


**6243 Selkirk Terr Duncan BC V9L 0A6** MLS® No: **1004423** **\$659,000** **Active**


MLS® No: **1004423** List Price: **\$659,000**  
 Status: **Active** Orig Price: **\$659,000**  
 Area: **Duncan** Sub Area: **Du East**  
 DOM: **0** Sold Price:  
 Sub Type: **Half Duplex**  
 Pend Date: Title: **Freehold/Strata**

	Lower	Main	Second	Third	Other
Fin SqFt		515	825		
Bedrooms			3		
Bathrooms		1	2		
Kitchens		1			

This well-designed half duplex in "The Properties", offers 3 spacious bedrooms and 3 bathrooms across a functional and inviting layout. The main floor features an open concept living space with large windows that fill the home with natural light, elegant flooring, and a cozy gas fireplace. The modern kitchen boasts stainless steel appliances, stylish lighting, and an eat-at peninsula—perfect for casual meals or entertaining. Step outside to a generous patio and private backyard, ideal for relaxing or hosting guests. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a large primary suite with a 4-piece ensuite and walk-in closet, along with two additional bedrooms, a full 4-piece main bath, and laundry conveniently located on the same floor. The double garage and extended driveway offer ample parking, and the home's curb appeal is fantastic. Ideal location—just minutes to all the amenities of Duncan, Maple Bay, and Mount Tzouhalem for hiking and biking!

**Interior**

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:  
 FinSqFt Total: **1,340** UnFin SqFt: **0** SqFt Total: **1,340** Basement: **No** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **3** Laundry: **In House**  
 Layout: **Duplex Side/Side**  
 Heating: **Baseboard, Electric**  
 Intr Ftrs:

**Exterior/Building**

Built (Est): **2012** Front Faces: **Northwest** Storeys: Bldg Warranty: **Yes**  
 Construction: **Cement Fibre, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
**Insulation: Walls, Stone, Vinyl Siding, Wood**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Low Maintenance Yard**

**Lot**

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:  
 Park Type: **Garage** Park Spcs: **1** View: Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **1** Services: **Underground Utilities**  
 Sewer: **Sewer To Lot** Restrictions:  
 Lot Ftrs: **Family-Oriented Neighbourhood, Landscaped, No Through Road, Quiet Area, Recreation Nearby, Sidewalk**

**Legal/Public Records**

Assessed: **\$594,000** Assess Yr: **2025** Taxes: **\$3,846** Tax Year: **2025**  
 PID: **029-056-551** Roll No: **8037243** Zoning: **R3** Zone Desc: **Duplex**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **STRATA LOT A, SECTION 1, RANGE 3, COMIAKEN DISTRICT, PLAN EPS1345 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

**Strata**

Strata/Pad Fee: **\$0** Strata/Pad Fee Year: **2025** Prop Mgr:  
 Complex: Bldgs/Cmplx: **2** Str Lots/Bldg:  
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:  
 Park SqFt: Park Incl: Park Cmn Sp: Park LCP Spc:  
 Depr Rpt?: **No** Plan Type: **Bare Land** Unit's Level:  
 Subdivision Name: **THE PROPERTIES**  
 Rent Allwd?: **Unrestricted** non conforming strata  
 Yngst Age: **0**  
 Pets Allwd: **Aquariums, Birds,** non conforming strata  
**Caged Mammals, Cats, Dogs**  
 BBQs Allwd: **Yes**  
 Smoking Byl: **No**  
 Unit Incl:  
 Assmt Incl:  
 Shrd Am:



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## **Table of Contents**

Feature Sheet  
Title  
Property Disclosure  
Floor Plans  
Autoprop Report  
Zoning Map  
Zoning Bylaws  
BC Assessment  
Building Permit  
Certificate of Occupancy  
Site Survey  
Service Card

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



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



**TITLE SEARCH PRINT**

File Reference: 6243 Selkirk

Declared Value \$263000

2025-06-17, 16:54:58

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** CA3556377  
From Title Number CA3086483**Application Received** 2014-01-21**Application Entered** 2014-01-23**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:**Taxation Authority** North Cowichan, The Corporation of the District of**Description of Land**

Parcel Identifier: 029-056-551

Legal Description:

STRATA LOT A SECTION 1 RANGE 3 COMIAKEN DISTRICT  
STRATA PLAN EPS1345 TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE EK112911THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE EK41604THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE EK47446

**TITLE SEARCH PRINT**

File Reference: 6243 Selkirk

Declared Value \$263000

2025-06-17, 16:54:58

Requestor: Paul Tedrick

**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Remarks:

RESTRICTIVE COVENANT

EG34415

1993-03-25 14:08

INTER ALIA

APPURTENANT TO SECTION 1, RANGE 4, COMIAKEN  
DISTRICTCANCELLED AS TO DOMINANT TENEMENT LOT A,  
PLAN VIP78514 BY EX28024

Nature:

Registration Number:

Registration Date and Time:

Remarks:

EASEMENT

EG34416

1993-03-25 14:08

INTER ALIA

APPURTENANT TO SECTION 1, RANGE 3, COMIAKEN  
DISTRICT, EXCEPT PART IN PLANS 35735, 35736,  
36836, VIP54532, AND VIP55257

Nature:

Registration Number:

Registration Date and Time:

Remarks:

STATUTORY BUILDING SCHEME

FB13882

2007-02-14 11:33

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

MORTGAGE

CA3556378

2014-01-21 09:33

SCOTIA MORTGAGE CORPORATION  
INCORPORATION NO. A0085153

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

LAND TAX DEFERMENT ACT AGREEMENT

CB714250

2023-06-27 12:03

THE CROWN IN RIGHT OF BRITISH COLUMBIA  
RESTRICTS DEALINGS**Duplicate Infeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE



**COMMON PROPERTY SEARCH PRINT**

File Reference: 6243 Selkirk

2025-06-17, 16:54:58

Requestor: Paul Tedrick

**Land Title District**

Land Title Office

VICTORIA

VICTORIA

Common Property Strata Plan

EPS1345

**Transfers**

NONE

**Legal Notations**

PERSONAL PROPERTY SECURITY ACT NOTICE SEE CA2788560 EXPIRES 2017/09/26

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EK112911

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EK41604

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EK47446

**Charges, Liens and Interests**

Nature:

RESTRICTIVE COVENANT

Registration Number:

EG34415

Registration Date and Time:

1993-03-25 14:08

Remarks:

INTER ALIA

APPURTENANT TO SECTION 1, RANGE 4, COMIAKEN DISTRICT

CANCELLED AS TO DOMINANT TENEMENT LOT A, PLAN VIP78514 BY EX28024

Nature:

EASEMENT

Registration Number:

EG34416

Registration Date and Time:

1993-03-25 14:08

Remarks:

INTER ALIA

APPURTENANT TO SECTION 1, RANGE 3, COMIAKEN DISTRICT, EXCEPT PART IN PLANS 35735, 35736, 36836, VIP54532, AND VIP55257

Nature:

STATUTORY BUILDING SCHEME

Registration Number:

FB13882

Registration Date and Time:

2007-02-14 11:33

Remarks:

INTER ALIA

**Miscellaneous Notes:**

NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

File Reference: 6243 Selkirk

2025-06-17, 16:54:58

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 029-056-551

SHORT LEGAL DESCRIPTION:S/EPS1345////A

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT A SECTION 1 RANGE 3 COMIAKEN DISTRICT  
STRATA PLAN EPS1345 TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS1345

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



## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)**

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

### EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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

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



### ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the 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. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the Unit.

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

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the Unit 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 Unit or 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 on the Property Disclosure Statement or on an inspection report.

### SIX IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the 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 on the Property Disclosure Statement if it caused the buyer to agree to buy the Unit.
2. The buyer must still make the buyer's own inquiries concerning the Unit in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. “Unit” is defined as the living space, including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Lands” is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. “Development” is defined as the Lands, the Unit and all other strata lots and Common Property.



# PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)



Date of disclosure: June 18 2025

The following is a statement made by the Seller concerning the property or strata unit located at:

**ADDRESS/STRATA UNIT #:** 6243 Selkirk Terr Duncan BC V9L 0A6 (the "Unit")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

☒ Principal Residence \_\_\_\_\_ Residence(s) \_\_\_\_\_ Barn(s) \_\_\_\_\_ Shed(s)  
\_\_\_\_\_ Other Building(s) Please describe \_\_\_\_\_

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know."  
This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

**THE SELLER SHOULD INITIAL  
THE APPROPRIATE REPLIES.**

YES

NO

DO NOT  
KNOW

DOES NOT  
APPLY

**1. LAND**

A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		CC		
B. Are you aware of any existing tenancies, written or oral?		CC		
C. Are you aware of any current or pending local improvement levies/charges?		CC		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		CC		

**2. SERVICES**

A. Please indicate the water system(s) the Development 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) <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 Development 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 Development already?				CC
(ii) Have you applied for a water licence and are awaiting response?				CC

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BUYER'S INITIALS

CC		
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SELLER'S INITIALS



June 18 2025

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

6243 Selkirk Terr

Duncan

BC V9L 0A6

**2. SERVICES** (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?		CC		
D. Are you aware of any problems with the sanitary sewer system?		CC		

**3. BUILDING** Respecting the Unit and Common Property

A. Has a final building inspection been approved or a final occupancy permit been obtained?			CC	
B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input checked="" type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?	CC			
C. (i) Is this Unit occupied, or has this Unit been previously occupied?	CC			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		CC		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		CC		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		CC		
F. Are you aware of any structural problems with any of the buildings in the Development?		CC		
G. Are you aware of any problems with the heating and/or central air conditioning system?		CC		
H. Are you aware of any damage due to wind, fire or water?		CC		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		CC		
J. Are you aware of any leakage or unrepaired damage?		CC		
K. Are you aware of any problems with the electrical or gas system?		CC		
L. Are you aware of any problems with the plumbing system?		CC		
M. Are you aware of any pet restrictions?				
N. Are you aware of any rental restrictions?		CC		
O. Are you aware of any age restrictions?		CC		
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS				

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BUYER'S INITIALS

CC		
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SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6243 Selkirk Terr

Duncan

BC V9L 0A6

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any special assessment(s) voted on or proposed?		CC		
R. Have you paid any special assessment(s) in the past 5 years?		CC		
S. 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 Unit?		CC		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		CC		
U. Are you aware of any problems with the swimming pool and/or hot tub?				CC
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		CC		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		CC		
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		CC		
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?		CC		
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		CC		
AA. 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"/> Cooperative				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				

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CC		
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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

6243 Selkirk Terr

Duncan

BC V9L 0A6

**3. BUILDING Respecting the Unit and Common Property** (continued)

YES

NO

CAN BE OBTAINED FROM:

DD. Are the following documents available?			
Bylaws			
Rules/Regulations			
Year-to-date Financial Statements			
Current Year's Operating Budget			
All Minutes of Last 24 Months Including Council, Special and AGM Minutes			
Engineer's Report and/or Building Envelope Assessment			
Strata Plan			
Depreciation Report			
Reserve Fund Study			
Summary of Insurance Coverages (including premium)			

EE. 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?					Recreation?				
Heat?					Cable?				
Hot Water?					Gardening?				
Gas Fireplace?					Caretaker?				
Garbage?					Water?				
Sewer?					Other?				

FF. (i) Number of Unit parking stalls included \_\_\_\_\_ and specific numbers \_\_\_\_\_

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

GG. (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?

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BUYER'S INITIALS

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SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6243 Selkirk Terr

Duncan

BC V9L 0A6

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. To the best of your knowledge, has the Unit 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)		CC		
II. Is there a radon mitigation system in the Unit?		CC		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		CC		
JJ. 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)		CC		
KK. Is there a radon mitigation system for the Common Property?		CC		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?		CC		

## 4. GENERAL

A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		CC		
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: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		CC		
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)?		CC		
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)?		CC		

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BUYER'S INITIALS

BC1003 REV. NOV 2023

CC		
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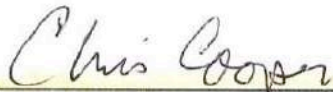
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DATE OF DISCLOSURE

ADDRESS: 6243 Selkirk Terr Duncan BC V9L 0A6

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

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

SELLER(S) CHRISTOPHER ROBIN COOPER

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr \_\_\_\_\_.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

**The Buyer is urged to carefully inspect the Development and, if desired, to have the Development 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 or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the strata Unit or the Development.

\*PREC represents Personal Real Estate Corporation

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Term to be included in the contract of purchase and sale.

**It is mandatory the following term be included within your offer and acknowledged by the buyers:**

**NO STRATA COUNCIL OR MEETINGS:**

The Buyer acknowledges that this strata corporation has not been run in compliance with the Strata Property Act and there is no active strata council, there have been no strata meetings, there is no budget, no strata fees have been collected, and there is no operating or contingency reserve fund or financial records.



