



## PROPERTY REPORT

4572 SCARBOROUGH RD

Saanich

V8Z 5N5

Canada

PID: 006-653-979

AUGUST 14, 2022

# TROY PETERSEN PREC\*

\*PERSONAL REAL ESTATE CORPORATION





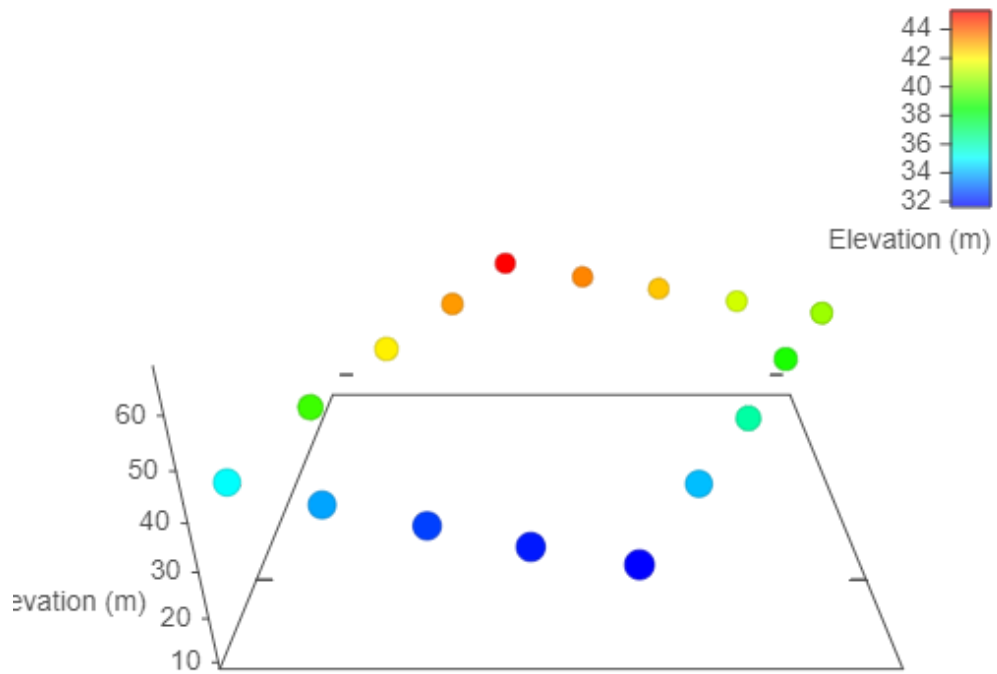




# Estimated Lot Dimensions and Topography

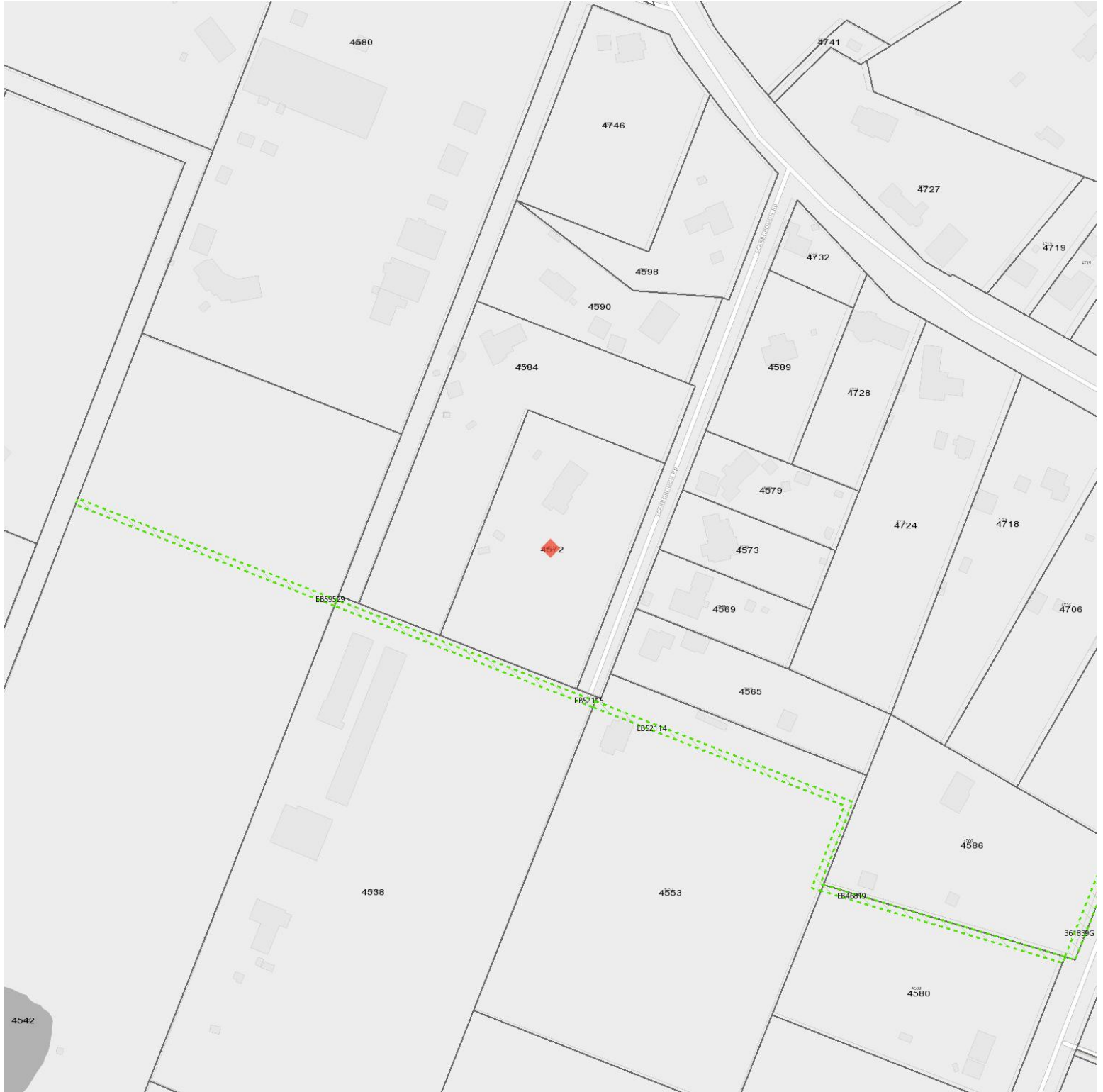


