



6204 Lower Chippewa Rd



Exquisite 5-6 Bedroom Custom Home with Legal Suite & Stunning Views. This impressive custom-built home spans over 4,000 sq. ft., offering a blend of luxury and versatility. The primary bedroom boasts an ensuite and a walk-in closet, while spacious additional bedrooms ensure comfort for the entire family. The home features a large recreation room and a separate media room, perfect for entertaining, working from home, or an extra bedroom. A legal in-law suite provides the perfect opportunity for extended family living or rental income. Step outside to take in the breathtaking views of the lake and surrounding green space, offering privacy and tranquility. With newly installed solar panels and top-of-the-line appliances, this home combines elegance with sustainability. Within walking distance of Mount Tzouhalem, offering world-class hiking and mountain biking. Don't miss the chance to own this one-of-a-kind property!



Priced at
\$1,270,000

Area	Duncan
Bedrooms	5
Bathrooms	5
Lot Size	0.29 acre
Floor Space	3757 sq ft

Age	2019
Taxes	\$6,894 (2024)
MLS#	983808
Parking	

Paul Tedrick
Pemberton Holmes - Duncan



(250) 216-6020
paul@paultedrick.ca

23 Queens Road
Duncan, V9L 2W1

6204 Lower Chippewa Rd Duncan BC V9L 5P8 MLS® No: **983808** **\$1,270,000** **Active**



MLS® No: **983808** List Price: **\$1,270,000**
 Status: **Active** Orig Price: **\$1,270,000**
 Area: **Duncan** Sub Area: **Du East**
Duncan
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

	Lower	Main	Second	Third	Other
Fin SqFt	759	1,688	1,311		
Bedrooms	1	2	2		
Bathrooms	1	2	2		
Kitchens	1	1			

Exquisite 5-6 Bedroom Custom Home with Legal Suite & Stunning Views. This impressive custom-built home spans over 4,000 sq. ft., offering a blend of luxury and versatility. The primary bedroom boasts an ensuite and a walk-in closet, while spacious additional bedrooms ensure comfort for the entire family. The home features a large recreation room and a separate media room, perfect for entertaining, working from home, or an extra bedroom. A legal in-law suite provides the perfect opportunity for extended family living or rental income. Step outside to take in the breathtaking views of the lake and surrounding green space, offering privacy and tranquility. With newly installed solar panels and top-of-the-line appliances, this home combines elegance with sustainability. Within walking distance of Mount Tzouhalem, offering world-class hiking and mountain biking. Don't miss the chance to own this one-of-a-kind property!

Interior

Beds: **5** Baths: **5** Kitchens: **2** Fireplaces: **1** Storeys:
 FinSqFt Total: **3,757** UnFin SqFt: **197** SqFt Total: **3,954** Basement: **Yes** Addl Accom: **Exists**
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **1** Beds or Dens: **5** Laundry: **In House**
 Layout: **Main Level Entry with Lower/Upper Lvl(s)** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Forced Air, Natural Gas** Cooling: **Air Conditioning**
 Intr Ftrs:

Exterior/Building

Built (Est): **2019** Front Faces: **Northwest** Storeys: Bldg Warranty:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
Insulation: Walls, Stone
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Fencing: Partial, Low Maintenance Yard**

Lot

Lot SqFt: **12,632** Lot Acres: **0.29** Dimensions: Shape:
 Park Type: **Driveway,** Park Spcs: **3** View: **Mountain(s), Lake** Waterfront: Water: **Municipal**
Garage Double
 Carport Spcs: **0** Garage Spcs: **2** Services:
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, No Through Road, Quiet Area, Recreation Nearby**

Legal/Public Records

Assessed: **\$1,267,000** Assess Yr: **2025** Taxes: **\$6,895** Tax Year: **2024**
 PID: **023-013-419** Roll No: **08053308** Zoning: **R3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **LOT 308, PLAN VIP60493, SECTION 1, RANGE 3, COMIAKENLAND DISTRICT**

Table of Contents

Feature Sheet
Notes and highlights
Title
Owner Builder Disclosure
Property Disclosure
Floor Plans
Auto prop Report
Zoning Map
Zoning Bylaws
BC Assessment
Property Assessment
Certificate of Occupancy
Site Survey
Services 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



Highlights:

- **Legal One-Bedroom Suite:** This property includes a self-contained legal one-bedroom suite with its own private entrance, ensuring privacy and independence for tenants or extended family. The suite features a well-appointed kitchen, a cozy living area, a spacious bedroom, and a full bathroom. Thoughtfully designed with comfort in mind, it also includes separate laundry facilities and ample storage. Ideal as a mortgage helper or as additional accommodation, this suite adds both value and versatility to the home.
- **Eco-Friendly Savings:** This home comes with a fully approved solar panel system, installed last spring. It boasts a guaranteed promise of 9% electrical savings, though actual savings have been closer to an impressive 20%
- **Enhanced Electrical Safety:** The house is equipped with surge protection and a separate electrical panel designed for power outages. Simply connect a generator, and you'll have essential power for lights and other necessities during an outage.
- **Spacious Design for Entertaining:** Thoughtfully designed for gatherings and family activities, the home features a large upper recreation room with bright valley views. This versatile space is ideal for exercising, arts and crafts, a kids' play area, or anything that suits your lifestyle.
- **Electric fireplace:** that adds warmth and ambiance at the touch of a button. This low-maintenance feature provides the charm of a traditional fireplace without the hassle, making it the perfect centerpiece for relaxing evenings or entertaining guests. Stylish and functional, it's an ideal addition to this beautiful home.
- **Exterior deck:** Enjoy the private deck, perfect for hosting BBQs, entertaining guests, or simply unwinding in peace and quiet. This outdoor space offers the ideal setting for relaxation and making memories with family and friends.



