

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

## Information Package

For

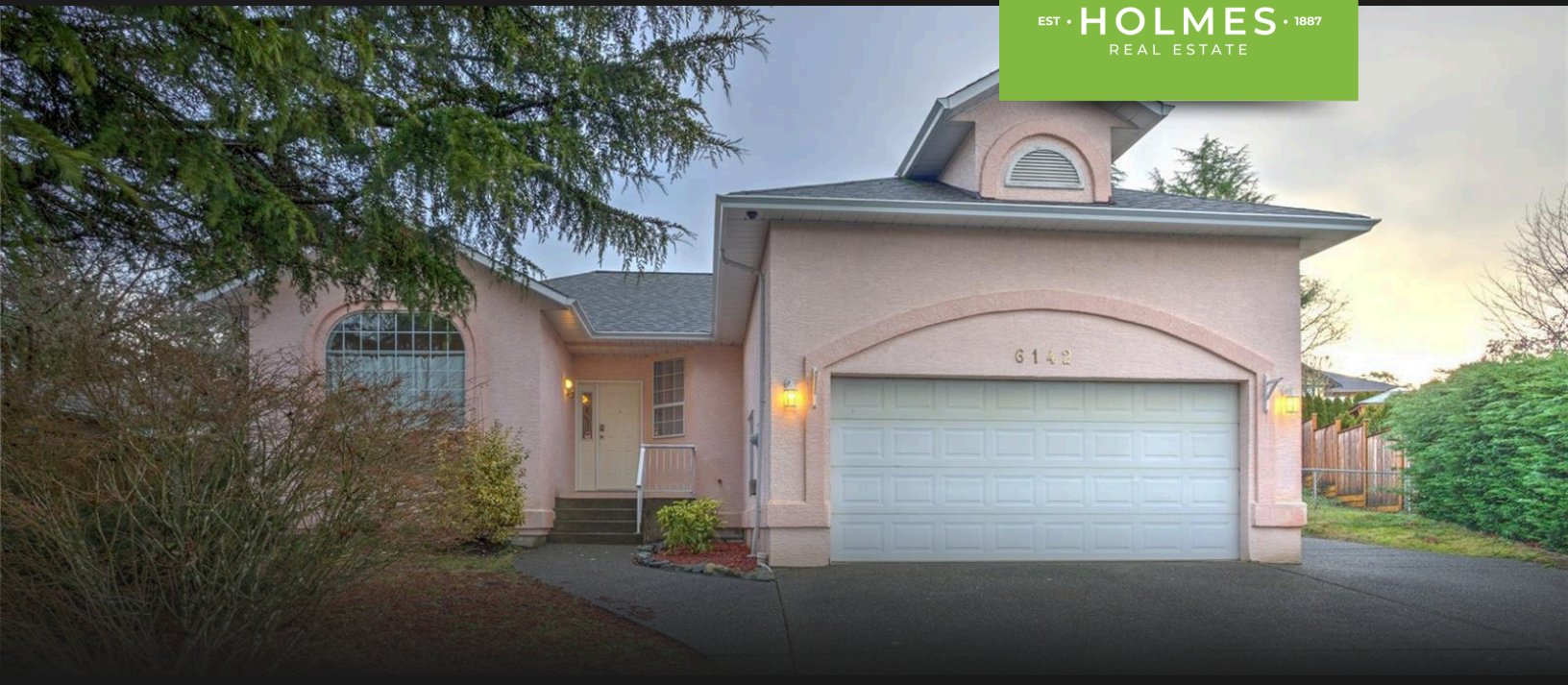
***6142 Denali Drive, Duncan***



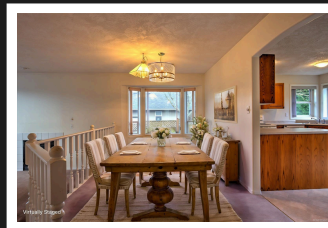
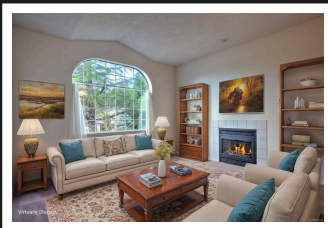
The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



**PEMBERTON**  
 EST • HOLMES • 1887  
 REAL ESTATE



## 6142 Denali Dr



LOVELY RANCHER in a VERY desirable neighborhood not far from Maple Bay! This 3 bedroom/2 bath home has a large kitchen with loads of wood cabinetry and counter space and sliders leading out to the very private backyard. A warm gas fireplace adds a cozy touch to the spacious living room with slightly vaulted ceiling and a nice big west facing window. The semi formal dining is conveniently located between the kitchen & living room. The primary bedroom with 4pc ensuite and walk in closet is bright and has sliders to the back patio. There is a good-sized second bedroom and the third bedroom would make an ideal office. In addition to the double garage there is extra parking for your camper or boat. The yard offers lots of space and privacy and is fenced and has mature cedar hedging. This home has so much to offer, and with some personal touches would be your comfy home for many years to come! Call your agent today to book a viewing!



