

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

420 A AVE
KASLO, BC

\$439,000



DETAILS

Income generating vintage building in Kaslo BC. The Dawson Building currently has 3 apartments and is zoned commercial/residential. Great investment/holding property or if you're looking for a property that has built in mortgage helpers. Upgrades include new roof, paint, renovations to the apartments. Check out the information package for a detailed list of renovations as well as income/expense for the property. Kaslo BC is the place to be if you're looking for a small town vibe with lots to do in the great outdoors. The Village is located on the shores of Kootenay Lake and is about an hour north of Nelson BC.

MLS: 2458498 Size: 50' x 100'

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



420 A AVENUE V0G 1M0

MLS® 2458498
 Major Area Kaslo
 Sub Area Kaslo
 City Kaslo
 Postal Code V0G 1M0
 Type Single Family
 Style/Stories
 Taxes \$2,098 (2020)
 Year Built 1905
 Desc Of Year Built Approximate
 Pets Allowed
 Rentals Allowed

Status
 Possession
 Title Freehold
 Title Form Conventional
 Zoning Code C2
 Zoning Type Commercial Mixed
 Zoning Sub Type Commercial mixed use, Residential
 First Nations Land YN No
 List Price \$439,000

Interior Information

Bedrooms 5	Bathrooms 3	Ensuite	Suites Description
Fireplace Type	# of Fireplaces	Elevator	
Interior Features			
Equipment/Appliances Included			
Flooring Hardwood, Laminate, Linoleum, Partial Carpet, Mixed			
Basement Description Crawl, Part			

Exterior Information

Lot SqFt 5,000	Lot Width 50	Lot Depth 100
Lot Acres 0.1148	Includes Manufactured Home No	Additional Dwelling YN No
Foundation Concrete	Manufactured (MHR) No.	Restrictions
Exterior Finish Wood Siding	Tech Safe BC No./CSA No.	Roof Asphalt/Fibreglass Shingles
Carport	CSA/BCE No.	Local Government Levies Payable
Water Influence Waterfront Nearby	Parking Spaces	Survey Cert Available YN No
Structures	Construction Frame - Wood	
	View Mountain View, View	
Site Influence Central Location, Highway Access, Level, Paved Roads, Recreation Nearby, Golf Nearby, Schools Nearby, Shopping Nearby, Easy Access, Satellite TV Available, High Speed Internet		

Services

Water Supply Municipal	Sewer Type Sewer	Sewer Service
Cable TV Service	Telephone Service	Water Service
Gas Service	Power Service	Fuel Electricity
Heating/Cooling Electric Baseboards		

Rooms (Total Sqft: 2,203)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 025-862-073	Legal Parcel G, Block 9, Plan NEP393, District Lot 208, Kootenay Land District, (DF KW18009)
Totals Sqft	194	1,178	831		Fin Statements Avail From	Type Of Lease
Living Room		11'8x9'11	14x11'7		Court Ordered Sale No	Fractional Interest YN No
Kitchen		12'1x8'8	11'10x11'5		Terms Of Sale	Fractional Interest Amount
Hall		3'1x9'1	3'3x8'7			
Bedroom		8'1x9'1	10x11'8			
Hall		3'1x11'2				
Bedroom		8'2x11'3	10'1x11'9			
Bathroom		Full	Full			
Foyer		7'7x10'10	8'1x5'3			
Kitchen		11'5x11'7				
Living Room		13'3x11'5				
Bathroom		Full				
Hall		5'3x3'4				
Bedroom		13'3x13'3				
Utility	13'11x13'11					
Family Room			10'3x11'8			

TITLE

TITLE SEARCH PRINT

2021-04-27, 08:11:42

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 158000

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

Land Title District NELSON
Land Title Office NELSON

Title Number LA90617
From Title Number LA65808

Application Received 2006-07-04

Application Entered 2006-07-12

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of

Description of Land
Parcel Identifier: 025-862-073
Legal Description:
PARCEL G (DF KW18009) BLOCK 9 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE
MUNICIPAL ACT XH18025 24/06/1994

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE KW24491

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PERMIT

Status: Filed

Doc #: KW24491

RCVD: 2004-03-02 RQST: 2021-05-11 11:57:43



2 MAR 2004 09 08
The Corporation of the
Village of Kaslo

KW024491

n/c

LN-20-

NOTICE OF PERMIT

01 04/03/02 09:21:50 01 KL 713411
DOC FILE \$20.00

Registrar of Land Titles
114, 455 Columbia Street
KAMLOOPS, B.C.
V2C 6K4

In accordance with Section 927(1) of the Municipal Act, you are hereby notified that the land described below is subject to a permit issued by the Village of Kaslo.

Particulars of Permit


- (e) Type of permit: Development Permit
- (f) Statutory authority: Municipal Act, RSBC 1996 c. 323, Section 920
- (g) Legal Description of land affected: Lots 37-38, Block 9, District Lot 208,
(Parcel G)
Plan 393

25-862-013

- (h) Date permit issued: February 11th, 2004

Dated: February 11th, 2004

VILLAGE OF KASLO


Municipal Clerk

PERMIT

Status: Filed

Doc #: KW24491

RCVD: 2004-03-02 RQST: 2021-05-11 11.57.43

2

4. This Permit shall not have the effect of varying
 - (a) the use or density of the Land from that specified in Village of Kaslo Land Use Bylaw 744 (except as they relate to health, safety or protection of property from damage under Section 945(4)(b) of the Municipal Act), or
 - (b) a flood plain specification under Section 969(2) of the said Act.
5. Where as a condition of the issuance of this Permit the Permittee has agreed to specific conditions, the details of those conditions and the security, if any, provided to the Village by the Permittee to guarantee the performance of the conditions, shall be set out in Schedule A which shall be attached to and form part of this Permit.
6. Should the Permittee fail to satisfy any conditions set out in Schedule A to this Permit, the Village may undertake and complete the works required to satisfy those conditions, at the cost of the Permittee, and may apply the security in payment of the cost of the work, with any excess to be returned to the Permittee.
7. Should there be no default of any condition under which this Permit is issued, or where the Permit lapses, the Village shall return to the Permittee any security provided, together with any interest earned thereon.
8. Notice of this Permit shall be filed in the Land Title Office at Nelson, B. C., under Section 980(8) of the Municipal Act and, upon such filing, the terms of this Permit and any amendment thereto shall be binding upon all persons who acquire an interest in the land affected by the Permit.
9. If the construction or subdivision authorized by this Permit is not commenced within 2 years from the date this Permit was issued, the Permit shall lapse.
10. The Land shall be developed strictly in accordance with the terms and conditions of this Permit and any conditions or plans and specifications attached hereto which shall form a part hereof.
11. The provisions of this Permit prevail over the provisions of a Bylaw in the event of conflict.
12. This Permit is not a Building Permit.
13. This Permit was authorized by a resolution of the Council of the Village of Kaslo dated
February 10th, 2004.

