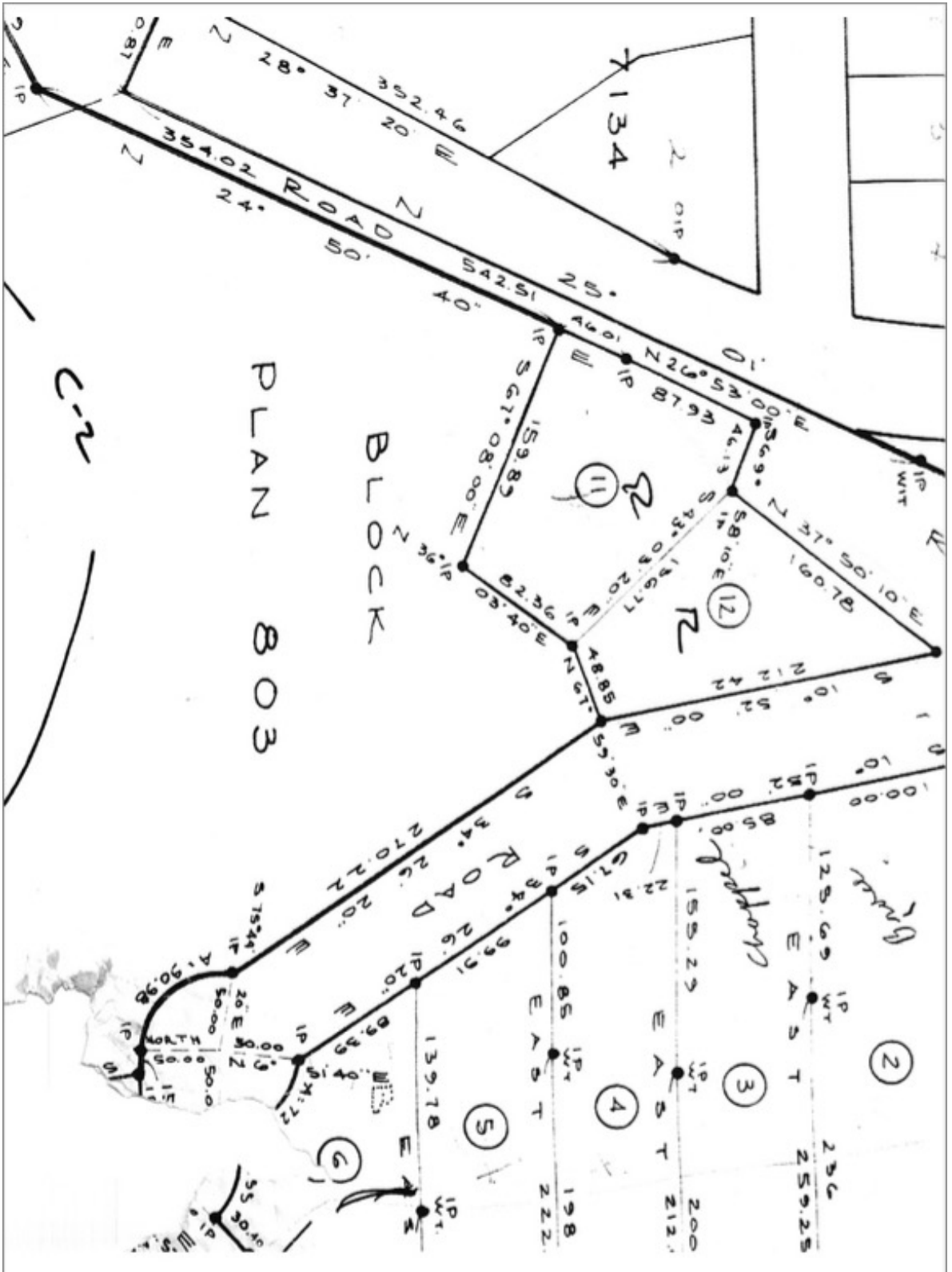
\$85 / month



# PERMITS

<b>RDCK</b> <b>BUILDING INSPECTION DEPARTMENT</b> <b>FIELD INSPECTION NOTICE</b> Regional District of Central Kootenay 601 Vernon Street, Nelson, B.C. V1L 4E9 Phone 352-6665 Field Office: _____ Phone: _____	PERMIT # 025 / 94	NAME: Kirkland G
	LOCATION: 513 Karch Rd Kuslo	
	DATE: 12/7 / 94	
CONSTRUCTION TYPE * Caspact	INSPECTION 6	
1. SITING & FDN. FORMS:      2. FDN. DAMP PROOF & DRAIN TILE:		
3. FRAMING:      4. PLUMBING:      5. INSULATION:      6. FINAL:		
7. OTHER (SPECIFY)		
REMARKS: - Comp. completed no-note to be done - Miss details received  - B.P. Finalized		
REJECTED	NO RECALL REQ'D	INSPECTOR: 12/7

# PERMIT MAP



# PERMITS

VILLAGE  
OF KASLO

## PERMIT

(Schedule C to Bylaw 764)

- Name of Owner: KIRKLAND, Gerald Phone: (403) 281-5896  
Mailing address: #1403 - 13104 Elbow Drive, Calgary, AB
- Name of Builder: Bill Mellus Phone: 353-2275  
Mailing address: Box 1298, Kaslo, B.C.
- Location of work (address) 513 Larch Crescent
- Legal: Lot 12 Block      Plan 12373 Dist. Lot. 208
- Class of work: New [] Repair [] Addition []  
Alteration [] Demolition [] Moving [] Other []
- Description of work authorized by this permit: Construct carport
- This permit is issued on the basis of information provided in an application dated 94.07.12, and in the plans and specifications accompanying that application.

