

Compliments of



Home Book  
for

1143 Third Ave, Ladysmith

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## 1143 Third Ave, Ladysmith

Nestled in a quiet Ladysmith neighbourhood, one of Vancouver Island's beloved seaside communities, this versatile 4 bed/2 bath home sits on an impressive 0.27 acre lot. The bright main level features a wood-burning fireplace, updated kitchen with s/s appliances and a large breakfast bar. Step out from the dining area onto a generous deck overlooking the fully fenced backyard, great for summer BBQs and outdoor living. Alley access with full RV hookup and extra parking is a rare find. Main level laundry and a generous primary bedroom round out the upper floor. Downstairs, the fully self-contained suite offers its own kitchen, living area with f/p insert (2017, 10 yr warranty), new vinyl flooring, 2 bedrooms, 4-piece bath and laundry, ideal for extended family or mortgage helper income. An attached double garage completes this fantastic package. Minutes to Ladysmith's award winning First Ave, Transfer Beach, parks, schools and trails, with Nanaimo 25 minutes away and the airport just 10.

MLS #1041297  
Fin Sq Ft 2,234  
Bedrooms 4  
Bathrooms 2  
Taxes \$6,104 (2025)



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Corporation

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Amera Johnson  
REALTOR®

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**1143 Third Ave Ladysmith BC V9G 1B2**  
 MLS® No: **1041297** **\$869,900** **Active**



Nestled in a quiet Ladysmith neighbourhood, one of Vancouver Island's beloved seaside communities, this versatile 4 bed/2 bath home sits on an impressive 0.27 acre lot. The bright main level features a WETT certified wood-burning fireplace, updated kitchen and newly renovated entryway. Step out from the dining area onto a generous deck overlooking the fully fenced backyard, great for summer BBQs and outdoor living. Alley access with full RV hookup and alley parking is a rare find. Main level laundry and a generous primary bedroom round out the upper floor. Downstairs, the fully self-contained suite offers its own kitchen, living area with f/p insert (2017, 10 yr warranty), new flooring, 2 bedrooms, 4-piece bath and laundry, ideal for extended family or mortgage helper income. An attached double garage completes this fantastic package. Minutes to Ladysmith's award winning First Ave, Transfer Beach, parks, schools and trails, with Nanaimo 25 minutes away and the airport just 10.

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	12'8x10'7
Bedroom	Lower	12'7x10'11
Dining Room	Lower	10'1x8'9
Kitchen	Lower	12'2x10'1
Laundry	Lower	3'3x2'9
Living Room	Lower	19'3x13'5
Bathroom	Main	4-Piece
Bedroom	Main	11'7x10'10
Bedroom - Primary	Main	13'7x11'7
Dining Room	Main	10'6x8'1
Entrance	Main	8'3x4'5
Kitchen	Main	12'3x10'3
Laundry	Main	6'3x3'1
Living Room	Main	20'2x13'7

MLS® No: **1041297**      List Price: **\$869,900**  
 Status: **Active**      Orig Price: **\$869,900**  
 Area: **Duncan**      Sub Area: **Du Ladysmith**  
 DOM: **1**      Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date:      Title: **Freehold**

#### Interior

Beds: **4**      Baths: **2**      Kitchens: **2**      Fireplaces: **2**      Storeys:  
 FinSqFt Total: **2,234**      UnFin SqFt: **0**      Basement: **Yes**      Addl Accom:      Laundry: **In House, In Unit**  
 SqFt Total: **2,234**      Layout: **Main Level Entry with Lower Level(s)**      Appl Incl: **Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer**

Heating: **Baseboard, Electric, Heat Pump**      Cooling: **Air Conditioning**  
 Intr Ftrs:

#### Exterior/Building

Built (Est): **1971**      Front Faces: **Southwest**      Storeys:  
 Construction: **Brick & Siding, Frame Wood, Insulation:**      Foundation: **Poured Concrete**      Roof: **Asphalt Shingle**  
**Ceiling, Insulation: Walls, Vinyl Siding**      Access: **Road: Paved**  
 Lgl NC Use:      Bldg Style:  
 Exterior Ftrs: **Fenced**

