



2304 Boulding Rd



Private 2-acre ocean-view estate in Mill Bay blending refined living with relaxed West Coast charm. This beautifully updated 3-bedroom, 3-bath residence offers desirable main-level living, a refreshed kitchen and family room, and bright, welcoming spaces designed for everyday comfort. Large windows invite natural light and capture filtered ocean views. Outdoors, enjoy a peaceful seasonal pond, a unique cantina-style entertaining area, and a hot tub—perfect for hosting or unwinding in complete privacy. A newly constructed (2024) insulated 3-bay shop with craft room and heat pump provides exceptional versatility for hobbies, storage, or workspace. Gated entry, ample RV parking, and a triple garage add convenience and function. Set in a quiet, private setting, this property offers a rare combination of space, privacy, and modern upgrades—an ideal retreat to call home.



Priced at
\$2,300,000

Area	Malahat & Area	Age	1994
Bedrooms	3	Taxes	\$8,947 (2025)
Bathrooms	3	MLS#	1032940
Lot Size	86248.80 Sqft	Parking	
Floor Space	2695 Sqft		

Paul Tedrick
Pemberton Holmes - Duncan



(250) 216-6020
paul@paultedrick.ca

23 Queens Road
Duncan, V9L 2W1



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

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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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PAUL TEDRICK
 REAL ESTATE

YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



2304 Boulding Rd Mill Bay BC V8H 1B6
 MLS® No: **1032940** **\$2,300,000** **Active**



Private 2-acre ocean-view estate in Mill Bay blending refined living with relaxed West Coast charm. This beautifully updated 3-bedroom, 3-bath residence offers desirable main-level living, a refreshed kitchen and family room, and bright, welcoming spaces designed for everyday comfort. Large windows invite natural light and capture filtered ocean views. Outdoors, enjoy a peaceful seasonal pond, a unique cantina-style entertaining area, and a hot tub—perfect for hosting or unwinding in complete privacy. A newly constructed (2024) insulated 3-bay shop with craft room and heat pump provides exceptional versatility for hobbies, storage, or workspace. Gated entry, ample RV parking, and a triple garage add convenience and function. Set in a quiet, private setting, this property offers a rare combination of space, privacy, and modern upgrades—an ideal retreat to call home.

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Bedroom - Primary	Main	15'8x13'6
Dining Room	Main	14'9x11'1
Eating Nook	Main	5'11x8'0
Ensuite	Main	4-Piece
Entrance	Main	6'11x7'6
Family Room	Main	19'10x17'10
Kitchen	Main	13'10x9'8
Laundry	Main	12'10x7'5
Living Room	Main	14'3x17'7
Pantry (Finished)	Main	5'4x5'1
Walk-in Closet	Main	6'2x9'5
Bathroom	Second	4-Piece
Bedroom	Second	12'8x11'2
Bedroom	Second	14'4x12'4

MLS® No: **1032940** List Price: **\$2,300,000**
 Status: **Active** Orig Price: **\$2,300,000**
 Area: **Malahat & Area** Sub Area: **ML Mill Bay**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **2** Storeys:
 FinSqFt Total: **2,695** UnFin SqFt: **0** SqFt Total: **2,695** Basement: **Yes** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **3** Laundry: **In House**
 Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, Dryer, Hot Tub, Oven/Range Gas, Refrigerator, Washer**
 Heating: **Baseboard, Electric, Heat Recovery** Cooling: **None**

Exterior/Building

Built (Est): **1994** Front Faces: **Northeast** Storeys:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Tile**
Insulation: Walls, Stucco Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Patio, Fencing: Full, Garden, Outdoor Kitchen**

Lot

Lot SqFt: **86,249** Lot Acres: **1.98** Dimensions: Shape:
 Park Type: **Additional,** Park Spcs: **6** View: **Mountain(s), Valley,** Waterfront: Water: **Well: Drilled**
Garage Triple, RV Access/Parking
 Carport Spcs: **0** Garage Spcs: **3** Services:
 Sewer: **Septic System** Restrictions: **Building Scheme**
 Lot Ftrs: **Acreage, Easy Access, Landscaped, Level, Marina Nearby, Near Golf Course, No Through Road, Private, Quiet Area, Recreation Nearby, Rural Setting, In Wooded Area**

Legal/Public Records

Assessed: **\$1,780,000** Assess Yr: **2026** Taxes: **\$8,947** Tax Year: **2025**
 PID: **011-600-454** Roll No: **11882000** Zoning: **R-2** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District: **29**
 Legal Description: **Lot 1, Plan VIP46865, District Lot 101, Malahat Land District**

2304 Boulding Rd. Features

Property Features

- 2-acre low-maintenance property on a dead-end street with lots of sun exposure and ocean views.
- Large, gated driveway with side access to the backyard.
- RV parking.
- Triple garage.
- Home is on a well and cistern and produces approximately 6 gpm.
- Concrete tile roof.

Outdoor Living

- Private backyard with a seasonal pond.
- Outdoor cantina-style entertainment area with seating for 8.
- Hot tub, accessible from the primary ensuite.
- Vegetable garden with irrigation and deer fencing.
- Security lighting.

Shop and Outbuilding

- 1,280 sq. ft. 3-bay shop with 11' and 13' ceilings.
- Includes a craft room.
- Built in 2024.
- Heat pump installed for all-season comfort.
- Ductless heat pumps: 2 units in the outbuilding.

Interior Updates

- Kitchen and family room fully updated in 2023.
- Features a coffee bar, new appliances, and a new fireplace.
- Home freshly painted inside and out.
- New plumbing fixtures.
- Poly-B piping removed and replaced with PEX.

Mechanical and Efficiency

- Home is energy efficient with solar panels installed in 2024.
- Heat pump installed in 2022.
- Electric baseboards and propane fireplaces.
- Ductless heat pumps: 3 units in the home.

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250-216-6020



TITLE SEARCH PRINT

File Reference: 2304 Boulding
Declared Value \$1840000

2026-04-15, 18:22:13
Requestor: Paul Tedrick

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

Land Title District
Land Title Office

VICTORIA
VICTORIA



Title Number
From Title Number

CB553941
CB519044

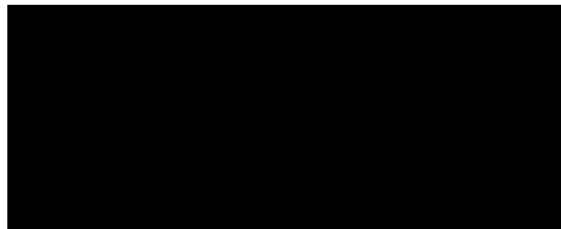
Application Received

2023-04-06

Application Entered

2023-04-24

Registered Owner in Fee Simple
Registered Owner/Mailing Address:



Taxation Authority

Nanaimo/Cowichan Assessment Area

Description of Land

Parcel Identifier: 011-600-454
Legal Description:
LOT 1, DISTRICT LOT 101, MALAHAT DISTRICT, PLAN 46865

Legal Notations

NONE

Charges, Liens and Interests

Nature: EXCEPTIONS AND RESERVATIONS
Registration Number: M76300
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks: INTER ALIA
AFB 9.693.7434A, DD 13422, 124746G, SECTION 172(3)
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature: STATUTORY BUILDING SCHEME
Registration Number: EB48304
Registration Date and Time: 1988-06-08 14:12
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 2304 Boulding
Declared Value \$1840000

2026-04-15, 18:22:13
Requestor: Paul Tedrick

Nature:	LAND TAX DEFERMENT ACT AGREEMENT
Registration Number:	CB668962
Registration Date and Time:	2023-06-05 21:44
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	RESTRICTS DEALINGS



Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



Date of disclosure: April 16 2026

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

ADDRESS: 2304 Boulding Rd Mill Bay BC V8H 1B6 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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?		BW		
B. Are you aware of any existing tenancies, written or oral?		BW		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		BW		
D. Is there a survey certificate available?	BW			
E. Are you aware of any current or pending local improvement levies / charges?		BW		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		BW		

2. SERVICES

A. Please indicate the water system(s) the Premises uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government or private utility). <input checked="" type="checkbox"/> I have a private groundwater system (e.g., a 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?		BW		
(ii) Have you applied for a water licence and are awaiting a response?		BW		
C. Are you aware of any problems with the water system?		BW		

BUYER'S INITIALS

[Signature] *[Signature]*
SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: 2304 Boulding Rd

Mill Bay

BC V8H 1B6

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?		BW		
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?	BW			
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" 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?		BW		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		BW		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		BW		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	BW			
B. To the best of your knowledge, is the ceiling insulated?	BW			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		BW		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?	BW			
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?				BW
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		BW		
G. Are you aware of any structural problems with any of the buildings?		BW		
H. Are you aware of any additions or alterations made in the last 60 days?		BW		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?	BW			
J. Are you aware of any problems with the heating and / or central air conditioning system?		BW		

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BUYER'S INITIALS

BW	BW	
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SELLER'S INITIALS

BC1002 REV. JUL 2025

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DATE OF DISCLOSURE

ADDRESS: 2304 Boulding Rd Mill Bay

BC V8H 1B6

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		AW		
L. Are you aware of any damage due to wind, fire or water?		AW		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		AW		
N. Are you aware of any problems with the electrical or gas system?		AW		
O. Are you aware of any problems with the plumbing system?		AW		
P. Are you aware of any problems with the swimming pool and / or hot tub?		AW		
Q. Do the Premises contain unauthorized accommodation?		AW		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		AW		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)		AW		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		AW		
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)		AW		
V. To the best of your knowledge, have 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))			AW	
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?		AW		

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?		AW		
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BUYER'S INITIALS

SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 2304 Boulding Rd Mill Bay

BC V8H 1B6

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to 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:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>		SW		
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)?		SW		
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)?		SW		

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

3I. Renovations were performed by licensed Electricians, Plumbers, Gas Fitters & HVAC persons. A permit was not taken out.

The shop was constructed with a permit

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.

