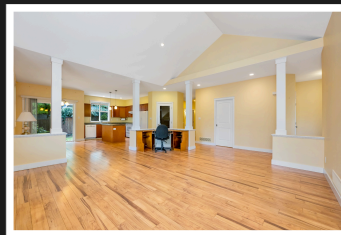


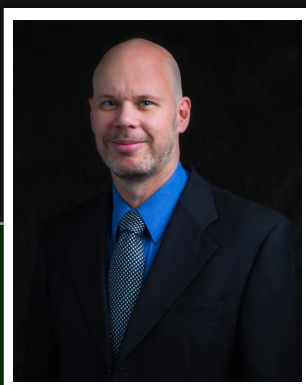
THE PERFECT RANCHER!

5941 Stonehaven Pl



5941 Stonehaven Pl

Welcome to this 2-bedroom plus den, 2-bath home in a desirable neighborhood. The home features a covered porch, mature landscaping, and great curb appeal. Inside, you'll find a spacious living room with a gas fireplace and pillars that open to the dining room and kitchen. Large windows throughout provide plenty of natural light. The dining room leads to a private backyard. The kitchen includes wood cabinets, pendant lights, and generous counter space. The primary suite offers a walk-in closet and a 4-piece ensuite. A second bedroom, main bath, den that can serve as a third bedroom, and a laundry room complete the main level. The lower level offers ample storage space along with a large workshop area. A double garage completes the home.



Priced at
\$765,000

Area	West Duncan	Age	2007
Bedrooms	2	Taxes	4286
Bathrooms	2	Tax Year	2024
Lot Size	6066	MLS#	976581
Floor Space	1559	Parking	

PAUL TEDRICK

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 216-6020
paul@paultedrick.ca
www.paultedrick.ca

23 Queens Road
Duncan, V9L 2W1

Table of Contents

Brochure
Feature Sheet
Title
Property Disclosure
Floor Plans
Autoprop Report
Zoning Map
Zoning Bylaws
BC Assessment
Property Assessment

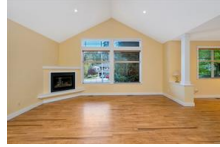
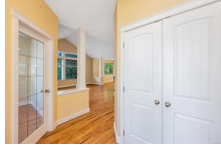
The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



paul@paultedrick.ca
paultedrick.ca
250-216-6020



5941 Stonehaven PI Duncan BC V9L 0A1 MLS® No: **976581** **\$765,000** **Active**



MLS® No: **976581** List Price: **\$765,000**
 Status: **Active** Orig Price: **\$765,000**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

	Lower	Main	Second	Third	Other
Fin SqFt		1,564			
Bedrooms		2			
Bathrooms		2			
Kitchens		1			

Welcome to this 2-bedroom plus den, 2-bath home in a desirable neighborhood. The home features a covered porch, mature landscaping, and great curb appeal. Inside, you'll find a spacious living room with a gas fireplace and pillars that open to the dining room and kitchen. Large windows throughout provide plenty of natural light. The dining room leads to a private backyard. The kitchen includes wood cabinets, pendant lights, and generous counter space. The primary suite offers a walk-in closet and a 4-piece ensuite. A second bedroom, main bath, den that can serve as a third bedroom, and a laundry room complete the main level. The lower level offers ample storage space along with a large workshop area. A double garage completes the home.

Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **1,559** UnFin SqFt: **1,514** SqFt Total: **3,073** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **3** Laundry: **In House**
 Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Electric, Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs:

Exterior/Building

Built (Est): **2007** Front Faces: **East** Storeys: Bldg Warranty: **Yes**
 Construction: **Cement Fibre, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle**
Insulation: Walls
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Garden**

Lot

Lot SqFt: **6,060** Lot Acres: **0.14** Dimensions: Shape:
 Park Type: **Driveway,** Park Spcs: **4** View: Waterfront: Water: **Municipal**
Garage Double
 Carport Spcs: **0** Garage Spcs: **2** Services: **Natural Gas Connected, Underground Utilities**
 Sewer: **Sewer To Lot** Restrictions:
 Lot Ftrs: **Cul-de-sac, Easy Access, On Golf Course, Park Setting**

Legal/Public Records

Assessed: **\$761,000** Assess Yr: **2024** Taxes: **\$4,286** Tax Year: **2024**
 PID: **026-795-639** Roll No: **917052** Zoning: **R3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot 7, Section 19, Range 5, Quamichan District, Plan VIP81666**

TITLE SEARCH PRINT

2024-08-28, 14:57:54

File Reference:

Requestor: Paul Tedrick

Declared Value \$373000

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

Land Title District

VICTORIA

Land Title Office

VICTORIA

Title Number

CA1274519

From Title Number

CA517157

Application Received

2009-09-17

Application Entered

2009-09-26

Registered Owner in Fee Simple

Registered Owner/Mailing Address:



Taxation Authority

North Cowichan, The Corporation of the District of

Description of Land

Parcel Identifier:

026-795-639

Legal Description:

LOT 7 SECTION 19 RANGE 5 QUAMICHAN DISTRICT PLAN VIP81666

Legal Notations

NONE

Charges, Liens and Interests

Nature:

UNDERSURFACE RIGHTS

Registration Number:

M76302

Registration Date and Time:

1983-08-03 08:00

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF CANADA

Remarks:

INTER ALIA

SECTION 172(3)

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

EX107610

Registration Date and Time:

2005-08-25 15:06

Registered Owner:

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Remarks:

INTER ALIA

PART IN PLAN VIP79449



Committee

TITLE SEARCH PRINT

2024-08-28, 14:57:54
Requestor: Paul Tedrick

File Reference:

Declared Value \$373000

Nature: STATUTORY BUILDING SCHEME
Registration Number: EX107614
Registration Date and Time: 2005-08-25 15:07
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA1274520
Registration Date and Time: 2009-09-17 15:36
Registered Owner: THE TORONTO-DOMINION BANK

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2024-08-28, 14:57:54

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 026-795-639

SHORT LEGAL DESCRIPTION:S/VIP81666/////7

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 7 SECTION 19 RANGE 5 QUAMICHAN DISTRICT PLAN VIP81666

MISCELLANEOUS NOTES:

VIP 79449 REF PLAN SRW & COV

ASSOCIATED PLAN NUMBERS:

PLAN VIP79449

SUBDIVISION PLAN VIP81666

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1



Committee

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES

The buyer must still make the buyer’s own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller’s knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer’s own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller’s own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: September 17 2024

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 5941 Stonehaven Dr Duncan

V9L 0A1 (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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
D. Is there a survey certificate available?				
E. Are you aware of any current or pending local improvement levies/charges?				
F. Have you received any other notice or claim affecting the Premises from any person or public body?				

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				

--	--	--

BUYER'S INITIALS

	DF	Committee
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SELLER'S INITIALS

September 17 2024

DATE OF DISCLOSURE

ADDRESS: 5941 Stonehaven Dr Duncan

V9L 0A1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
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? _____ (DD/MM/YYYY)				
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
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>				

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BUYER'S INITIALS

DF		
----	--	--

SELLER'S INITIALS

September 17 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 5941 Stonehaven Dr Duncan

V9L 0A1

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

5. 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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

 John Foley Committee 09/17/24

SELLER(S) John Foley

 John Foley Committee 09/17/24

SELLER(S) Grace Turnbull Foley

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.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

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®).

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

Main Floor

Finished = 1559
(Ceiling Height 9' 0")

Covered Porch = 82

Garage = 423

Deck = 31

Patio = 88

Total = 2183



All measurements are approximate and should be verified by the Buyer if important



5941 Stonehaven

Main Floor Finished Area : 1559 Sq Ft

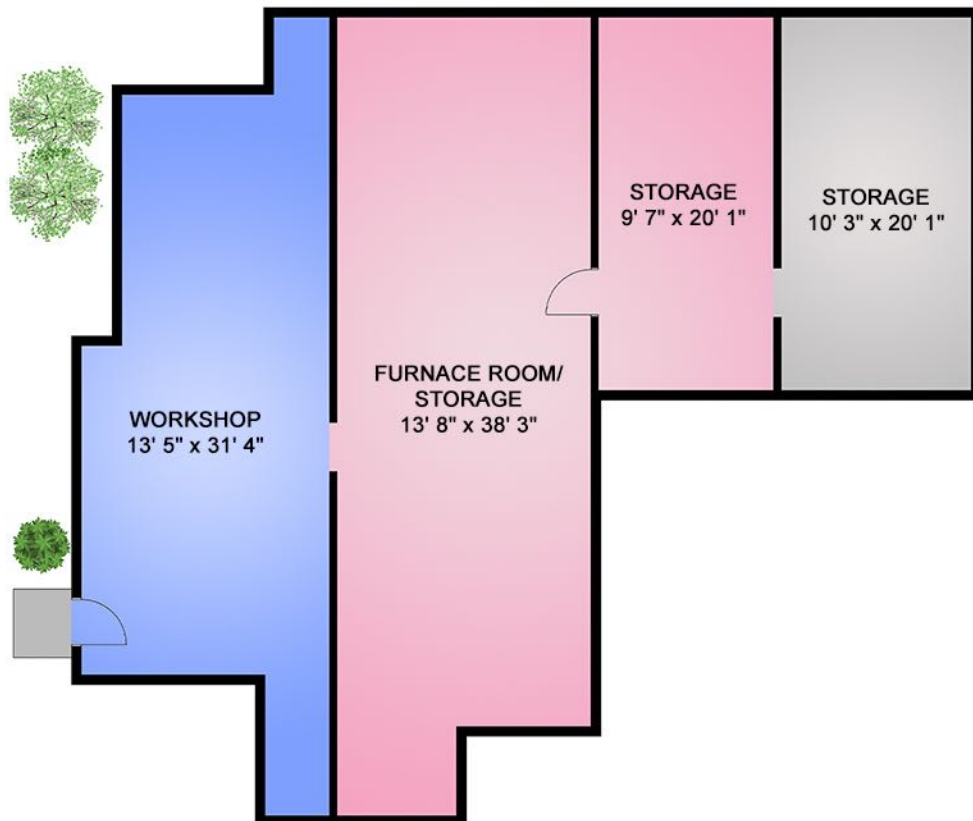


FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

Lower Floor

Unfinished = 1514
(Ceiling Height 4' 0" to 7' 0")

