



## PROPERTY REPORT

3995 HARO RD

Saanich

V8N 4B1

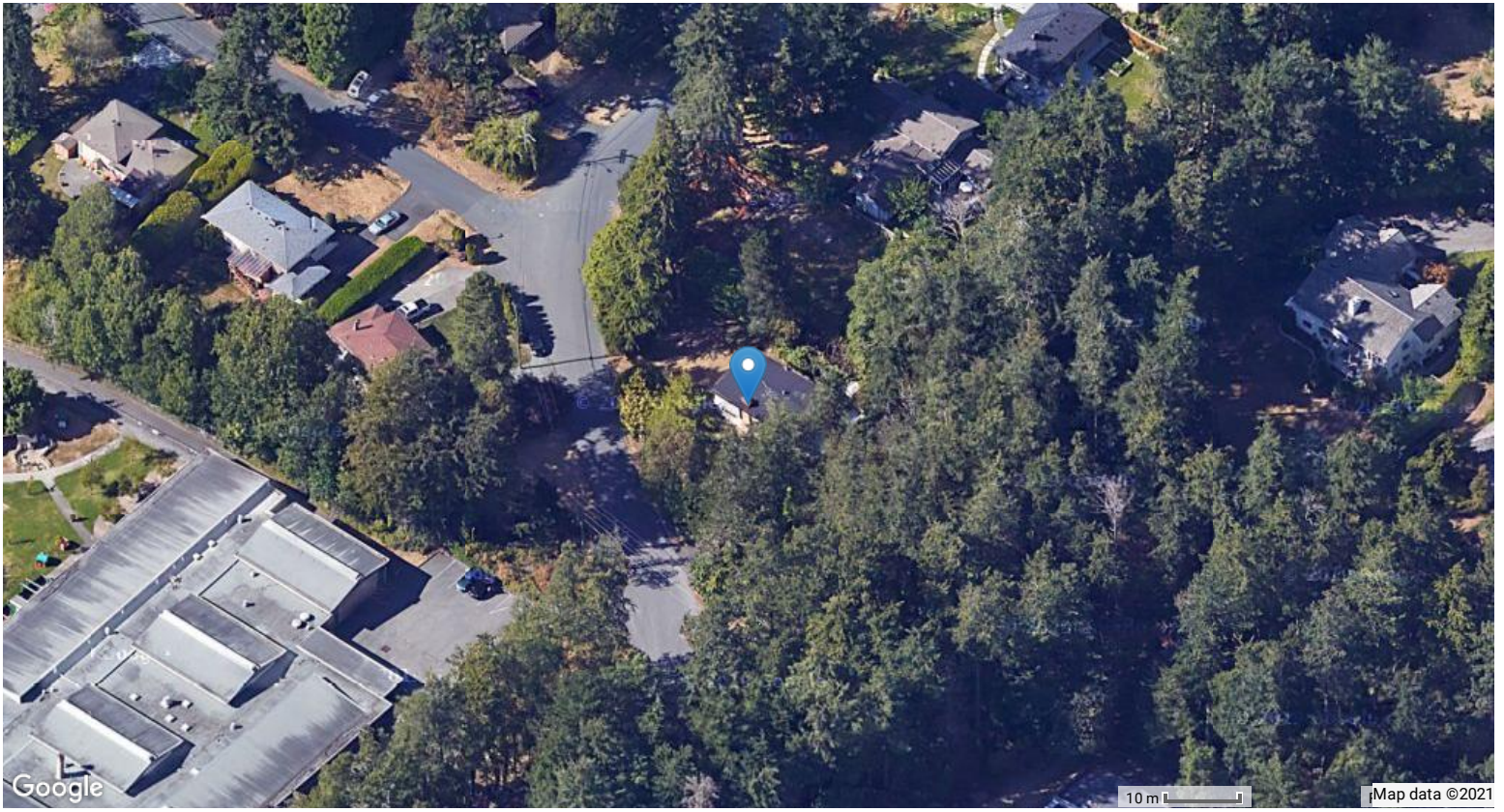
Canada

PID: 005-239-290

JUNE 14, 2021

# TROY PETERSEN PREC\*

\*PERSONAL REAL ESTATE CORPORATION



## BC LTSA - Ownership

Status	Content
REGISTERED	CA4123214 Victoria, NI*, Z*
CANCELLED	FB147326 Victoria, WO*, M*
CANCELLED	EC9240 Victoria, WO*, C*
CANCELLED	S66885 Victoria, BL*, M*
CANCELLED	3667581 Victoria, MI*, W*

## BC LTSA - Notes

PARCEL IDENTIFIER (PID): 005-239-290

SHORT LEGAL DESCRIPTION:S/10464/////1

MARG:\*

TAXATION AUTHORITY:

1 Saanich, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 1, SECTION 44, VICTORIA DISTRICT, PLAN 10464

MISCELLANEOUS NOTES:

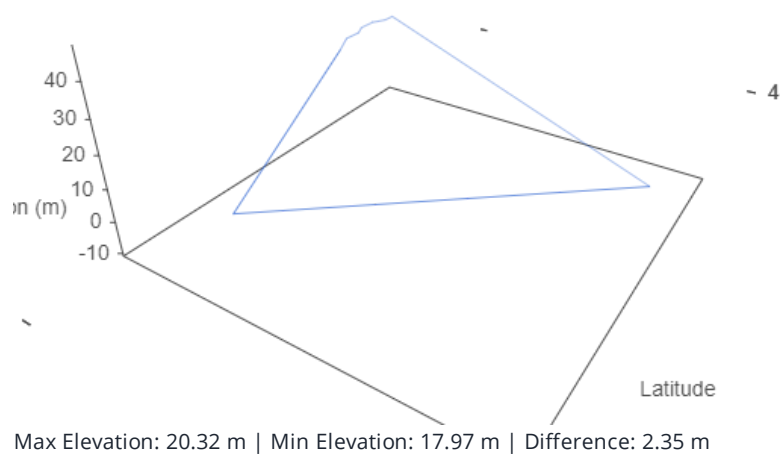
D.F. 98516

ASSOCIATED PLAN NUMBERS:

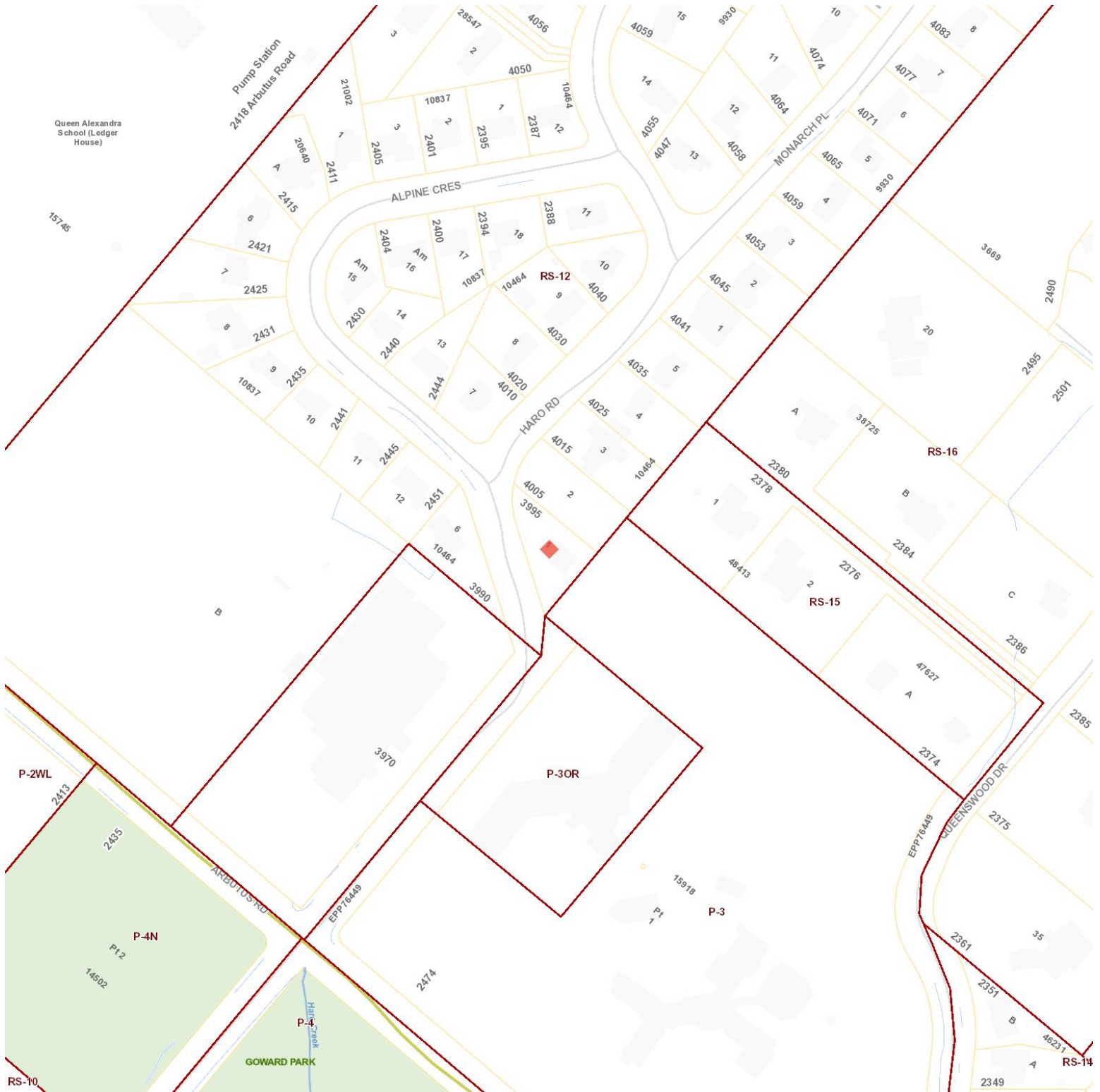
SUBDIVISION PLAN VIP10464

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

# Property Boundary and Topography



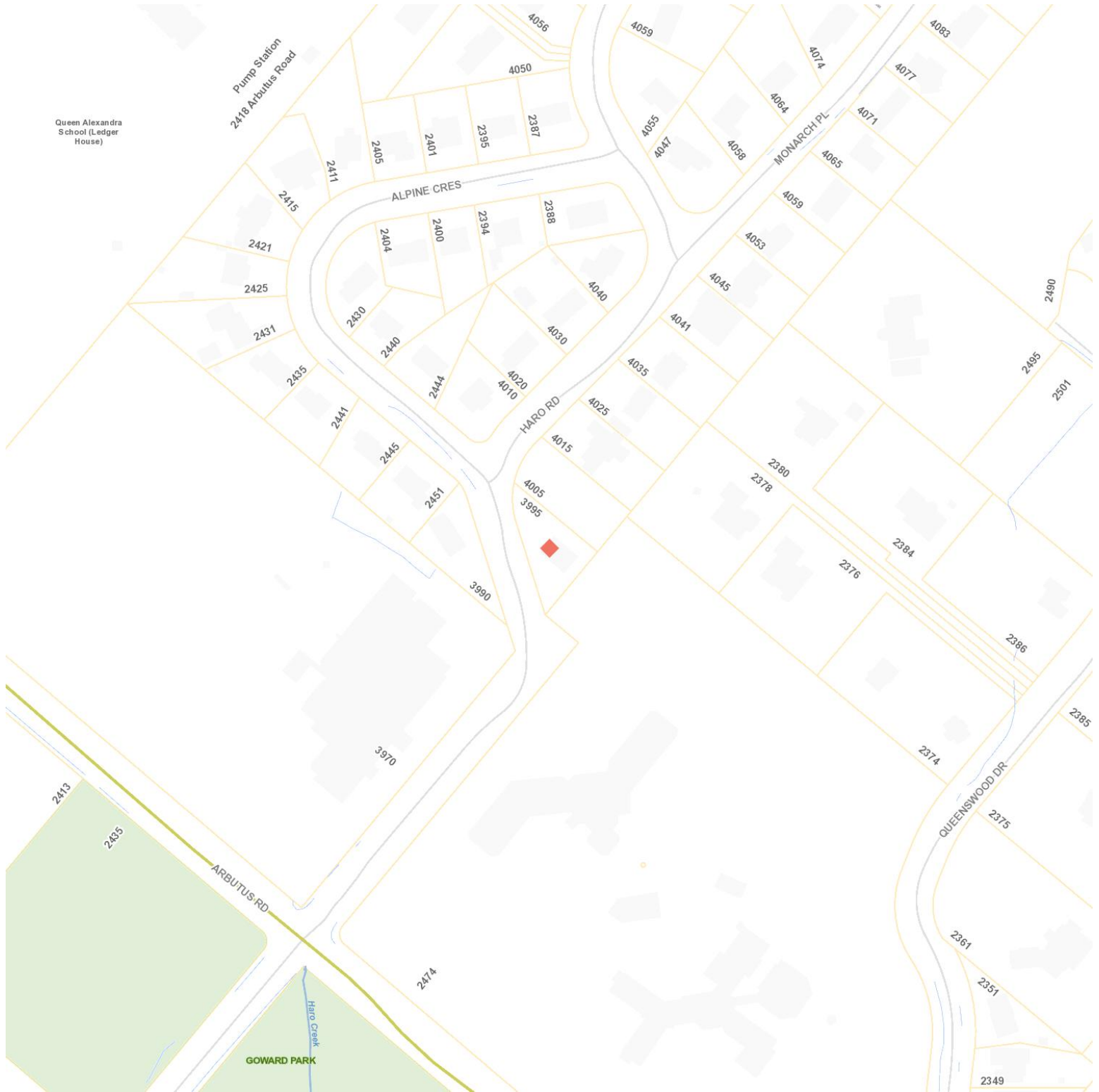
# Legal



## Legend

- |  |   |  |  |
|--|---|--|--|
| <ul style="list-style-type: none"> <li>Address</li> <li>Building</li> <li>Local Area Boundary &lt;1:30000</li> <li>Highway</li> <li>Highway</li> <li>Highway</li> <li>Man-made</li> <li>Parks &lt;1:15000</li> <li>Zoning</li> </ul> | <ul style="list-style-type: none"> <li>Ocean Labels</li> <li>Municipal Boundary</li> <li>Street Names &gt;1:7500</li> <li>Major</li> <li>Major</li> <li>Major</li> <li>Natural</li> <li>Parcel &gt;1:7500</li> <li>Legal</li> </ul> | <ul style="list-style-type: none"> <li>Facilities</li> <li>CRD Region</li> <li>Street Names &gt;1:2000</li> <li>Collector</li> <li>Collector</li> <li>Collector</li> <li>Water Body</li> <li>Parcel</li> </ul> | <ul style="list-style-type: none"> <li>Schools</li> <li>Local Area Boundary &gt;1:30000</li> <li>Street Names &lt;1:2000</li> <li>Other</li> <li>Other</li> <li>Water Course &gt;1:4000</li> <li>Parks &gt;1:15000</li> <li>Pacific Ocean</li> </ul> |
|--|---|--|--|

