

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

333
FRONT STREET,
KASLO, BC

\$698,000



DETAILS

OPPORTUNITY

This profitable TAKE OUT business with an attached 2 bedroom home is located on Front St in Kaslo BC! Mountain King Restaurant is a Kaslo tradition that's been around for decades. Currently open 6 months a year with opportunities to expand this into a year round operation or continue it as a seasonal based business and enjoy your winters recreating or in the sunshine in warmer climates. Views of Kootenay Lake, Purcell & Selkirk Mountains and the Historic SS Movie can be taken in from the large patio, which also offers some covered seating. The 2 bedroom home has a private yard, easy to maintain and lots of storage. Whether you are looking for a way to be your own boss and live in Kaslo or if you've got passion for the food industry, this turn-key operation is definitely something to take a look at.

MLS: 2458424 Lot Size: 8250 sq ft

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



333 FRONT STREET V0G 1M0

Major Area	Kaslo	Status	
Sub Area	Kaslo	Possession	
City	Kaslo	Title	Freehold
Postal Code	V0G 1M0	Zoning Code	C2
Type	Commercial	Zoning Type	Commercial Mixed
Taxes	\$3,858 (2020)	Zoning Sub Type	Central Business District
MLS®	2458424	List Price	\$698,000.00
Business Type	Mixed, Restaurant, Res. Comm.& Off.	Price Sold	
Business Name		Uncond. Sale Date	
Year Built	2001		
Desc Of Year Built	Actual		

Property Features

Roof	Metal	Number of Units	
Construction	Frame - Wood	First Nations Land YN	No
Number of Storeys	2	Sprinkler System	Yes
Smoke Heat Detectors	Yes	Security Detectors	
Power	Single Phase	Bldg Sqft	2,156
Floor Location		Storm Drainage	
Lot SqFt	8,250	Elevator	
Lot Acres	0.1894	Flooring	Laminate, Partial Carpet, Floor Vinyl, Mixed
Lot Width	75	Lot Depth	110
Local Government Levies		Survey Cert Available YN	
Loading		Loading Description	
Site Influence	Central Location, Downtown Core, Level, Park Nearby, Paved Roads, Recreation Nearby, Golf Nearby, Landscaped, Schools Nearby, Shopping Nearby, Easy Access, Satellite TV Available, High Speed Internet		
Exterior Finish	Vinyl		

Services

Water Supply	Municipal	Sewer Type	Sewer
Heat Cost		Fuel	
Heating	Electric Baseboard	Heat Cost Type	
Mandatory Develop Permit Area			

Legal & Mortgage

PID Number	012-472-077	Terms Of Sale	
Legal	Parcel C Block 8 Plan NEP393 District Lot 208 Land District 26 (SEE XB29094)		
Fin Statements Avail From			
Court Ordered Sale YN	No		

BUILDING INFORMATION

Renovations: Starting at the top of Front Street in 1978 as a small 500 sq ft building, which was then moved to its present day location in 1989. Many renovations have happened since the move.

- 2 Storey Back Building built in 2001
- Kitchen Renovation in 2012
- Patio built in 2010

Age of Equipment:

- Fryers: 12 yr (3.5 yr use)
- Grill – 7 yr
- Freezers – 7 yr

Residence – 1010 sq. ft

- Livingroom – 17'x14'
- Kitchen – 15'x14'
- Bedroom 1 – 14'x14'
- Bedroom 2 – 14'x14'
- Bathroom – 8'x8'
- Downstairs Storage & Office – 1010 sq. ft
- Downstairs Front Kitchen & Ice Cream Shop – 610 sq. ft
- Front Patio – 1950 sq. ft
- Side Patio – 836 sq. ft
- Shed on Patio – 18'x14'
- Roof over Patio – 38'x26'



TITLE

TITLE SEARCH PRINT

2021-05-07, 13:22:00

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 119100

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	KM162533
From Title Number	XB29095
Application Received	1998-05-05
Application Entered	1998-05-06
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	012-472-077
Legal Description:	PARCEL C (SEE XB29094) BLOCK 8 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

333 FRONT ST KASLO

Area-Jurisdiction-Roll: 21-533-00054.500



Total value **\$463,600**

2021 assessment as of July 1, 2020

Land \$255,900

Buildings \$207,700

Previous year value \$416,200

Land \$241,500

Buildings \$174,700

Property information

Year built 2001

Description 2 STY house - Standard

Bedrooms 3

Baths 2

Carpports

Garages

Land size 8250 Sq Ft

First floor area 1,148

Second floor area 1,008

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Parcel C Block 8 Plan NEP393 District Lot 208 Land District 26 (SEE XB29094)

