



PROPERTY REPORT

4572 SCARBOROUGH RD

Saanich

V8Z 5N5

Canada

PID: 006-653-979

MARCH 3, 2023

TROY PETERSEN PREC*

*PERSONAL REAL ESTATE CORPORATION

Google Views



BC LTSA - Ownership

Status	Content
REGISTERED	CA6925500 Victoria, AR*, K*
CANCELLED	FB515688 Victoria, RA*, W*
CANCELLED	EL128753 Victoria, RA*, P*
CANCELLED	S114470 Victoria, RA*, P*
CANCELLED	328345I Victoria, RA*, W*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 006-653-979

SHORT LEGAL DESCRIPTION:S/2123/////2//A

MARG:

TAXATION AUTHORITY:

1 Saanich, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

PARCEL A (DD 233675I) OF LOT 2, SECTION 17, LAKE DISTRICT, PLAN 2123

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

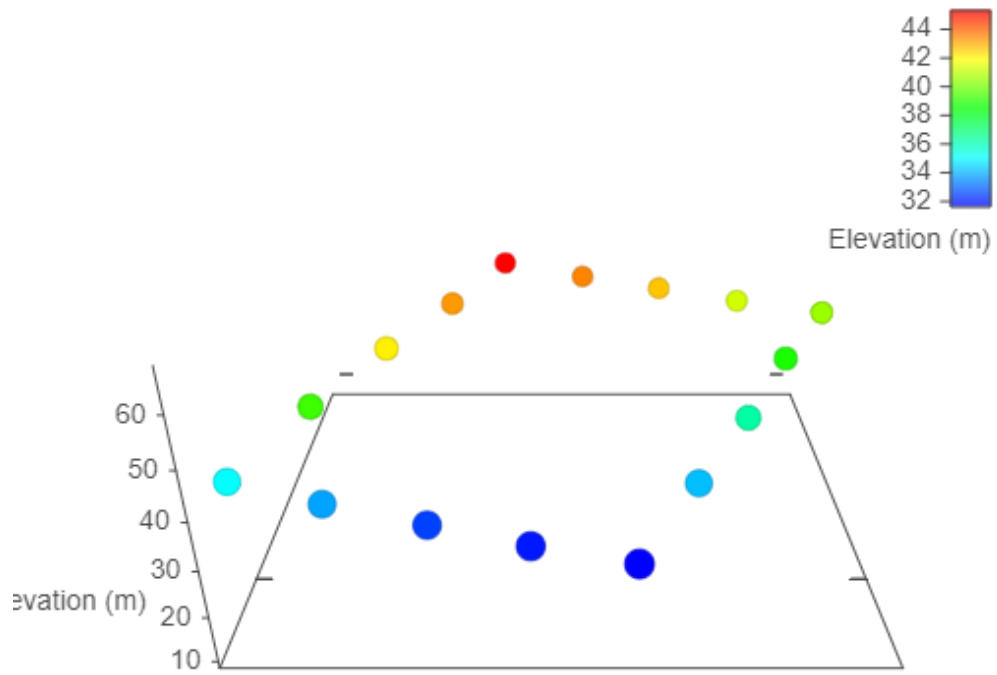
SUBDIVISION PLAN VIP2123

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

Estimated Lot Dimensions and Topography

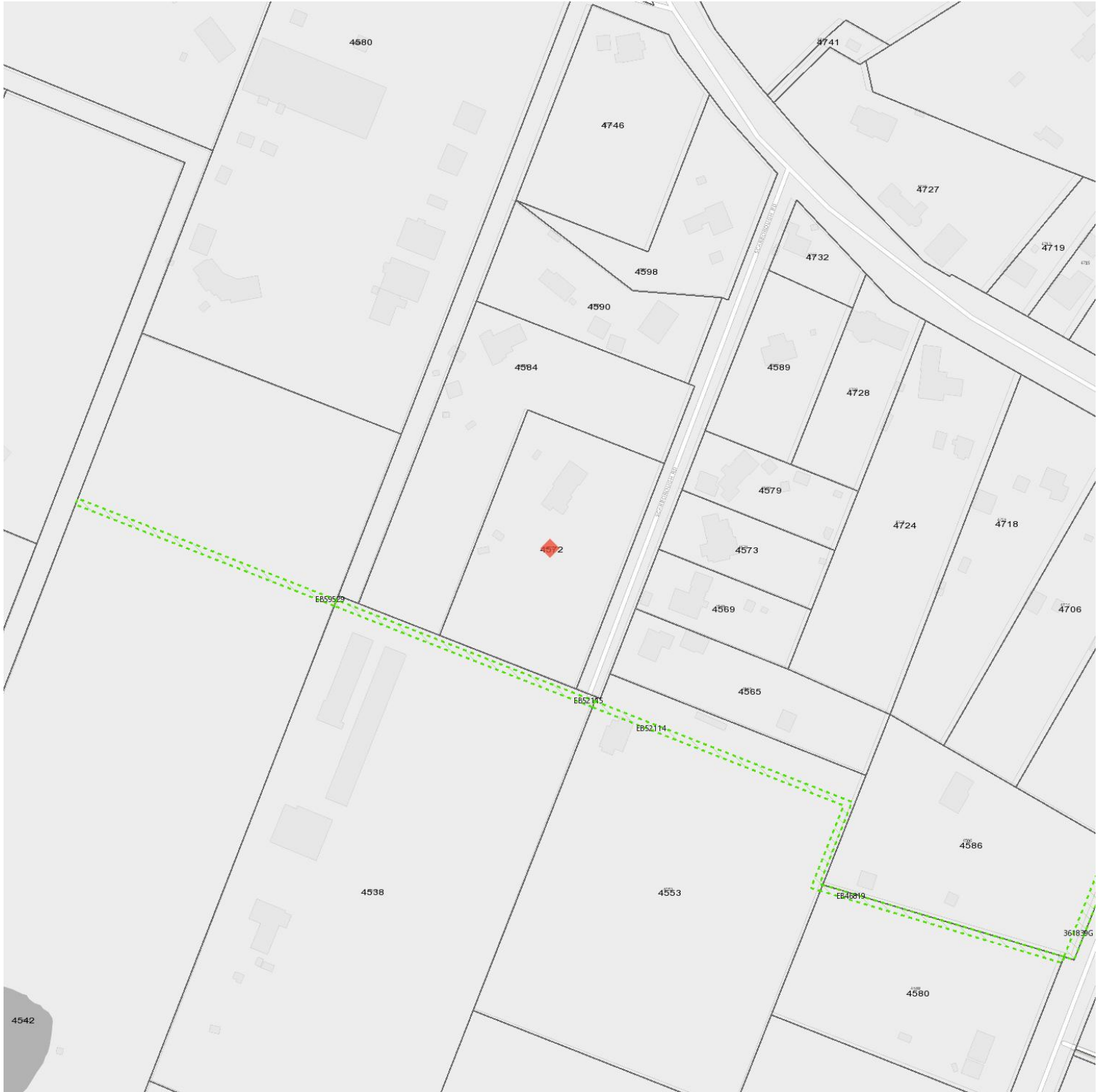


The lot dimensions shown are estimated and should be verified by survey plan.