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



TITLE SEARCH PRINT

File Reference:
Declared Value \$439000

2025-01-02, 15:28:43
Requestor: Paul Tedrick

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

Land Title District VICTORIA
Land Title Office VICTORIA

Title Number CA8164174
From Title Number CA7400778

Application Received 2020-04-30

Application Entered 2020-05-05

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Registered Owner/Mailing Address:

NT TENANTS

Taxation Authority North Cowichan, The Corporation of the District of

Description of Land
Parcel Identifier: 023-013-419
Legal Description:
LOT 308 SECTION 1 RANGE 3 COMIAKEN DISTRICT PLAN VIP60493

Legal Notations NONE

Charges, Liens and Interests
Nature: EASEMENT
Registration Number: E33165
Registration Date and Time: 1995-01-11 14:43
Remarks: PART IN PLAN VIP60495
APPURTENANT TO SECTION 1, RANGE 3, COMIAKEN
DISTRICT, EXCEPT PARTS IN PLANS 35735, 35736,
36836, VIP54532, VIP55257, VIP58746, VIP59788
AND VIP60493

TITLE SEARCH PRINT

2025-01-02, 15:28:43

File Reference:

Requestor: Paul Tedrick

Declared Value \$439000

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	EJ3169
Registration Date and Time:	1995-01-11 14:45
Remarks:	INTER ALIA SECTION 216, LAND TITLE ACT

Nature:	COVENANT
Registration Number:	CA7437376
Registration Date and Time:	2019-04-09 11:16
Registered Owner:	THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature:	COVENANT
Registration Number:	CA7437377
Registration Date and Time:	2019-04-09 11:16
Registered Owner:	THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature:	MORTGAGE
Registration Number:	CA8164175
Registration Date and Time:	2020-04-30 06:01
Registered Owner:	CANADIAN IMPERIAL BANK OF COMMERCE

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2025-01-02, 15:28:43

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 023-013-419

SHORT LEGAL DESCRIPTION:S/VIP60493/////308

MARG:*

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 308 SECTION 1 RANGE 3 COMIAKEN DISTRICT PLAN VIP60493

MISCELLANEOUS NOTES:

KP 1339

PL 34612 SRW

40062 REF

CROWN GRANT DD 46534I

SRW VIP55258

EASEMENT PLAN VIP60495

ASSOCIATED PLAN NUMBERS:

PLAN VIP34612

SUBDIVISION PLAN VIP35735

REFERENCE PLAN VIP40062

SUBDIVISION PLAN VIP54532

SUBDIVISION PLAN VIP55257

STATUTORY RIGHT OF WAY PLAN VIP55258

SUBDIVISION PLAN VIP58746

SUBDIVISION PLAN VIP59788

SUBDIVISION PLAN VIP60493

PLAN VIP60495

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





Date of disclosure: January 04 2025

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

ADDRESS: 6204 Lower Chippewa Rd Duncan

BC V9L 5P8 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

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

2. SERVICES

A. Please indicate the water system(s) the Premises use: <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 Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			<i>[Signature]</i>	

--	--	--

BUYER'S INITIALS

<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
--------------------	--------------------	--------------------

SELLER'S INITIALS

BC1002 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

DATE OF DISCLOSURE

ADDRESS: 6204 Lower Chippewa Rd Duncan

BC V9L 5P8

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			<i>[Handwritten Signature]</i>	
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		<i>[Handwritten Signature]</i>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>[Handwritten Signature]</i>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<i>[Handwritten Signature]</i>		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	<i>[Handwritten Signature]</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>[Handwritten Signature]</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>[Handwritten Signature]</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>[Handwritten Signature]</i>			
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?				<i>[Handwritten Signature]</i>
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<i>[Handwritten Signature]</i>		
G. Are you aware of any structural problems with any of the buildings?		<i>[Handwritten Signature]</i>		
H. Are you aware of any additions or alterations made in the last 60 days?		<i>[Handwritten Signature]</i>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>[Handwritten Signature]</i>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>[Handwritten Signature]</i>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>[Handwritten Signature]</i>		
L. Are you aware of any damage due to wind, fire or water?		<i>[Handwritten Signature]</i>		

BUYER'S INITIALS

[Handwritten Signature]
 SELLER'S INITIALS
 COPYRIGHT BC REAL ESTATE ASSOCIATION



DATE OF DISCLOSURE

ADDRESS: 6204 Lower Chippewa Rd Duncan

BC V9L 5P8

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>5</u> years)	<i>Yes</i>			
N. Are you aware of any problems with the electrical or gas system?		<i>Yes</i>		
O. Are you aware of any problems with the plumbing system?		<i>Yes</i>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<i>Yes</i>
Q. Do the Premises contain unauthorized accommodation?		<i>Yes</i>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>Yes</i>		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)	<i>Yes</i>			
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	<i>Yes</i>			
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)			<i>Yes</i>	
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)			<i>Yes</i>	
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?	<i>Yes</i>	<i>Yes</i>		

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?		<i>Yes</i>		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<i>Yes</i>		

--	--	--

BUYER'S INITIALS

[Signature]
SELLER'S INITIALS

BC1002 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

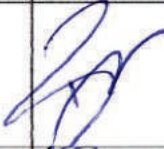

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.



DATE OF DISCLOSURE

ADDRESS: 6204 Lower Chippewa Rd Duncan


BC V9L 5P8

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

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

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) Robert Ernest Mueller


SELLER(S) Roberta Norma Mueller

SELLER(S)

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

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

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

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

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

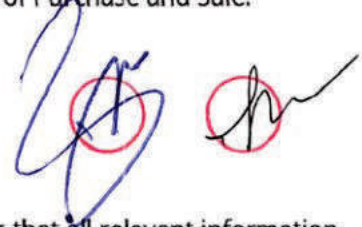
RESIDENTIAL

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

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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

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



ANSWERS MUST BE COMPLETE AND ACCURATE

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

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

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

FOUR IMPORTANT CONSIDERATIONS

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

Owner Builder Disclosure Notice

Purpose: As required by section 21(2)(a) of the Homeowner Protection Act (the "Act"), the purpose of this Disclosure Notice is for the owner builder and subsequent owners to disclose to any and all potential owners of the new home (the "home") described herein, during the 10-year purchase period, that the home was built under an Owner Builder Authorization issued by the BC Housing to the individual described herein as the owner builder.