#### Lot

Lot SqFt: **11,775**      Lot Acres: **0.27**      Dimensions:  
 Park Type: **Driveway,**      Park Spcs: **3**      View:  
**Garage Double**      Shape:  
 Carport Spcs: **0**      Garage Spcs: **2**      Waterfront:      Water: **Municipal**  
 Sewer: **Sewer Connected**      Restrictions:  
 Lot Ftrs: **Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Recreation Nearby, Rectangular Lot, Shopping Nearby**

#### Legal/Public Records

Assessed: **\$880,000**      Assess Yr: **2026**      Taxes: **\$6,104**      Tax Year: **2025**  
 PID: **000-069-655**      Roll No: **1444000**      Zoning: **R2**      Zone Desc: **Residential**  
 Plan Number:      Lot:      Block:  
 Legal Description: **LOT 8, PLAN VIP14183, DISTRICT LOT 144, OYSTER LAND DISTRICT**

#### Licensee/Agency Information

Licensee Name	Phone	Brokerage	Awd Split
List: <b>Dan Johnson*</b>	<b>250-709-4987</b>	<b>Pemberton Holmes Ltd. (Cow Vall)</b>	
CoList: <b>Amera Johnson</b>	<b>778-838-8685</b>	<b>Pemberton Holmes Ltd. (Cow Vall)</b>	
Appt Ph:	Lckbx Loc: <b>Front Door</b>	Solicitation OK?: <b>No</b>	Brok Fee: <b>3% 1st 100K/1.5% bal</b>

Licensee Notes: **Measurements & photos by Proper Measure. Alley provides ideal separated suite parking. Hot tub not working. 24 hrs notice preferred.**

Agent Info: **Information Package Available**  
 Showing Instructions: **Appts by Showing Service, Lockbox**  
 \*Personal Real Estate Corporation



**1143 3RD AVE**  
JUNE 5, 2026

This floor plan has been laser measured and drafted by a professional Drafting Technician using AutoCAD software, ANSI Z765-2021 Method for Single-Family Residential Buildings used in calculating Area. Private resale or modification of this copyrighted document to a third party by any individual or entity, other than the original creator is strictly prohibited. Plans may not be 100% accurate. Buyer must verify any critical measurement.

FLOOR	FINISHED	GARAGE	DECK / PATIO
MAIN	1131	579	207
LOWER	1103	-	200
<b>TOTAL</b>	<b>2234</b>	<b>579</b>	<b>407</b>

## Feature List | 1143 3rd Ave, Ladysmith

### Updates & Mechanical

- Roof (2017)
- Mitsubishi Electric Heat Pump (2018)
- New fridge (2025)
- New dishwasher (2025)
- Fireplace insert, lower level (2017, 10 yr warranty)

### Main Level

- Wood burning fireplace (WETT Certified)
- Updated kitchen
- Stainless steel appliances
- Counter top breakfast bar
- Updated entryway
- Floating shelves
- Main level laundry
- Generous primary bedroom
- Deck off dining area
- Bedroom feature walls