PID: 012-472-077

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: April 30 2021

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

ADDRESS/BARE-LAND STRATA LOT #: 333 Front St 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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		JK		
B. Are you aware of any existing tenancies, written or oral?		JK		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		JK		
D. Is there a survey certificate available?			JK	
E. Are you aware of any current or pending local improvement levies/charges?		JK		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		JK		
2. SERVICES				
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>	JK			
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				JK
(i) Did use of the well or water system commence on or before February 29, 2016?				JK
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				JK
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)?				JK
D. Are you aware of any problems with the water system?		JK		
E. Are records available regarding the quantity of the water available?			JK	
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	JK			
G. Are you aware of any problems with the sanitary sewer system?		JK		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		JK		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		JK		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	JK			
B. To the best of your knowledge, is the ceiling insulated?	JK			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		JK		

INITIALS JK JK JK JK

PROPERTY DISCLOSURE STATEMENT

April 30 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 333 Front 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?	JR			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input checked="" type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>	JR			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		JR		
G. Are you aware of any structural problems with any of the buildings?		JR		
H. Are you aware of any additions or alterations made in the last sixty days?		JR		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		JR		
J. Are you aware of any problems with the heating and/or central air conditioning system?		JR		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		JR		
L. Are you aware of any damage due to wind, fire or water?		JR		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>20</u> years)		JR		
N. Are you aware of any problems with the electrical or gas system?		JR		
O. Are you aware of any problems with the plumbing system?		JR		
P. Are you aware of any problems with the swimming pool and/or hot tub?				JR
Q. Do the Premises contain unauthorized accommodation?		JR		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		JR		
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.		JR		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?				JR
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? _____		JR		
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)		JR		
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?		JR		JR
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?		JR		

INITIALS JR JR JR JR

PROPERTY DISCLOSURE STATEMENT

April 30 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 333 Front St Kaslo BC V0G1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<p>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></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) _____ Mountain King Services Ltd
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) _____

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

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

EXPENSES

Property Taxes:

2020

\$3,857.81/year



Electrical:

2020

\$365/mos avg over 6 months



Sewer/Water:

2020

\$1737.30 (residential & takeout fee)



Insurance (Western Financial):

Seasonal Restaurant & Residence (2020)

\$2,403/year



FLOOR PLANS - MAIN

FLOOR 1



GROSS INTERNAL AREA

FLOOR 1: 1627 sq. ft, FLOOR 2: 943 sq. ft

TOTAL: 2570 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS - UPPER



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1627 sq. ft, FLOOR 2: 943 sq. ft
TOTAL: 2570 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastrre - Legal Parcels	1	0.19	-
Civic Address	1	-	-
Electoral Areas	1	0.19	-
Fire Service Areas	1	0.19	-
Water Systems	1	0.19	-
Zoning	1	0.19	-
Official Community Plan	1	0.19	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastrre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00054.500	012-472-077	333 FRONT ST, KASLO	Store(S) And Living Quarters	NEP393

#	LTO Number	Lot	Block	District Lot	Land District
1	KM162533	-	8	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 8 PLAN NEP393 DISTRICT LOT 208 KOOTENAY LAND DISTRICT PARCEL C, (SEE XB29094).	8250	SQUARE FEET	0.19

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00054.500	-	333	FRONT ST	333 FRONT ST	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.19