Priced at  
**\$750,000**

Area	Duncan	Age	1993
Bedrooms	3	Taxes	\$3,847 (2024)
Bathrooms	2	MLS#	983448
Lot Size	0.23 Acre	Parking	
Floor Space	1318 Square Feet		

**Dan Johnson\***  
 Pemberton Holmes - Duncan



(250) 709-4987  
 wrkn4you@gmail.com  
 www.DuncanBCRealEstate.ca  
 23 Queens Road  
 Duncan, V9L 2W1



**Dan Johnson**  
 Personal Real Estate Corporation  
 Cell: 250-709-4987  
 wrkn4you@gmail.com  
 Pemberton Holmes Ltd. (Dun)



**6142 Denali Dr Duncan BC V9L 5N4**  
 MLS® No: **983448** **\$750,000** **Active**



LOVELY RANCHER in a VERY desirable neighborhood not far from Maple Bay! This 3 bedroom/2 bath home has a large kitchen with loads of wood cabinetry and counter space and sliders leading out to the very private backyard. A warm gas fireplace adds a cozy touch to the spacious living room with slightly vaulted ceiling and a nice big west facing window. The semi formal dining is conveniently located between the kitchen & living room. The primary bedroom with 4pc ensuite and walk in closet is bright and has sliders to the back patio. There is a good-sized second bedroom and the third bedroom would make an ideal office. In addition to the double garage there is extra parking for your camper or boat. The yard offers lots of space and privacy and is fenced and has mature cedar hedging. This home has so much to offer, and with some personal touches would be your comfy home for many years to come! Call your agent today to book a viewing!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	9'0x11'0
Bedroom	Main	10'6x9'8
Bedroom - Primary	Main	16'7x12'0
Dining Room	Main	8'9x13'2
Ensuite	Main	4-Piece
Kitchen	Main	16'7x12'0
Laundry	Main	5'8x5'8
Living Room	Main	12'10x13'2
Walk-in Closet	Main	5'1x9'3

MLS® No: **983448** List Price: **\$750,000**  
 Status: **Active** Orig Price: **\$750,000**  
 Area: **Duncan** Sub Area: **Du East**  
**Duncan**  
 DOM: **2** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

**Interior**

Beds: **3** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys:  
 FinSqFt Total: **1,318** UnFin SqFt: **0** SqFt Total: **1,318** Basement: **No** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **3** Laundry: **In House**  
 Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D**  
 Heating: **Forced Air, Natural Gas** Cooling: **None**  
 Intr Ftrs:

**Exterior/Building**

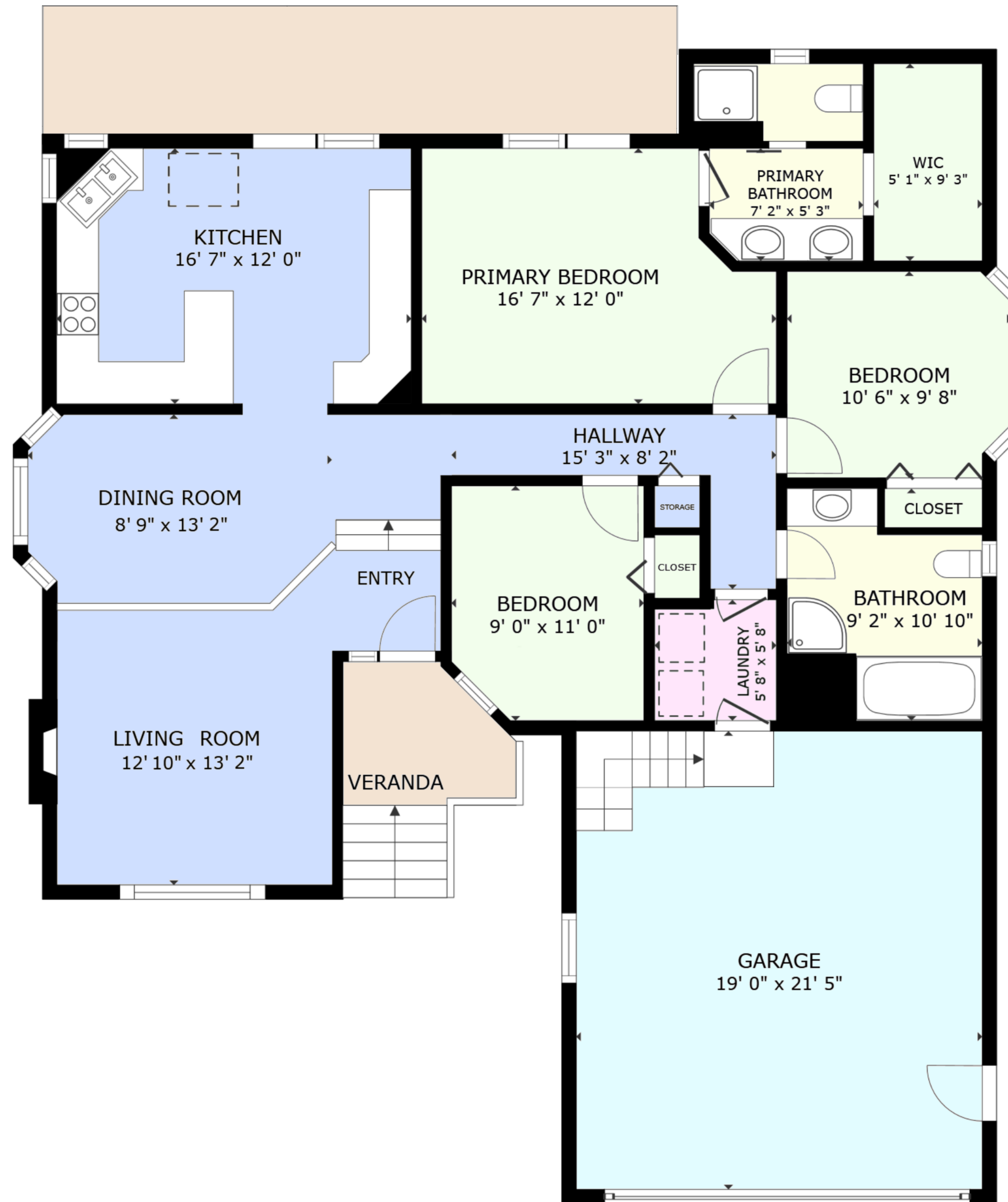
Built (Est): **1993** Front Faces: **West** Storeys:  
 Construction: **Frame Wood, Stucco** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Warranty:  
 Exterior Ftrs: **Balcony/Patio** Bldg Style:

**Lot**

Lot SqFt: **10,019** Lot Acres: **0.23** Dimensions: Shape:  
 Park Type: **Driveway, Garage Double** Park Spcs: **3** View: Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **2** Services:  
 Sewer: **Sewer Connected** Restrictions: Services:  
 Lot Ftrs: **Easy Access, Family-Oriented Neighbourhood, Landscaped, Quiet Area, Recreation Nearby**

**Legal/Public Records**

Assessed: **\$635,000** Assess Yr: **2024** Taxes: **\$3,847** Tax Year: **2024**  
 PID: **017-728-304** Roll No: **9146166** Zoning: **R2** Zone Desc: **Residential**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **LOT 83, PLAN VIP54014, SECTION 1, RANGE 2, COMIAKEN LAND DISTRICT**