### Lower Level Suite

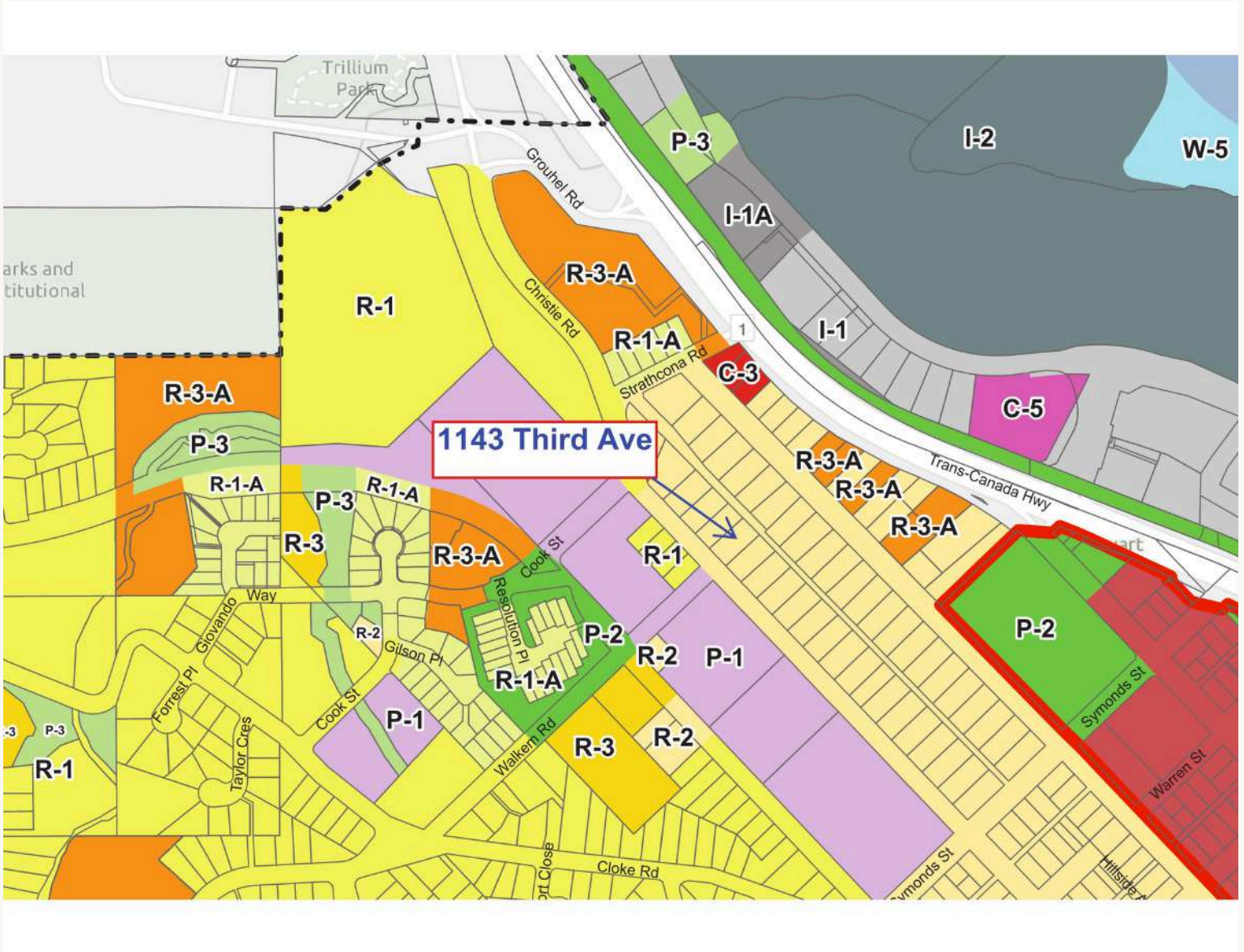
- Self-contained in-law suite
- Wood burning fireplace (WETT Certified)
- F/P insert (2017, 10 yr warranty)
- 2 bedrooms
- 4 piece bath
- In-suite laundry
- Waterproof vinyl flooring (2026)

### Exterior & Parking

- 0.27 acre lot
- Fully fenced backyard
- Alley access & parking
- Full RV hookup
- Attached double garage
- Fruit trees (apple, cherry)

### Location

- Minutes to First Ave, Transfer Beach, parks, schools and trails
- 25 min to Nanaimo
- 10 min to airport



## 10.4. OLD TOWN RESIDENTIAL (R-2)

**Bylaw 2187** The purpose of the Old Town Residential Zone is to accommodate residential development in the historic Old Town.

### 1. Principal Uses

- a) *Single Unit Dwelling.*
- b) *Two Unit Dwelling.*
- c) *Townhouse Dwelling*
- d) *Multiple Unit Dwelling*

### 2. Accessory Uses

- a) *Secondary Suite*, subject to Part 6, Section 6.4.
- b) *Coach House Dwelling*, subject to Part 6, Section 6.5.
- c) *Home Based Business*, subject to Part 6, Section 6.8.
- d) *Urban Agriculture.*
- e) *Bed and Breakfast*

**Bylaw 2169** f) *Backyard Poultry*, subject to Part 6, Section 6.12

### 3. Sizing and Dimension of Parcels

- a) No *Parcel* shall be created which has a *Parcel Area* less than 668 square metres.
- b) No *Parcel* shall be created which has a *Frontage* less than 18.28 metres.