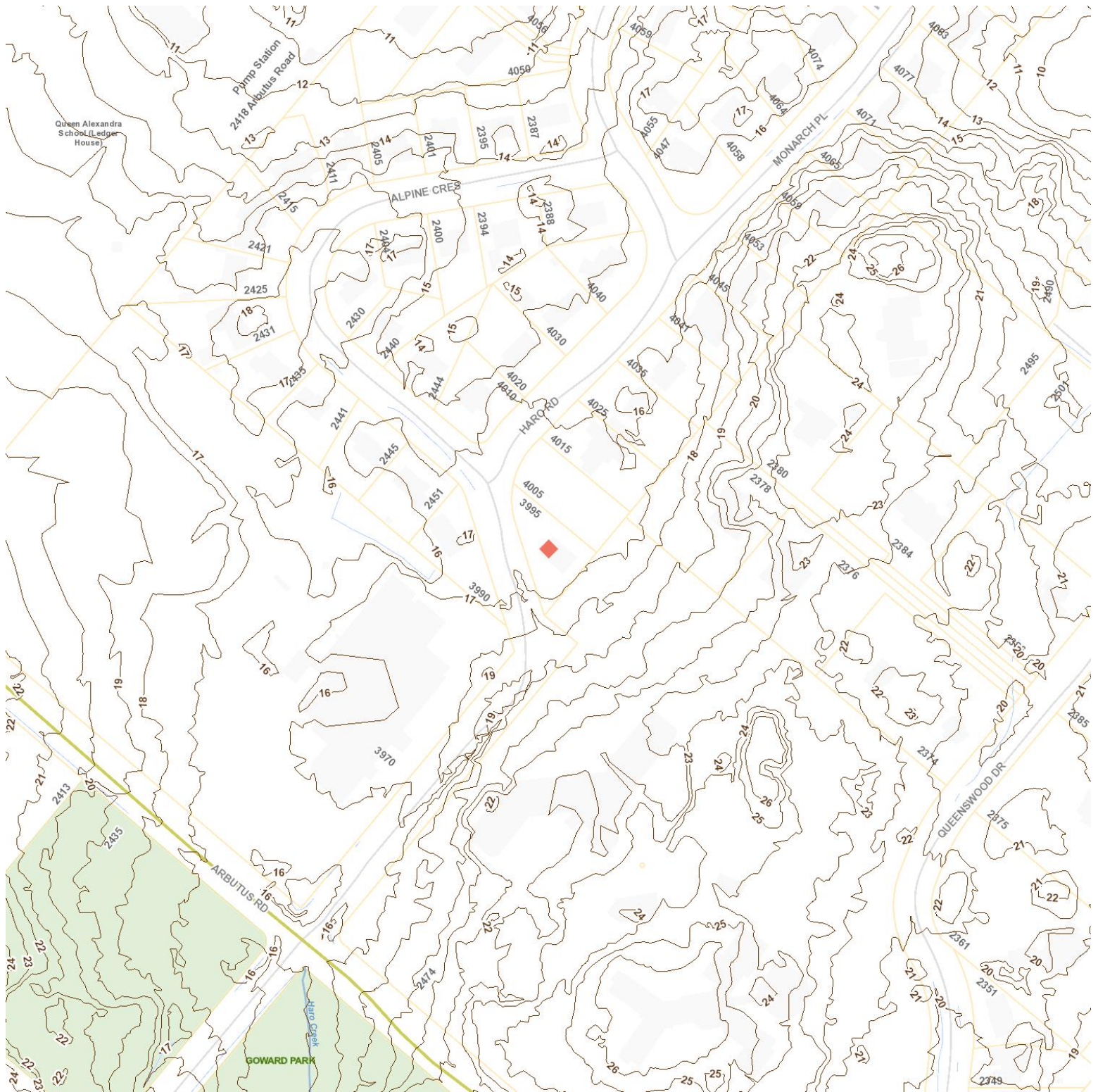
# Development Applications



## Legend

- |   |   |  |   |
|---|---|--|---|
| <ul style="list-style-type: none"> <li>Address</li> <li>Building</li> <li>Local Area Boundary &lt;1:30000</li> <li>Highway</li> <li>Highway</li> <li>Highway</li> <li>Man-made</li> <li>Parks &lt;1:15000</li> <li>AGRICULTURAL LAND RESERVE</li> <li>REZONING</li> </ul> | <ul style="list-style-type: none"> <li>Ocean Labels</li> <li>Municipal Boundary</li> <li>Street Names &gt;1:7500</li> <li>Major</li> <li>Major</li> <li>Major</li> <li>Natural</li> <li>Parcel &gt;1:7500</li> <li>DEVELOPMENT PERMIT</li> <li>SUBDIVISION</li> </ul> | <ul style="list-style-type: none"> <li>Facilities</li> <li>CRD Region</li> <li>Street Names &gt;1:2000</li> <li>Collector</li> <li>Collector</li> <li>Collector</li> <li>Water Body</li> <li>Parcel</li> <li>DEVELOPMENT PERMIT AMENDMENT</li> </ul> | <ul style="list-style-type: none"> <li>Schools</li> <li>Local Area Boundary &gt;1:30000</li> <li>Street Names &lt;1:2000</li> <li>Other</li> <li>Other</li> <li>Water Course &gt;1:4000</li> <li>Parks &gt;1:15000</li> <li>Pacific Ocean</li> <li>DEVELOPMENT VARIANCE PERMIT</li> </ul> |
|---|---|--|---|