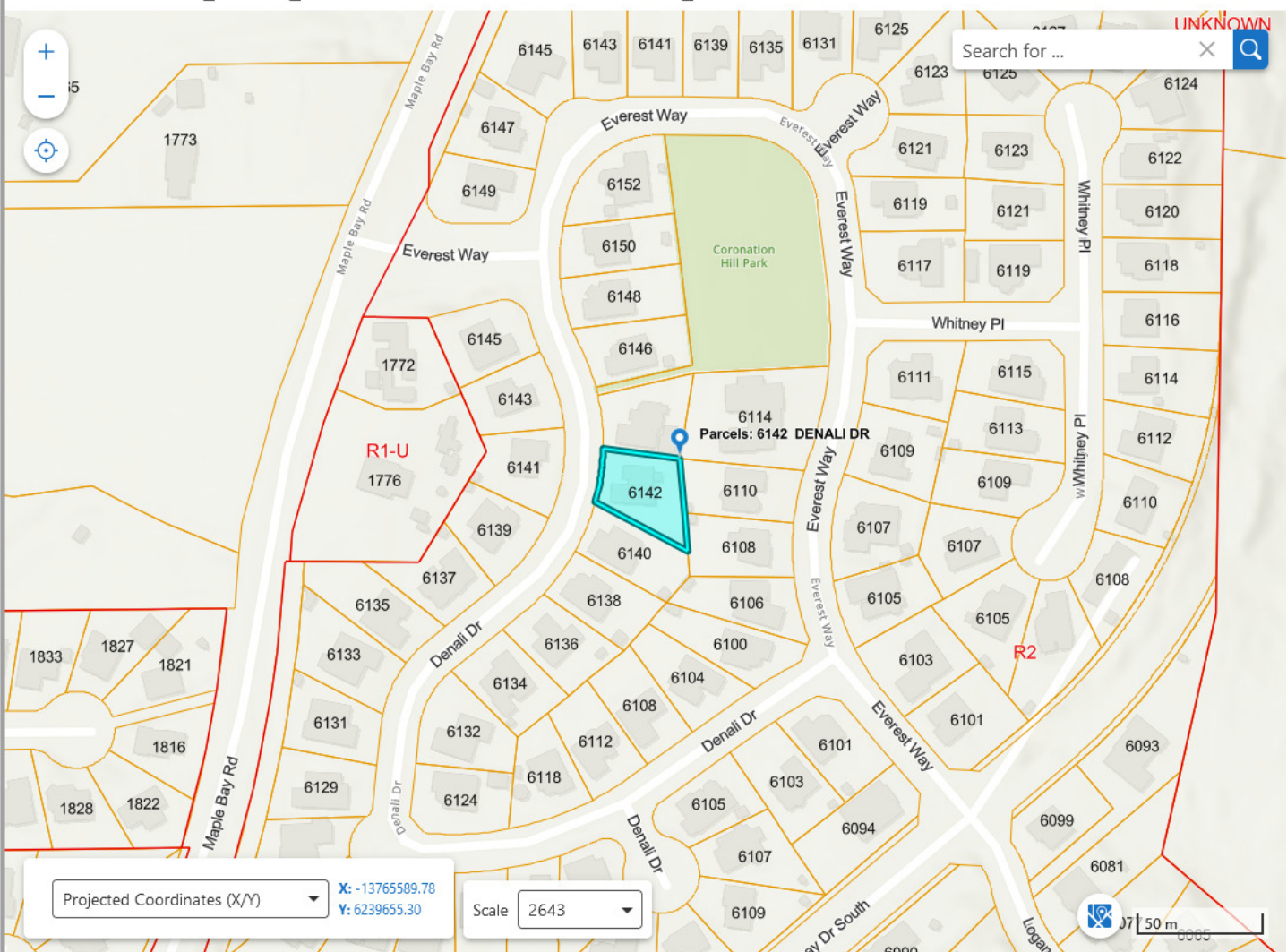
## FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 1,318 sq.ft.  
 EXCLUDED AREAS : GARAGE 408 sq.ft. VERANDA 69 sq.ft.  
 TOTAL : 1,318 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Parcels: 6142 DENALI DR

### Parcels: 6142 DENALI DR

- House 1: 6142
- House 2:
- Street Name: DENALI DR
- Approx. m2:
- Approx. Acre: 0.228491
- Approx. Hectare: 0.092470
- PID: 017-728-304
- Folio: 09146-166
- Lot: 83
- Plan: VIP54014
- Non-Legal Descript: L 83 PL VIP54014
- Section: 1
- Range: 2
- Land District: Comiakien
- Zoning: R2
- Split Zoned: NA
- Accuracy:
- Method:
- GIS Link ID: 05638
- Comments:
  - [Zoning Bylaw PDF](#)
  - [Property Report](#)



Projected Coordinates (X/Y) X: -13765589.78 Y: 6239655.30

Scale 2643

## Residential Restricted Zone (R2)

### Permitted Uses

- 57 (1) The permitted uses for the R2 zone are as follows:
- Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Detached Accessory Dwelling Unit
  - Home-based Business
  - Multi-Family Residence
  - Secondary Suite
  - Single-Family Dwelling
  - Supportive Housing [BL3302, BL3323, BL3674]
  - Two-Family Dwelling

### Minimum Lot Size

- (2) The minimum permitted lot size for the R2 zone is 890 m<sup>2</sup> (9,580 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the R2 zone is 21.0 m (68.90').

