

ETHOS

REAL ESTATE GROUP

Dan Johnson
PERSONAL REAL ESTATE CORPORATION

Amera Johnson



Information Package for
4530 Lanes Rd, Cowichan Bay



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.



Table of Contents

Brochure

MLS Listing Sheet

Floor Plans

Property Notes

Zoning Map

Permitted Uses

BC Assessment

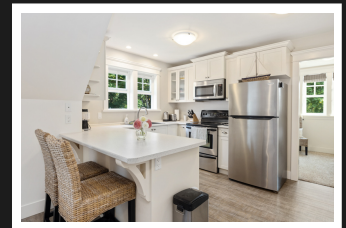
CVRD Building File

Owner Builder Disclosure Notice

Schedule B



4530 Lanes Rd, Cowichan Bay



RARE FIND in Cowichan Bay! Backing onto private ravine parkland, this custom home offers a park-like setting set back from the road with exceptional privacy. The chef's kitchen features gas stove, stone counters, herringbone backsplash, and a large island, opening to a living room with shiplap walls, custom lighting, and gas fireplace. French doors lead to a covered patio, irrigated gardens, sauna with cold plunge, and firepit. Main floor includes 9' ceilings, 2 bedrooms, full bath, and laundry, while upstairs boasts 11' wood-vaulted ceilings, a spa-inspired primary suite, and walk-in closet. The 1600 sq ft 6'2" crawl space has inside/outside access for storage or media room. A stylish 1-bed suite sits above the oversized garage with workbench. With covered boat/RV parking, additional parking spots, the huge garage and undeniable curb appeal—this rare property truly has it all!

Priced at
\$1,595,000



Area	Duncan
Bedrooms	4
Bathrooms	3
Lot Size	
Floor Space	3031 Fin. Sqft

Age	1999
Taxes	\$6,303(2024)
MLS#	1012592
Parking	5

Dan Johnson*

(250) 709-4987
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

Pemberton Holmes Ltd

23 Queens Rd
Duncan, BC
V9L 2W1

Amera Johnson

(778) 838-8685
amerajohnsonrealestate@gmail.com
www.DuncanBCRealEstate.ca

Property One Page Resi Client

4530 Lanes Rd Cowichan Bay BC V0R 1N2

MLS® No: **1012592** **\$1,595,000** **Active**



MLS® No: **1012592** List Price: **\$1,595,000**
 Status: **Active** Orig Price: **\$1,595,000**
 Area: **Duncan** Sub Area: **Du Cowichan Bay**
 DOM: **3** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

RARE FIND in Cowichan Bay! Backing onto private ravine parkland, this custom home offers a park-like setting set back from the road with exceptional privacy. The chef's kitchen features gas stove, stone counters, herringbone backsplash, and a large island, opening to a living room with shiplap walls, custom lighting, and gas fireplace. French doors lead to a covered patio, irrigated gardens, sauna with cold plunge, and firepit. Main floor includes 9' ceilings, 2 bedrooms, full bath, and laundry, while upstairs boasts 11' wood-vaulted ceilings, a spa-inspired primary suite, and walk-in closet. The 1600 sq ft 6'2" crawl space has inside/outside access for storage or media room. A stylish 1-bed suite sits above the oversized garage with workbench. With covered boat/RV parking, additional parking spots, the huge garage and undeniable curb appeal—this rare property truly has it all!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	10'9x16'7
Bedroom	Main	9'9x10'6
Dining Room	Main	10'4x16'3
Entrance	Main	6'1x10'8
Kitchen	Main	10'5x17'6
Laundry	Main	6'8x8'0
Living Room	Main	15'3x16'2
Other-Additional	Main	3'5x8'3
Bedroom - Primary	Second	14'2x11'5
Ensuite	Second	5-Piece
Walk-in Closet	Second	9'2x5'8
Bathroom-Additional	Other	4-Piece
Bedroom-Additional	Other	10'9x13'9
Kitchen-Additional	Other	10'2x7'9
Living-Additional	Other	9'8x11'1