### Calculation of fees:

Construction value  
of \$ 2,800.00 \$ 30.80

Plumbing -  
fixtures [] \_\_\_\_\_

[] Demolition  
[] Moving  
[] Temporary bldg. \_\_\_\_\_

Other \_\_\_\_\_

TOTAL PERMIT FEES \$ 30.80

Permit fees received and  
permit approved and  
issued -

Date: 94.07.14

Permit No. 025

[Signature]  
Building Inspector

[Signature]  
Municipal Clerk

# RDCK MAP



## RDCK Property Report

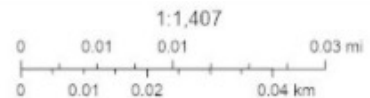
### Area of Interest (AOI) Information

Area : 0.37 acres

Aug 13 2021 12:54:22 Eastern Daylight Time



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



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geostatsystems, Rijksvastgoed, GSA, GeoInfo, FEMA, Intermap and the GIS User community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.37	-
Civic Address	1	-	-
Electoral Areas	1	0.37	-
Fire Service Areas	1	0.37	-
Water Systems	1	0.37	-
Zoning	2	0.37	-
Official Community Plan	2	0.37	-
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	533.00458.120	012-083-453	513 LARCH DR, KASLO	Single Family Dwelling	NEP12373

#	LTO Number	Lot	Block	District Lot	Land District
1	T14677	12	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 12, PLAN NEP12373, DISTRICT LOT 208, KOOTENAY LAND DISTRICT	.42	ACRES	0.37

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00458.120	-	513	LARCH DR	513 LARCH DR	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.37

