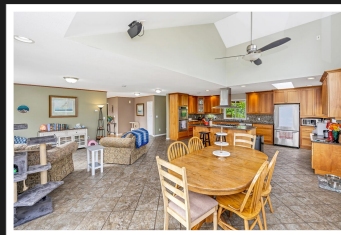


PEMBERTON  
HOLMES

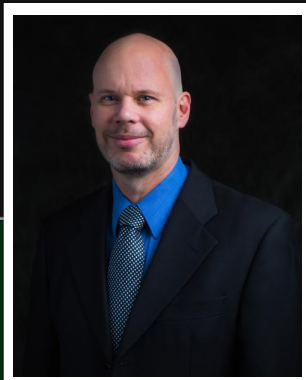
· ESTABLISHED 1887 ·

# SPINNAKER PLACE - MAPLE BAY



## 6-6300 Genoa Bay Rd

In the perfect hillside location, this beautiful Maple Bay home with an ocean view is located in the 7-house subdivision of Spinnaker Place and is at the end of a private road and sits on almost half an acre. Enjoy the formal dining room on the main floor, along with the living room with stone fireplace. Also on the main floor are two bedrooms including the primary bedroom with ensuite and walk-in closet and private deck. The large kitchen has plenty of gorgeous cabinetry, stainless appliances, double oven, perfect for the avid cook, and a center island with a gas range. French doors lead to the front deck which spans most of the house. Relax on the back deck, which overlooks municipal forest reserve where you can access hiking and biking trails. Downstairs you will find two more bedrooms, a den, a media room, laundry, and access to the extra-large two-car garage. Keep warm in the winter with pellet stove and a wood-burning fireplace. A great family home to make your own.



**Priced at**  
**\$989,000**

Area	East Duncan	Age	1992
Bedrooms	4	Taxes	6567
Bathrooms	3	Tax Year	2023
Lot Size	20473	MLS#	956930
Floor Space	3648	Parking	

**PAUL TEDRICK**

Pemberton Holmes - Duncan

Scan this QR  
Code with your  
smart phone



(250) 746-8123  
paul@paultedrick.ca

23 Queens Road  
Duncan, V9L 2W1

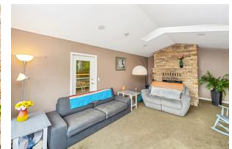
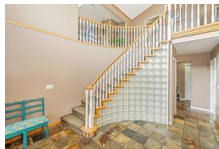
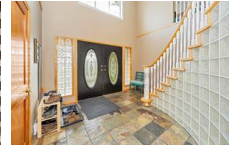


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Feature Sheet
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Property Disclosure
Floor Plans
Autoprop Report
Zoning Map
Zoning Bylaws
BC Assessment
Property Assessment
North Cowichan Documents

## Property One Page Resi Client More Photos

**6 - 6300 Genoa Bay Rd Duncan BC V9L 5Y4** MLS® No: **956930** **\$989,000** **Active**



MLS® No: **956930**      List Price: **\$989,000**  
 Status: **Active**      Orig Price: **\$989,000**  
 Area: **Duncan**      Sub Area: **Du East**  
                                          **Duncan**  
 DOM: **0**      Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date:      Title: **Freehold/Strata**

	Lower	Main	Second	Third	Other
Fin SqFt		2,181	1,467		
Bedrooms	2	2			
Bathrooms	1	2			
Kitchens		1			

In the perfect hillside location, this beautiful Maple Bay home with an ocean view is located in the 7-house subdivision of Spinnaker Place and is at the end of a private road and sits on almost half an acre. Enjoy the formal dining room on the main floor, along with the living room with stone fireplace. Also on the main floor are two bedrooms including the primary bedroom with ensuite and walk-in closet and private deck. The large kitchen has plenty of gorgeous cabinetry, stainless appliances, double oven, perfect for the avid cook, and a center island with a gas range. French doors lead to the front deck which spans most of the house. Relax on the back deck, which overlooks municipal forest reserve where you can access hiking and biking trails. Downstairs you will find two more bedrooms, a den, a media room, laundry, and access to the extra-large two-car garage. Keep warm in the winter with pellet stove and a wood-burning fireplace. A great family home to make your own.

### Interior

Beds: <b>4</b>	Baths: <b>3</b>	Kitchens: <b>1</b>	Fireplaces: <b>2</b>
FinSqFt Total: <b>3,648</b>	UnFin SqFt: <b>0</b>	SqFt Total: <b>3,648</b>	Basement: <b>No</b>
2pc Ensuites: <b>0</b>	3pc Ensuites: <b>0</b>	4+pc Ensuites: <b>1</b>	Beds or Dens: <b>5</b>
Layout: <b>Ground Level Entry With Main Up</b>		Appl Incl: <b>Dishwasher, F/S/W/D</b>	
Heating: <b>Baseboard, Electric, Natural Gas, Wood</b>		Cooling: <b>None</b>	
Intr Ftrs:		Storeys:	
		Addl Accom:	
		Laundry: <b>In House</b>	

### Exterior/Building

Built (Est): <b>1992</b>	Front Faces: <b>East</b>	Storeys:
Construction: <b>Brick &amp; Siding, Insulation: Ceiling, Insulation: Walls</b>	Access: <b>Road: Paved</b>	Foundation: <b>Poured Concrete</b>
Lgl NC Use:		Roof: <b>Fibreglass Shingle</b>
Exterior Ftrs: <b>Balcony/Deck, Garden</b>		Bldg Style:

### Lot

Lot SqFt: <b>20,473</b>	Lot Acres: <b>0.47</b>	Dimensions:	Shape:
Park Type: <b>Additional, Driveway, Garage Double</b>	Park Spcs: <b>4</b>	View: <b>Ocean</b>	Waterfront:
Carpport Spcs: <b>0</b>	Garage Spcs: <b>2</b>		Water: <b>Municipal</b>
Sewer: <b>Sewer To Lot</b>	Restrictions:	Services:	
Lot Ftrs: <b>Cul-de-sac, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Quiet Area, Recreation Nearby</b>			

### Legal/Public Records

Assessed: <b>\$1,313,000</b>	Assess Yr: <b>2024</b>	Taxes: <b>\$6,567</b>	Tax Year: <b>2023</b>
PID: <b>017-844-851</b>	Roll No: <b>9176066</b>	Zoning: <b>R1</b>	Zone Desc: <b>Residential</b>
Plan Number:	Lot:      Block:	District Lot:	Land District:
Legal Description: <b>STRATA LOT 6, SECTION 3, RANGE 5, COMIAKEN DISTRICT, STRATA PLAN VIS2406, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1</b>			

### Strata

Strata/Pad Fee: <b>\$92</b>	Strata/Pad Fee Year: <b>1100</b>	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: <b>7</b>	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?: <b>No</b>	Plan Type: <b>Bare Land</b>	Lvls in Unit:	Unit's Level:
Subdivision Name: <b>Spinnaker Place</b>			
Rent Allwd?: <b>Unrestricted</b>			
Yngst Age: <b>0</b>			
Pets Allwd: <b>Aquariums, Birds, no bylaws or rules</b>			
<b>Caged Mammals, Cats, Dogs</b>			
BBQs Allwd: <b>Yes</b>			
Smoking Byl: <b>Unknown</b>			
Unit Incl:			
Assmt Incl: <b>Garbage Removal</b>			
Shrd Am:			

**TITLE SEARCH PRINT**

2023-08-14, 16:07:43

File Reference:

Requestor: Paul Tedrick

Declared Value \$1164000

**\*\*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** CB412410  
From Title Number ET11953

**Application Received** 2023-01-03

**Application Entered** 2023-01-17

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

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

AS TO AN UNDIVIDED 1/2 INTEREST

Registered Owner/Mailing Address:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