### Density

- (4) The maximum permitted density for the R2 zone is as follows:
- (a) The number of residential buildings shall not exceed one, except where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is also permitted.
  - (b) The number of dwelling units shall not exceed:
    - (i) Three in the case of lots that are less than 280 m<sup>2</sup> (3,014 sq. ft.) in area.
    - (ii) Four in the case of lots that are at least 280 m<sup>2</sup> (3,014 sq. ft.) but not more than 4,050 m<sup>2</sup> (1 acre) in area.
    - (v) Two in the case of lots that are greater than 4,050 m<sup>2</sup> (1 acre) in area.

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R2 zone is as follows:
- (a) 30% of the lot area where a lot contains one residential building and up to two dwelling units.
  - (b) 35% of the lot area where a lot contains three or more dwelling units or contains a detached accessory dwelling unit.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R2 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 1.5 m (4.92')
    - Yard, Side when adjacent to a lane or street, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92')

- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

### **Maximum Building Height**

- (7) The maximum permitted building heights for the R2 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### **Conditions of Use**

- (8) The conditions of use for the R2 zone are as follows:
- (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
    - (i) the number of residents does not exceed three, and
    - (ii) the use is within a single-family dwelling unit only. [BL3302]
  - (e) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
  - (f) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]

## PART 3 – DEFINITIONS

### Definitions [3964 Deleted and Replaced]

12

In this Bylaw:

[numbering removed from definitions: BL3651]

[Abbeyfield Housing - Repealed. BL3302]

[medical marijuana production facility – Repealed. BL3741]

[ALR cannabis production facility [BL3741, Repealed BL3797]]

**“accessory building”** means a building located on the same lot as the principal building and used for a purpose accessory or subordinate to the principal use;

**“accessory dwelling unit, detached”** means a self-contained dwelling unit in a detached accessory building, and includes manufactured homes placed on a permanent foundation;

**“accessory dwelling unit”** means a dwelling unit which is subordinate to, associated with, and attached to the principal use; [BL3562]

**“accessory office”** means a building, or a portion of a building, used as the office of an architect, contractor, engineer, forester, or a surveyor;

**“accessory use”** means a use which is subordinate to and associated with the principal use;

**“adult novelty business”** means the use of premises for the display, retailing or renting of sex objects; [BL3323]

**“agricultural exhibition and fairground”** means the use of land for the promotion of agriculture through exhibits, festivals, recreational activities or events, educational contests, displays and demonstrations, and may include other activities of a public assembly or temporary nature in accordance with section 51(8); [BL3356]

**“agricultural storage”** means the storage of agriculture and nursery products, excluding processed products produced off the land, with the exception that a food bank may store a limited portion of processed products produced off site and not for sale. The maximum storage area shall not exceed a covered storage area of 500 m<sup>2</sup> (5,382 sq. ft.), and an outdoor storage area of 4,000 m<sup>2</sup> (43,056 sq. ft.); [BL3283]

**“agriculture”** means the use of land, buildings and structures (a) to raise livestock, (b) to grow, rear, produce, and harvest agricultural products, (c) to process crops grown on the land, (d) to store or repair farm equipment used on the land, (e) to sell agricultural products, (f) for aquaculture, (g) for horticulture, (h) for mariculture, and (i) for silviculture, but does not include the operation of feedlots, fur farms, piggeries, poultry farms, or mushroom farms; [BL3597]

**“ALR soil-based cannabis production facility”** means a cannabis production facility which qualifies as a farm use under section 8 of the *Agricultural Land Reserve Use Regulation*, BC Reg. 30/2019, and is located entirely on land designated as within the BC Agricultural Land Reserve. [BL3797]

**“amenity space”** means an area comprised of on-site, communal or private, indoor or outdoor space designated for active or passive recreational use; [BL3333]

**“amusement park”** means the use or intended use of buildings, structures or land, for entertainment provided by glass houses, water slides, go-cart tracks, rides, zoos, mini golf, carnivals, fairs, amusement devices, specifically excluding casinos, and/or bingos;

**“animal shelter”** means a facility providing shelter and care for animals awaiting placement; [BL3927]

**“apartment”** means a building containing more than 2 dwelling units, each accessible from a common interior hallway, or additionally accessible from an at-grade entrance; [BL3457]

**“appliance and small equipment repair”** means the use of buildings, structures, or land for servicing or repairing household appliances (e.g. stoves) and small equipment (e.g. lawnmowers);

**“aquarium”** means buildings or structures designated for keeping and exhibiting live vertebrates, invertebrates, and water plants;

**“arterial highway”** means a highway managed by the British Columbia Ministry of Transportation and designated under section 45 (1) (a) of the British Columbia *Transportation Act*; [BL3323]

**“artisan studio”** means the use of premises for the production, and optional display and sale of, arts and crafts made from materials such as metal, wood, textile, glass, or stone; [BL3426]