## Main Floor

Finished = 515  
 (Ceiling Height 8' 0")

Porch = 58

Garage = 252

Patio = 135

Shed = 18

**Total = 978**

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



FLOOR PLAN PREPARED  
 FOR EXCLUSIVE USE OF  
 PAUL TEDRICK

**6243 Selkirk Terr**  
 Total Finished Area : 515 Sq Ft

## Upper Floor

Finished = 825  
(Ceiling Height 8' 0")

**Total = 825**

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



## Main Floor

Finished = 515  
(Ceiling Height 8' 0")

Porch = 58

Garage = 252

Patio = 135

Shed = 18

## Upper Floor

Finished = 825  
(Ceiling Height 8' 0")

**Total = 1803**

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







## PROPERTY REPORT

6243 SELKIRK TE  
North Cowichan  
V9L 0A6  
Canada

PID: 029-056-551

JUNE 23, 2025

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

6243 SELKIRK TE North Cowichan BC V9L 0A6



PID	029-056-551
Legal Description	STRATA LOT A SECTION 1 RANGE 3 COMIAKEN DISTRICT STRATA PLAN EPS1345 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS1345
Zoning	R3 - Residential One and Two-Family Zone
Community Plan(s)	not in ALR

Year Built	2012	Structure	DUPLEX, STRATA SIDE BY SIDE
Lot Size	-	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	105.27 m	Min Elev.	96.42 m
Floor Area	1340 Ft²	Walk Score	15 / Car-Dependent
Transit Score	-	Annual Taxes	\$3,688.00

ASSESSMENT			
	2024	%	2025
Building	\$370,000	↓ -6.76	\$345,000
Land	\$235,000	↑ 5.96	\$249,000
Total	\$605,000	↓ -1.82	\$594,000

APPRECIATION			
	Date	(\$)	% Growth
Assessment	2025	\$594,000	↑ 125.86
Sales History	21/01/2014	\$263,000	-

RECENT MLS® HISTORY			
MLS® History is not available.			

DEVELOPMENT APPLICATIONS			
-			

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

Google Views

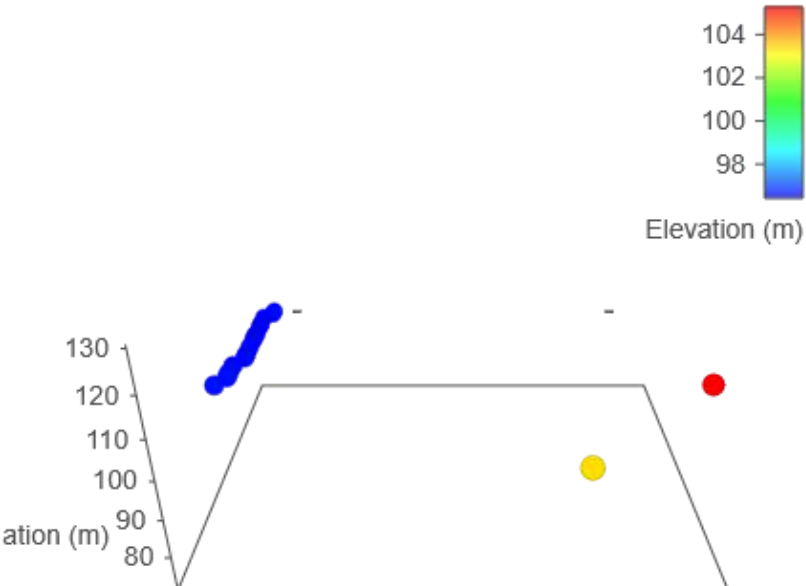




#### Estimated Lot Dimensions and Topography



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



Max Elevation: 105.27 m | Min Elevation: 96.42 m | Difference: 8.85 m

## Property Identification & Legal Description

Address:	6243 SELKIRK TERR DUNCAN BC V9L 0A6		
Jurisdiction:	District of North Cowichan		
Roll No:	8037243	Assessment Area:	4
PID No:	029-056-551	MHR No:	
Neighbourhood:	Maple Bay Road to Genoa Road		
Legal Unique ID:	D000008YD2		
Legal Description:	STRATA LOT A, PLAN EPS1345, SECTION 1, RANGE 3, COMIAKEN 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		

## 2024 Municipal Taxes

Gross Taxes: \$3,688

## 2025 Assessed Values

### VALUATION:

	Land	Improve	Total
Value:	\$249,000	\$345,000	\$594,000

### GENERAL:

	Land	Improve	Total
Gross Value:	\$249,000	\$345,000	\$594,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$249,000	\$345,000	\$594,000

### SCHOOL:

	Land	Improve	Total
Gross Value:	\$249,000	\$345,000	\$594,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$249,000	\$345,000	\$594,000

### 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
2014-01-21	\$263,000	CA3556377	Improved Single Property Transaction

## Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Duplex, Strata Side by Side
School District:	Cowichan Valley	Manual Class:	2 STY Duplex - After 1990 - Standard
Vacant Flag:	No	Reg District:	Cowichan Valley
BC Transit Flag:	No	Reg Hosp Dist:	Cowichan Valley
Farm No:		Mgd Forest No:	
DB Last Modified:	2025-01-01	Rec Last Modified:	2025-01-01

## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$605,000	\$3,688
2023	\$641,000	
2022	\$543,000	\$3,780
2021	\$404,000	\$3,614
2020	\$374,000	\$3,501

2019	\$328,000	\$3,186
2018	\$273,000	\$2,926
2017	\$265,000	\$3,020
2016	\$271,000	\$3,205
2015	\$277,000	
2014	\$289,000	
2013	\$0	

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.