Date permit issued:

February 11th, 2004



Municipal Clerk

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.

420 A AVE KASLO

Area-Jurisdiction-Roll: 21-533-00096.000



Total value **\$278,000**

2021 assessment as of July 1, 2020

Land	\$101,000
Buildings	\$177,000

Previous year value	\$254,000
Land	\$105,000
Buildings	\$149,000

Property information

Year built	1905
Description	2 STY house - Basic
Bedrooms	1
Baths	3
Carports	
Garages	
Land size	.115 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	624
No. of apartment units	2

Legal description and parcel ID

Parcel G Block 9 Plan NEP393 District Lot 208 Land District 26 (DF KW18009)
PID: 025-862-073

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 24 2021

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

ADDRESS/BARE-LAND STRATALOT #: **420 A Ave** **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?		SRD		
B. Are you aware of any existing tenancies, written or oral?	SRD			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		SRD		
D. Is there a survey certificate available?			SRD	
E. Are you aware of any current or pending local improvement levies/charges?		SRD		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		SRD		
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>				
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?		SRD		
E. Are records available regarding the quantity of the water available?		SRD		
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 _____				
G. Are you aware of any problems with the sanitary sewer system?		SRD		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		SRD		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		SRD		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?			SRD	
B. To the best of your knowledge, is the ceiling insulated?	SRD			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		SRD		

INITIALS SRD

PROPERTY DISCLOSURE STATEMENT

April 24 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 420 A Ave 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?				S-RD
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"/>				S-RD
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		S-RD		
G. Are you aware of any structural problems with any of the buildings?		S-RD		
H. Are you aware of any additions or alterations made in the last sixty days?		S-RD		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?	S-RD			
J. Are you aware of any problems with the heating and/or central air conditioning system?		S-RD		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		S-RD		
L. Are you aware of any damage due to wind, fire or water?		S-RD		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years) 2020		S-RD		
N. Are you aware of any problems with the electrical or gas system?		S-RD		
O. Are you aware of any problems with the plumbing system?		S-RD		
P. Are you aware of any problems with the swimming pool and/or hot tub?				S-RD
Q. Do the Premises contain unauthorized accommodation?		S-RD		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		S-RD		
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.		S-RD		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		S-RD		
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? _____		S-RD		
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)		S-RD		
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?		S-RD		
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?		S-RD		

INITIALS S-RD

PROPERTY DISCLOSURE STATEMENT

April 24 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 420 A Ave 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>		<i>[Handwritten Signature]</i>		
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?		<i>[Handwritten Signature]</i>		

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

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®).

BC1003 REV. SEPT 2020

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2020, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

EXPENSES

Property Taxes:

2020

\$2,098.14



Municipal Water:

2020

\$1,020 / year



Insurance (Kootenay Ins. Services Ltd.):

2020

\$3,056 / year



Sewer:

2020

\$1,110 / year



INCOME

Rentals:

Upper Floor: \$675/mo plus utilities (separate hydro meter)

Main Floor Front: \$650/mo plus utilities (shared hydro meter w/side suite)

Main Floor Side: \$650/mo plus utilities (shared hydro meter w/front suite)

Total: \$23,700 / year

RENOVATIONS & DETAILS

Upstairs Suite:

2006

- renovated outside stairs and deck
- closed off the interior access between floors
- hot water tank located in basement (2006)

Main Floor/Side Suite:

(2006) renovated turning it into a one bedroom apartment with a fenced side yard with an apple, pear and plum tree

- hot water tank located in basement (2015)
- new washer/dryer (2017)

Main Floor/Front Suite:

2013

- renovated into a two bedroom apartment
- dropped the ceiling and put in sound insulation
- laid a fir T&G floor
- added insulation in the exterior walls and drywalled (bathroom, bedroom)

2018

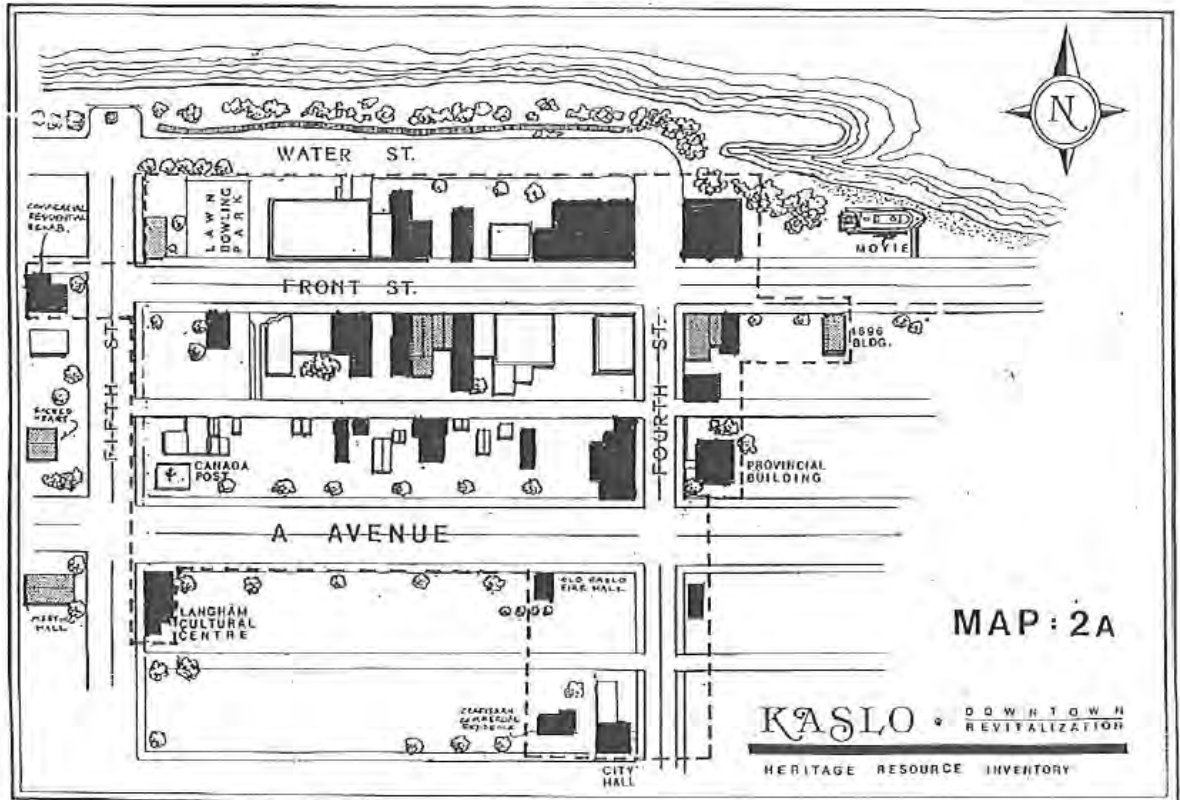
- facelift (fixing tenant wear & tear, painting etc.)
- hot water tank located in basement (2018)
- small fenced yard with raspberries and an apple tree.

