

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

5355 Lanchaster Rd, 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
HOLMES

· ESTABLISHED 1887 ·

BEAUTIFUL 2 ACRES NEAR THE RIVER!



5355 Lanchaster Rd

Wonderful family home on 2 acres near the Cowichan River! This 4 bed + den/3 bath home has some great updates in the modern and sleek kitchen with lots of windows flooding the room with natural light and a large pantry. Also on the main floor is the very spacious bright living room with fireplace, dining room with sliders to the large deck with retractable awning, 3 bedrooms including the primary bedroom with 2pc ensuite, and the main 4pc bath. Downstairs you find a generous family room, 4th bedroom with 3 pc ensuite, sauna, a den (or 5th bedroom), and the laundry/utility room. There is a WETT certified wood stove to heat the home! The lower floor rooms have good sized windows for more natural light. There is a double garage, storage shed, greenhouse, loads of garden space, and privacy provided by mature trees. Call your agent today to view this lovely family home!



Priced at
\$939,000

Area	West Duncan	Age	1977
Bedrooms	4	Taxes	4396
Bathrooms	3	Tax Year	2022
Lot Size	87120	MLS#	934711
Floor Space	2509	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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23 Queens Road
Duncan, V9L 2W1



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



5355 Lanchaster Rd Duncan BC V9L 6G2
 MLS® No: **934711** **\$939,000** **Active**



Wonderful family home on 2 acres near the Cowichan River! This 4 bed + den/3 bath home has some great updates in the modern and sleek kitchen with lots of windows flooding the room with natural light and a large pantry. Also on the main floor is the very spacious bright living room with fireplace, dining room with sliders to the large deck with retractable awning, 3 bedrooms including the primary bedroom with 2pc ensuite, and the main 4pc bath. Downstairs you find a generous family room, 4th bedroom with 3 pc ensuite, sauna, a den (or 5th bedroom), and the laundry/utility room. There is a WETT certified wood stove to heat the home! The lower floor rooms have good sized windows for more natural light. There is a double garage, storage shed, greenhouse, loads of garden space, and privacy provided by mature trees. Call your agent today to view this lovely family home!

Room	Level	Dims/Pieces
Bedroom	Lower	12'3x13'3
Den	Lower	12'0x10'2
Ensuite	Lower	3-Piece
Family Room	Lower	17'9x15'6
Laundry	Lower	11'2x13'3
Bathroom	Main	4-Piece
Bedroom	Main	11'0x9'10
Bedroom	Main	10'2x9'10
Bedroom - Primary	Main	13'4x13'2
Dining Room	Main	10'1x12'10
Ensuite	Main	2-Piece
Kitchen	Main	9'9x16'4
Living Room	Main	18'6x17'8

MLS® No: **934711** List Price: **\$939,000**
 Status: **Active** Orig Price: **\$939,000**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 DOM: **1** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **2** Storeys:
 FinSqFt Total: **2,509** UnFin SqFt: **0** SqFt Total: **2,509** Basement: **Yes** Addl Accom:
 2pc Ensuities: **1** 3pc Ensuities: **1** 4+pc Ensuities: **0** Beds or Dens: **5** Laundry: **In House**
 Layout: **Split Entry** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Forced Air, Oil** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1977** Front Faces: **Southwest** Storeys:
 Construction: **Frame Wood, Insulation: Ceiling, Insulation: Walls, Stone, Stucco, Vinyl Siding** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Patio**

Lot

Lot SqFt: **87,120** Lot Acres: **2.00** Dimensions: Shape:
 Park Type: **Additional, Driveway, Garage Double** Park Spcs: **4** View: Waterfront: Water: **Well: Drilled**
 Carport Spcs: **0** Garage Spcs: **2** Services:
 Sewer: **Septic System** Restrictions:
 Lot Ftrs: **Acreage, Easy Access, Family-Oriented Neighbourhood, Private, Quiet Area, Recreation Nearby**

