

PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# QUALITY FAMILY HOME!

1276 Palmer Rd



## 1276 Palmer Rd

Discover this cherished four-bedroom family residence, nestled in a sought-after neighbourhood. The beautifully maintained .29-acre property is set back from the road, offering ample space for gardening and mature trees that provide both shade and privacy in the fully fenced yard. Enjoy family barbecues on the expansive deck. The spacious living room features a stunning wood-burning fireplace and a large picture window, creating a warm and inviting atmosphere. The kitchen, complete with an eating nook, and the adjoining dining room offer abundant space for entertaining. The lower level boasts a fantastic family room, two generously sized bedrooms, a second bathroom, a large workshop ideal for the handyman, a sunroom, and two additional storage spaces. Additional features include a single garage, plenty of extra parking, which can easily accommodate a large travel trailer. This home offers incredible potential for modern upgrades, making it a perfect canvas for your dream home!



**Priced at**  
**\$1,160,000**

Area	Quadra
Bedrooms	4
Bathrooms	2
Lot Size	12632.4
Floor Space	2188

Age	1969
Taxes	4739
Tax Year	2023
MLS#	964651
Parking	

**PAUL TEDRICK**

Pemberton Holmes - Duncan

Scan this QR  
Code with your  
smart phone



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www.paultedrick.ca

23 Queens Road  
Duncan, V9L 2W1

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



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250-216-6020





1276 Palmer Rd Saanich BC V8P 2H7  
 MLS® No: 964651 \$1,160,000 Active



Discover this cherished four-bedroom family residence, nestled in a sought-after neighbourhood. The beautifully maintained .29-acre property is set back from the road, offering ample space for gardening and mature trees that provide both shade and privacy in the fully fenced yard. Enjoy family barbecues on the expansive deck. The spacious living room features a stunning wood-burning fireplace and a large picture window, creating a warm and inviting atmosphere. The kitchen, complete with an eating nook, and the adjoining dining room offer abundant space for entertaining. The lower level boasts a fantastic family room, two generously sized bedrooms, a second bathroom, a large workshop ideal for the handyman, a sunroom, and two additional storage spaces. Additional features include a single garage, plenty of extra parking, which can easily accommodate a large travel trailer. This home offers incredible potential for modern upgrades, making it a perfect canvas for your dream home!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	10'10x11'10
Bedroom	Lower	10'10x13'3
Entrance	Lower	12'7x10'3
Family Room	Lower	18'9x11'11
Storage (Unfin)	Lower	6'9x5'7
Storage	Lower	3'2x8'1
Sunroom (Unfin)	Lower	19'2x12'0
Utility Room	Lower	7'7x3'3
(Unfinished) (Unfin)		
Workshop (Unfin)	Lower	18'3x9'8
Bathroom	Main	4-Piece
Bedroom	Main	9'11x11'11
Bedroom - Primary	Main	12'0x11'11
Dining Room	Main	10'6x10'11
Eating Nook	Main	7'9x11'0
Kitchen	Main	8'8x9'11
Laundry	Main	8'7x8'6
Living Room	Main	15'3x17'4

MLS® No: 964651 List Price: \$1,160,000  
 Status: Active Orig Price: \$1,160,000  
 Area: Saanich East Sub Area: SE Quadra  
 DOM: 0 Sold Price:  
 Sub Type: Single Family Detached  
 Pend Date: Title: Freehold

**Interior**

Beds: 4 Baths: 2 Kitchens: 1 Fireplaces: 2 Storeys:  
 FinSqFt Total: 2,188 UnFin SqFt: 1,001 SqFt Total: 3,189 Basement: Yes Addl Accom:  
 2pc Ensuites: 0 3pc Ensuites: 0 4+pc Ensuites: 0 Beds or Dens: 4 Laundry: In House  
 Layout: Ground Level Entry With Main Up  
 Heating: Baseboard, Electric  
 Intr Ftrs: Breakfast Nook  
 Appl Incl: Dishwasher, F/S/W/D  
 Cooling: None

**Exterior/Building**

Built (Est): 1969 Front Faces: North Storeys:  
 Construction: Frame Wood, Insulation: Ceiling, Foundation: Poured Concrete Roof: Asphalt Shingle  
 Insulation: Walls, Stucco, Wood  
 Lgl NC Use: Access: Road: Paved Bldg Warranty:  
 Exterior Ftrs: Balcony/Deck Bldg Style:

**Lot**

Lot SqFt: 12,632 Lot Acres: 0.29 Dimensions: Shape:  
 Park Type: Additional, Park Spcs: 4 View: Waterfront: Water: Municipal  
 Driveway, Garage, RV Access/Parking  
 Carport Spcs: 0 Garage Spcs: 1  
 Sewer: Sewer Connected Restrictions: Services:  
 Lot Ftrs: Family-Oriented Neighbourhood, Panhandle Lot, Recreation Nearby

**Legal/Public Records**

Assessed: \$1,095,000 Assess Yr: 2024 Taxes: \$4,739 Tax Year: 2023  
 PID: 002-017-482 Roll No: 623174000 Zoning: RS-6 Zone Desc: Residential  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: Lot A, Section 32, Victoria District, Plan VIP20366



**Lower Floor**  
 938 SQ FT  
 Ceiling Height 6' 11" to 8' 5"



**Main Floor**  
 1250 SQ FT  
 Ceiling Height 8' 0"



**TITLE SEARCH PRINT**

2024-03-20, 14:32:55

File Reference:

Requestor: Paul Tedrick

Declared Value \$109,000

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

**Land Title District**

Land Title Office

VICTORIA

VICTORIA

**Title Number**

From Title Number

P66842

23852W

**Application Received**

1985-07-31

**Application Entered**

1985-08-21

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

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

AS JOINT TENANTS

**Taxation Authority**

Saanich, The Corporation of the District of

**Description of Land**

Parcel Identifier:

002-017-482

Legal Description:

LOT A, SECTION 32, VICTORIA DISTRICT, PLAN 20366

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

117552G

Registered Owner:

THE GOVERNOR AND COMPANY OF ADVENTURERS OF ENGLAND  
TRADING INTO HUDSON'S BAY

Remarks:

INTER ALIA  
DD 97400I (FORMER LOT 5)  
DD 110345I (REM.)

Nature:

RIGHT OF WAY

Registration Number:

315343G

Registration Date and Time:

1965-10-05 10:02

Registered Owner:

THE CORPORATION OF THE DISTRICT OF SAANICH

Remarks:

INTER ALIA  
PART

**TITLE SEARCH PRINT**

2024-03-20, 14:32:55

File Reference:

Requestor: Paul Tedrick

Declared Value \$109,000

Nature: RIGHT OF WAY  
Registration Number: 349924G  
Registration Date and Time: 1967-10-27 11:58  
Registered Owner: THE CORPORATION OF THE DISTRICT OF SAANICH  
Remarks: INTER ALIA  
PART

Nature: MORTGAGE  
Registration Number: EM5589  
Registration Date and Time: 1998-01-20 13:15  
Registered Owner: CANADA TRUSTCO MORTGAGE COMPANY  
INCORPORATION NO. 24,065A

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2024-03-20, 14:32:55

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 002-017-482

SHORT LEGAL DESCRIPTION:S/20366/////A

MARG:

TAXATION AUTHORITY:

1 Saanich, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT A, SECTION 32, VICTORIA DISTRICT, PLAN 20366

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP20366

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



## 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.



Date of disclosure: April 24 2024

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

**ADDRESS:** 1276 Palmer Rd Victoria BC V8P 2H7 (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>Jb</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>Jb</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>Jb</i>		
D. Is there a survey certificate available?			<i>Jb</i>	
E. Are you aware of any current or pending local improvement levies/charges?		<i>Jb</i>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>Jb</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?				<i>Jb</i>
(ii) Have you applied for a water licence and are awaiting response?				<i>Jb</i>
C. Are you aware of any problems with the water system?				<i>Jb</i>
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				<i>Jb</i>

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BUYER'S INITIALS

<i>Jb</i>	<i>Jb</i>	
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SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: 1276 Palmer Rd

Victoria

BC V6P 2H7

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)?			FB	
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?		FB		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				FB
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				FB.

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	FB			
B. To the best of your knowledge, is the ceiling insulated?	FB			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		FB		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	FB			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input checked="" type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?	FB			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		FB		
G. Are you aware of any structural problems with any of the buildings?		FB		
H. Are you aware of any additions or alterations made in the last 60 days?		FB		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		FB		
J. Are you aware of any problems with the heating and/or central air conditioning system?		FB		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		FB		
L. Are you aware of any damage due to wind, fire or water?		FB		

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BUYER'S INITIALS

FB	FB	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 1276 Palmer Rd

Victoria

BC V8P 2H7

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>16</u> years)		<i>FB</i>		
N. Are you aware of any problems with the electrical or gas system?		<i>FB</i>		
O. Are you aware of any problems with the plumbing system?		<i>FB</i>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<i>FB</i>
Q. Do the Premises contain unauthorized accommodation?		<i>FB</i>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>FB</i>		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (if so, attach required Owner Builder Disclosure Notice.)		<i>FB</i>		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<i>FB</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>FB</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>FB</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>FB</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>FB</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>FB</i>		