Overall

- new roof on the front deck porch in 2012
- Some exterior painting & repair in 2016. New roof on the extension at the back in 2017.
- Poured concrete slab in basement in 2018.
- new roof on main building 2020.
- other appliances have been replaced with refurbished units &/or fixed when necessary.
- bear proof bin in the lane for garbage pick up.
- each suite has on foot lane access. Upstairs & side suite have parking in the lane, front suite has street parking.

HERITAGE REVITALIZATION

Village of Kaslo H.A.R.P. Program Building Restoration Projects



MAP: 2-A Black areas show buildings which participated in H.A.R.P. Program by completing historic restoration or renovation works.

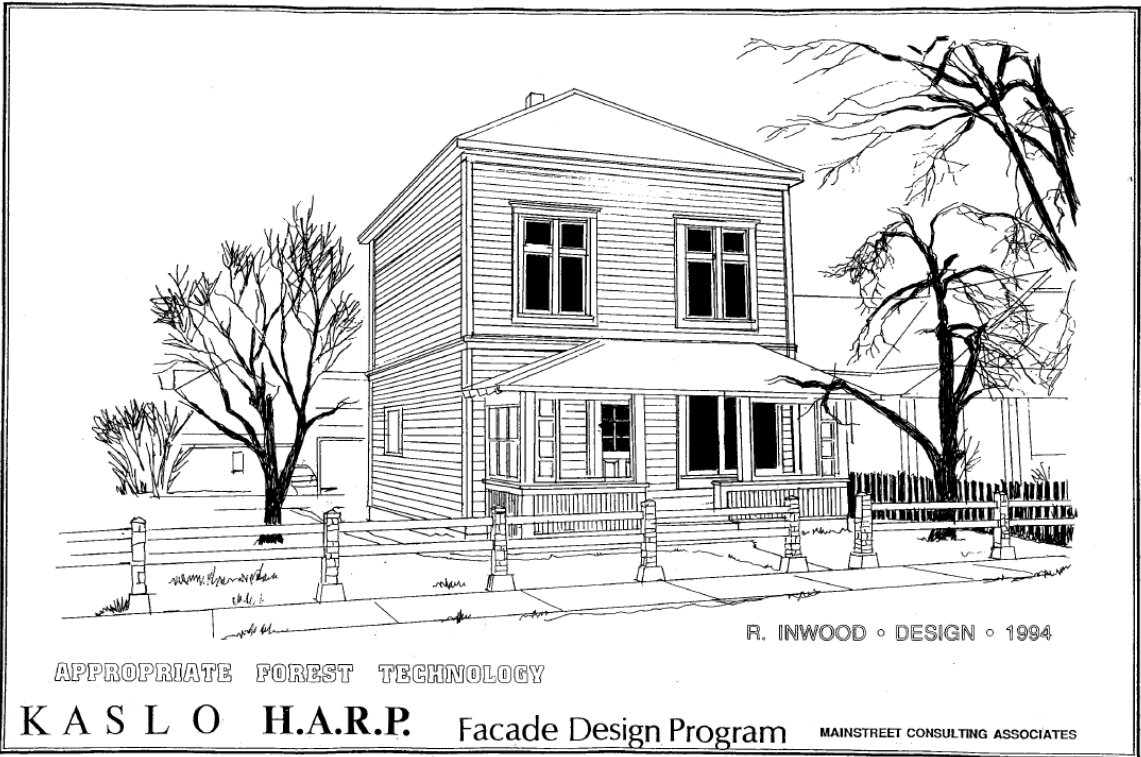


Residential Rehabilitation project transforms low income rental unit to offices for forest technology consulting firm.



Program Design & Coordination: Robert Inwood - Mainstreet Consulting Associates

HERITAGE REVITALIZATION



The Corporation of the Village of Kaslo

Incorporated August 14th, 1893
Box 576, Kaslo, B.C. V0G 1K0
(604) 553-2311 Fax 553-7767

NOTICE OF PERMIT

Registrar of Land Titles,
310 Ward Street,
Nelson, B. C.,
V1L 5S4.

In accordance with Section 980(8) of the Municipal Act, you are hereby notified that the land described below is subject to a permit issued by the Village of Kaslo.

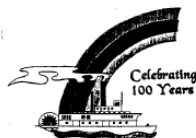
Particulars of Permit

- (a) Type of permit: Development Permit
- (b) Statutory authority: Municipal Act, RSBC 1979, c.290, Section 980(8)
- (c) Legal description of land affected: Lots 37 - 38 Block 9 Plan 393
District Lot 208 Kootenay District
- (d) Date permit issued: 94.05.24