### 4. Size and Density of the Use of Land, Buildings and Structures

- Bylaw 2099** a) Where only one dwelling unit is constructed on a parcel, no *Single Unit Dwelling* shall have a *Finished Floor Area* that exceeds 240.0 square metres
- Bylaw 2186** b) Where more than four units are located on a Parcel, the maximum Floor Space Ratio shall be 1.3.
- Bylaw 2187** c) No *Buildings* or *Structures* shall exceed a *Parcel Coverage* of:
  - i) 33.0 percent where only one dwelling is located on a parcel; and
  - ii) 50.0 percent where more than one dwelling unit is located on a parcel

Bylaw 2186

**5. Siting, Sizing and Dimension of Uses, Buildings and Structures**

- a) No *Principal Building* or *Structure* shall exceed a *Height* of 11.0 metres.
- b) No *Accessory Building* or *Structure* shall exceed a *Height* of 3.5 metres.
- c) No *Principal Building* or *Structure* shall be located closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	MINIMUM SETBACK
<i>Front Parcel Line</i>	2.0 metres
<i>Interior or Exterior Side Parcel Line</i>	1.2 metres
<i>Rear Parcel Line</i>	1.5 metres

- e) Despite section 10.4.5.d), a *Townhouse Dwelling* may be setback a minimum of 0 metres from *Interior Side Parcel Lines*.
- f) No *Accessory Building* or *Structure*, shall be located closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	MINIMUM SETBACK
<i>Front Parcel Line</i>	2.0 metres
<i>Interior or Exterior Side Parcel Line</i>	1.0 metres
<i>Rear Parcel Line</i>	1.0 metres

- g) Buildings containing *dwelling units* on the same *parcel* shall be separated by a minimum horizontal distance of:
  - i) 2.4 meters, where each building is *sprinklered*; and
  - ii) 4.8 meters, where any part of a building is not *sprinklered*

**6. Landscaping and Screening**

- a) Landscaping and screening shall be provided in accordance with Part 7: Landscaping and Screening Regulations.

**7. Parking and Loading**

- a) Off-street parking and off-street loading shall be provided in accordance with Part 8: Parking and Loading Regulations.

***Bylaw 2187***

**8. Other Regulations**

- a) Notwithstanding the permitted uses under subsection 10.4(1), the following uses are not permitted where five or more units are located on a parcel:
  - i. *Coach House Dwelling*
  - ii. *Two-unit Dwelling*
  - iii. *Single Unit Dwelling*

**Bylaw 2169** **COOP:** shall have the same meaning as in “Town of Ladysmith Animal Control Bylaw 2024, No. 2167.

**COTTAGE INDUSTRY:** means the *Manufacturing* of goods, material or articles and *Retail Sales* of such products typically visible from a public viewing area.

**COUNCIL:** means the *Council* of the Town of Ladysmith.

**CRUSTACEAN:** means any of aquatic invertebrates of the phylum arthropoda having crust-like shells and including crab and prawns.

**CULTURAL FACILITY:** means the *Use of Land, Buildings or Structures* for a museum, archives, or a maritime interpretation centre, *Nature Centre*, or *Theatre* for the performing or recorded arts.

**CURB HEIGHT:** means the elevation measured at the top of the established curb fronting a *Site* or *Parcel*, measured at the front and a point which is equal distance from the extremities of the *Site* or *Exterior Parcel Lines*. Where a curb has not been established, the *Curb Height* shall be the *Natural Grade* along the *Front Parcel Line*.

## D

**DERELICT VEHICLE:** means all or any part of a vehicle which is not registered and licensed in accordance with the *Motor Vehicle Act*, or is incapable of moving under its own power, but does not include a vehicle with collector, modified collector, or vintage status as qualified by the Insurance Corporation of BC.

**DOCK:** means a marine-based *Structure* used for mooring *Boats* or seaplanes and for providing pedestrian access to and from the moored equipment.

**DRIVE-THROUGH:** means a facility for the provision of food, drink or other commercial services to persons within a motor vehicle, without the need for such persons to exit the motor vehicle.

**DRIVEWAY ACCESS PERMIT:** means a Permit required or issued pursuant of the Building & Plumbing Bylaw No. 1119, or successor bylaw, for permission of access to a *Parcel* from a *Street*, typically considered a driveway.