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 45.31 m | Min Elevation: 31.60 m | Difference: 13.71 m

# Legal



## Legend

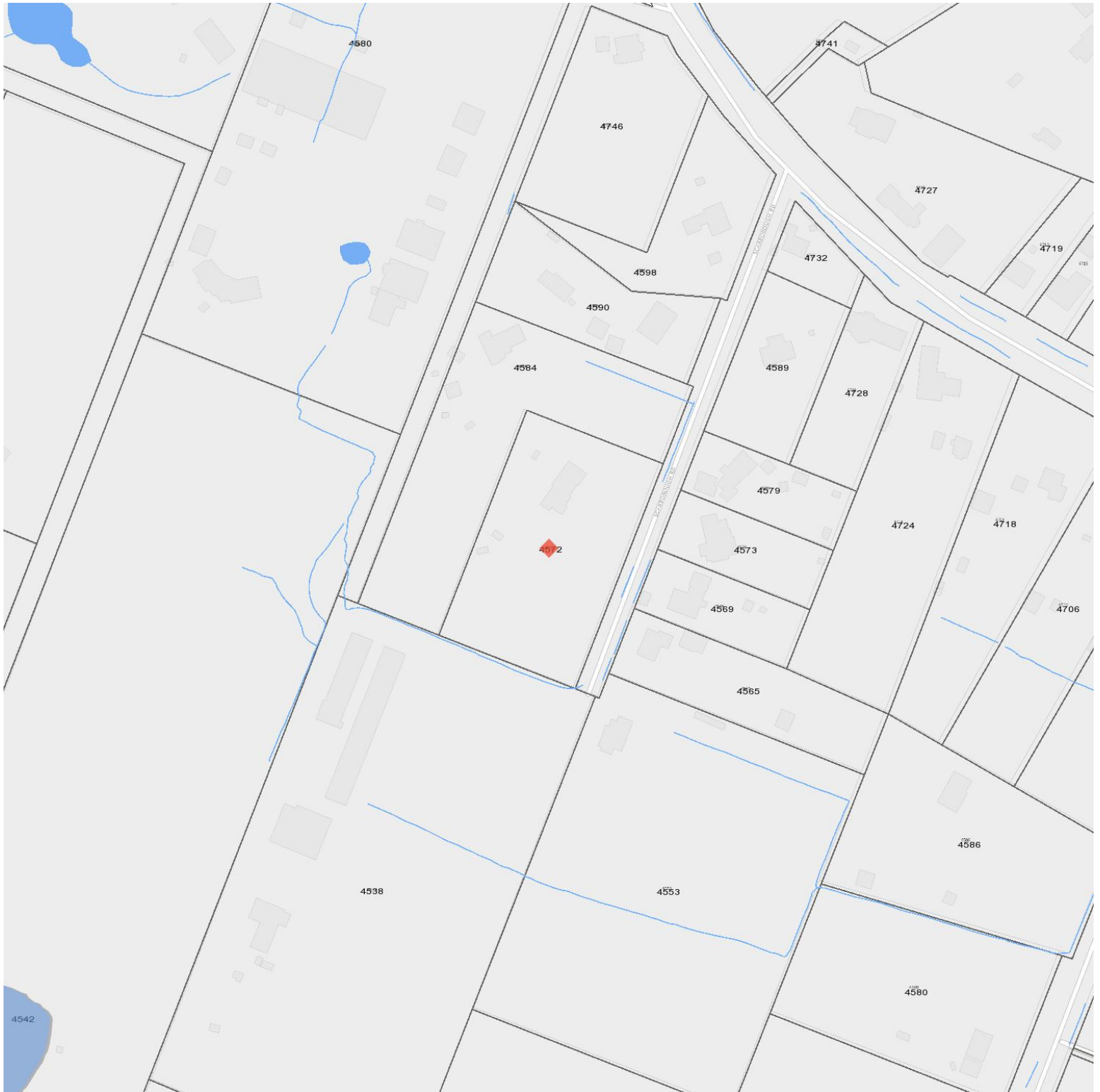
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant Service Code