Dated: 94.05.27

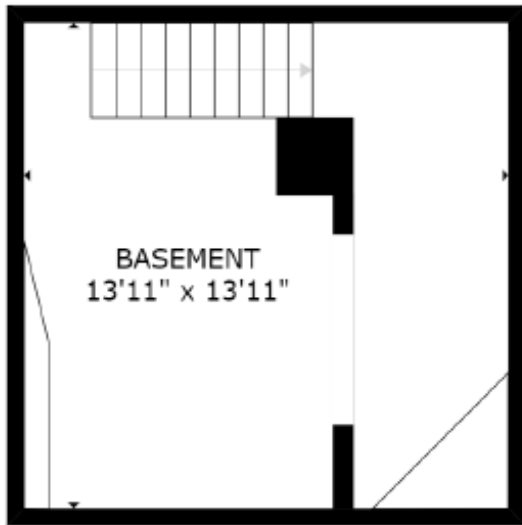
VILLAGE OF KASLO

Municipal Clerk

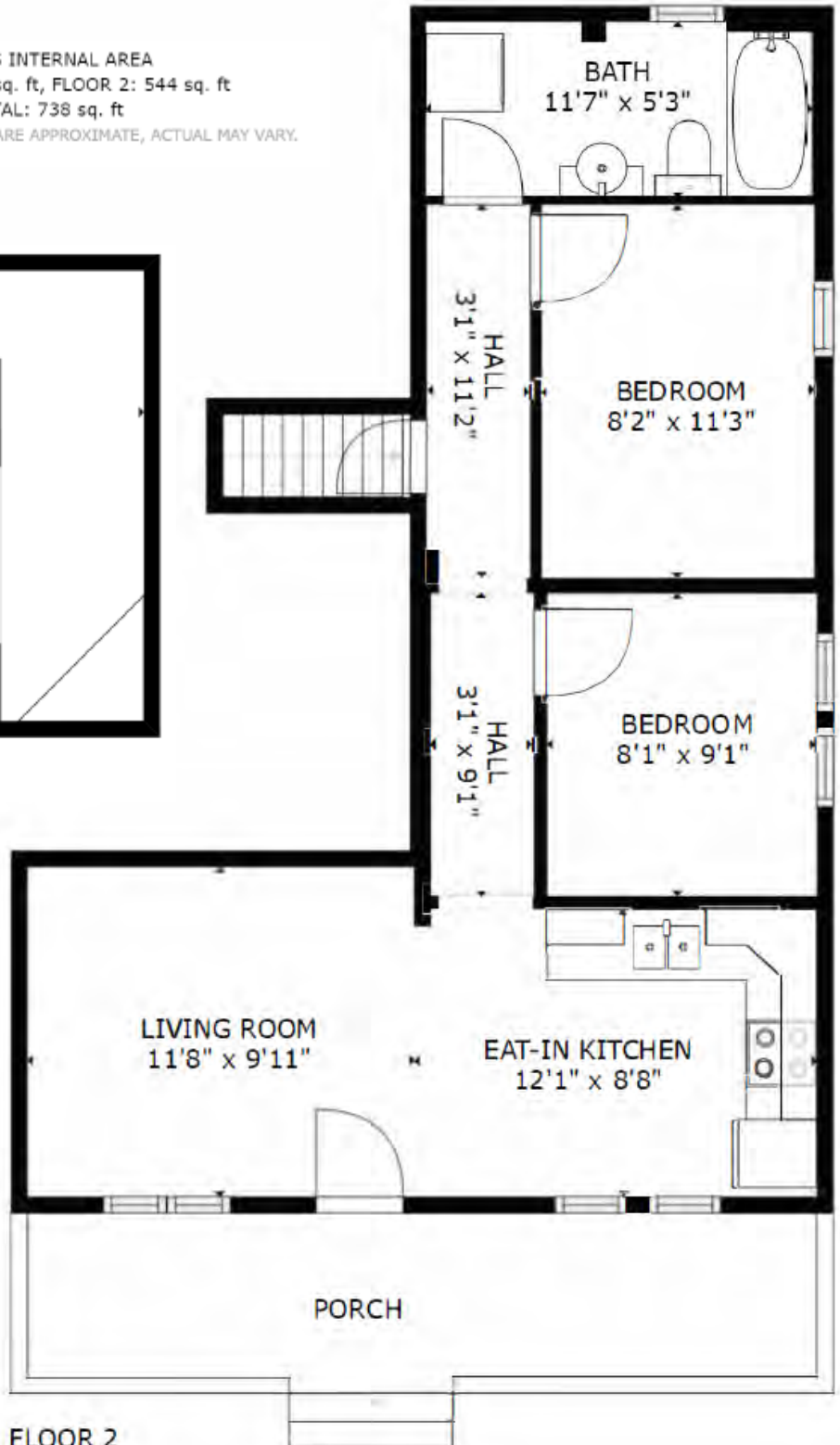


FLOOR PLANS – MAIN FRONT

GROSS INTERNAL AREA
FLOOR 1: 194 sq. ft, FLOOR 2: 544 sq. ft
TOTAL: 738 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