Interior

Beds: **4** Baths: **3** Kitchens: **2** Fireplaces: **2** Storeys:
 FinSqFt Total: **3,031** UnFin SqFt: **1,523** SqFt Total: **4,554** Basement: **Yes** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **4** Laundry: **In House**
 Layout: **Main Level Entry with Lower/Upper Lvl(s)** Appl Incl: **Dishwasher, Dryer, Oven/Range Gas, Refrigerator, Washer**
 Heating: **Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs: **French Doors, Sauna, Soaker Tub, Storage, Vaulted Ceiling(s)**

Exterior/Building

Built (Est): **2015** Front Faces: **East** Storeys: Bldg Warranty:
 Construction: **Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Patio, Garden**

Lot

Lot SqFt: **31,799** Lot Acres: **0.73** Dimensions: Shape:
 Park Type: **Additional, Driveway, Garage Double, RV Access/Parking** Park Spcs: **6** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **2** Services:
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Easy Access, Landscaped, Level, Park Setting, Private, Quiet Area, Recreation Nearby, In Wooded Area**

Legal/Public Records

Assessed: **\$1,220,000** Assess Yr: **2025** Taxes: **\$6,303** Tax Year: **2024**
 PID: **029-068-851** Roll No: **542101** Zoning: **R2** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **LOT 1, SECTION 4, RANGE 6, COWICHAN LAND DISTRICT, PLAN EPP26079**