Total = 1514



All measurements are approximate and should be verified by the Buyer if important



5941 Stonehaven
Lower Floor Finished Area : 000 Sq Ft



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

Lower Floor

Unfinished = 1514
(Ceiling Height 4' 0" to 7' 0")

Main Floor

Finished = 1559
(Ceiling Height 9' 0")

Covered Porch = 82

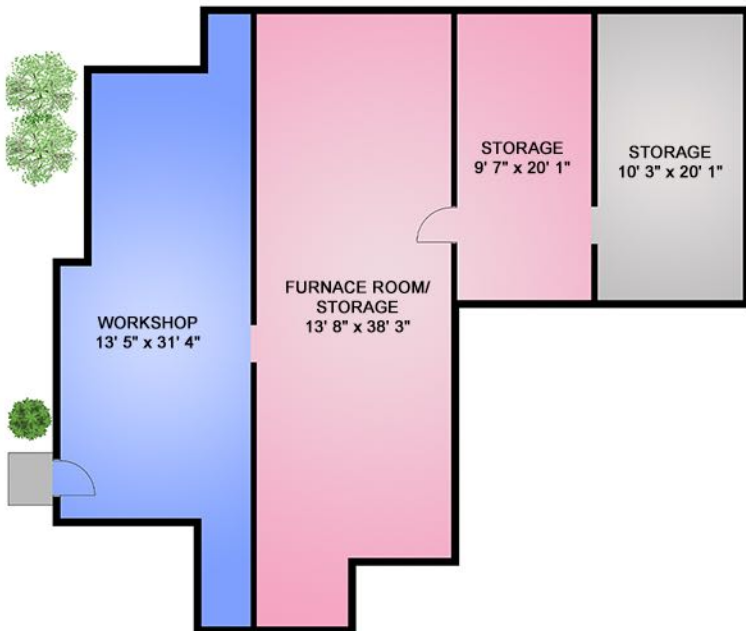
Garage = 423

Deck = 31

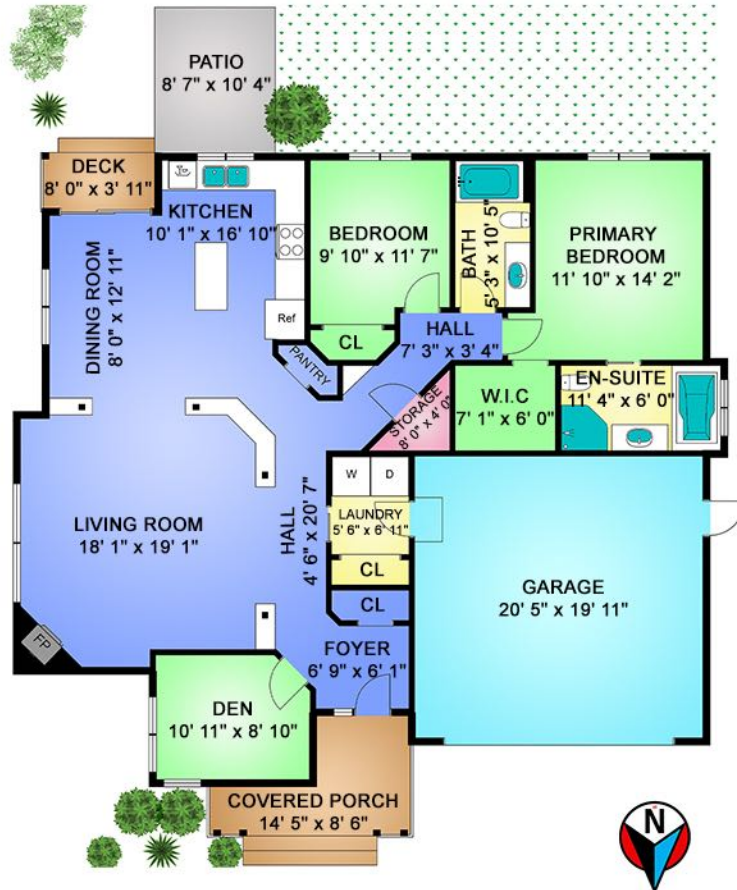
Patio = 88

Total = 3697

LOWER FLOOR



MAIN FLOOR



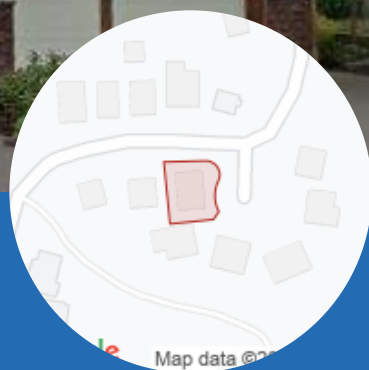
**PEMBERTON
HOLMES** • 1887
REAL ESTATE

All measurements are approximate and should be verified by the Buyer if important