AS TO AN UNDIVIDED 1/2 INTEREST

**Taxation Authority** North Cowichan, The Corporation of the District of

**Description of Land**

Parcel Identifier: 017-844-851

Legal Description:

STRATA LOT 6, SECTION 3, RANGE 5, COMIAKEN DISTRICT, STRATA PLAN VIS2406,  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE  
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Legal Notations**

HERETO INTER ALIA IS ANNEXED EASEMENT EF86217 OVER THAT PART OF STRATA  
LOT 5, STRATA PLAN VIS2406 INCLUDED WITHIN PLAN VIP54633

**TITLE SEARCH PRINT**

2023-08-14, 16:07:43

File Reference:

Requestor: Paul Tedrick

Declared Value \$1164000

**Charges, Liens and Interests**

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

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EF86215
Registration Date and Time:	1992-07-08 10:41
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA PART IN PLAN VIP54632

Nature:	EASEMENT
Registration Number:	EF86218
Registration Date and Time:	1992-07-08 10:41
Remarks:	INTER ALIA PART IN PLAN VIP54633; APPURTENANT TO STRATA LOTS 1, 2, 3, 4, 5, 7 AND COMMON PROPERTY OF STRATA PLAN VIS2406 DD EF86217

Nature:	MORTGAGE
Registration Number:	CA1230909
Registration Date and Time:	2009-08-18 08:44
Registered Owner:	CIBC MORTGAGES INC. INCORPORATION NO. A33457

Nature:	MORTGAGE
Registration Number:	CA6869340
Registration Date and Time:	2018-06-15 15:27
Registered Owner:	RYAN MORTGAGE INCOME FUND INC. INCORPORATION NO. BC0282545
Transfer Number:	CA7047843

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**COMMON PROPERTY SEARCH PRINT**

2023-08-14, 16:07:43

File Reference:

Requestor: Paul Tedrick

**Land Title District**

Land Title Office

VICTORIA

VICTORIA

Common Property Strata Plan

VIS2406

**Transfers**

NONE

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

EXCEPTIONS AND RESERVATIONS

Registration Number:

M76300

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

INTER ALIA

A.F.B. 9.693.7434A; SECTION 172(3)

FOR ACTUAL DATE AND TIME OF REGISTRATION

SEE ORIGINAL GRANT FROM E &amp; N RAILWAY COMPANY

FOR ACTUAL DATE AND TIME OF REGISTRATION SEE

ORIGINAL GRANT FROM E &amp; N RAILWAY COMPANY

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

EF86216

Registration Date and Time:

1992-07-08 10:41

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature:

EASEMENT

Registration Number:

EF86217

Registration Date and Time:

1992-07-08 10:41

Remarks:

INTER ALIA

DOMINANT TENEMENT -- HERETO IS ANNEXED

EASEMENT EF86217 OVER THAT PART OF STRATA LOT 5,

STRATA PLAN VIS2406 INCLUDED WITHIN PLAN VIP54633

Nature:

EASEMENT

Registration Number:

EF86218

Registration Date and Time:

1992-07-08 10:41

Remarks:

INTER ALIA

DOMINANT TENEMENT -- HERETO IS ANNEXED

EASEMENT EF86218 OVER THAT PART OF STRATA LOT 6,

STRATA PLAN VIS2406 IN PLAN VIP54633 (DD EF86217)

**Miscellaneous Notes:**

NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2023-08-14, 16:07:43

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 017-844-851

SHORT LEGAL DESCRIPTION:S/VIS2406/////6

MARG:\*

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 6, SECTION 3, RANGE 5, COMIAKEN DISTRICT, STRATA PLAN VIS2406,  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE  
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

SRW VIP54632

ASSOCIATED PLAN NUMBERS:

STATUTORY RIGHT OF WAY PLAN VIP54632

PLAN VIP54633

BARELAND STRATA PLAN VIS2406

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

## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

# STRATA TITLE PROPERTIES – BARE LAND STRATA

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

### EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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

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

### ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that 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 Strata Lot.

### 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 Strata Lot and the Development may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the Strata Lot and the Development and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

### FIVE 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 Strata Lot.
2. The buyer must still make the buyer’s own inquiries concerning the Strata Lot in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the Property Disclosure Statement in 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. “Strata Lot” is defined as the bare land strata lot (and all buildings thereon), including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Development” is defined as the land upon which the Strata Lot, all other strata lots and Common Property are situated, the Strata Lot, all other strata lots and Common Property.





# PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES – BARE LAND STRATA



03/24/24  
~~09/19/23~~

Date of disclosure: \_\_\_\_\_

The following is a statement made by the Seller concerning the property or Strata Lot located at:

**ADDRESS/STRATA LOT #:** 6 6300 Genoa Bay Rd Duncan V9L 5Y4 (the "Strata Lot")

<b>THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:</b>				
<input checked="" type="checkbox"/> 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. "Strata Lot" is defined as the bare land strata lot (and all buildings thereon), including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Development" is defined as the land upon which the Strata Lot, all other strata lots and Common Property are situated, the Strata Lot, all other strata lots and Common Property.			<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>	
			<b>YES</b>	<b>NO</b>

### 1. LAND

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

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6 6300 Genoa Bay Rd Duncan V9L 5Y4

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

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BUYER'S INITIALS

TA	JB	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6 6300 Genoa Bay Rd Duncan V9L 5Y4

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

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BUYER'S INITIALS

		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6300 Genoa Bay Rd Duncan V9L 5Y4

**4. BUILDING respecting the Strata Lot**

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

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BUYER'S INITIALS

TA	JB	
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SELLER'S INITIALS

03/24/24

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6300 Genoa Bay Rd Duncan V9L 5Y4

**4. BUILDING Respecting the Strata Lot** (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any problems with the plumbing system of the Strata Lot?		TA		
R. Are you aware of any problems with the swimming pool and/or hot tub on the Strata Lot?	TA			
S. Does the Strata Lot contain unauthorized accommodation?		TA		
T. Are you aware of any additions, alterations or upgrades made to the Strata Lot that were not installed by the original developer?		TA		
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and/or maintenance of alterations to the Strata Lot?		TA		
V. Was this Strata Lot constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		TA		
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		TA		
X. Is there a current "EnerGuide for Houses" rating number available for this Strata Lot? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		TA		

**5. BUILDING respecting the Common Property**

A. To the best of your knowledge, are the exterior walls of all Buildings on the Common Property insulated?	TA			
B. To the best of your knowledge, are the ceilings of all Buildings on the Common Property insulated?	TA			
C. To the best of your knowledge, have the Buildings on the Common Property ever contained any asbestos products?		TA		
D. Has a final building inspection for the Buildings on the Common Property been approved or a final occupancy permit been obtained?	TA			
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?	TA			
F. Does the Common Property have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?		TA		
G. Are you aware of any additions or alterations made to the Common Property in the last sixty days?		TA		

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BUYER'S INITIALS
















TA	JB	
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SELLER'S INITIALS

03/24/24

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6300 Genoa Bay Rd Duncan V9L 5Y4

5. BUILDING Respecting the Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
H. Are you aware of any additions or alterations made to the Common Property without a required permit and final inspection (e.g., building, electrical, gas, etc.)?				
I. Are you aware of any structural problems with any of the buildings in the Common Property?				
J. Are you aware of any problems with the heating and/or central air conditioning system for the Common Property?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space of any Buildings on the Common Property?				
L. Are you aware of any damage to the Common Property due to wind, fire or water?				
M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents or bats?				
N. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Common Property? (Age of roof if known _____ years)				
O. Are you aware of any problems with the electrical or gas system of the Common Property?				
P. Are you aware of any problems with the plumbing system of the Common Property?				
Q. Are you aware of any problems with the swimming pool and/or hot tub on the Common Property?				
R. Does the Common Property contain unauthorized accommodation?				
S. Are you aware of any additions, alterations or upgrades made to the Common Property that were not installed by the original developer?				
T. Is the Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and/or maintenance of alterations to the Common Property?				
V. Is there a current "EnerGuide for Houses" rating number available for the Common Property? If so, what is the rating number? _____ When was the energy assessment report prepared? _____				