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

Legal



Legend

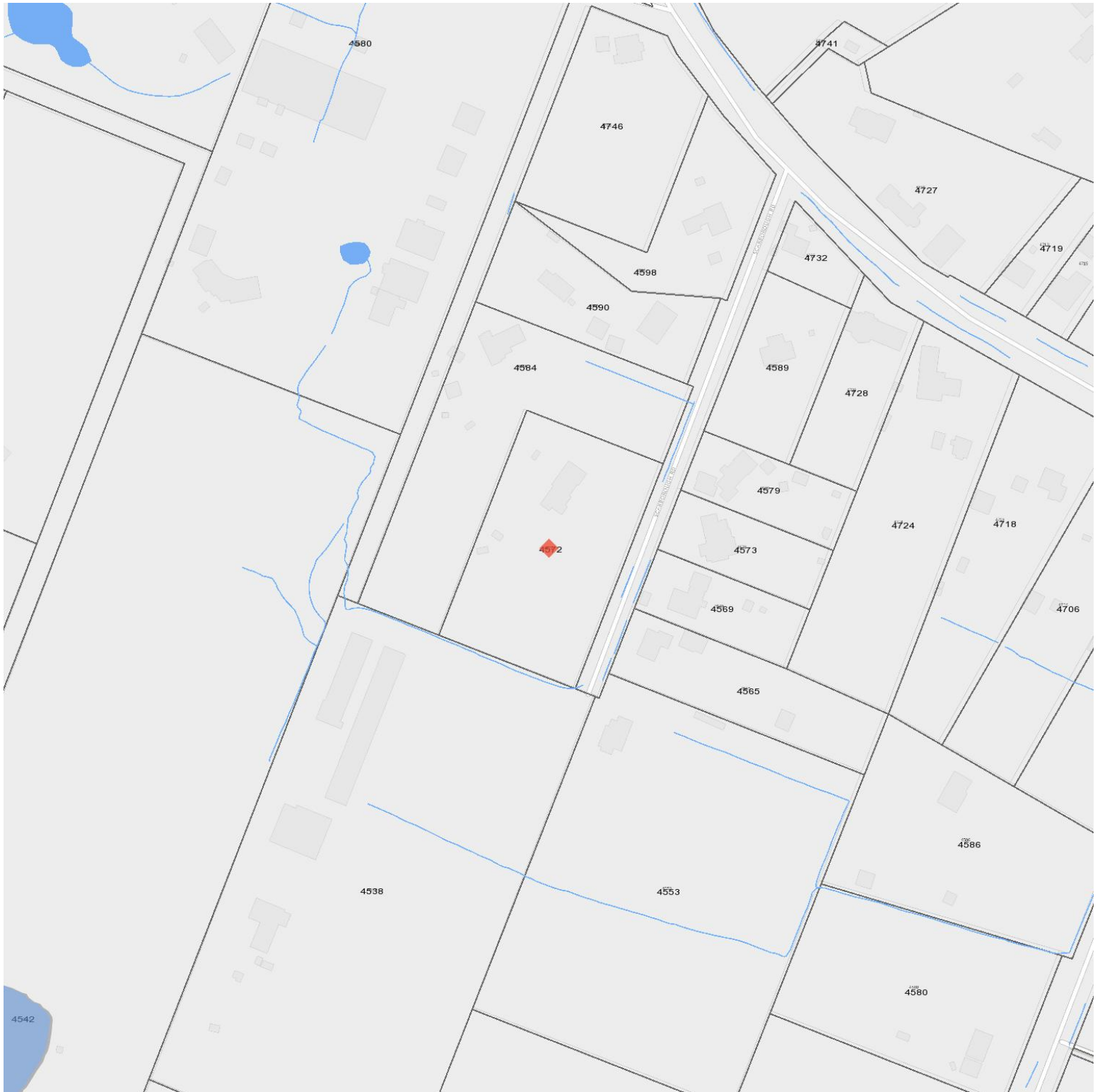
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