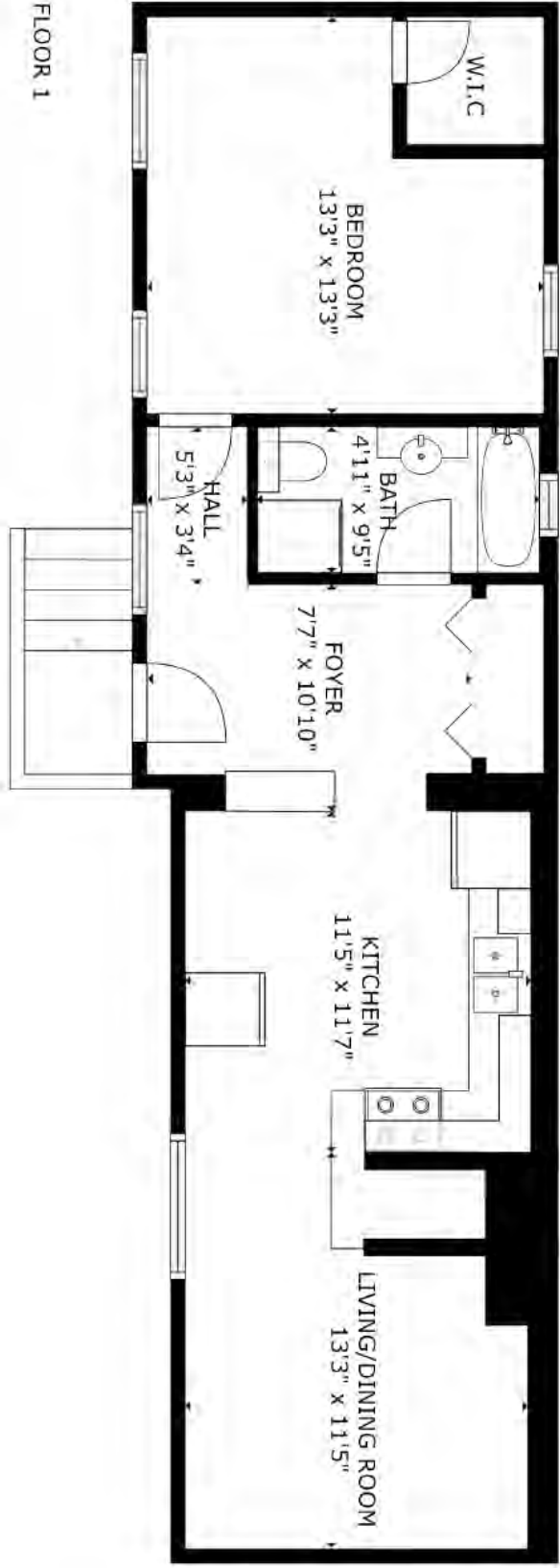


FLOOR 1



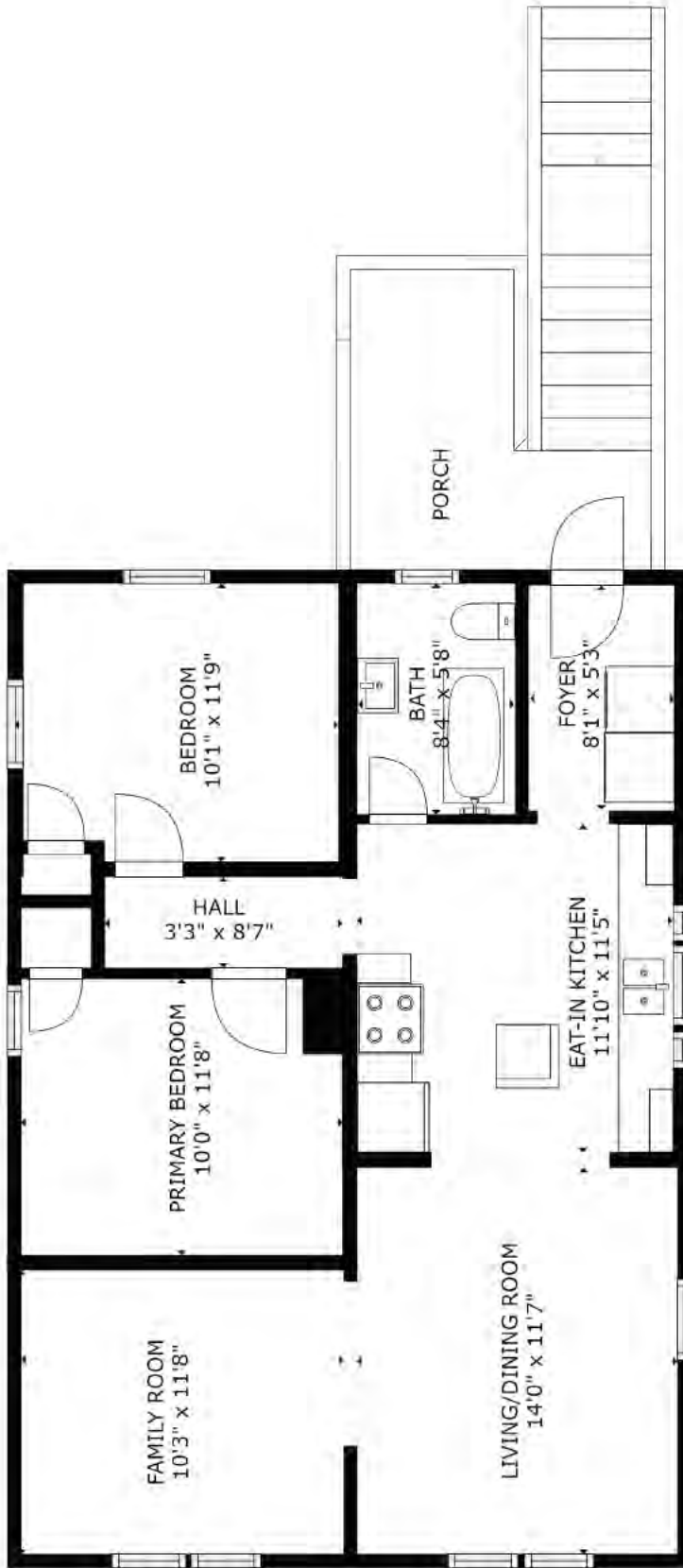
FLOOR 2

FLOOR PLANS – MAIN SIDE



GROSS INTERNAL AREA
FLOOR 1: 634 sq. ft
TOTAL: 634 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS - UPPER



GROSS INTERNAL AREA
FLOOR 1: 831 sq. ft
TOTAL: 631 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.12	-
Civic Address	1	-	-
Electoral Areas	1	0.12	-
Fire Service Areas	1	0.12	-
Water Systems	1	0.12	-
Zoning	1	0.12	-
Official Community Plan	1	0.12	-
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	533.00098.000	025-862-073	420 A AVE, KASLO	Triplex	NEP393

#	LTO Number	Lot	Block	District Lot	Land District
1	LA90817	-	9	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL G, BLOCK 9, PLAN NEP393, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, (DF KW18009)	.115	ACRES	0.12

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00098.000	-	420	A AVE	420 A AVE	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.12

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.12

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPLE	0.12

Zoning

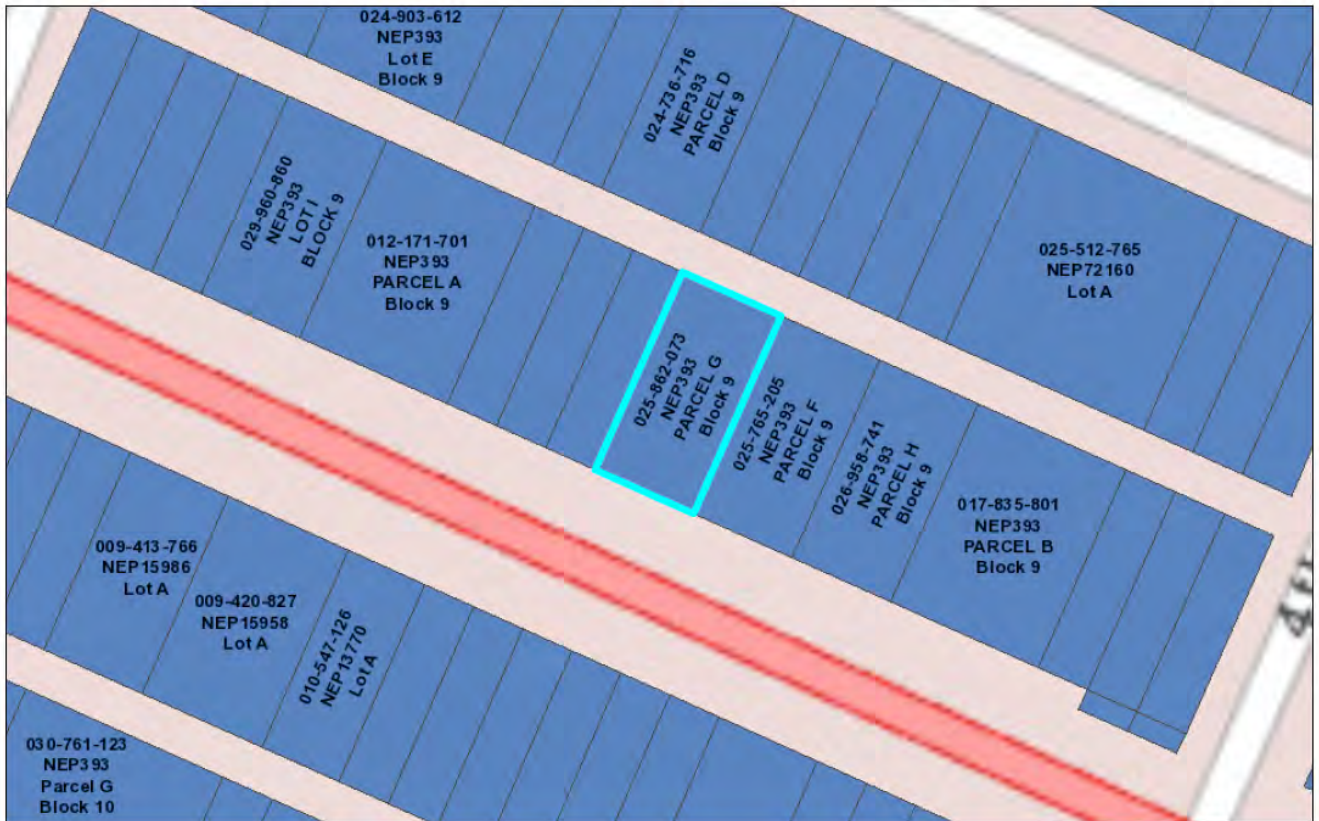
#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C2	Central Business District	Village of Kaslo	744	0.12