Legal/Public Records

Assessed: **\$882,000** Assess Yr: **2023** Taxes: **\$4,396** Tax Year: **2022**
 PID: **002-073-251** Roll No: **2131000** Zoning: **A3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot 39, Section 13/4, Range 1, Quamichan Land District, Plan VIP28324**

LOWER FLOOR

1133 SQ. FT.

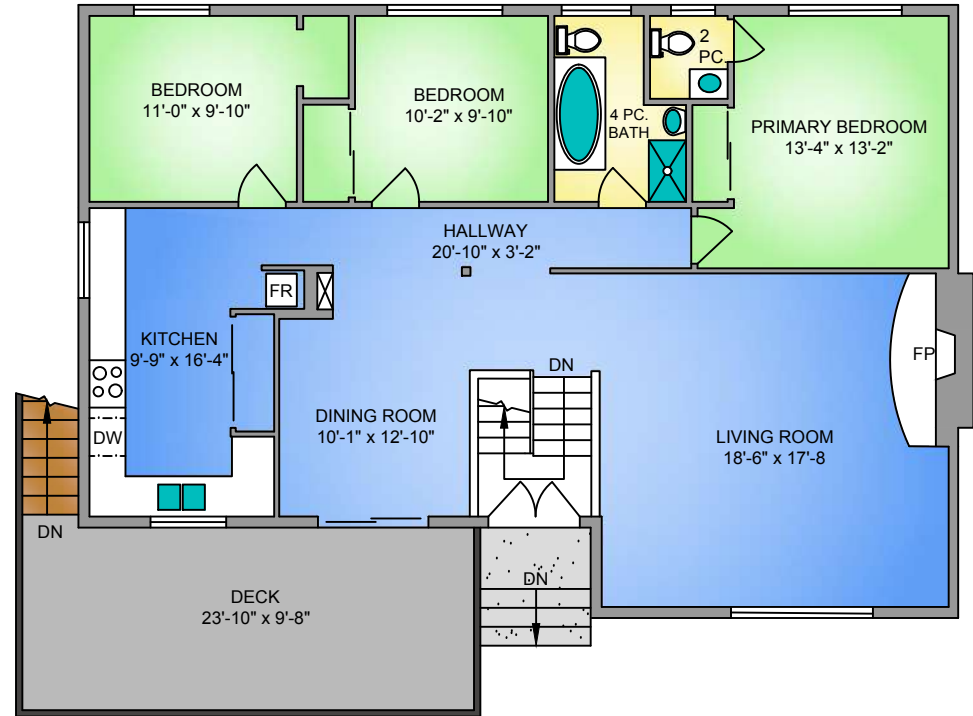
8'-0" CEILING



MAIN FLOOR

1376 SQ. FT.

8'-0" CEILING



NORTH



5355 LANCHASTER ROAD JUNE 15, 2023 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	GARAGE	DECK / PATIO
MAIN	1376	1376	-	221
LOWER	1133	1133	398	-
TOTAL	2509	2509	398	221



Parcels: 5355 LANCASTER RD

House 1: 5355

House 2:

Street Name: LANCASTER RD

Approx. m2:

Approx. Acre: 1.811770

Approx. Hectare: 0.733223

PID: 002-073-251

Folio: 02131-000

Lot: 39

Plan: VIP28324

Non-Legal Descript: L 39 PL 28324

Section: 14

Range: 1

Land District: Quamichan

Zoning: A3

Split Zoned: NA

Accuracy:

Method:

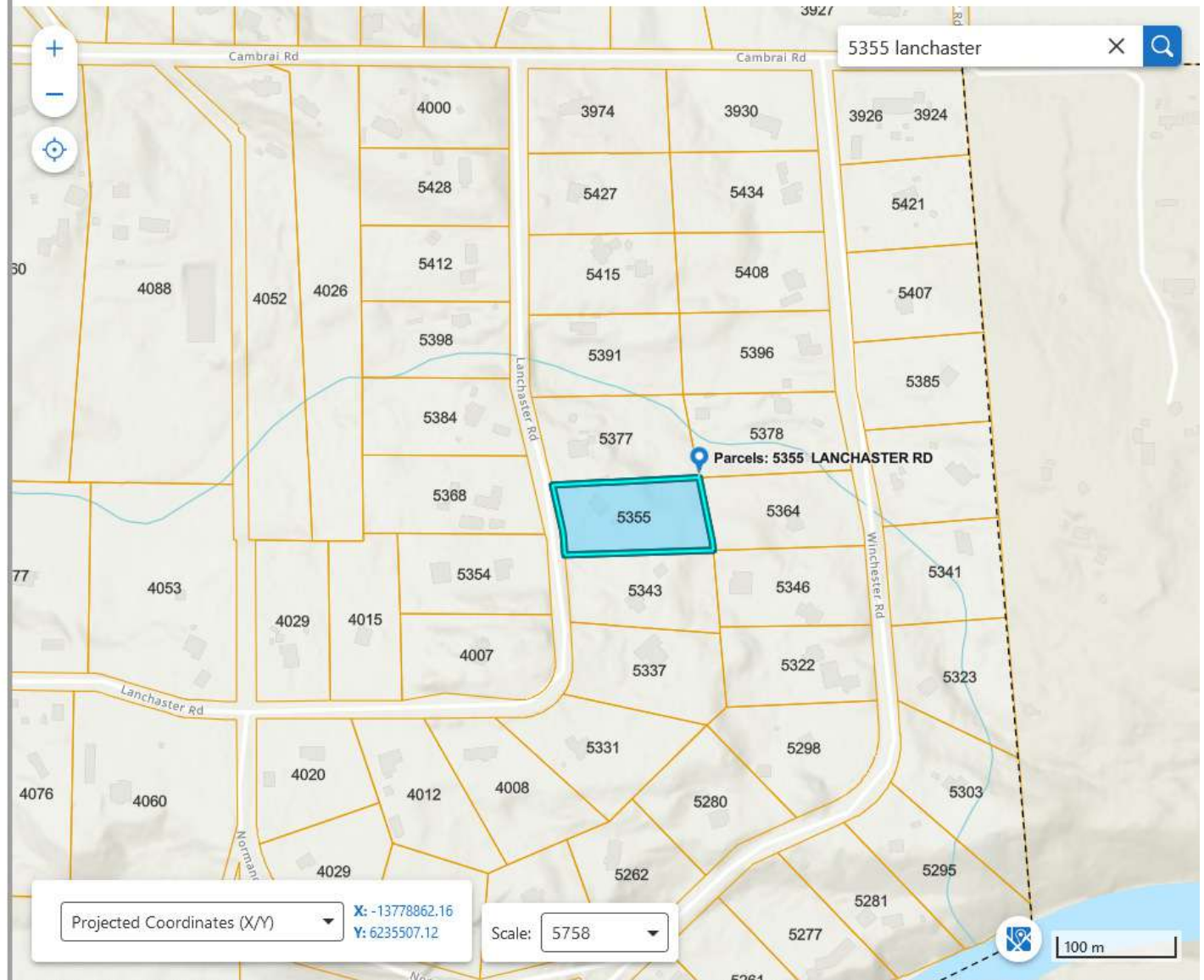
GIS Link ID: 07621

Comments:

[Cadastral PDF Grid Map](#)

[Zoning Bylaw PDF](#)

[Property Report](#)



Rural Restricted Zone (A3)

Permitted Uses

- 53 (1) The permitted uses for the A3 zone are as follows:
- Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Greenhouse
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw) [BL3754]
 - Two-Family Dwelling [BL3302, BL3367]

Minimum Lot Size

- (2) The minimum permitted lot size for the A3 zone is 8,000 m² (1.98 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A3 zone is 60.0 m (196.85').