BUYER'S INITIALS

SELLER'S INITIALS

April 16 2026

PAGE 5 of 5 PAGES

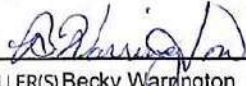
DATE OF DISCLOSURE

ADDRESS: 2304 Boulding Rd

Mill Bay

BC V8H 1B6

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) Becky Warrington


SELLER(S) John Warrington

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 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 nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

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Main Floor

Finished = 19332
 (Ceiling Height 8' 0")
 Porch = 246
 Garage = 747
 Patio = 1135
 Outdoor Cantina = 142

Upper Floor

Finished = 763
 (Ceiling Height 7' 11")
 Deck = 44
 Art Room

Finished = 151
 (Ceiling Height 9' 0")
Garage
 Garage = 611
 Garage/Workshop = 435
 (Ceiling Height 11' 0" to 13' 1")

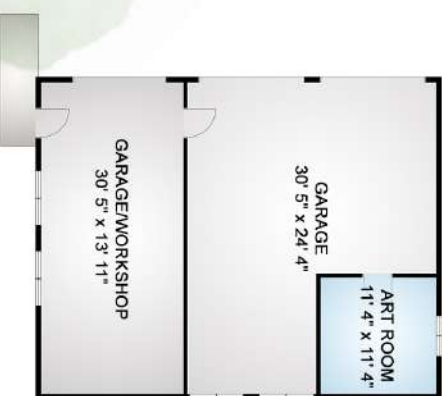
Total = 6206

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

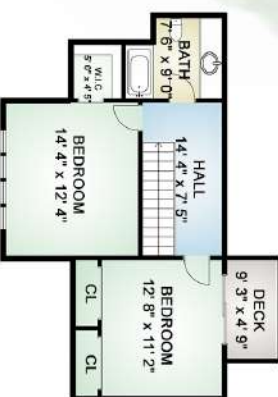
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF PAUL TEDRICK



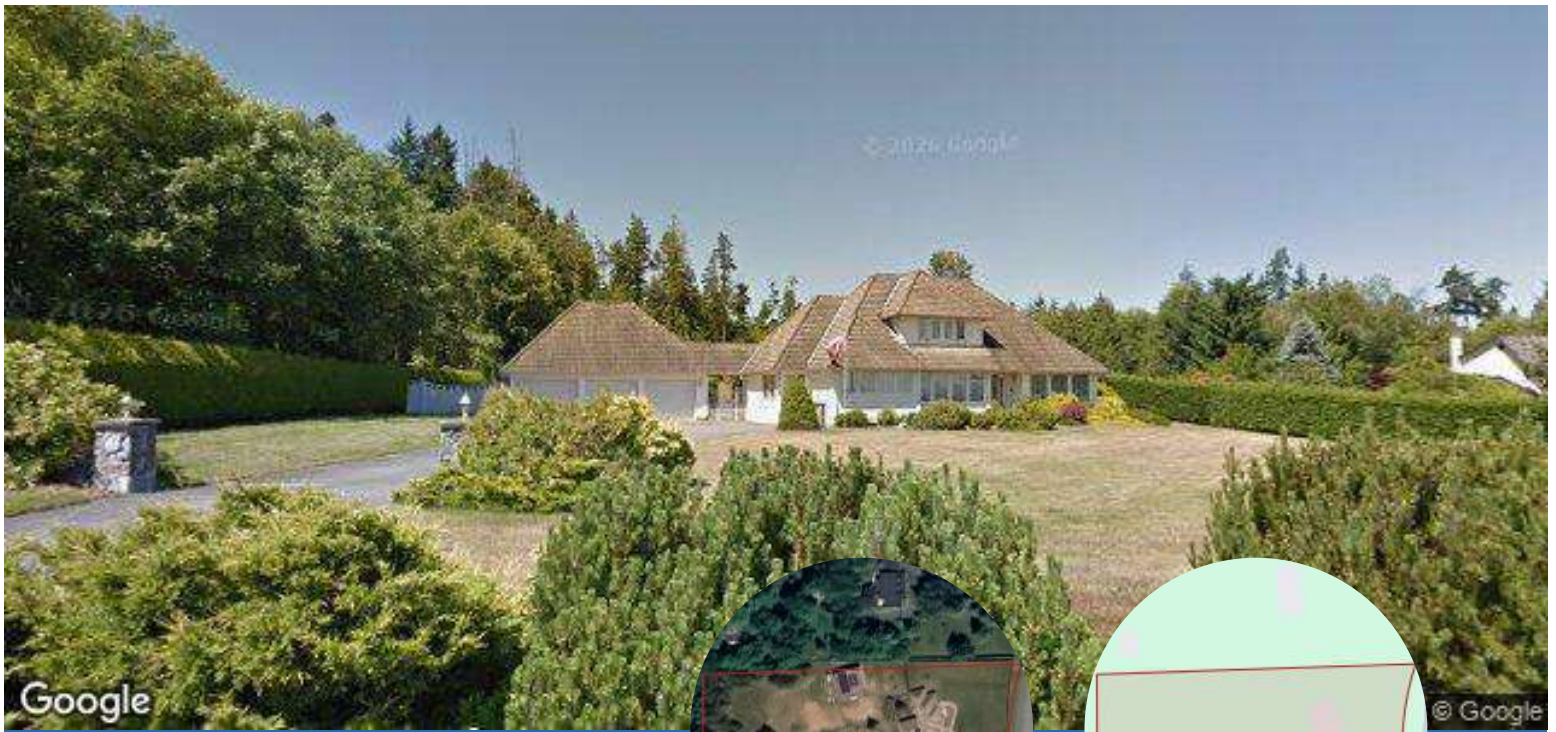
GARAGE AND ART ROOM



UPPER FLOOR



2304 Boulding Rd
 Total Finished Area : 2846 Sq Ft



PROPERTY REPORT

2304 BOULDING RD

Rural

V8H 1B6

Canada

PID: 011-600-454

APRIL 20, 2026

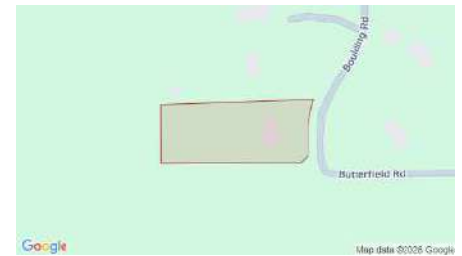
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I'm more than a real estate agent. I'm a REALTOR®.

Summary Sheet

2304 BOULDING RD Rural BC V8H 1B6

PID	011-600-454
Legal Description	LOT 1, DISTRICT LOT 101, MALAHAT DISTRICT, PLAN 46865
Plan	VIP46865
Zoning	R-2 - VILLAGE SUBURBAN RESIDENTIAL 2 ZONE
Community Plan(s)	OCP: Large Lot Suburban , not in ALR



Year Built	1993	Structure	SINGLE FAMILY DWELLING
Lot Size	1.99 acres	Floor Area	2695 Ft ²
Bathrooms	4	Bedrooms	3
Max Elev.	183.43 m	Min Elev.	157.50 m
Walk Score	9 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$8,947.04

ASSESSMENT

	2025	%	2026
Building	\$938,000	↓ -0.96	\$929,000
Land	\$817,000	↑ 4.16	\$851,000
Total	\$1,755,000	↑ 1.42	\$1,780,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$1,780,000	↓ -3.26
Sales History	06/04/2023	\$1,840,000	↑ 372
	31/10/2001	\$390,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
894546	Sold 15/07/2022	6	\$1,549,900 / \$1,840,000	Pemberton Holmes Ltd. (Dun)
262540	Sold 19/11/2001	87	\$399,900 / \$390,000	DFH REAL ESTATE VICTORIA
215206	Expired 31/10/1999	157	\$429,000 /	Sutton Group-West Coast Realty (Dunc)

DEVELOPMENT APPLICATIONS

-

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

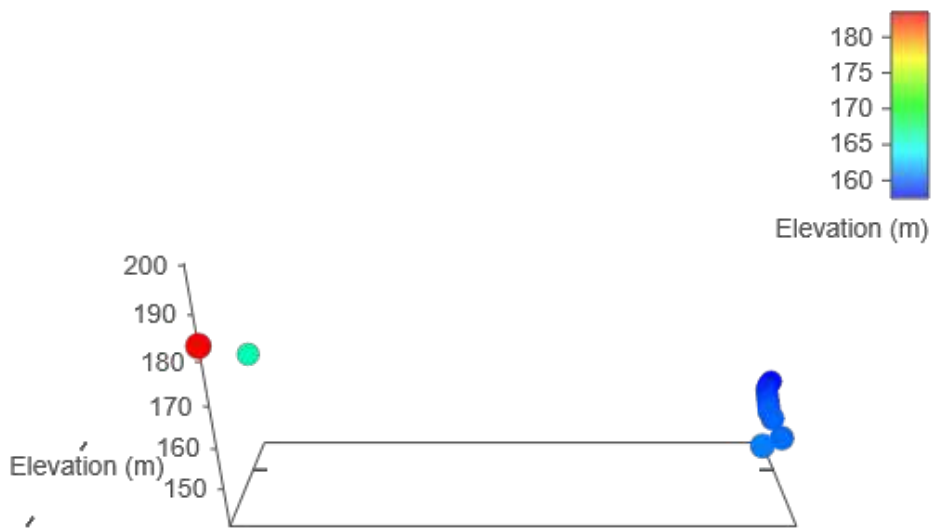
Google Views



Estimated Lot Dimensions and Topography

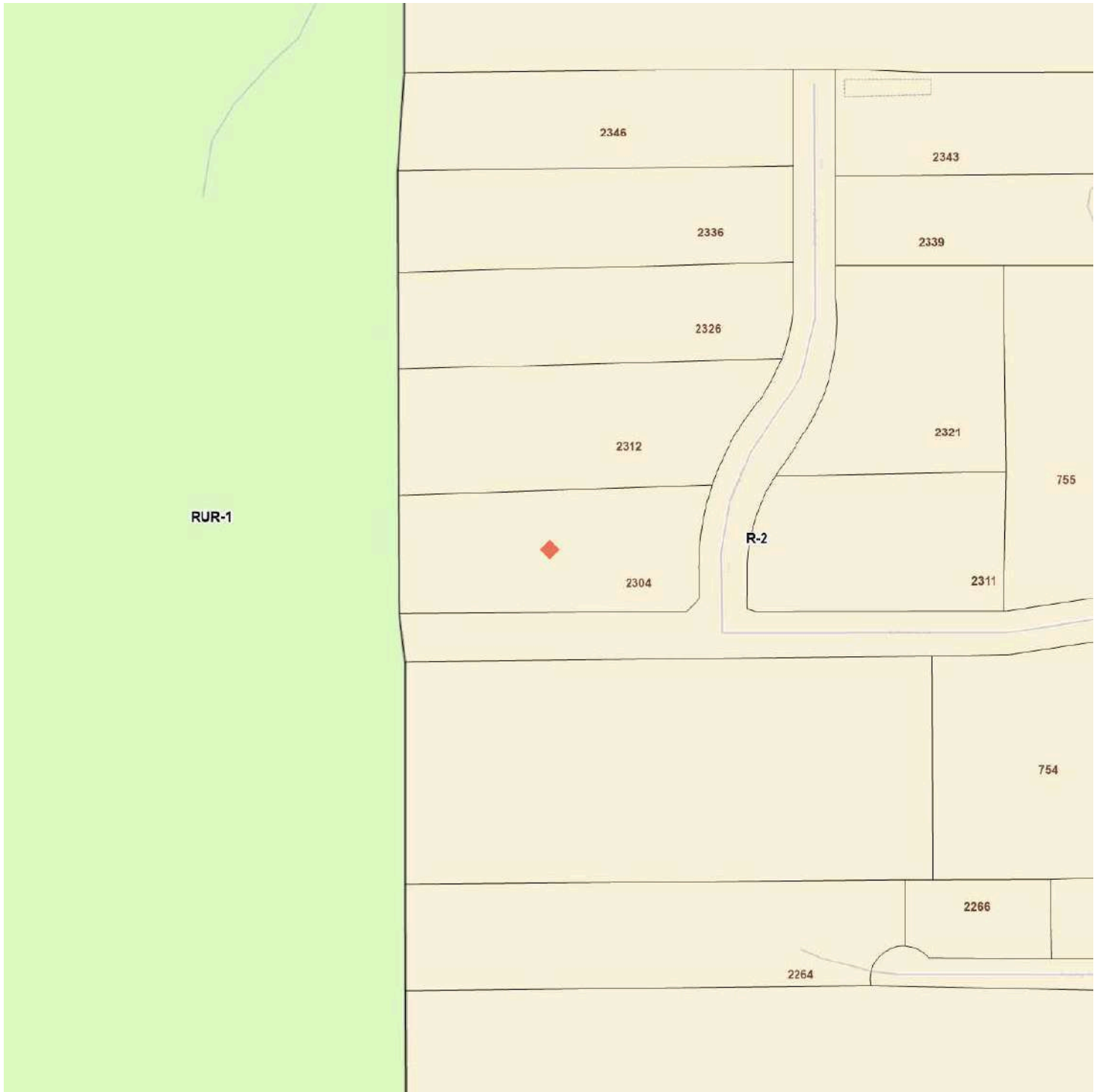


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 183.43 m | Min Elevation: 157.50 m | Difference: 25.93 m