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="#">Maple Bay</a>	K - 6	<a href="#">SD 79</a>	Duncan		11 mins	0.8 km	2 mins	11 mins
B <a href="#">Queen Of Angels</a>	K - 9	Independent	Duncan		48 mins	3.6 km	5 mins	16 mins
C <a href="#">Alex Aitken</a>	K - 7	<a href="#">SD 79</a>	Duncan		1 hour 26 mins	6.4 km	9 mins	49 mins
D <a href="#">Alexander</a>	K - 7	<a href="#">SD 79</a>	Duncan		1 hour 13 mins	5.5 km	8 mins	27 mins
E <a href="#">Duncan Christian</a>	K - 12	Independent	Duncan		1 hour 8 mins	5.2 km	7 mins	20 mins
F <a href="#">Khowhemun</a>	K - 7	<a href="#">SD 79</a>	Duncan		1 hour 38 mins	7.2 km	12 mins	57 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="#">Duncan Christian</a>	K - 12	Independent	Duncan		1 hour 8 mins	5.2 km	7 mins	20 mins
B	<a href="#">Quamichan</a>	8 - 9	<a href="#">SD 79</a>	Duncan		1 hour 17 mins	5.8 km	8 mins	35 mins
C	<a href="#">Cowichan</a>	10 - 12	<a href="#">SD 79</a>	Duncan	AP Program	1 hour 20 mins	6.0 km	9 mins	30 mins
D	<a href="#">Queen Margaret's</a>	K - 12	Independent	Duncan	AP Program	1 hour 46 mins	7.8 km	14 mins	1 hour 4 mins
E	<a href="#">Shawnigan Lake</a>	8 - 12	Independent	Shawnigan Lake		5 hours 9 mins	22.5 km	24 mins	2 hours 15 mins
F	<a href="#">Frances Kelsey</a>	8 - 12	<a href="#">SD 79</a>	Mill Bay		5 hours 7 mins	22.6 km	23 mins	2 hours 11 mins

Walk Score

6243 SELKIRK TE North Cowichan, V9L 0A6



Car-Dependent

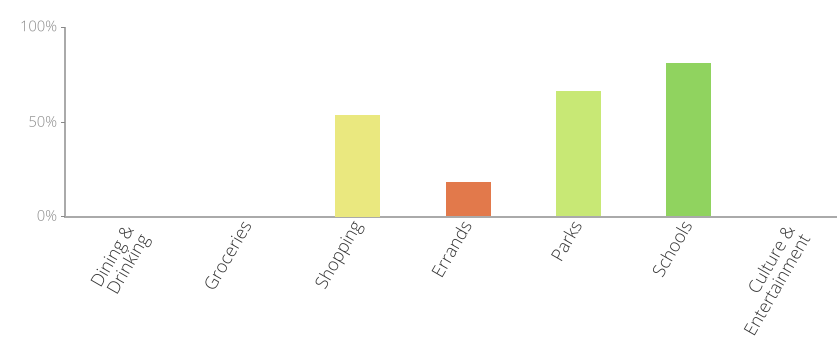
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 15 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Land Use
----------

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">R3</a> Description: Residential One and Two-Family Zone






## Zoning



### Subject Property Designations:

Code: [R3](#)  
Description: Residential One and Two-Family Zone

### Layer Legend:

	Code	Description
	<a href="#">R3</a>	Residential One and Two-Family Zone
	<a href="#">A3</a>	Rural Restricted Zone
	<a href="#">A2</a>	Rural Zone
	<a href="#">PU</a>	Public Use Zone
	<a href="#">R1</a>	Residential Rural Zone

## North Cowichan Property Information Report

## General Property Information

<b>Civic Address:</b>	6243 SELKIRK TCE
<b>Folio:</b>	08037-243
<b>LTO Number:</b>	CA3556377
<b>PID:</b>	029-056-551
<b>MHR Number:</b>	
<b>Status:</b>	Active
<b>Property No:</b>	119312
<b>Legal:</b>	LOT A SECTION 1 RANGE 3 COMIAKEN PLAN EPS1345 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

### Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	2147	2 Sty Duplex - After 1980 - New Standard
ACTUAL USE	035	DUPLEX - SINGLE UNIT OWNERSHIP
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

## Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2025	May 02, 2025	Reg	3,846.00	1	249,000	345,000	594,000	594,000
2024	May 15, 2024	Reg	3,688.08	1	235,000	370,000	605,000	605,000

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023	May 10, 2023	Reg	3,590.93	1	265,000	376,000	641,000	641,000

#### Licensing Information

There is no licensing account information for this property.

#### Community Development

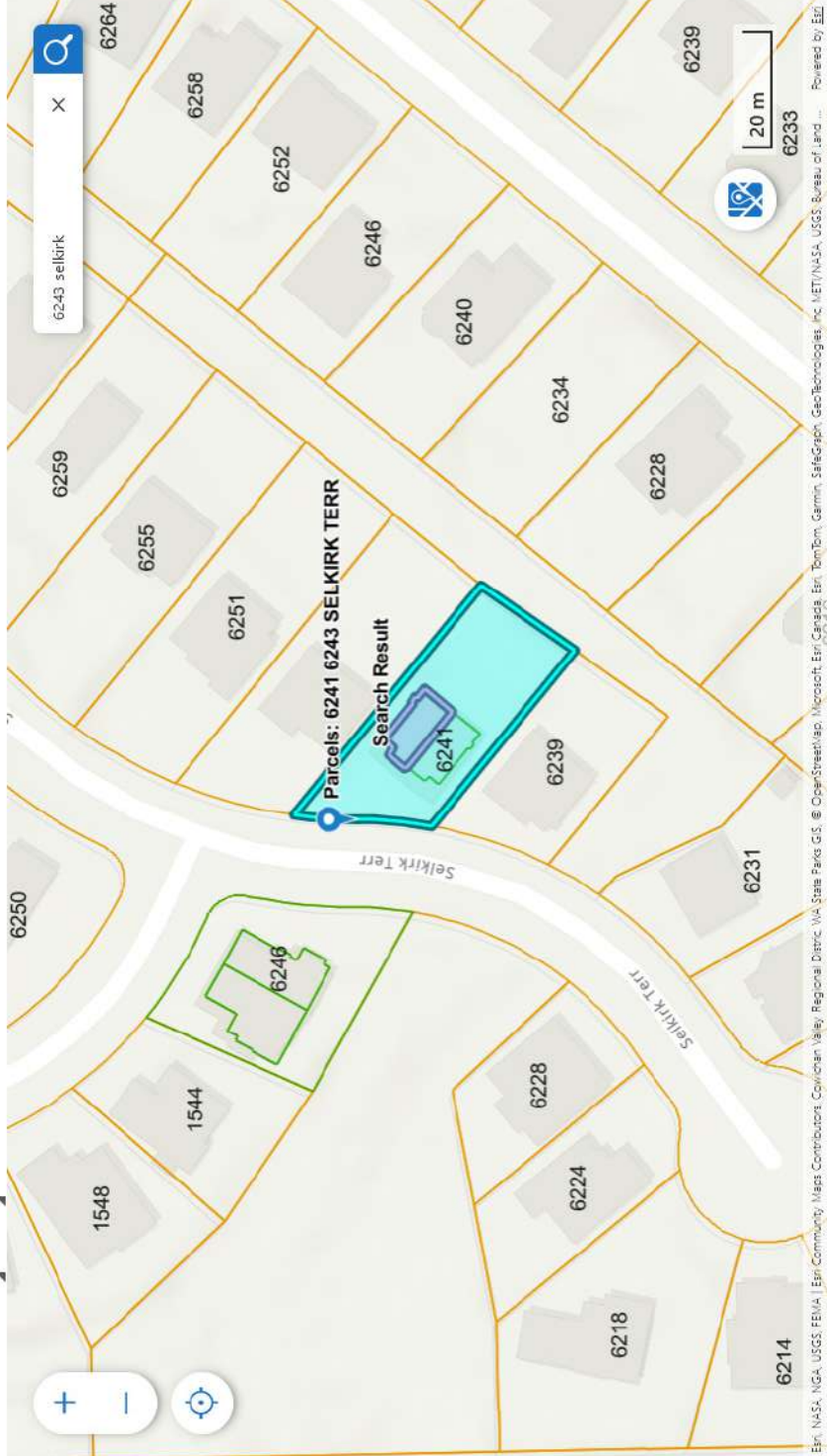
There is no community development information for this property.