NORTH



MAIN FLOOR

1695 SQ. FT.

9'-1" CEILING HEIGHT



ETHOS
REAL ESTATE GROUP



250-415-0041

karyn@propermeasure.com
www.propermeasure.com

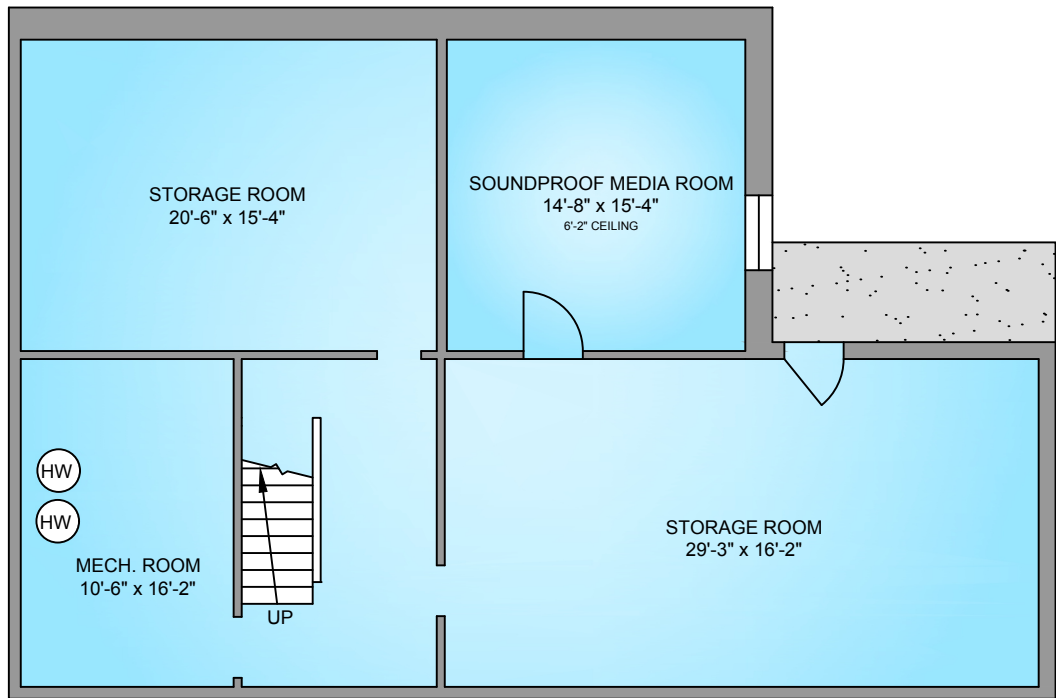
4530 LANES ROAD

SEPTEMBER 5, 2025

PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

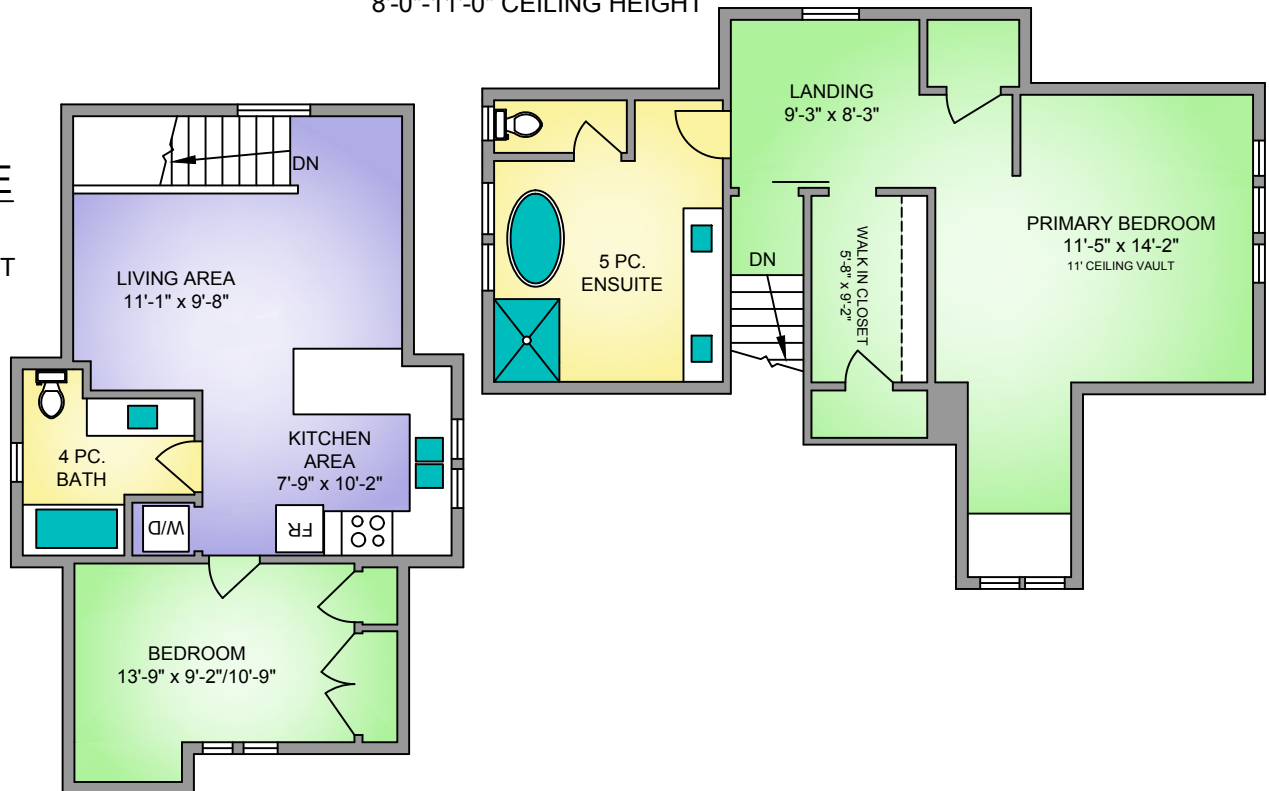
FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	FULL HEIGHT CRAWL	GARAGE	DECK / PATIO
MAIN	1695	1695	-	780	657
UPPER	720	720	-	-	-
UPPER SUITE	616	616	-	-	-
LOWER	1523		1523		
TOTAL	3031	3031	1523	780	657