- Other
- Lease or License

# Water Features & Drainage



## Legend

- Stream or Ditch
- River
- Wetland

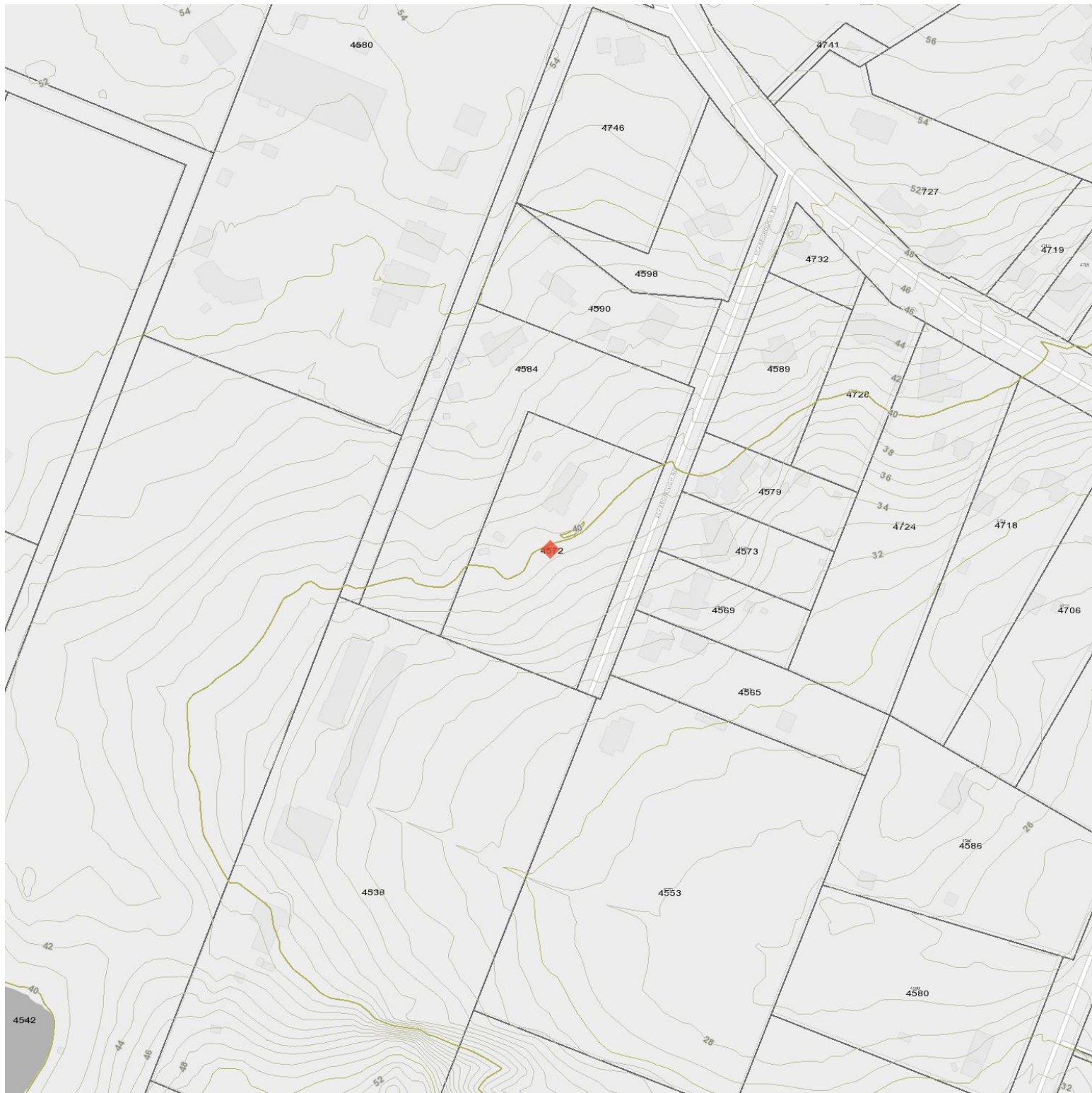
- Stream or Ditch
- Pond
- Full Watershed

