



**Paul Tedrick**  
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 www.paultedrick.ca



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	14'1x12'5
Bedroom	Lower	17'3x14'5
Dining Room	Lower	9'10x5'0
Kitchen	Lower	8'11x15'3
Laundry	Lower	10'3x11'9
Living Room	Lower	21'11x15'3
Bathroom	Main	4-Piece
Bedroom	Main	11'2x12'8
Bedroom - Primary	Main	14'10x13'1
Dining Room	Main	10'11x4'11
Ensuite	Main	4-Piece
Entrance	Main	8'4x9'6
Kitchen	Main	13'5x15'10
Laundry	Main	6'8x9'2
Living Room	Main	18'1x15'10
Mud Room	Main	11'5x6'5
Pantry (Finished)	Main	6'10x8'3
Walk-in Closet	Main	4'1x12'1

**Listing Summary**

**MLS@:** 1030127      **List Price:** \$1,299,000  
**Status:** Active      **Orig Price:** \$1,299,000  
**Sub Type:** SF Det      **Sold Price:**  
**DOM:** 0      **Pend Date:**  
**Taxes:** \$6,430      **Strata Fee:** \$10  
**2026 Asmt:** \$1,164,000      **Title:** Frhld/Str

**Remarks**

This Mill Springs home offers a perfect blend of space, functionality, and lifestyle—ideal for large or multi-generational families. With 5 bedrooms and 4 bathrooms, it includes two fully self-contained living areas, perfect for extended family or home office use. The gourmet kitchen is a chef's delight with granite countertops, a live-edge island, and walk-through pantry, while the main-level gas fireplace adds warmth and welcome. Set on nearly half an acre, the property provides ample space for outdoor living with a fenced backyard, hot tub, tranquil pond, and direct access to scenic walking trails. Gardeners will enjoy raised beds, berry bushes, fruit trees, and a small vineyard yielding a modest annual wine harvest. Additional features include boat/RV parking, gas hookups for BBQ or fire table, 8-foot interior doors, automatic under-counter lighting, and a central vacuum—all combining privacy, comfort, and versatility in a desirable Mill Bay location.

**2548 Stubbs Rd**  
**ML Mill Bay ~ V8H 1H6**

**Interior Details**

**Layout:** Main Level Entry with Lower Level(s)  
**Bedrms:** 5      **Kitchens:** 3  
**Baths Tot:** 4      **Fireplaces:** 1  
**Bth 2Pce:** 0      **Stores:** 1  
**Bth 3Pce:** 0      **Fin SqFt:** 3,738  
**Bth 4Pce:** 2      **Unfin SqFt:** 85  
**Bth 5Pce:** 0      **Bed & Brk:**  
**Ens 2Pce:** 0      **Addnl Acc:** Exists  
**Ens 3Pce:** 0      **Basement:** 8' / Finished, Full  
**Ens 4+Pce:** 1      **FP Feat:** Gas  
**App Incl:** Dishwasher, F/S/W/D  
**Intr Ftrs**

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	1,460	1,802	0	0	476
<b>Beds</b>	2	2	0	0	1
<b>Baths</b>	1	2	0	0	1
<b>Kitchens</b>	1	1	0	0	1

**Building Information**

**Built (est):** 2016      **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:** Balcony/Patio, Fenced, Garden, Sprinkler System

**Frnt Faces:** W

**Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** HVAC  
**Heat:** Forced Air, Natural Gas  
**Roof:** Fibreglass Shingle  
**Fndn:** Poured Concrete  
**Accss:** Accessible Entrance, Ground Level

**Lot/Strata Information**

**Lot Size:** 21,693sqft / 0.49ac      **Dims (w/d):**  
**Prk Type:** Additional, Garage Double, RV Access/Parking      **View:**  
**Water:** Other      **Waste:** Other      **Services:**  
**Lot Feat:** Cul-de-sac, Family-Oriented Neighbourhood, Irregular Lot, Landscaped, Quiet Area, Recreation Nearby, In Wooded Area  
**Complex:**      **Prk Tota:** 4      **Rent Alld?:** Some Rentals: please refer to the Bylaws  
**SqFt Balc:**      **StrLots/Cplx:** 0      **Prk Cm Prp:**      **Yng Ag Alld?:** 0  
**SqFt Prk:**      **Bldgs/Cplx:**      **Prk LCP:**      **Pets Alld?:** Cats, Dogs: please refer to the Bylaws  
**SqFt Pat:**      **Suites/Bldg:**      **Prk Str Lot:**      **BBQs Alld?:** Yes  
**SqFt Strg:**      **Floors/Bldg:**      **Str Lot Incl:**  
**Gnd/Top?:**      **Lvis/Suite:**  
**Shrd Am:**      **Unit Incl:**



**TITLE SEARCH PRINT**

File Reference: 2548 Stubbs

2026-03-19, 18:38:12  
Requestor: Paul Tedrick

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

**Title Issued Under** STRATA PROPERTY ACT (Section 249)



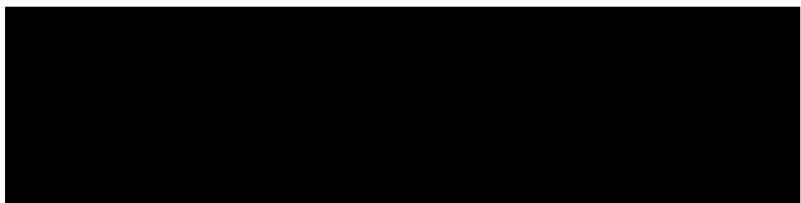
**Land Title District** VICTORIA  
Land Title Office VICTORIA

**Title Number** WX2051422  
From Title Number CA4909173

**Application Received** 2017-07-13

**Application Entered** 2017-08-17

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:



**Taxation Authority** Nanaimo/Cowichan Assessment Area

**Description of Land**  
Parcel Identifier: 027-660-605  
Legal Description:  
STRATA LOT 151 DISTRICT LOT 46 MALAHAT DISTRICT STRATA PLAN VIS4795  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**TITLE SEARCH PRINT**

File Reference: 2548 Stubbs

2026-03-19, 18:38:12  
Requestor: Paul Tedrick

**Legal Notations**

PHASED STRATA PLAN DECLARATION (FORM P) FILED EW89281  
2004-07-08  
AMENDED FORM P FILED, SEE EW152936



AMENDED FORM P FILED, SEE EX14375

AMENDED FORM P FILED, SEE FA48577  
AMENDED FORM P FILED, SEE FB11523  
AMENDED FORM P FILED, SEE FB107783

AMENDED FORM P FILED, SEE FB192626

AMENDED FORM P FILED, SEE FB216758

AMENDED FORM P FILED, SEE FB352657

AMENDED FORM P FILED, SEE FB427033

AMENDED FORM P FILED, SEE CA3891649

AMENDED FORM P FILED, SEE CA5645531

DECLARATION OF INTENT TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT  
(FORM E) FILED EN38473 1999-05-06

HERETO IS ANNEXED EASEMENT EN38514 OVER THOSE PARTS OF STRATA LOT 1  
STRATA PLAN VIS4795 SHOWN AS AREA A & B ON PLAN VIP68913

HERETO IS ANNEXED EASEMENT EN38516 OVER THOSE PARTS OF STRATA LOT 2  
STRATA PLAN VIS4795 AS SHOWN AS AREAS C & D ON PLAN VIP68913

HERETO IS ANNEXED EASEMENT EN38528 OVER LOT 3, PLAN VIP68911

HERETO IS ANNEXED EASEMENT EN38529 OVER LOT 4, PLAN VIP68911

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE ET82198

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE EX131753

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE FB149302

**TITLE SEARCH PRINT**

File Reference: 2548 Stubbs

2026-03-19, 18:38:12  
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THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB26002



**Charges, Liens and Interests**

Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA A.F.B. 9.693.7434A F40652 SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature:	COVENANT
Registration Number:	K48142
Registration Date and Time:	1981-05-11 10:10
Registered Owner:	THE COWICHAN VALLEY REGIONAL DISTRICT
Remarks:	INTER ALIA SEE SEC. 215 L.T.A.

