

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

1056 Holmesdale St, Duncan, BC

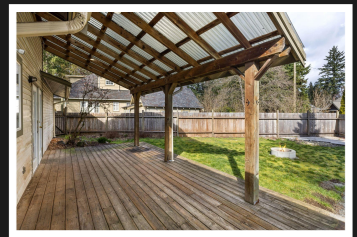
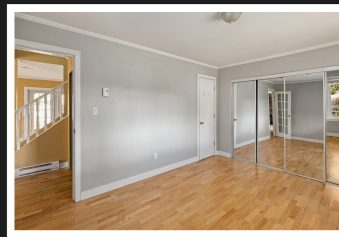
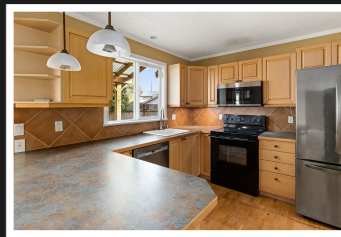
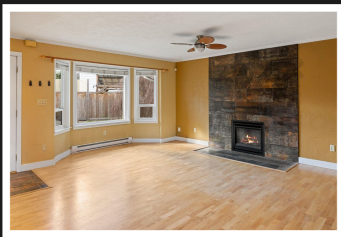


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PEMBERTON
HOLMES

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CHARMING FAMILY HOME!



1056 Holmesdale St

A REAL CHARMER! Great family home at the end of a quiet cul-de-sac! The welcoming front porch is perfect for your morning coffee. The main floor has a generous living room with a cozy gas fireplace and bay window. The dining has french doors leading to the large covered back deck and fully fenced yard and the kitchen has ample cabinetry and counters. The primary bedroom is on the main floor and has lots of closet space and a 3pc cheater ensuite. The laundry/mudroom is on the main floor as well and this room could easily be converted into extra living space or could be used as an awesome gym!. Upstairs are 2 more bedrooms with large closets and the 4pc main bath. There is a workshop with power and skookum detached covered parking as well as additional parking space. A truly fantastic find in town to be sure. There is also a garden shed and underground sprinklers. You'll want to call your agent today before this one is gone!



Priced at
\$689,000

Area	West Duncan	Age	1982
Bedrooms	3	Taxes	4042
Bathrooms	2	Tax Year	2022
Lot Size	7405.2	MLS#	952642
Floor Space	1606	Parking	

DAN JOHNSON*
Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
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Duncan, V9L 2W1



Dan Johnson
 Personal Real Estate Corporation
 Cell: 250-709-4987
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 Pemberton Holmes Ltd. (Dun)



1056 Holmesdale St Duncan BC V9L 4Y7
 MLS® No: **952642** **\$689,000** **Active**



A REAL CHARMER! Great family home at the end of a quiet cul-de-sac! The welcoming front porch is perfect for your morning coffee. The main floor has a generous living room with a cozy gas fireplace and bay window. The dining has french doors leading to the large covered back deck and fully fenced yard and the kitchen has ample cabinetry and counters. The primary bedroom is on the main floor and has lots of closet space and a 3pc cheater ensuite. The laundry/mudroom is on the main floor as well and this room could easily be converted into extra living space or could be used as as awesome gym!. Upstairs are 2 more bedrooms with large closets and the 4pc main bath. There is a workshop with power and skookum detached covered parking as well as additional parking space. A truly fantastic find in town to be sure. There is also a garden shed and underground sprinklers. You'll want to call your agent today before this one is gone!