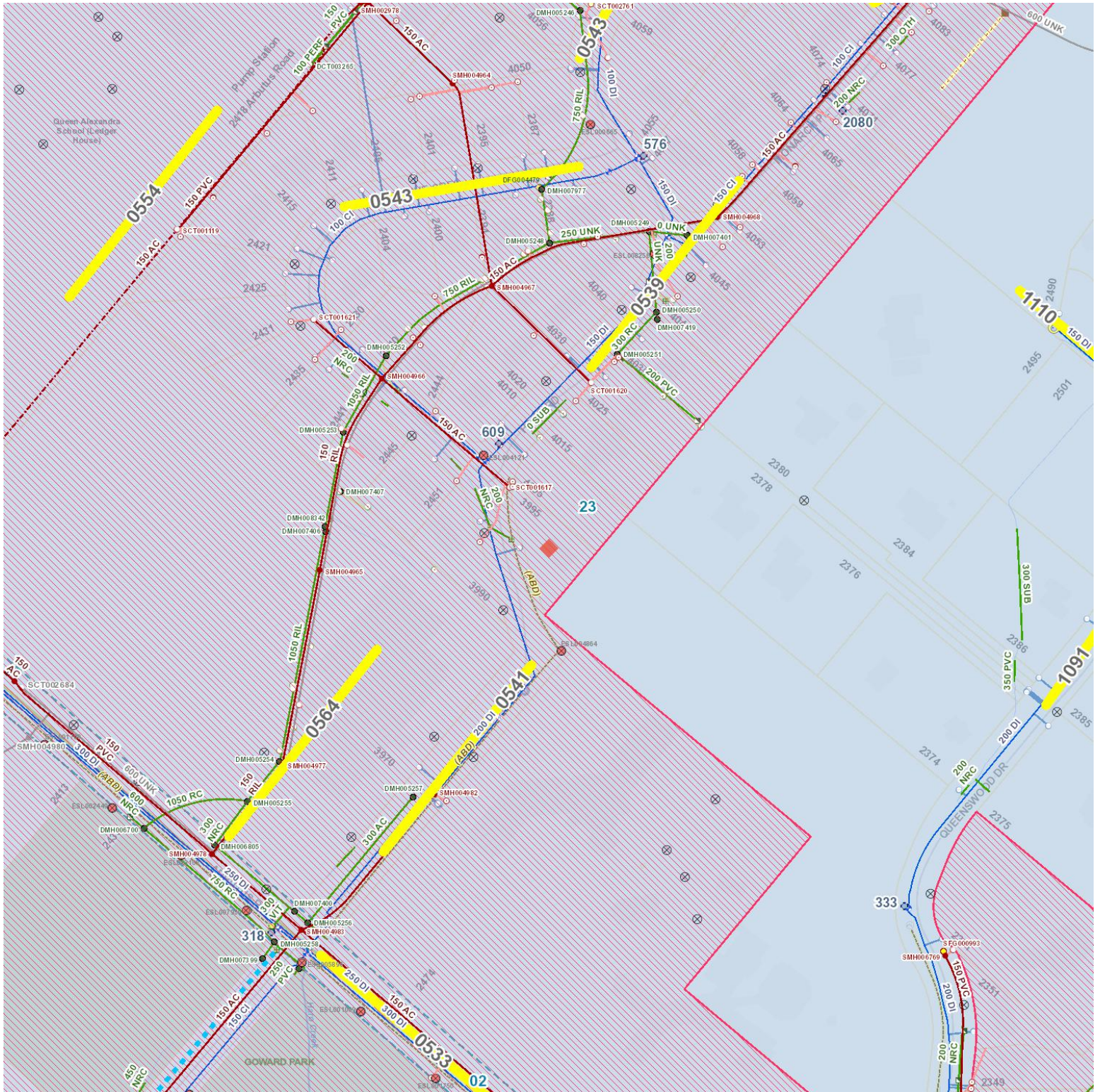
# Contours



## Legend

- |   |  |  |  |
|---|--|--|--|
| <ul style="list-style-type: none"> <li>Address</li> <li>Building</li> <li>Local Area Boundary &lt;1:30000</li> <li>Highway</li> <li>Highway</li> <li>Highway</li> <li>Man-made</li> <li>Parks &lt;1:15000</li> <li>Contour (m)</li> </ul> | <ul style="list-style-type: none"> <li>Ocean Labels</li> <li>Municipal Boundary</li> <li>Street Names &gt;1:7500</li> <li>Major</li> <li>Major</li> <li>Major</li> <li>Natural</li> <li>Parcel &gt;1:7500</li> </ul> | <ul style="list-style-type: none"> <li>Facilities</li> <li>CRD Region</li> <li>Street Names &gt;1:2000</li> <li>Collector</li> <li>Collector</li> <li>Collector</li> <li>Water Body</li> <li>Parcel</li> </ul> | <ul style="list-style-type: none"> <li>Schools</li> <li>Local Area Boundary &gt;1:30000</li> <li>Street Names &lt;1:2000</li> <li>Other</li> <li>Other</li> <li>Water Course &gt;1:4000</li> <li>Parks &gt;1:15000</li> <li>Pacific Ocean</li> </ul> |
|---|--|--|--|