--	--	--

BUYER'S INITIALS

<i>FB</i>	
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SELLER'S INITIALS









**Lower Floor**  
**938 SQ FT**  
 Ceiling Height: 6'11" to 8'5"



**Main Floor**  
**1250 SQ FT**  
 Ceiling Height: 8'0"



1276 PALMER RD							
FLOOR	FINISHED	UNFINISHED	PORCH	SUNROOM/DECK	WORKSHOP	GARAGE	TOTAL
LOWER	938	25	100	244	214	340	1861
MAIN	1250	0	0	518	0	0	1768
TOTAL	2188	25	100	762	214	340	3629

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

Paul Tedrick



**Lower Floor**  
**938 SQ FT**  
 Ceiling Height 6'11" to 8'5"



**1276 PALMER RD**

FLOOR	FINISHED	UNFINISHED	PORCH	SUNROOM/DECK	WORKSHOP	GARAGE	TOTAL
LOWER	938	25	100	244	214	340	1861
MAIN	1250	0	0	518	0	0	1768
<b>TOTAL</b>	<b>2188</b>	<b>25</b>	<b>100</b>	<b>762</b>	<b>214</b>	<b>340</b>	<b>3629</b>

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



**Main Floor**  
**1250 SQ FT**  
 Ceiling Height 8' 0"



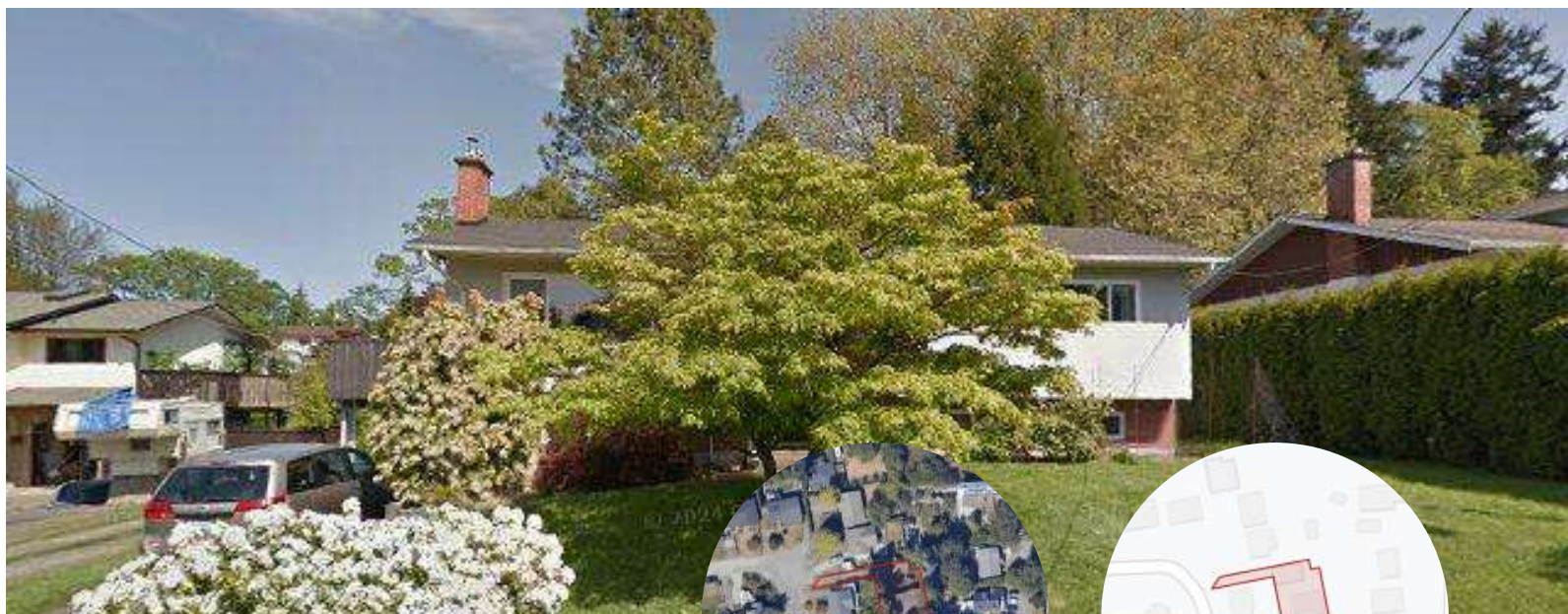
1276 PALMER RD						
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LOWER	938	25	100	244	214	340
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TOTAL 1861						
TOTAL 1768						
TOTAL 3629						