Nature:	COVENANT
Registration Number:	EN10266
Registration Date and Time:	1999-02-04 14:27
Registered Owner:	COWICHAN VALLEY REGIONAL DISTRICT
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	EN38462
Registration Date and Time:	1999-05-06 09:41
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EN38472
Registration Date and Time:	1999-05-06 09:44
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	EN38502
Registration Date and Time:	1999-05-06 09:47
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

**TITLE SEARCH PRINT**

2026-03-19, 18:38:12  
Requestor: Paul Tedrick

File Reference: 2548 Stubbs



Nature: COVENANT  
Registration Number: EN38504  
Registration Date and Time: 1999-05-06 09:47  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
COWICHAN VALLEY REGIONAL DISTRICT  
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME  
Registration Number: EX14423  
Registration Date and Time: 2005-02-08 13:45  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB216781  
Registration Date and Time: 2008-10-01 14:17  
Registered Owner: MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
Remarks: INTER ALIA  
PART IN PLAN VIP85748

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB216787  
Registration Date and Time: 2008-10-01 14:19  
Registered Owner: MILL BAY WATERWORKS DISTRICT  
Remarks: INTER ALIA  
PART IN PLAN VIP85750

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB216791  
Registration Date and Time: 2008-10-01 14:19  
Registered Owner: 687033 B.C. LTD.  
INCORPORATION NO. 687033  
Remarks: INTER ALIA  
PART IN PLAN VIP85750

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB216793  
Registration Date and Time: 2008-10-01 14:20  
Registered Owner: 687033 B.C. LTD.  
INCORPORATION NO. 687033  
Remarks: INTER ALIA  
PART IN PLAN VIP85751

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB220814  
Registration Date and Time: 2008-10-16 13:33  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

**TITLE SEARCH PRINT**

2026-03-19, 18:38:12  
Requestor: Paul Tedrick

File Reference: 2548 Stubbs



Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB220815  
Registration Date and Time: 2008-10-16 13:33  
Registered Owner: TELUS COMMUNICATIONS INC.  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB221541  
Registration Date and Time: 2008-10-17 14:02  
Registered Owner: SHAW CABLESYSTEMS LIMITED  
Remarks: INTER ALIA  
PART IN PLAN VIP85820

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB238110  
Registration Date and Time: 2008-12-22 10:40  
Registered Owner: TERASEN GAS (VANCOUVER ISLAND) INC.  
Remarks: INTER ALIA  
PART IN PLAN VIP85750

Nature: MORTGAGE  
Registration Number: CA5794515  
Registration Date and Time: 2017-01-30 18:07  
Registered Owner: ROYAL BANK OF CANADA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**COMMON PROPERTY SEARCH PRINT**

File Reference: 2548 Stubbs

2026-03-19, 18:38:12  
Requestor: Paul Tedrick

**Land Title District** VICTORIA  
Land Title Office VICTORIA



Common Property Strata Plan VIS4795

**Transfers** NONE

**Legal Notations**

HERETO IS ANNEXED EASEMENT EN38510 OVER THOSE PARTS OF DISTRICT LOTS 46 & 60 MALAHAT DISTRICT SHOWN AS AREAS G, L, M, N, O, & P ON PLAN VIP68913

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE ET82198

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE ET82199

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EX131753

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB26002

**Charges, Liens and Interests**

Nature: EXCEPTIONS AND RESERVATIONS  
Registration Number: M76300  
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY  
Remarks: INTER ALIA  
A.F.B. 9.693.7434A  
F40652  
SECTION 172(3)  
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E AND N RAILWAY COMPANY

Nature: COVENANT  
Registration Number: K48142  
Registration Date and Time: 1981-05-11 10:10  
Registered Owner: THE COWICHAN VALLEY REGIONAL DISTRICT  
Remarks: INTER ALIA  
SEE SEC. 215 L.T.A.

**COMMON PROPERTY SEARCH PRINT**2026-03-19, 18:38:12  
Requestor: Paul Tedrick

File Reference: 2548 Stubbs



Nature: COVENANT  
 Registration Number: EN10266  
 Registration Date and Time: 1999-02-04 14:27  
 Registered Owner: COWICHAN VALLEY REGIONAL DISTRICT  
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
 Registration Number: EN10267  
 Registration Date and Time: 1999-02-04 14:27  
 Remarks: GRANTING EN10266 PRIORITY OVER EJ113154  
 EJ138838, EL65831, EJ133839 AND EL65832

Nature: COVENANT  
 Registration Number: EN38462  
 Registration Date and Time: 1999-05-06 09:41  
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
 Registration Number: EN38463  
 Registration Date and Time: 1999-05-06 09:41  
 Remarks: GRANTING EN38462 PRIORITY OVER EJ113154, EJ138838  
 EJ133839, EL65831 AND EL65832

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: EN38472  
 Registration Date and Time: 1999-05-06 09:44  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: INTER ALIA  
 PART IN DISTRICT LOT 46, MALAHAT DISTRICT

Nature: COVENANT  
 Registration Number: EN38502  
 Registration Date and Time: 1999-05-06 09:47  
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: EN38504  
 Registration Date and Time: 1999-05-06 09:47  
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
 COWICHAN VALLEY REGIONAL DISTRICT  
 Remarks: INTER ALIA

**COMMON PROPERTY SEARCH PRINT**

2026-03-19, 18:38:12  
Requestor: Paul Tedrick

File Reference: 2548 Stubbs



Nature: PRIORITY AGREEMENT  
Registration Number: EN38505  
Registration Date and Time: 1999-05-06 09:47  
Remarks: GRANTING EN38504 PRIORITY OVER EJ113154, EJ138838  
EJ138839, EL65831 AND EL65832

Nature: STATUTORY BUILDING SCHEME  
Registration Number: EX14423  
Registration Date and Time: 2005-02-08 13:45  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA2842758  
Registration Date and Time: 2012-10-29 15:44  
Registered Owner: COWICHAN VALLEY REGIONAL DISTRICT  
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
Registration Number: CA2842759  
Registration Date and Time: 2012-10-29 15:44  
Remarks: GRANTING CA2842758 PRIORITY OVER EW37924, EW37923  
AND EW95945

**Miscellaneous Notes:** NONE

## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

### **STRATA TITLE PROPERTIES – BARE LAND STRATA**

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 certain information concerning the Property 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. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

#### BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their 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 Strata Lot and the Development 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 Strata Lot and the Development and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified in the Property Disclosure Statement or an inspection report.

#### FIVE IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in 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 Property. 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 in the Property Disclosure Statement if it caused the Buyer to agree to buy the Strata Lot.
2. The Buyer must still make their own inquiries concerning the Strata Lot 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 their 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.
5. “Strata Lot” is defined as the bare land strata lot (and all buildings thereon), including limited Common Property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Development” is defined as the land upon which the Strata Lot, all other strata lots, and Common Property are situated.



March 23 2026

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

2. SERVICES respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <input checked="" 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, cisterns and other diversions), <input type="checkbox"/> I have a shared groundwater system (e.g. well, cisterns and other diversions). <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake). <input type="checkbox"/> Strata Owned / Operated. <input type="checkbox"/> Not connected. Other _____				
B. If you indicated in 2.A. that the Strata Lot has 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 Strata Lot already?			WP	
(ii) Have you applied for a water licence and are awaiting a response?				WP
C. Are you aware of any problems with the water system serving the Strata Lot?		WP		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation / maintenance records) for the Strata Lot?		WP		
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests) for the Strata Lot?		WP		
F. Indicate the sanitary sewer system the Strata Lot is connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Strata Owned / Operated <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Pump and Haul <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system serving the Strata Lot?		WP		
H. Are there any current service contracts for Strata Lot services (e.g., septic removal or maintenance)?			WP	
I. If the system serving the Strata Lot is septic or lagoon and installed after May 31, 2005, are maintenance records available?				WP