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BUYER'S INITIALS

		
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SELLER'S INITIALS

03/24/24

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6 6300 Genoa Bay Rd Duncan V9L 5Y4

6. STRATA CORPORATION GOVERNANCE MATTERS	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any pet restrictions?		TA		
B. Are you aware of any rental restrictions?		TA		
C. Are you aware of any age restrictions?		TA		
D. Are you aware of any other restrictions? If so, provide details on page 9, Section 8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS		TA		
E. Are you aware of any special levy(ies) voted on or proposed? How much? \$ _____		TA		
F. Have you paid any special levy(ies) in the past 5 years? How much? \$ _____		TA		
G. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Strata Lot?		TA		
H. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Strata Lot?		TA		
I. Nature of Interest/Ownership: <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative				
J. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
K. If self managed: Strata Council President's Name <u>Tim Agnew</u> Telephone <u>250-732-8871</u> Strata Council Secretary Treasurer's Name <u>David Gregory</u> Telephone <u>250-597-0071</u>				
L. Are the following documents available?	YES	NO	CAN BE OBTAINED FROM:	
Bylaws	TA			
Rules/Regulations	TA			
Year-to-date Financial Statements	TA			
Current Year's Operating Budget	TA			
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	TA			
Engineer's Report and/or Building Envelope Assessment		TA		

BUYER'S INITIALS

SELLER'S INITIALS

03/24/24

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6 6300 Genoa Bay Rd Duncan V9L 5Y4

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

	YES	NO	CAN BE OBTAINED FROM:
Strata Plan		TA	
Depreciation Report		TA	
Reserve Fund Study		TA	
Summary of Insurance Coverages (including premium)	TA		

M. What is the monthly strata fee? \$ ~~\$75.00 / month or \$900. per year~~ \$91.67 / mo. or \$1100. per year TA JB

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?	TA				Water?	TA			
Sewer?					Other?				

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

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

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

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

7. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Strata Lot, or any other Strata Lot, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		TA		
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>		TA		

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BUYER'S INITIALS

TA	JB	
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SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6 6300 Genoa Bay Rd Duncan V9L 5Y4

7. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware if the Development of any portion of the Development, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		Authentign TA		
D. To the best of your knowledge, has the Strata Lot been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		Authentign TA		
E. Is there a radon mitigation system in the Strata Lot?		Authentign TA		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Strata Lot?		Authentign TA		
F. 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)		Authentign TA		
G. Is there a radon mitigation system in the Common Property?		Authentign TA		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Common Property?		Authentign TA		

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

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BUYER'S INITIALS

Authentign TA	Authentign JB	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS:6 6300 Genoa Bay Rd Duncan V9L 5Y4

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

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.

Authentisign JB 03/24/24 09/21/23 Julie Bradley SELLER(S) Julie Bradley

Authentisign Timothy Agnew 03/21/24 09/19/23 SELLER(S) Timothy Agnew

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

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

BUYER(S)

BUYER(S)

BUYER(S)

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

\*PREC represents Personal Real Estate Corporation

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

**Lower Floor**  
**1402 SQ FT**  
 Ceiling Height 8' 0"



**Main Floor**  
**2055 SQ FT**  
 Ceiling Height 8' 0" to 13' 2"



6-6300 GENOA BAY RD							
FLOOR	FINISHED	UNFINISHED	PORCH	DECK	SHED	GARAGE	TOTAL
LOWER	1402	0	344	0	0	649	2395
MAIN	2055	0	0	1304	46	0	3405
<b>TOTAL</b>	<b>3457</b>	<b>0</b>	<b>344</b>	<b>1304</b>	<b>46</b>	<b>649</b>	<b>5800</b>

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.  
 FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

**Paul Tedrick**



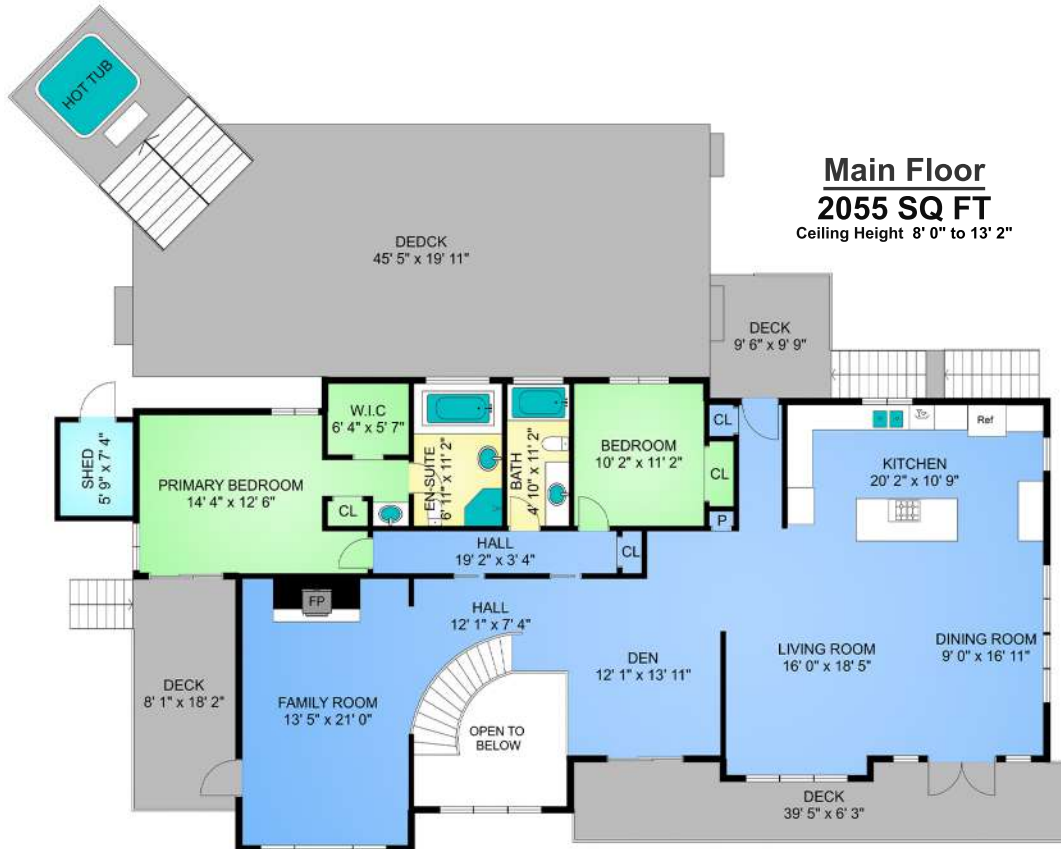


**Lower Floor**  
**1402 SQ FT**  
 Ceiling Height 8' 0"

6-6300 GENOA BAY RD							
FLOOR	FINISHED	UNFINISHED	PORCH	DECK	SHED	GARAGE	TOTAL
LOWER	1402	0	344	0	0	649	2395
MAIN	2055	0	0	1304	46	0	3405
TOTAL	3457	0	344	1304	46	649	5800

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.  
 FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