OWNER BUILDER INFORMATION

Name (last,first): Mueller, Robert E

Owner Builder Authorization No.: 99900

PROPERTY INFORMATION

Civic Address: 6204 Lower Chippewa Road

City/Town: Duncan

Province: British Columbia

Postal Code: V9L 5P8

PID: 023-013-419

Legal Description: LOT 308, SECTION 1, RANGE 3, COMIAKEN DISTRICT, PLAN VIP60493

CONSTRUCTION INFORMATION

Building Permit: BP008525

Building Permit Issue Date: 2019/Jun/17

First Occupancy Date: 2020/Feb/06

Owner Builder Authorization Date: 2019/Mar/23

MATERIAL FACTS

The home was built under an Owner Builder Authorization. The home was not built under the licence of a Licenced Residential Builder.

The home is not covered by a policy of home warranty insurance. Statutory protection, as per section 23 of the Act, is available to a purchaser of the home.

Other: none.

DEFINITIONS

"owner builder": means an individual with a valid Owner Builder Authorization issued under section 20 of the Homeowner Protection Act

"purchase period": means a) the period during which home warranty insurance for a new home is in effect; or b) if home warranty insurance has not been obtained, the period during which home warranty insurance would have been in effect had it been obtained.

"first occupancy date": means the date an occupancy permit with respect to the new home was first issued, or if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.



Owner Builder Disclosure Notice

SUBTRADES - the following list of tradespersons who contributed to the building of the home was supplied by the owner builder

House Design: KJR Design, Kevin Rurka, 250-688-2018

Engineering: Farhill Engineering, Stephen Malkow, 778-817-0351

Soil remediation: Lewkowich Geo-tech Engineering, Darron Clark, 250-756-0355

Excavation: JR Excavation, Elton Ellis, 250-756-4399, 464035(025)

foundation: Pro Frame Co, Vic Wilson, 250 618 4459

Foundation: ProFrame, Vic Wilson, 250 618 4459, 625740

Sewer/Septic: JR Excavation, Elton Ellis, 250-756-4399, 464035(025)

Framing: ProFrame, Victor Wilson, 250-618-4459, 625740

Cladding: Ravenwood Exteriors, Greg Newman, 250-758-3761

Roofing: Milne Roofing, Brian Milne, 250-756-9197

Windows/Doors: Starlite Windows, Bob Parent, 250-390-3338

Electrical: Optimus Electric, Sam Pyefinch, 778-455-1477

Plumbing: Ocean Blue Plumbing, Marcus Doeler, 250 228 0074, 862027

Insulation: Dam Good Drywall, Bill Kennedy, 250-618-3423

Interior Wall Finish: Dam Good Drywall, Bill Kennedy, 250-618-3423

Flooring: United Carpet, 250-746-4851

Heating/AC: Bryan's Mechanical, Bryan , 250-758-0738

Owner Builder Disclosure Notice

STATUTORY PROTECTION

- (1) A residential builder or an owner builder and a vendor of a new home are both deemed to have agreed with the owner of the new home, to the extent of labour, materials and design supplied, used or arranged by the residential builder, owner builder or vendor, that the new home, except to the extent prescribed by regulation,
 - (a) is free from defects in materials and labour and will remain so for a period of at least 2 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied,
 - (b) is free from defects in the building envelope, including defects resulting in water penetration, and will remain so for a period of at least 5 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied, and
 - (c) is free from structural defects, and will remain so for a period of at least 10 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.
- (2) Any term of an agreement that purports to waive, exclude, limit or qualify the protection under subsection (1) is of no effect.
- (3) The protection under subsection (1) is for the benefit of whoever is the owner of the new home from time to time until the end of the period within which an action may be brought under subsection (5), and that owner is deemed
 - (a) to have given good consideration for the benefit of the protection, and
 - (b) to be the only person entitled to recover damages for a breach of the protection.
- (4) Despite subsection (3), if the ownership of the new home changes during the course of an action for breach of the protection under subsection (1), the new owner is entitled to be substituted as plaintiff and to enforce all rights that the former owner could have enforced.
- (5) An action in respect of the protection under subsection (1) must be commenced within 10 years after the date of first occupancy of the new home or, in respect of common property, common facilities and other assets of a strata corporation, the date the strata plan is deposited in a land title office in accordance with the Strata Property Act.
- (6) Nothing in this section
 - (a) excludes, qualifies or limits any other term, express or implied,
 - (b) relieves any person of liability to which they would otherwise be subject, or
 - (c) subjects a municipality, regional district or treaty first nation to any greater liability than if this section were not in force.
- (7) This section does not apply to a new home covered by home warranty insurance.

Please Note: The BC Housing strongly encourages individuals who are in receipt of this Disclosure Notice to consult legal counsel in an effort to fully understand the level of protection afforded by the Statutory Protection outlined above. This Statutory Protection is not backed by a home warranty insurance company. An individual who wishes to seek recourse through the Statutory Protection must contact the original owner builder directly or do so through the civil legal process. For information regarding resolving construction disputes please visit the BC Housing website.