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



## Parcels: 6241 6243 SELKIRK TERR

House 1: 6241  
House 2: 6243  
Street Name: SELKIRK TERR  
Approx. m2:  
Approx. Acre: 0.211096  
Approx. Hectare: 0.085512  
PID: STRATA  
Folio: STRATA  
Lot: STPL  
Plan: EPS1345  
Non-Legal Descript: STRATA- EPS1345  
Section: 1  
Range: 3  
Land District: Comlaken  
Zoning: R3  
Split Zoned: NA  
Accuracy:  
Method:  
GIS Link ID: 14300  
Comments:  
[Zoning Bylaw PDF](#)  
[Property Report](#)



## Residential One and Two-Family Zone (R3)

### Permitted Uses

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

### Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (b) Single-family dwelling with a secondary suite, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (c) Two-family dwelling, 700 m<sup>2</sup> (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m<sup>2</sup> (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m<sup>2</sup> (7,201 sq. ft.). [BL3684]

### Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
  - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
  - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

### Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) The maximum permitted floor space ratio is 0.5:1.
  - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
  - (d) [Repealed, BL3754]
  - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger; and
  - (b) 35% of the lot area for lots less than 650 m<sup>2</sup> (7,000 sq. ft.).

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
  - (a) Principal Buildings
    - Yard, Front, 5.0 m (16.40')
    - Yard, Side, 2.0 m (6.56')
    - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
    - Yard, Rear, 7.5 m (24.6') [BL3323]
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 5.0 m (16.40')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92') [BL3323]
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

### Maximum Building Height

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

### Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
  - (a) [Repealed, BL3891]
  - (b) [Repealed, BL3891]
  - (c) [Repealed, BL3891]
  - (d) Bed and breakfast uses may have no more than three sleeping units.
  - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
  - (f) [Repealed, BL3758]
  - (g) [Repealed, BL3674]
  - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
  - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
    - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
    - (ii) the covered retail sales area does not exceed 100 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
  - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
    - (i) the number of residents does not exceed three, and
    - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

### Driveway Width

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



**6243 SELKIRK TERR DUNCAN V9L 0A6**

Area-Jurisdiction-Roll: 04-315-08037.243



04-315-08037243 10/27/2015

**Total value      \$594,000**

2025 assessment as of July 1, 2024

Land      \$249,000

Buildings      \$345,000

Previous year value      \$605,000

Land      \$235,000

Buildings      \$370,000

**Property information**

Year built      2012

Description      2 STY Duplex - Standard

Bedrooms      3

Baths      3

**Carpports**

Garages      G

**Land size**

First floor area      515

Second floor area      825

**Basement finish area****Strata area**

Building storeys      2

**Gross leasable area****Net leasable area****No.of apartment units****Legal description and parcel ID**

STRATA LOT A, PLAN EPS1345, SECTION 1, RANGE 3,  
COMIAKEN 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: 029-056-551

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

No sales history for the last 3 full calendar years

**Manufactured home****Width****Length****Total area****Register with BC Assessment**

Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

# The Corporation of the District of North Cowichan

7030 Trans Canada Highway

P.O. Box 278, Duncan, BC

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

## BUILDING PERMIT

Permit #: **BP006310**

Folio: 08037-169

Issued Date: Oct 18, 2012

Permit Type: **MULTI-FAMILY DWELLING - NEW**

Description: THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF A TWO FAMILY DWELLING.

Address: **6243 6241 SELKIRK TCE**

Legal: **LT 5 SEC 1 RGE 3 COM PL VIP82628**

Zone: **R3 RESIDENTIAL ONE AND TW**

P.I.D. **026-987-619**

Applicant: **SUNCRAFT CONSTRUCTION LTD**

Address: **PO BOX 584 STN MAIN DUNCAN BC V9L 3X9**

Phone: 250-709-8268

Owner: **SUNCRAFT CONSTRUCTION LTD**

Address: **PO BOX 584 STN MAIN DUNCAN BC V9L 3X9**

Phone: 250-709-8268

Description	Quantity	Amount	Description	Quantity	Amount
Bp Eng Driveway	1.00	25.00	Bp Eng Sweep	1.00	50.00
Bp Fees	341,764.50	2,109.26	Bp Fixtures	20.00	252.00
Bp Pl Sanitary	1.00	31.50	Bp Plumb Water	1.00	31.50
Total:					<b>\$2,499.26</b>

### Building Information:

TYPE OF IMPROVEMENT: **NEW**

CONSTRUCTION VALUE: **341,764.50**

### Special Conditions:

- \* The Municipality of North Cowichan is relying on the registered professional engineer or architect of record provided to ensure compliance to the current B.C. Building Code for design, plan certification and field reviews as provided for in section 290 of the Local Government Act and section 12 & 13 of the Municipality of North Cowichan's Building Bylaw No. 3172, 2003.
- \* The District of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- \* Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the District of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. See B.C.B.C. (2006) Division A, Article 1.1.1.3.
- \* Plans have been reviewed for general conformance. It is the designers responsibility for accuracy, adequacy and all code requirements.
- \*

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 the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes.