Room	Level	Dims/Pieces
Bedroom - Primary	Main	13'10x10'7
Dining Room	Main	11'8x9'10
Ensuite	Main	3-Piece
Entrance	Main	8'9x8'7
Laundry	Main	9'7x18'5
Living Room	Main	12'2x20'5
Bathroom	Second	4-Piece
Bedroom	Second	13'0x10'7
Bedroom	Second	14'0x9'5

MLS® No: **952642** List Price: **\$689,000**
 Status: **Active** Orig Price: **\$689,000**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **3** Baths: **2** Kitchens: **0** Fireplaces: **1** Storeys:
 FinSqFt Total: **1,606** UnFin SqFt: **0** SqFt Total: **1,606** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **3** Laundry: **In House**
 Layout: **Main Level Entry with Upper Level(s)**
 Heating: **Baseboard, Electric** Appl Incl: **Dishwasher, F/S/W/D**
 Intr Ftrs: **Ceiling Fan(s), French Doors** Cooling: **None**

Exterior/Building

Built (Est): **1982** Front Faces: **Southwest** Storeys:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Slab** Bldg Warranty:
Insulation: Walls, Vinyl Siding Roof: **Asphalt Shingle**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Fencing: Full, Garden, Sprinkler System**

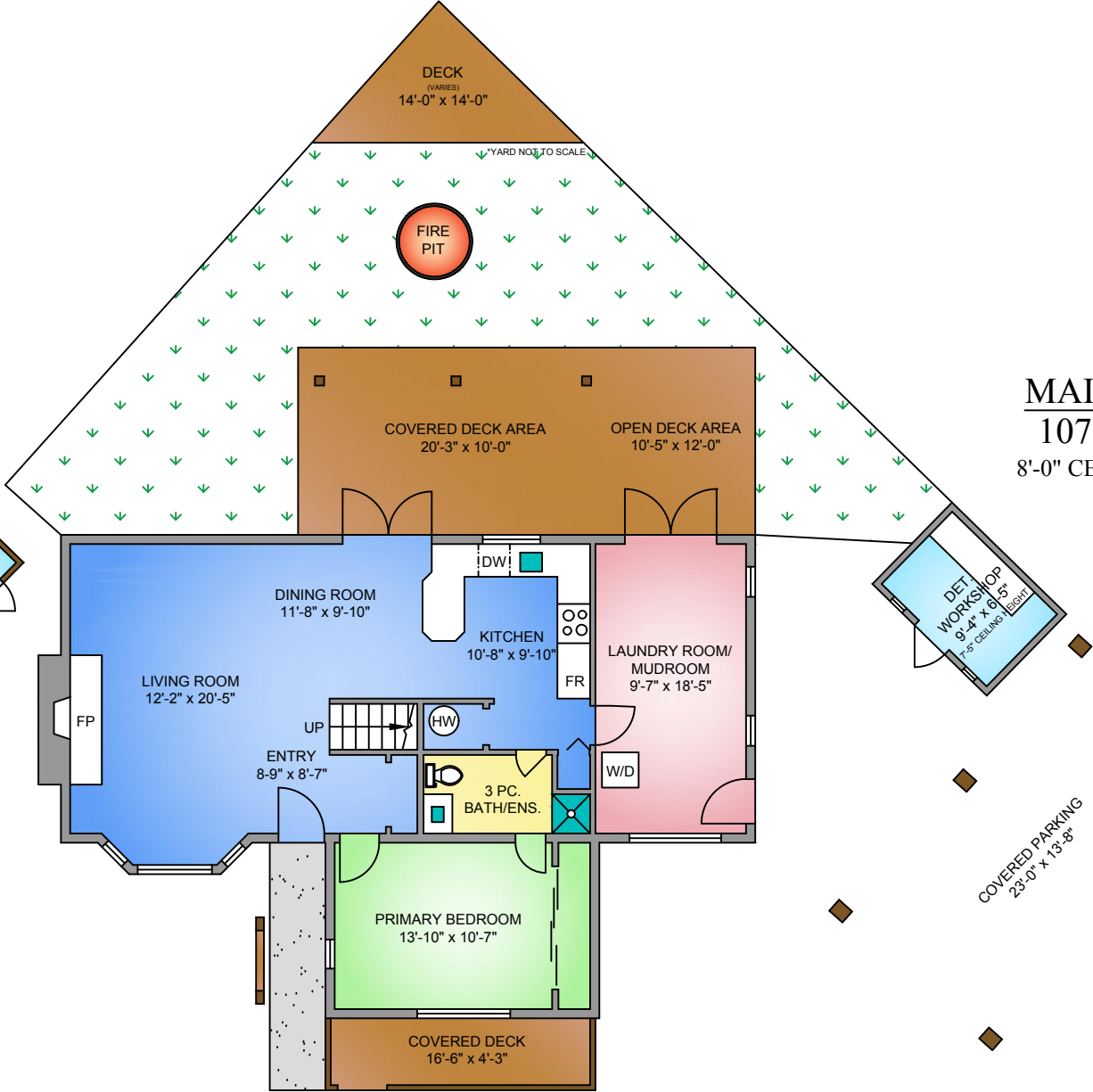
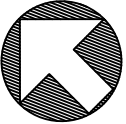
Lot