**PEMBERTON
HOLMES** 1897
REAL ESTATE

Main Floor

Finished = 1688

(Ceiling Height 9' 0" to 10' 3")

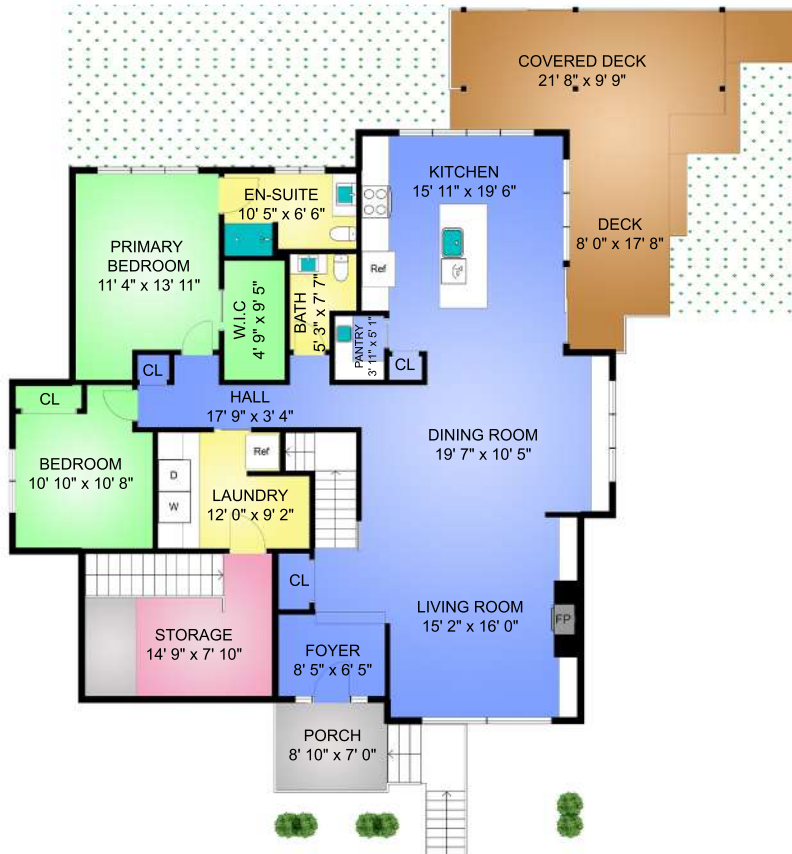
Porch = 61

Deck = 126

Covered Deck = 201

Storage = 87

Total = 2163



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

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

6204 Lower Chippewa

Total Finished Area : 1688 Sq Ft



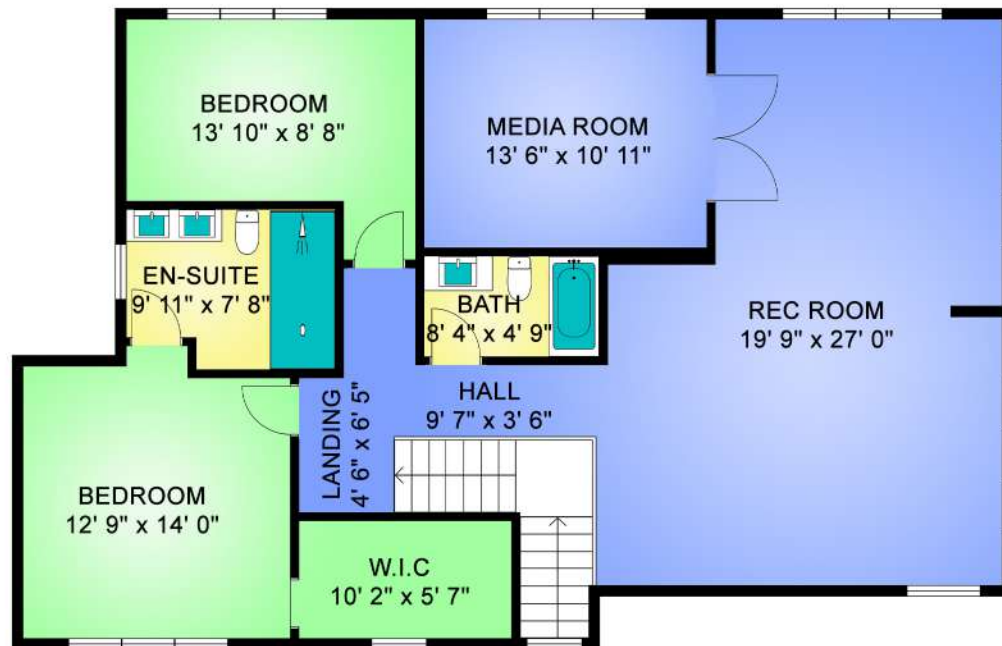


**PEMBERTON
HOLMES**
EST. 1987
REAL ESTATE

Upper Floor

Finished = 1311
(Ceiling Height 8' 0")