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

Paul Tedrick







## PROPERTY REPORT

1276 PALMER RD

Saanich

V8P 2H7

Canada

PID: 002-017-482

MARCH 20, 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

# 1276 PALMER RD Saanich BC V8P 2H7

PID	002-017-482
Legal Description	LOT A, SECTION 32, VICTORIA DISTRICT, PLAN 20366
Plan	VIP20366
Zoning	RS-6 - Single Family Dwelling Zone
Community Plan(s)	LAP: <a href="#">Quadra</a> , not in ALR



Year Built	1969	Structure	SINGLE FAMILY DWELLING
Lot Size	12713.27 ft <sup>2</sup>	Bedrooms	4
Bathrooms	2	Dimensions	-
Max Elev.	62.33 m	Min Elev.	55.63 m
Floor Area	2344 Ft <sup>2</sup>	Walk Score	error
Transit Score	error	Annual Taxes	\$4,739.00

ASSESSMENT				APPRECIATION			
	2023	%	2024		Date	(\$)	% Growth
Building	\$164,000	↑ 4.88	\$172,000	Assessment	2024	\$1,095,000	↑ 904.59
Land	\$974,000	↓ -5.24	\$923,000	Sales History	31/07/1985	\$109,000	↑ 1,576.92
Total	\$1,138,000	↓ -3.78	\$1,095,000		15/12/1968	\$6,500	-

**RECENT MLS® HISTORY**  
 MLS® History is not available.

DEVELOPMENT APPLICATIONS		SCHOOL CATCHMENT			
-		Elementary	Middle	Secondary	
Catchment	Braefoot	Cedar Hill Middle School	Reynolds		
School District	SD 61	SD 61	SD 61		
Grades	K - 5	6 - 8	9 - 12		