Density

- (4) The maximum permitted density for the A3 zone is as follows:
- (a) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.
 - (iii) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted, subject to the Temporary Mobile Home Permit Bylaw.
 - (b) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
 - (c) Despite section 53(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
 - (d) Despite section 53(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022 or where a Temporary Mobile Home is permitted under section 53(4)(a)(ii)
 - (e) Despite section 53(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on the following properties:
 - (i) 5404 Gore Langton Road (PID: 005-177-740)

- (ii) 3368 Henry Road (PID: 006-660-819)
 - (iii) 3788 Winget Place (PID: 018-498-451)
 - (iv) 5353 Gore Langton Road (PID: 004-756-517)
 - (v) 3248 Gibbins Road (PID: 028-738-071)
 - (vi) 3325 Henry Road (PID: 023-516-305)
 - (vii) 934 Khenipsen Road (PID: 027-581-578)
- (f) Despite section 53(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 4011 Cambrai Road (PID: 016-212-169) provided that one of the residential buildings does not exceed 145 m² (1,560 sq. ft.) in gross floor area.
- [BL3644, BL3680, BL3692, BL3703, BL3754, BL3757, BL3811, BL3798, BL3876]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the A3 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A3 zone are as follows:
- (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21') [BL3767]
 - (c) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (d) Temporary Mobile Homes
 - To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A3 zone is 9 m (29.53').
- (b) Despite the foregoing, the heights of other farm buildings are subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A3 zone are as follows:
- (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (f) [Repealed. BL3367]
 - (g) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted

provided that

- (i) the number of residents does not exceed ten, including resident staff,
- (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
- (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve, and
- (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained. [BL3302]

- (h) Despite section 53 (1) "accessory dwelling unit, coach house" is a permitted use on 3331 Henry Road. [BL3535]

5355 LANCHASTER RD DUNCAN V9L 6G2

Area-Jurisdiction-Roll: 04-315-02131.000



04-315-02131000 11/02/2015

Total value \$882,000

2023 assessment as of July 1, 2022

Land \$507,000

Buildings \$375,000

Previous year value \$808,000

Land \$468,000

Buildings \$340,000

Property information

Year built	1977
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	C
Garages	G
Land size	2 Acres
First floor area	1,380
Second floor area	
Basement finish area	1,013
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 39, PLAN VIP28324, SECTION 13/4, RANGE 1,
QUAMICHAN LAND DISTRICT

PID: 002-073-251

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: 5355 LANCASTER RD
Folio: 02131-000
LTO Number: EE57153
PID: 002-073-251
MHR Number:
Status: Active
Property No: 103223
Legal: LOT 39 SECTION 13/4 RANGE 1 QUAMICHAN PLAN VIP28324

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0140	1 STY SFD-AFTER 1960-MOD. STD
ACTUAL USE	060	2 ACRES OR MORE (SFD, DUPLEX)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN A	BROWN A SCHEDULE
ZONING	A3	RURAL RESTRICTED ZONE

Property Tax Levies and Assessments Summary

Year Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023 May 10, 2023	Reg	4,328.71	1	507,000	375,000	882,000	882,000
2022 May 05, 2022	Reg	4,395.94	1	468,000	340,000	808,000	808,000
2021 May 19, 2021	Reg	3,923.58	1	329,000	233,000	562,000	562,000

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.



Groundwater Wells and Aquifers

Well Summary

Well Tag Number: 36650

Well Identification Plate Number:

Owner Name: JPJ CONSTRUCTION

Intended Water Use: Unknown Well Use

Artesian Condition: No

Well Status: New

Well Class: Unknown

Well Subclass:

Aquifer Number: 181

Technical Report: N/A

Observation Well Number:

Observation Well Status:

Environmental Monitoring System (EMS) ID:

Alternative specs submitted: No

Licensing Information

Licensed Status: Unlicensed

Licence Number:

Location Information

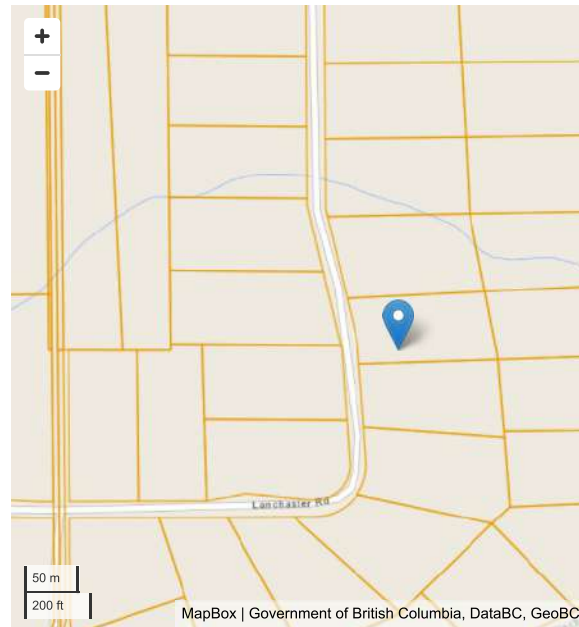
Street Address: VIMY RD

Town/City: DUNCAN

Legal Description:

Lot	39
Plan	28324
District Lot	
Block	
Section	13
Township	
Range	1
Land District	45
Property Identification Description (PID)	

Description of Well Location:



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.766404

Longitude: -123.771981

UTM Easting: 443272

UTM Northing: 5401776

Zone: 10

Coordinate Acquisition Code: (10 m accuracy) ICF cadastre and good location sketch

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1977-02-03	1977-02-03	Drillwell Enterprises	August 13th 2003 at 4:12 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1977-02-03	1977-02-03				

Well Completion Data

Total Depth Drilled:

Finished Well Depth: 230 ft bgl

Final Casing Stick Up:

Depth to Bedrock: 29 feet bgl

Ground elevation:

Estimated Well Yield: 4 USgpm

Well Cap:

Well Disinfected Status: Not Disinfected

Drilling Method: Other

Method of determining elevation: Unknown

Static Water Level (BTOC): 23 feet btoc

Artesian Flow:

Artesian Pressure (head):

Artesian Pressure (PSI):

Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	0	2 gals at 210'						
0	0	2 gals at 220'						
0	29	Clay						
29	230	Sandstone black						

Casing Details

From (ft bgl)	To (ft bgl)	Casing Type	Casing Material	Diameter (in)	Wall Thickness (in)	Drive Shoe
There are no records to show						

Surface Seal and Backfill Details

Surface Seal Material:
Surface Seal Installation Method:
Surface Seal Thickness:
Surface Seal Depth:

Backfill Material Above Surface Seal:
Backfill Depth:

Liner Details

Liner Material:
Liner Diameter:
Liner from:

Liner Thickness:
Liner to:

Liner perforations

From (ft bgl)	To (ft bgl)
There are no records to show	

Screen Details

Intake Method:
Type:
Material:
Opening:
Bottom:

Installed Screens

From (ft bgl)	To (ft bgl)	Diameter (in)	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by:

Development Total Duration:

Well Yield

Estimation Method:
Static Water Level Before Test:
Hydrofracturing Performed: No

Estimation Rate:
Drawdown:
Increase in Yield Due to Hydrofracturing:

Estimation Duration:

Well Decommission Information

Reason for Decommission:
Sealant Material:
Decommission Details:

Method of Decommission:
Backfill Material:

Comments

4 GPM. BLOW TEST. ROCK WELL DATA: DIA.: 6", FROM 29' - 230' METHOD OF DRILLING = DRILLED

Documents

- [WTN 36650 Well Record.pdf](#)

Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.