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.37

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.37

## Zoning

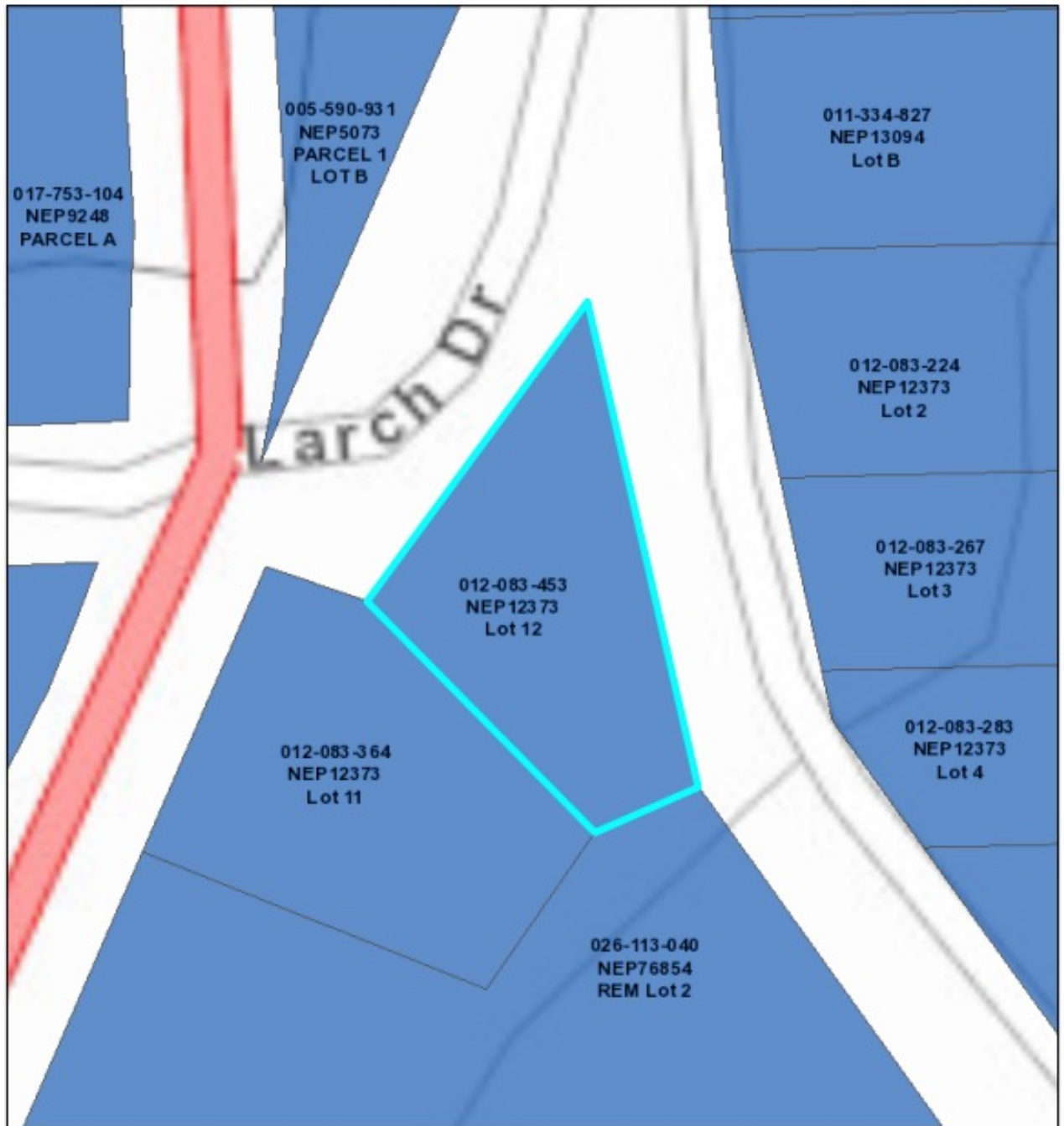
#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.37
2	C1	Waterfront Commercial	Village of Kaslo	744	< 0.01

## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	NR	-	1098	-	0.37
2	TC	-	1098	-	< 0.01