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



Google Views

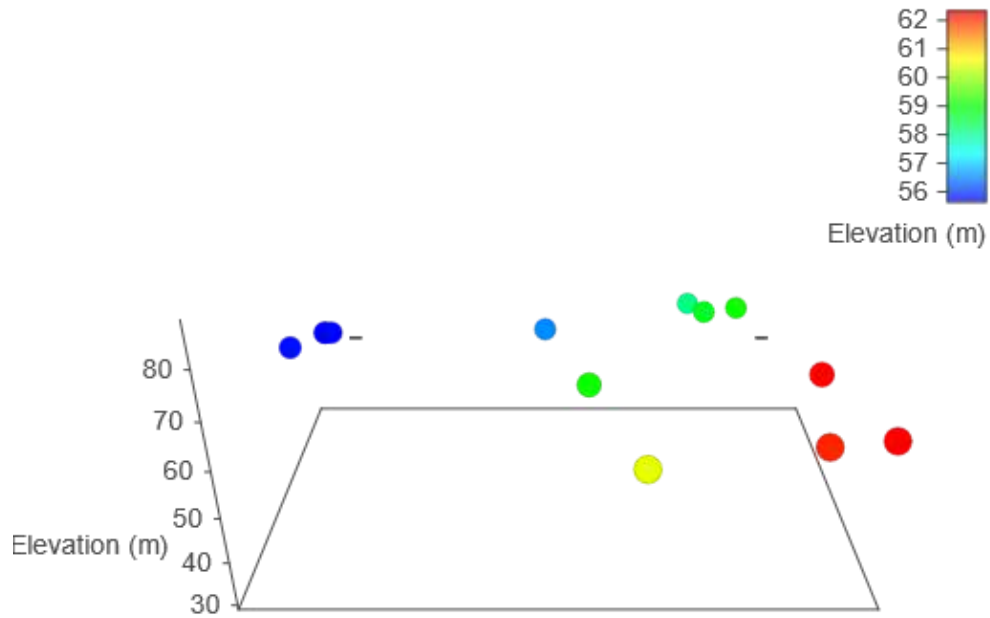




Estimated Lot Dimensions and Topography



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



Max Elevation: 62.33 m | Min Elevation: 55.63 m | Difference: 6.70 m

## Nearest Schools

### Nearby Elementary Schools

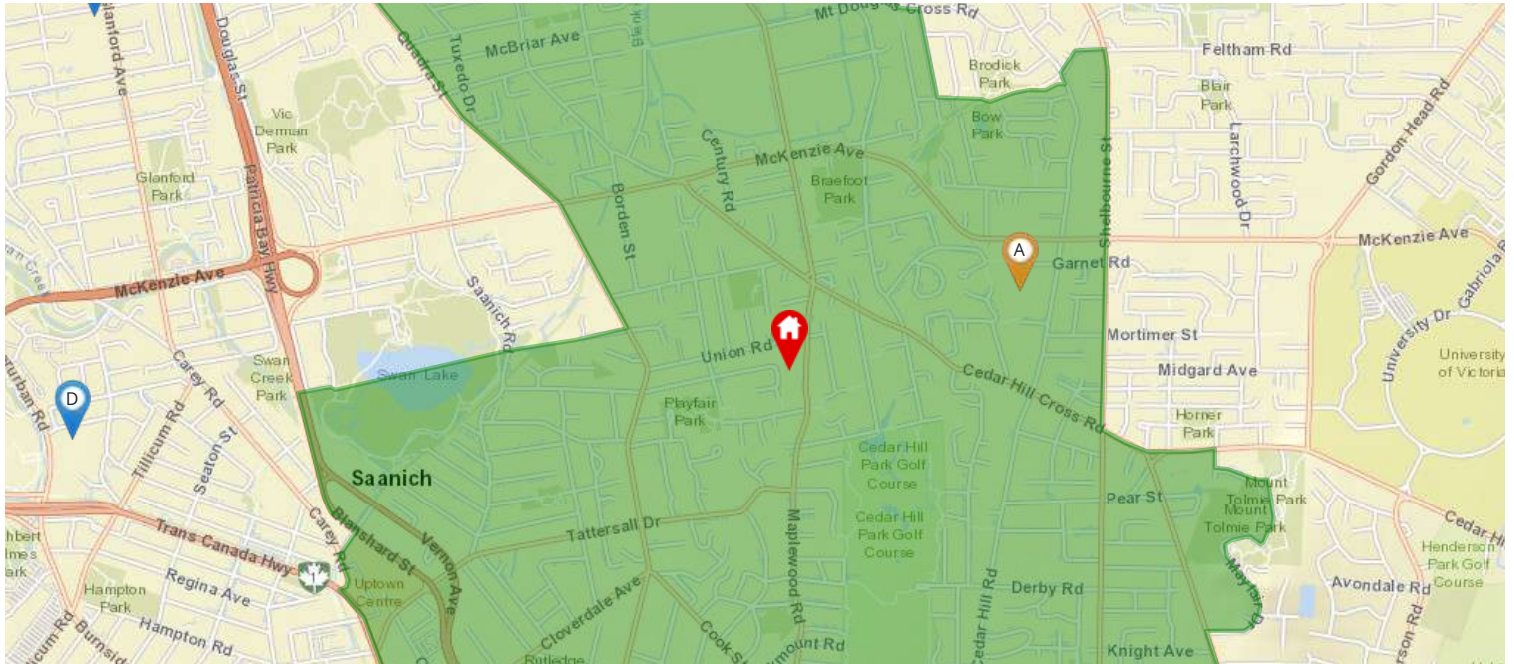


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Braefoot Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Braefoot</a>	K - 5	<a href="#">SD 61</a>	Victoria		21 mins	1.6 km	5 mins	14 mins
B <a href="#">Doncaster</a>	K - 5	<a href="#">SD 61</a>	Victoria		23 mins	1.6 km	5 mins	23 mins
C <a href="#">Cloverdale</a>	K - 5	<a href="#">SD 61</a>	Victoria		22 mins	1.6 km	4 mins	13 mins
D <a href="#">St Margaret's</a>	K - 12	Independent	Victoria		34 mins	2.5 km	8 mins	25 mins
E <a href="#">Quadra</a>	K - 5	<a href="#">SD 61</a>	Victoria		37 mins	2.7 km	6 mins	15 mins
F <a href="#">Lake Hill</a>	K - 5	<a href="#">SD 61</a>	Victoria		35 mins	2.6 km	7 mins	24 mins