**DWELLING, CARETAKER:** means a self-contained *Accessory Dwelling Unit* for the accommodation of an employee or employees working on a *Parcel*.

**Bylaw 2100**

**DWELLING, COACH HOUSE:** means a self-contained *Accessory Dwelling Unit* located within a detached *Building*.

**DWELLING, FARM OPERATION EMPLOYEE:** means a second *Dwelling Unit* located on a *Parcel* in the Agricultural Land Reserve where full time employee(s) are required to operate a *Principal*

*Farm Use* due to the intensity of farming as identified by a professional agrologist in a written report or as identified through a letter from the *Agricultural Land Commission*.

**DWELLING, MULTIPLE-UNIT:** means a *Building* containing three or more *Dwelling Units*, each having a separate entrance, which may include an entrance from a common interior corridor or an exterior entrance, but does not include *Townhouse Dwellings*.

**Bylaw 2140** **DWELLING, SECONDARY SUITE:** means a self-contained *Accessory Dwelling Unit* located within a *Single Unit Dwelling, Townhouse Dwelling, Two Unit Dwelling, or Coach House Dwelling* that meets the requirements for “secondary suite” under the BC Building Code.

**Bylaw 2186**

**DWELLING, SINGLE UNIT:** means any detached *Building* containing one *Principal Dwelling Unit* and includes a *Modular Home*, but not a *Mobile Home*.

**DWELLING, TOWNHOUSE:** means a *Building* containing more than two *Dwelling Units* and not more than six *Dwelling Units*, where each *Dwelling Unit* shares at least one party wall and has a separate exterior entrance.

**Bylaw 2140** **DWELLING, TWO UNIT:** means any detached *Building* containing two *Dwelling Units*, divided horizontally or vertically, with each *Dwelling Unit* having a separate, but not necessarily ground-level, exterior entrance but does not include a *Single Unit Dwelling* containing a *Secondary Suite*.

**Bylaw 2187** **DWELLING, UNIT:** means one or more habitable rooms constituting a self-contained unit with its own entrance, used or intended to be used as a residence for not more than one *Household* and containing a *Kitchen* with a sink and *Kitchen Facilities* and a bathroom with a toilet, sink and a bath or shower, but shall not include an *Accommodation Unit or Guest Room*.

**Bylaw 2063** **DWELLING UNIT, ADAPTABLE:** means a *Dwelling Unit* designed and constructed to facilitate modification to provide access for persons with disabilities and that meets or exceeds section 3.8.5 of the British Columbia Building Code.

## E

**ECO-EDUCATION:** means the *Use of Land, Buildings or Structures* for public education and demonstration about zero waste, recycling and related initiatives.

**Bylaw 2076** **EMERGENCY SHELTER:** means a housing facility located inside a permanent building and operated by a non-profit society or government agency which provides temporary emergency accommodation, meals and support services for individuals experiencing homelessness.

**ENERGUIDE ENERGY STANDARD:** means the energy standard created and standardized by the Office of Energy Efficiency of Natural Resources Canada that is applied to British Columbia *Buildings*.

## 5.14. Floor Area Calculations and Exemptions

### Bylaw 2100

- a) For all *Zones* where either a *Single Unit Dwelling* or *Two Unit Dwelling* is permitted, the *Finished Floor Area* shall be measured to the exterior surface of the exterior walls, excluding:
- i) Exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 metres in an exterior insulation or weather protection wall system.
  - ii) Any portion of a *Building* used for parking purposes to a maximum floor area exclusion of 45 square metres, unless such parking is a *Principal Use* in which case no exclusion shall be permitted.
  - iii) Any portion of a *Building* used for accommodating a swimming pool.
  - iv) Unenclosed front entry porches, balconies, decks, patios, terraces, or courtyards.
  - v) That portion of a *Dwelling Unit* that is dedicated for a vertical service shaft extending from the mechanical service area to the roof for the purposes of solar hot water heating.
  - vi) Any floor space having a ceiling *Height* less than or equal to 2.29 metres.