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BUYER'S INITIALS

WP	DP	
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SELLER'S INITIALS

March 23 2026

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

3. SERVICES respecting the Common Property	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <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, cisterns and other diversions). <input type="checkbox"/> I have a shared groundwater system (e.g., well, cisterns and other diversions). <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake). <input type="checkbox"/> Strata Owned / Operated. <input type="checkbox"/> Not Connected. Other _____				
B. If you indicated in 3.A. that the Common Property has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Does the Strata Corporation have a licence already?				
(ii) Has the Strata Corporation applied for a water licence and is awaiting a response?				
C. Are you aware of any problems with the water system serving the Common Property?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records) for the Common Property?				
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests) for the Common Property?				
F. Please indicate the water system(s) the Common Property is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Strata System <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system serving the Common Property?				
H. Are there any current service contracts for Common Property services (e.g., septic removal or maintenance)?				
I. If the system serving the Common Property is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

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BUYER'S INITIALS

WP	DP	
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SELLER'S INITIALS

March 23 2026

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

4. BUILDING respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls of any building on the Strata Lot insulated?	WP			
B. To the best of your knowledge, are the ceilings of all buildings on the Strata Lot insulated?	WP	WP		
C. To the best of your knowledge, have the buildings on the Strata Lot ever contained any asbestos products?	WP			
D. Has a final building inspection for the buildings on the Strata Lot been approved or a final occupancy permit been obtained?	WP			
E. Has the fireplace, fireplace insert, or wood stove installation in the Strata Lot been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT-certified inspector?	WP			
F. (i) Have the buildings on this Strata Lot been previously occupied?	WP			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		WP		
G. Does the Strata Lot have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?		WP		
H. Are you aware of any additions or alterations made to the Strata Lot in the last 60 days?		WP		
I. Are you aware of any additions or alterations made to the Strata Lot without a required permit and final inspection (e.g., building, electrical, gas, etc.)?	WP			
J. Are you aware of any structural problems with any of the buildings on the Strata Lot?		WP		
K. Are you aware of any problems with the heating and / or central air conditioning system for the Strata Lot?		WP		
L. Are you aware of any moisture and / or water problems in the walls, basement, or crawl space of any buildings on the Strata Lot?		WP		
M. Are you aware of any damage to the Strata Lot due to wind, fire, or water?		WP		
N. Are you aware of any infestation or unrepaired damage to any building on the Strata Lot by insects, rodents, or bats?		WP		
O. Are you aware of any roof leakage or unrepaired roof damage to any building on the Strata Lot? (Age of roof if known: _____ years)		WP		
P. Are you aware of any problems with the electrical or gas system of the Strata Lot?		WP		
Q. Are you aware of any problems with the plumbing system of the Strata Lot?		WP		

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BUYER'S INITIALS

WP	DP	
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SELLER'S INITIALS

March 23 2026

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

4. BUILDING Respecting the Strata Lot (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
R. Are you aware of any problems with the swimming pool and / or hot tub on the Strata Lot?		WP		
S. Does the Strata Lot contain unauthorized accommodation?	WP			
T. Are you aware of any additions, alterations, or upgrades made to the Strata Lot that were not installed by the original developer?	WP			
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and / or maintenance of alterations to the Strata Lot?			WP	
V. Was this Strata Lot constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? If Yes, attach the required Owner Builder Disclosure Notice.		WP		
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?			WP	
X. Is there a current "EnerGuide for Houses" rating number available for this Strata Lot? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____			WP	

**5. BUILDING respecting the Common Property**

<del>A. To the best of your knowledge, are the exterior walls of all buildings on the Common Property insulated?</del>				
<del>B. To the best of your knowledge, are the ceilings of all buildings on the Common Property insulated?</del>				
<del>C. To the best of your knowledge, have the buildings on the Common Property ever contained any asbestos products?</del>				
<del>D. Has a final building inspection for the buildings on the Common Property been approved, or a final occupancy permit been obtained?</del>				
<del>E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT-certified inspector?</del>				
<del>F. Does the Common Property have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?</del>				
<del>G. Are you aware of any additions or alterations made to the Common Property in the last 60 days?</del>				
<del>H. Are you aware of any additions or alterations made to the Common Property without a required permit and final inspection (e.g., building, electrical, gas, etc.)?</del>				

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BUYER'S INITIALS

WP	DP	
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SELLER'S INITIALS

March 23 2026

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

5. BUILDING Respecting the Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<del>I. Are you aware of any structural problems with any of the buildings in the Common Property?</del>				
<del>J. Are you aware of any problems with the heating and / or central air conditioning system for the Common Property?</del>				
<del>K. Are you aware of any moisture and / or water problems in the walls, basement or crawl space of any buildings on the Common Property?</del>				
<del>L. Are you aware of any damage to the Common Property due to wind, fire, or water?</del>				
<del>M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents, or bats?</del>				
<del>N. Are you aware of any roof leakage or unrepaired roof damage to any building on the Common Property? (Age of roof if known: _____ years)</del>				
<del>O. Are you aware of any problems with the electrical or gas system of the Common Property?</del>				
<del>P. Are you aware of any problems with the plumbing system of the Common Property?</del>				
<del>Q. Are you aware of any problems with the swimming pool and / or hot tub on the Common Property?</del>				
<del>R. Does the Common Property contain unauthorized accommodation?</del>				
<del>S. Are you aware of any additions, alterations, or upgrades made to the Common Property that were not installed by the original developer?</del>				
<del>T. Is the Common Property covered by home warranty insurance under the Homeowner Protection Act?</del>				
<del>U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and / or maintenance of alterations to the Common Property?</del>				
<del>V. Is there a current "EnerGuide for Houses" rating number available for the Common Property? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____</del>				

**6. STRATA CORPORATION GOVERNANCE MATTERS**

A. Are you aware of any pet restrictions?		WP		
B. Are you aware of any rental restrictions?		WP		
C. Are you aware of any age restrictions?		WP		

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BUYER'S INITIALS

WP	DP	
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SELLER'S INITIALS

March 23 2026

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

6. STRATA CORPORATION GOVERNANCE MATTERS (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are you aware of any other restrictions? If so, provide details on page 9, Section 8. ADDITIONAL COMMENTS AND / OR EXPLANATIONS		WP		
E. Are you aware of any special levy(ies) voted on or proposed? How much? _____		WP		
F. Have you paid any special levy(ies) in the past five years? How much? _____		WP		
G. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Strata Lot?		WP		
H. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Strata Lot?		WP		
I. Nature of Interest / Ownership: <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative				
J. Management Company <u>Century 21: 250-477-1100</u> Name of Manager <u>Jason Leff</u> Telephone _____ Address <u>https://www.century21queenswood.ca/property-management-victoria-b</u>				
K. If self-managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				
L. Are the following documents available?	YES	NO	CAN BE OBTAINED FROM:	
Bylaws			If Available, from Realtor	
Rules / Regulations			If Available, from Realtor	
Year-to-date Financial Statements			If Available, from Realtor	
Current Year's Operating Budget			If Available, from Realtor	
All Minutes of Last 24 Months, Including Council, Special, and Annual General Meeting Minutes			If Available, from Realtor	
Engineer's Report and/or Building Envelope Assessment			If Available, from Realtor	
Strata Plan			If Available, from Realtor	
Depreciation Report			If Available, from Realtor	
Reserve Fund Study			If Available, from Realtor	
Summary of Insurance Coverages (including premium)			If Available, from Realtor	

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BUYER'S INITIALS

WP	DP	
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SELLER'S INITIALS

March 23 2026

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

**6. STRATA CORPORATION GOVERNANCE MATTERS** (continued)

M. What is the monthly strata fee? \$ \_\_\_\_\_

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	WP				Recreation?		WP		
Heat?		WP			Cable?		WP		
Hot Water?		WP			Gardening?		WP		
Gas Fireplace?		WP			Caretaker?		WP		
Garbage?		WP			Water?		WP		
Sewer?		WP			Other?			WP	

N. (i) Number of Strata Lot parking stalls included \_\_\_\_\_ and specific numbers \_\_\_\_\_

- (ii) Are these:  (a) Limited Common Property?  (b) Common Property?  (c) Rented?  
 (d) Long Term Lease?  (e) Other?

O. (i) Storage Locker?  Yes  No Number(s) \_\_\_\_\_

- (ii) Are these:  (a) Limited Common Property?  (b) Common Property?  (c) Rented?  
 (d) Long Term Lease?  (e) Other?