# Infrastructure

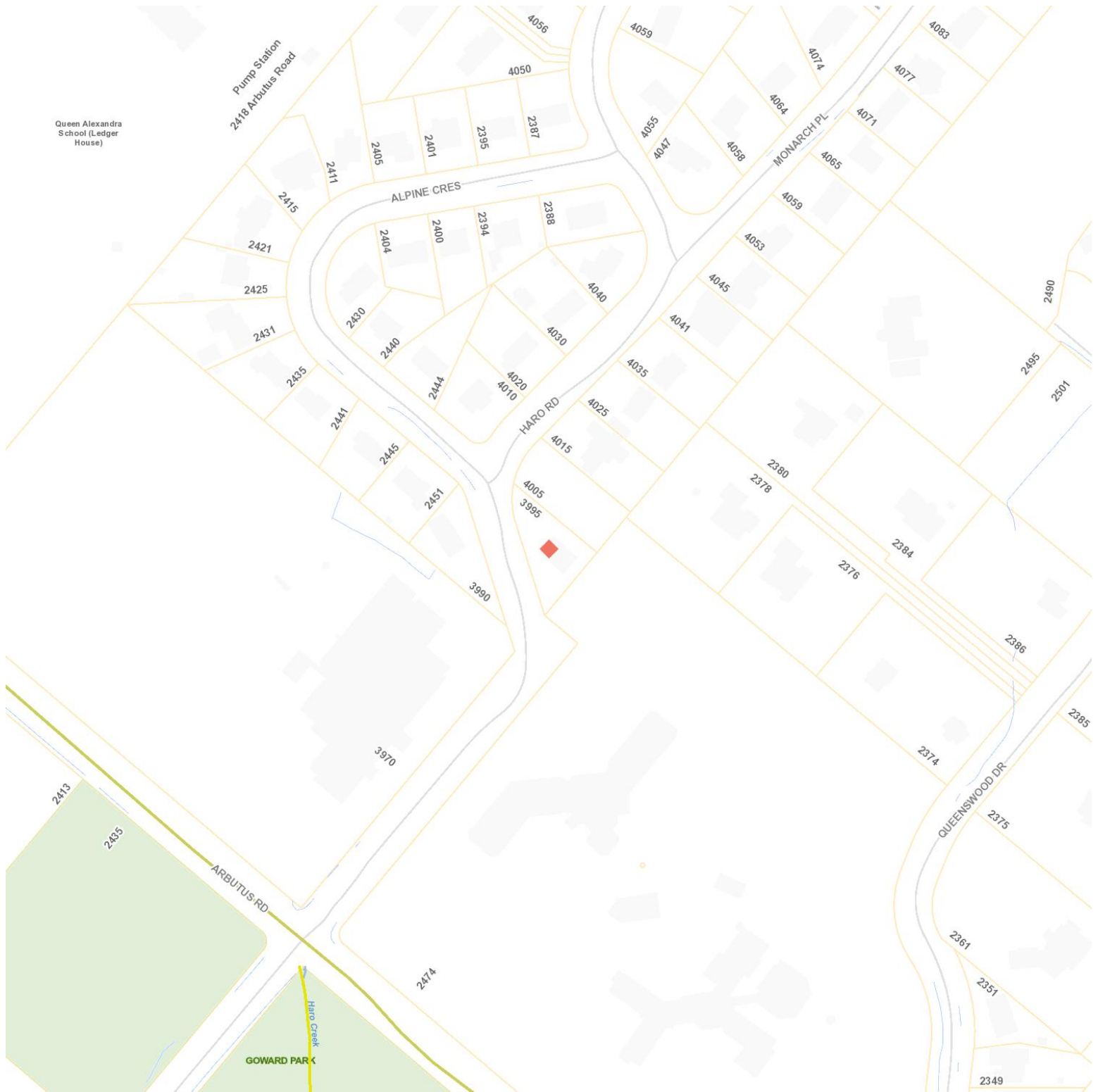




# Legend

<p>Address</p> <ul style="list-style-type: none"> <li> Building</li> <li> Local Area Boundary &lt;1:30000</li> <li> Highway</li> <li> Highway</li> <li> Highway</li> <li> Man-made</li> <li> Parks &lt;1:15000</li> <li> Planned</li> <li> Post Top</li> <li> Double Davit</li> <li> Inspection</li> <li> Lateral</li> <li> Observation Chamber</li> <li> Storage Basin Or Tank</li> <li> Drain</li> <li> Sewer Pressurized Main</li> <li> Inspection</li> <li> Lateral</li> <li> Observation Chamber</li> <li> Storage Basin Or Tank</li> <li> Drain</li> <li> Sewer Pressurized Main - External</li> <li> Connection : Cap</li> <li> Control Valve : Drain</li> <li> Fitting : Main Cap</li> </ul> <p> Network Structure : Junction Chamber</p> <p> Network Structure : Transition Chamber</p> <p> Pump</p> <p> Gravity Main : Outfall</p> <p> Pressurized Main : Force</p> <ul style="list-style-type: none"> <li> Storm Manhole</li> <li> Storm Catch Basin</li> <li> Storm Outlet</li> <li> Cleanout : Lateral</li> <li> Connection : Standard</li> <li> Manhole</li> <li> Gravity Main : Culvert</li> <li> Water Quality Station</li> <li> Air</li> <li> Hydrant</li> <li> Pressure Regulating</li> <li> Water Service Line</li> <li> Water Pressure zone</li> <li> Water Main Cap - External</li> <li> Flush</li> <li> Zone Boundary</li> <li> Water Pressurized Main - External</li> </ul> <p> Fitting : Cap</p> <ul style="list-style-type: none"> <li> Manhole</li> <li> System Valve : Air</li> <li> System Valve : Hydrant</li> <li> Pressurized Main : Distribution</li> <li> Service : Fire</li> </ul>	<p>Ocean Labels</p> <ul style="list-style-type: none"> <li> Municipal Boundary</li> <li> Street Names &gt;1:7500</li> <li> Major</li> <li> Major</li> <li> Major</li> <li> Natural</li> <li> Parcel &gt;1:7500</li> <li> Under Construction</li> <li> Steel Standard</li> <li> Unknown</li> <li> Cap</li> <li> Main Cap</li> <li> Overflow Chamber</li> <li> Transition Chamber</li> <li> Simple Check</li> <li> Sewer Lateral</li> <li> Cap</li> <li> Main Cap</li> <li> Overflow Chamber</li> <li> Transition Chamber</li> <li> Simple Check</li> <li> Sewer Lateral - External</li> <li> Connection : Inspection</li> <li> Control Valve : Simple Check</li> <li> Manhole</li> </ul> <p> Network Structure : Overflow Chamber</p> <p> Network Structure : Valve Chamber</p> <ul style="list-style-type: none"> <li> Service Valve : Gate</li> <li> Gravity Main : Overflow</li> <li> Standard</li> <li> Storm Cleanout</li> <li> Storm Network Structure</li> <li> Catch Basin : Catch Basin</li> <li> Cleanout : Main</li> <li> Fitting : Junction</li> <li> Network Structure : Pump Station</li> <li> Lateral : Lead</li> <li> Water Meter</li> <li> Branch</li> <li> Mainline</li> <li> Water Pump Station</li> <li> Water PRV Assembly</li> <li> Water Quality Station - External</li> <li> Air</li> <li> Hydrant</li> <li> Pressure Regulating</li> <li> Water Service Line - External</li> </ul> <p> Fitting : Coupling</p> <ul style="list-style-type: none"> <li> Meter</li> <li> System Valve : Branch</li> <li> System Valve : Mainline</li> <li> Pressurized Main : Transmission</li> </ul>	<p>Facilities</p> <ul style="list-style-type: none"> <li> CRD Region</li> <li> Street Names &gt;1:2000</li> <li> Collector</li> <li> Collector</li> <li> Collector</li> <li> Water Body</li> <li> Parcel</li> <li> Service Plate</li> <li> Cluster</li> <li> Utility Pole</li> <li> Sewer Manhole</li> <li> Air Release Chamber</li> <li> Piggging Chamber</li> <li> Valve Chamber</li> <li> Gate</li> <li> Sewer Service area</li> <li> Sewer Manhole - External</li> <li> AirReleaseChamber</li> <li> PigggingChamber</li> <li> ValveChamber</li> <li> Gate</li> <li> Cleanout : Lateral</li> <li> Connection : Standard</li> <li> Discharge Point</li> <li> Meter</li> </ul> <p> Network Structure : Pump Station</p> <ul style="list-style-type: none"> <li> Point: Observation</li> <li> Gravity Main : Collector</li> <li> Gravity Main : Trunk</li> <li> Inspection</li> <li> Storm Main Cap</li> <li> Storm Gravity Main</li> <li> Catch Basin : Oil Interceptor</li> <li> Connection : Cap</li> <li> Fitting : Main Cap</li> <li> Gravity Main : Box Culvert</li> <li> Lateral : Standard</li> <li> Water Hydrant</li> <li> Check</li> <li> Service</li> <li> Water Reservoir</li> <li> Water Structure</li> <li> Water Meter - External</li> <li> Branch</li> <li> Mainline</li> <li> Water Pump Station - External</li> <li> Bulk Meter</li> </ul> <p> Fitting : Reducer</p> <ul style="list-style-type: none"> <li> Pump Station</li> <li> System Valve : Check</li> <li> System Valve : Service</li> <li> Service : Standard</li> </ul>	<p>Schools</p> <ul style="list-style-type: none"> <li> Local Area Boundary &gt;1:30000</li> <li> Street Names &lt;1:2000</li> <li> Other</li> <li> Other</li> <li> Water Course &gt;1:4000</li> <li> Parks &gt;1:15000</li> <li> Pacific Ocean</li> <li> Pole Mount</li> <li> Flood</li> <li> Standard</li> <li> Main</li> <li> Junction Chamber</li> <li> Pump Station</li> <li> Air Release</li> <li> Sewer Gravity Main</li> <li> Standard</li> <li> Main</li> <li> Junction Chamber</li> <li> Pump Station</li> <li> AirRelease</li> <li> Sewer Gravity Main - External</li> <li> Standard</li> <li> Main</li> <li> Junction Chamber</li> <li> Pump Station</li> <li> AirRelease</li> <li> Sewer Gravity Main - External</li> <li> Cleanout : Main</li> <li> Control Valve : Air Release</li> <li> Fitting : Junction</li> <li> Network Structure : Air Release Chamber</li> <li> Network Structure : Storage Basin Or Tank</li> <li> Point: Vent</li> <li> Gravity Main : Inverted Siphon</li> <li> Lateral Line</li> <li> Cap</li> <li> Storm Silt Trap</li> <li> Storm Lateral</li> <li> Catch Basin : Silt Trap</li> <li> Connection : Inspection</li> <li> Fitting : Reducer</li> <li> Gravity Main : Collector</li> <li> Lateral : Wye</li> <li> Water Main Cap</li> <li> Flush</li> <li> Zone Boundary</li> <li> Water Pressurized Main</li> <li> Water Service Boundary</li> <li> Water Hydrant - External</li> <li> Check</li> <li> Service</li> <li> Water Reservoir - External</li> <li> Control Valve : Pressure Regulating Valve</li> <li> Hydrant</li> <li> Reservoir</li> <li> System Valve : Flush</li> <li> System Valve : Zone Valve</li> <li> Service : Hydrant</li> </ul>
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# Environmental - Streamside DPA and Water Bodies