Water Features & Drainage



Legend

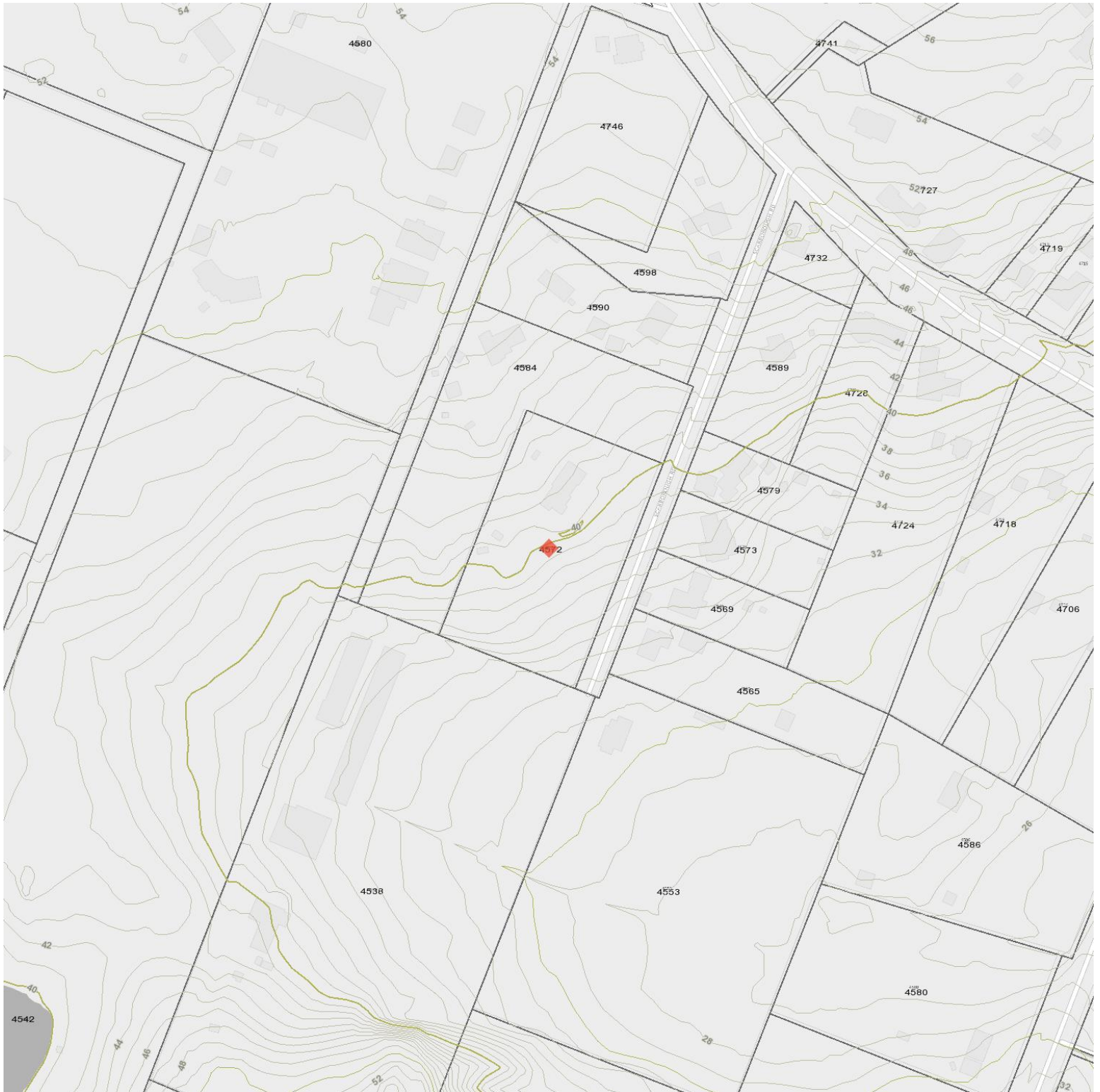
- Stream or Ditch
- River
- Wetland

- Stream or Ditch
- Pond
- Full Watershed

- Stream or Ditch