**7. GENERAL**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Strata Lot, or any other Strata Lot, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		WP		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>		WP		
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		WP		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?		WP		

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BUYER'S INITIALS

WP	DP	
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SELLER'S INITIALS

March 23 2026

PAGE 9 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

7. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. To the best of your knowledge, has the Strata Lot 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)		WP		
F. Is there a radon mitigation system in the Strata Lot?		WP		
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Strata Lot?		WP		
G. To the best of your knowledge, has the Common Property 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)				
H. Is there a radon mitigation system in the Common Property?				WP
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Common Property?				WP

**8. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)**

4. I., S., T.: Both suites were constructed without permits.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

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BUYER'S INITIALS

WP	DP	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 2548 Stubbs Mill Bay BC V8H 1H6

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Authentisign  
William Peppy 03/24/26

Authentisign  
Debra Peppy

SELLER(S) William Peppy

SELLER(S) Debra Peppy

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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 Strata Lot and the Common Property and, if desired, to have the same inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.**

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Strata Lot or the Development.

\*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®).

### Property Highlights

This thoughtfully designed property offers a rare combination of comfort, functionality, and lifestyle features—ideal for both everyday living and entertaining.

#### **Outdoor Living & Grounds**

- Fully fenced backyard offering privacy and security
- Outdoor hot water bib—perfect for washing vehicles or pets
- Hot tub for year-round relaxation
- Permanent outdoor Christmas lighting for effortless seasonal ambiance
- Private pond creating a tranquil setting
- Direct access to nearby walking trails

#### **Gardens & Food Production**

- Raised garden beds for easy, productive growing
- Established asparagus garden
- Mature raspberry and blueberry bushes
- Fruit-bearing fig tree and apple tree
- Unique “fruit salad” tree with multiple varieties
- Small vineyard producing approximately 100 lbs of grapes annually (yielding ~30 bottles of wine)

#### **Kitchen & Interior Features**

- Granite countertops throughout
- Striking live-edge island centerpiece
- Additional butcher block island downstairs
- Under-cabinet lighting in kitchen for both function and ambiance
- Walk-through pantry for efficient storage and flow

#### **Bathrooms & Comfort**

- Custom walk-in shower in the ensuite
- Automatic under-counter lighting in two main bathrooms

#### **Additional Features**

- Custom 8-foot interior doors adding scale and elegance
- Gas hookups for BBQ and fire table—ideal for outdoor entertaining
- Central vacuum system for convenience



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



**Lower Floor**

Finished = 1460  
 Unfinished Height = 85  
 (Ceiling Height 6' 9" to 8' 0")

**Main Floor**

Finished = 1802  
 (Ceiling Height 9' 0")

Porch = 394  
 Patio = 320  
 Garage = 408

**Suite**

Finished = 476  
 (Ceiling Height 6' 10" to 8' 10")

Porch = 88  
 Pump House = 15

Patio = 158  
 Wood Storage = 22  
 Shed = 116

**Total = 5344**

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

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF PAUL TEDRICK

**LOWER FLOOR**



**MAIN FLOOR**



**2548 Stubbs Rd**

Total Finished Area : 3738 Sq Ft

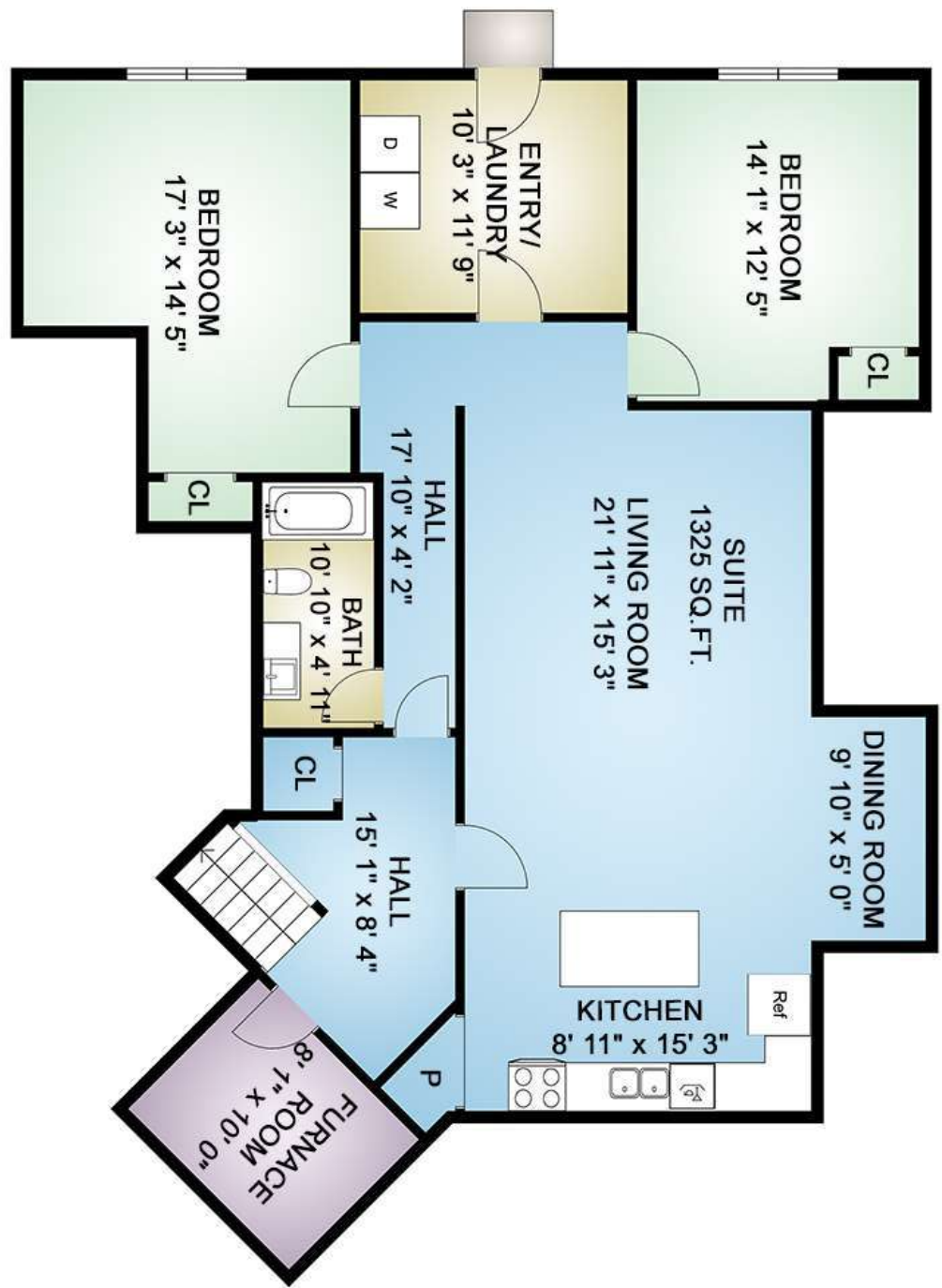


All measurements are approximate and should be verified by the Buyer. If important

### Lower Floor

Finished = 1460  
Unfinished = 85  
(Ceiling Height  
6' 9" to 8' 0")

**Total = 1545**



FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

**2548 Stubbs Rd**  
Total Finished Area : 1460 Sq Ft



## Main Floor

Finished = 1802  
(Ceiling Height 9' 0")

Porch = 394

Patio = 320

Garage = 408

Total = 2924

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



FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

2548 Stubbs Rd  
Total Finished Area : 1802 Sq Ft



COWICHAN VALLEY REGIONAL DISTRICT  
BUILDING INSPECTION DIVISION

C.V.R.D

# OCCUPANCY CERTIFICATE

Pursuant to the Cowichan Valley Regional District Building Bylaw #143, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

**Address:** 2548 Stubbs Road

**Legal Description:** SL151 Malahat District PlanVIS4795 PID 027-660-605

**Building Permit:** A-51-16

**Conditions:** None

### IMPORTANT NOTICE

Pursuant to the Regional District regulations currently in effect, this permit confirms that the Regional District has reviewed the plans and application form with respect to the subject building. This permit is not a warranty that the subject building will comply with all Regional and Provincial regulations governing building construction nor that it is without defect.