- Stream or Ditch
- Lake
- Sub Watershed

- Stream or Ditch
- Reservoir



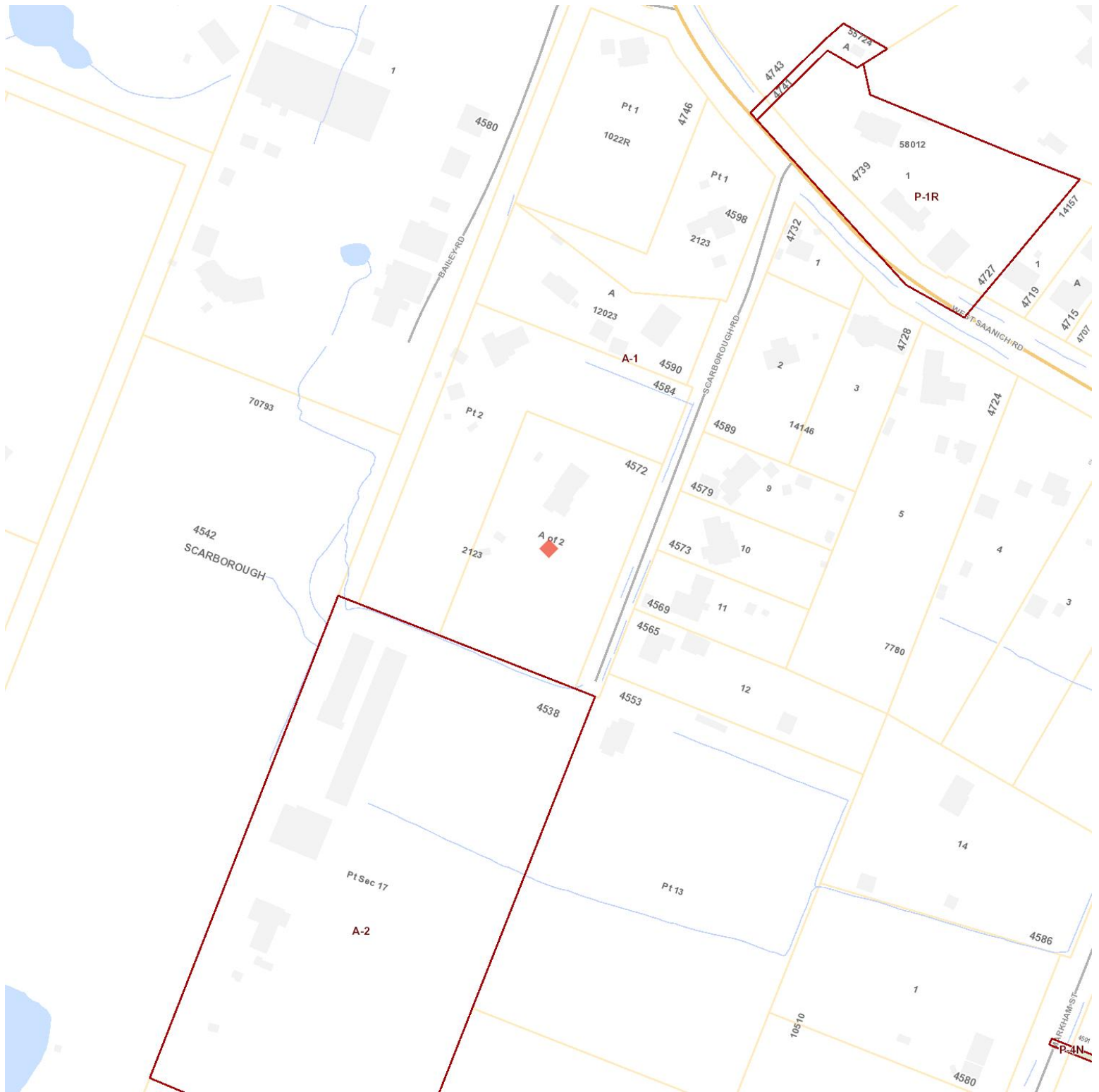
# Contours



## Legend

- |                |         |        |        |
|----------------|---------|--------|--------|
| Shoreline 1.6m | Hundred | Twenty | Twenty |
| Ten            | Five    | Metre  | 2      |
| 5              | 10      | 20     | 30     |
| 50             | 100     | 200    |        |