Zoning

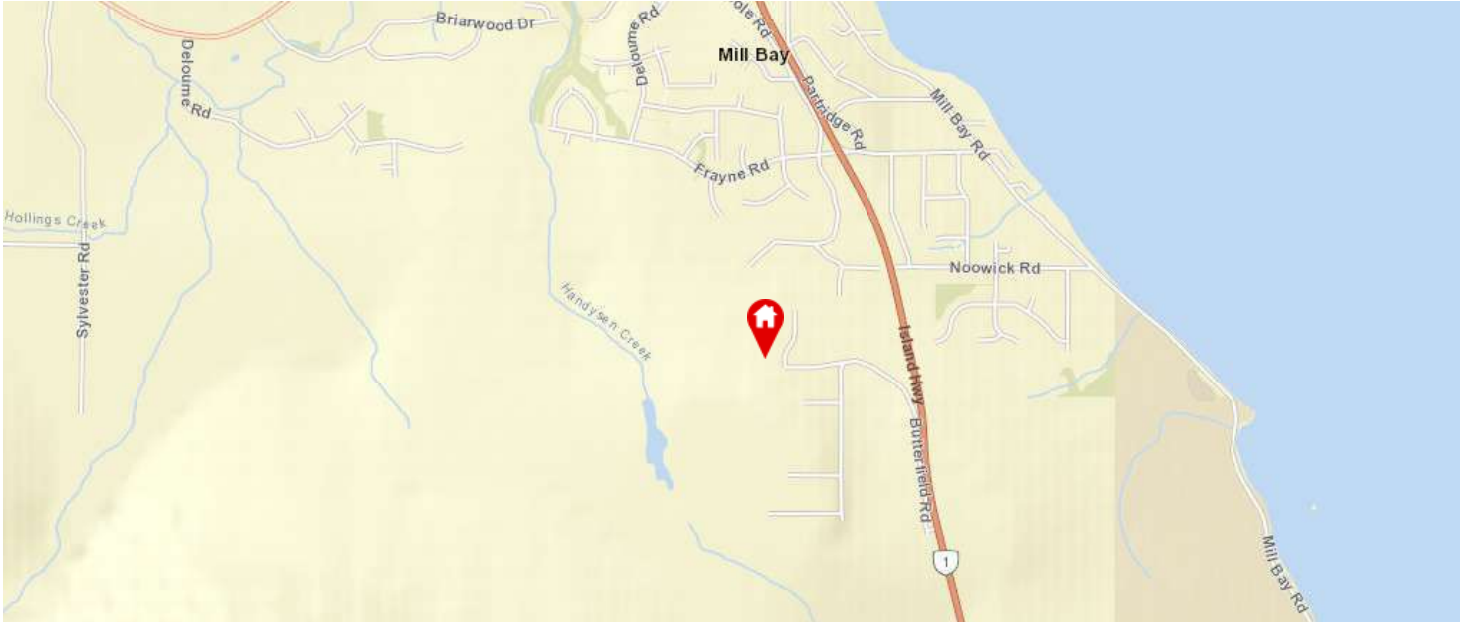


Legend

- | | | | |
|---------------------------|----------------------------|-----------------------------|---------------------------|
| 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



leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

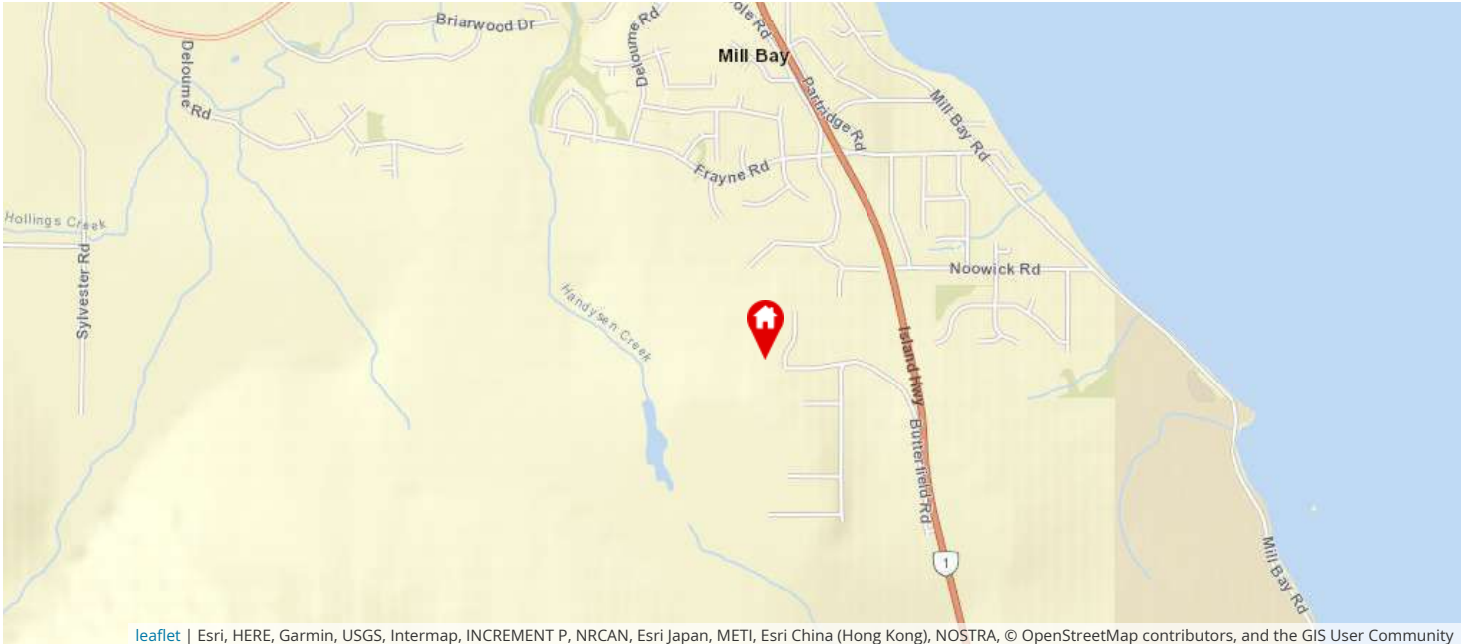
Legend: Subject Property Catchment School Other Schools

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 George Bonner	K - 7	SD 79	Mill Bay		1 hour 18 mins	6.0 km	7 mins	1 hour 3 mins
B Mill Bay Nature School	K - 5	SD 79	Mill Bay		1 hour 29 mins	6.8 km	8 mins	1 hour 15 mins
C Cobble Hill	K - 7	SD 79	Cobble Hill		2 hours 12 mins	9.8 km	11 mins	1 hour 52 mins
D Discovery	K - 5	SD 79	Shawnigan Lake		2 hours 43 mins	11.8 km	16 mins	1 hour 6 mins
E Bench	K - 7	SD 79	Cowichan Bay		3 hours 9 mins	14.0 km	14 mins	2 hours 10 mins
F Sunrise Waldorf	K - 8	Independent	Duncan		3 hours 29 mins	15.6 km	17 mins	1 hour 41 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 Brentwood College	9 - 12	Independent	Mill Bay	AP Program	1 hour 4 mins	5.0 km	9 mins	54 mins
B Frances Kelsey	8 - 12	SD 79	Mill Bay		1 hour 11 mins	5.5 km	8 mins	55 mins
C St. John's Academy	4 - 12	Independent	Shawnigan Lake		2 hours 30 mins	11.0 km	14 mins	1 hour 23 mins
D St. John's Academy	4 - 12	Independent	Shawnigan Lake		2 hours 30 mins	11.0 km	14 mins	1 hour 23 mins
E Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		2 hours 19 mins	10.2 km	13 mins	59 mins
F Duncan Christian	K - 12	Independent	Duncan		5 hours 14 mins	23.5 km	23 mins	1 hour 55 mins

Walk Score

2304 BOULDING RD Rural, V8H 1B6



Car-Dependent

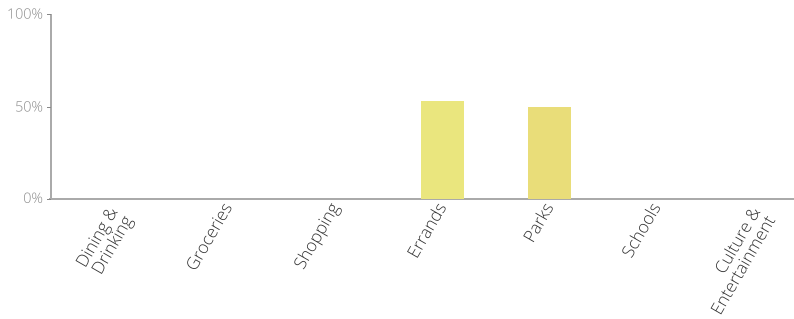
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 9 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address







Building Permit Application Form

Property Information

House Number 2304	Street Name Boulding Road	PID 011 600 454
Electoral Area A - Mill Bay/Malahat	Zoning R-2	Legal Land Description LOT 1, PLAN VIP46865, DISTRICT LOT 101, MALAHAT LAND DISTRICT

Owner Information

Name(s)	Phone
Current Mailing Address 2304 Boulding Road, Mill Bay.	Email

Agent Information

Contact Name N.A.	Phone	Email
----------------------	-------	-------

Contractor Information

Company Name	
Mailing Address	

Owner(s) Signature	Agent/Contractor Signature	Date Aug 16, 2023
--------------------	----------------------------	----------------------

Scope of Work

Project Description:
CONSTRUCT A NEW SHOP

Select one: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/ Renovation <input type="checkbox"/> Move <input type="checkbox"/> Repair <input type="checkbox"/> Decommission <input type="checkbox"/> Demolition	Select applicable: <input type="checkbox"/> Dwelling <input type="checkbox"/> Accessory Dwelling <input checked="" type="checkbox"/> Accessory Building <input type="checkbox"/> Secondary Suite <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Farm/Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Multi-Residential <input type="checkbox"/> Woodstove <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Portable Container <input type="checkbox"/> Other	Select applicable: <input type="checkbox"/> Crawlspace* <input type="checkbox"/> Decks* <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Factory Chimney* <input type="checkbox"/> Finished Basement* <input type="checkbox"/> Gas Appliances* <input type="checkbox"/> Gas Fireplace* <input checked="" type="checkbox"/> Heating <input type="checkbox"/> Masonry Chimney* <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Slab* <input type="checkbox"/> Unfinished Basement* <input type="checkbox"/> Verandahs* <input type="checkbox"/> Wood Fireplace* <input type="checkbox"/> Woodstove* <input type="checkbox"/> N/A <i>*Must be shown on plans</i>	Estimated Value of Construction: 90,000 Number of Stories: One Building Area (ft²): 1,280 Number of Bedrooms: 0 Water Service: <input type="checkbox"/> Well <input type="checkbox"/> CVRD Water <input type="checkbox"/> Private Water* Sewer Service: <input type="checkbox"/> Septic System <input type="checkbox"/> CVRD Sewer <input type="checkbox"/> Private Sewer*	Property is adjacent to and/or contains: <input type="checkbox"/> Sea, Lake, River, Stream, Ditch <input type="checkbox"/> Cliff, Bank, Ravine, Escarpment <input type="checkbox"/> Eagle or Heron Nest <input type="checkbox"/> Highway <input type="checkbox"/> Agricultural Land Reserve (ALR) <input checked="" type="checkbox"/> None of the above Property has existing structures: <input checked="" type="checkbox"/> Yes (must be shown on site plan) <input type="checkbox"/> No Has or will fill be placed on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has or will blasting be carried out on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is this an addition, alteration, or demolition of a structure built prior to 1990? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Manufactured Homes Only - Certification CSA Standard: <input type="checkbox"/> Z240 <input type="checkbox"/> A277	Type of Heat: <input type="checkbox"/> Electric Baseboard <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Forced Air <input type="checkbox"/> In-floor radiant	Type of Framing: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry/ICF/Concrete	<i>* Approval required from private provider prior to Building permit issuance</i>	

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 Register, and forwarded to authorized agencies in accordance with the Freedom of Information and Protection of Privacy Act.