Per:

  
CVRD BUILDING INSPECTOR  
Gary Anderson

Date: August 25, 2016

CVRD House Number Bylaw No. 1341 requires that house numbers be posted by the owner or occupier of an principal building



**COWICHAN VALLEY REGIONAL DISTRICT  
INSPECTIONS & ENFORCEMENT DIVISION  
PLUMBER DECLARATION**

NAME OF PLUMBING CONTRACTOR (PRINT): <i>HANSON Plumber</i>	PROJECT (NAME AND ADDRESS): [REDACTED] <i>2548 STUBBS RD</i>
T.Q. NUMBER: [REDACTED]	
PHONE NUMBER: <i>7158010</i>	BUILDING PERMIT NUMBER: <i>A-51-16</i>

This will confirm that I have personally completed the plumbing installation at the above-described premises and declare:

1. That I am registered as a Plumber with a British Columbia Trades Qualification Certificate.
2. That I have installed the plumbing and conducted all the required tests in accordance with the current BC Plumbing Code.
3. That I have reviewed and followed the building plans accompanying the building permit described herein.

<input type="checkbox"/> Plumbing Underslab	<input type="checkbox"/> Water Connection
<input checked="" type="checkbox"/> Plumbing Rough-in	<input type="checkbox"/> Sanitary Sewer Connection
<input type="checkbox"/> Sprinkler System – Irrigation System	<input type="checkbox"/> Storm Drain Connection
<input type="checkbox"/> CSA Approved 6 litre toilets have been installed	<input type="checkbox"/> Water Hammer Arrestors (at dishwasher, clothes washer & fridge)
Signature: [REDACTED]	Date: <i>Aug 1/16</i>

**OWNER DECLARATION**

This will confirm that I am the registered owner and intend to occupy the premises described herein and will install my own plumbing in accordance with the requirements of the BC Plumbing Code as shown on the attached isometric sketch of the D.W.V. and potable water system.

Name: (Print) \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**COWICHAN VALLEY REGIONAL DISTRICT  
BUILDING INSPECTION RECORD**

BUILDING PERMIT NO: A-51-16 DATE: February 12, 2016  
 CIVIC ADDRESS: 2548 Stubbs Road LOT: 151  
 PID NO: 027-660-605 LAND DISTRICT: Malahat  
 PERMIT REQUIRED TO: Construct new S.F.D.  
 OWNER: [REDACTED] PHONE NO: [REDACTED]  
 BUILDER: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

INSPECTION		DATE COMPLETED	CORRECTION REQUIRED	INSPECTOR
Site Inspection		FEB 15/16		<i>[Signature]</i>
Footing Forms		FEB 15/16		<i>[Signature]</i>
Perimeter Tile and Drain Rock Cover		MAR 22/16	SEE REPORT	<i>[Signature]</i>
Water/Sewer/Storm Hook-up		MAR 29/16	SEWER & STORM	<i>[Signature]</i>
Plumbing	Underslab	APR 15/16		<i>[Signature]</i>
	Rough-in	MAY 26/16		<i>[Signature]</i>
Framing		MAY 30/16	SEE REPORT	<i>[Signature]</i>
Insulation	Finance Notification Date: <u>June 21/16</u> <input checked="" type="checkbox"/>	<u>June 20/16</u>	<i>[Signature]</i>	<i>[Signature]</i>
Miscellaneous:				
FINAL			SEE REPORT	<i>[Signature]</i>
Final Occupancy Issued				

PLUMBING DECLARATION: \_\_\_\_\_ VIHA APPROVAL: \_\_\_\_\_

ELECTRICAL DECLARATION: \_\_\_\_\_ ENGINEERING: \_\_\_\_\_

GAS PERMIT NUMBER: \_\_\_\_\_ DP / DVP COMPLETE: \_\_\_\_\_

SURVEY CERTIFICATE: \_\_\_\_\_



# INSPECTION REPORT

*met - Aug 10/16*  
COWICHAN VALLEY  
REGIONAL DISTRICT  
175 Ingram Street  
Duncan, BC V9L 1N8  
Building Tel: 250-746-2620  
Building Fax: 250-746-2630

BUILDING PERMIT #: A-51-16

INSPECTION DATE: FRI August 12/16

JOB LOCATION: 2548 STUBBS

CONTACT:

The following was inspected today:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Footings / Foundation      | <input type="checkbox"/> Plumbing Under Slab | <input type="checkbox"/> Chimney / Woodstove         |
| <input type="checkbox"/> Storm / Sewer / Water      | <input type="checkbox"/> Plumbing Rough-in   | <input type="checkbox"/> Insulation / Vapour Barrier |
| <input type="checkbox"/> Drain Tile / Damp-proofing | <input type="checkbox"/> Framing             | <input checked="" type="checkbox"/> Final            |

Other: \_\_\_\_\_

SCHEDULE C-B FOR STRUCTURAL

SUBSTANTIALLY COMPLETE EXCEPT AS

NOTED.

DATE: AUG 12/16

INSPECTOR:

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Grant Breckenridge<br>gbreckenridge@cvrd.bc.ca | <input type="checkbox"/> Norman Knodel<br>nknodel@cvrd.bc.ca | <input type="checkbox"/> Ian MacDonald<br>imacdonald@cvrd.bc.ca | <input checked="" type="checkbox"/> Gary Anderson<br>ganderson@cvrd.bc.ca |
|---|--|---|---|



**BUILDING Permit Application**

**Project Info**

Address: 2548 STUBBS ROAD					Zoning: R-3
Lot: 151	District: MALAKAT	Plan: V154795	Elec. Area: A	PID: 021-660-605	
Description of Work: NEW CONSTRUCTION					

**Building Use**

SFD     Duplex     Multi-Res.     Commercial     Industrial     \_\_\_\_\_

**Construction**

New     Addition     Renovation     Demolition     Renewal     \_\_\_\_\_

**Owner**

[Redacted]

**Applicant Or Contractor (circle one)**

Name: same

[Redacted]

Telephone(s)    Cell Phone    Fax

I, the owner of the above property, hereby authorize and appoint \_\_\_\_\_ as my agent for this application.

The undersigned owner/authorized agent of the owner makes application for the permit specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

[Redacted]	Date: Jan 22 - 16	Authorized Agent Signature	Date
------------	-------------------	----------------------------	------

**Personal information Declaration:** This information is collected for the administrative and/or operational functions of the CVRD as authorized by the 'Local Government Act' and CVRD Building Bylaw No. 3422. This information has been collected, and may be used, and/or listed in a Building Permit Listing, or forwarded to authorized agencies in accordance with the 'Freedom of Information and Protection of Privacy Act'.

Office Use			
Building	Fee	Engineering	Value of Improvement (including labour)
Building Permit	3967 <sup>00</sup>	Water Connection	\$ 396,680 <sup>00</sup>
Plumbing Permit	270 <sup>00</sup>	(Service Area)	Building Inspector: [Signature]
Building Services	90 <sup>00</sup>	Sewer Connection	Engineering Department:
Land Titles	/	(Service Area) MILL SPRINGS	Planning:
Other	/	Other	Date Issued: FEBRUARY 12/2016
Subtotal	\$ 4327 <sup>00</sup>	Subtotal	Total Permit Fee: \$ 4827 <sup>00</sup>

**Building Permit Issuance**

Permission is hereby granted to: CONSTRUCT NEW S.F.D.

Complying with all CVRD Bylaws, BC Building Code and Approved Plans marked 'Site Copy'

Conditions

DP  or DVP  # \_\_\_\_\_

This Building Permit is issued subject to conditions of the above DP or DVP.