Legal

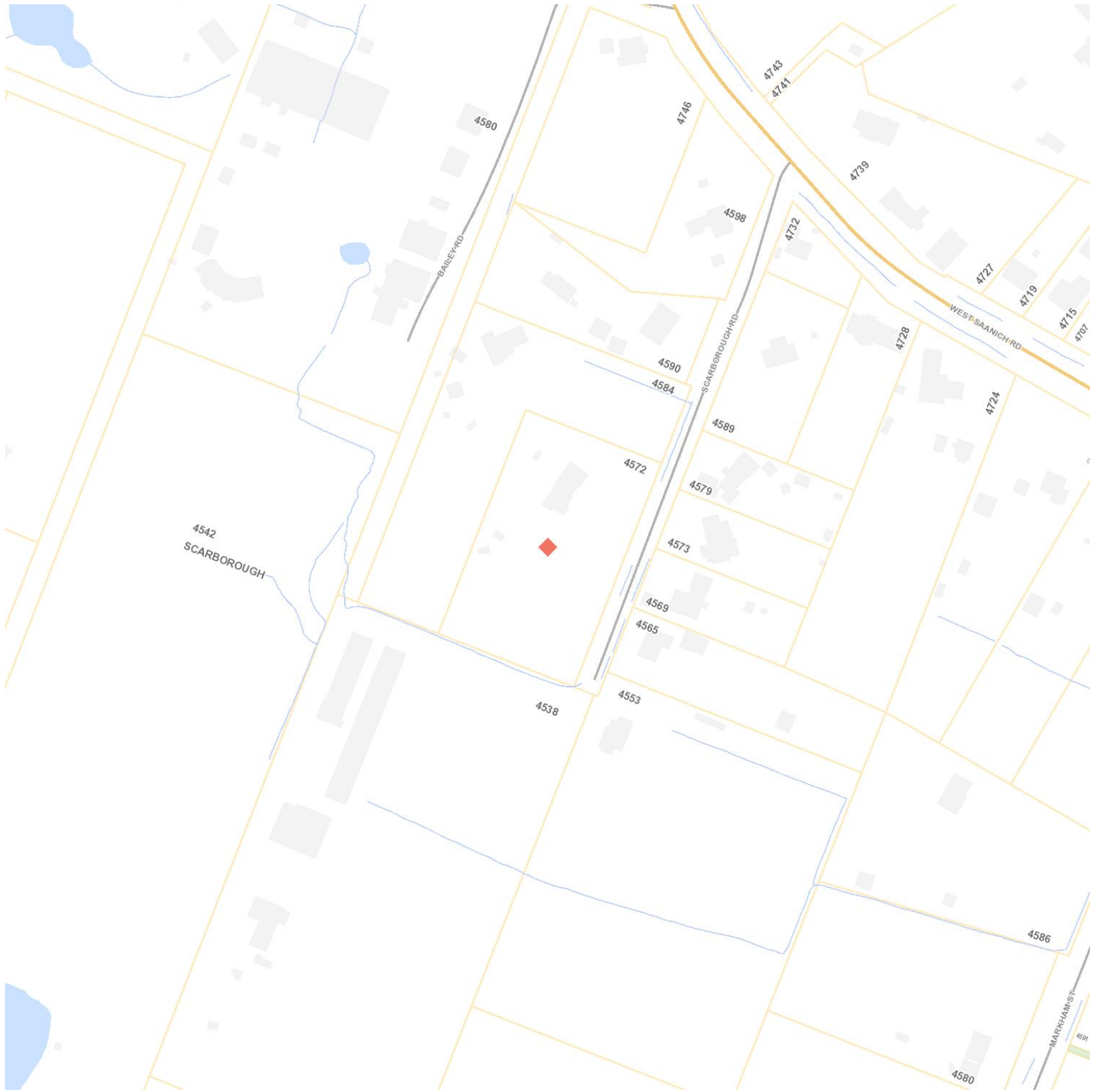


Legend

- |   |   |  |   |
|---|---|--|---|
| <ul style="list-style-type: none"> <li>Address</li> <li>Building</li> <li>Highway</li> <li>Highway</li> <li>Major</li> <li>Major</li> <li>Major</li> <li>Natural</li> <li>Parcel &gt;1:7500</li> <li>Pacific Ocean</li> </ul> | <ul style="list-style-type: none"> <li>Ocean Labels</li> <li>Municipal Boundary</li> <li>Major</li> <li>Major</li> <li>Other</li> <li>Collector</li> <li>Other</li> <li>Water Body</li> <li>Parcel</li> <li>Zoning</li> </ul> | <ul style="list-style-type: none"> <li>Facilities</li> <li>CRD Region</li> <li>Collector</li> <li>Collector</li> <li>Other</li> <li>Bridge</li> <li>Water Course &gt;1:4000</li> <li>Parks &gt;1:15000</li> <li>PMBC</li> <li>Legal</li> </ul> | <ul style="list-style-type: none"> <li>Schools</li> <li>Local Area Boundary</li> <li>Other</li> <li>Highway</li> <li>Highway</li> <li>Highway</li> <li>Man-made</li> <li>Parks &lt;1:15000</li> <li>Bridge</li> </ul> |
|---|---|--|---|



# Development Applications



## Legend

- |  |  |  |   |
|--|--|--|---|
| <ul style="list-style-type: none"> <li>Address</li> <li>Building</li> <li>Highway</li> <li>Highway</li> <li>Major</li> <li>Major</li> <li>Major</li> <li>Natural</li> <li>Parcel &gt;1:7500</li> <li>Pacific Ocean</li> <li>DEVELOPMENT VARIANCE PERMIT</li> </ul> | <ul style="list-style-type: none"> <li>Ocean Labels</li> <li>Municipal Boundary</li> <li>Major</li> <li>Major</li> <li>Other</li> <li>Collector</li> <li>Other</li> <li>Water Body</li> <li>Parcel</li> <li>AGRICULTURAL LAND RESERVE</li> <li>REZONING</li> </ul> | <ul style="list-style-type: none"> <li>Facilities</li> <li>CRD Region</li> <li>Collector</li> <li>Collector</li> <li>Other</li> <li>Bridge</li> <li>Water Course &gt;1:4000</li> <li>Parks &gt;1:15000</li> <li>PMBC</li> <li>DEVELOPMENT PERMIT</li> <li>SUBDIVISION</li> </ul> | <ul style="list-style-type: none"> <li>Schools</li> <li>Local Area Boundary</li> <li>Other</li> <li>Highway</li> <li>Highway</li> <li>Highway</li> <li>Man-made</li> <li>Parks &lt;1:15000</li> <li>Bridge</li> <li>DEVELOPMENT PERMIT AMENDMENT</li> </ul> |
|--|--|--|---|