5941 Stonehaven

Total Finished Area : 3073 Sq Ft





PROPERTY REPORT

5941 STONEHAVEN DR

North Cowichan

V9L 0A1

Canada

PID: 026-795-639

AUGUST 28, 2024

PAUL TEDRICK
Pemberton Holmes Ltd. (Dun)
DUNCAN
P: +1250-216-6020
paul@paultedrick.ca
www.paultedrick.ca

I'm more than a real estate agent. I'm a REALTOR®.

Summary Sheet

5941 STONEHAVEN DR North Cowichan BC V9L 0A1

PID	026-795-639
Legal Description	LOT 7 SECTION 19 RANGE 5 QUAMICHAN DISTRICT PLAN VIP81666
Plan	VIP81666
Zoning	R3 - Residential One and Two-Family Zone
Community Plan(s)	not in ALR



Year Built	2007	Structure	SINGLE FAMILY DWELLING
Lot Size	6059.69 ft ²	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	40.68 m	Min Elev.	38.92 m
Floor Area	1555 Ft ²	Walk Score	44 / Car-Dependent
Transit Score	-	Annual Taxes	-

ASSESSMENT

	2023	%	2024
Building	\$470,000	↓ -7.23	\$436,000
Land	\$349,000	↓ -6.88	\$325,000
Total	\$819,000	↓ -7.08	\$761,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$761,000	↑ 104.02
Sales History	16/09/2009	\$373,000	↑ 0.56
	26/07/2007	\$370,939	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
508881	Sold 16/09/2009	50	\$379,900 / \$373,000	DFH REAL ESTATE, VICTORIA
495012	Expired 29/06/2009	130	\$385,900 /	Pemberton Holmes Ltd. (Dun)
467200	Expired 30/12/2008	245	\$399,900 /	Pemberton Holmes Ltd. (Dun)

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Khowhemun	Cowichan
School District	SD 79	SD 79
Grades	K - 7	10 - 12

Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

The enclosed information, while deemed to be correct, is not guaranteed.