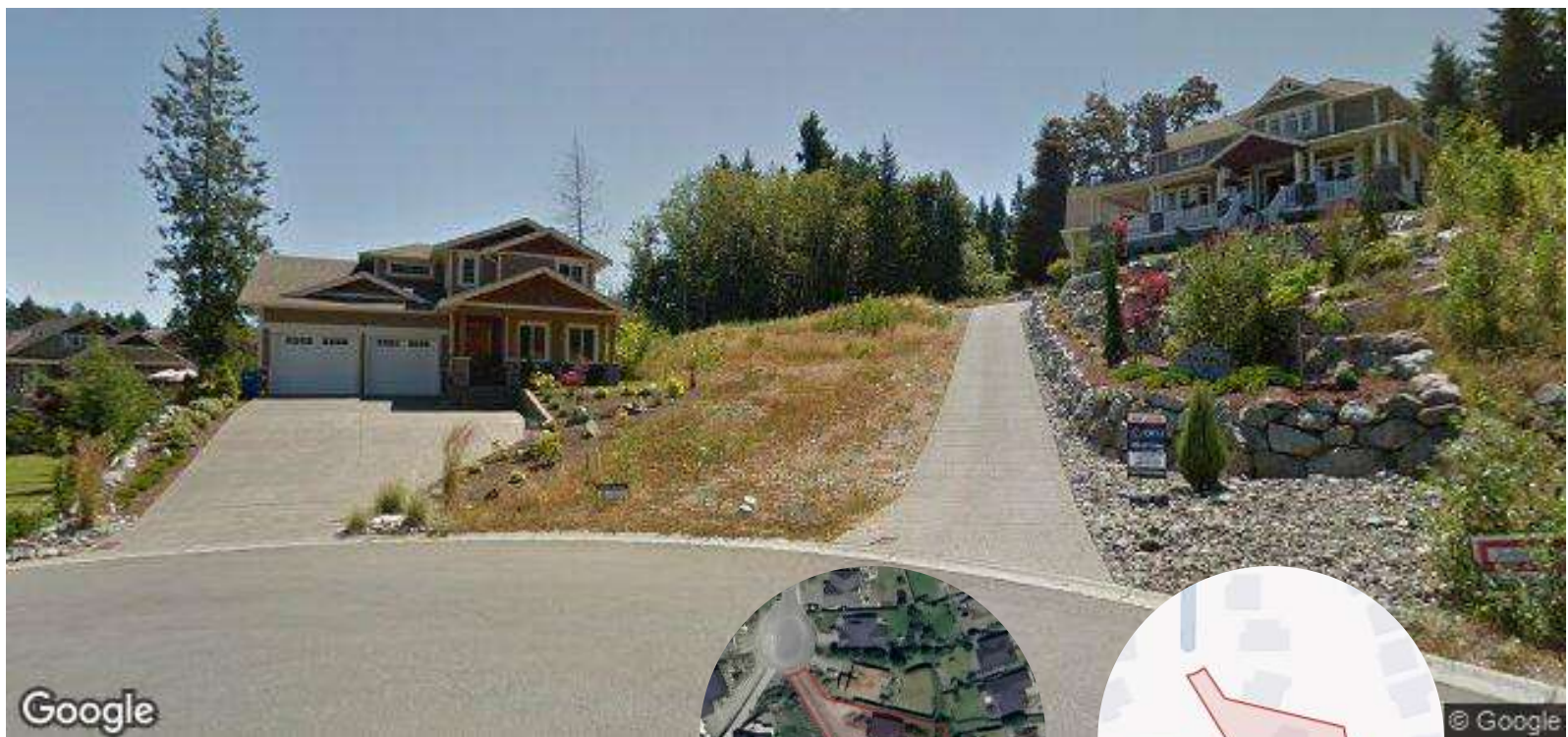
PERMIT # A-51-16

Owner/Agent Signature: [Redacted]

Receipt No.: 194726

Date: Feb 15, 2016





## PROPERTY REPORT

2548 STUBBS RD

Rural

V8H 1H6

Canada

PID: 027-660-605

MARCH 26, 2026

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

# 2548 STUBBS RD Rural BC V8H 1H6

PID	027-660-605
Legal Description	STRATA LOT 151 DISTRICT LOT 46 MALAHAT DISTRICT STRATA PLAN VIS4795 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	VIS4795
Zoning	R-3 - VILLAGE RESIDENTIAL 3 ZONE
Community Plan(s)	OCP: <a href="#">Medium Lot Suburban</a> , not in ALR



Year Built	2016	Structure	SINGLE FAMILY DWELLING
Lot Size	-	Floor Area	2944 Ft²
Bathrooms	2	Bedrooms	2
Max Elev.	81.98 m	Min Elev.	72.44 m
Walk Score	19 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$6,430.03

### ASSESSMENT

	2025	%	2026
Building	\$862,000	↓ -1.39	\$850,000
Land	\$300,000	↑ 4.67	\$314,000
Total	\$1,162,000	↑ 0.17	\$1,164,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$1,164,000	↑ 676.00
Sales History	05/01/2016	\$150,000	-

### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
711024	Sold 15/01/2016	126	\$155,000 / \$150,000	Pemberton Holmes Ltd. (dun)
711263	Sold 15/01/2016	126	\$155,000 / \$150,000	Pemberton Holmes Ltd. (Dun)
658886	Expired 31/12/2014	362	\$179,900 /	Pemberton Holmes Ltd. (Dun)

### DEVELOPMENT APPLICATIONS

-

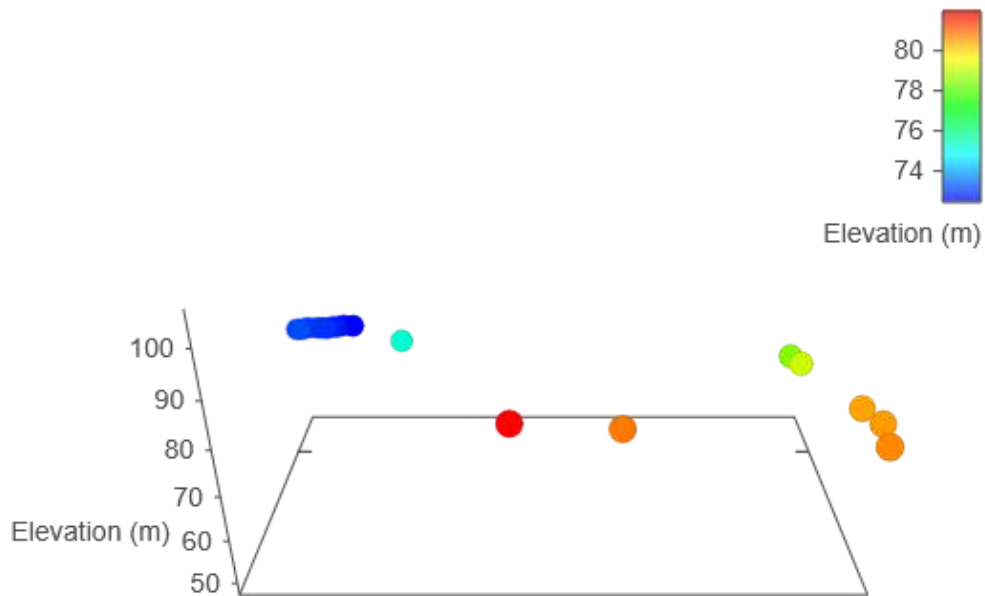
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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