**FULL HEIGHT
CRAWL SPACE**
1523 SQ. FT.
6'-2" CEILING HEIGHT



UPPER FLOOR
720 SQ. FT.
8'-0"-11'-0" CEILING HEIGHT

UPPER SUITE
616 SQ. FT.
8'-0" CEILING HEIGHT



ETHOS
REAL ESTATE GROUP

PROPERMEASURE
FROM PRECISION TO PERFECTION

250-415-0041
karyn@propermeasure.com
www.propermeasure.com

4530 LANES ROAD
SEPTEMBER 5, 2025

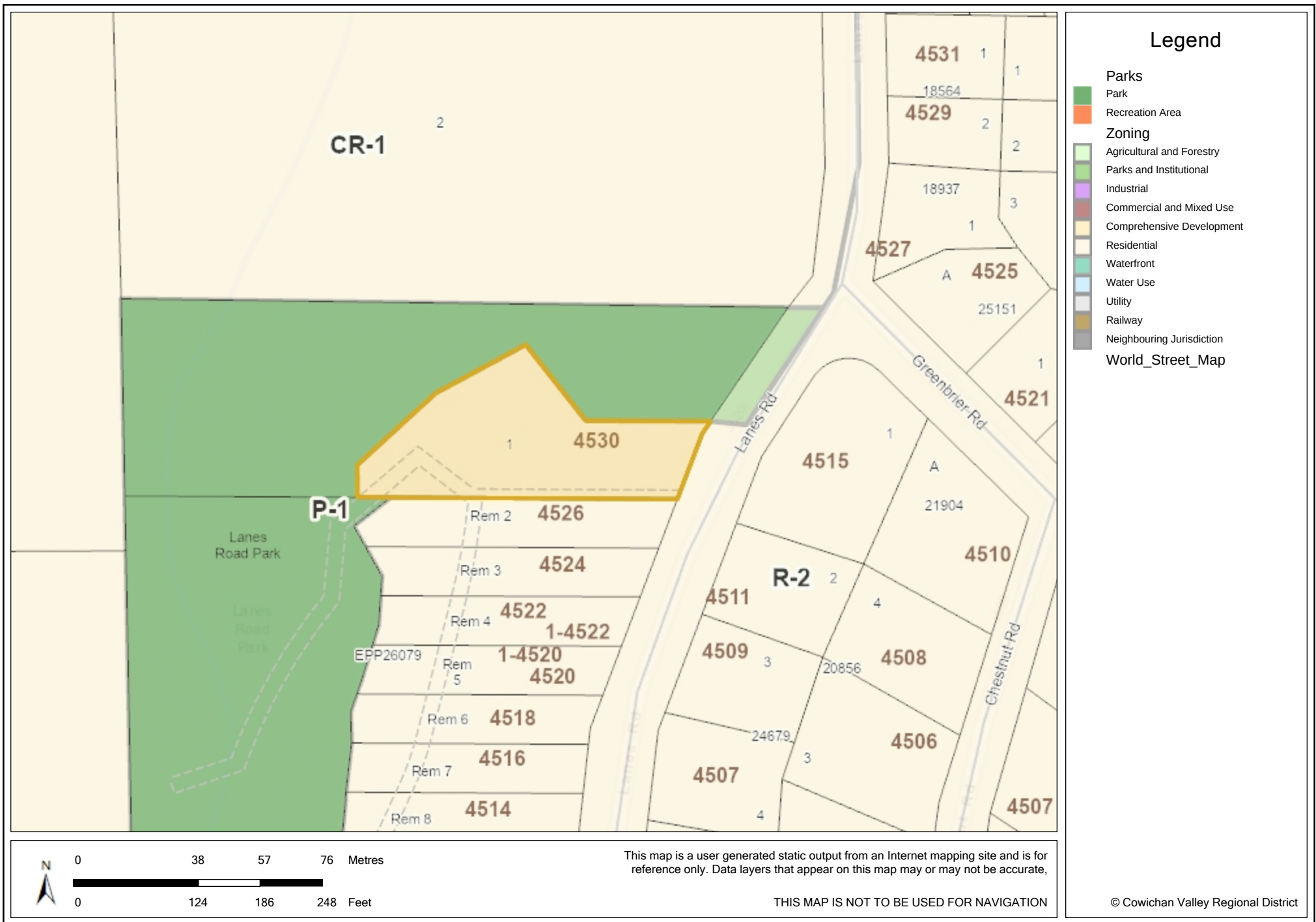
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	FULL HEIGHT CRAWL	GARAGE	DECK / PATIO
MAIN	1695	1695	-	780	657
UPPER	720	720	-	-	-
UPPER SUITE	616	616	-	-	-
LOWER	1523		1523		
TOTAL	3031	3031	1523	780	657