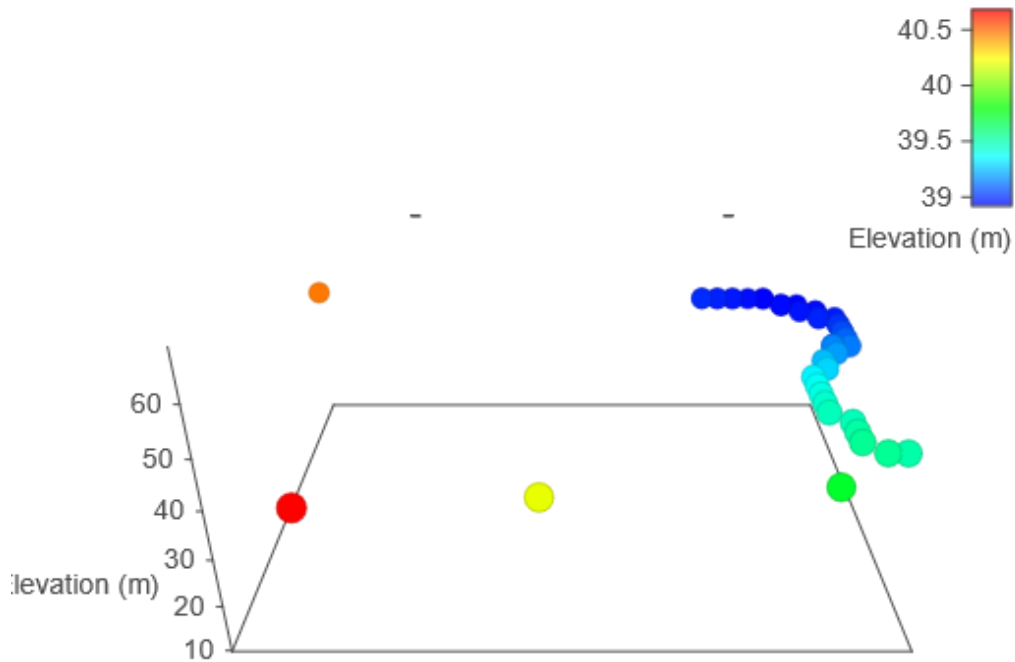
Google Views



Estimated Lot Dimensions and Topography



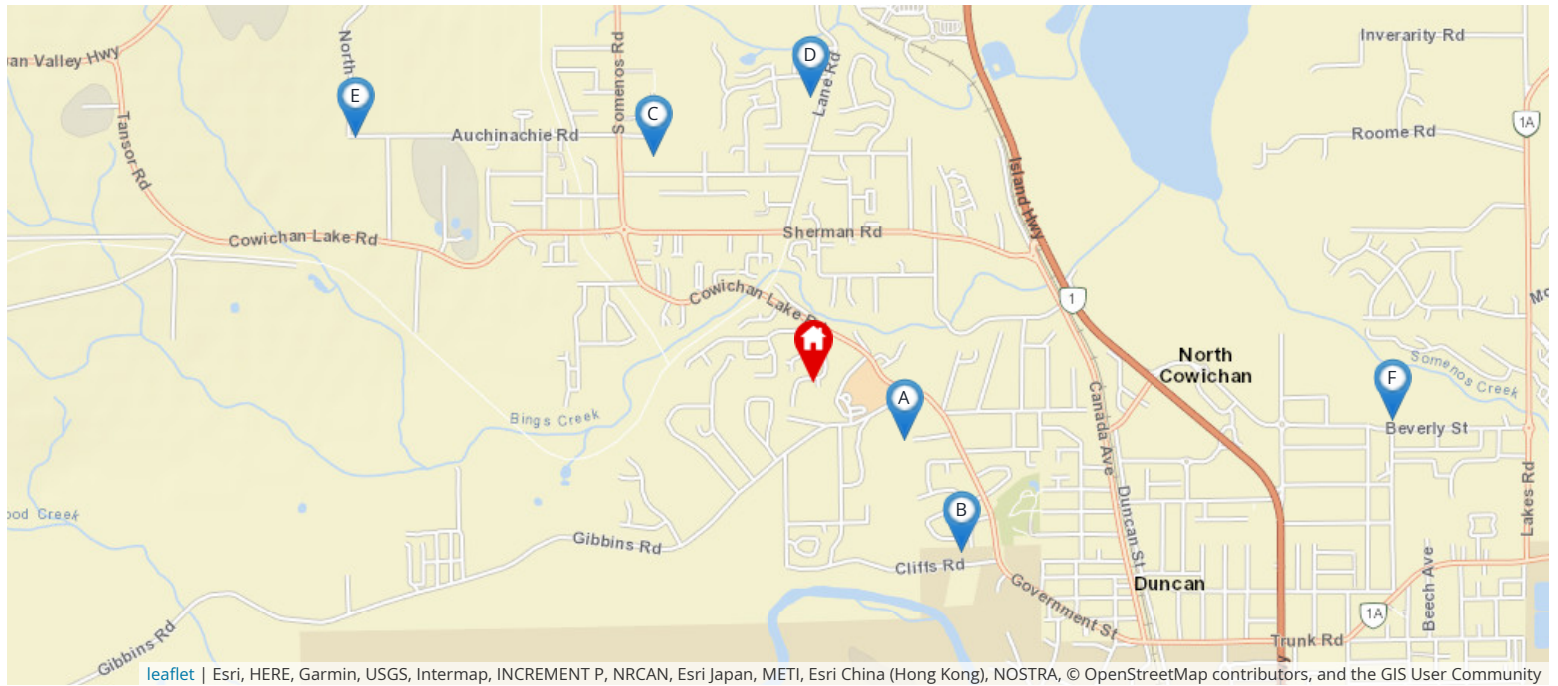
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 40.68 m | Min Elevation: 38.92 m | Difference: 1.76 m

Nearest Schools

Nearby Elementary Schools



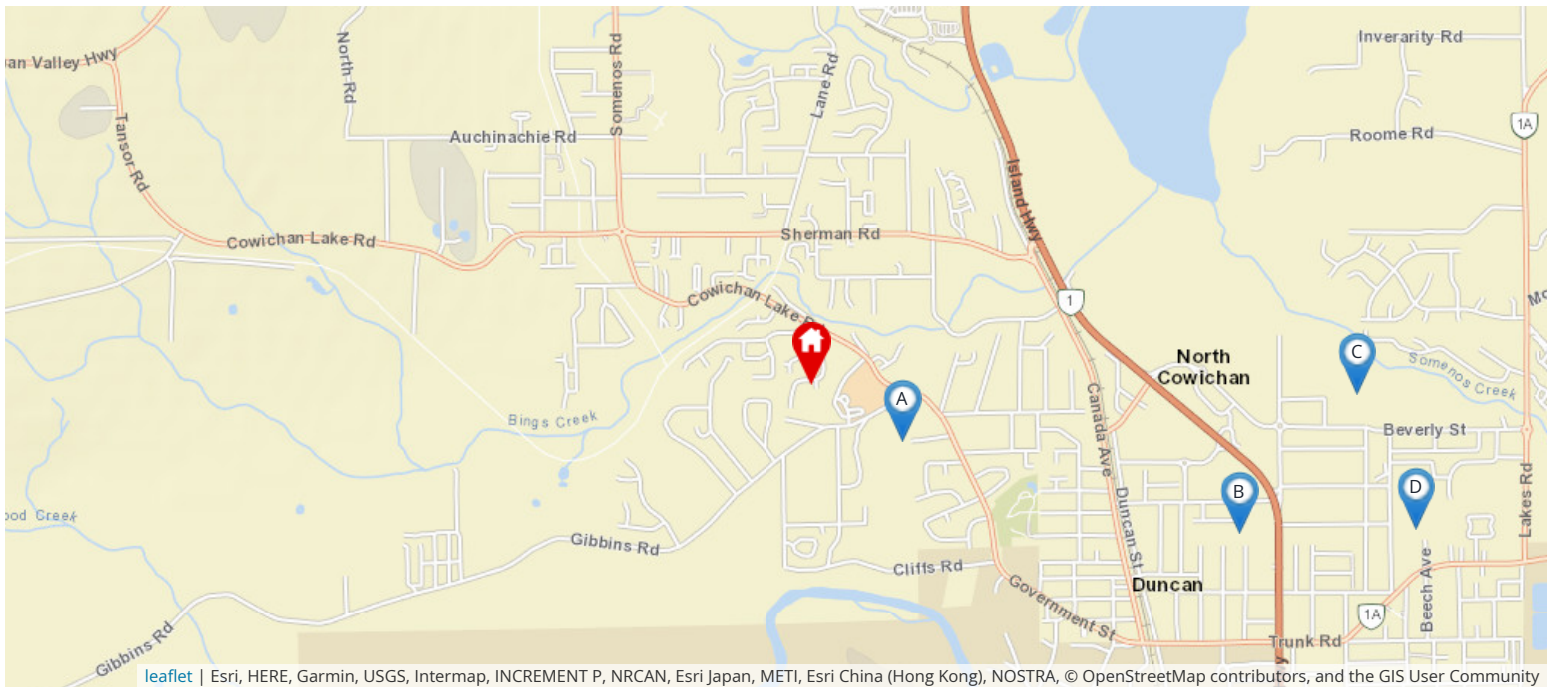
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