# Contours

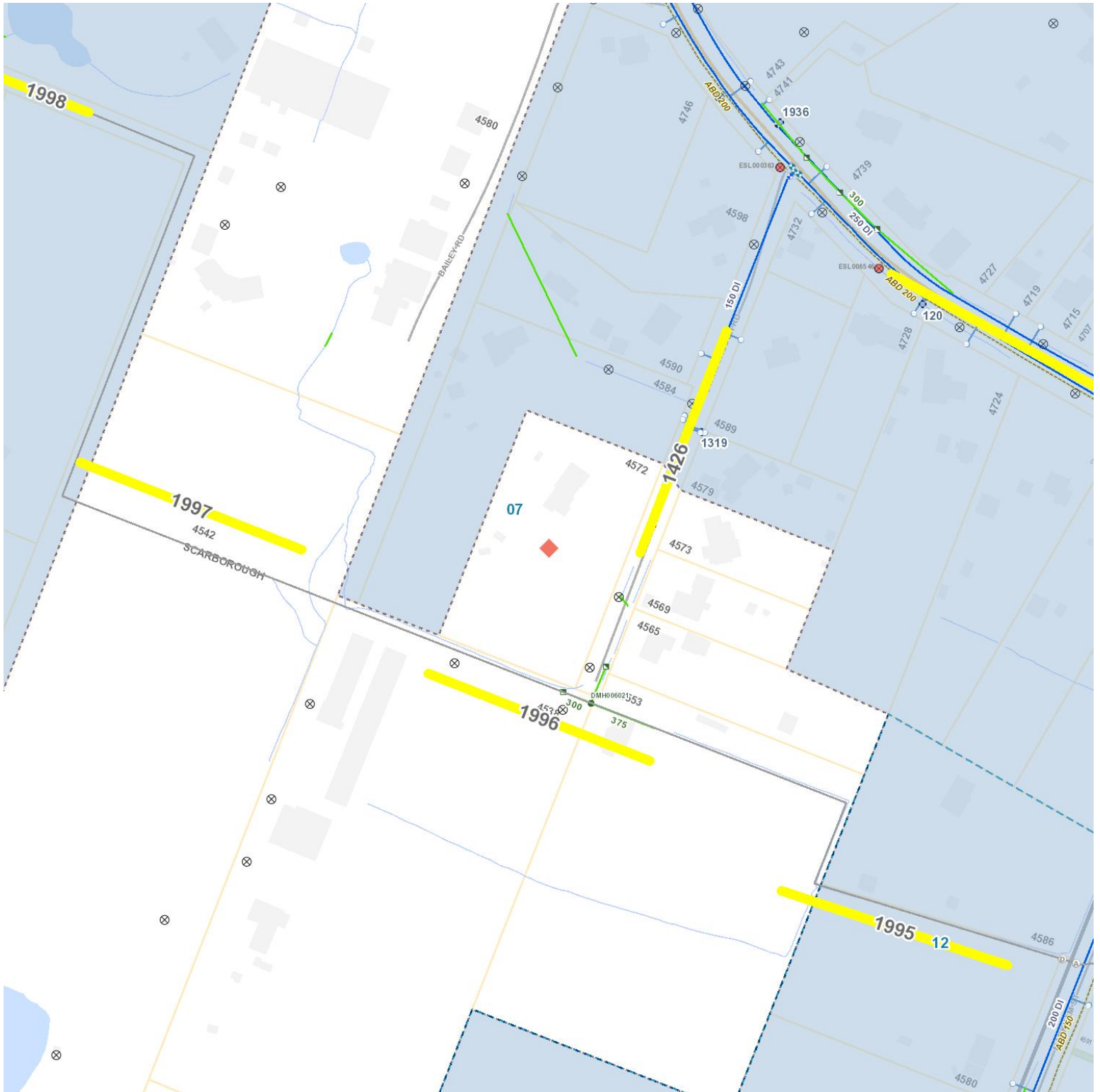


## Legend

- |   |  |   |  |
|---|--|---|--|
| <ul style="list-style-type: none"> <li>Address</li> <li>Building</li> <li>Highway</li> <li>Highway</li> <li>Major</li> <li>Major</li> <li>Major</li> <li>Natural</li> <li>Parcel &gt;1:7500</li> <li>Pacific Ocean</li> </ul> | <ul style="list-style-type: none"> <li>Ocean Labels</li> <li>Municipal Boundary</li> <li>Major</li> <li>Major</li> <li>Other</li> <li>Collector</li> <li>Other</li> <li>Water Body</li> <li>Parcel</li> <li>Contour (m)</li> </ul> | <ul style="list-style-type: none"> <li>Facilities</li> <li>CRD Region</li> <li>Collector</li> <li>Collector</li> <li>Other</li> <li>Bridge</li> <li>Water Course &gt;1:4000</li> <li>Parks &gt;1:15000</li> <li>PMBC</li> </ul> | <ul style="list-style-type: none"> <li>Schools</li> <li>Local Area Boundary</li> <li>Other</li> <li>Highway</li> <li>Highway</li> <li>Man-made</li> <li>Parks &lt;1:15000</li> <li>Bridge</li> </ul> |
|---|--|---|--|