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.19

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPLE	0.19

Zoning

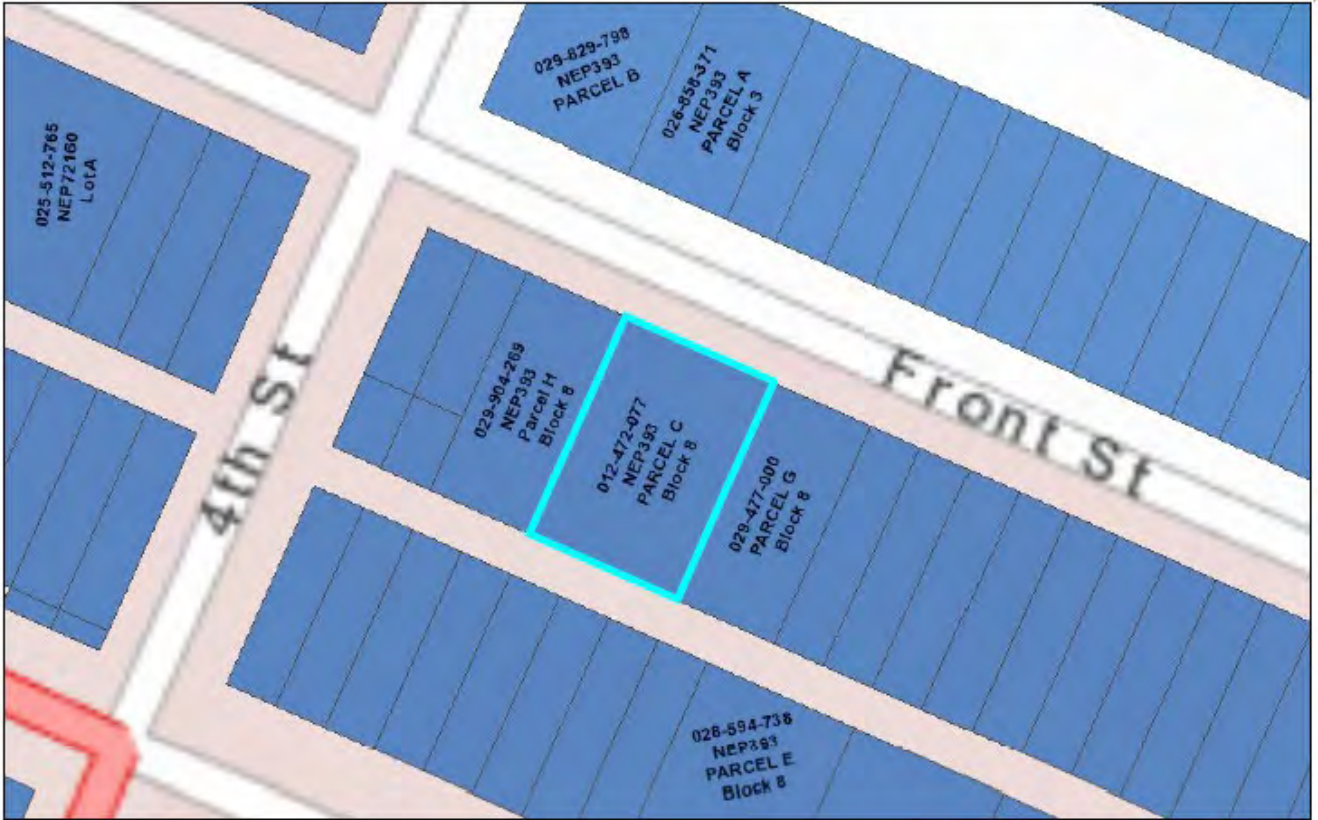
#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C2	Central Business District	Village of Kaslo	744	0.19

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	CC	-	1098	YES	0.19


LTSA MAP

333 Front Street



April 21, 2019

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest Parcels

GeoBC, DataBC, TomTom, © OpenStreetMap contributors



Cadastral data from Parcel Map BC
Copyright 2018 LTSA8

DIRECTIONS



400 A Ave, Kaslo, BC V0G 1M0 to 340 Front St, Kaslo, BC V0G 1M0 Drive 150 m, 1 min

333 Front Street - Mountain King



via 4th St and Front St

1 min

Fastest route

150 m

The Village of Kaslo, located in the southeast interior of BC about an hour's drive north of Nelson. With a population of just 1,000 Kaslo 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.



ZONING

ZONING REGULATIONS

C-2 – CENTRAL BUSINESS DISTRICT ZONE

Permitted Uses

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

Site Area and Frontage

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

Height

- a. Building height (maximum) - 12m

Setbacks and Projections

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

ZONING

Parking and Loading

Subject to the regulations in Section 4 (see below)