## Legend

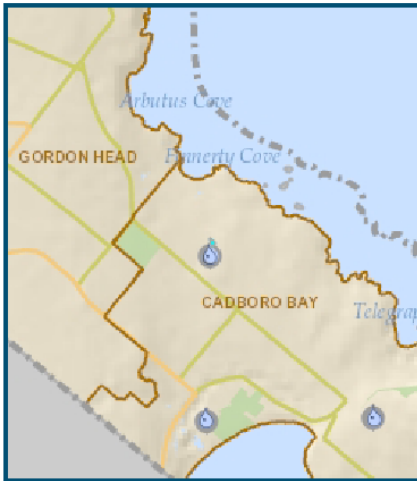
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|---|--|---|---|
| <ul style="list-style-type: none"> <li>Address</li> <li>Building</li> <li>Local Area Boundary &lt;1:30000</li> <li>Highway</li> <li>Highway</li> <li>Highway</li> <li>Man-made</li> <li>Parks &lt;1:15000</li> <li>30m</li> <li>10m</li> <li>Nonfunctional</li> </ul> | <ul style="list-style-type: none"> <li>Ocean Labels</li> <li>Municipal Boundary</li> <li>Street Names &gt;1:7500</li> <li>Major</li> <li>Major</li> <li>Major</li> <li>Natural</li> <li>Parcel &gt;1:7500</li> <li>25m</li> <li>5m</li> <li>Not Rated</li> </ul> | <ul style="list-style-type: none"> <li>Facilities</li> <li>CRD Region</li> <li>Street Names &gt;1:2000</li> <li>Collector</li> <li>Collector</li> <li>Collector</li> <li>Water Body</li> <li>Parcel</li> <li>20m</li> <li>Proper Functioning Condition</li> <li>Proper Functioning Condition</li> </ul> | <ul style="list-style-type: none"> <li>Schools</li> <li>Local Area Boundary &gt;1:30000</li> <li>Street Names &lt;1:2000</li> <li>Other</li> <li>Other</li> <li>Water Course &gt;1:4000</li> <li>Parks &gt;1:15000</li> <li>Pacific Ocean</li> <li>15m</li> <li>Functional at Risk</li> <li>Functional at Risk</li> </ul> |
|---|--|---|---|



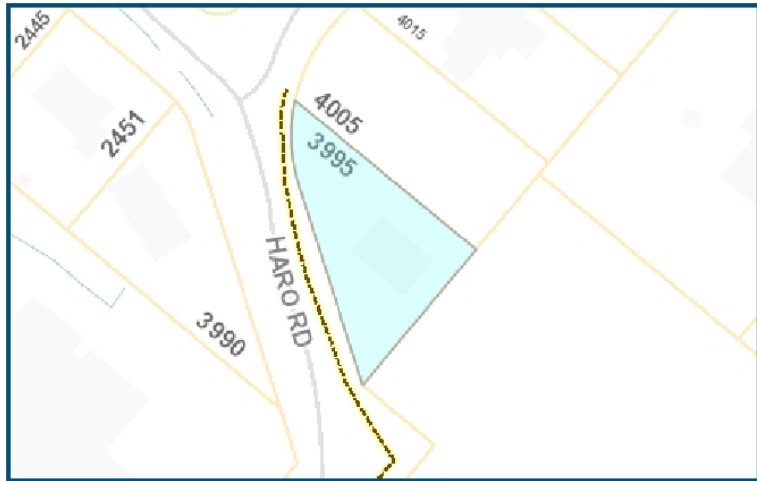


# District of Saanich Property Information Report

Report generated 6/14/2021 8:37:45 AM



Property location within District of Saanich



Property Map

3995 HARO RD

## Property Information

**Folio:** 72-0303-000

**PID:** 005-239-290

**Status:** ACTIVE

**Property Number:** 122081

**LTO Number:** CA4123214

**Legal:** LOT 1 SECTION 44 VICTORIA DISTRICT PLAN 10464

## Land Attributes

<b>Exemption/ Taxation Code:</b>	FULLY TAXABLE LAND, STRUCTURES, ETC
<b>School District:</b>	SCHOOL DISTRICT 61
<b>BCAA Lot Size:</b>	11571 SQUARE FEET
<b>BCAA Manual Class:</b>	1 STY SFD - AFTER 1960 - MODERN STD
<b>BCAA Neighbourhood Code:</b>	TEN MILE POINT-ASH RD
<b>Development Cost Charge Area:</b>	----
<b>Municipal Parks DCC Area:</b>	----
<b>Year Built:</b>	1965
<b>Zoning:</b>	RS-12 SINGLE FAMILY DWELLING
<b>Local Area:</b>	CADBORO BAY
<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, 2021	5,028.49	1-Residential	840,000	163,000	1,003,000	1,003,000
May 19, 2020	4,547.55	1-Residential	750,000	158,000	908,000	908,000