# Infrastructure

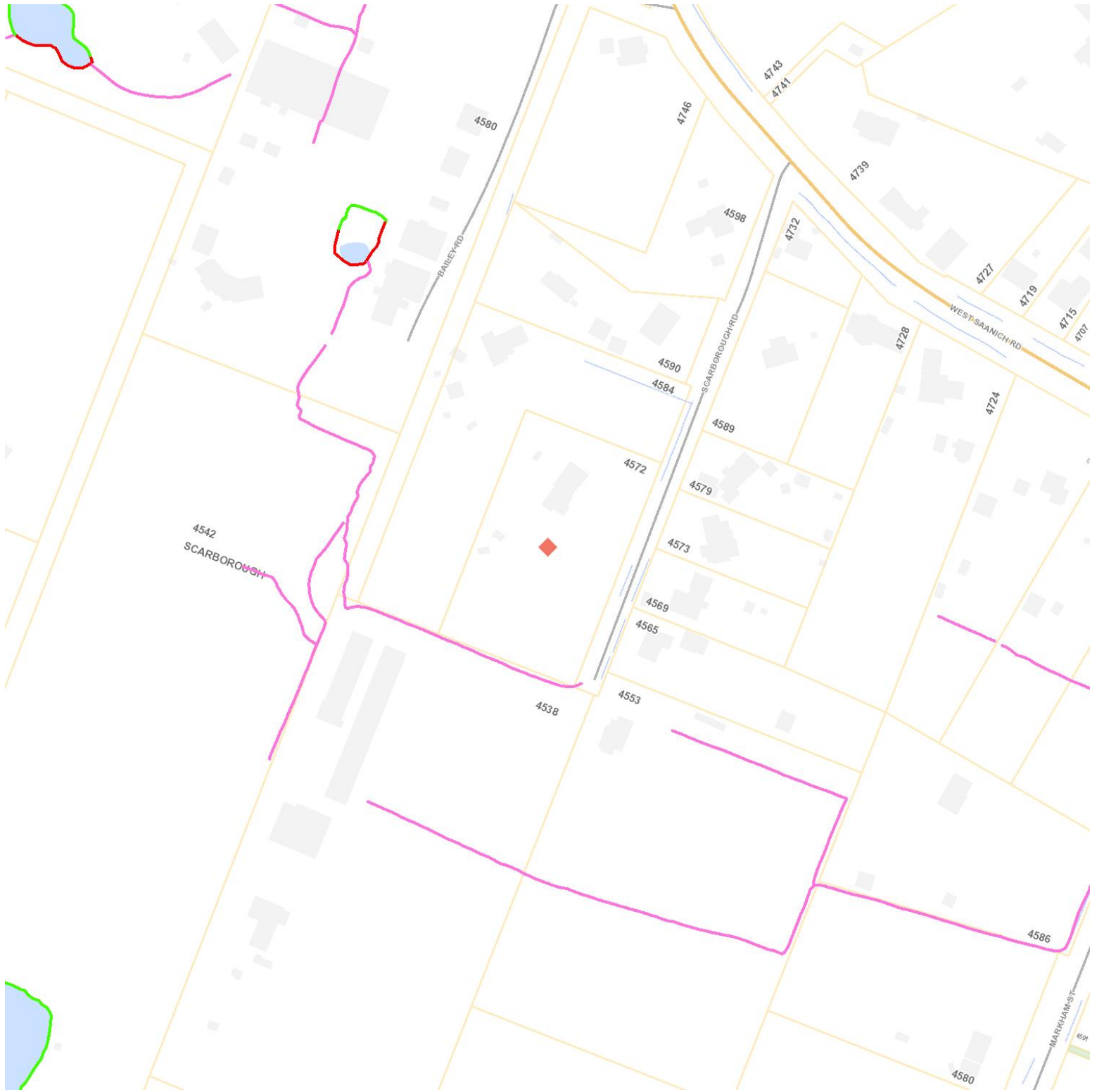


# Legend

Address	Ocean Labels	Facilities	Schools
Building	Municipal Boundary	CRD Region	Local Area Boundary
Highway	Major	Collector	Other
Highway	Major	Collector	Highway
Major	Other	Other	Highway
Major	Collector	Bridge	Man-made
Natural	Water Body	Water Course >1:4000	Parks <1:15000
Parcel >1:7500	Parcel	Parks >1:15000	Bridge
Pacific Ocean	Planned	PMBC	Service Plate
Pole Mount	Steel Standard	Under Construction	Down Facing
Double Davit	Wall Pack	Post Top	Tunnel
Unknown	Utility Pole	Decorative	Inspection
Cap	Sewer Manhole	Standard	Lateral
Main Cap	Air Release Chamber	Main	Observation Chamber
Overflow Chamber	Pigging Chamber	Junction Chamber	Storage Basin Or Tank
Transition Chamber	Valve Chamber	Pump Station	Drain
Simple Check	Gate	Air Release	Sewer Pressurized Main
Sewer Lateral	Sewer Service area	Sewer Gravity Main	Inspection
Cap	Sewer Manhole - External	Standard	Lateral
Main Cap	AirReleaseChamber	Main	ObservationChamber
OverflowChamber	PiggingChamber	JunctionChamber	StorageBasinOrTank
TransitionChamber	ValveChamber	PumpStation	Drain
SimpleCheck	Gate	AirRelease	Sewer Pressurized Main - External
Sewer Lateral - External	Cleanout : Lateral	Sewer Gravity Main - External	Connection : Cap
Connection : Inspection	Connection : Standard	Cleanout : Main	Control Valve : Drain
Control Valve : Simple Check	Discharge Point	Control Valve : Air Release	Fitting : Main Cap
Manhole	Meter	Fitting : Junction	Network Structure : Junction Chamber
Network Structure : Pump Station	Network Structure : Storage Basin Or Tank	Network Structure : Air Release Chamber	Network Structure : Overflow Chamber
Pump	Service Valve : Gate	Network Structure : Transition Chamber	Network Structure : Valve Chamber
Gravity Main : Outfall	Service Valve : Gate	Point: Observation	Point: Vent
Pressurized Main : Force	Gravity Main : Overflow	Gravity Main : Collector	Gravity Main : Inverted Siphon
Storm Manhole	Standard	Gravity Main : Trunk	Lateral Line
Storm Catch Basin	Storm Cleanout	Inspection	Cap
Storm Outlet	Storm Network Structure	Storm Main Cap	Storm Silt Trap
Cleanout : Lateral	Catch Basin : Catch Basin	Storm Gravity Main	Storm Lateral
Connection : Standard	Cleanout : Main	Catch Basin : Oil Interceptor	Catch Basin : Silt Trap
Manhole	Fitting : Junction	Connection : Cap	Connection : Inspection
Gravity Main : Culvert	Network Structure : Pump Station	Fitting : Main Cap	Fitting : Reducer
Water Quality Station	Lateral : Lead	Gravity Main : Box Culvert	Gravity Main : Collector
Air	Water Meter	Lateral : Standard	Lateral : Wye
Hydrant	Branch	Water Hydrant	Water Main Cap
Pressure Regulating	Mainline	Check	Flush
Water Service Line	Water Pump Station	Service	Zone Boundary
Water Pressure zone	Water PRV Assembly	Water Reservoir	Water Pressurized Main
Water Main Cap - External	Water Quality Station - External	Water Structure	Water Service Boundary
Flush	Air	Water Meter - External	Water Hydrant - External
Zone Boundary	Hydrant	Branch	Check
0 - 450	Pressure Regulating	Mainline	Service
Control Valve : Pressure Regulating Valve	450 - 1200	Water Pump Station - External	Water Reservoir - External
Pump Station	Fitting : Cap	Water Service Line - External	Bulk Meter
System Valve : Check	Hydrant	Fitting : Coupling	Fitting : Reducer
System Valve : Service	Reservoir	Manhole	Meter
Service : Standard	System Valve : Flush	System Valve : Air	System Valve : Branch
	System Valve : Zone Valve	System Valve : Hydrant	System Valve : Mainline
	Service : Hydrant	Pressurized Main : Distribution	Pressurized Main : Transmission
		Service : Fire	