## Nearby Middle Schools



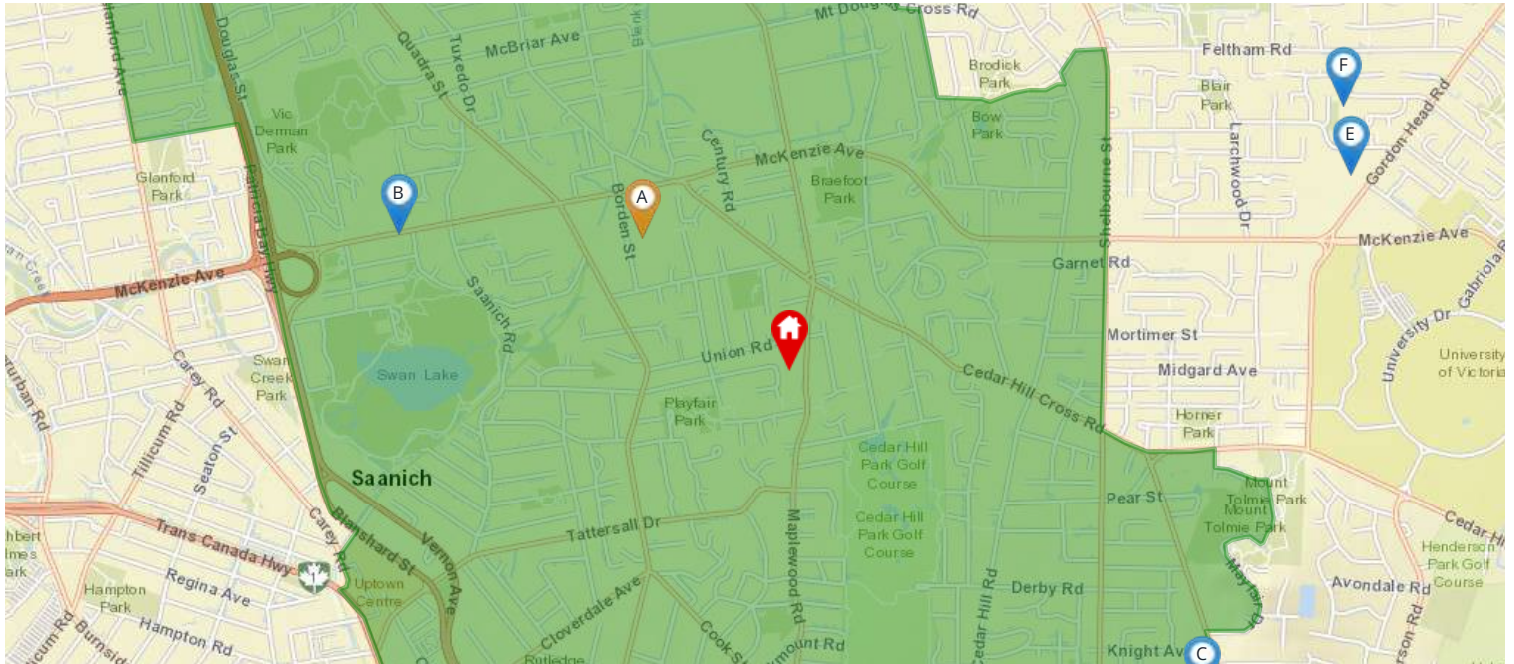
Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Cedar Hill Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Cedar Hill Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		29 mins	2.0 km	7 mins	27 mins
B <a href="#">Lansdowne Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		49 mins	3.6 km	9 mins	32 mins
C <a href="#">Gordon Head Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		53 mins	3.9 km	9 mins	53 mins
D <a href="#">Colquitz Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		51 mins	3.7 km	9 mins	43 mins
E <a href="#">Arbutus Global Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 3 mins	4.6 km	11 mins	38 mins
F <a href="#">Glanford Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 1 min	4.5 km	8 mins	38 mins



## Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Reynolds Secondary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Reynolds</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	16 mins	1.2 km	3 mins	12 mins
B <a href="#">St Andrew's</a>	8 - 12	Independent	Victoria		29 mins	2.2 km	5 mins	22 mins
C <a href="#">St Michaels</a>	K - 12	Independent	Victoria	AP Program	45 mins	3.2 km	8 mins	45 mins
D <a href="#">Lambrick Park</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	49 mins	3.5 km	11 mins	44 mins
E <a href="#">Mount Douglas</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	48 mins	3.5 km	9 mins	32 mins
F <a href="#">Maria Montessori</a>	K - 12	Independent	Victoria		54 mins	3.9 km	10 mins	38 mins

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">RS-6</a> Description: Single Family Dwelling Zone

## Zoning



### Subject Property Designations:

Code: [RS-6](#)

Description: Single Family Dwelling Zone

### Layer Legend:

	Code	Description
■	<a href="#">RS-6</a>	Single Family Dwelling Zone
■	<a href="#">RD-1</a>	Two Family Dwelling Zone
■	<a href="#">RS-12B</a>	Single Family Dwelling Zone
■	<a href="#">RS-4</a>	Single Family Dwelling Zone



District of Saanich



District of Saanich  
3/20/2024 3:01:39 PM



1 : 1,000



This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.