**Paul Tedrick**



**Main Floor**  
**2055 SQ FT**  
 Ceiling Height 8' 0" to 13' 2"

**6-6300 GENOA BAY RD**

FLOOR	FINISHED	UNFINISHED	PORCH	DECK	SHED	GARAGE	TOTAL
LOWER	1402	0	344	0	0	649	2395
MAIN	2055	0	0	1304	46	0	3405
<b>TOTAL</b>	<b>3457</b>	<b>0</b>	<b>344</b>	<b>1304</b>	<b>46</b>	<b>649</b>	<b>5800</b>

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

**Paul Tedrick**





## PROPERTY REPORT

6-6300 GENOA BAY RD

North Cowichan

V9L 5Y4

Canada

PID: 017-844-851

MARCH 28, 2024

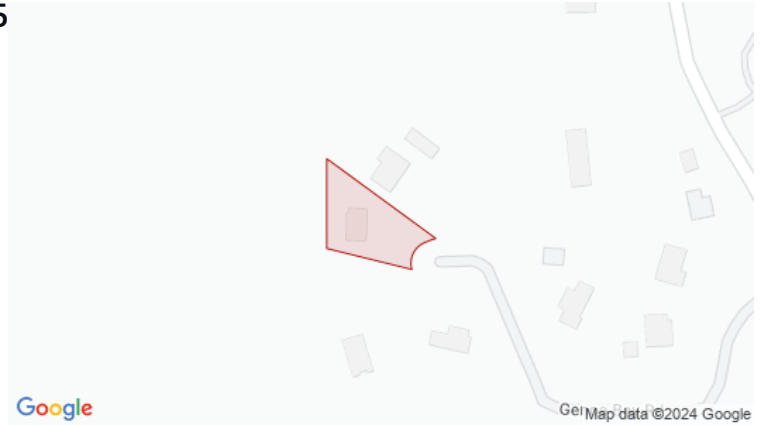
PAUL TEDRICK  
Pemberton Holmes Ltd. (Dun)  
DUNCAN  
P: +1250-216-6020  
paul@paultedrick.ca  
www.paultedrick.ca

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

## Summary Sheet

### 6-6300 GENOA BAY RD North Cowichan BC V9L 5

PID	017-844-851
Legal Description	STRATA LOT 6, SECTION 3, RANGE 5, COMIAKEN DISTRICT, STRATA PLAN VIS2406, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	VIS2406
Zoning	R1 - Residential Rural Zone
Community Plan(s)	not in ALR



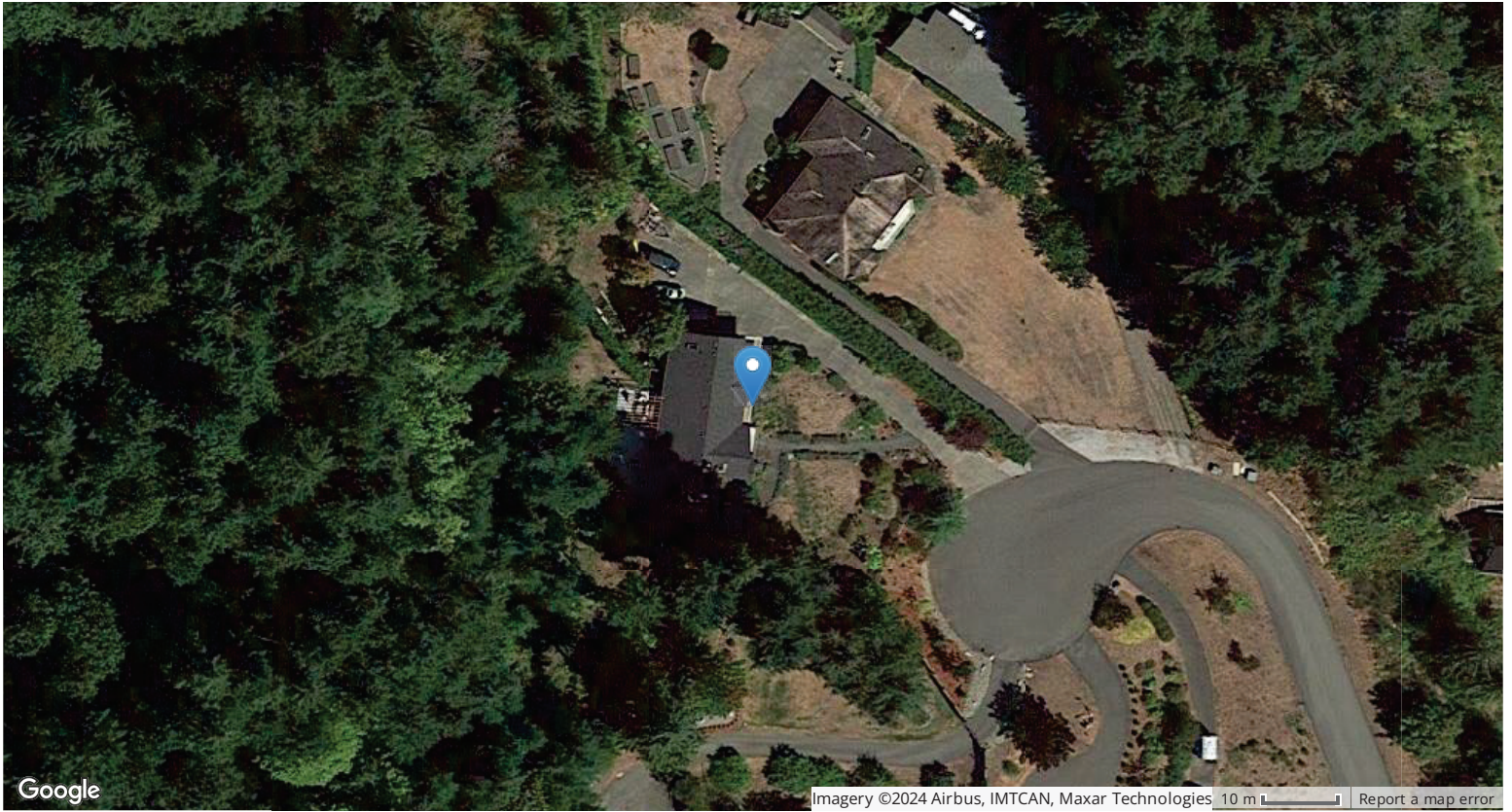
Year Built	1992	Structure	SINGLE FAMILY DWELLING
Lot Size	-	Bedrooms	4
Bathrooms	3	Dimensions	-
Max Elev.	84.39 m	Min Elev.	66.10 m
Floor Area	3447 Ft²	Walk Score	17 / Car-Dependent
Transit Score	-	Annual Taxes	-

ASSESSMENT				APPRECIATION			
	2023	%	2024		Date	(\$)	% Growth
Building	\$753,000	↓ -1.33	\$743,000	Assessment	2024	\$1,313,000	↑ 12.80
Land	\$544,000	↑ 4.78	\$570,000	Sales History	03/01/2023	\$1,164,000	↑ 301.38
Total	\$1,297,000	↑ 1.23	\$1,313,000		31/01/2002	\$290,000	↑ 28,999,900
					27/04/1994	\$1	-

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.