# Environmental - Streamside DPA and Water Bodies



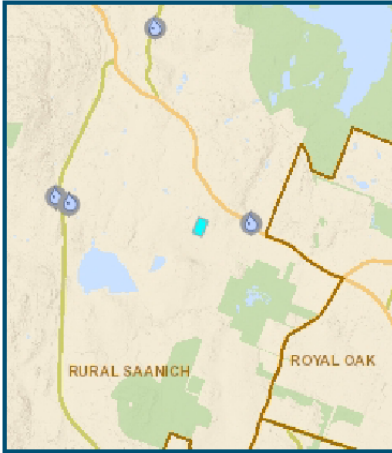
## Legend

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

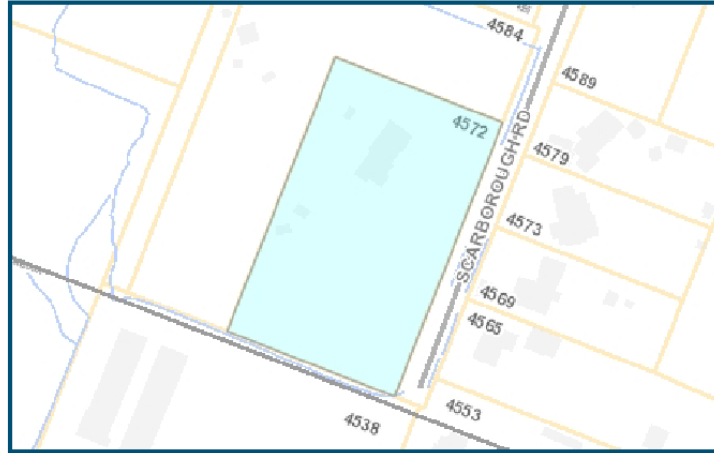


## District of Saanich Property Information Report

Report generated 8/14/2022 8:06:31 AM



Property location within District of Saanich



Property Map

4572 SCARBOROUGH RD

### Property Information

**Folio:** 49-1212-000

**PID:** 006-653-979

**Status:** ACTIVE

**Property Number:** 129273

**LTO Number:** CA6925500

**Legal:** SECTION 17 LAKE DISTRICT PLAN 2123 PARCEL A OF L 2.

### Land Attributes

<b>Exemption/ Taxation Code:</b>	FULLY TAXABLE LAND, STRUCTURES, ETC
<b>School District:</b>	SCHOOL DISTRICT 63
<b>BCAA Lot Size:</b>	1.87 ACRES
<b>BCAA Manual Class:</b>	1 STY SFD - AFTER 1960 - MODERN STD
<b>BCAA Neighbourhood Code:</b>	ROYAL OAK/WILKINSON-W SAANICH
<b>Development Cost Charge Area:</b>	----
<b>Municipal Parks DCC Area:</b>	----
<b>Year Built:</b>	1950
<b>Zoning:</b>	A-1 RURAL
<b>Local Area:</b>	RURAL SAANICH
<b>Development Permit Area:</b>	SAANICH GENERAL



## Property Tax Levies and Assessments Summary

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Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
May 11, 2022	6,484.52	1-Residential	1,330,000	177,000	1,507,000	1,507,000
May 11, 2021	5,900.83	1-Residential	1,023,000	153,000	1,176,000	1,176,000

## Property Activity

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<b>Building Permits: (any)</b>	NO
<b>Engineering Permits: (any)</b>	NO
<b>Active Tree Permits:</b>	NO
<b>Active Development Applications:</b>	NO
<b>Active Business License:</b>	NO
<b>Active Bylaw Calls:</b>	NO
<b>Covenants on File With Saanich:</b>	NO

It is the responsibility of the client to confirm through a title search at the Land Title Office whether there are covenants or other charges on title. A YES or NO in this field only indicates that the District of Saanich does or does not have a copy of a covenant on file.

If you require additional information, call 250-475-5457 (Inspection Enquiries).

## Local Service / Business Improvement Areas

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There is no additional information.

## Additional Comments

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Category	Date	Details
PLANNING	Mar 22, 2006	STREAMSIDE DP AREA

The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any electronic data; you should confirm all information before making any decisions based on it. The District of Saanich disclaims all responsibility for accuracy and completeness, or errors and omissions of the information contained herein.

# Walkscore

4572 SCARBOROUGH RD Saanich, V8Z 5N5



Car-Dependent

Almost all errands require a car



Good Transit

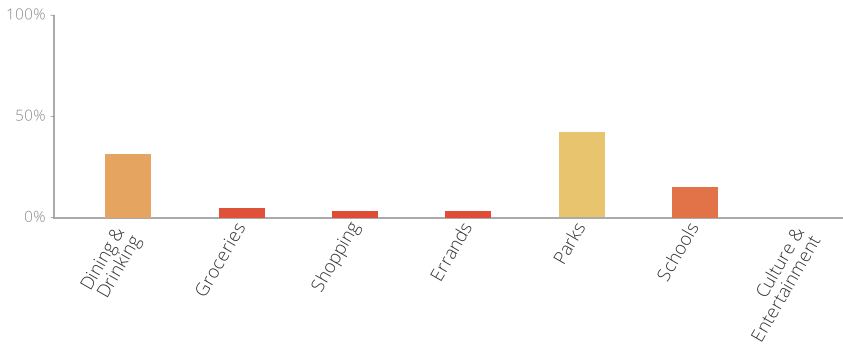
Many nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 11 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