Applicant: 

Building Inspector: 



7030 Trans Canada Highway, Box 278  
Duncan, BC V9L 3X4

Telephone: (250) 746-3165  
Fax: (250) 746-3154  
[www.northcowichan.ca](http://www.northcowichan.ca)

## **BUILDING PERMIT CERTIFICATE OF OCCUPANCY**

December 23, 2013

Folio No. 08037-169  
Permit #: BP006310

**APPLICANT**  
SUNCRAFT CONSTRUCTION LTD

**ADDRESS**  
PO BOX 584 STN MAIN  
DUNCAN BC V9L 3X9

**CIVIC ADDRESS: 6243 SELKIRK TCE**

This certifies that the premise described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued.

Building Inspector:

A handwritten signature in black ink, appearing to read "Rachel Hogg", written over a horizontal line.

**B. C. LAND SURVEYOR'S  
CERTIFICATE OF LOCATION FOR  
LOT 5, SECTION 1, RANGE 3,  
COMIAKEN DISTRICT,  
PLAN VIP82628.**

SCALE 1 : 250

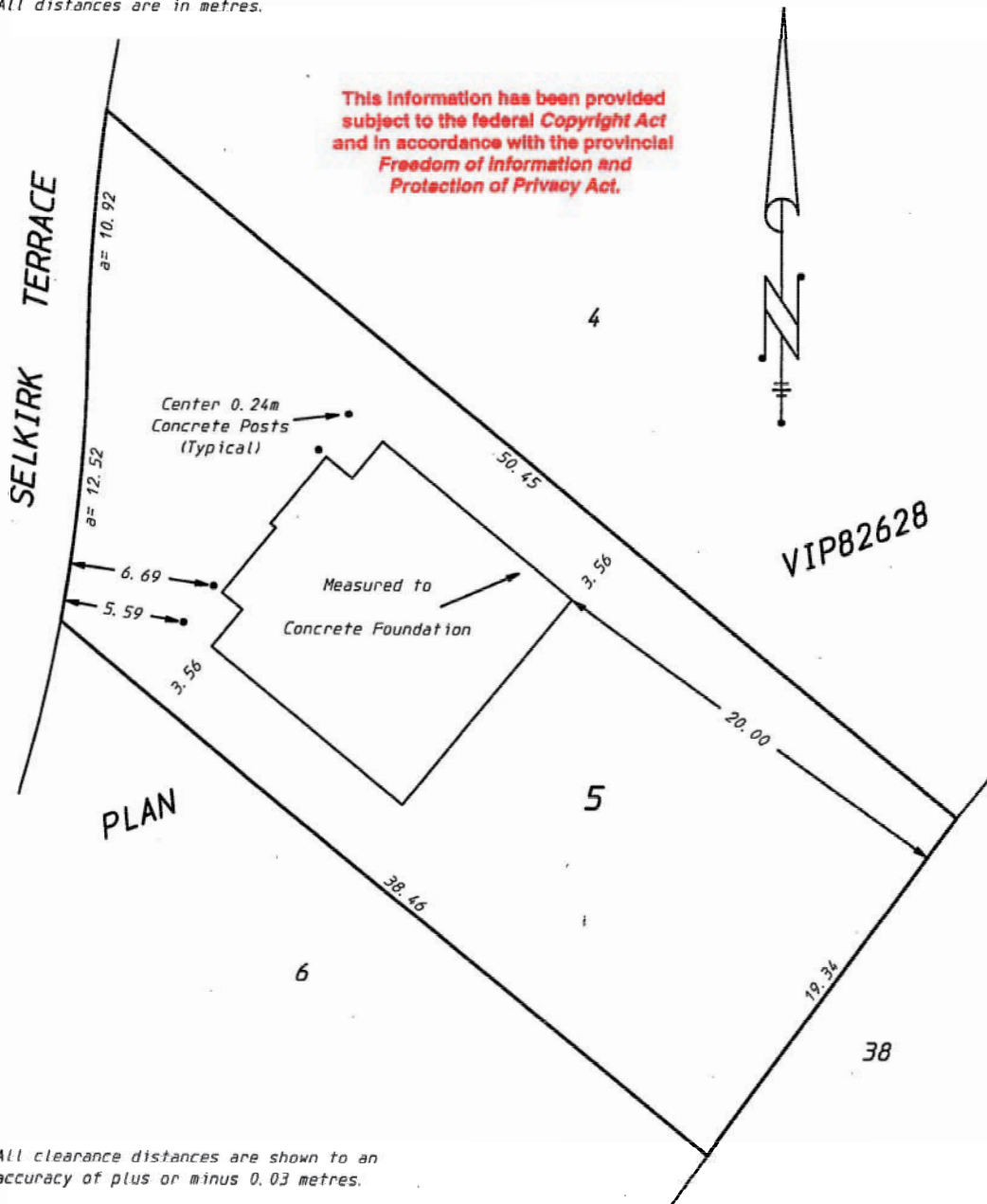


All distances are in metres.

Note: Lot 5 lies within the Corporation of the District of North Cowichan and is Zoned R-3. Bylaw setback requirements are as follows:  
Principal Buildings  
Front 5.0 m  
Side 2.0 m  
Rear 7.5 m

Vehicle entrance to public road excluding lane, 5.8 m.

This information has been provided  
subject to the federal Copyright Act  
and in accordance with the provincial  
Freedom of Information and  
Protection of Privacy Act.



All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

KENYON WILSON  
PROFESSIONAL LAND SURVEYORS  
221 CORONATION AVE.  
DUNCAN, B. C. V9L 2T1 (250) 746-4745  
FILE 12-7432.CRT (12-7432A.SOI)

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 30th day of December, 2012.

©

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

B. C. L. S.



S. 04, 3

# THE CORPORATION OF THE OF THE DISTRICT OF NORTH COWICHAN

FOLIO No.		LEGAL		LOT	BLK	RGE	SEC	PLAN	DIST	ADDRESS
8037-169				5		3 1/2	82628	Coni		(6243)
METER SERIAL No.		WATER		SEWER		DRAIN		SELKIRK TERRACE		
INSTALLATION DATE	SEPTEMBER 2006	SEPTEMBER 2006		SEPTEMBER 2006		SEPTEMBER 2006		SEPTEMBER 2006		
SIZE OF SERVICE	20mm	100mm		100mm		75mm/50mm				
TYPE OF SERVICE	3/4" POLY TUBE	PVC SDR 28		PVC SDR 28		PVC				
CONNECTION LENGTH	4.50 m	8.71 m		9.57 m		14.10m				
METER SIZE AND TYPE	n/a	n/a		n/a		n/a				
DEPTH AT PL	0.53 m	1.96 m		1.94 m		± 1.0m				
DEPTH AT MAIN	1.24 m	3.67 m		3.41 m		± 1.2m				
LOCATION AT PL	10.90m NE OF NW PIN	2.90m SW OF NE PIN		2.60m SW OF NE PIN		2.10m H/T/C NE OF NW PIN				
LOCATION AT MAIN		44.9m		48.9m						
REVISION/DATE	Added secondary water meter Nov. 19/2012									
COMMENTS										