# LTSA MAP

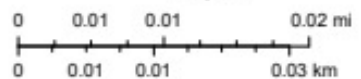


August 13, 2021

1:1,128

Parcels By Class

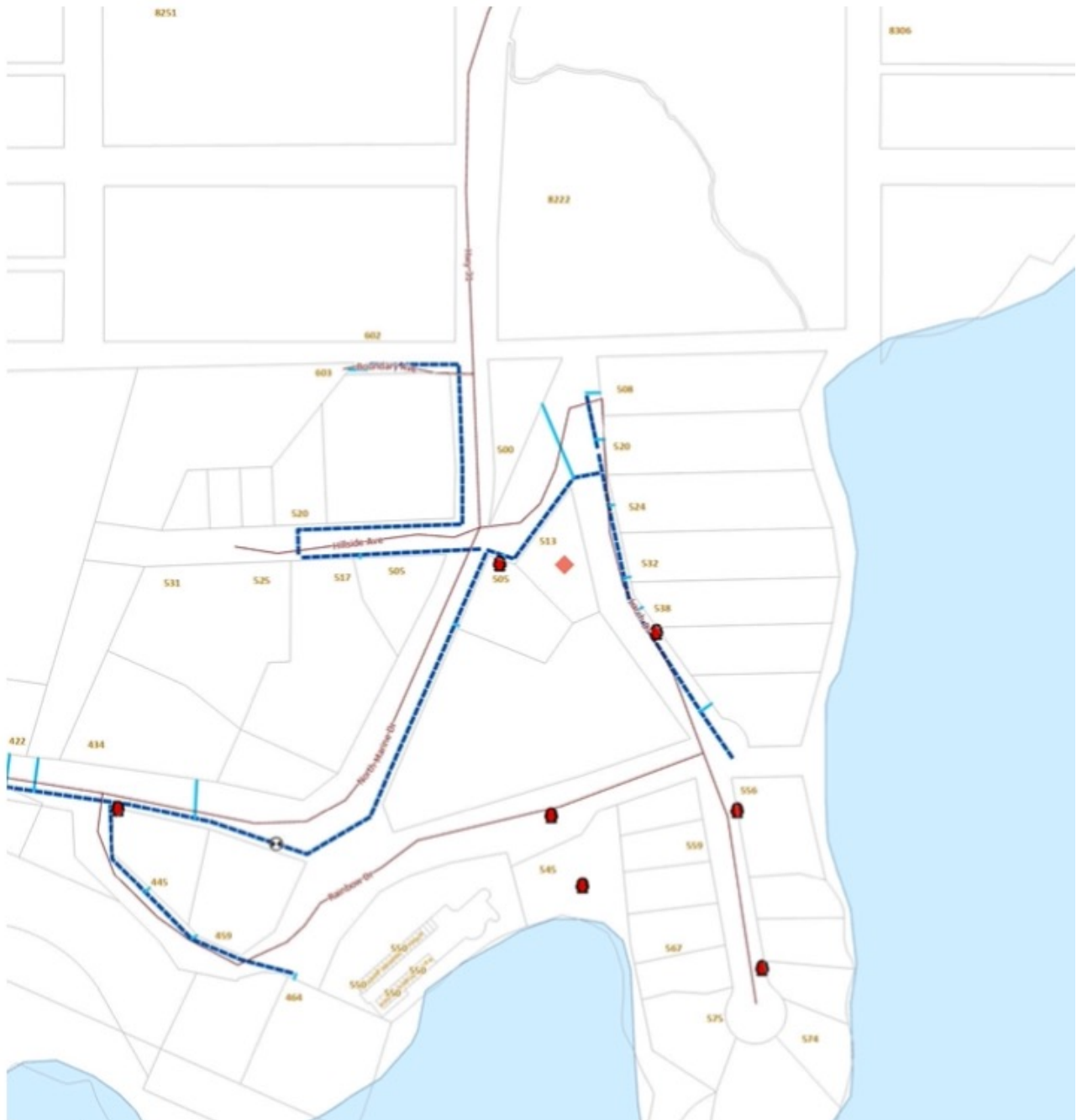
- |   |                   |   |                  |   |                   |
|---|-------------------|---|------------------|---|-------------------|
|   | Air Space         |  | Bare Land Strata |  | Crown Subdivision |
|   | Subdivision       |  | Common Ownership |  | Part of Primary   |
|   | Absolute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