Acknowledgment of responsibility and undertakings

The undersigned being the owner/agent for the owner of the property herein described hereby makes application for a permit to undertake the work as set forth in this application. I agree to conform to all requirements as may be specified by the CVRD Building Bylaw and any other applicable Bylaw or Regulation in force by the CVRD. Neither the issuance of the Permit nor the approval of the drawings and specifications submitted as part of this application, by the Building Inspection Department or designate thereof, shall, in any way relieve the applicant from the responsibility of ensuring the construction for which this permit issued, is carried out in conformity with the requirements of the Building Bylaw and any other applicable Bylaws and Regulations, nor prevent the Building Official, or their designate from requiring correction of any errors in construction or violation of the Building Bylaw or other applicable Bylaw or regulations. The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Building Permit Application Checklist

Legend:
 X indicates required
 * indicates may be required – check with Building Official

		New Dwelling	New Secondary Suite (within existing dwelling)	New Accessory Dwelling Unit or Small Suite	Dwelling: Addition - increasing living space or # of bedrooms	Dwelling: Renovation/Alteration with NO change to size of living space	Accessory Building	Farm/Agricultural Structures/Siting	Moved on Structure	Manufactured Home	Demolition	Portable Container Siting	Commercial/Industrial/Institutional
<input checked="" type="checkbox"/>	Building Permit Application Form signed and completed (page 1)	REQUIRED FOR ALL APPLICATIONS											
<input checked="" type="checkbox"/>	NEW Preliminary Planning Review Form approved by CVRD Development Services staff prior to Building Permit												
<input checked="" type="checkbox"/>	Land Title Certificate dated within 30 days of application, including copies of all registered covenants, easements, and rights of way												
<input checked="" type="checkbox"/>	Construction Drawings two sets, full-size (usually 24"x36") drawings to 1/4"=1' scale (see page 3 for details)	X	X	X	X	X	X	X	X	X			X
<input type="checkbox"/>	BC Energy Step Code Pre-Construction Report completed by an Energy Advisor (*see page 3)	X		X	*	*				*			X
<input checked="" type="checkbox"/>	Site Plan or Site Survey (survey prepared by a BC Land Surveyor)	X		X	X		X	X	X	X	X	X	X
<input type="checkbox"/>	Sewerage Filing if on septic system, Record of Sewerage System filing with Island Health or ROW/PP. Eng report	X	X	X	X	*	*	*	X	X			*
<input type="checkbox"/>	BC Housing New Home Warranty Registration form or Owner-Builder Authorization form (required for all NEW dwellings or substantial alterations)	X		X	*	*							
<input checked="" type="checkbox"/>	Structural Engineering if required or provided, include 2 sets of full size, sealed drawings, and BC Building Code Letters of Assurance (Schedule B)	*	*	*	*	*	*	*	*	*			*
<input type="checkbox"/>	Assurance of Structural Compliance for Moved or Relocated Buildings completed by Professional Engineer								X				
<input checked="" type="checkbox"/>	Preliminary Truss & Beam Layouts including factored loads (required if no structural engineer)	X	*	X	X	*	X	*					*
<input type="checkbox"/>	CSA Certification Number & Manufacturer's Specification Sheet									X			
<input type="checkbox"/>	Geotechnical Report and/or Geohazard Assurance Statement	*	*	*	*		*	*	*	*			*
<input type="checkbox"/>	Pre-approval from Private Water and/or Sewer Utility Improvement District if not in a CVRD service area	*	*	*	*			*	*				*
<input type="checkbox"/>	Hazardous Materials Report and Risk Assessment required for any addition, alteration, or demolition of structures constructed pre-1991		*	*	*	*		*			X		
<input type="checkbox"/>	Mechanical Vent Checklist/Design not required until insulation inspection, but can be submitted with application	X	X	X	*	*	*	*					
<input type="checkbox"/>	Secondary Suite or Accessory Dwelling Covenant required for any property with 2 dwelling units	*	X	X				*	*				



**Cowichan Valley Regional
District**
175 Ingram Street
Duncan, BC V9L 1N8
P: 250.746.2610 F: 250.746.2621

Summary Report

Reference #: 23-A-263
Roll Number:

Address: 2304 Boulding Road
Mill Bay
Building Type: Standard

Inspection	Inspected by	Inspection Date	Status
Administration Paperwork	Gary Anderson	05-Sep-2024 3:42:8 PM	Accepted
Footing	Gary Anderson	25-Sep-2023 2:51:19 PM	Accepted
Footing	Gary Anderson	15-Sep-2023 4:07:57 PM	Items Rejected
Perimeter Drains	Gary Anderson	25-Sep-2023 1:39:54 PM	Accepted
Framing	Gary Anderson	18-Oct-2023 11:53:2 AM	Accepted
Final (Acc Bldg)	Gary Anderson	31-Jul-2024 4:10:38 PM	Accepted



BUILDING PERMIT

FILE COPY

Emailed
SEP 6 2023

REGISTERED PROPERTY OWNER(S):

[Redacted]

REGISTERED PROPERTY OWNER(S):

[Redacted]

AUTHORIZED AGENT/CONTRACTOR:

[Redacted]

BUILDING PERMIT NO:

23-A-263

- 1. This Building Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically supplemented by this permit.
- 2. This Building Permit applies to and only to those lands within the Regional District described below:

Address: 2304 Boulding Road

PID: 011-600-454

- 3. Authorization is hereby given for: Construct a shop

Building Classification: Accessory building

Type of Permit: New

Square Footage: 1280

- 4. The permit is subject to the following conditions:

Final Inspection is required at completion of project.

- 5. This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of this permit. All work shall conform to the current edition of the B.C. Building Code and the approved drawings or attachments issued with this building permit including the construction, alteration, or repair of a building or structure. No deviation from the approved drawings, including the site plan, shall be made without written approval from the Building Official.

This permit has been issued by the Building Inspection Division of the Land Use Services Department in accordance with Part 2 of CVRD Bylaw No. 3422 - Building Regulation Bylaw, 2011. No occupancy certificate or final approval shall be issued until all items of this Building Permit have been complied with to the satisfaction of the Building Inspection Division.

Gary Anderson Digitally signed by Gary Anderson
Date: 2023.09.06 11:28:19 -07'00'

Date Issued: September 6, 2023

Signature of Building Official

Building	Fee	Engineering	Fee	Reviewed By
Value of Improvement	90,000	Water Administrative Charge		Building Official: GA
Building Permit	900	Water Capacity Charge		Engineering:
Plumbing Permit		Service Area		Planning:
Building Services		Sewer Administrative Charge		This Building Permit is issued subject to the requirements found in the following DP/DVP.
Land Titles		Sewer Capacity Charge		
Sec. 743 of LGA		Service Area		
Subtotal	900	Subtotal		Receipt Number
Total Fees	\$ 900.00			256180

Owner's Acknowledgment of Responsibility and Undertakings

The undersigned hereby acknowledges that:

- Neither the issuance of a permit under the Building Regulation Bylaw No. 3422, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by or on behalf of the regional district, shall constitute a representation or warranty that the BC Building Code or the Building Regulation Bylaw have been complied with or the building or structure meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the building code, the Building Regulation Bylaw or other applicable enactments respecting safety or any standard of construction.
- The owner (and where the owner is acting through a representative, the representative) has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the BC Building Code, the Building Regulation Bylaw, and or other applicable enactments respecting safety.
- The Regional District will rely solely on field reviews undertaken by the registered professionals and the letters of assurance submitted pursuant to section 743 of the Local Government Act as assurance that the construction substantially conforms to the design and that the construction substantially complies with the BC Building Code, the Building Regulation Bylaw, and other applicable enactments respecting safety in circumstances where letters of assurance have been required in accordance with the Building Regulation Bylaw, BC Building Code or BC Professional Governance Act.
- I understand that I should seek independent legal advice in respect of the responsibilities I am assuming upon the granting of a permit by the Regional District and in respect of the execution of this acknowledgment.

I certify that I am the owner, or the owner's authorized agent/representative.

Signature of Owner or Authorized Agent	Issuance Date
	Sept 7, 2020

Notice of Collection of Personal Information: The personal information on this form is collected under the authority of Section 26(C) of the Freedom of Information and Protection of Privacy Act (FIPPA), Local Government Act and CVRD bylaws and will be used solely for the administration, enforcement and processing of this application. All documentation, drawings, plans and information submitted in support of this application can be made available for public inspection pursuant to FIPPA. For questions about the collection of personal information, please contact the Deputy Corporate Officer at 250.746.2517 or see our Website for more details.

Things to be Aware of Moving Forward:

- 24 hours notice is required for all inspections.
- The approved 'Site Copy' of the plans must be on site for inspection.
- Contact Building Inspections at 250-746-2610 or inspections@cverd.bc.ca
- When booking an inspection by telephone or email, please provide staff with the permit number and/or address of construction, type of inspection requested and the date requested for the inspection.
- Please consult with your Building Official to determine what additional documents may be required at the time of occupancy and final inspection.

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING PERMIT OCCUPANCY CERTIFICATE

Permittion has been granted for the construction or
placement of **Single Family Dwelling**
AT (address) **2304 Boulding Road**
LOT **1** BLOCK **D/L** RANGE **101** PLAN **A**
48365

DISTRICT **[REDACTED]** ADDRESS **[REDACTED]**
OWNER **[REDACTED]** ADDRESS **[REDACTED]**
BUILDER **Same** ADDRESS **[REDACTED]**

PARTICULARS **[REDACTED]**
C.V.R.D. HOUSE NUMBER BY-LAW 1107, REQUIRES THAT HOUSE NUMBERS BE POSTED BY THE OWNER OR OCCUPIER OF ANY PRINCIPAL BUILDING.

DATE ISSUED: **Dec 6/94**

No **411**

[Signature]
Building Inspector

This permit confirms that the Regional District has reviewed plans and the application for in respect of the Subject Building pursuant to Regional District Building Regulations currently in Effect. 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.