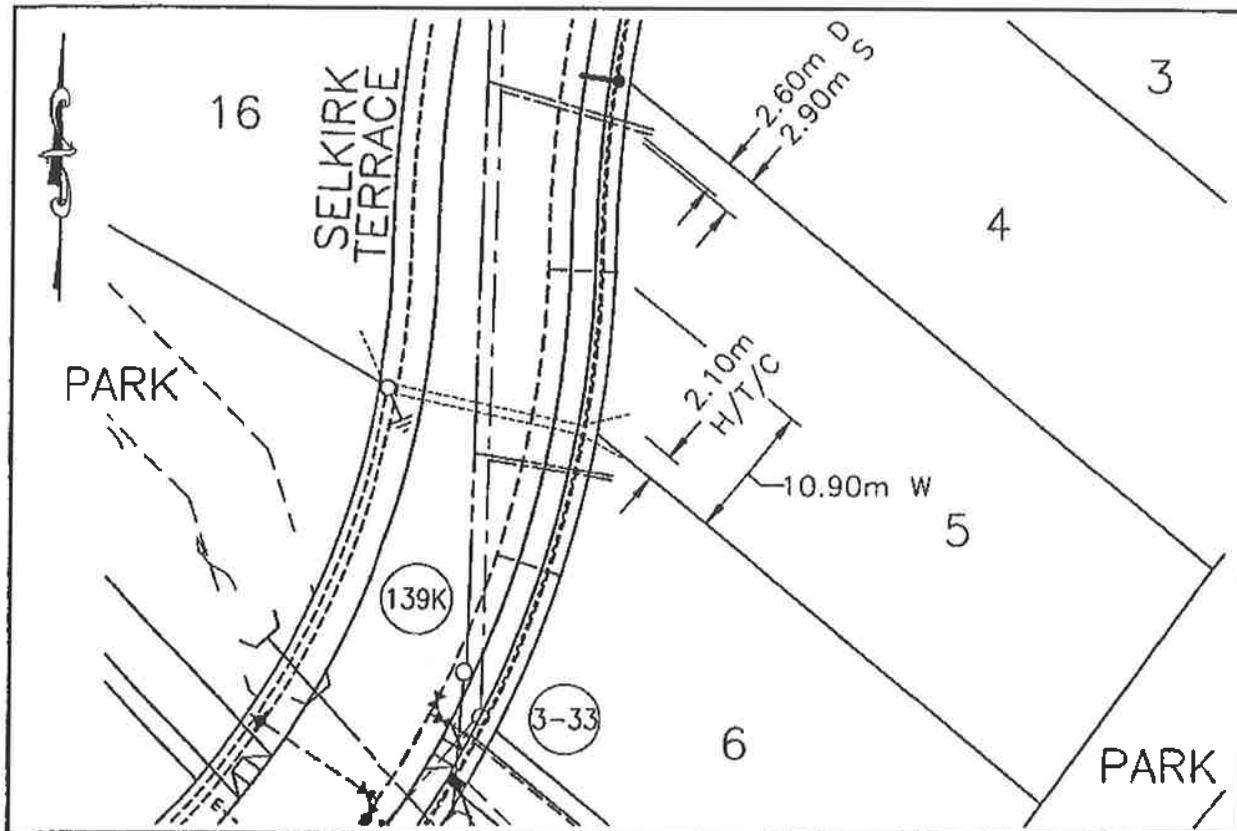
PRIOR TO EXCAVATING, CONTACT GAS, HYDRO, TELEPHONE, AND CABLE TO CONFIRM LOCATIONS

THE MUNICIPALITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS SERVICE RECORD.

# THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN SERVICE CARD

8542

HOUSE NO: -	STREET NAME: SELKIRK TERRACE
PLAN NO: -	LOT NO: 5 FILE NO: -



N.T.S.

WATER LOCATION:	10.90m NE OF NW PIN	SIZE: 20mm
SANITARY SEWER LOCATION:	2.90m SW OF NE PIN	SIZE: 100mm SANITARY INVERT: 93.824
STORM SEWER LOCATION:	2.60m SW OF NE PIN	SIZE: 100mm STORM INVERT: 93.845
MINIMUM BASEMENT FLOOR ELEVATION: 94.45 (G)	GROUND ELEVATION: 95.96 AT WATER SERVICE METER	



CERTIFIED ACCURATE BY ROD SMITH P.ENG.  
PLOT DATE: 12-21-06



**NEWCASTLE  
ENGINEERING LTD.**  
4-3179 BARONS ROAD  
NANAIMO, B.C. V9T 5W5

[View Complete Statute](#)

This Act is current to June 24, 2025

See the [Tables of Legislative Changes](#) for this Act's legislative history, including any changes not in force.

## **STRATA PROPERTY ACT**

### **[SBC 1998] CHAPTER 43**

#### **Schedule of Standard Bylaws**

#### **Division 1 — Duties of Owners, Tenants, Occupants and Visitors**

##### **Payment of strata fees**

- 1** An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

##### **Repair and maintenance of property by owner**

- 2** (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the

(2) responsibility of the strata corporation under these bylaws.

##### **Use of property**

- 3** (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
- (a) causes a nuisance or hazard to another person,
  - (b) causes unreasonable noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common

(2) assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on

(3) land that is a common asset.

An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- (4)
- (a) a reasonable number of fish or other small aquarium animals;
  - (b) a reasonable number of small caged mammals;
  - (c) up to 2 caged birds;
  - (d) one dog or one cat.
  - (d)

##### **Inform strata corporation**

- 4** (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.

On request by the strata corporation, a tenant must inform the strata corporation of the tenant's name.

(2)

##### **Obtain approval before altering a strata lot**

- 5** (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:

- (a) the structure of a building;
- (b) the exterior of a building;
- (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
- (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
- (e) fences, railings or similar structures that enclose a patio, balcony or yard;
- (f) common property located within the boundaries of a strata lot;
- (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that

(2)

the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

This section does not apply to a strata lot in a bare land strata plan.