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

# UTILITIES MAP

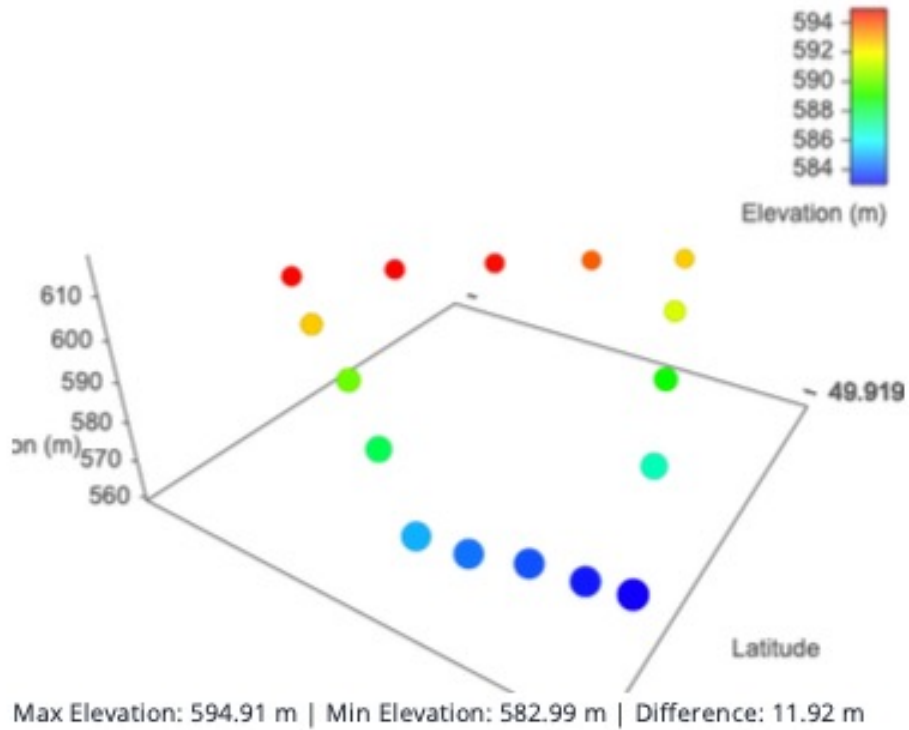
## Utilities



## 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



# 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

- Slocan Valley GeoHazard
- RDCK Roads

# WALK SCORE

513 LARCH DR Kaslo, British Columbia, Canada



Car-Dependent

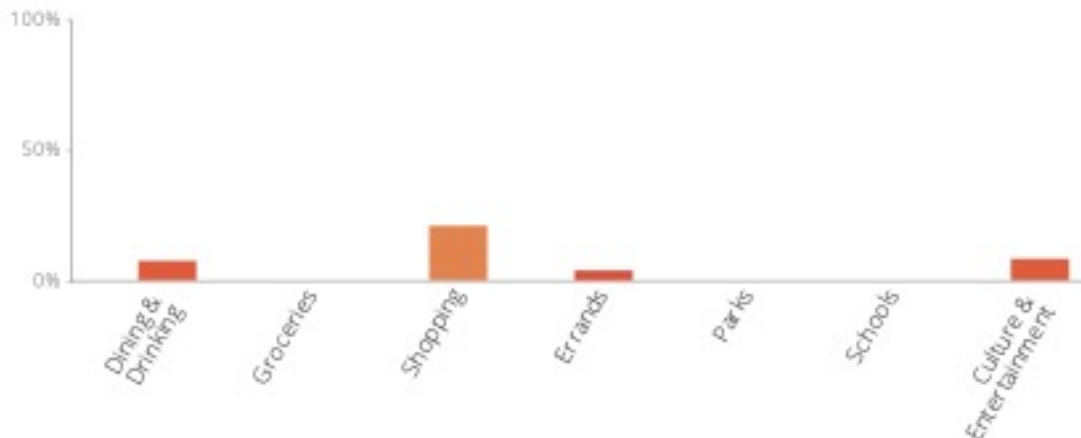
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 5 out of 100 based on these categories. [View a map](#) of what's nearby.