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING INSPECTION RECORD

BUILDING PERMIT NO.: A-411-93 DATE: July 14, 1993
 CIVIC ADDRESS: 2304 Boulding Road ZONE: R-2
 DISTRICT: Malahat DISTRICT LOT: 101 SECTION: _____
 RANGE: _____ PLAN: 46865 BLOCK: _____ LOT: 1
 PLACEMENT OF: Single Family Dwelling
 OWNER: [REDACTED] PHONE: [REDACTED]
 BUILDER: Same PHONE: [REDACTED]

Inspection	Completed	Correction(s) Required	Corrected	Insp.
1. Footing Forms (prior to pouring concrete)	<i>July 22/93</i>			<i>JB</i>
2. Perimeter Tile and Drain Rock Cover	<i>Aug 24/93</i> <i>Aug 23/93</i>	None <i>except Pat</i> <i>See repair</i>		<i>JB</i>
3. Water/Sewer Hook-Up				
4. Framing		<i>Sept 22/93</i>	<i>Dec 6/93</i>	<i>JB</i>
5. Plumbing <u>B.I.</u>	<i>Dec 6/93</i>	<i>except Decorative Form</i>		<i>JB</i>
6. Insulation	<i>Dec 15/93</i>			<i>JB</i>
7. Fireplace				
8. Chimney Corbel (prior to facing)				
9. Miscellaneous _____				
10. Substantial Completion		<i>Dec 1/94</i>	<i>Dec 6/94</i>	<i>JB</i>

COMMENTS: _____



INSPECTION REPORT

C.V.R.D

B.P. #: A-411-93

PROJECT: [Redacted]

DATE/TIME REQUESTED: Dec 5/9:00

ADDRESS: Boulding

DATE OF INSPECTION: Dec 6

INSPECTION OF: Final

ARRIVED AT SITE (TIME): 2:00

COMMENTS: Plumber Doug Morrison 478-0440
Victoria.

Completed:

2304 Boulding Rd

RR-1 Mill Bay

VOR 2PO

INSPECTOR: [Signature]

White - Office Copy

Yellow - Customer Copy

COWICHAN VALLEY
 REGIONAL DISTRICT
 137 Evans Street, Duncan
 British Columbia, V9L 1P5
 BUILDING: Telephone: (604) 746-2510
 Facsimile: (604) 746-5612

OWICHAN VALLEY REGIONAL DISTRICT

BUILDING PERMIT

Permission has been granted for the construction or
placement of Single Family Dwelling
AT (address) 2304 Boulding Road
LOT 1 BLOCK D/L 101 SEC RANGE PLAN 46865
DISTRICT Malahat ELECTORAL AREA A
OWNER [REDACTED] ADDRESS [REDACTED]
BUILDER Same ADDRESS Same

PARTICULARS

- This is to certify that BUILDING PERMIT NO. A-411-93 has been ISSUED for the above noted building.
- Permit fee of \$ 709.00 has been received by [Signature]

Date July 14, 1993

[Signature]
Building Inspector

No **411**

This Permit confirms that the Regional District has reviewed Plans and the Application Form in respect of the Subject Building pursuant to Regional District Building Regulations currently in Effect. 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.

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING INSPECTION DIVISION

137 Evans Street, Duncan, B.C. V9L 1P5 746-2510 FAX # 746-5612

APPLICATION FOR PERMIT

PLEASE PRINT AT ALL TIMES

I HEREBY MAKE APPLICATION UNDER THE PROVISION OF COWICHAN VALLEY REGIONAL DISTRICT REGULATORY BYLAWS FOR PERMISSION TO CONSTRUCT SED

2304 STREET BOULDING DISTRICT MALAHAT D.L. 101 SECTION _____
RANGE _____ PLAN 46865 BLOCK _____ LOT 1 ZONE B-2 ELECTORAL AREA A

OWNER _____
MAILING ADDRESS & POSTAL CODE _____

CONTRACTOR _____
MAILING ADDRESS & POSTAL CODE SAME AS ABOVE

AREA OF BUILDING 1940 HEIGHT OF BUILDING 27 feet
HIGHWAY ACCESS OBTAINED: YES NO _____ COMMENTS DRIVEWAY IN
SANITARY PERMIT OBTAINED: YES NO _____ COMMENTS _____

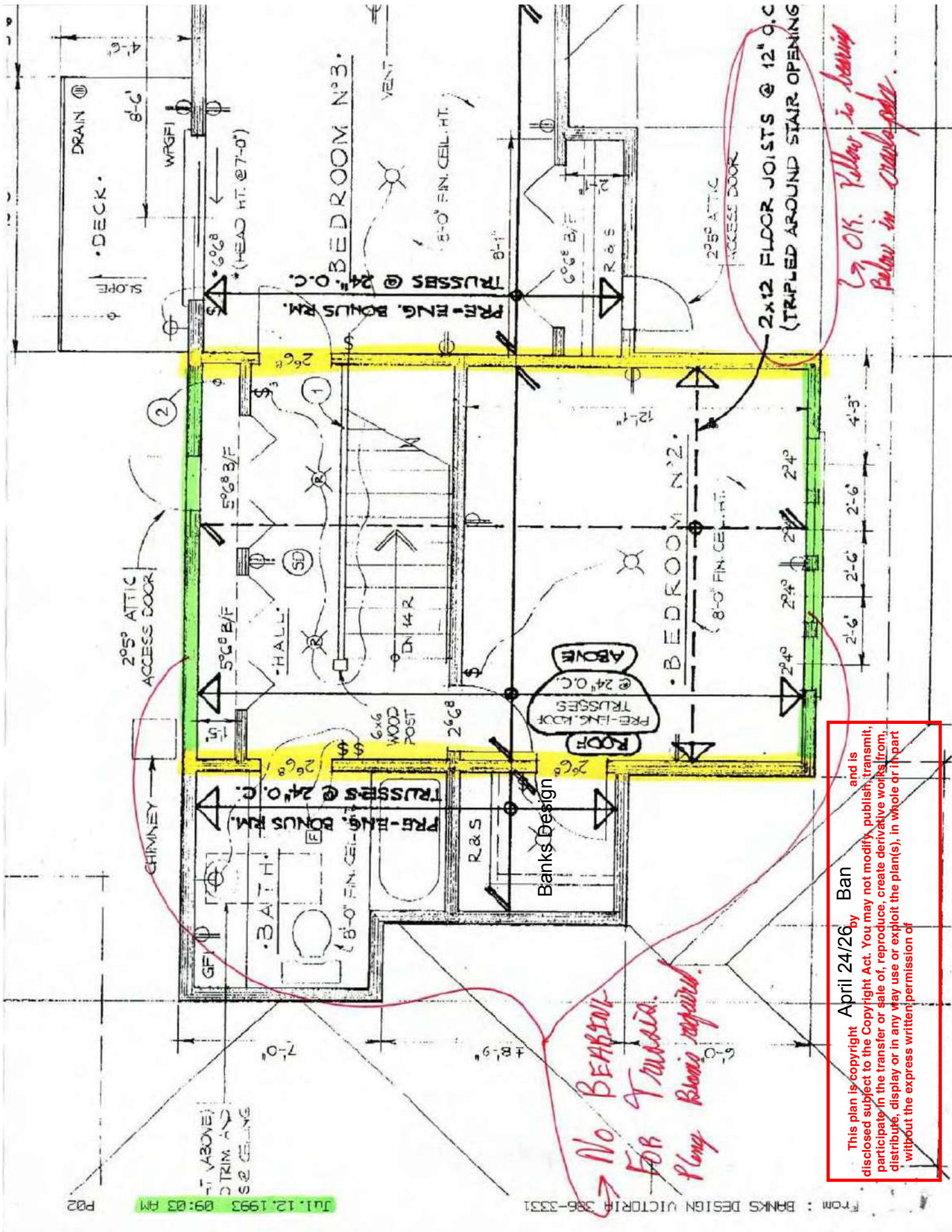
AND I AGREE TO CONFORM TO ALL THE REQUIREMENTS OF THE SAID BYLAWS AND ALL OTHER STATUTES AND BYLAWS IN FORCE AT THE TIME OF CONSTRUCTION IN THE COWICHAN VALLEY REGIONAL DISTRICT AND TO INDEMNIFY AND KEEP HARMLESS THE COWICHAN VALLEY REGIONAL DISTRICT AGAINST ALL CLAIMS, LIABILITIES, JUDGMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID REGIONAL DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS APPLICATION FOR PERMIT, I THE UNDERSIGNED, BEING (STATE WHETHER) THE OWNER, OR DULY AUTHORIZED AGENT FOR THE ABOVE PROPERTY UPON WHICH IS INTENDED TO _____ THE ABOVE BUILDING OR STRUCTURE, HEREBY CONSENT TO THIS APPLICATION.

SIGNATURE OF APPLICANT OR AGENT _____ APPLICATION DATE _____
ADDRESS _____ TELEPHONE NO. _____

THIS APPLICATION IS NOT TO BE CONSIDERED AS A PERMIT AND DOES NOT AUTHORIZE THE COMMENCEMENT OF THE WORK.

FOR OFFICE USE ONLY

TOTAL VALUE OF IMPROVEMENT INCLUDING LABOUR \$ <u>122418</u>	BUILDING PERMIT FEE	\$ <u>589</u>
	PLUMBING PERMIT FEE <u>17 fee</u>	\$ <u>90</u>
	WATER CONNECTION INSP FEE	\$ <u>10</u>
	SANITARY CON. INSP FEE	\$ <u>10</u>
	STORM CON. INSP FEE	\$ <u>10</u>
	OTHER	\$ _____
PERMIT NO. <u>A-411-93</u>		
DATE PAID _____		
RECEIPT # _____		
	TOTAL COST OF PERMIT	\$ <u>709.00</u>



No BEARING FOR Trusses. Plyng Beams required.

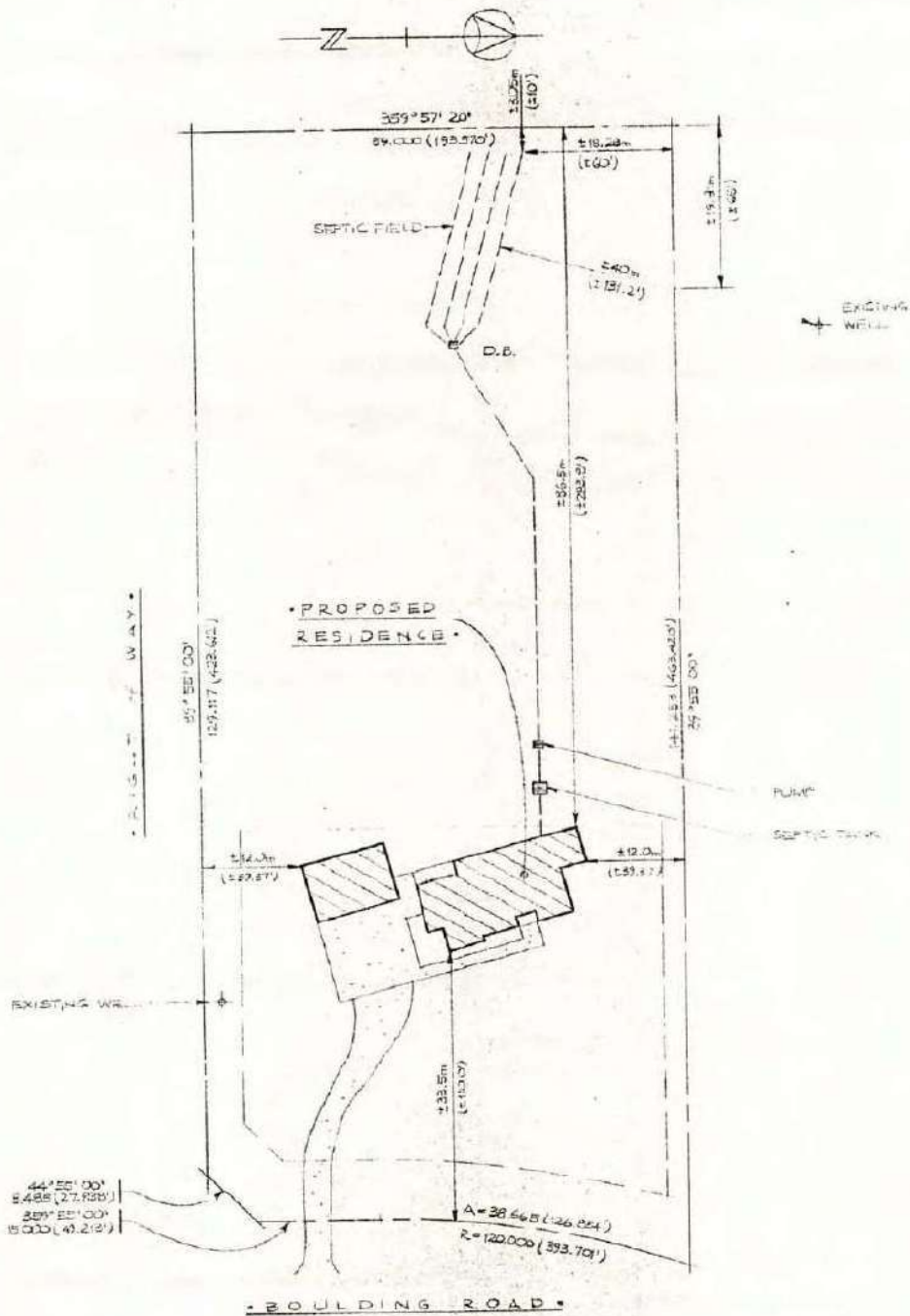
2x12 FLOOR JOISTS @ 12" O.C (TRIPLED AROUND STAIR OPENING)

OK. Follow to bearing below in overlapped.