Total = 1311



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



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

6204 Lower Chippewa

Total Finished Area : 1311 Sq Ft

GO4
VIRTUAL.COM
REAL ESTATE PHOTOGRAPHY

Lower Floor

Finished = 759

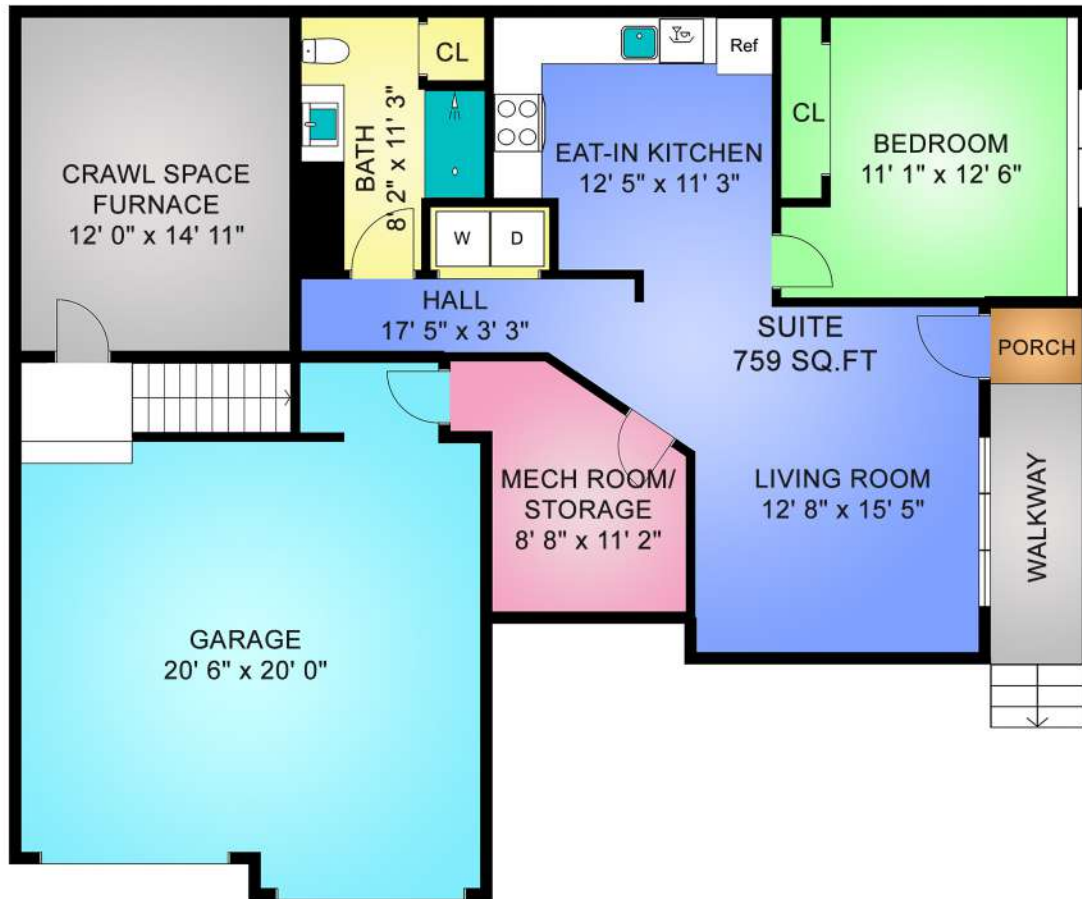
Unfinished = 197

(Ceiling Height 6' 8" to 7' 11")

Garage = 477

Mech Room/
Storage = 98

Total = 1531



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





**PEMBERTON
HOLMES**
EST. 1887
REAL ESTATE

Lower Floor

Finished = 759

Unfinished = 197

(Ceiling Height 6' 8" to 7' 11")

Garage = 477

Mech Room/
Storage = 98

Main Floor

Finished = 1688

(Ceiling Height 9' 0" to 10' 3")

Porch = 61

Deck = 126

Covered Deck = 201

Storage = 87

Upper Floor

Finished = 1311

(Ceiling Height 8' 0")

Total = 5005

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

LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

6204 Lower Chippewa

Total Finished Area : 3758 Sq Ft





PROPERTY REPORT

6204 LOWER CHIPPEWA RD

North Cowichan

V9L 5P8

Canada

PID: 023-013-419

JANUARY 6, 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

6204 LOWER CHIPPEWA RD North Cowichan BC V9L 5P8



PID	023-013-419
Legal Description	LOT 308 SECTION 1 RANGE 3 COMIAKEN DISTRICT PLAN VIP60493
Plan	VIP60493
Zoning	R3 - Residential One and Two-Family Zone
Community Plan(s)	not in ALR

Year Built	2019	Structure	RESIDENTIAL DWELLING WITH SUITE
Lot Size	12568.53 ft ²	Bedrooms	3
Bathrooms	5	Dimensions	-
Max Elev.	188.72 m	Min Elev.	172.41 m
Floor Area	3925 Ft ²	Walk Score	11 / Car-Dependent
Transit Score	-	Annual Taxes	\$0.00

ASSESSMENT

	2023	%	2024
Building	\$951,000	↓ -7.26	\$882,000
Land	\$348,000	↓ -6.03	\$327,000
Total	\$1,299,000	↓ -6.93	\$1,209,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$1,209,000	↑ 513.71
Sales History	19/03/2019	\$197,000	↑ 25
	16/04/2018	\$158,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
796144	Sold 19/03/2019	143	\$209,900 / \$197,000	One Percent Realty Ltd.
777236	Sold 16/04/2018	70	\$169,900 / \$158,000	RE/MAX of Duncan
739709	Expired 10/02/2017	184	\$179,900 /	Royal LePage Duncan Realty

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Maple Bay	Quamichan
School District	SD 79	SD 79
Grades	K - 6	8 - 9

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

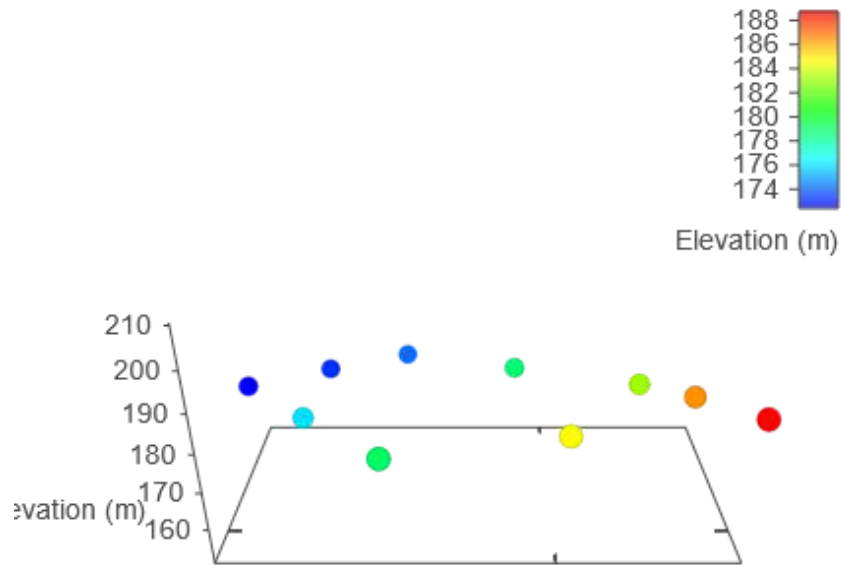
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 188.72 m | Min Elevation: 172.41 m | Difference: 16.31 m