**210.1 Uses Permitted**

Uses Permitted:

- (a) Single Family Dwelling
- (b) Boarding
- (c) Home Occupation
- (d) Accessory Buildings and Structures

**210.2 Boarding**

Boarding:

There shall be not more than two boarders in a dwelling unit.

**210.3 Lot Coverage**

Lot Coverage:

The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

**210.4 Buildings and Structures for Single Family Dwelling**

Buildings and Structures for Single Family Dwelling:

- (a) Shall be sited not less than:
  - (i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
  - (ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
  - (iii) 3.5 m (11.5 ft) from an exterior side lot line.
- (b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
- (ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.

(iii) Notwithstanding the above, lots less than 446 m<sup>2</sup> (4800 ft<sup>2</sup>) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 310 m<sup>2</sup> (3337 ft<sup>2</sup>), whichever is the lesser provided, however, that not more than 80% of the allowable floor space shall be located in non-basement areas. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m<sup>2</sup> (538 ft<sup>2</sup>) shall be included in the Gross Floor Area (R).

**210.5 Minimum Lot Size**

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
  - width 16 m (52.5 ft)
  - area 560 m<sup>2</sup> (6028 ft<sup>2</sup>)
- (b) Panhandle Lot
  - width 20 m (65.6 ft)
  - area excluding access strip 835 m<sup>2</sup> (8988 ft<sup>2</sup>)

**210.6 General**

General:

The relevant provisions of Section 5, 6 and 7 of this bylaw shall apply.

## 1276 PALMER RD VICTORIA V8P 2H7

Area-Jurisdiction-Roll: 01-308-62-3174-000



**Total value** **\$1,095,000**

2024 assessment as of July 1, 2023

Land \$923,000

Buildings \$172,000

Previous year value \$1,138,000

Land \$974,000

Buildings \$164,000

### Property information

Year built	1969
Description	1 STY SFD - After 1960 - Standard
Bedrooms	4
Baths	2
Carports	C
Garages	
Land size	12703 Sq Ft
First floor area	1,249
Second floor area	
Basement finish area	1,095
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

LOT A, PLAN VIP20366, SECTION 32, VICTORIA LAND DISTRICT

PID: 002-017-482

### 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:** 1276 PALMER RD VICTORIA BC V8P 2H7  
**Jurisdiction:** District of Saanich (SD61)  
**Roll No:** 623174000 **Assessment Area:** 1  
**PID No:** 002-017-482  
**Neighbourhood:** Quadra / Maplewood **MHR No:**  
**Legal Unique ID:** A00000YNS1  
**Legal Description:** LOT A, PLAN VIP20366, SECTION 32, VICTORIA LAND DISTRICT

## 2023 Municipal Taxes

**Gross Taxes:** \$4,739

## 2024 Assessed Values

### VALUATION:

	Value:	Land	Improve	Total
<b>GENERAL:</b>		\$923,000	\$172,000	\$1,095,000

		Land	Improve	Total
<b>Gross Value:</b>		\$923,000	\$172,000	\$1,095,000
<b>Exempt Value:</b>		\$0	\$0	\$0
<b>Net Value:</b>		\$923,000	\$172,000	\$1,095,000

### SCHOOL:

		Land	Improve	Total
<b>Gross Value:</b>		\$923,000	\$172,000	\$1,095,000
<b>Exempt Value:</b>		\$0	\$0	\$0
<b>Net Value:</b>		\$923,000	\$172,000	\$1,095,000

### BC TRANSIT:

		Land	Improve	Total
<b>Gross Value:</b>		\$923,000	\$172,000	\$1,095,000
<b>Exempt Value:</b>		\$0	\$0	\$0
<b>Net Value:</b>		\$923,000	\$172,000	\$1,095,000

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
1985-07-31	\$109,000	P66842	Improved Single Property Transaction

## Other Property Information

<b>Lot SqFt:</b> 12,703	<b>Lot Width:</b>
<b>Lot Acres:</b> 0.29	<b>Lot Depth:</b>
<b>Tenure:</b> Crown-Granted	<b>Actual Use:</b> Single Family Dwelling
<b>School District:</b> Greater Victoria	<b>Manual Class:</b> 1 STY SFD - After 1960 - Standard
<b>Vacant Flag:</b> No	<b>Reg District:</b> Capital
<b>BC Transit Flag:</b> Yes	<b>Reg Hosp Dist:</b> Capital
<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	\$1,138,000	\$4,739
2022	\$1,052,000	\$4,542
2021	\$836,000	\$4,191
2020	\$774,000	\$3,876
2019	\$833,000	\$3,989
2018	\$782,000	\$3,807
2017	\$631,000	\$3,447
2016	\$578,000	\$3,703
2015	\$582,000	\$3,820
2014	\$517,000	\$3,353
2013	\$533,000	\$3,455
2012	\$546,000	\$3,360
2011	\$547,000	\$3,286