Property Notes – 4530 Lanes Rd

- First time on the market
- Engineered for seismic resistance – Schedule B
- Main floor 9' ceilings
- 8' front door
- Fully ducted HRV system
- Outdoor shower at the sauna
- Fruit trees and decorative flowering cherry trees
- Wood tongue-and-groove ceilings
- Ductless heating and cooling to allow for independent zoning. Electric back up not required, as heat pumps are rated to operate at very cold temperatures
- Abundance of outdoor electrical outlets, and hose bibs
- All patios and driveway are rebar reinforced
- Beach access down the hill
- Generator panel
- EV ready
- 2 HRVs
- Ship lap



5. Special Regulations

- (a) Setbacks, siting, requirements for outdoor amenity areas, and other standards for the zone are set out in *CVRD Mobile Home Park Bylaw No. 275*;
- (b) All parcels are required to be serviced by community water and sewer services;
- (c) All manufactured homes are required to be serviced by community water and sewer services.

5.5 R2 – Rural Village Residential Zone

Subject to compliance with **Part 2** of this bylaw, the following regulations apply in the **R2** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Single detached dwelling;

The following accessory uses and no others are permitted:

- (b) Detached suite or attached suite;
- (c) Backyard hen keeping;
- (d) Bed and breakfast;
- (e) Day care;
- (f) Farm stand;
- (g) Home-based business;
- (h) Limited agriculture.

2. Density

Residential use is limited to one single detached dwelling and one attached suite per parcel, or one single detached dwelling and one detached suite per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is:

- (a) 0.2 ha for parcels served by both community water and community sewer systems;
- (b) 0.4 ha for parcels served by a community water system;
- (c) 1 ha for parcels not served by both a community water system and a community sewer system.

4. Development Regulations

- (a) Impervious surface coverage shall not exceed 25%, of which not more than 20% may be parcel coverage;
- (b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Principal Residential Use	Accessory Residential Use
Front	7.5 m	7.5 m
Interior Side	10% of the parcel width or 3 metres, whichever is less	3 m
Exterior Side	4.5 m	4.5 m
Rear	4.5 m	4.5 m
Adjoining ALR	15 m	15 m

- (c) Notwithstanding Paragraph (b), an accessory building may be located up to 1 m from an interior side parcel line or a rear parcel line provided the building does not contain an detached suite, accommodation unit or sleeping unit, day care or home-based business use;
- (d) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

5.6 R2A – Rural Village Residential Dwelling, Duplex Zone

Subject to compliance with **Part 2** of this bylaw, the following regulations apply in the **R2A** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Dwelling, duplex;
- (b) Single detached dwelling;

The following accessory uses and no others are permitted:

- (c) Day care;
- (d) Home-based business.
- (e) One attached suite accessory to a single detached dwelling.

2. Density

Residential use is limited to one single detached dwelling – plus one attached suite; or one duplex with no suite, per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is 0.2 ha.

4. Development Regulations

- (a) The minimum site area for a duplex is 0.1 ha;
- (b) Impervious surface coverage shall not exceed 35%, of which not more than 30% may be parcel coverage;
- (c) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Principal Residential Use	Accessory Residential Use
Front	7.5 m	7.5 m
Interior Side	3 m	1 m
Interior Side with Party Wall	0 m	0 m
Exterior Side	4.5 m	4.5 m
Rear	4.5 m	3 m
Adjoining ALR	15 m	15 m

- (d) The maximum height of all buildings and structures is 10 m, except it is 4.5 m for accessory buildings and structures.