Nearest Schools

Nearby Elementary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Maple Bay	K - 6	SD 79	Duncan		26 mins	1.9 km	4 mins	26 mins
B Queen Of Angels	K - 9	Independent	Duncan		1 hour 2 mins	4.6 km	7 mins	31 mins
C Alexander	K - 7	SD 79	Duncan		1 hour 27 mins	6.6 km	9 mins	43 mins
D Duncan Christian	K - 12	Independent	Duncan		1 hour 23 mins	6.2 km	9 mins	35 mins
E Alex Aitken	K - 7	SD 79	Duncan		1 hour 41 mins	7.4 km	11 mins	1 hour 4 mins
F Khowhemun	K - 7	SD 79	Duncan		1 hour 53 mins	8.3 km	14 mins	1 hour 5 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	Duncan Christian	K - 12	Independent	Duncan		1 hour 23 mins	6.2 km	9 mins	35 mins
B	Quamichan	8 - 9	SD 79	Duncan		1 hour 31 mins	6.8 km	10 mins	50 mins
C	Cowichan	10 - 12	SD 79	Duncan	AP Program	1 hour 35 mins	7.0 km	11 mins	45 mins
D	Queen Margaret's	K - 12	Independent	Duncan	AP Program	2 hours 0 mins	8.8 km	16 mins	1 hour 12 mins
E	Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		5 hours 24 mins	23.6 km	26 mins	2 hours 56 mins
F	Frances Kelsey	8 - 12	SD 79	Mill Bay		5 hours 21 mins	23.6 km	25 mins	3 hours 21 mins

Walk Score

6204 LOWER CHIPPEWA RD North Cowichan, V9L 5P8



Car-Dependent

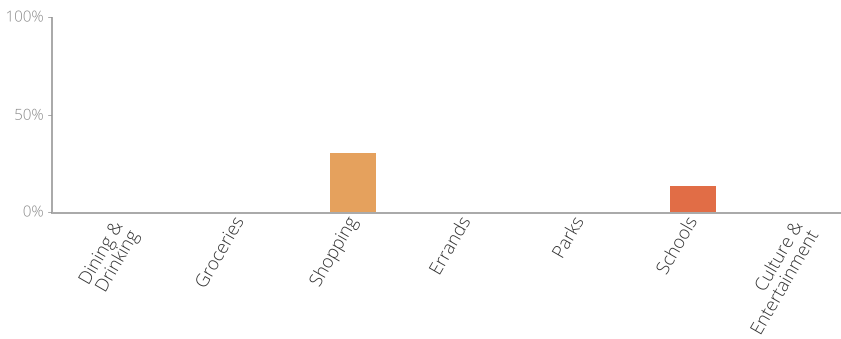
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 4 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Property Information

General Property Information

Civic Address: 6204 LOWER CHIPPEWA RD
Folio: 08053-308
LTO Number: CA8164174
PID: 023-013-419
MHR Number:
Status: Active
Property No: 106648
Legal: LOT 308 SECTION 1 RANGE 3 COMIAKEN PLAN
 VIP60493

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0147	2 Sty Sfd - New Standard
ACTUAL USE	032	Residential Dwelling with Suite
FIRE AREA	SOUTH END	
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		Reg	0.00	1	350,000	917,000	1,267,000	1,267,000
2024	May 15, 2024	Reg	6,894.84	1	327,000	882,000	1,209,000	1,209,000
2023	May 10, 2023	Reg	6,820.26	1	348,000	951,000	1,299,000	1,299,000

Licensing Information

There is no licensing account information for this property.

Community Development Folder BP008525

Project No.:		Folder Manager:	TIM BYRON		
Status:	COMPLETED	Applied Date:	May 22, 2019	Completed Date:	Feb 05, 2020
Type:	SINGLE FAMILY DWELLING - NEW				
Purpose:	THIS PERMIT IS FOR A TWO STOREY SFD WITH SECONDARY SUITE				

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: 6204 LOWER CHIPPEWA RD

House 1: 6204
House 2:
Street Name: LOWER CHIPPEWA RD
Approx. m2:
Approx. Acre: 0.288308
Approx. Hectare: 0.116678
PID: 023-013-419
Folio: 08053-308
Lot: 308
Plan: VIP60493
Non-Legal Descript: L 308 PL VIP60493
Section: 1
Range: 3
Land District: Comiakem
Zoning: R3
Split Zoned: NA
Accuracy:
Method:
GIS Link ID: 05654
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
 - Detached Accessory Dwelling Unit
 - Home-based Business
 - Multi-Family Residence
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

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

Minimum Frontage

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

Density

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

Maximum Lot Coverage

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

Minimum Setbacks

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

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

Maximum Building Height

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

Conditions of Use

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

Driveway Width

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

6204 LOWER CHIPPEWA RD DUNCAN V9L 5P8

Area-Jurisdiction-Roll: 04-315-08053.308



Total value **\$1,267,000**

2025 assessment as of July 1, 2024

Land **\$350,000**

Buildings **\$917,000**

Previous year value **\$1,209,000**

Land **\$327,000**

Buildings **\$882,000**

Property information

Year built	2019
Description	2 STY house - Standard
Bedrooms	3
Baths	5
Carpports	
Garages	G
Land size	.29 Acres
First floor area	1,744
Second floor area	1,371
Basement finish area	810
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT 308, PLAN VIP60493, SECTION 1, RANGE 3, COMIAKEN LAND DISTRICT
PID: 023-013-419