92B.072.3.1.4

WTN 36650

R 1 Sec 13 #10 46

WATER WELL RECORD

DEPT. OF ENVIRONMENT, WATER RESOURCES SERVICE, WATER INVESTIGATIONS BRANCH VICTORIA, BRITISH COLUMBIA

LEGAL DESCRIPTION: LOT 39 SEC. 13414 TP. _____ R. 1 D.L. _____ LAND DISTRICT QUAMICHAN PLAN 28324DESCRIPTIVE LOCATION LT 39 COWICHAN RIVER ESTATES - VIMY RD. LICENCE NO. _____ DATE _____OWNER'S NAME FPI CONSTRUCTION ADDRESS DUNCAN 5803 WINCHESTER 146-6416DRILLER'S NAME DRILLWELL ENTER. ADDRESS RR 1, COWICHAN STN. DATE COMPLETED FEB 3/77DEPTH 230' ELEVATION 032 ESTIMATED SURVEYED CASING DIAM. _____ LENGTH _____METHOD OF CONSTRUCTION AIR ROTARY CASING DIAM. _____ LENGTH _____SCREEN LOCATION _____ SCREEN SIZE _____ LENGTH _____ TYPE _____SANITARY SEAL YES NO SCREEN SIZE _____ LENGTH _____ TYPE _____PERFORATED CASING LENGTH _____ PERFORATIONS FROM _____ TO _____GRAVEL PACK LENGTH _____ DIAM. _____ SIZE GRAVEL, ETC. _____DISTANCE TO WATER 23' ESTIMATED WATER LEVELFROM G.L. MEASURED ELEVATION _____ ARTESIAN PRESSURE _____

DATE OF WATER LEVEL MEASUREMENT _____ WATER USE _____

Z _____ WELL NO. _____

E _____

N _____

Z _____ X _____ Y _____ NO. _____

NAT. TOPO. SHEET NO. _____

PRODUCTION TEST SUMMARY

DATE _____

TEST BY DRILLER (BLOW TEST)BAIL TEST PUMP TEST DURATION OF TEST _____RATE 4 GPM DRAWDOWN _____

WATER LEVEL AT COMPLETION OF TEST _____

AVAILABLE DRAWDOWN _____ SPECIFIC CAPACITY _____

PERMEABILITY _____ STORAGE COEFF. _____

TRANSMISSIVITY _____

RECOMMENDED PUMPING RATE _____

RECOMMENDED PUMP SETTING _____

CHEMISTRY

TEST BY _____ DATE _____

TOTAL DISSOLVED SOLIDS _____ mg/l TEMPERATURE _____ °C pH _____ SILICA (SiO₂) _____ mg/lCONDUCTANCE umhos/cm AT 25°C _____ TOTAL IRON (Fe) _____ mg/l TOTAL HARDNESS (CaCO₃) _____ mg/lTOTAL ALKALINITY (CaCO₃) _____ mg/l PHEN. ALKALINITY (CaCO₃) _____ mg/l MANGANESE (Mn) _____ mg/l

COLOUR _____ ODOUR _____ TURBIDITY _____

ANIONS

mg/l

epm

CARBONATE (CO ₃)		
BICARBONATE (HCO ₃)		
SULPHATE (SO ₄)		
CHLORIDE (Cl)		
NO ₂ + NO ₃ (NITROGEN)		
* TKN. (NITROGEN)		
PHOSPHORUS (P)		

* TKN = TOTAL KJELDAHL NITROGEN

NO₂ = NITRITE NO₃ = NITRATE

CATIONS

mg/l

epm

CALCIUM (Ca)		
MAGNESIUM (Mg)		
SODIUM (Na)		
POTASSIUM (K)		
IRON (DISSOLVED)		