Lot SqFt: **7,405** Lot Acres: **0.17** Dimensions: Shape:
 Park Type: **Carport, Detached, Driveway, RV** Park Spcs: **4** View: Waterfront: Water: **Municipal**
Access/Parking
 Carport Spcs: **1** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Landscaped, Panhandle Lot, Quiet Area, Recreation Nearby, Shopping Nearby**

Legal/Public Records

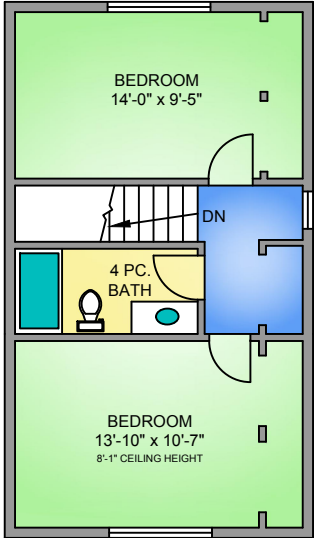
Assessed: **\$645,000** Assess Yr: **2024** Taxes: **\$4,042** Tax Year: **2022**
 PID: **000-041-408** Roll No: **10260075** Zoning: **LDR** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot 5, Section 19, Range 5, Quamichan District, Plan VIP39071**

NORTH



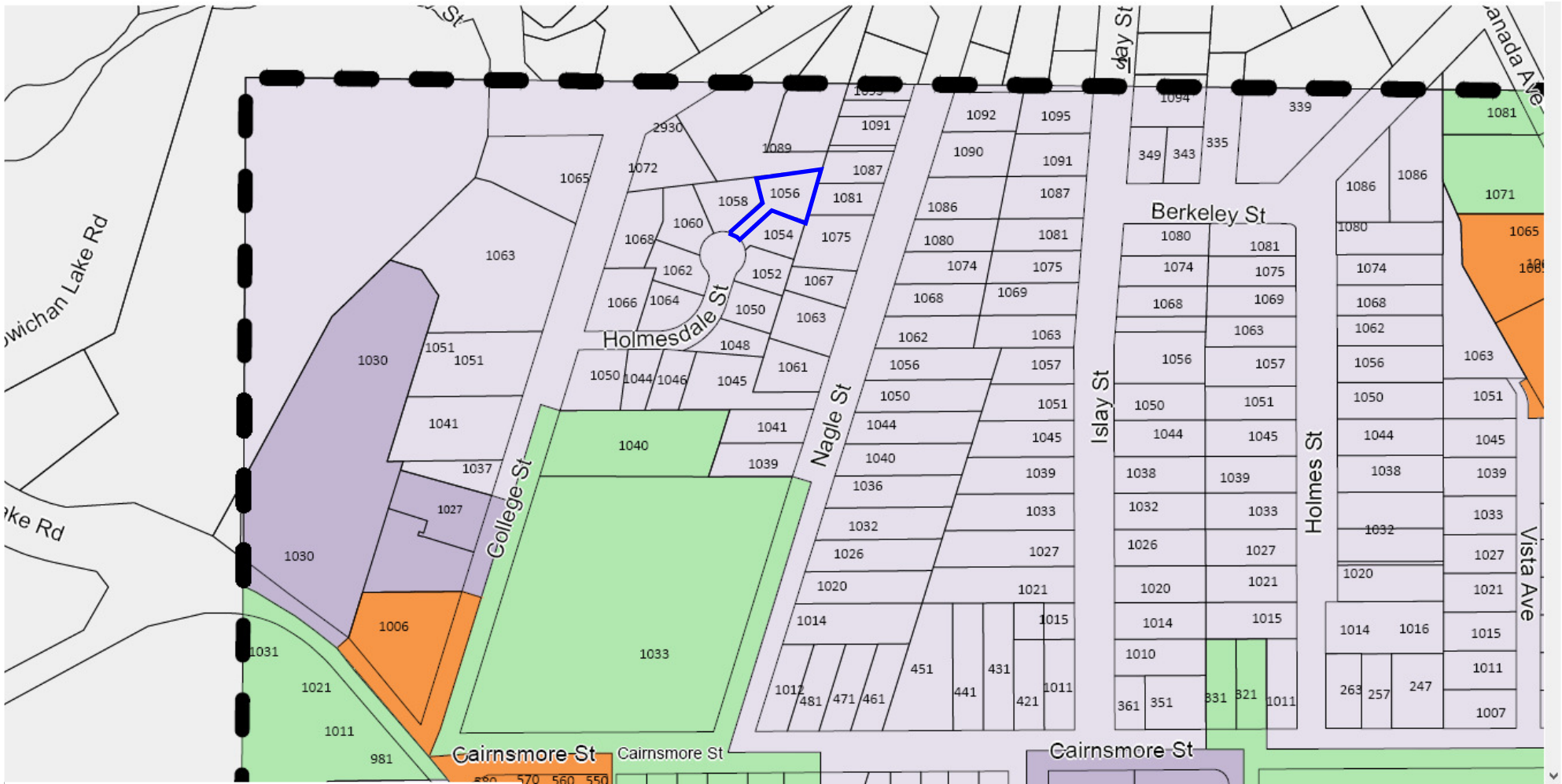
MAIN FLOOR
1075 SQ. FT.
 8'-0" CEILING HEIGHT