# Estimated Lot Dimensions and Topography

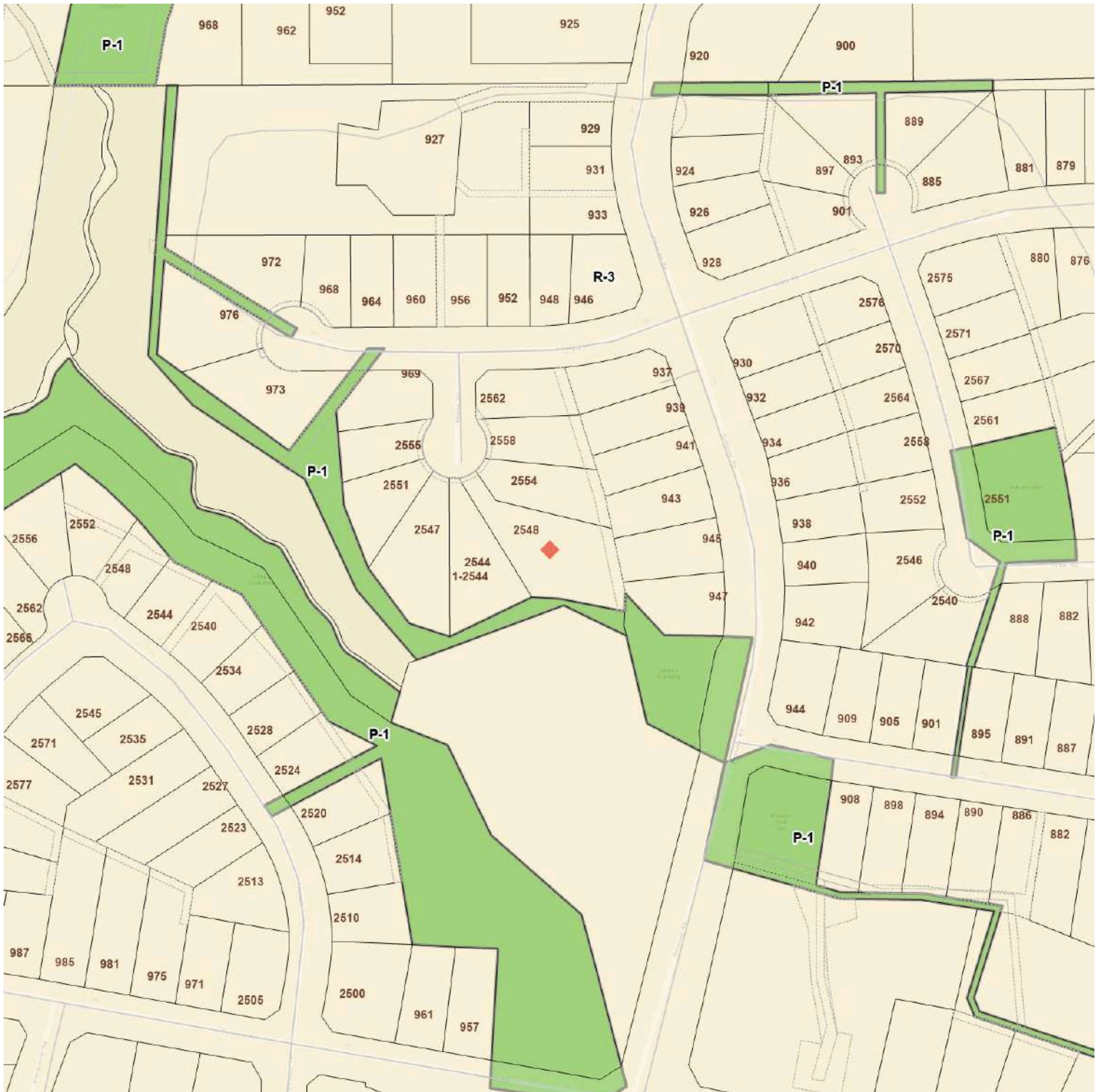


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 81.98 m | Min Elevation: 72.44 m | Difference: 9.54 m

## Zoning



## Legend

- |                           |                          |                             |                           |
|---------------------------|--------------------------|-----------------------------|---------------------------|
| World_Street_Map          | — Bridges                | — Highway                   | — Road                    |
| - - Ferry                 | — Highways               | — Agricultural and Forestry | — Parks and Institutional |
| Industrial                | Commercial and Mixed Use | Comprehensive Development   | Residential               |
| Waterfront                | Water Use                | Utility                     | Railway                   |
| Neighbouring Jurisdiction | Parcels                  | Addresses                   | Right of Ways             |

## 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 <a href="#">George Bonner</a>	K - 7	<a href="#">SD 79</a>	Mill Bay		39 mins	2.8 km	6 mins	25 mins
B <a href="#">Mill Bay Nature School</a>	K - 5	<a href="#">SD 79</a>	Mill Bay		51 mins	3.6 km	8 mins	36 mins
C <a href="#">Cobble Hill</a>	K - 7	<a href="#">SD 79</a>	Cobble Hill		1 hour 34 mins	6.6 km	10 mins	49 mins
D <a href="#">Discovery</a>	K - 5	<a href="#">SD 79</a>	Shawnigan Lake		1 hour 50 mins	7.6 km	15 mins	37 mins
E <a href="#">Bench</a>	K - 7	<a href="#">SD 79</a>	Cowichan Bay		2 hours 31 mins	10.9 km	13 mins	35 mins
F <a href="#">Sunrise Waldorf</a>	K - 8	Independent	Duncan		2 hours 51 mins	12.5 km	15 mins	1 hour 13 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 <a href="#">Brentwood College</a>	9 - 12	Independent	Mill Bay	AP Program	26 mins	1.9 km	8 mins	26 mins
B <a href="#">Frances Kelsey</a>	8 - 12	<a href="#">SD 79</a>	Mill Bay		32 mins	2.4 km	7 mins	32 mins
C <a href="#">St. John's Academy</a>	4 - 12	Independent	Shawnigan Lake		1 hour 36 mins	6.8 km	13 mins	53 mins
D <a href="#">St. John's Academy</a>	4 - 12	Independent	Shawnigan Lake		1 hour 36 mins	6.8 km	13 mins	53 mins
E <a href="#">Shawnigan Lake</a>	8 - 12	Independent	Shawnigan Lake		1 hour 25 mins	6.0 km	12 mins	30 mins
F <a href="#">Duncan Christian</a>	K - 12	Independent	Duncan		4 hours 35 mins	20.4 km	22 mins	1 hour 8 mins

## Walk Score

2548 STUBBS RD Rural, V8H 1H6



Car-Dependent

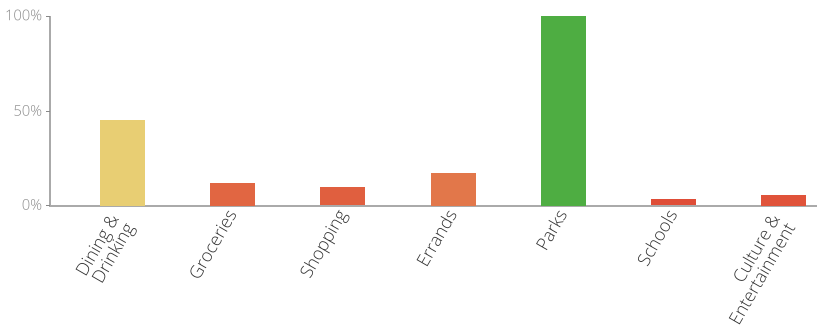
Almost all errands require a car



Somewhat Bikeable

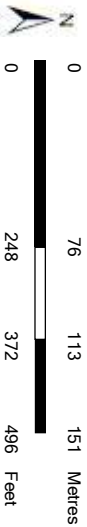
Minimal bike infrastructure

The Walk Score here is 19 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address





This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

- ### Legend
- Zoning
  - Agricultural and Forestry
  - Parks and Institutional
  - Industrial
  - Commercial and Mixed Use
  - Comprehensive Development
  - Residential
  - Waterfront
  - Water Use
  - Utility
  - Railway
  - Neighbouring Jurisdiction
  - World\_Street\_Map

© Cowichan Valley Regional District



175 Ingram Street | Duncan, British Columbia V9L 1N8 | 250.746.2500 or 1.800.665.3955

**10.9 R-3 VILLAGE RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the R-3 Zone:

- a. Single detached dwelling;
- b. Horticulture;

The following accessory uses are permitted in the R-3 Zone:

- c. Detached suite or attached suite;
- d. Bed and breakfast accommodation;
- e. Farm gate sales, accessory to horticulture and limited agriculture;
- f. Home-based business;
- g. Limited agriculture, on parcels 0.4 ha or larger;
- h. Unlicensed daycare and group daycare;
- i. The keeping of chickens in Cobble Hill only, in association with a single detached dwelling, excluding roosters, subject to Section 10.9.7.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the R-3 Zone shall not exceed 35%, of which not more than 30% may be parcel coverage.

**3. Setbacks**

The following minimum setbacks for buildings and structures apply as shown for in each electoral area in the R-3 Zone:

Type of Parcel Line	Electoral Area A – Mill Bay/Malahat		Electoral Area C – Cobble Hill	
	Residential Uses	Accessory Uses	Residential Uses	Accessory Uses
Front	7.5 m	7.5 m	7.5 m	7.5 m
Interior Side	3 m	3 m	3 m	3 m
Exterior Side	4.5 m	4.5 m	4.5 m	4.5 m
Rear	4.5 m	3 m	4.5 m	3 m
Line adjoining Agricultural Resource 1 Zone	10 m	10 m	10 m	10 m

#### 4. Building Height

The maximum height of buildings and structures in the R-3 Zone shall not exceed the limits shown for each electoral area in the table below:

Maximum Height by Type of Building or Structure	Electoral Area A – Mill Bay/Malahat East of Trans-Canada Highway*	Electoral Area A – Mill Bay/Malahat West of Trans-Canada Highway	Electoral Area C Cobble Hill
Residential	7.5 m	10 m	10 m
Accessory	6 m	6 m	7.5 m

\* Except for that portion of District Lot 82, Malahat District which lies east of the Trans-Canada Highway, for which the principal building height limit is 10 metres.