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• LEGAL DESCRIPTION •

- LOT - 1
- DISTRICT LOT - 101
- MALAHAT DISTRICT
- PLAN - 46865



• SITE PLAN •
1:500

• SEPTIC FIELD :

- DESIGN FLOW - 3 BEDROOMS
- 300 GAL/DAY
- 600 GAL (MIN.) SEPTIC TANK REQUIRED
- FOR 15 MIN. PERC. RATE :
- 283 LIN. FEET OF FIELD REQUIRED
- 4 - 72.0 FT. (21.97M) RUNS, LAID 6 FT. (1.82M) APART

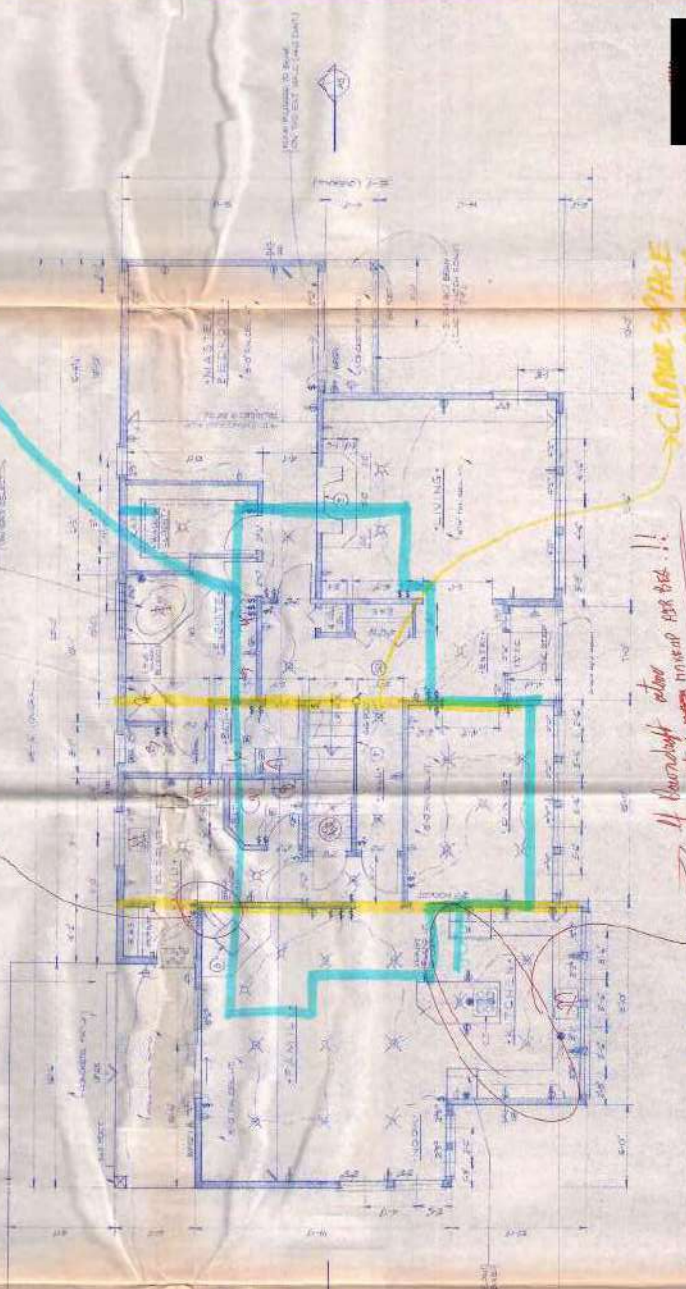
RESIDENCE
BOULDING RD.
MILL BAY, B-C.

SPECIAL NOTICE:
This document is provided for information purposes only. The information provided may no longer represent the present site conditions.
We would recommend this document not be used for any legal purposes or be relied upon for accuracy.
Date Copied: April 24/26

- NOTES**
- 1. ALL WOOD SURFACES AND SUBSTRATE TO BE FINISHED WITH AN OIL FINISH.
 - 2. ALL WOOD SURFACES TO BE FINISHED WITH AN OIL FINISH.
 - 3. ALL WOOD SURFACES TO BE FINISHED WITH AN OIL FINISH.
 - 4. ALL WOOD SURFACES TO BE FINISHED WITH AN OIL FINISH.

CHINETT HAS UNCLASIFIED THE CHAIRS FOR THE NEW SPACE. PLEASE RE-EVALUATE THE CHAIRS FOR THE NEW SPACE.

2ND FLOOR.



CHINETT HAS UNCLASIFIED THE CHAIRS FOR THE NEW SPACE. PLEASE RE-EVALUATE THE CHAIRS FOR THE NEW SPACE.

If Boardwalk also been in use, add this !!

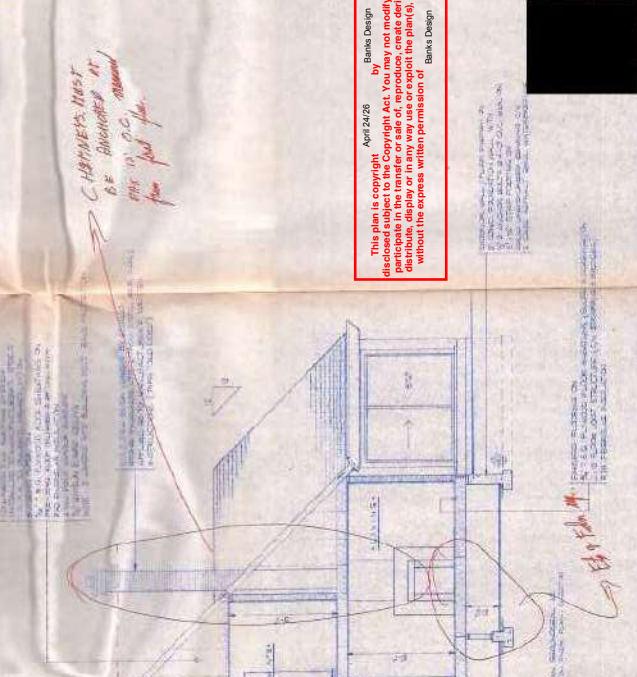
Banks Design
 1000 386-0301
 10/10/17

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GENERAL NOTES:

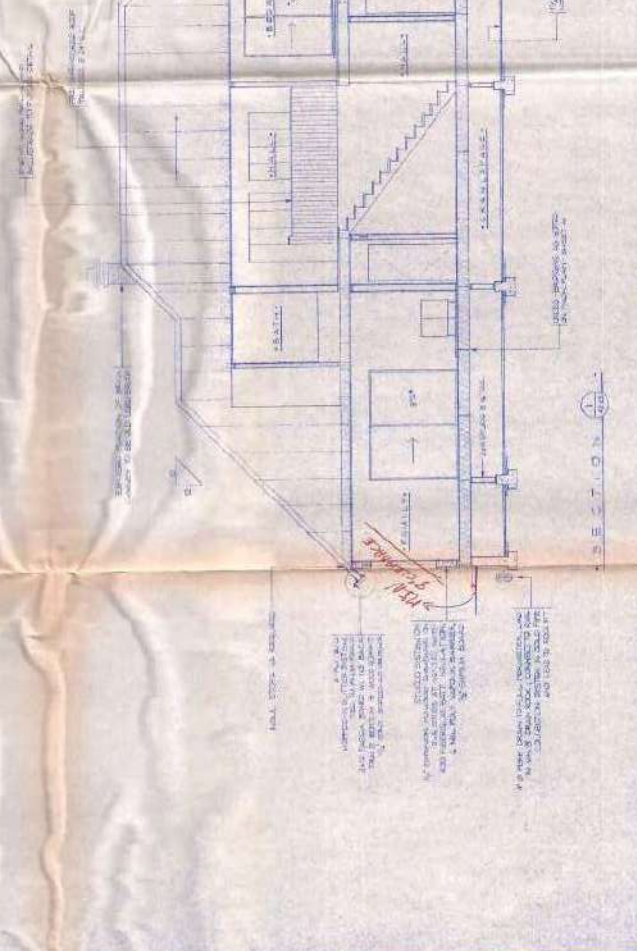
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES OF THE CITY OF VICTORIA.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES OF THE PROVINCE OF BRITISH COLUMBIA.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES OF THE PROVINCE OF BRITISH COLUMBIA.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES OF THE PROVINCE OF BRITISH COLUMBIA.
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9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES OF THE PROVINCE OF BRITISH COLUMBIA.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES OF THE PROVINCE OF BRITISH COLUMBIA.



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Handwritten notes:
 - NO FOR LATHING →
 - DON'T HAVE BACK NEW INSULATION.

Red handwritten notes:
 - THIS IS THE NEW WALL FOR THE PORCH AND NOT TO BE CONSIDERED AS PART OF THE MAIN STRUCTURE.