- Lake
- Sub Watershed

- Stream or Ditch
- Reservoir

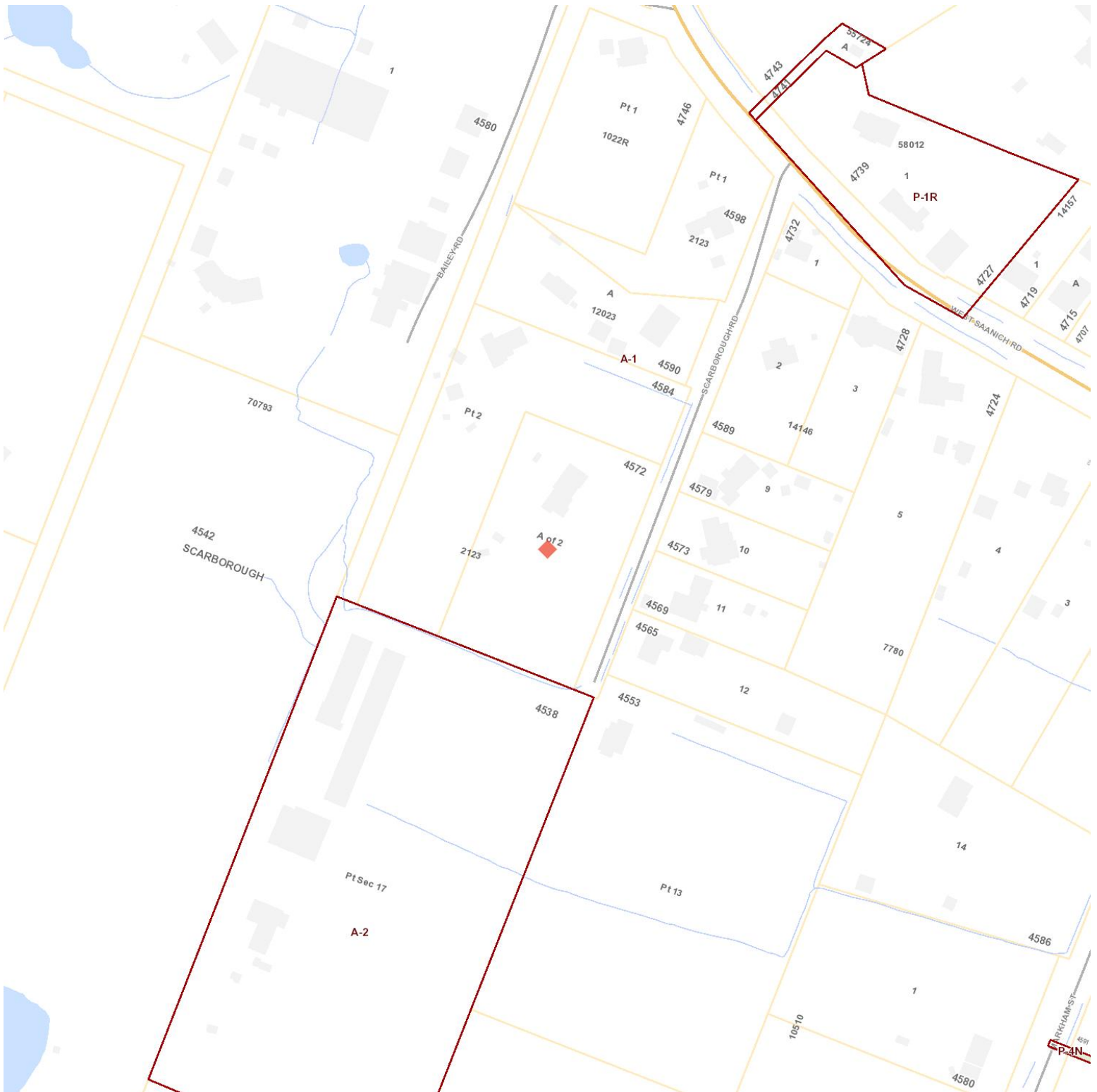
Contours



Legend

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