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	CC	-	1098	YES	0.12

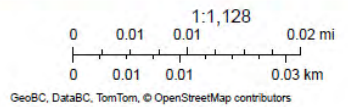
LTSA MAP

420 A Ave LTSA Map



May 12, 2021

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



Cadastral data from ParcelMap BC
Copyright 2018 LTSAa



UTILITIES MAP

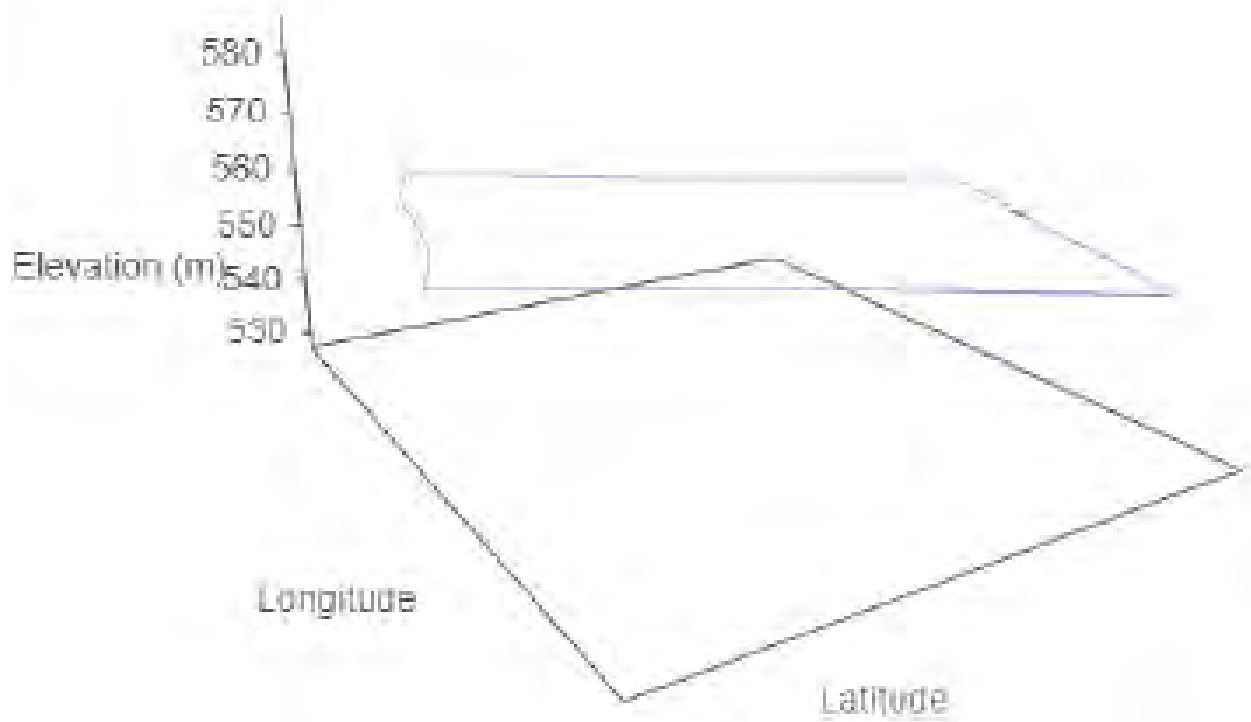
Utilities



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: 557.51 m | Min Elevation: 557.00 m | Difference: 0.51 m

FLOOD MAP

Flood and Hazard



Legend

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

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.