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

Public Records Full Property Report

Property Identification & Legal Description

Address: 6204 LOWER CHIPPEWA RD DUNCAN BC V9L 5P8
Jurisdiction: District of North Cowichan
Roll No: 8053308
PID No: 023-013-419
Neighbourhood: Maple Bay Road to Genoa Road
Assessment Area: 4
MHR No:
Legal Unique ID: A00000QJW7
Legal Description: LOT 308, PLAN VIP60493, SECTION 1, RANGE 3, COMIAKEN LAND DISTRICT

Municipal Taxes

Gross Taxes:

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$327,000	\$882,000	\$1,209,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$327,000	\$882,000	\$1,209,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$327,000	\$882,000	\$1,209,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$327,000	\$882,000	\$1,209,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$327,000	\$882,000	\$1,209,000

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
2020-04-30	\$439,000	CA8164174	Reject - Not Suitable for Sales Analysis
2019-03-19	\$197,000	CA7400778	Vacant Single Property Transaction
2018-04-16	\$158,000	CA6737976	Vacant Single Property Transaction

Other Property Information

Lot SqFt: 12,632	Lot Width:
Lot Acres: 0.29	Lot Depth:
Tenure: Crown-Granted	Actual Use: Residential Dwelling with Suite
School District: Cowichan Valley	Manual Class: 2 STY SFD - After 1990 - Standard
Vacant Flag: No	Reg District: Cowichan Valley
BC Transit Flag: No	Reg Hosp Dist: Cowichan Valley
Farm No:	Mgd Forest No:
DB Last Modified: 2024-01-01	Rec Last Modified: 2024-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$1,299,000	
2022	\$1,123,000	\$7,327
2021	\$796,000	\$6,730
2020	\$439,000	\$4,318
2019	\$168,000	\$1,610
2018	\$170,000	\$1,713
2017	\$148,000	\$1,632
2016	\$141,000	\$1,642
2015	\$145,000	
2014	\$159,000	
2013	\$171,000	
2012	\$165,000	

2011	\$169,000
2010	\$176,000
2009	\$171,000
2008	\$171,000
2007	\$126,000
2006	\$104,000
2005	\$75,900
2004	\$61,800
2003	\$56,100
2002	\$56,100
2001	\$56,100

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 #: **BP008525**

Folio: 08053-308

Issued Date: *June 17/19*

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

Description: **THIS PERMIT IS FOR A TWO STOREY SFD WITH SECONDARY SUITE**

Address: **6204 LOWER CHIPPEWA RD**
Legal: **LT 308 SEC 1 RGE 3 COM PL VIP60493**

Zone:
P.I.D. 023-013-419

Applicant: **MUELLER, ROBERT E**
BOB MUELLER
Address: **2114 WREN PL NANAIMO BC V9R 7A7**

Phone:
Phone: 778-533-4051

Owner: **MUELLER, ROBERT E**
BOB MUELLER
Address: **2114 WREN PL NANAIMO BC V9R 7A7**

Phone:
Phone: 778-533-4051

Builder: **MUELLER, ROBERT E**
BOB MUELLER
Address: **2114 WREN PL NANAIMO BC V9R 7A7**

Phone:
Phone: 778-533-4051

Description	Quantity	Amount	Description	Quantity	Amount
Bp Eng Driveway	1.00	25.00	Bp Eng Sweep	1.00	50.00
Bp Fees	409,260.50	3,214.82	Bp Fixtures	14.00	176.40
Bp Pl Sanitary	1.00	31.50	Bp Plumb Water	1.00	31.50
Bp Eng Damclean	1.00	500.00			
			Total:		\$4,029.22

Building Information:

TYPE OF IMPROVEMENT: **NEW**

CONSTRUCTION VALUE: **409,260.50**

Special Conditions:

- * The Municipality 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 Municipality 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. 2012
- * 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.
- * Contractor shall be prime contractor while working within road right of way

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: 

MUNICIPALITY OF NORTH COWICHAN

Building Inspections

"Certificate of Occupancy"

Pursuant to the requirements of "BUILDING BYLAW 2003 NO. 3172", permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted.

Address of Building: 6204 LOWER CHIPPEWA RD

Legal Description: LT 308 SEC 1 RGE 3 COM PL VIP60493

Approved Occupancy: Single Family Dwelling with Secondary Suite.

Building Permit Number: BP008525

BUILDING INSPECTOR

Per: 

Date: February 6, 2020

IMPORTANT NOTICE

The occupancy approved under this Certificate refers only to the construction authorized by the above building permit(s), and such approved occupancy is applicable as of the date shown. This certificate is not a warranty that the subject building complies with all Municipal and Provincial regulations covering zoning and building construction nor that it is without defect.