### Bylaw 2138

- b) For all *Multiple-Unit Dwellings* and portions of mixed-use *Buildings* used for *Residential* use, the *Gross Floor Area* shall be measured to the exterior surface of the exterior wall, excluding:
- i) A maximum of 0.165 metres of thickness of the exterior cladding and/or exterior solid wall systems, in an exterior insulation or weather protection wall system.
  - ii) Unenclosed balconies, decks, patios, terraces, or courtyards.
  - iii) Common stairwells, entry lobby, elevator shafts, corridors, recreation facilities, garbage and recycling facilities, bicycle storage facilities, scooter storage facilities, common amenity rooms or spaces, common laundry facilities or swimming pools.
  - iv) Any portion of a *Building* used for a mechanical or electrical service room.
  - v) Any floor space having a ceiling *Height* less than or equal to 2.29 metres.
  - vi) Any non-habitable portions of the *Building* situated entirely below the *Average Finished Grade* that are used solely for parking, storage or cisterns for the collection of rainwater.
- c) For all *Produce Stands* located in the Agricultural Land Reserve, the *Finished Floor Area* shall be measured to the exterior surface of the exterior wall of all indoor space, excluding washrooms and processing areas, and all outdoor space used for the storage of products for sale.

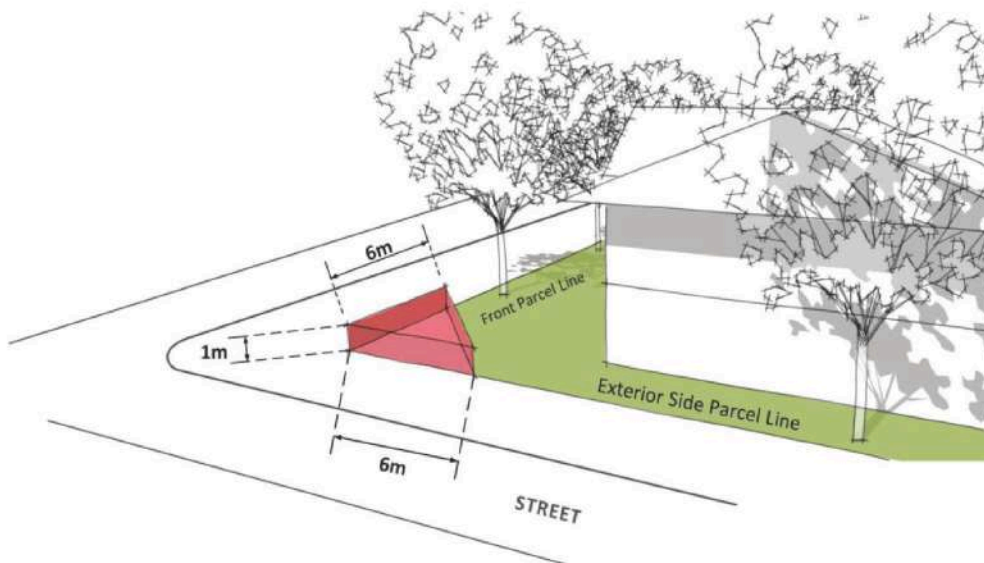
### Bylaw 2100

- d) For a *Coach House Dwelling*, the *Gross Floor Area* shall be measured to the exterior surface of the exterior walls, excluding:
- i) interior staircases to a maximum exclusion of 9.0 square metres.

- ii) self-contained *Accessory* space on the *First Storey* to a maximum exclusion of 60.0 square metres.
- iii) exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 metres in an exterior insulation or weather protection system.

### 5.15. Visibility At Intersections

- a) In all *Zones*, except as otherwise expressly provided for in this Bylaw, no *Fence*, *Landscaping*, *Retaining Wall* or other obstruction shall be erected or allowed to grow to a *Height* greater than 1.0 metre from the established *Grade of Streets or Lanes* within the sight triangle.
- b) The sight triangle is comprised of an area bounded by the intersecting *Parcel Lines* at a street corner and a line joining points on the *Parcel* measured 6.0 metres from the point of intersection of the *Parcel*.



An illustration of a Sight Triangle

### 5.16. Storage Regulations

- a) No *Setback* areas required by this Bylaw on any *Parcel* in any *Zone* shall be used for permanent storage.