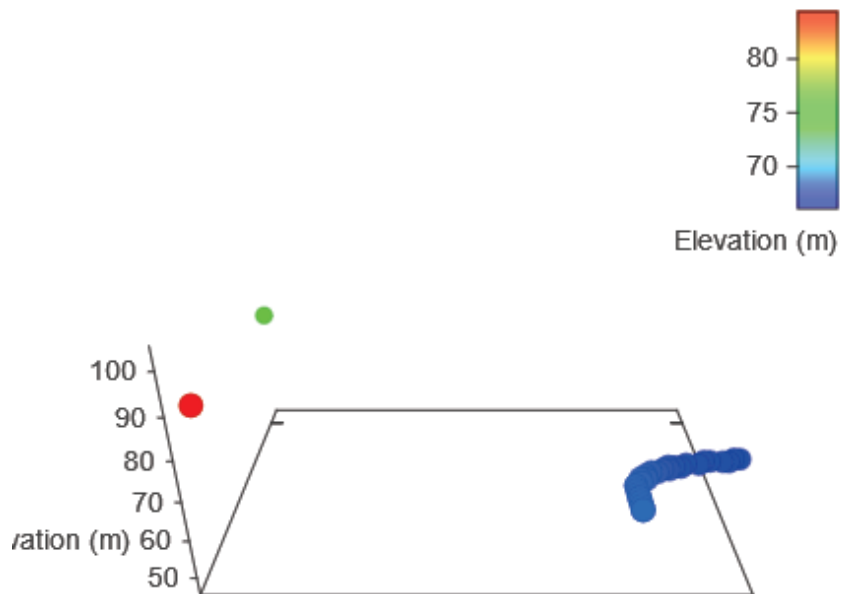




## Estimated Lot Dimensions and Topography



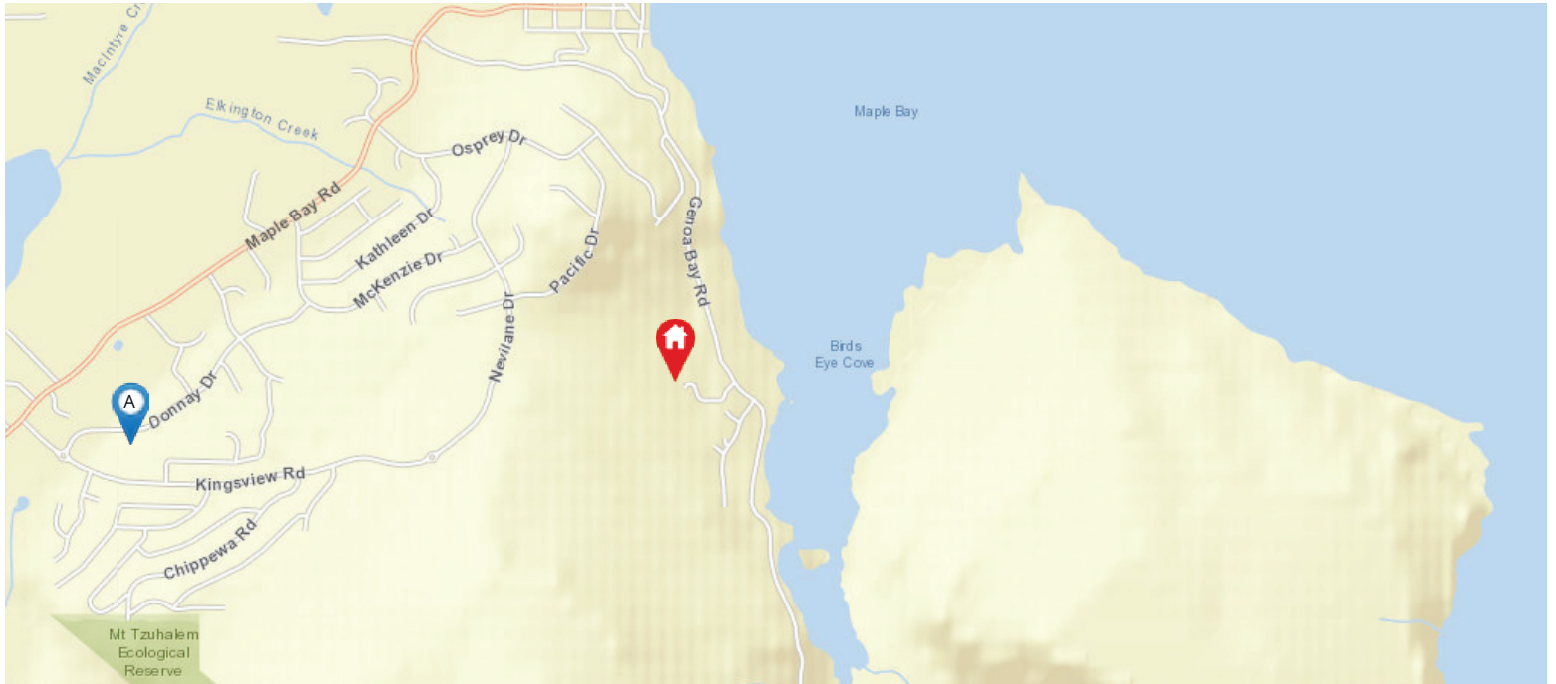
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 84.39 m | Min Elevation: 66.10 m | Difference: 18.28 m

## Nearest Schools

### Nearby Elementary Schools



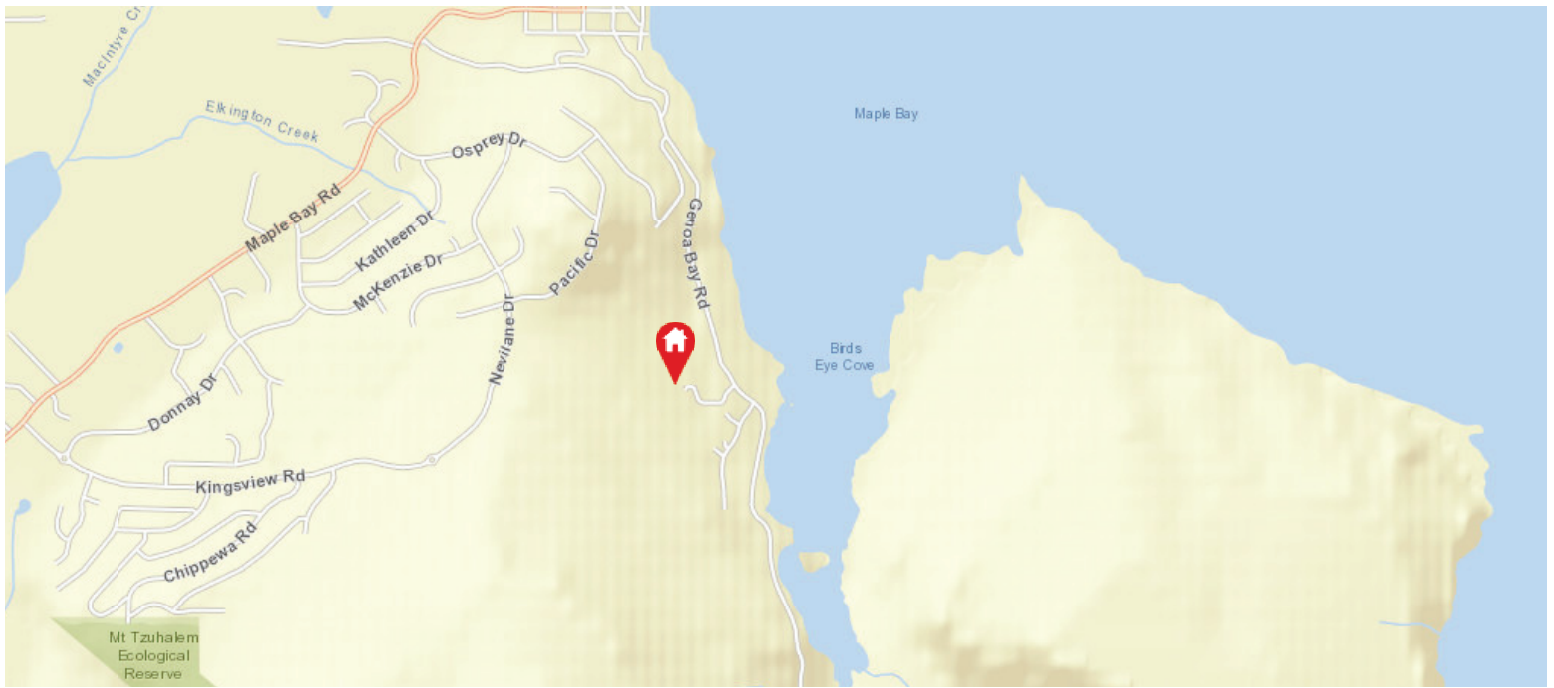
**Legend:** 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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 <a href="#">Maple Bay</a>	K - 6	<a href="#">SD 79</a>	Duncan		1 hour 11 mins	4.9 km	8 mins	45 mins
B <a href="#">Queen Of Angels</a>	K - 9	Independent	Duncan		1 hour 50 mins	7.9 km	10 mins	42 mins
C <a href="#">Alex Aitken</a>	K - 7	<a href="#">SD 79</a>	Duncan		2 hours 25 mins	10.5 km	13 mins	1 hour 15 mins
D <a href="#">Alexander</a>	K - 7	<a href="#">SD 79</a>	Duncan		2 hours 16 mins	9.8 km	12 mins	54 mins
E <a href="#">Duncan Christian</a>	K - 12	Independent	Duncan		2 hours 10 mins	9.5 km	12 mins	45 mins
F <a href="#">Crofton</a>	K - 7	<a href="#">SD 79</a>	Crofton		2 hours 12 mins	9.5 km	12 mins	2 hours 31 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		2 hours 10 mins	9.5 km	12 mins	45 mins
B	<a href="#">Quamichan</a>	8 - 9	<a href="#">SD 79</a>	Duncan		2 hours 20 mins	10.1 km	12 mins	1 hour 1 min
C	<a href="#">Cowichan</a>	10 - 12	<a href="#">SD 79</a>	Duncan	AP Program	2 hours 22 mins	10.3 km	14 mins	1 hour 2 mins
D	<a href="#">Queen Margaret's</a>	K - 12	Independent	Duncan	AP Program	2 hours 47 mins	12.1 km	18 mins	1 hour 18 mins
E	<a href="#">Frances Kelsey</a>	8 - 12	<a href="#">SD 79</a>	Mill Bay		6 hours 8 mins	26.8 km	28 mins	2 hours 45 mins
F	<a href="#">Shawnigan Lake</a>	8 - 12	Independent	Shawnigan Lake		6 hours 12 mins	26.9 km	29 mins	2 hours 52 mins