# 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



# ZONING

## 3.4 C-1 – WATERFRONT COMMERCIAL

### 3.4.1 Permitted Uses

- a. **Marina**, Boat Launch and Float Plane Facilities
- b. **Transient Accommodation**
- c. **Campground**
- d. **Retail**
- e. **Service**
- f. **Restaurant** (may hold a food primary licence under the Liquor Control and Licensing Act)
- g. **Neighbourhood Pub**
- h. **Multiple Dwelling** subject to regulations in RM-1 Zone
- i. **Public Buildings and Uses**
- j. **Accessory Uses and Buildings**

### 3.4.2 Site Area and Street Frontage

- |  |                              |
|--|------------------------------|
| a. <b><u>Site area</u></b> (minimum)       | <b>765m<sup>2</sup></b>      |
| b. <b><u>Street Frontage</u></b> (minimum) | <b>1/10 of lot perimeter</b> |

### 3.4.3 Density

- |   |   |
|---|---|
| a. <b><u>Number of units for Multiple Dwellings</u></b> (maximum) | <b>60 units/gross hectare</b><br><b>75 units/gross hectare</b> with underground parking |
|---|---|

### 3.4.4 Height

- |  |            |
|--|------------|
| a. <b><u>Building height</u></b> (maximum) | <b>10m</b> |
|--|------------|

### 3.4.5 Setbacks and Projections

- |  |   |
|--|---|
| a. <b><u>Front Yard setback</u></b> (minimum); | <b>4.5m</b>                                       |
| b. <b><u>Rear Yard setback</u></b> (minimum)   | <b>3.0m</b>                                       |
| c. <b><u>Side Yard setback</u></b> (minimum)   | <b>3.0m</b> from interior <b><u>lot lines</u></b> |
| d. <b><u>Side Yard setback</u></b> (minimum)   | <b>4.5m</b> from exterior <b><u>lot lines</u></b> |
| e. <b><u>Projections</u></b> (maximum)         | <b>0.6m</b> into <b><u>setback</u></b>            |

### 3.4.6 Parking and Loading Areas

Subject to the regulations in Section 4.

# DIRECTIONS

513 Larch Dr, Kaslo, BC V0G 1M0

KootenayBC Property Matchmakers - Fair Realty

Add destination

Leave now OPTIONS

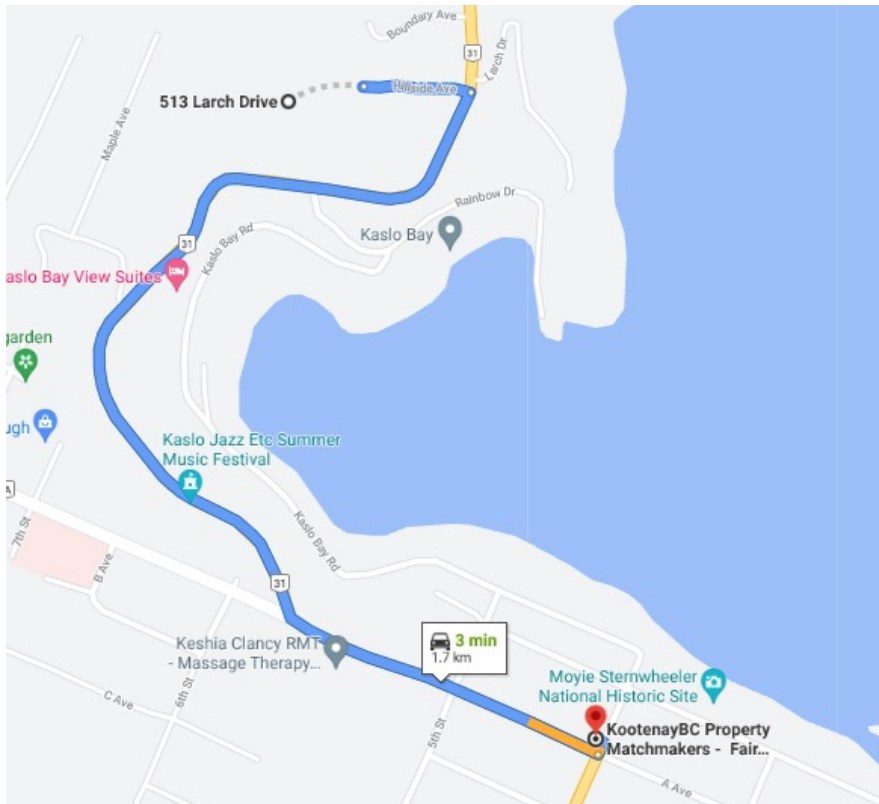
Send directions to your phone

via Balfour-Kaslo-Galena Bay Hwy/BC-31 S **3 min**  
Fastest route, the usual traffic 1.7 km