Legal



Legend

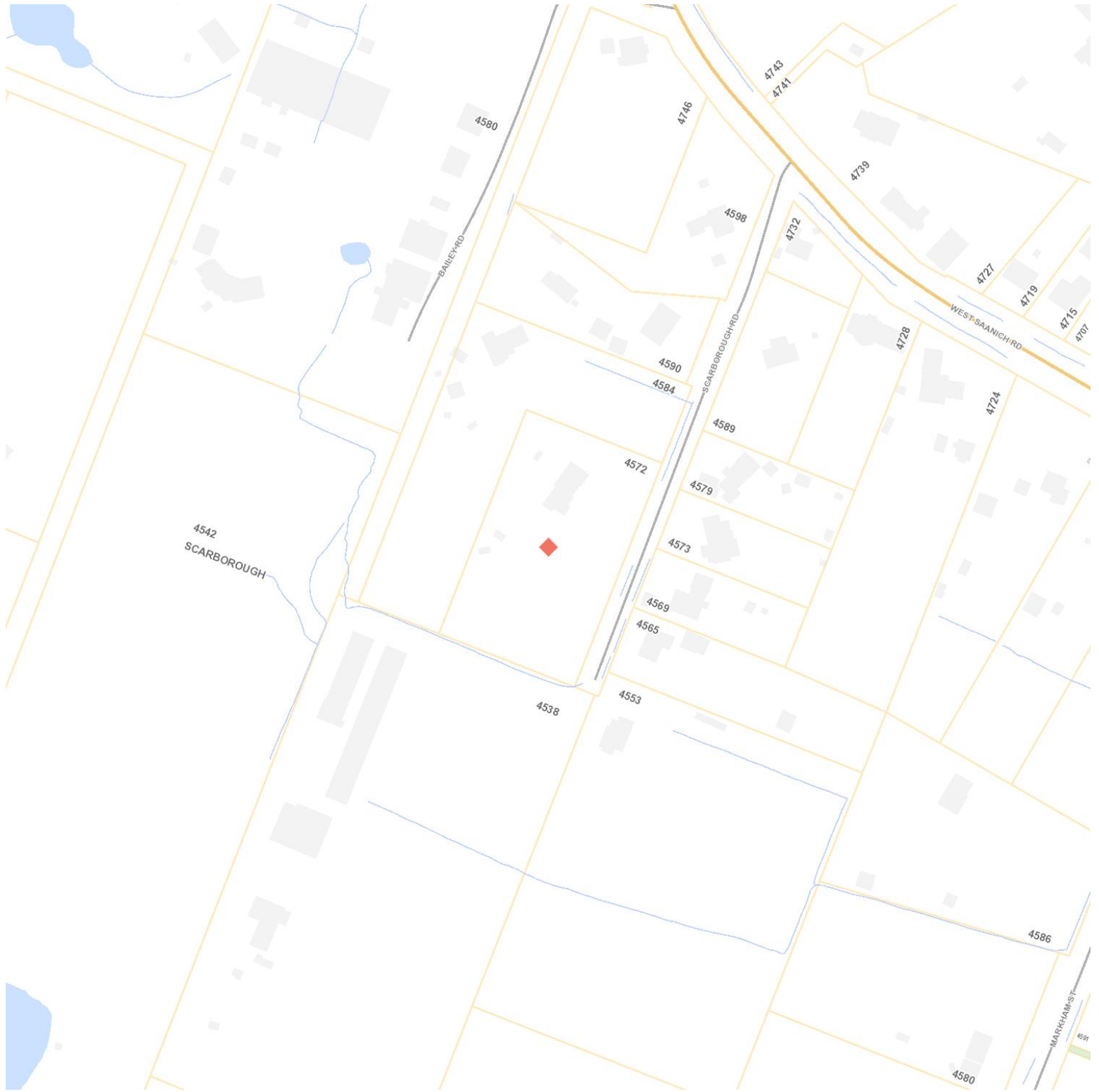
- Address
- Building
 - Highway
 - Highway
 - Major
 - Major
 - Major
 - Natural
 - Parcel >1:7500
 - Pacific Ocean