## Walk Score

6 6300 GENOA BAY RD North Cowichan, V9L 5Y4



Car-Dependent

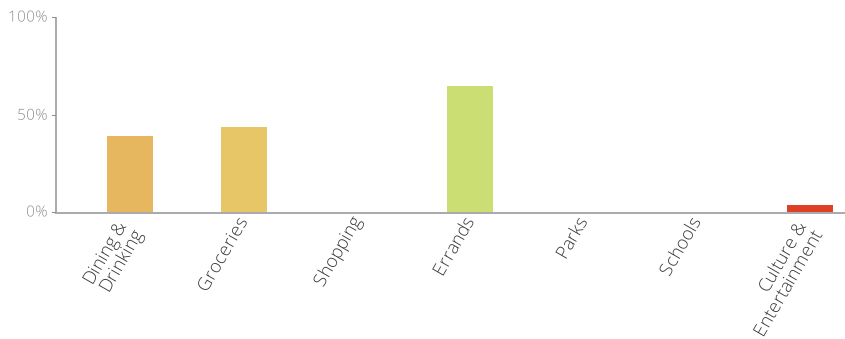
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 23 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="#">R1</a> Description: Residential Rural Zone

## Zoning



### Subject Property Designations:

Code: [R1](#)

Description: Residential Rural Zone

### Layer Legend:

	Code	Description
■	<a href="#">R1</a>	Residential Rural Zone
■	<a href="#">A4</a>	Rural Resources Zone

## Property Information

### General Property Information

**Civic Address:** 6-6300 GENOA BAY RD  
**Folio:** 09176-066  
**LTO Number:** CB412410  
**PID:** 017-844-851  
**MHR Number:**  
**Status:** Active  
**Property No:** 108106  
**Legal:** LOT 6 SECTION 3 RANGE 5 COMIAKEN PLAN  
 VIS2406

### Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0155	1 Sty Sfd - New Semicustom
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING		

### Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024		Reg	0.00	1	570,000	743,000	1,313,000	1,313,000
2023	May 10, 2023	Reg	6,566.66	1	544,000	753,000	1,297,000	1,297,000
2022	May 05, 2022	Reg	6,345.90	1	485,000	679,000	1,164,000	1,164,000

### Licensing Information

There is no licensing account information for this property.

### Community Development

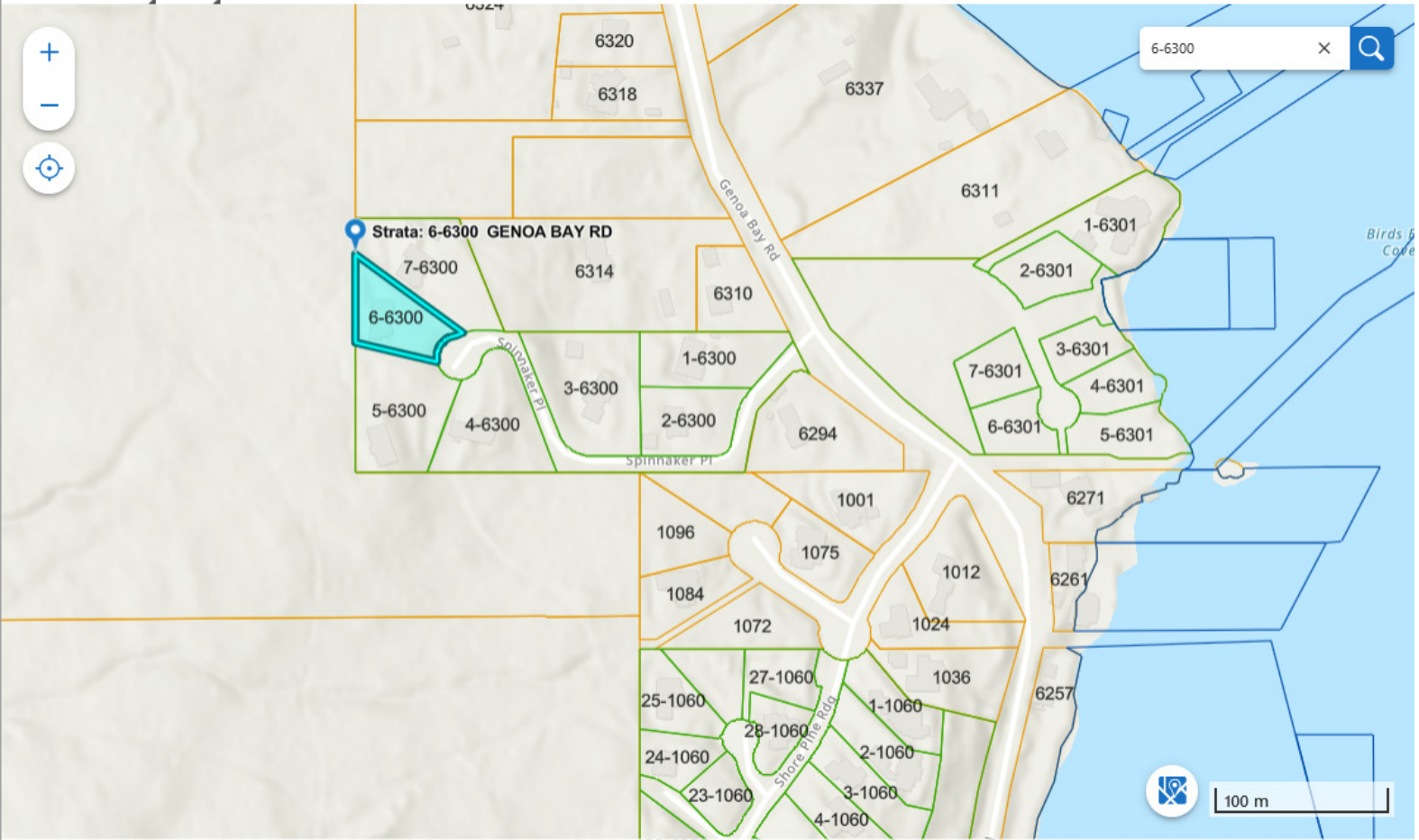
There is no community development information for this property.