UPPER FLOOR
531 SQ. FT.
 8'-1" CEILING



COVERED PARKING
 23'-0" x 13'-8"

1056 HOLMESDALE STREET FEB 26, 2024			
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1075	1075	416
UPPER	531	531	-
TOTAL	1606	1606	416
DET. SHOP	75		



City of Duncan Zoning and Address Map

- Low Density Residential Zone - LDR
- Medium Density Residential Zone - MDR
- High Density Residential Zone - HDR
- Downtown Comprehensive Zone - DTC
- Neighbourhood Commercial Zone - NC
- Highway Corridor Commercial Zone - HCC
- Community Services Zone - CS
- Community Parks Zone - CP

PART 4 – RESIDENTIAL ZONES

Low Density Residential Zone

LDR

4.1 Intent

4.1.1 The intent of the Low Density Residential (LDR) zone is to permit *single-unit dwellings, two-unit dwellings, attached secondary suites and detached secondary suites* on a variety of *parcel* sizes.

4.2 Permitted Uses

4.2.1 Subject to the specified *conditions of use*, the *uses* permitted in the LDR zone are as follows:

Principal Uses	Accessory Uses
<i>Dwelling, Single-Unit</i>	<i>Bed and Breakfast</i>
<i>Dwelling, Two-Unit</i>	<i>Home-Based Business</i>
<i>Dwelling, Two-Unit Rowhouse</i>	<i>Residential Daycare</i>
	<i>Secondary Suite, Attached</i>
	<i>Secondary Suite, Detached</i>

4.3 Development Regulations

4.3.1 Development in the LDR zone is subject to the following:

Development Criteria		Regulations	
Maximum <i>Parcel Coverage</i>		35% for the <i>principal building</i> 40% for all <i>buildings and structures</i> combined	
Maximum <i>Floor Area Ratio</i>		0.5:1	
Driveway Access		Where a <i>parcel</i> abuts a dedicated <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .	
Principal Building		Regulations	
Maximum <i>Height</i>		7.5 m	For <i>buildings</i> with a roof pitch less than 6:12
		8.25 m	For <i>buildings</i> with a roof pitch 6:12 to 8:12
		9 m	For <i>buildings</i> with a roof pitch 8:12 or greater
Minimum <i>Parcel Line Setback</i>	Front	4 m	
	Rear	6 m	
	Side, Interior	1.5 m, except where the <i>dwelling units</i> in a <i>two-unit rowhouse</i> are separated by a <i>party wall</i> .	