(3)

#### **Obtain approval before altering common property**

**6**

(1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.

The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

(2)

#### **Permit entry to strata lot**

**7**

(1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot

in an emergency, without notice, to ensure safety or prevent significant loss or damage, and

(a)

at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any

(b)

portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.

The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

(2)

### **Division 2 — Powers and Duties of Strata Corporation**

#### **Repair and maintenance of property by strata corporation**

**8**

The strata corporation must repair and maintain all of the following:

common assets of the strata corporation;

(a)

common property that has not been designated as limited common property;

(b)

limited common property, but the duty to repair and maintain it is restricted to

(c)

repair and maintenance that in the ordinary course of events occurs less often than once a year, and

(i)

the following, no matter how often the repair or maintenance ordinarily occurs:

(ii)

the structure of a building;

(A)

the exterior of a building;

(B)

chimneys, stairs, balconies and other things attached to the exterior of a building;

(C)

doors, windows and skylights on the exterior of a building or that front on the common property;

(D)

fences, railings and similar structures that enclose patios, balconies and yards;

(E)

a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to

(d)

the structure of a building,

(i)

the exterior of a building,

(ii)

chimneys, stairs, balconies and other things attached to the exterior of a building,

(iii)

doors, windows and skylights on the exterior of a building or that front on the common property, and

(iv)

fences, railings and similar structures that enclose patios, balconies and yards.

(v)

### **Division 3 — Council**

#### **Council size**

**9**

(1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.

If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

(2)

#### **Council members' terms**

**10**

(1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.

A person whose term as council member is ending is eligible for reelection.

(2)

[Repealed 1999-21-51.]

(3) to (5)

#### **Removing council member**

**11**

(1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.

After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the

(2)

council member for the remainder of the term.

#### **Replacing council member**

**12**

(1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.

A replacement council member may be appointed from any person eligible to sit on the council.

(2)

The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.

(3)

If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of

(4)

the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the



regulations and the bylaws respecting the calling and holding of meetings.

#### **Officers** **13**

- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.  
  
A person may hold more than one office at a time, other than the offices of president and vice president.
- (2) The vice president has the powers and duties of the president
- (3)
  - while the president is absent or is unwilling or unable to act, or
  - (a) for the remainder of the president's term if the president ceases to hold office.
  - (b)If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a
- (4) replacement officer from among themselves for the remainder of the term.

#### **Calling council meetings**

##### **14**

- (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.  
  
The notice does not have to be in writing.
- (2) A council meeting may be held on less than one week's notice if
- (3)
  - all council members consent in advance of the meeting, or
  - (a) the meeting is required to deal with an emergency situation, and all council members either
  - (b) consent in advance of the meeting, or
    - (i) are unavailable to provide consent after reasonable attempts to contact them.
    - (ii)The council must inform owners about a council meeting as soon as feasible after the meeting has been called.
- (4)

#### **Repealed**

##### **15**

[Repealed 2009-17-35.]

#### **Quorum of council**

##### **16**

- (1) A quorum of the council is
  - 1, if the council consists of one member,
  - (a) 2, if the council consists of 2, 3 or 4 members,
  - (b) 3, if the council consists of 5 or 6 members, and
  - (c) 4, if the council consists of 7 members.
  - (d)Council members must be present in person at the council meeting to be counted in establishing quorum.
- (2)

#### **Council meetings**

##### **17**

- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.  
  
If a council meeting is held by electronic means, council members are deemed to be present in person.
- (2) Owners may attend council meetings as observers.
- (3) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
- (4)
  - bylaw contravention hearings under section 135 of the Act;
  - (a) [Repealed 2022-41-27.]
  - (b) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.
  - (c)

#### **Voting at council meetings**

##### **18**

- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.  
  
Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a
- (2) second, deciding vote.
- The results of all votes at a council meeting must be recorded in the council meeting minutes.
- (3)

#### **Council to inform owners of minutes**

##### **19**

- The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

#### **Delegation of council's powers and duties**

##### **20**

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.  
  
The council may delegate its spending powers or duties, but only by a resolution that
- (2)
  - delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - (a) delegates the general authority to make expenditures in accordance with subsection (3).

- A delegation of a general authority to make expenditures must
  - (3) set a maximum amount that may be spent, and
    - (a) indicate the purposes for which, or the conditions under which, the money may be spent.
    - (b) The council may not delegate its powers to determine, based on the facts of a particular case,
  - (4) whether a person has contravened a bylaw or rule,
    - (a) whether a person should be fined, and the amount of the fine, or
    - (b) whether a person should be denied access to a recreational facility.
    - (c)

#### **Spending restrictions**

- 21** (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.
- (2)

#### **Limitation on liability of council member**

- 22** (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.
- (2)

### **Division 4 — Enforcement of Bylaws and Rules**

#### **Maximum fine**

- 23** The strata corporation may fine an owner or tenant a maximum of
- (a) \$50 for each contravention of a bylaw, and
  - (b) \$10 for each contravention of a rule.

#### **Continuing contravention**

- 24** If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

### **Division 5 — Annual and Special General Meetings**

#### **Person to chair meeting**

- 25** (1) Annual and special general meetings must be chaired by the president of the council.
- If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (2) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in
- (3) person or by proxy from among those persons who are present at the meeting.

#### **Participation by other than eligible voters**

- 26** (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted
- (2) to do so by the chair of the meeting.
- Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed
- (3) by a majority vote at the meeting.

#### **Voting**

- 27** (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (2) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other
- (3) method.
- The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced
- (4) by the chair and recorded in the minutes of the meeting.
- If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the
- (5) vice president, may break the tie by casting a second, deciding vote.
- If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an
- (7) eligible voter.

#### **Order of business**

- 28** The order of business at annual and special general meetings is as follows:
- certify proxies and corporate representatives and issue voting cards;
  - (a) determine that there is a quorum;
  - (b)

- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

## Division 6 — Voluntary Dispute Resolution

### Voluntary dispute resolution

- 29** (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
  - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

## Division 7 — Marketing Activities by Owner Developer

### Display lot

- 30** (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.

[Contents](#) | [Part 1](#) | [Part 2](#) | [Part 3](#) | [Part 4](#) | [Part 5](#) | [Part 6](#) | [Part 7](#) | [Part 8](#) | [Part 9](#) | [Part 10](#) | [Part 11](#) | [Part 12](#) | [Part 13](#) | [Part 14](#) | [Part 15](#) | [Part 16](#) | [Part 17](#) | [Schedule of Standard Bylaws](#)



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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