**“assembly hall”** means a use of a building or structure for the assembly, gathering, or meeting of



drop-off depot, office, hospital, prison, university or college, or by a crown corporation, and may include an accessory helicopter landing pad; [BL3457]

**“public utility use”** means a use providing for public utility facilities for water, sewer, electrical, telephone, and similar services where such use is approved by the District; [BL3083]

**“racetrack”** means the use of land for the purpose of holding motor vehicle, motorcycle, horse, or go-cart races;

**“recreation area”** means an area which is set aside for active or passive recreation and which is exclusive of the required yards;

**“recreational facility”** means the use of buildings, structures, or land for gymnasiums, indoor or outdoor racquet courts, curling rinks, skating rinks, swimming pools, aerobic studios, weight rooms, bowling alleys, and the like, and may include accessory restaurants, offices, or sporting goods sales;

**“recreational vehicle”** means a (a) camper, (b) travel trailer, (c) fifth wheel, or (d) motor home, with a maximum width of 2.6 m in transit mode that is licensed under a Provincial enactment; [BL3521]

**“recreation facility small scale,”** means the use of premises as a facility for indoor racquet courts, swimming pools, hot tubs, saunas, aerobic studios, or weight room; [BL3521]

**“recycling drop-off depot”** means the use of land or a building for the drop-off of household recyclable materials; [BL3521]

**“recycling depot”** means the use of a building to collect and sort municipal solid waste, refund containers, or recyclable material but does not include recycling industrial use; [BL3521]

**“recycling industrial use”** means the use of land, a building, or a structure

- (a) to process municipal solid waste or recyclable material into new products, or
- (b) for a feedstock to manufacture products, or
- (c) to convert recyclable materials or municipal solid waste into a form suitable for transportation or manufacture into new products; [BL3521]

**“residential building”** means a building containing a residential use and/or sleeping unit;

**“residential rental tenure”** means, in relation to a dwelling unit, a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act; [BL3868]

**“residential use”** means the occupancy or use of a building, or part thereof, as a dwelling unit;

**“resource use”** means a use providing for extracting, grading, crushing, screening, and storing sand, gravel, minerals, and peat, but excludes all manufacturing of products;

**“restaurant”** means an eating establishment, which may serve alcohol, where food is sold to the public for consumption within the premises, within the patron's motor vehicle, or to be taken to another location for consumption;

**“retail store”** means a use of a building or land to sell or rent goods or wares, other than motor vehicles and heavy equipment; [BL3323]

**“retaining wall”** means a structure erected to hold back, stabilize or support water or land. It involves the alteration of land and is used to stabilize or modify slopes, level sites, and correct grade differences. Retaining walls may also form a system containing one or more terraced retaining walls; [BL3891]

**“riding stable”** means a building, structure, or premises used for a commercial operation as a stable where horses can be trained or boarded, or where riding lessons can be given;

**“riparian assessment area”** means the following, when measured from the high water mark:

- (a) for a stream, the 30 m (98.43') strip on both sides of the stream,
- (b) for a ravine less than 60 m (196.85') wide, a strip on both sides of the stream measured to a point that is 30 m (98.43') beyond the top of the ravine bank, and
- (c) for a ravine 60 m (196.85') wide or greater, a strip on both sides of the stream measured to a point that is 10 m (32.81') beyond the top of the ravine bank; [BL3323]

**“seafood market”** means the use of buildings, structures, or land for the retail sale of seafood and related items;

**“secondary suite”** means an additional dwelling unit which is accessory to a single-family dwelling or a two-family dwelling, and meets the requirements set out in section 40.4(1); [BL3033, BL3674]

**“septage”** means a combination of water carried liquid and solid wastes or settles solids from residences, businesses and institutions normally collected in a septic tank, holding tank, or accumulated in wastewater

numbered, bumpered, illuminated, and drained to the standard established by the Municipal Engineer.

- (2) Off-street parking facilities for Single-Family Residences and Two-Family Residences are hereby exempted from the standards set out in section 17 (1) (b).
- (3) Off-street parking facilities for Mobile Home Park are required to follow the standards set out in the "Mobile Home Park Bylaw 1978", No. 1775.
- (4) Off-street parking facilities for institutional uses which are located within the Agricultural Zone (A1) or Rural Zone (A2), are hereby exempted from the above paving, marking, and numbering standards. However, such parking facilities must be graveled, illuminated, and bumpered.
- (5) Where there is more than one use of a lot, required off-street parking spaces shall be calculated and provided for each use.