	Side, Exterior	3 m
Minimum Garage Setback		6 m where the garage door attached to a <i>single-unit</i> or <i>two-unit dwelling</i> is facing a <i>highway</i> .
Accessory Buildings and Structures		Regulations
Maximum Height		5 m
		6 m for <i>buildings</i> with a flat roof where a <i>detached secondary suite</i> is located in the second storey.
		7.5 m for <i>buildings</i> with a roof pitch 8:12 or greater, if a <i>detached secondary suite</i> is located in the second storey.
Minimum Parcel Line Setback	Front	6 m
	Rear	1.5 m; 3 m for a second storey with a <i>detached secondary suite</i>
	Side, Interior	1.5 m; 3 m for a second storey with a <i>detached secondary suite</i>
	Side, Exterior	3 m

4.4 Conditions of Use and Subdivision Regulations

4.4.1 Permitted uses within the LDR zone are subject to the following:

Parcel Area and Frontage by Use	Conditions
Minimum Parcel Area – <i>Single-Unit Dwelling</i>	400 m ²
Minimum Parcel Frontage – <i>Single-Unit Dwelling</i>	15 m
Average Parcel Area – <i>Single-Unit Dwelling</i>	The minimum <i>parcel area</i> is reduced by 30% if the average <i>parcel area</i> in the <i>subdivision</i> is at least 400 m ² .
Average Parcel Frontage – <i>Single Unit Dwelling</i>	The minimum <i>parcel frontage</i> is reduced by 30% if the average <i>parcel frontage</i> in the <i>subdivision</i> is at least 15 m.
Minimum Panhandle Parcel Frontage – <i>Single-Unit Dwelling</i>	4 m
Minimum Panhandle Parcel Area – <i>Single-Unit Dwelling</i>	Same as minimum area for <i>Single-Unit Dwelling</i> ; however, the area of the panhandle shall not be included within the calculation of lot area.
Minimum Parcel Area – <i>Two-Unit dwelling</i> or a <i>Single-Unit Dwelling</i> with a <i>Detached Secondary Suite</i>	600 m ²
Minimum Parcel Area – <i>two Single-Unit Dwellings</i>	800 m ²
Minimum Parcel Area – <i>Two-Unit Rowhouse Dwelling</i>	350 m ² for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .

	300 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
Minimum <i>Parcel Frontage – Two-Unit Rowhouse Dwelling</i>	9 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .
	7.5m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
Minimum <i>Parcel Depth</i>	25 m	

- 4.4.2 Despite subsection 4.4.1, where a *two-unit dwelling* is proposed on a *corner parcel*, one entrance must face the *front parcel line* and the other must face the *exterior side parcel line*.
- 4.4.3 Where a *panhandle parcel* is created, a reciprocal access easement agreement is required over the panhandle for purposes of a shared driveway and one consolidated single access for the new *parcel* and the remainder *parcel*.
- 4.4.4 Not more than one *panhandle parcel subdivision* is permitted per *parcel*.
- 4.4.5 Where a *panhandle parcel* abuts another panhandle on an adjacent *parcel* the total width of both panhandles must not be less than 6 m and a reciprocal access agreement must be provided for all affected *parcels* for purposes of consolidating access to one (1) single driveway.

- 3.3.4 An *accessory building* must not
- (a) be used as a *dwelling unit*;
 - (b) contain bathing facilities; and
 - (c) have more than two (2) plumbing fixtures that require drainage, unless its *use* as a *detached secondary suite* is expressly permitted by the regulations under this Bylaw that apply to the *zone* in which the *accessory building* is located.