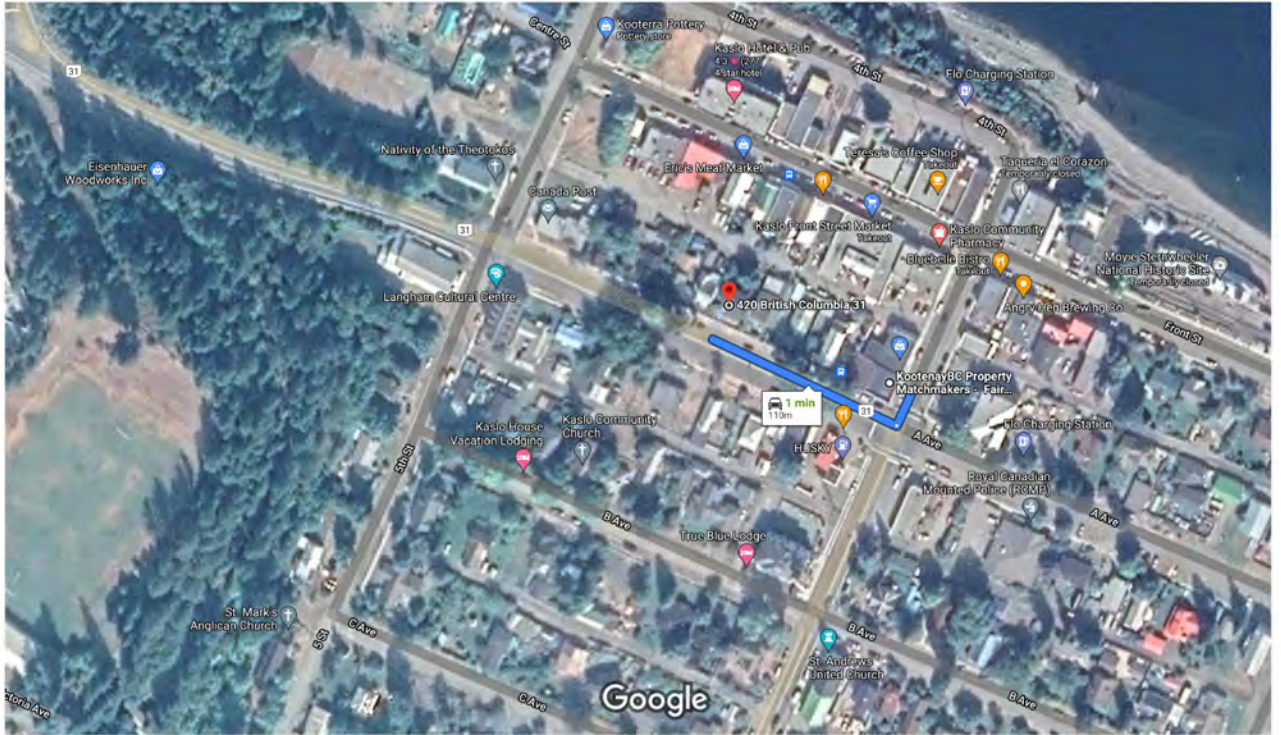
Table 1 Residential Uses	
Single Family Dwelling or Carriage House	1 space per dwelling unit
Two Family Dwelling	1 space per dwelling unit
Multiple Dwelling	1.5 space per dwelling unit
Commercial Uses	
Bed and Breakfast	1 space per dwelling unit and 0.5 space per guest room
Transient Accommodation	1 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: Elementary and Junior Secondary Secondary Other	1.5 space per classroom 3.5 space per classroom 3.5 space per classroom
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

DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to 420 BC-31, Kaslo, BC V0G 1M0

Drive 110 m, 1 min



Imagery ©2021 CNES / Airbus, Maxar Technologies, Province of British Columbia, Map data ©2021 20 m



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

1 min

110 m

Fastest route, the usual traffic



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	600m	2 min
Shopping	Front Street, Kaslo	260m	1 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 31 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	68.7	1 hr
	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	700m	2 min
	North Kootenay Lake Community Services	190m	1 min
	Kootenay Boundary Regional Hospital, Trail	139	1 hr 54 min
	Kootenay Lake Hospital, Nelson	68.3	1 hr
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	66.6	57 min
	Silverton Dental Clinic, Silverton	51.6	45 min
Postal Services	Canada Post, Kaslo	140m	1 min
Library	Kaslo Library	74m	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
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.

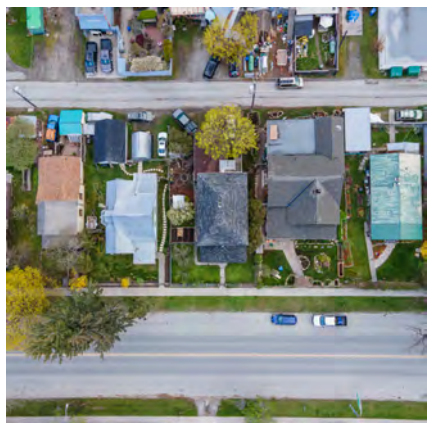
Economy

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.

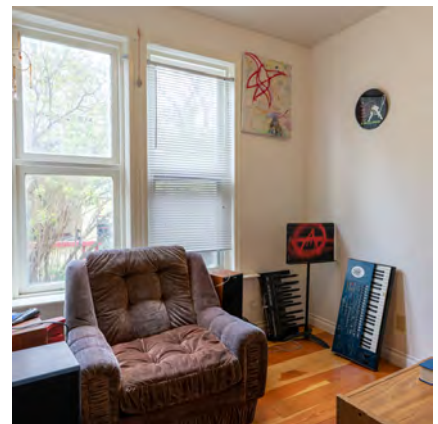
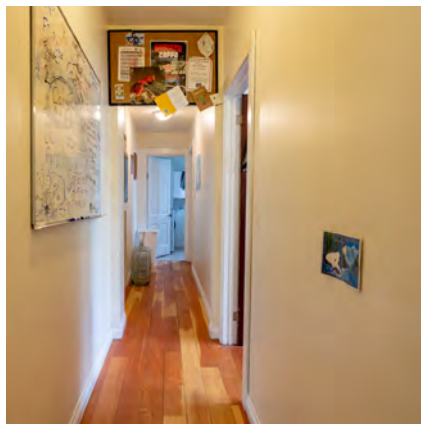
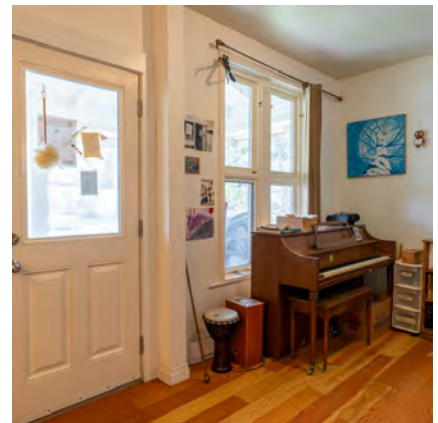
Government