School District: Cowichan Valley (79)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Queen Margaret's	K - 12	Independent	Duncan		16 mins	1.2 km	3 mins	16 mins
B Khowhemun	K - 7	SD 79	Duncan		21 mins	1.6 km	4 mins	10 mins
C Mount Prevost	K - 7	SD 79	Duncan		24 mins	1.7 km	4 mins	24 mins
D Drinkwater	K - 7	SD 79	Duncan		34 mins	2.5 km	4 mins	29 mins
E Tansor	K - 7	SD 79	Duncan		39 mins	2.7 km	5 mins	39 mins
F Alexander	K - 7	SD 79	Duncan		42 mins	3.0 km	7 mins	37 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Cowichan Valley (79)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Queen Margaret's	K - 12	Independent	Duncan	AP Program	16 mins	1.2 km	3 mins	16 mins
B Cowichan	10 - 12	SD 79	Duncan	AP Program	38 mins	2.9 km	7 mins	23 mins
C Quamichan	8 - 9	SD 79	Duncan		51 mins	3.7 km	7 mins	50 mins
D Duncan Christian	K - 12	Independent	Duncan		45 mins	3.3 km	9 mins	31 mins
E Chemainus	7 - 12	SD 79	Chemainus		4 hours 23 mins	19.3 km	22 mins	1 hour 23 mins
F Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		4 hours 55 mins	21.5 km	23 mins	1 hour 11 mins