- 18**
- (1) All required off-street parking shall be located on the same lot as the building or use for which the parking is required, except where an owner or occupier has paid for parking instead of providing off-street parking, pursuant to a Bylaw adopted under the *Municipal Act*.
  - (2) No off-street parking is permitted in the required front yard of the following zones:
    - (a) Residential Multi-Family Zone (R7);
    - (b) Residential Ground-Oriented Multi-Family Zone (R7-A);
    - (c) Residential Multi-Family Apartment Zone (R8). [BL3427]

**19** The minimum setback for off-street parking for Commercial, Industrial, and Institutional uses for the Yard, Front is .6m (1.96').

**20** All required visitor parking spaces must be designated as such by appropriate signs.

**20.1** At most, 25% of the number of off-street parking spaces required by this bylaw may be for small cars. [BL3150]

**21** The minimum number of required off-street parking spaces for each use category shall be as follows:

- (1) Residential

Assisted Living, Supportive Housing, and Community Care Facilities with a maximum of 10 residents	1 space per 3 resident rooms plus the single-family requirements
Bed and Breakfast	1 space per guest room plus the single-family requirements
Boarding and Rooming House	1 space per boarder plus the single-family requirements
Accessory Dwelling Unit	2 spaces
Congregate Housing	1 space per 3 resident rooms plus 15% of the total number of rooms designated as visitor and staff parking
Detached Accessory Dwelling Unit, Secondary Suite	1 space
Home-based Business	1 space per 46 m <sup>2</sup> (495.16 sq. ft.) gross floor area plus the single-family requirements
Mobile Home on Lot	2 spaces
Mobile Home in Park	1.5 spaces
Mobile Home Office in Park	3 spaces
Modular Home	2 spaces
Multi-Family Residential, Apartment	1.5 spaces per dwelling unit plus spaces designated as visitor

## Shipping Containers

- 40.1** Shipping containers may be placed on land provided they meet the following requirements:
- (a) within the Industrial Light Zone (I1) a maximum of two shipping containers per site are permitted where used for accessory storage;
  - (b) within the Industrial Heavy Zone (I2) a maximum of one shipping container per every 0.4 hectares (1 acre) of land, up to a maximum of 10 shipping containers, is permitted where used for accessory storage;
  - (c) where used for accessory storage purposes, placement of a shipping container must meet all accessory building setback requirements, with the exception of shipping containers within the I1 zone, which must either meet the setback requirements for accessory buildings, or be no closer to the front property line than the front wall of any principal building, whichever is greater;
  - (d) within the I1 and I2 zones, shipping containers may be used as a building material in the construction of a principal or accessory buildings only if a development permit and building permit have been obtained;
  - (e) a container may be used for the temporary storage of tools and materials during the construction or maintenance of any utility, building or structure for which a required building permit has been obtained and remains active, but the container must be removed prior to issuance of an occupancy permit, and
  - (f) one container per lot intended for use as an emergency preparedness kiosk shall be permitted in all Private Institutional (PI) and Public Use (PU) zones. [BL3511]

## Liquor sales in grocery stores prohibited

- 40.2** The sale of liquor in grocery stores is prohibited. [BL3651]

## Cannabis Production within the BC Agricultural Land Reserve (ALR) [BL3597; BL3741, BL3797]

- 40.3** (1) ALR soil based cannabis production facility is an additional permitted use on all lands within the ALR that are in an Agricultural or Rural zone
- (2) Any cannabis production facility in the ALR must be setback a minimum of:
- (i) 30 m from a watercourse,
  - (ii) 15 m from all property lines,
  - (iii) 30 m from residentially zoned land, where a minimum 15 m buffer is provided on the adjacent residentially zoned land,
  - (iv) 60 m from residentially zoned land, where no minimum 15 m buffer is provided on the adjacent residentially zoned land,
  - (v) 100 m from the urban containment boundary established in the Official Community Plan,
  - (vi) 100 m from the Agricultural Land Reserve boundary, and
  - (vii) 150 m from land dedicated, zoned, or otherwise identified as public parkland, Public Use (PU) Zone, or Public Conservation (PC) Zone.

## Secondary Suites and Detached Accessory Dwelling Units

- 40.4** (1) A secondary suite must have:
- (a) no more than 2 bedrooms, and
  - (b) driveway access that is shared with the access to the single-family dwelling, unless the lot fronts two streets or a lane, in which case a secondary suite may have a separate access onto the second street or lane. [BL3674]
- (2) The maximum size for a detached accessory dwelling unit is 120 m<sup>2</sup> (1,292 sq. ft.) of gross floor area.