### 6.3. Uses Prohibited In All Zones

- a) No Use of Land, Buildings or Structures, including the surface of the water, shall be used for:
- i) A *Big Box Store*, specifically excluding Lot A, District Lot 43, Oyster District, Plan VIP70526 (370 Davis Road) and Lot 1, District Lot 24, Oyster District, Plan VIP85193 (1020 First Avenue).
  - ii) Commercial composting, processing or storage, including production in the Agricultural Land Reserve for application off of the farm operation; except a composting facility which handles municipal generated bio-solids.
  - iii) A *Kennel Use*.
  - iv) A *Pawnshop Use*.
  - v) A *Slaughterhouse Use*, except for activities designated as *Farm Use* on Lands in the Agricultural Land Reserve.
  - vi) A Use with a *Drive-through* service.
  - vii) Any Use not listed as a *Principal* or *Accessory Use* in this Part or any of the Zones.
  - viii) The production of *Cannabis* except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under s. 2(2.5) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, B.C. Reg. 171/2002 on lands designated as Agricultural Land Reserve.
- Bylaw 1904**
- Bylaw 2021**
- Bylaw 1978**
- Bylaw 2140**

### 6.4. Secondary Suite Regulations

- a) Secondary Suites, where permitted in this Bylaw, shall satisfy all of the following conditions:
- i. *Secondary Suites* in *Townhouse Dwellings* and *Two Unit Dwellings* shall not exceed a floor area of 90 square metres or 40% of the *Townhouse Dwelling* or *Two Unit Dwelling*, whichever is less.
  - ii. Shall be contained within a *Single Unit Dwelling*, *Townhouse Dwelling*, *Coach House Dwelling* or *Two Unit dwelling*.
- Bylaw-2163**

### 6.5. Coach House Regulations

- a) A *Coach House Dwelling*, where permitted in this Bylaw, shall satisfy all of the following conditions:
- i) Shall not exceed a *Gross Floor Area* of 75 square metres unless the *Coach House* includes a *Secondary Suite* in which case the *Gross Floor Area* shall not exceed 150-square metres.
  - ii) Shall not exceed a *Height* of:
    - 1) 8 metres for a two *Storey Coach House Dwelling*; or
- Bylaw-2100**
- Bylaw-2140**
- Bylaw 2186**

2) 5.0 metres for a one Storey Coach House Dwelling.

iii) Shall be located in the Rear Yard or a Side Yard.

## 6.6. Caretaker Dwelling Regulations

### Bylaw 1985

- a) A *Caretaker Dwelling*:
- i) Shall be limited to one such *Building* per *Parcel*, where permitted.
  - ii) May be located within the same *Building* as the *Principal Use*, an *Accessory Building* or a *Mobile Home*.
  - iii) Shall be provided with a separate at-Grade entrance.

### Bylaw 2099

- iv) Shall not exceed a floor area of 90 square metres, and shall not exceed 40% of the total Gross Floor Area of the *Principal Building*.
  - v) Despite section 5.9(c), a *Caretaker Dwelling* located in an *Accessory Building* or in a *Mobile Home* may have a maximum *Gross Floor Area* of 90 square metres.
- b) A *Caretaker Dwelling*, where permitted in this Bylaw, shall satisfy all of the following conditions:
- i) Shall be located within a single *Parcel* that includes the *Principal Building*.
  - ii) Shall be prohibited on a *Parcel* where a *Secondary Suite Use*, *Coach House Dwelling* or a *Bed and Breakfast Use* is located.
  - iii) Shall accommodate on the *Parcel* any required parking.

## 6.7. Bed And Breakfast Regulations

### Bylaw 2187

- a) A *Bed and Breakfast*, where permitted in this Bylaw, shall satisfy all of the following conditions:
- i. Shall be operated by an owner of the *Single Unit Dwelling*, who resides on the *Parcel* on which the *Bed and Breakfast* is located.
  - ii. Shall not alter the *Principal Residential* character or external appearance of the *Dwelling*.
  - iii. A *Guest Room* shall not be provided in an *Accessory Building* unless at least one *Guest Room* is provided in a *Single Unit Dwelling*.
  - iv. Shall be limited to a maximum of four (4) *Guest Rooms*, only one of which may be located in an *Accessory Building*.
  - v. For clarity, *Guest Rooms* shall not have *Kitchen Facilities*, *Kitchenettes*, or cooking facilities of any kind.
  - vi. Shall be permitted to offer *culinary services* to guests, including *cooking lessons*, which are separate from meals included with accommodation.