3.4 Shipping Containers

- 3.4.1 *Shipping containers* may only be placed permanently on a *parcel* in accordance with the following:
- (a) One (1) *shipping container* is permitted per *parcel* zoned Community Services (CS) for *use* as an *emergency preparedness kiosk*.
 - (b) One (1) *shipping container* is permitted per *parcel* as an *accessory use* within the Low Density Residential Zone (LDR), Downtown Comprehensive Zone (DTC) or the Neighbourhood Commercial Zone (NC) if the container is completely clad in wood or cement board siding in a colour complementary to the existing *single-unit dwelling* or *principal building*, covered by a shed or gable roof with a pitch of not less than 4:12, ventilated to permit internal air exchange, and sited in accordance with *setback* requirements for *accessory buildings*.
- 3.4.2 *Shipping containers* may be placed temporarily on a *parcel* only for the temporary storage of tools and materials during the construction or maintenance of a *utility, building* or *structure* pursuant to a Building Permit that has not expired, but the *shipping container* must be removed prior to the issuance of any *occupancy* permit for the *building* or *structure*.
- 3.4.3 Nothing in this Bylaw prohibits the *use* of *shipping containers* as a construction material for the construction of residential or commercial *buildings* pursuant to a design prepared by a professional Architect and sealed by a professional Structural Engineer.

3.5 Secondary Suites

- 3.5.1 Where an *attached secondary suite* or *detached secondary suite* is permitted, the maximum number of suites is one *attached secondary suite* or one *detached secondary suite* per *single-unit dwelling*.
- 3.5.2 The maximum *gross floor area* of an *attached secondary suite* is 90 m² or 40% of the *habitable gross floor area* of the *single-unit dwelling* in which it is located, whichever is less.
- 3.5.3 The maximum *gross floor area* of a *detached secondary suite* is 90 m² or 60% of the *habitable gross floor area* of the *single-unit dwelling* to which it is an *accessory building*, whichever is less.

Retail & Personal Service means the *use* of land, *buildings* or *structures* for the retail sale or rental of goods, foods, or wares, the provision of services to the *person* or personal goods of a customer, but specifically excludes *Pawn Shops* and *Marijuana Operations*.

Retaining Wall means a *structure* intended to hold back, stabilize or support an earthen bank.

S

School, Academic
(or *Academic School*) means land, *buildings* or *structures* used to provide academic instruction to students who have an opportunity to earn a certificate, diploma, or degree provided by the British Columbia Ministry of Education.

School, Commercial
(or *Commercial School*) means land, *buildings* or *structures* other than an *academic school*, used to provide instruction of any kind and includes art schools, language schools, business schools, and commercial training schools.

Secondary Suite, Attached
(or *Attached Secondary Suite*) means a secondary *dwelling unit* located in a *building* of residential occupancy containing only one other *dwelling unit*.

Secondary Suite, Detached
(or *Detached Secondary Suite*) means a secondary *dwelling unit* located in an *accessory building* on the same *parcel* as a *single-unit dwelling*.

Setback means the distance between a *building* or *structure* and a *parcel line* or other feature.

Shipping Container means a metal container of standard dimensions, designed for transporting cargo by ship, rail, or truck.

Small Wind Energy System means the *use* of land, *buildings* or *structures* for a wind energy conversion system consisting of a wind turbine, associated *structures* and mechanical devices with a nameplate capacity of not more than five (5) Kilowatt hours.

1056 HOLMESDALE ST DUNCAN V9L 4Y7

Area-Jurisdiction-Roll: 04-207-1026-00-75



04-207-10260075 10/26/2015

Total value **\$645,000**

2024 assessment as of July 1, 2023

Land \$317,000

Buildings \$328,000

Previous year value \$658,000

Land \$321,000

Buildings \$337,000

Property information

Year built	1983
Description	2 STY SFD - After 1960 - Standard
Bedrooms	3
Baths	2
Carports	C
Garages	
Land size	7490.88 Sq Ft
First floor area	1,052
Second floor area	510
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 5, PLAN VIP39071, SECTION 19, RANGE 5, QUAMICHAN LAND DISTRICT

PID: 000-041-408

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



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