- (3) The maximum size for an accessory building that contains a dwelling unit is 120 m<sup>2</sup> (1,292 sq. ft.) of gross floor area.
- (4) The maximum height for a detached accessory dwelling unit is 6.5 m (21.33'), or up to 7.5 m (24.61') where the building has a pitched roof with a minimum pitch of 6:12.
- (5) If any portions of an accessory building containing a dwelling unit are higher than 5.0 m, the following setbacks apply to those portions of the building:
  - Yard, Front, 6.0 m (19.68')
  - Yard, Side, 3.0 m (9.84')
  - Yard, Rear, 3.0 m (9.84')
  - Yard, Rear, when adjacent to a lane 1.5 m (4.92')
 For clarity, the accessory building setbacks identified in the zone apply to any portion of the building that are 5.0 m (16.40') in height or less.
- (6) For walls and roofs of a detached accessory dwelling unit that are above the ground storey and facing a neighbouring lot, transparent surfaces must not exceed the greater of:
  - (a) 1.0 m<sup>2</sup> (11 sq. ft.), or
  - (b) 20% of the total wall or roof area.
- (7) Excluding ground storey decks and balconies, decks and balconies on detached accessory dwelling units may not exceed 2.0 m in depth and must face the interior of the lot, a road, lane, municipal park, or other publicly accessible space, rather than facing a neighbouring lot.
- (8) A detached accessory dwelling unit must be provided with exterior at-grade amenity space that is:
  - (a) accessible from the entry of the dwelling unit, and
  - (b) not less than 18.5 m (199.13 sq. ft) in area and 3.0 m (9.84 ft) in width.

### **Cannabis Sales Prohibited**

- 40.5** The sale, distribution or trade of cannabis and its derivatives is prohibited in all zones, except for distribution by an approved cannabis production facility in accordance with the terms and conditions of its licence under section 8 (1) of the *Cannabis Regulations*. [BL3688; BL3741]
- 40.6** Despite section 40.5, one cannabis retail store is permitted at 2951 Green Road (PID: 027-506-444). [BL3752]
- 40.7** Despite section 40.5, one cannabis retail store is permitted at 8432 Trans-Canada Highway (PID: 001-305-310) [BL3763]
- 40.8** Despite section 40.5, one cannabis retail store is permitted at 9750 Chemainus Road (PID: 001-675-516) [BL3776]
- 40.9** Despite section 40.5, one cannabis retail store is permitted at 9568 Chemainus Road (PID: 025-199-919) [BL3782]
- 40.10** Despite section 40.5, one cannabis retail store is permitted at 3288 Cowichan Lake Road (PID: 030-911-842) [BL3878]

### **Private Aircraft Landing Strips**

- 41** No property in any zone, other than the Industrial Heavy Zone (I2) shall be used for a private aircraft landing strip, helicopter pad, or aerodrome without receiving the prior approval of Council.

### **Accessory Uses**

- 42** Accessory uses must be conducted on the same lot as the principal use to which it is connected.

## 6142 DENALI DR DUNCAN V9L 5N4

Area-Jurisdiction-Roll: 04-315-09146.166



04-315-09146166 10/26/2015

**Total value \$635,000**

2024 assessment as of July 1, 2023

Land	\$300,000
Buildings	\$335,000
Previous year value	\$681,000
Land	\$319,000
Buildings	\$362,000

### Property information

Year built	1993
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	.228 Acres
First floor area	1,399
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

LOT 83, PLAN VIP54014, SECTION 1, RANGE 2, COMIAKEN LAND DISTRICT  
 PID: 017-728-304

### 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

# PROPERTY INFORMATION

## General Property Information

**Civic Address:** 6142 DENALI DR  
**Folio:** 09146-166  
**LTO Number:** CA116645  
**PID:** 017-728-304  
**MHR Number:**  
**Status:** Active  
**Property No:** 108048  
**Legal:** LOT 83 SECTION 1 RANGE 2 COMIAKEN PLAN VIP54014

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R2	RESIDENTIAL RESTRICTED ZONE

## Property Tax Levies and Assessments Summary

Year Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024 May 15, 2024	Reg	3,847.35	1	300,000	335,000	635,000	635,000
2023 May 10, 2023	Reg	3,787.24	1	319,000	362,000	681,000	681,000
2022 May 05, 2022	Reg	4,123.02	1	302,000	306,000	608,000	608,000

## Licensing Information

There is no licensing account information for this property.

## Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.



# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

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 by the Buyer.

Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

[www.duncanbcrealestate.ca](http://www.duncanbcrealestate.ca)