- b) A *Produce Stand* in a *Residential Zone* shall not be considered a *Home Based Business* for the purposes of calculating the number of *Home Based Businesses* on a *Parcel*.
- c) A *Produce Stand* shall be removed seasonally when not in use.

#### 6.11. Keeping of Bees Regulations

- a) A maximum of two (2) hives shall be permitted per *Parcel*, except in the *Agricultural Land Reserve*.

#### 6.12. Backyard Poultry

Bylaw  
2169

- a) Where *Backyard Poultry* is a permitted *Accessory Use* on a *Residential Parcel* and where the *Principal Use* is a *Single Unit Dwelling*, a maximum of six (6) *Backyard Poultry* shall be allowed on the *Parcel* provided that the following conditions are met:
  - i. The *Residential Parcel* is outside of the *Backyard Poultry* exclusion areas identified in "Town of Ladysmith Animal Control Bylaw 2024, No. 2167" Schedule A.
  - ii. *Backyard Poultry* must be housed in a *Coop* and *Pen*.
  - iii. A *Coop* and *Pen* must be located at *Finished Grade*.
  - iv. *Backyard Poultry Use* shall meet all requirements established in the "Town of Ladysmith Animal Control Bylaw 2024, No. 2167.

COLUMN 1 USE	COLUMN 2 REQUIRED NUMBER OF SPACES
<b>MARINE</b>	
<i>Boat Launch</i>	20 per ramp (parking space size 3m x 9 m)
<i>Marina</i>	1 per 3.0 slips, berths or stalls
<i>Moorage, Commercial Moorage</i>	1 space per 3.0 slips, berths or stalls, plus 1 space for each 10 square metres of <i>Gross Floor Area</i> of any clubhouse space
Other Marine Uses	1 per 3.0 slips, berths or stalls, or 1 per 40 square metres of <i>Gross Floor Area</i> , whichever is greater
<b>RECREATION</b>	
Community Park, <i>Outdoor Recreation Facility</i>	1 per 200 square metres gross field area
Golf Course	1 per 5 holes
<i>Golf Driving Range</i>	1 per tee
<i>Indoor Recreation Facility</i>	1 per 30 square metres of <i>Gross Floor Area</i>
	1 per 10 square metres ice or gym area
	1 per 4 square metres pool surface
Neighbourhood Park	4 per park
<i>Park and Open Space</i>	1 per 200 square metres gross field area
Other Recreation Uses	1 per 30 square metres of <i>Gross Floor Area</i>
<b>RESIDENTIAL</b>	
<i>Bed and Breakfast</i>	1 per <i>Guest Room</i>
<i>Dwelling Unit</i>	1 per <i>Dwelling Unit</i>

Bylaw 2186

Bylaw 2187



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

## 1143 3RD AVE LADYSMITH

Area-Jurisdiction-Roll: 04-445-1444-000



**Total value \$880,000**

2026 assessment as of July 1, 2025

Land \$338,000

Buildings \$542,000

Previous year value \$873,000

Land \$330,000

Buildings \$543,000

### Property value history

2026	+1%	\$880,000
2025	-1%	\$873,000
2024	-5%	\$881,000
2023	+17%	\$931,000
2022	+40%	\$795,000

### Property value and Town of Ladysmith jurisdiction change



### Property information

Year built	1971
Description	1 STY house - Standard
Bedrooms	4
Baths	2
Carpports	
Garages	C
Land size	11775 Sq Ft
First floor area	1,170
Second floor area	
Basement finish area	1,028
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

LOT 8, PLAN VIP14183, DISTRICT LOT 144, OYSTER LAND DISTRICT

PID: 000-069-655

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

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

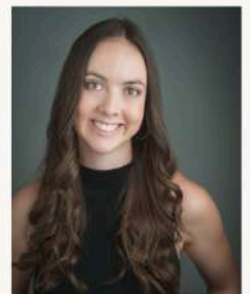
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# ETHOS

REAL ESTATE GROUP



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