Walk Score

5941 STONEHAVEN DR North Cowichan, V9L 0A1



Car-Dependent

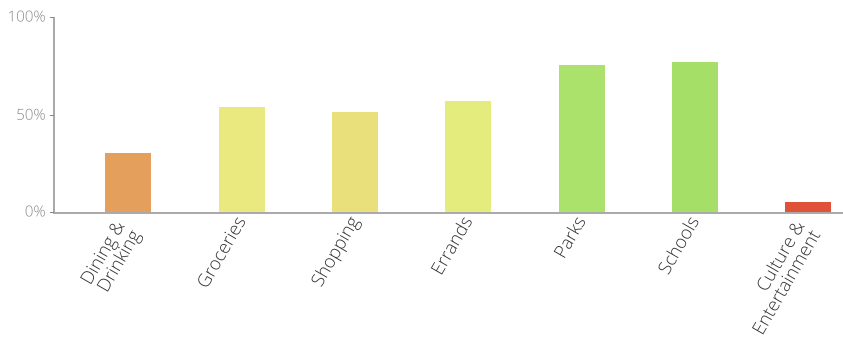
Most errands require a car



Bikeable

Some bike infrastructure

The Walk Score here is 44 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

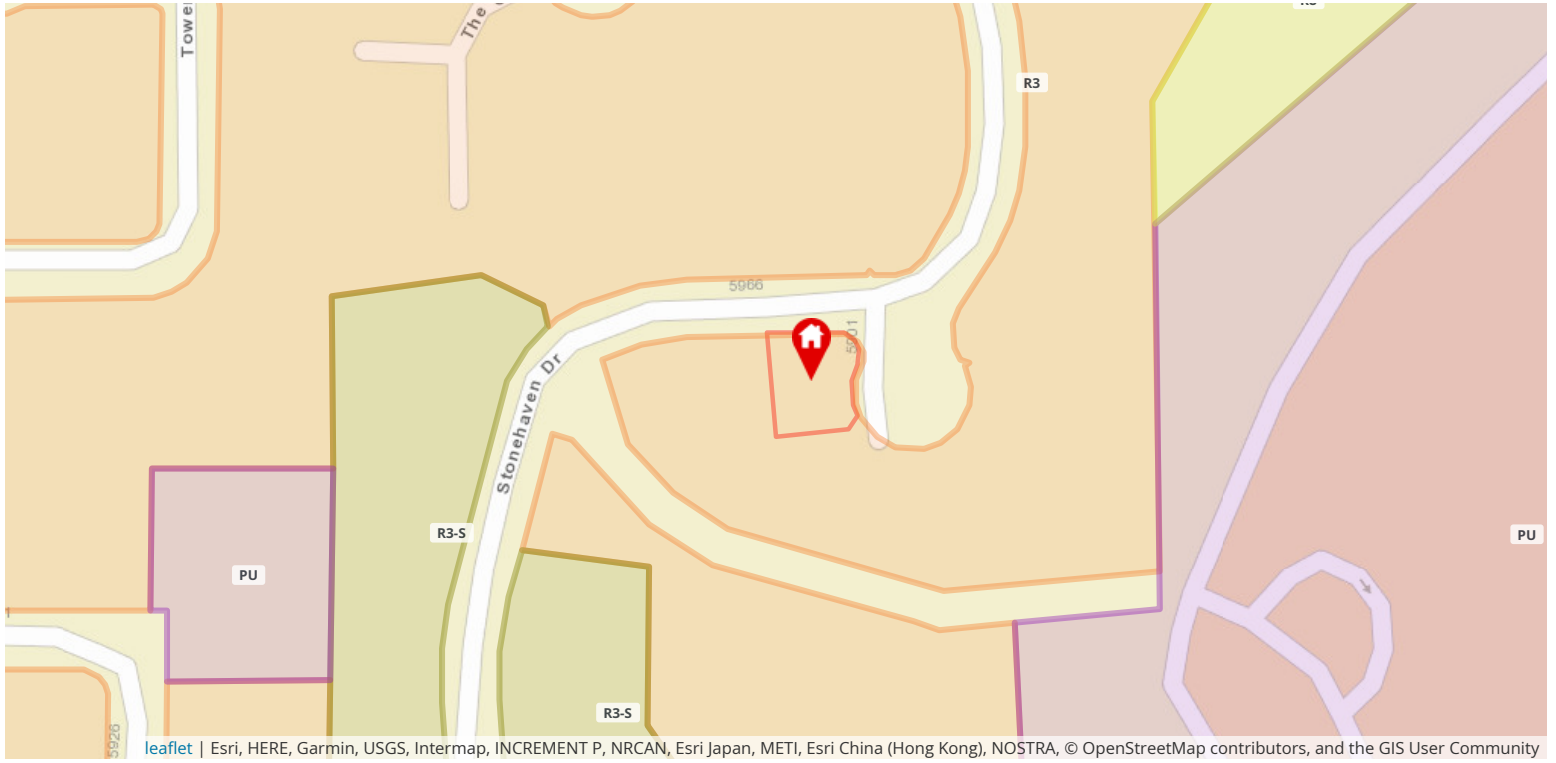


Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R3 Description: Residential One and Two-Family Zone

Zoning



Subject Property Designations:

Code: [R3](#)

Description: Residential One and Two-Family Zone

Layer Legend:

Code	Description
■ R3	Residential One and Two-Family Zone
■ R3-S	Residential Small Lot Single-Family Zone
■ PU	Public Use Zone
■ R8	Residential Multi-Family Apartment Zone

Property Information

General Property Information

Civic Address: 5941 STONEHAVEN DR
Folio: 00917-052
LTO Number: CA1274519
PID: 026-795-639
MHR Number:
Status: Active
Property No: 112315
Legal: LOT 7 SECTION 19 RANGE 5 QUAMICHAN PLAN
 VIP81666

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN A	BROWN A SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024	May 15, 2024	Reg	4,286.34	1	325,000	436,000	761,000	761,000
2023	May 10, 2023	Reg	4,249.51	1	349,000	470,000	819,000	819,000
2022	May 05, 2022	Reg	4,470.89	1	354,000	394,000	748,000	748,000

Licensing Information

There is no licensing account information for this property.

Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

Matrix | North Cowichan Web Map | 110%

https://apps.geocortex.com/webviewer/?app=42c68262675144699bebd2ed33efa372

Matrix | Ixact Contact | Webmail Login | myLTSA | RealtyNinja - Login | Agent Resources Logi... | SkySlope - Customer S... | Forms Made Easy - Re... | Sign In | North Cowichan Web ...