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.



Strata: 6-6300 GENOA BAY RD

House 1: 6-6300  
House 2:  
Street Name: GENOA BAY RD  
Strata Level:  
Approx. m2:  
Approx. Acre: 0.475143  
Approx. Hectare: 0.192291  
PID: 017-844-851  
Folio: 09176-066  
Lot: 6  
Plan: VIS2406  
Non-Legal Descript: SL 6 PL VIS2406  
Section: 3  
Range: 5  
Land District: Comiakien  
Zoning: R1  
Split Zoned: NA  
Accuracy: 5m[removed]10m  
Method: SCANNED FROM MANUAL MYLAR ORIGIN  
GIS Link ID: 10940  
Comments:  
[Cadastral PDF Grid Map](#)  
[Zoning PDF](#)  
[Property Report](#)



## Residential Rural Zone (R1)

### Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
  - Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Modular Home
  - Single-Family Dwelling
  - Supportive Housing
  - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw)
  - Two-Family Dwelling [BL3302, BL3367, BL3754]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m<sup>2</sup> (18,029 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

### Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted on lots 0.81 ha (two acres), or larger, subject to the Temporary Mobile Home Permit Bylaw. [BL3754]
  - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
  - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID: 006-038-000). [BL3642]
  - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]
  - (f) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6343 Wicks Road (PID: 003-145-603). [BL3731]
  - (g) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 10097 Chemainus Road (PID: 018-858-651). [BL3732]
  - (h) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 2372 Regina Drive (PID 000-368-393). [BL3760]
  - (i) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1038 Herd Road (PID: 023-168-501). [BL3766]
  - (j) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on Lot 7 Wellburn Place (PID: 031-028-314). [BL3809]
  - (k) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9376 Cottonwood Road (PID: 004-156-676). [BL3815]

- (l) Despite section 56 (4)(a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6353 Genoa Bay Road (PID: 001-165-283) [BL3847]
- (m) Despite section 56 (4)(a) a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 8921 Chemainus Road (PID: 029-612-829) [BL3852]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
  - (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 3.0 m (9.84')
- (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 R1 zone are as follows:
  - (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
  - (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (d) Bed and breakfast uses may have no more than six sleeping units.
  - (e) [Repealed. 3758]
  - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
    - (ii) the use is within a single-family dwelling unit only,
    - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
  - (g) 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]
  - (h) [Repealed. BL3367]

## 6-6300 GENOA BAY RD DUNCAN V9L 5Y4

Area-Jurisdiction-Roll: 04-315-09176.066



04-315-09176066 11/03/2015

**Total value** **\$1,313,000**

2024 assessment as of July 1, 2023

Land \$570,000

Buildings \$743,000

Previous year value \$1,297,000

Land \$544,000

Buildings \$753,000

### Property information

Year built 1992

Description 1 STY SFD - After 1990 - Semi-Custom

Bedrooms 4

Baths 3

#### Carports

Garages G

Land size .474 Acres

First floor area 2,057

Second floor area

Basement finish area 1,390

#### Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

STRATA LOT 6, PLAN VIS2406, SECTION 3, RANGE 5, 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 1 OR V, AS APPROPRIATE

PID: 017-844-851

### 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



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Compare property information and assessment values



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# Public Records Full Property Report

## Property Identification & Legal Description

**Address:** 6 6300 GENOA BAY RD DUNCAN BC V9L 5Y4  
**Jurisdiction:** District of North Cowichan  
**Roll No:** 9176066  
**PID No:** 017-844-851  
**Neighbourhood:** Maple Bay  
**Assessment Area:** 4  
**MHR No:**  
**Legal Unique ID:** A00000QLAB  
**Legal Description:** STRATA LOT 6, PLAN VIS2406, SECTION 3, RANGE 5, 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 1 OR V, AS APPROPRIATE

## Municipal Taxes

Gross Taxes:

## 2024 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$570,000	\$743,000	\$1,313,000

	Gross Value:	Land	Improve	Total
	\$570,000	\$570,000	\$743,000	\$1,313,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$570,000	\$743,000	\$1,313,000

SCHOOL:

	Gross Value:	Land	Improve	Total
	\$570,000	\$570,000	\$743,000	\$1,313,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$570,000	\$743,000	\$1,313,000

BC TRANSIT:

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

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2023-01-03	\$1,164,000	CB412410	Reject - Not Suitable for Sales Analysis
2002-01-31	\$290,000	ET11953	Improved Single Property Transaction
1992-07-28	\$60,000	EF95317	Improved Single Property Transaction

## Other Property Information

<b>Lot SqFt:</b> 20,473	<b>Lot Width:</b>
<b>Lot Acres:</b> 0.47	<b>Lot Depth:</b>
<b>Tenure:</b> Crown-Granted	<b>Actual Use:</b> Single Family Dwelling
<b>School District:</b> Cowichan Valley	<b>Manual Class:</b> 1 STY SFD - After 1990 - Semi-Custom
<b>Vacant Flag:</b> No	<b>Reg District:</b> Cowichan Valley
<b>BC Transit Flag:</b> No	<b>Reg Hosp Dist:</b> Cowichan Valley
<b>Farm No:</b>	<b>Mgd Forest No:</b>
<b>DB Last Modified:</b> 2024-01-01	<b>Rec Last Modified:</b> 2024-01-01

## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$1,297,000	
2022	\$1,164,000	\$6,346
2021	\$866,000	\$6,064
2020	\$796,000	\$5,844
2019	\$758,000	\$5,671
2018	\$718,000	\$5,794
2017	\$658,000	\$5,761
2016	\$611,000	\$5,713
2015	\$580,000	
2014	\$600,000	

2013	\$670,000
2012	\$687,000
2011	\$686,000
2010	\$612,000
2009	\$632,000
2008	\$632,000
2007	\$551,000
2006	\$397,000
2005	\$333,000
2004	\$303,000
2003	\$287,000
2002	\$261,800
2001	\$266,200

## The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC  
 Building Department  
 Phone: 746-3100 • Fax: 746-3154

BUILDING  
PERMIT

DEPT. FILE COPY

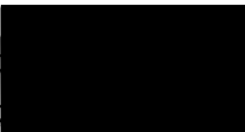
Folio No. 9176-0660636

VALIDATION

DATE DEC. 1 2005 PERMIT NO. 442.05  
 APPLICANT TIMOTHY AGNEW ADDRESS 6-6300 GENOVA BAY RD.  
 PERMIT TO CONSTRUCT (1) STORY ADDITION TO SFD NUMBER OF DWELLING UNITS 0  
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)  
 AT (LOCATION) A/A ZONING DISTRICT COM1AKEN  
(NO.) (STREET)  
 SUBDIVISION VIS2406 S.3 R.5 LOT 6 BLOCK — LOT SIZE .474 ac.

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: SEE APPROVED PLANS

BUILDING AREA 216  ESTIMATED VALUE \$ 9,700 PERMIT FEE \$ 90  
(SQUARE FEET)  
 OWNER / AGENT X  
 ADDRESS A/A BUILDING DEPT. BY BA.