**HEIGHT CERTIFICATION FOR
LOT 308, SECTION 1,
RANGE 3, COMIAKEN DISTRICT,
PLAN VIP60493.**

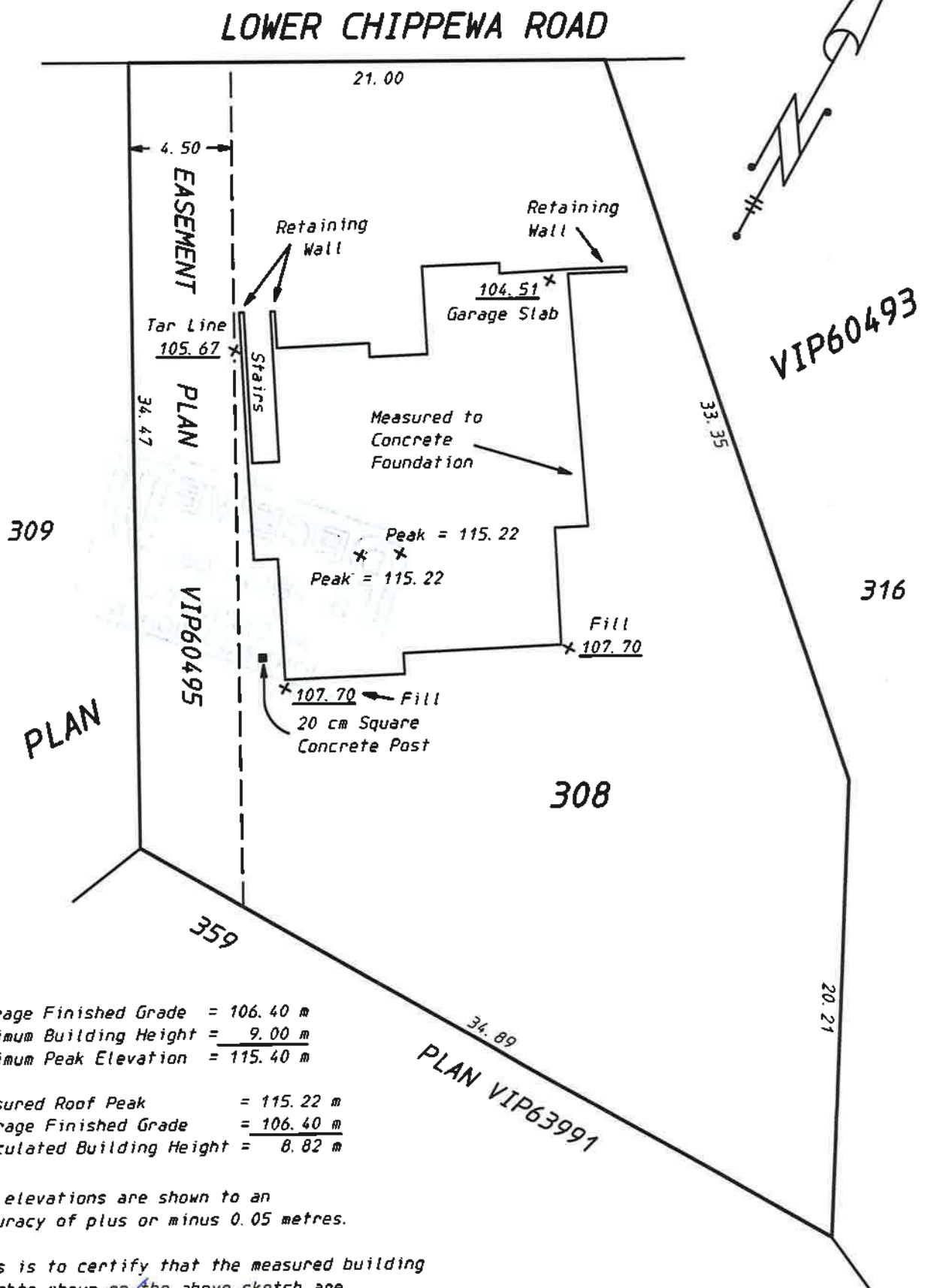
SCALE 1 : 250



All distances and elevations are in metres.
Elevations are derived from PK838 with an assumed elevation of 103.45 metres.
Elevations used for Average Finished Grade calculations shown thus 104.51

Note: Lot 308 lies within the Municipality of North Cowichan and is Zoned R2-A.
Bylaw setback requirements are as follows:

Principal Buildings	Accessory Buildings
Front 6.0 m	Front 6.0 m
Side 3.0 m	Side 1.0 m
Rear 8.0 m	Rear 1.5 m



Average Finished Grade = 106.40 m
Maximum Building Height = 9.00 m
Maximum Peak Elevation = 115.40 m

Measured Roof Peak = 115.22 m
Average Finished Grade = 106.40 m
Calculated Building Height = 8.82 m

All elevations are shown to an accuracy of plus or minus 0.05 metres.

This is to certify that the measured building heights shown on the above sketch are correct, this 28th day of January, 2020.

[Signature] B. C. L. S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B. C. V9L 2T1 (250) 746-4745
FILE 19-8431. PEK

G.4.1

THE CORPORATION OF THE
DISTRICT
OF
NORTH COWICHAN

ADDRESS
(6204)
LOWER CHIPPENAW RD

DLIO No. 8053-308
 CT BLK RGE SEC PLAN DIST.
 8 3 1 V1P60493 CONIAKEN

MUNICIPAL SERVICES RECORD

METER SERIAL No.	WATER	SEWER	DRAIN	CULVERT	GAS	HYDRO/TEL
INSTALLATION DATE	SEPT 1994	SEPT 1994	SEPT 1994			SEPT 1994
SIZE OF SERVICE	19mm	100mm	100mm			75/50/25mm
TYPE OF PIPE	PLASTIC	PVC	PVC			PVC
CONNECTION LENGTH	10.62m	4.0m	8.0m			
METER SIZE AND TYPE	19mm SERRUS TR-PL					
DEPTH AT P.L.	0.6m	1.4m	1.4m			1.0m
DEPTH OF MAIN	1.2m	1.8m	1.8m			1.0m
LOCATION AT P.L.	4.3m N ₆ E N ₄ W 1P	4.9m N ₆ E N ₄ W 1P	4.7m N ₆ E N ₄ W 1P			3.5m N ₆ E N ₄ W 1P
LOCATION AT MAIN	4.3m N ₆ E N ₄ W 1P	57H 170K 16.7m	DNH Ag			
REVISION / DATE						

COMMENTS: NOTE: 4.5m PRIVATE GABRIEL IN FADE OF FUTURE LOT TO THIS REAR.

SEE REVERSE FOR SKETCH

COLOR CODE — W-BLUE, S-RED, D-GREEN

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.





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.



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