2010	\$547,000	\$3,351
2009	\$503,000	\$3,041
2008	\$503,000	\$2,974
2007	\$461,000	\$2,948
2006	\$407,000	\$2,993
2005	\$328,000	\$2,757
2004	\$277,000	\$2,693
2003	\$253,000	\$2,685
2002	\$227,000	\$2,573
2001	\$227,000	\$2,526

District of Saanich  
Inspection Services  
770 Vernon Ave.  
Victoria BC V8X 2W7

t. 250-475-5457  
f. 250-475-5418  
saanich.ca



BUILDING BYLAW LICENSING  
& LEGAL SERVICES

Clear Form

### Property Information Search

Date of Request: May 17, 2024

Site Address: 1276 Palmer Rd

PID: 002-017-482

ISD: --- M/F: Yes No

#### REQUESTED INFORMATION:

Year Built: 1969 Zone: RS-6

Survey:	Yes	Provided	Permits:	Yes	Provided	Unavailable
	No			No		

House Plans: Yes \_\_\_\_\_  
No \_\_\_\_\_

*Note: House Plans may only be obtained by the homeowner or the authorized appointed agent. House plans may only be picked up from the Inspections Division and photo id is required.*

This property has the following property tags:

Streamside DP Area:	<input type="checkbox"/>	Fire Interface DP Area:	<input type="checkbox"/>	Archaeological Registry:	<input type="checkbox"/>
Heritage Designation:	<input type="checkbox"/>	Heritage Register:	<input type="checkbox"/>	ALR (Agricultural Land Reserve):	<input type="checkbox"/>

Other Permits/Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Done by: TRACEY

Date: May 17, 2024

This collection of personal information is authorized under the *Local Government Act, Community Charter* and section 26(c) of the Freedom of Information and Protection of Privacy Act. The information will be used for processing this form. Questions can be directed to the District's Privacy Officer at: 770 Vernon Avenue, Victoria BC V8X 2W7, t. 250-475-1775, e. [foi@saanich.ca](mailto:foi@saanich.ca)





CORPORATION OF THE DISTRICT OF SAANICH  
BUILDING PERMIT

Permission is hereby granted to construct, in accordance with the stamped plans attached, a  
Single Family Dwelling, 1 storey, full basement. 1 - bath down, 0 - bath up - attached  
porch and sundeck.

ADDRESS: 1275 PALMER ROAD

LOT: 4 BLOCK: 20366 DISTRICT: 11

OWNER: [REDACTED]

ARCHITECT: KING AND COMPANY

CONTRACTOR: Self

CLASS OF CONSTRUCTION: Frame  
FLOOR AREA: 1223 sq. ft. up, 747 sq. ft. (finished down).

NAME AND ADDRESS OF REGISTERED BUSINESS ADMINISTRATOR: [REDACTED]

FRONT SETBACK: 20' SIDE SETBACK: 5' REAR SETBACK: 15' CORNER SETBACK: 25'  
ZONE OR SUB-ZONE: R1 TOTAL VALUE \$ 23,000.

SEWER INFORMATION  
66. Inspection fee + \$115. charge. Builder to indicate desired location and contact Sewer  
Department for connection. (Main approx. 3' deep). Leave open for inspection.

DRAINAGE INFORMATION  
Storm Drain location approx. 4' from northwest corner. Depth approx. 3'. Leave open for  
inspection.  
Drive Way Access

Grade CR. Culvert required, charge \$70.00.

Contributions or Conditions Noted on Plans or Specifications

SPECIAL CONDITIONS  
Water connection location front property line.  
Easements: 15' Sewer and Drain on north boundary going west to east.  
Builder to state easements prior to excavation to ensure no encroachment.

PERMIT FEE \$ 72.00. PERMIT NO. 7707 B  
Date of Issue: March 12, 1969. All work must be completed by March 12, 1970.

It shall be the responsibility of the owner and his agents named in this permit to insure that all work is  
carried out in accordance with the terms of this permit and in compliance with all existing by-laws and regulations.  
\$11 [Signature]



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](mailto:paul@paultedrick.ca)  
[paultedrick.ca](http://paultedrick.ca)  
250-216-6020