## Property Activity

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<b>Building Permits: (any)</b>	NO
<b>Engineering Permits: (any)</b>	YES
<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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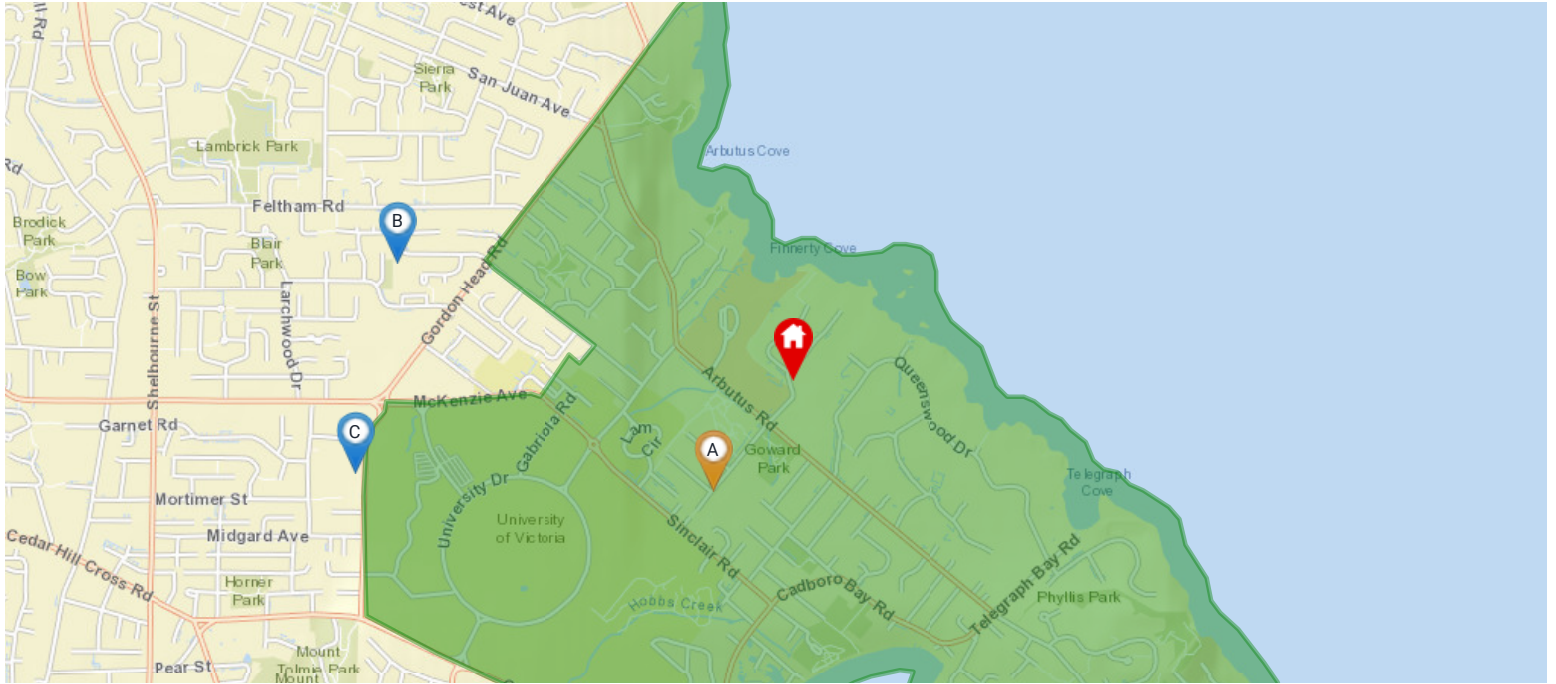
Category	Date	Details
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The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any 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.

## Nearest Schools with Ranking

### Nearby Elementary Schools

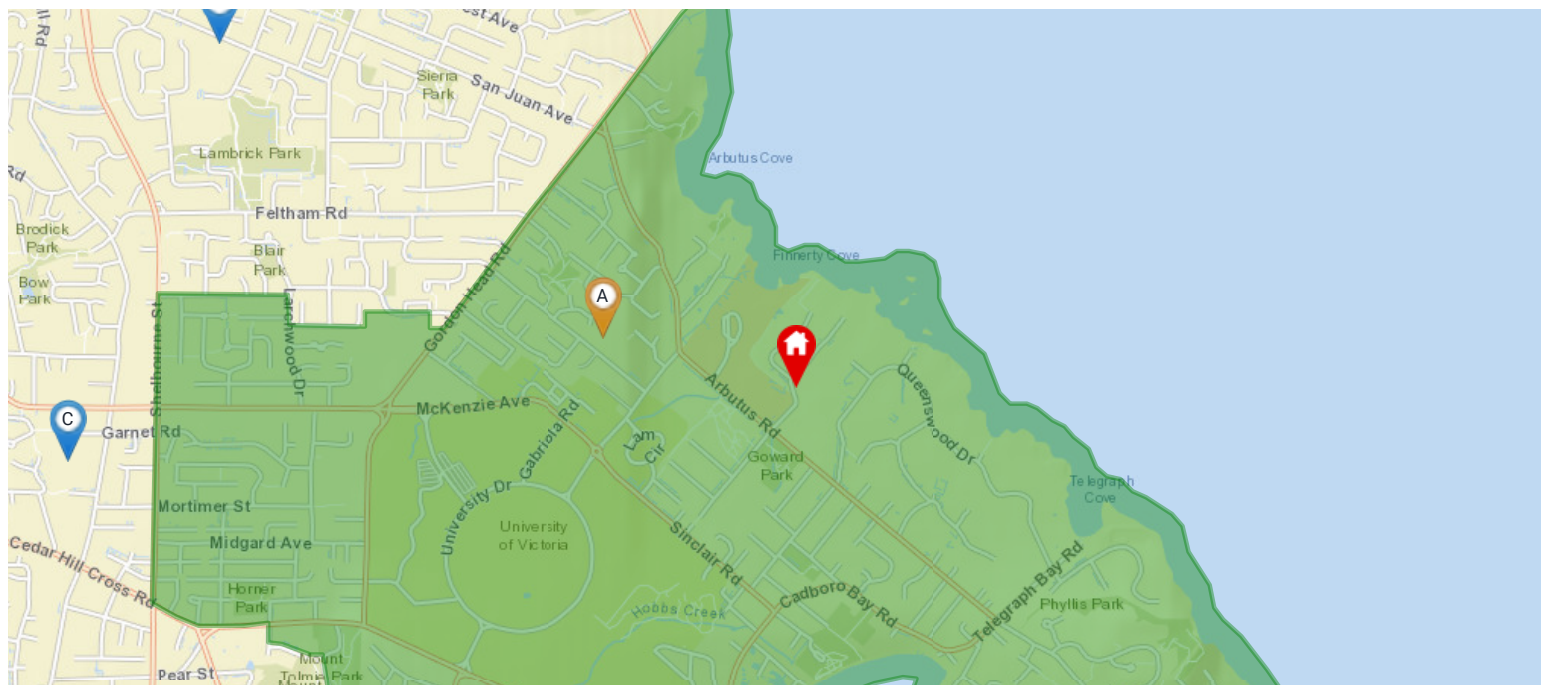


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: Frank Hobbs Elementary -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Frank Hobbs	K - 5	6.4	6.8	376/955	232/805	Victoria		8 mins	0.6 km	2 mins	8 mins
B Maria Montessori	K - 12	9.5	7.9	33/955	99/805	Victoria		29 mins	2.2 km	5 mins	21 mins
C Campus View	K - 5	6.8	7.3	285/955	153/805	Victoria		31 mins	2.4 km	5 mins	30 mins
D Hillcrest	K - 5	6.7	6.8	311/955	232/805	Victoria		36 mins	2.7 km	5 mins	20 mins
E Torquay	K - 5	4.2	6.7	815/955	257/805	Victoria		46 mins	3.6 km	7 mins	24 mins
F St Michaels	K - 12	9.4	9.7	38/955	18/805	Victoria		52 mins	4.0 km	8 mins	31 mins