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

PICTURES - EXTERIOR



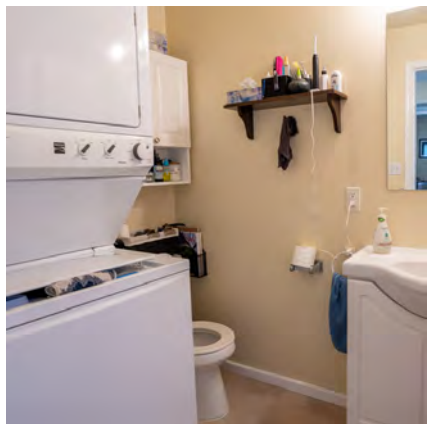
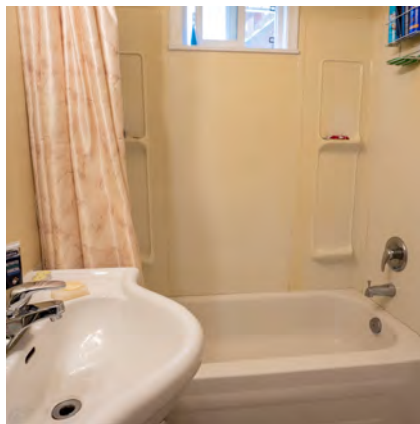
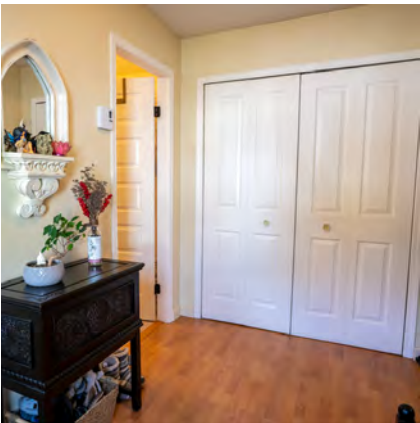
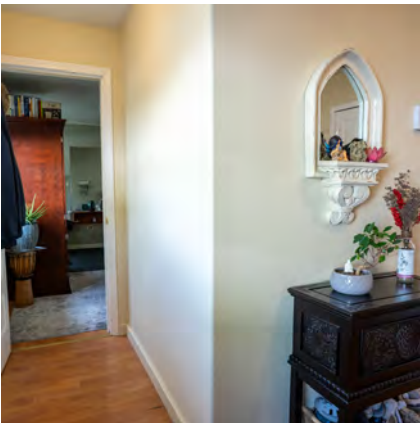
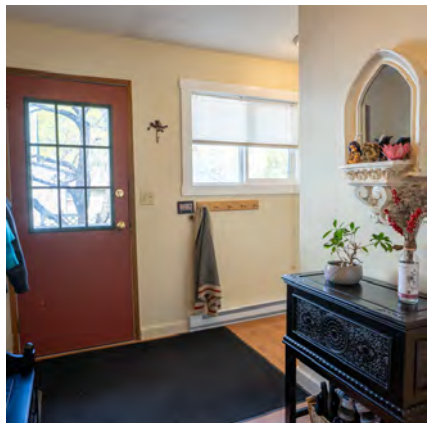
PICTURES – FRONT SUITE



PICTURES – FRONT SUITE/BASEMENT



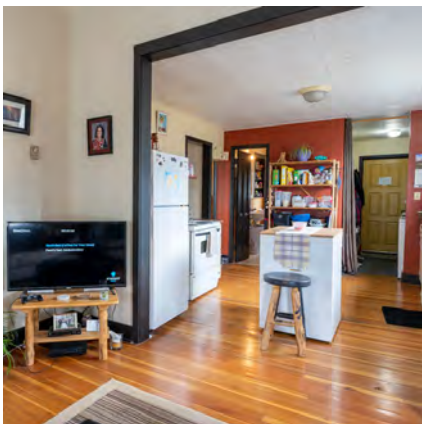
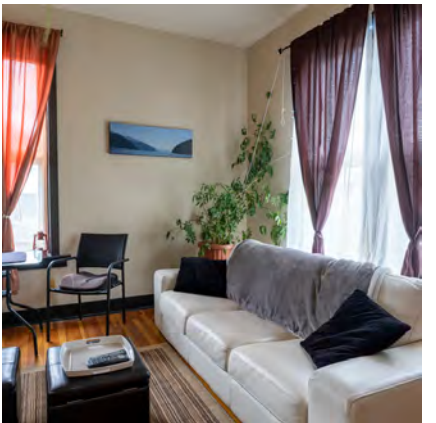
PICTURES – SIDE SUITE



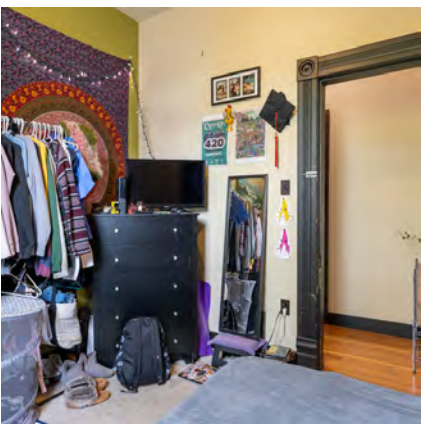
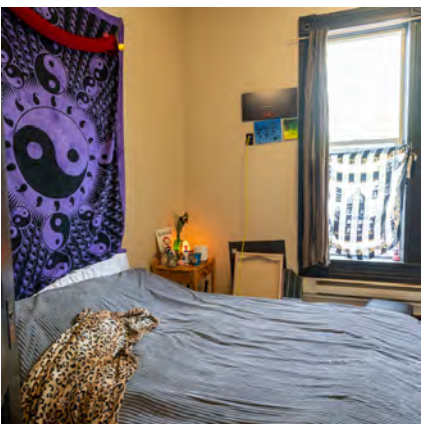
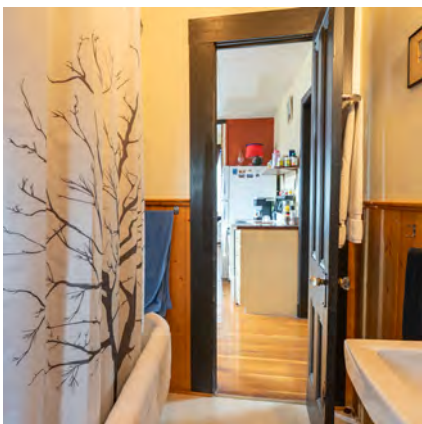
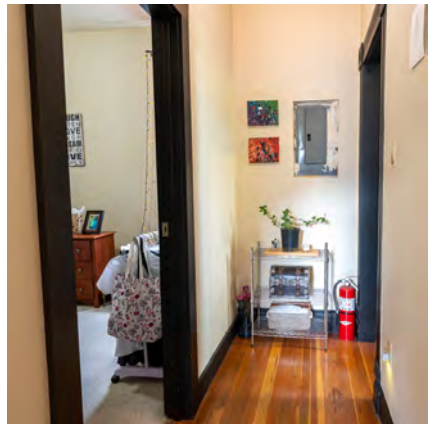
PICTURES – SIDE SUITE



PICTURES – UPPER SUITE



PICTURES – UPPER SUITE



RESOURCES

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

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

For building permits, land use and planning, fire services, parks and recreation etc. inside of the Village of Kaslo limits

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

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

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

For building permits, land use and planning, fire services, parks and recreation etc.

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

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

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

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

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

Water Analysis:

<https://www.interiorhealth.ca/YourEnvironment/DrinkingWater/Pages/WaterSamples.aspx> *Under "Facility", enter "Woodbury Village" for water quality samples for the last 60 days.

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>