Help | Layer List | Draw | Measure | Edit Markup | Clear Markup | Print

MUNICIPALITY OF NORTH Cowichan

Parcels: 5941 STONEHAVEN DR

House 1: 5941
 House 2:
 Street Name: STONEHAVEN DR
 Approx. m2:
 Approx. Acre: 0.138990
 Approx. Hectare: 0.056249
 PID: 026-795-639
 Folio: 00917-052
 Lot: 7
 Plan: VIP81666
 Non-Legal Descript: L 7 PL VIP81666
 Section: 19
 Range: 5
 Land District: Quamichan
 Zoning: R3
 Split Zoned: NA
 Accuracy:
 Method:
 GIS Link ID: 11621
 Comments:
[Cadastral PDF Grid Map](#)
[Zoning Bylaw PDF](#)
[Property Report](#)

5941 stonehaven

Stonehaven Dr

Parcels: 5941 STONEHAVEN DR

20 m

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Residential One and Two-Family Zone (R3)

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Detached Accessory Dwelling Unit
 - Home-based Business
 - Multi-Family Residence
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) The minimum permitted lot size in the R3 zone is 670 m² (7,212 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is 18.0 m (59.06').

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
 - (b) The number of dwelling units shall not exceed:
 - (i) Three in the case of lots that are less than 280 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (1 acre) in area.

Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 35% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger;
 - (b) 40% of the lot area for lots less than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.); and
 - (c) 45% of the lot area for lots 500 m² (5,382 sq. ft.) or less.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 4.5 m (14.76')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
 - Yard, Rear, 7 m (22.97')

- (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92') [BL3323]
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R3 zone are as follows:
- (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
- (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) [Repealed. BL3758]
 - (g) [Repealed. BL3674]
 - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]
- (9) Despite sections 58 (2) and 58 (3) the minimum permitted lot size is 450 m² (4,844 sq. ft.) and the minimum permitted frontage is 15 m (49.21') on the following properties:
- (a) 6077 Mary Street (PID: 000-328-332)
 - (b) 3056 Gibbins Road (PID: 005-667-909)
 - (c) Lot 1 Sophia Road (PID: 029-263-123)
 - (d) 3214 Cowichan Lake Road (PID: 001-086-359)
 - (e) 7978 Tidemark Way (PID: 028-795-261)
 - (f) 6125 Lakeview Drive (PID: 003-760-251)
 - (g) 9921 Echo Heights (PID: 027-633-250)
 - (h) 5850 (Lot 3) Highland Avenue (PID: 007-387-687)
 - (i) 1578 Adelaide Street (PID: 003-247-988)
 - (j) 3192 Sherman Road (PID: 002-748-851)
 - (k) 5951 Highland Avenue (PID: 000-392-651)

Driveway Width

- (10) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

5941 STONEHAVEN DR DUNCAN V9L 0A1

Area-Jurisdiction-Roll: 04-315-00917.052



04-315-00917052 10/31/2015

Total value \$761,000

2024 assessment as of July 1, 2023

Land \$325,000

Buildings \$436,000

Previous year value \$819,000

Land \$349,000

Buildings \$470,000

Property information

Year built	2007
Description	1 STY house - Standard
Bedrooms	2
Baths	2
Carports	
Garages	G
Land size	.139 Acres
First floor area	1,555
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 7, PLAN VIP81666, SECTION 19, RANGE 5, QUAMICHAN LAND DISTRICT
 PID: 026-795-639

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
 Length
 Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

Public Records Full Property Report

Property Identification & Legal Description

Address: 5941 STONEHAVEN DR DUNCAN BC V9L 0A1
Jurisdiction: District of North Cowichan
Roll No: 917052
PID No: 026-795-639
Neighbourhood: Fairview
Assessment Area: 4
MHR No:
Legal Unique ID: D000001YT3
Legal Description: LOT 7, PLAN VIP81666, SECTION 19, RANGE 5, QUAMICHAN LAND DISTRICT

Municipal Taxes

Gross Taxes:

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$325,000	\$436,000	\$761,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$325,000	\$436,000	\$761,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$325,000	\$436,000	\$761,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$325,000	\$436,000	\$761,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$325,000	\$436,000	\$761,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2009-09-17	\$373,000	CA1274519	Improved Single Property Transaction
2007-07-27	\$370,939	CA517157	Improved Single Property Transaction
2007-03-06	\$105,000	CA391569	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt: 6,098	Lot Width:
Lot Acres: 0.14	Lot Depth:
Tenure: Crown-Granted	Actual Use: Single Family Dwelling
School District: Cowichan Valley	Manual Class: 1 STY SFD - After 1990 - Standard
Vacant Flag: No	Reg District: Cowichan Valley
BC Transit Flag: No	Reg Hosp Dist: Cowichan Valley
Farm No:	Mgd Forest No:
DB Last Modified: 2024-01-01	Rec Last Modified: 2024-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$819,000	
2022	\$748,000	\$4,471
2021	\$546,000	\$4,196
2020	\$512,000	\$4,113
2019	\$497,000	\$4,052
2018	\$426,000	\$3,776
2017	\$382,000	\$3,677
2016	\$351,000	\$3,602
2015	\$343,000	
2014	\$351,000	
2013	\$0	
2012	\$374,000	



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



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