- Ocean Labels
- Municipal Boundary
 - Major
 - Major
 - Other
 - Collector
 - Other
 - Water Body
 - Parcel
 - Zoning

- Facilities
- CRD Region
 - Collector
 - Collector
 - Other
 - Bridge
 - Water Course >1:4000
 - Parks >1:15000
 - PMBC
 - Legal

- Schools
- Local Area Boundary
 - Other
 - Highway
 - Highway
 - Man-made
 - Parks <1:15000
 - Bridge

Development Applications



Legend

- Address
- Building
- Highway
- Highway
- Major
- Major
- Major
- Natural
- Parcel >1:7500
- Pacific Ocean
- DEVELOPMENT VARIANCE PERMIT

- Ocean Labels
- Municipal Boundary
- Major
- Major
- Other
- Collector
- Other
- Water Body
- Parcel
- AGRICULTURAL LAND RESERVE
- REZONING

- Facilities
- CRD Region
- Collector
- Collector
- Other
- Bridge
- Water Course >1:4000
- Parks >1:15000
- PMBC
- DEVELOPMENT PERMIT
- SUBDIVISION

- Schools
- Local Area Boundary
- Other
- Highway
- Highway
- Highway
- Man-made
- Parks <1:15000
- Bridge
- DEVELOPMENT PERMIT AMENDMENT