4.0 OFF-STREET PARKING AND LOADING AREA REGULATIONS

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

ZONING

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

NUMBER OF OFF-STREET PARKING SPACES

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

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

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	210m	1 min
Shopping	Front Street, Kaslo	0	0 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 32 min
	Trail Regional Airport	147	2 hr 2 min
Major Cities	Nelson, BC	69	1 hr 3 min
	Spokane, WA	307	4 hr 11 min
	Kelowna, BC	335	4 hr 47 min
	Cranbrook, BC	227	3 hr 37 min
	Calgary, AB	603	7 hr 14 min
	Vancouver, BC	728	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	450m	1 min
	North Kootenay Lake Community Services	400m	2 min
	Kootenay Boundary Regional Hospital, Trail	139	1 hr 55 min
	Kootenay Lake Hospital, Nelson	68.5	1 hr 1 min
Dentist	Kootenay Lake Dental Clinic, Nelson	69	1 hr 3 min
	Nelson Ave Dental Clinic, Nelson	66.8	57 min
	Silverton Dental Clinic, Silverton	51.3	52 min
Postal Services	Canada Post, Kaslo	120m	1 min
Library	Kaslo and District Public Library	350m	1 min

Kaslo

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

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

Outdoor Recreation

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

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

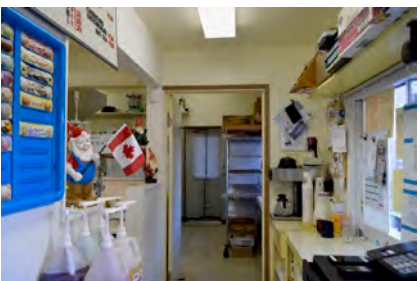
Economy

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.

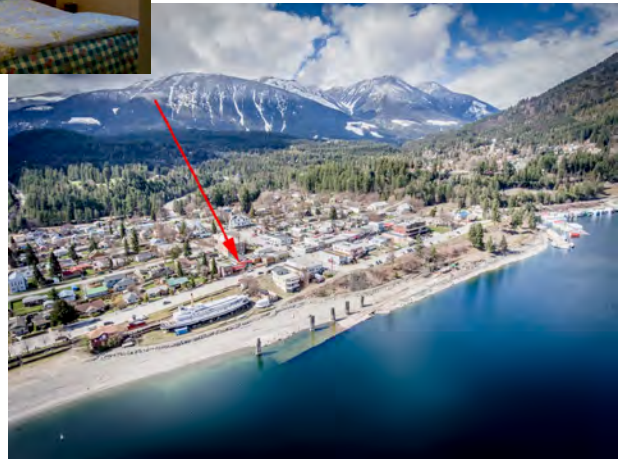
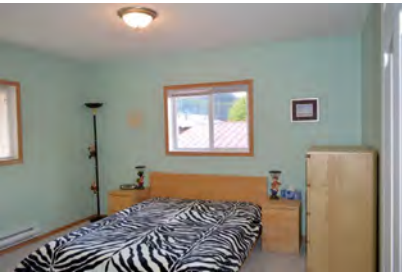
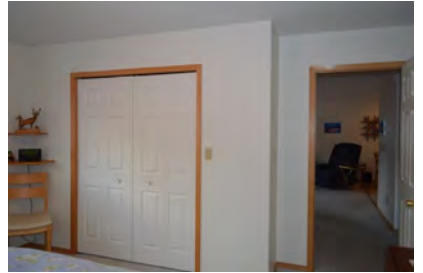
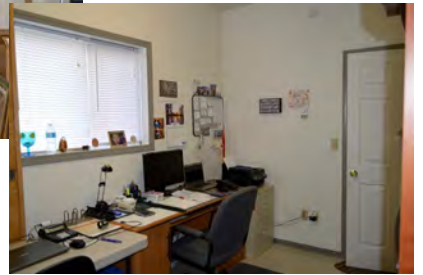
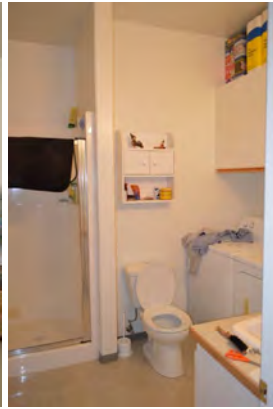
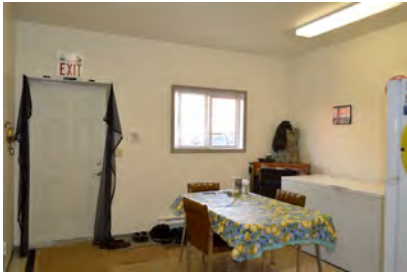
Government

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 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 Barren's sports shop. 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 bag/ 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

Satellite TV Providers:

Shaw: <https://www.shaw.ca>

Internet

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