5. Special Regulations

All parcels are required to be serviced by community water and sewer services.

interest, use or development;

“Sleeping Unit” means a room or group of rooms to be used for sleeping and living purposes only, which may include sanitary facilities but excludes a kitchen;

“Spectator Entertainment” means the use of land, buildings or structures for the screening of films, live theatre, performing arts, and musical or artistic performance, excluding adult-oriented entertainment;

“Storey” has the same meaning as under the *BC Building Code*;

“Storey, First” means the lowest storey of a building having its floor not more than 2 m above grade;

“Storey, Half” means the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 50% of the storey immediately below;

“Stream” has the same meaning as under the *Riparian Areas Regulation*;

“Structure” means anything that is fixed to, or supported by, or sunk into land or water. Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade, underground commercial or industrial tanks. Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

“Subdivision” has the same meaning as under the *Local Government Act*;

“Suite, Attached (or Attached Suite)” means a dwelling unit that is located within a building that also contains a principal dwelling unit, and that complies with Section 2.1.9(b) of this Bylaw;

“Suite, Detached (or Detached Suite)” means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies Section 2.1.9(a) of this Bylaw;

“Supportive Housing” means a residential facility, which is also licensed as a community care facility under the *Community Care and Assisted Living Act*, for the shelter and care of persons with physical or mental disabilities, persons recovering from addiction, or persons at risk of homelessness or previously homeless, where supports are provided, either by on-site staff or through outreach;

“Temporary Accommodation” means the accommodation of transient, paying guests for a period of time which is less than thirty days;

“Transit Exchange” means the use of land, buildings and structures for the purpose of accommodating transit services operated by a government, government contractor or non-profit agency;

“Utility Kiosk” means a building or structured, associated with a utility, that is intended to aid in the distribution of electricity or telecommunications;

“Veterinary Service” means the use of a building or part thereof for the provision of veterinary services by a licensed veterinarian, excluding any cremation facilities;

“Walkway” has the same meaning as under the *BC Building Code*;

“Wholesale Sales” means the use of a building or structure, by establishments or businesses

in care.

7. Split-Zoned Parcels

Where a parcel contains more than one zone:

- (a) Each zoned area shall be treated as a separate parcel for the purpose of determining compliance with the provisions of its zone; and
- (b) All uses, buildings or structures that are accessory to a principal use, building or structure are permitted only within the area of the parcel zoned for the principal use, building or structure to which the uses, buildings or structures are accessory.

8. Accessory Buildings, Structures and Works

Accessory building, structure or works shall comply with the following:

- (a) No accessory building or structure shall be situated on a parcel unless the principal building, to which the accessory building or structure is incidental, has already been erected or will be erected simultaneously with the accessory building on the same parcel, with the exception of one accessory building or structure not exceeding 25 m² of gross floor area, used only for storage purposes;
- (b) On residential parcels that are less than 0.4 ha in area, the combined area of greenhouses shall not exceed 25% of parcel area;
- (c) Greenhouses associated with agriculture or limited agriculture use shall comply with required parcel line setbacks for agriculture and limited agriculture uses;
- (d) A garage or carport attached to a principal building, by an enclosed, heated area that is not more than 5 m in length, is deemed to be a portion of the principal building;
- (e) Land comprising the common property in a strata plan may be used for purposes accessory and customarily incidental to permitted principal uses on the strata lots within the same strata plan. For the purposes of accessory buildings that may be constructed on common property, the same setbacks, building height, parcel coverage and other building standards apply as those which apply to strata lots in the same zone;
- (f) No part of an accessory building shall be used as a dwelling unit or sleeping unit, except as otherwise provided for in this bylaw.

9. Attached Suites and Detached Suites

- (a) For zones within which it is a permitted use, a detached suite shall only be permitted if:
 - i) The parcel upon which the detached suite is located complies with the minimum parcel area requirement in relation to the level of servicing provided as described in the following table:

Minimum Parcel Area	Level of Servicing
No minimum	The principal dwelling and detached suite are serviced by both a community water system and a community sewer system
0.4 ha	The principal dwelling and detached suite are serviced by a community water system
1.0 ha	The principal dwelling and detached suite are not serviced by a community water system

- ii) The gross floor area of the detached suite is not less than 37 m²;
- iii) The gross floor area of the detached suite is not more than 74 m² on a parcel that is less than 0.4 ha in area; and not more than 90 m² on a parcel that is 0.4 ha or greater in area;
- iv) The detached suite is legally constructed and inspected in accordance with the *BC Building Code* and the *CVRD Building Bylaw*, and has the approval of the authorities responsible for domestic sewage disposal and domestic water supply;
- v) The owner of the parcel resides on the same parcel;
- vi) No other detached suite attached suite or bed and breakfast use is located on the parcel.