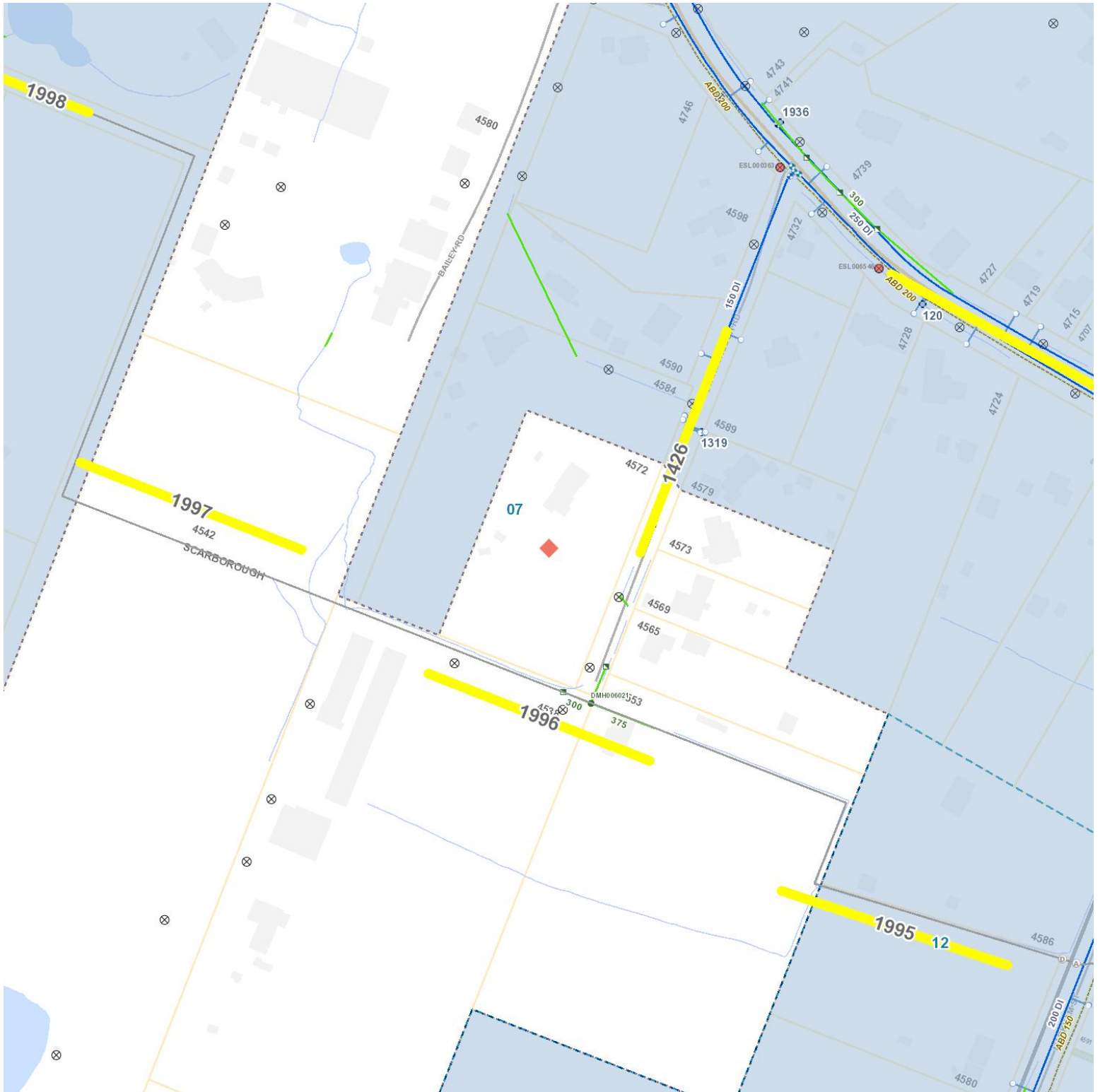
Contours



Legend

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

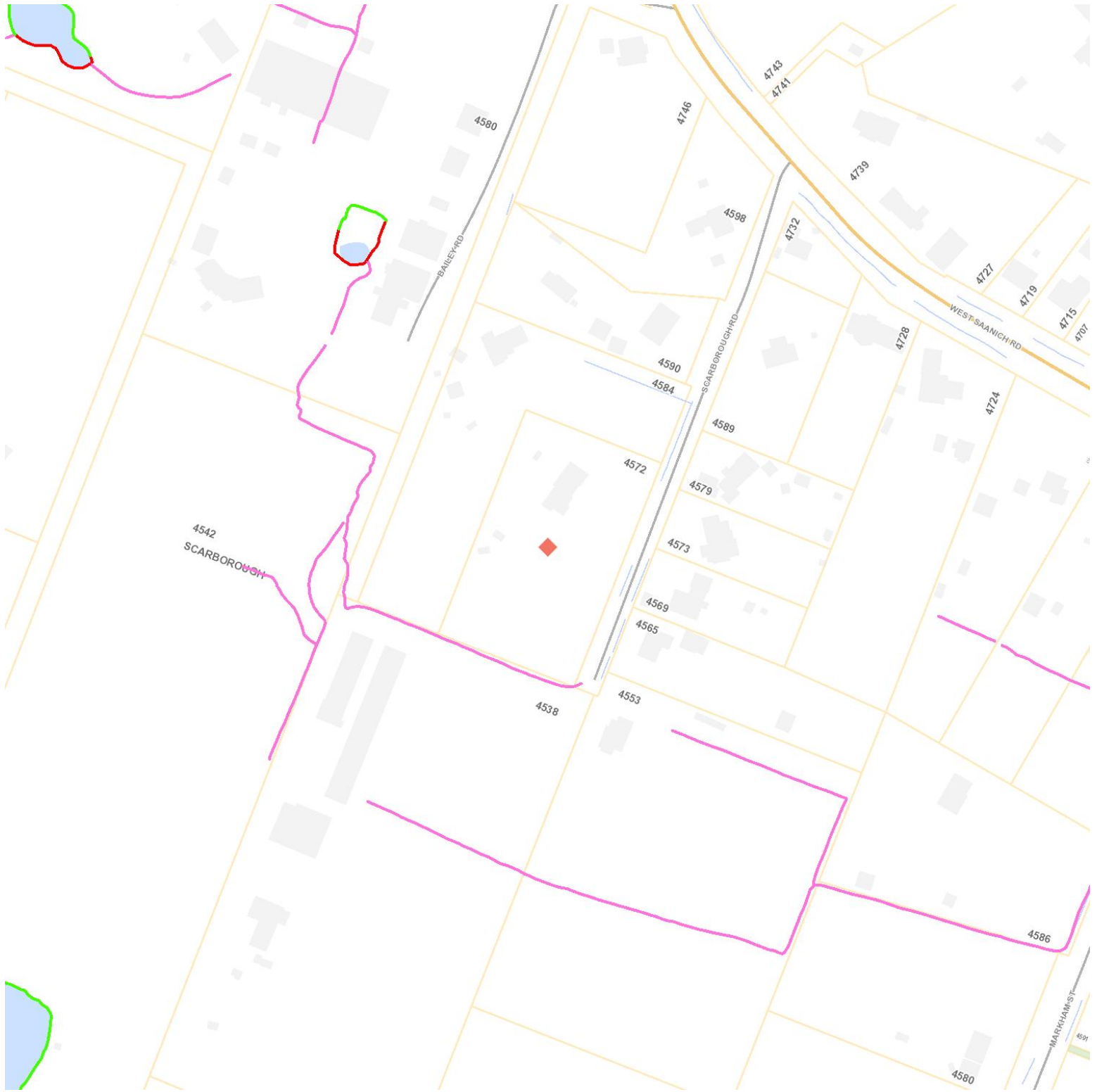
Infrastructure



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

Environmental - Streamside DPA and Water Bodies



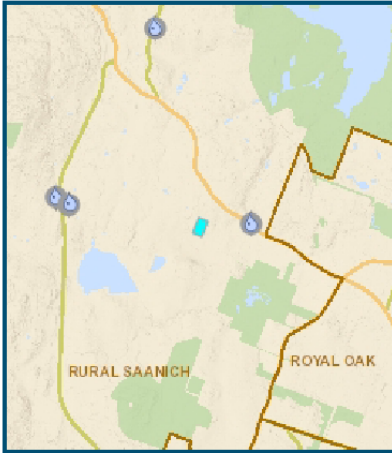
Legend

- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> Address Building Highway Highway Major Major Major Natural Parcel >1:7500 Pacific Ocean 15m Functional at Risk Functional at Risk | <ul style="list-style-type: none"> Ocean Labels Municipal Boundary Major Major Other Collector Other Water Body Parcel 30m 10m Nonfunctional | <ul style="list-style-type: none"> Facilities CRD Region Collector Collector Other Bridge Water Course >1:4000 Parks >1:15000 PMBC 25m 5m Not Rated | <ul style="list-style-type: none"> Schools Local Area Boundary Other Highway Highway Highway Man-made Parks <1:15000 Bridge 20m Proper Functioning Condition Proper Functioning Condition |
|--|--|---|--|

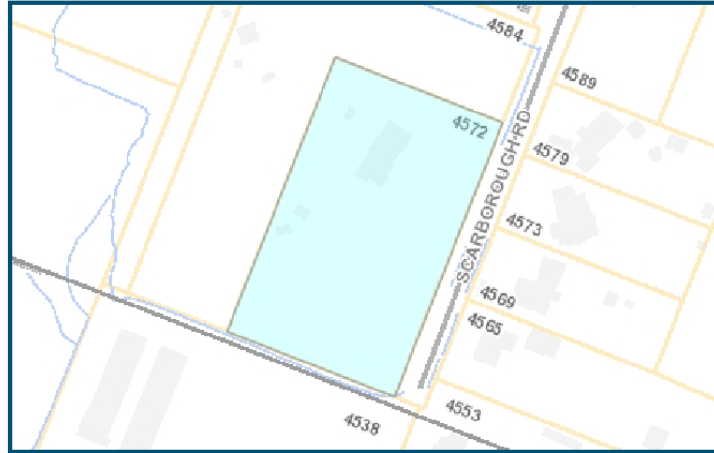


District of Saanich Property Information Report

Report generated 3/3/2023 11:39:24 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

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

Property Tax Levies and Assessments Summary

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

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

There is no additional information.

Additional Comments

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

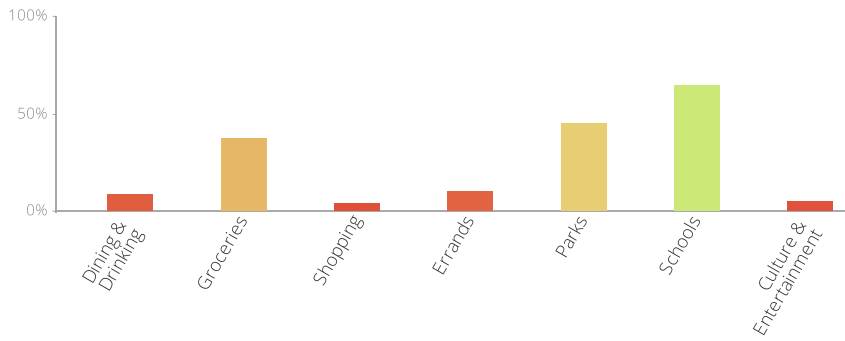
Many nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 14 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