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC  
Building Department  
Phone: 746-3100 • Fax: 746-3154

Folio No. 9176.066

CERTIFICATE ISSUED  
DATE

BLOG O.K. March 30/06

**BUILDING PERMIT -  
CERTIFICATE OF OCCUPANCY**

(R)

DATE DEC. 1 2005 PERMIT NO. 442.05

APPLICANT TIMOTHY AGNEW ADDRESS 6 - 6300 GLNOA BAY RD.

PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) (1) NO. STORY ADDITION TO SFD (PROPOSED USE) NUMBER OF DWELLING UNITS 0

AT (LOCATION) A/A (NO.)                      (STREET) ZONING DISTRICT COM1AKEN

SUBDIVISION VIS2406 S.3 R.5 LOT 6 BLOCK — LOT SIZE .4174 ac.

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: 

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The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.






The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C.  
Folio No. 9176-

# BUILDING PERMIT

DEPT. FILE COPY

#4968

VALIDATION

APPLICANT A. WIERSMA DATE OCT 13 19 92 PERMIT NO. #457  
ADDRESS [REDACTED]

PERMIT TO CONST. RESIDENCE (TYPE OF IMPROVEMENT) (1) NO. STORY SINGLE FAM DWELL. (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) #6-6300 GRANOA BAY RD. (NO.) (STREET) ZONING DISTRICT R-1

SUBDIVISION V.I.P. COM 2406, S-3, R-5 LOT 6 BLOCK \_\_\_\_\_ LOT SIZE 1/2 AC.

BUILDING IS TO BE AS FT. WIDE BY PER FT. LONG BY PLANS FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: \_\_\_\_\_

AREA 1875 (SQUARE FEET) ESTIMATED VALUE \$ 90,000<sup>00</sup> PERMIT FEE \$ 360<sup>00</sup>

OWNER ART WIERSMA  
ADDRESS [REDACTED] BUILDING DEPT. BY [Signature]

SE WATER

*J*

CERTIFICATE ISSUED  
DATE \_\_\_\_\_

The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101  
Duncan, B.C.  
Folio No. 9116-

# BUILDING PERMIT #4968 CERTIFICATE OF OCCUPANCY

APPLICANT A. WIERSMA DATE OCT 13 19 92 PERMIT NO. # 457  
ADDRESS [REDACTED]

PERMIT TO CONST. RESIDENCE (TYPE OF IMPROVEMENT) (1) NO. STORY SINGLE FAM DWELL (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) # 6-6300 GANOA BAY RD. (NO.) (STREET) ZONING DISTRICT R-1

SUBDIVISION V.I.P. COM 2406, S-3, R-5 LOT 6 BLOCK \_\_\_\_\_ LOT SIZE 1/2 AC.

BUILDING IS TO BE AS FT. WIDE BY PER FT. LONG BY PLANS FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: [REDACTED]

The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

AREA 1875 (SQUARE FEET) [REDACTED]

OWNER ART WIERSMA  
ADDRESS [REDACTED] *[Signature]*

FOLIO No. 9176-040		THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN				ADDRESS	
LEGAL DESCRIPTION						6300	
LOT & BLK	RGE SEC S.PLAN					GLENDA BAY RD	
1-7	- 5 3 S.P. 2406	COM					
		MUNICIPAL SERVICES				RECORD	
METER SERIAL No.	WATER	SEWER	DRAIN	CULVERT	GAS	HYDRO/TEL	
INSTALLATION DATE	APR. 92			92			
SIZE OF SERVICE	4" Ø						
TYPE OF PIPE	PVC						
CONNECTION LENGTH							
METER SIZE AND TYPE							
DEPTH AT P.L.							
DEPTH OF MAIN							
LOCATION AT P.L.							
LOCATION AT MAIN							
REVISION / DATE							
COMMENTS	STRATA SUBD.						

05 APR 93

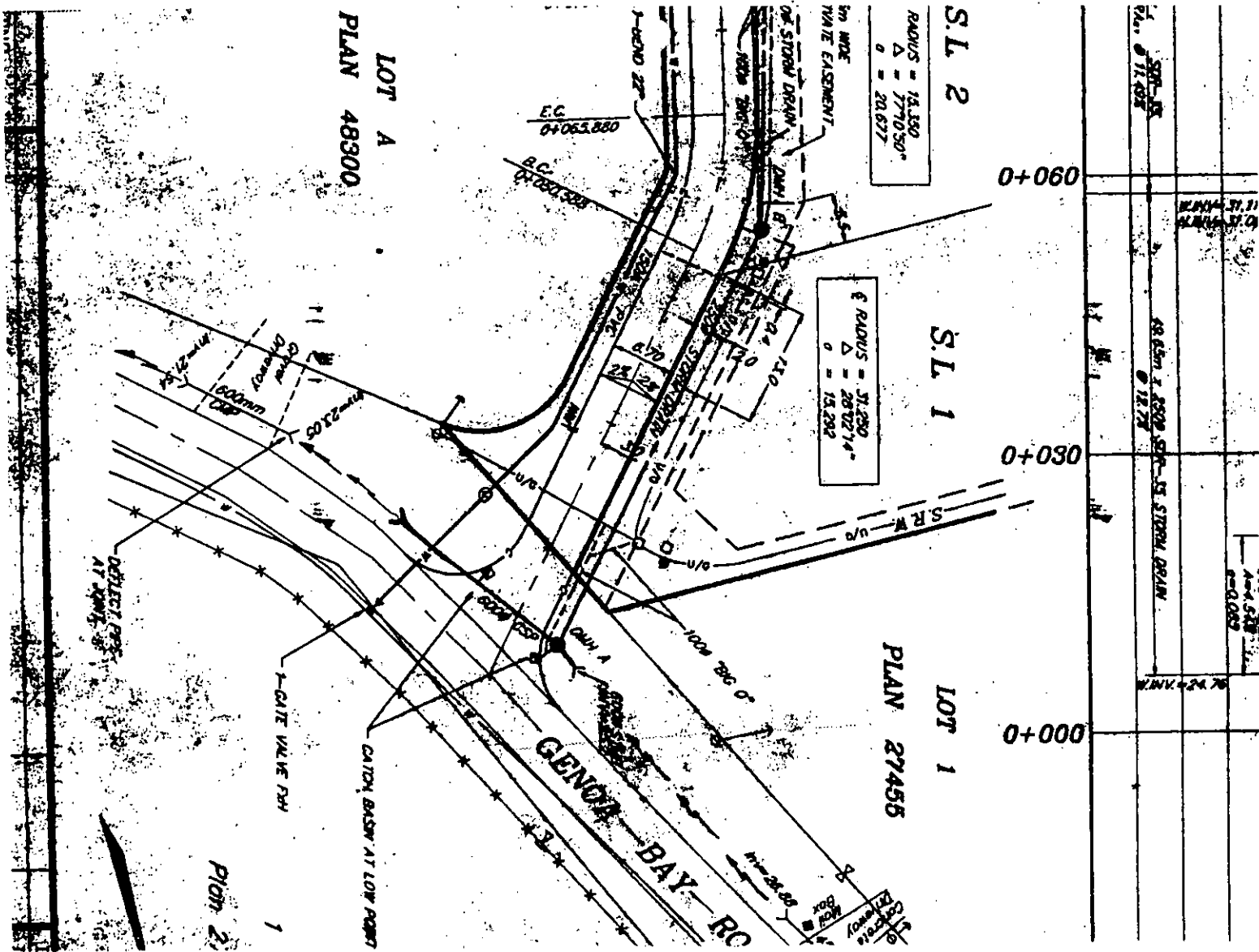
SEE REVERSE FOR SKETCH

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.

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