- (b) For zones within which it is a permitted use, an attached suite shall only be permitted if:

Minimum Parcel Area	Level of Servicing
No minimum	The principal dwelling and attached suite are serviced by both a community water system and a community sewer system
0.4 ha	The principal dwelling and attached suite are serviced by a community water system
1.0 ha	The principal dwelling and attached suite are not serviced by a community water system

- i) The gross floor area of the detached suite is not less than 37 m²;
 - ii) The gross floor area of the attached suite is not more than 90 m² or 40% of the gross floor area of the principal dwelling, whichever is less;
 - iii) The attached suite is legally constructed and inspected in accordance with the *BC Building Code* and the *CVRD Building Bylaw*, and has the approval of the authorities responsible for domestic sewage disposal and domestic water supply;
 - iv) No other attached suite, detached suite or bed and breakfast use is located on the parcel.
- (c) Neither a detached suite nor an attached suite shall be located on a parcel unless the owner of such parcel has, prior to the issuance of an occupancy permit by the CVRD, registered a restrictive covenant under Section 219 of the *Land Title Act*:
- i) Prohibiting subdivision or the registration of a strata plan under the *Strata Property Act* or *Land Title Act*;
 - ii) Limiting the number of dwellings permitted on the parcel to two, including the principal dwelling;
 - iii) Requiring the owner of the parcel to permanently reside on the same parcel;
- (d) Notwithstanding Paragraph (c), a restrictive covenant is not required for a detached suite on a parcel of land which may be subdivided in accordance with this bylaw, provided the resulting parcels would meet the minimum parcel area and other regulations for the zone in which each dwelling would be located, and the subdivision would not result in a non-conforming use, building or structure in accordance with this bylaw;
- (e) Parcels upon which a single detached dwelling and either an attached suite or a detached suite were legally authorized by the CVRD as of the date of adoption of this bylaw, are considered to be legal and conforming under this bylaw.

10. Agri-tourism Accommodation

For zones within which it is a permitted use, agri-tourism accommodation shall:

- (a) Be clearly ancillary to a principal agricultural use on the parcel;
- (b) Only be permitted on a parcel that is at least 2 ha in area;
- (c) Only be permitted on a parcel that has been assessed as a farm under the *Assessment Act* for at least five consecutive years prior to establishing the agri-tourism accommodation use;
- (d) Be limited to a combined total of 10 accommodation or sleeping units in total, which may be comprised of seasonal campsites or cabins or bed and breakfast units or a combination thereof;
- (e) Not occupy more than 2,500 m² or 10% of the parcel, whichever is less, including building floor area, campsites, service buildings, indoor or outdoor amenity areas,

4530 LANES RD COWICHAN BAY V0R 1N2

Area-Jurisdiction-Roll: 04-765-00542.101



04-765-00542101 11/04/2015

Total value \$1,220,000

2025 assessment as of July 1, 2024

Land	\$389,000
Buildings	\$831,000
Previous year value	\$1,208,000
Land	\$385,000
Buildings	\$823,000

Property information

Year built	2015
Description	2 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	.728 Acres
First floor area	1,505
Second floor area	1,237
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT 1, PLAN EPP26079, SECTION 4, RANGE 6, COWICHAN LAND DISTRICT

PID: 029-068-851

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

ETHOS

REAL ESTATE GROUP

Dan Johnson
PERSONAL REAL ESTATE CORPORATION

Amera Johnson

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.



www.duncanbcrealestate.ca

Dan Johnson Personal Real Estate Corporation
250-709-4987
wrkn4you@gmail.com

Amera Johnson REALTOR®
778-838-8685
amerajohnsonrealestate@gmail.com