#### 5. Minimum Lake and Ocean Frontage Requirement

No parcel being created by subdivision in the R-3 Zone that fronts on a lake or ocean shall have a total water frontage along a lake or ocean of less than 22 metres or 12% of total lot perimeter, whichever is greater.

#### 6. Minimum Parcel Size

The minimum parcel size for each electoral area in the R-3 Zone is shown in the table below:

Level of Service to the Parcel	Electoral Area A – Mill Bay/Malahat	Electoral Area C – Cobble Hill
Community water and community sewer	1675 m <sup>2</sup>	900 m <sup>2</sup>
Community water only	2000 m <sup>2</sup>	2000 m <sup>2</sup>
No community water or sewer	1 hectare	1 hectare

#### 7. Keeping of Chickens

The keeping of chickens in the R-3 Zone under Section 10.9.1.i is subject to the following conditions:

- a. The keeping of chickens is permitted in Cobble Hill only;
- b. The parcel of land upon which the chicken keeping is occurring must not be less than 900 m<sup>2</sup> in area;
- c. Not more than 6 (six) female chickens (hens) shall be permitted on a single parcel of land at any one time;
- d. Roosters are prohibited;
- e. A roofed, enclosed coop shall be provided with a minimum floor area of 0.4 m<sup>2</sup> per hen;

- f. The enclosure for the chickens shall be at grade (on the ground) and have a minimum of 1 m<sup>2</sup> of enclosed run area per hen;
- g. The chickens shall be kept in the back yard of the parcel, in a clean and tidy fenced area, secured in such a fashion as to keep predators and vermin away from the chickens and their eggs;
- h. A chicken coop is subject to the setback regulations in Section 10.9.3, and a chicken enclosure shall be no closer than 3 metres to any parcel line.

## **8. Special Regulations**

The following special regulations apply to the land legally described as LOT A, DISTRICT LOT 18, MALAHAT DISTRICT, PLAN EPP133046 (PID: 032-165-307) and LOT B, DISTRICT LOTS 18 AND 47, MALAHAT DISTRICT, PLAN EPP133046 (PID: 032-165-315):

- a. Notwithstanding subsection 10.9.1, the following principal uses and no others are permitted:
  - i. Single detached dwelling;
- b. Notwithstanding subsection 10.9.1, the following accessory uses and no others are permitted:
  - ii. Attached suite;
  - iii. Home-based business; and
  - iv. Unlicensed daycare.
- c. Notwithstanding subsection 10.9.6, the minimum parcel size is 700 m<sup>2</sup>, provided each parcel is serviced by both a community water and community sewer system.



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.

## 2548 STUBBS RD MILL BAY V8H 1H6

Area-Jurisdiction-Roll: 04-765-11827.166



**Total value \$1,164,000**

2026 assessment as of July 1, 2025

Land \$314,000

Buildings \$850,000

Previous year value \$1,162,000

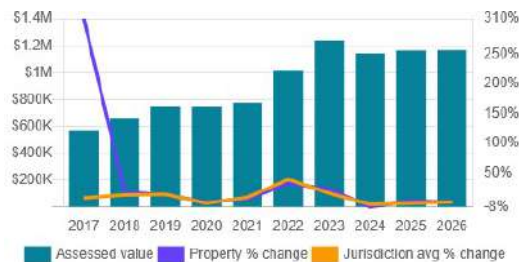
Land \$300,000

Buildings \$862,000

### Property value history

2026	0%	\$1,164,000
2025	+2%	\$1,162,000
2024	-8%	\$1,140,000
2023	+22%	\$1,236,000
2022	+31%	\$1,016,000

### Property value and Duncan Rural jurisdiction change



### Property information

Year built	2016
Description	1 STY house - Semi-Custom
Bedrooms	2
Baths	2
Carports	
Garages	G
Land size	.498 Acres
First floor area	1,802
Second floor area	
Basement finish area	1,142
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

STRATA LOT 151, PLAN VIS4795, DISTRICT LOT 46, MALAHAT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 027-660-605

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area



**Paul Tedrick**  
 Cell: 250-216-6020  
 paul@paultedrick.ca  
 www.paultedrick.ca



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



## Public Records Full Property Report

### Property Identification & Legal Description

**Address:** 2548 STUBBS RD MILL BAY BC V8H 1H6  
**Jurisdiction:** Duncan Rural (765)  
**Roll No:** 11827166 **Assessment Area:** 4  
**PID No:** 027-660-605 **MHR No:**  
**Neighbourhood:** Mill Bay  
**Legal Unique ID:** D000004RZN  
**Legal Description:** STRATA LOT 151, PLAN VIS4795, DISTRICT LOT 46, MALAHAT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

### 2025 Municipal Taxes

**Gross Taxes:** \$6,430

### 2026 Assessed Values

#### VALUATION:

	<b>Value:</b>	<b>Land</b>	<b>Improve</b>	<b>Total</b>
		\$314,000	\$850,000	\$1,164,000

#### GENERAL:

		<b>Land</b>	<b>Improve</b>	<b>Total</b>
<b>Gross Value:</b>		\$314,000	\$850,000	\$1,164,000
<b>Exempt Value:</b>		\$0	\$0	\$0
<b>Net Value:</b>		\$314,000	\$850,000	\$1,164,000

#### SCHOOL:

		<b>Land</b>	<b>Improve</b>	<b>Total</b>
<b>Gross Value:</b>		\$314,000	\$850,000	\$1,164,000
<b>Exempt Value:</b>		\$0	\$0	\$0
<b>Net Value:</b>		\$314,000	\$850,000	\$1,164,000

#### BC TRANSIT:

		<b>Land</b>	<b>Improve</b>	<b>Total</b>
<b>Gross Value:</b>		\$0	\$0	\$0
<b>Exempt Value:</b>		\$0	\$0	\$0
<b>Net Value:</b>		\$0	\$0	\$0

### Last Three Sales Per BCA

<b>Conveyance Date</b>	<b>Price</b>	<b>Document No</b>	<b>Conveyance Type</b>
2016-01-05	\$150,000	CA4909173	Vacant Single Property Transaction

### Other Property Information

<b>Lot SqFt:</b> 21,693	<b>Lot Width:</b>
<b>Lot Acres:</b> 0.50	<b>Lot Depth:</b>
<b>Tenure:</b> Crown-Granted	<b>Actual Use:</b> Single Family Dwelling
<b>School District:</b> Cowichan Valley	<b>Manual Class:</b> 1 STY SFD - After 1990 - Semi-Custom
<b>Vacant Flag:</b> No	<b>Reg District:</b> Cowichan Valley
<b>BC Transit Flag:</b> No	<b>Reg Hosp Dist:</b> Cowichan Valley
<b>Farm No:</b>	<b>Mgd Forest No:</b>
<b>DB Last Modified:</b> 2026-01-01	<b>Rec Last Modified:</b> 2026-01-01

### Assessment & Tax History

<b>Year</b>	<b>Assessed Value</b>	<b>Gross Taxes</b>
2025	\$1,162,000	\$6,430
2024	\$1,140,000	\$5,734
2023	\$1,236,000	\$5,510
2022	\$1,016,000	\$4,783
2021	\$775,000	\$4,715
2020	\$741,000	\$4,755

2019	\$743,000	\$4,650
2018	\$661,000	\$4,403
2017	\$566,000	\$4,067
2016	\$138,000	\$1,390
2015	\$167,000	\$1,153
2014	\$167,000	\$1,132
2013	\$0	\$1,165
2012	\$0	\$1,121
2011	\$185,000	\$1,084
2010	\$175,000	\$1,019
2009	\$165,000	\$912