## Nearby Middle Schools

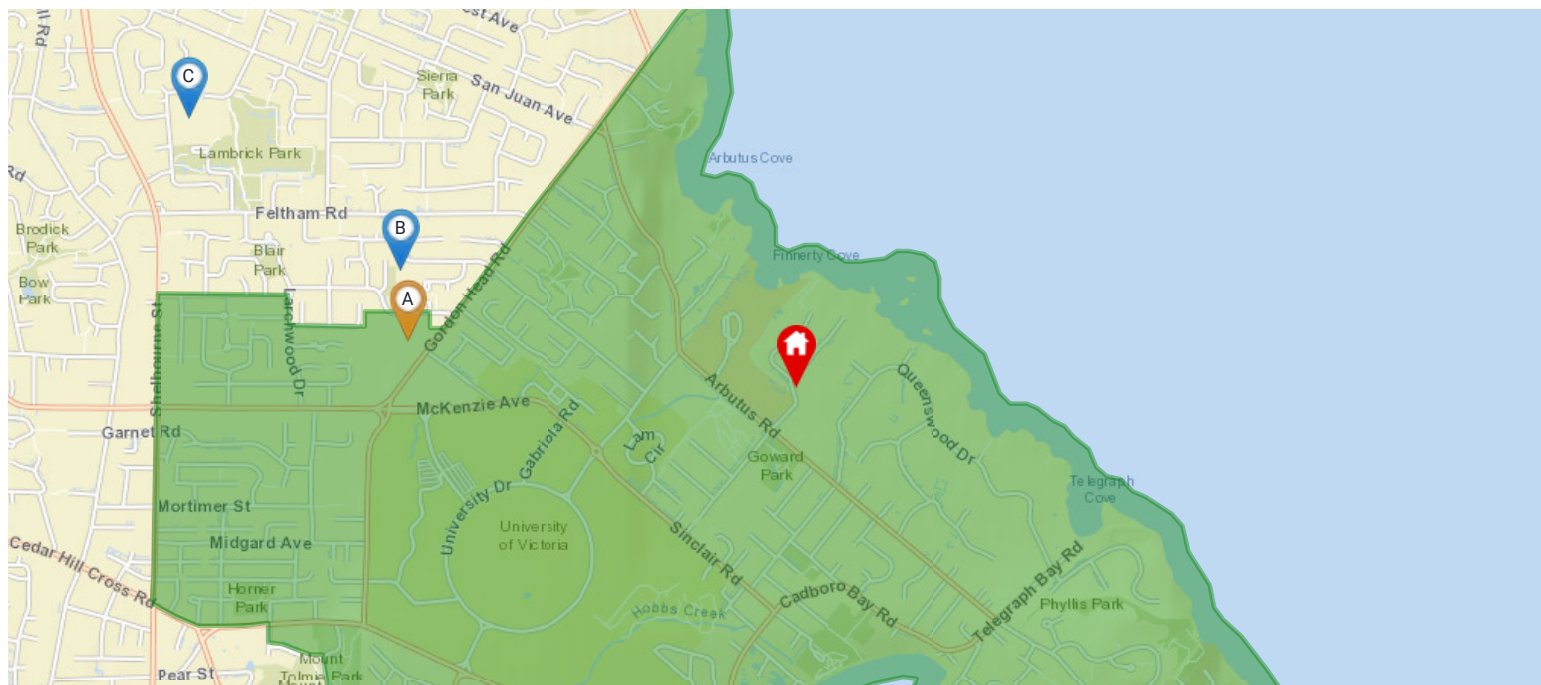


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Middle School Catchment: Arbutus Global Middle -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Arbutus Global Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		17 mins	1.2 km	3 mins	9 mins
B Gordon Head Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		45 mins	3.6 km	6 mins	17 mins
C Cedar Hill Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		47 mins	3.7 km	8 mins	26 mins
D Lansdowne Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		53 mins	4.2 km	8 mins	44 mins
E Monterey Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 20 mins	6.4 km	12 mins	45 mins
F Central Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 32 mins	7.3 km	14 mins	24 mins

## Nearby Secondary Schools



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

Secondary School Catchment: Mount Douglas Secondary -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Mount Douglas	9 - 12	6	6.8	130/251	70/246	Victoria	AP Program	29 mins	2.2 km	5 mins	18 mins
B Maria Montessori	K - 12	n/a	n/a	n/a	n/a	Victoria		29 mins	2.2 km	5 mins	21 mins
C Lambrick Park	9 - 12	2.4	5.2	242/251	181/246	Victoria	AP Program	46 mins	3.7 km	8 mins	20 mins
D St Michaels	K - 12	7.9	9.7	26/251	18/805	Victoria	AP Program	52 mins	4.0 km	8 mins	31 mins
E Oak Bay	9 - 12	5.7	6.7	150/251	76/246	Victoria	AP Program	1 hour 2 mins	5.0 km	8 mins	19 mins
F Reynolds	9 - 12	5.5	5.7	163/251	144/246	Victoria	AP Program	1 hour 11 mins	5.6 km	10 mins	36 mins



# Walkscore

3995 HARO RD Saanich, V8N 4B1



Car-Dependent

Almost all errands require a car



Good Transit

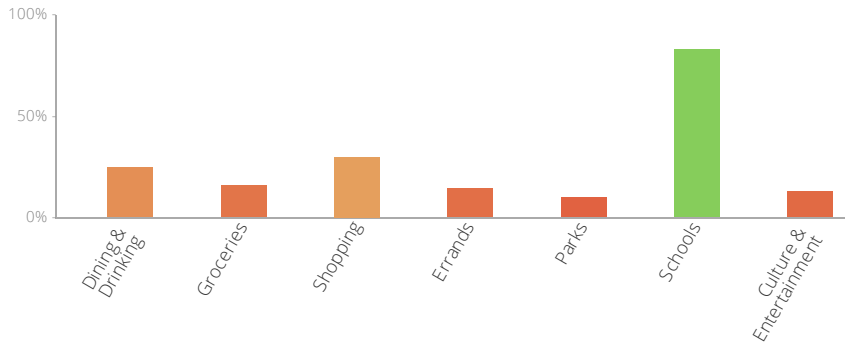
Many nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 20 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