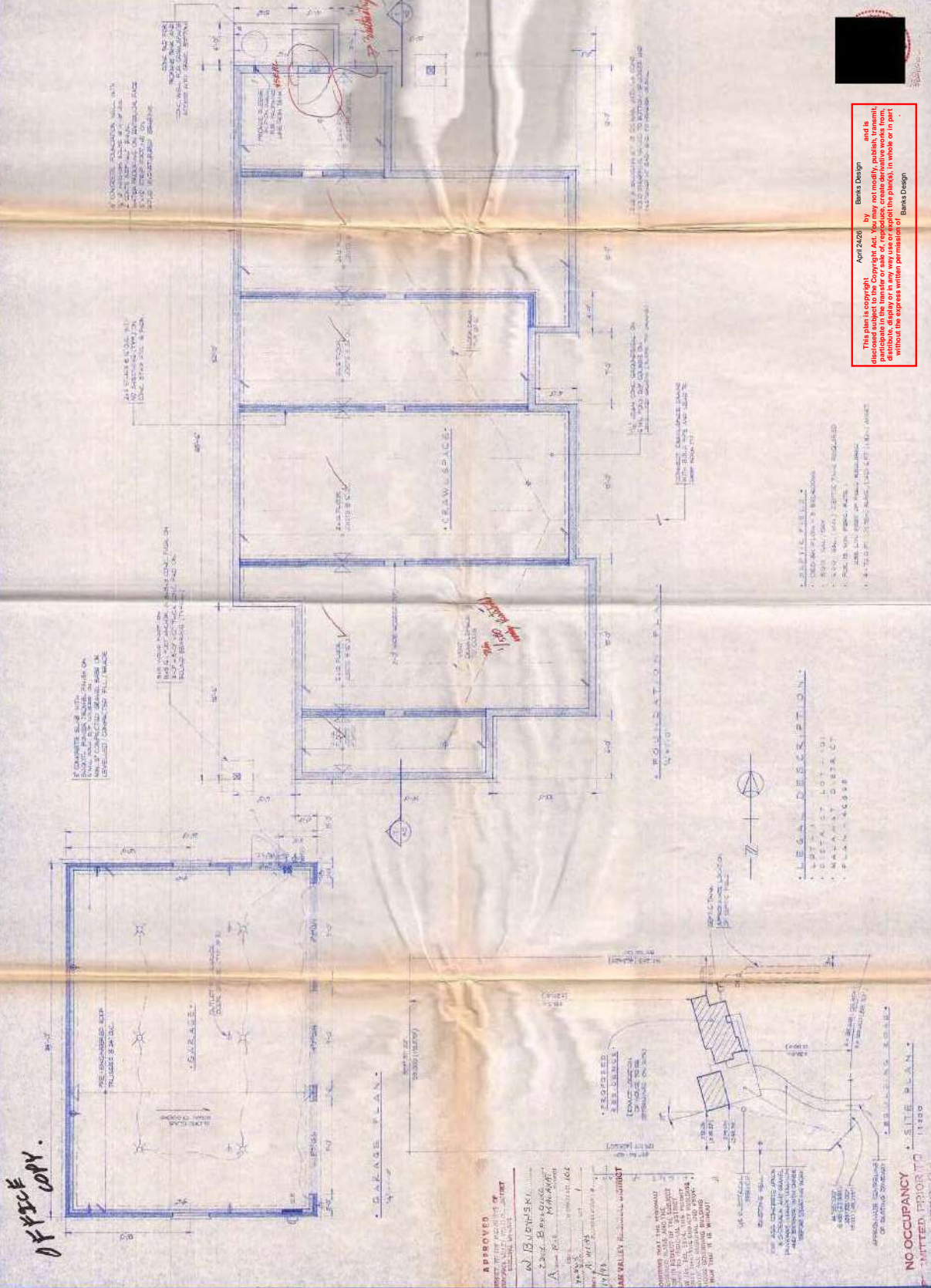


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OFFICE COPY.

DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: 04/20/09
 SCALE: AS NOTED
 PROJECT: [Redacted]

PROPOSED NEW RESIDENTIAL FOUNDATION ON STEEL PILING
 FOUNDATION ROAD
 3000 10th Street NW
 ALBUQUERQUE, NM 87104
 BANKS design



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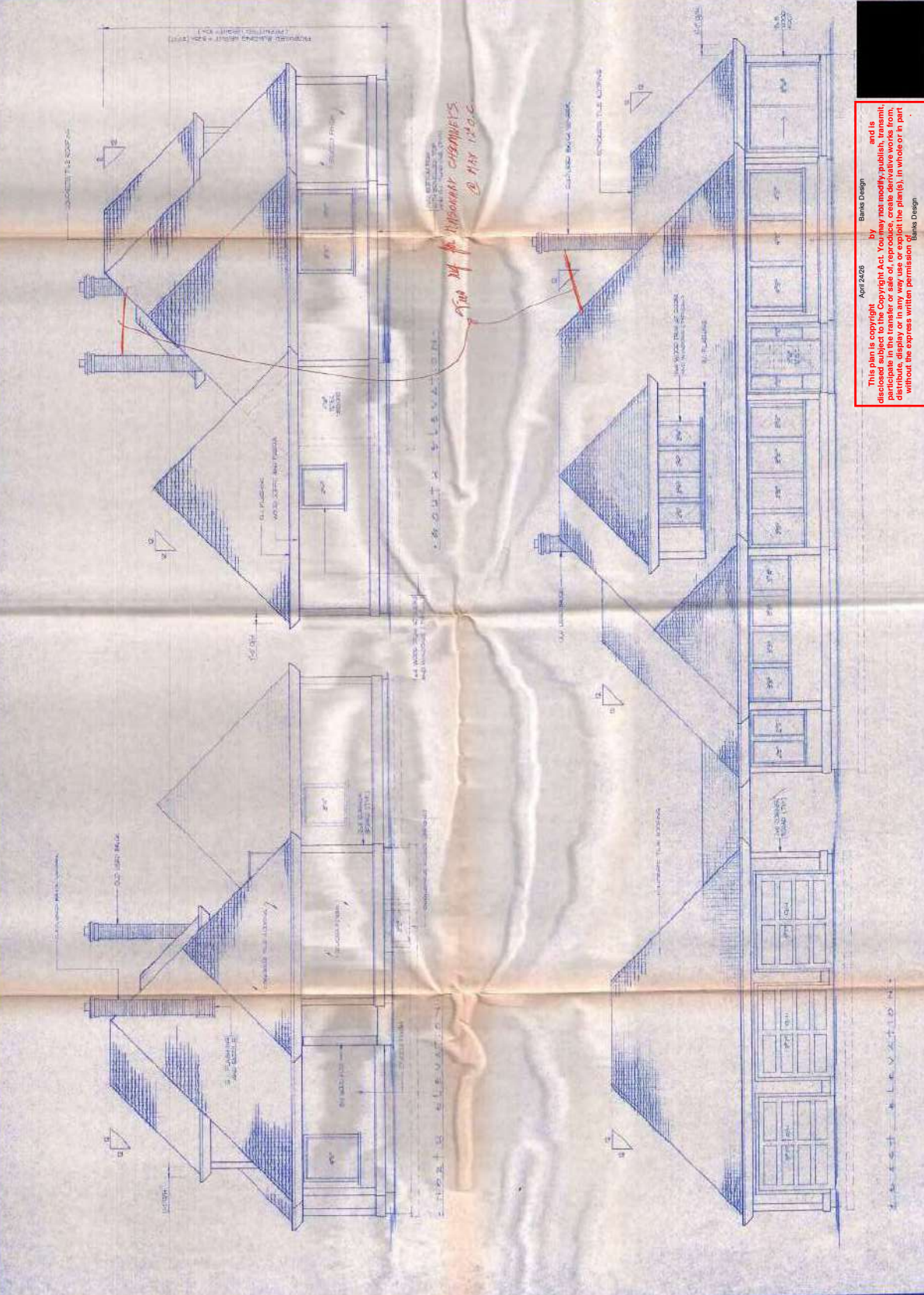
APPROVED
 [Signature]
 [Name]
 [Title]

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NO OCCUPANCY PERMITTED PRIOR TO FINAL INSPECTION

DRAWN: M.D. MS.
 DESIGN: DANKE
 SCALE: 1/4" = 1'-0"
 DATE: JAN 98
 PROJ. NO. 9837

PROPOSED NEW RESIDENTS
 for
 [REDACTED]
 ELEVATIONS
 BUILDING ROAD
 388-3331
 4109 9837



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April 24/26
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 distribute, display or in any way use or exploit the plan(s), in whole or in part,
 without the express written permission of Banks Design.

6. Height

In the RR-6 Zone, the height of all principal buildings and structures shall not exceed 6 metres, and the height of all accessory buildings shall not exceed 4.5 metres.

7. Minimum Parcel Size

The minimum parcel size in the RR-6 Zone is 1 hectare.

10.8 **R-2 VILLAGE SUBURBAN RESIDENTIAL 2 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-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2 Zone:

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

The following accessory uses are permitted in conjunction with a single detached dwelling in the R-2 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, subject to Sections 4.14 and 10.8.7;
- h. Unlicensed daycare and group daycare.

2. Impervious Surfaces and Parcel Coverage Limit

Impervious surface coverage of a parcel in the R-2 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 in the R-2 Zone:

Type of Parcel Line	Principal Uses	Residential Accessory Uses	Limited Agricultural Uses
Front	7.5 m	7.5 m	15 m
Interior Side	Lesser of 3 m or 10% parcel width	3m; 1 m if in rear yard	15 m
Exterior Side	4.5 m	4.5 m	15 m
Rear	4.5 m	4.5 m	15 m
Line adjoining Agricultural Resource 1 Zone	10 m	10 m	4.5 m

4. Building Height

The maximum height of a principal building and structure in the R-2 Zone shall not exceed 10 metres, and an accessory building or structure shall not exceed 7.5 metres in height.

5. Minimum Lake and Ocean Frontage Requirement

No parcel being created by subdivision in the R-2 Zone that fronts on a lake or the ocean shall have a total water frontage along the waterfront of less than 45 metres or 14% of total lot perimeter, whichever is greater.

6. Minimum Parcel Size

The minimum parcel size in the R-2 Zone is:

- a. 4000 m² for parcels that are serviced by a community water system;
- b. 1 hectare for parcels that are not serviced by a community water system.

7. Special Use Regulation for Limited Agriculture

Notwithstanding that limited agriculture is an accessory use to a single detached dwelling, where a parcel without a single detached dwelling on it in the R-2 Zone shares a parcel line with another parcel in any zone upon which the owner of both parcels resides, limited agricultural uses are permitted on the R-2 parcel without a single detached dwelling.



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.

2304 BOULDRING RD MILL BAY V8H 1B6

Area-Jurisdiction-Roll: 04-765-11882.000



04-765-11882000 11/23/2015

Total value \$1,780,000

2026 assessment as of July 1, 2025

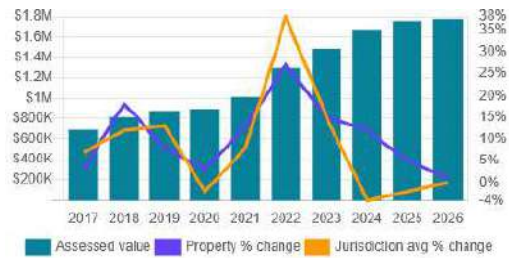
Land	\$851,000
Buildings	\$929,000

Previous year value	\$1,755,000
Land	\$817,000
Buildings	\$938,000

Property value history

2026	+1%	\$1,780,000
2025	+5%	\$1,755,000
2024	+12%	\$1,674,000
2023	+15%	\$1,488,000
2022	+27%	\$1,295,000

Property value and Duncan Rural jurisdiction change



Property information

Year built	1993
Description	2 STY house - Semi-Custom
Bedrooms	3
Baths	4
Carports	
Garages	G
Land size	1.98 Acres
First floor area	1,932
Second floor area	763
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 1, PLAN VIP46865, DISTRICT LOT 101, MALAHAT LAND DISTRICT
 PID: 011-600-454

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
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 paul@paultedrick.ca
 www.paultedrick.ca

PAUL TEDRICK
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Public Records Full Property Report

Property Identification & Legal Description

Address: 2304 BOULDRING RD MILL BAY BC V8H 1B6
Jurisdiction: Duncan Rural (765)
Roll No: 11882000 **Assessment Area:** 4
PID No: 011-600-454 **MHR No:**
Neighbourhood: Mill Bay
Legal Unique ID: A00000RFD1
Legal Description: LOT 1, PLAN VIP46865, DISTRICT LOT 101, MALAHAT LAND DISTRICT