**DETAILS**

Explore KootenayBC Property Matchmakers - Fair Realty

- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	1.4	3 min
<b>Shopping</b>	Front Street, Kaslo	1.7	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	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
<b>Hospital/ Medical Centre</b>	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
<b>Dentist</b>	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
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	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



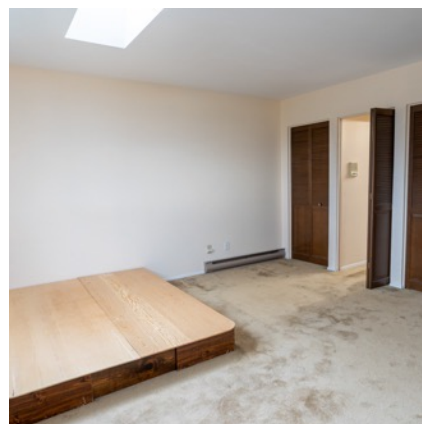
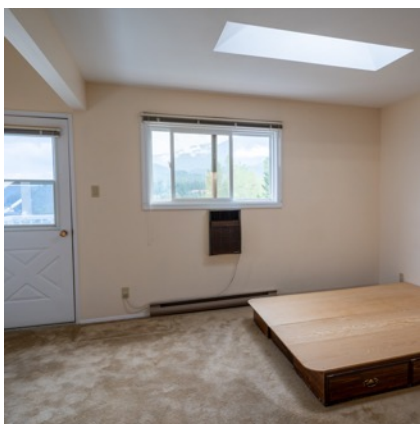
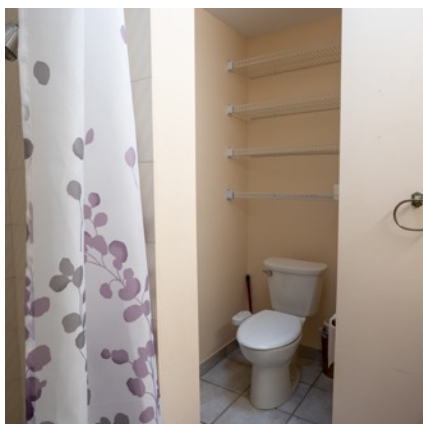
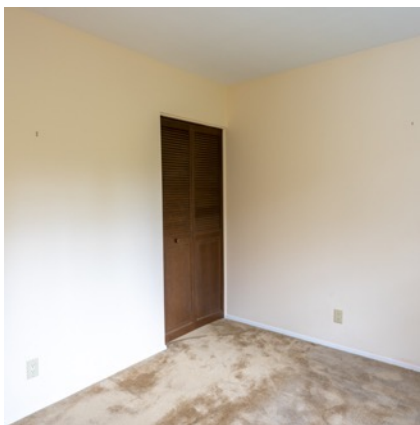


# PICTURES

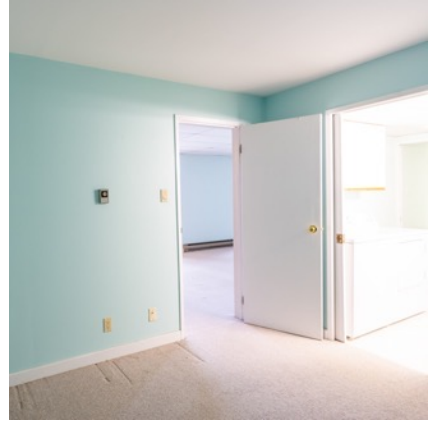




# PICTURES



# 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>