2025 Municipal Taxes

Gross Taxes: \$8,947

2026 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$851,000	\$929,000	\$1,780,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$851,000	\$929,000	\$1,780,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$851,000	\$929,000	\$1,780,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$851,000	\$929,000	\$1,780,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$851,000	\$929,000	\$1,780,000

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
2023-04-06	\$1,840,000	CB553941	Improved Single Property Transaction
2023-03-15	\$1,840,000	CB519044	Reject - Not Suitable for Sales Analysis
2001-10-31	\$390,000	ES96513	Improved Single Property Transaction

Other Property Information

Lot SqFt: 86,249	Lot Width:
Lot Acres: 1.98	Lot Depth:
Tenure: Crown-Granted	Actual Use: Single Family Dwelling
School District: Cowichan Valley	Manual Class: 2 STY SFD - After 1990 Semi-Custom
Vacant Flag: No	Reg District: Cowichan Valley
BC Transit Flag: No	Reg Hosp Dist: Cowichan Valley
Farm No:	Mgd Forest No:
DB Last Modified: 2026-01-01	Rec Last Modified: 2026-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2025	\$1,755,000	\$8,947
2024	\$1,674,000	\$7,748
2023	\$1,488,000	\$6,083
2022	\$1,295,000	\$5,508
2021	\$1,017,000	\$5,583
2020	\$898,000	\$5,185

2019	\$875,000	\$4,915
2018	\$812,000	\$4,822
2017	\$691,000	\$4,380
2016	\$669,000	\$4,557
2015	\$602,000	\$4,158
2014	\$590,000	\$3,998
2013	\$602,000	\$3,896
2012	\$629,000	\$3,813
2011	\$631,000	\$3,698
2010	\$625,000	\$3,640
2009	\$653,000	\$3,610
2008	\$653,000	\$3,458
2007	\$599,000	\$3,550
2006	\$517,000	\$3,529
2005	\$456,000	\$3,314
2004	\$402,000	\$3,296
2003	\$360,000	\$3,149
2002	\$374,000	\$3,268

SURVEY PLAN OF LOT 1, DISTRICT LOT 101, MALAHAT DISTRICT, PLAN 46865

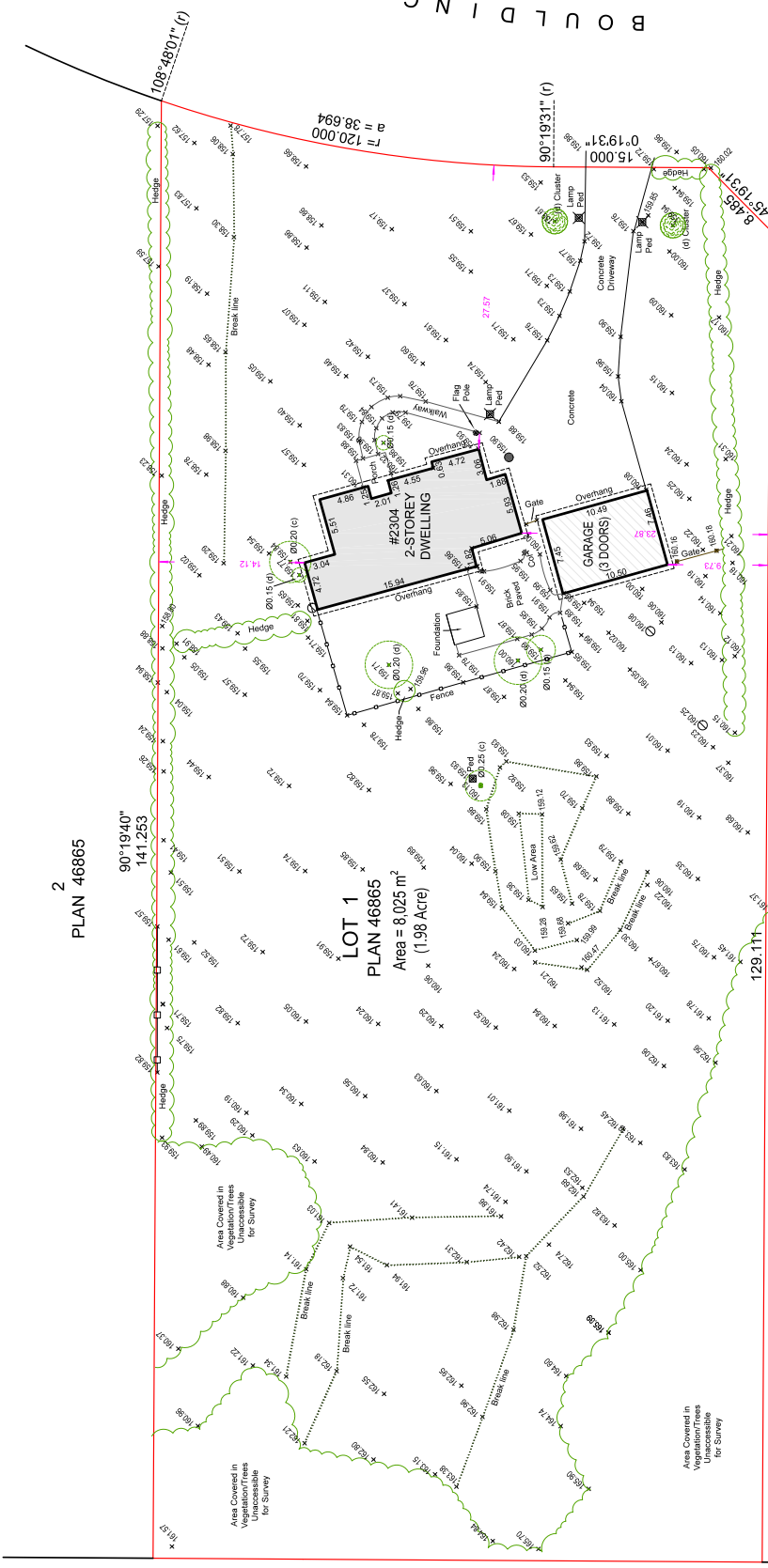
BCGS: 92B-003
 P.I.D. # 60464
 P.O.C. ADDRESS: 204 BOULDING RD. MILL BAY, BC
 ZONING: R2



PLAN 46865

90°19'40" 141.253

LOT 1
PLAN 46865
 Area = 8,025 m²
 (1.98 Acre)



BUTTERFIELD ROAD
 (undeveloped)

LEGEND

- ELEVATION - EXISTING
- CONIFER
- DECIDUOUS
- CLEANOUT
- CATCH BASIN
- LAMP PIED
- FENCE
- BREAKSLOPE LINE
- TREE LINE

NOTES

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. ELEVATIONS SHOWN ARE BASED ON NAD83 (CSRS) GEODETIC DATUM MONUMENT 94C294 ELEVATION = 133.868 METRES
3. DATE OF SURVEY JULY 06, 2022.

CERTIFIED CORRECT

APREMY PARK, BCLS
 JULY 06, 2022
 Dwg. 22-0941-TP

coreometrics
 geomatics
 P. 1 (604) 682-2722
 F. 1 (604) 682-2722
 PC, GC, DR, TH, CH, IP
 File: 22-0941-TP

Well Summary

Well Tag Number: 64101

Well Status: New

Observation Well Number:

Well Identification Plate Number:

Well Class: Water Supply

Observation Well Status:

Owner Name: CLEMENTS GRANT

Well Subclass:

Environmental Monitoring System (EMS) ID:

Intended Water Use: Private Domestic

Aquifer Number: 203

Alternative specs submitted: No

Artesian Condition: No

Technical Report: N/A

Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed

Licence Number:

Location Information

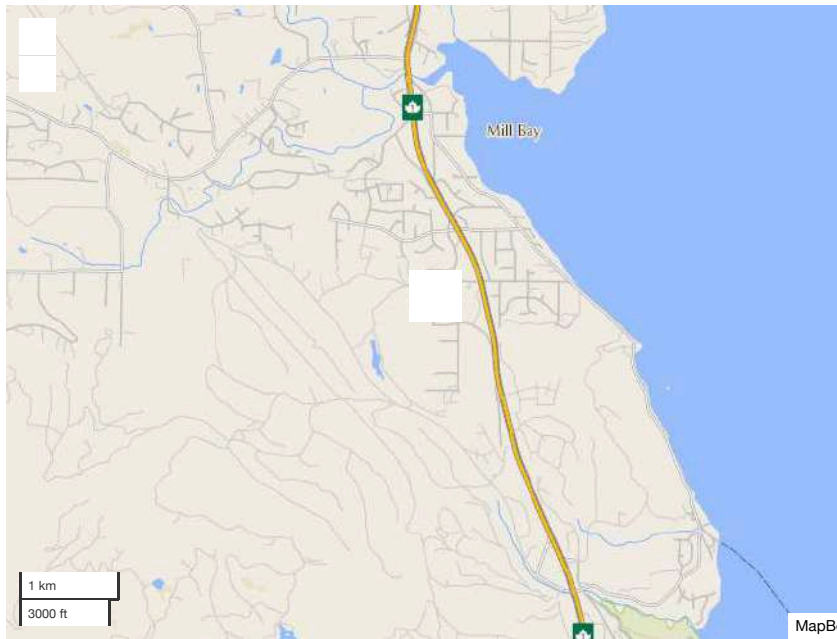
Street Address: BUTTERFIELD RD

Town/City:

Legal Description:

Lot	1
Plan	
District Lot	
Block	
Section	
Township	
Range	
Land District	
Property Identification Description (PID)	

Description of Well Location:



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.633802

Longitude: -123.558206

UTM Easting: 458873

UTM Northing: 5386899

Zone: 10

Coordinate Acquisition Code: unknown, accuracy based on parcel size) ICF cadastre, poor or no location sketch, arbitrarily located in center of parcel

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1988-08-10	1988-08-10	Drillwell Enterprises	August 13th 2003 at 8:43 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1988-08-10	1988-08-10				

Well Completion Data

Total Depth Drilled:

Estimated Well Yield: 6 USgpm

Static Water Level (BTOC): 30 feet btoc

Finished Well Depth: 180 ft bgl

Well Cap:

Artesian Flow:

Final Casing Stick Up:

Well Disinfected Status: Not Disinfected

Artesian Pressure (head):

Depth to Bedrock:

Drilling Method: Other

Artesian Pressure (PSI):

Ground elevation:

Method of determining elevation: Unknown

Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	0	2 GPM @ 140'						
0	0	6 GPM @ 180'						
0	0	BADLY FRACTURED FROM 150' TO 180'						
0	0	RECOMMEND KEEP PUMP ABOVE 150'						
0	18	SAND & GRAVEL SILTY LOOSE						
14	180	BEDROCK						

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
There are no records to show						

Surface Seal and Backfill Details

Surface Seal Material:
Backfill Material Above Surface Seal:
Surface Seal Installation Method:
Backfill Depth:
Surface Seal Thickness:
Surface Seal Depth:

Liner Details

Liner Material:
Liner Diameter:
Liner Thickness:
Liner from:
Liner to:
Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method:
Type:
Material:
Opening:
Bottom:
Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by:
Development Total Duration:

Well Yield

Estimation Method:
Estimation Rate:
Estimation Duration:
Static Water Level Before Test:
Drawdown:
Hydrofracturing Performed: No
Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:

Method of Decommission:

Sealant Material:

Backfill Material:

Decommission Details:

Pumping Test Information and Aquifer Parameters

Start Date	Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m ² /day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

CASING 0.0 TO 18.0, METHOD OF DRILLING = DRILLED

Documents

Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
64101	Unknown	Date Unknown	Public Document	WTN 64101 Well Construction.pdf

Disclaimer

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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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