CHEMISTRY SITE NO. _____

CHEMISTRY FIELD TESTS

TEST BY _____ DATE _____ EQUIPMENT USED _____

CONTENTS OF FOLDER

 DRILL LOG SIEVE ANALYSIS PUMP TEST DATA GEOPHYSICAL LOGS CHEMICAL ANALYSIS REPORT

OTHER _____

SOURCES OF INFORMATION DRILLER

LITHOLOGY

FROM TO DESCRIPTION

0 29' CLAY

29' 230' SANDSTONE BLACK

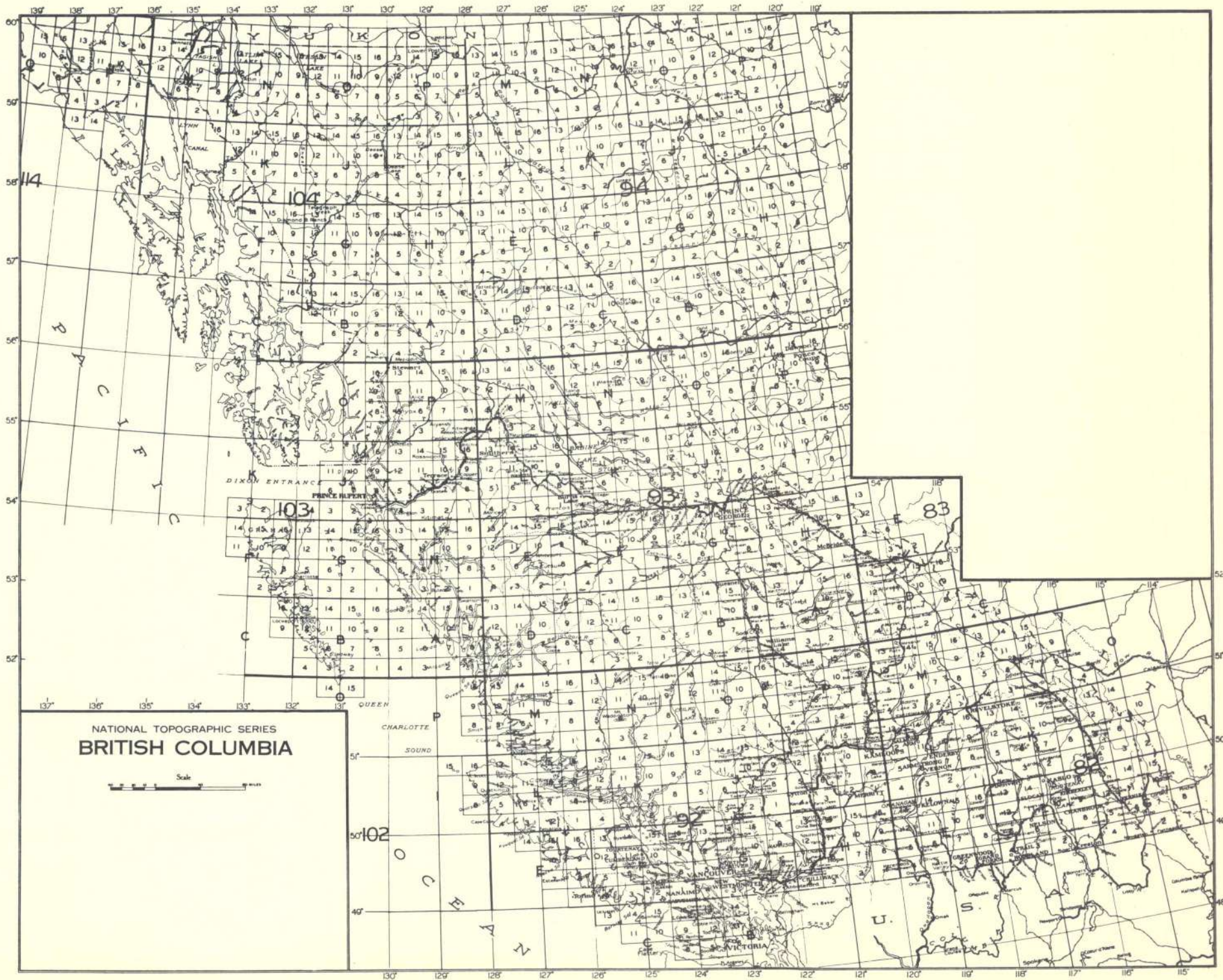
2 GALS @ 210'

2 GALS @ 220'

ROCK WELL DATA:

Dia: 6"

FROM 29' - 230'



NATIONAL TOPOGRAPHIC SERIES
BRITISH COLUMBIA



139° 138° 137° 136° 135° 134° 133° 132° 131° 130° 129° 128° 127° 126° 125° 124° 123° 122° 121° 120° 119°

60° 59° 58° 57° 56° 55° 54° 53° 52°

137° 136° 135° 134° 133° 132° 131° 130° 129° 128° 127° 126° 125° 124° 123° 122° 121° 120° 119° 118° 117° 116° 115°

51° 50° 49° 48°

PACIFIC OCEAN

DIXON ENTRANCE

PRINCE HEPHERT

QUEEN CHARLOTTE SOUND

104

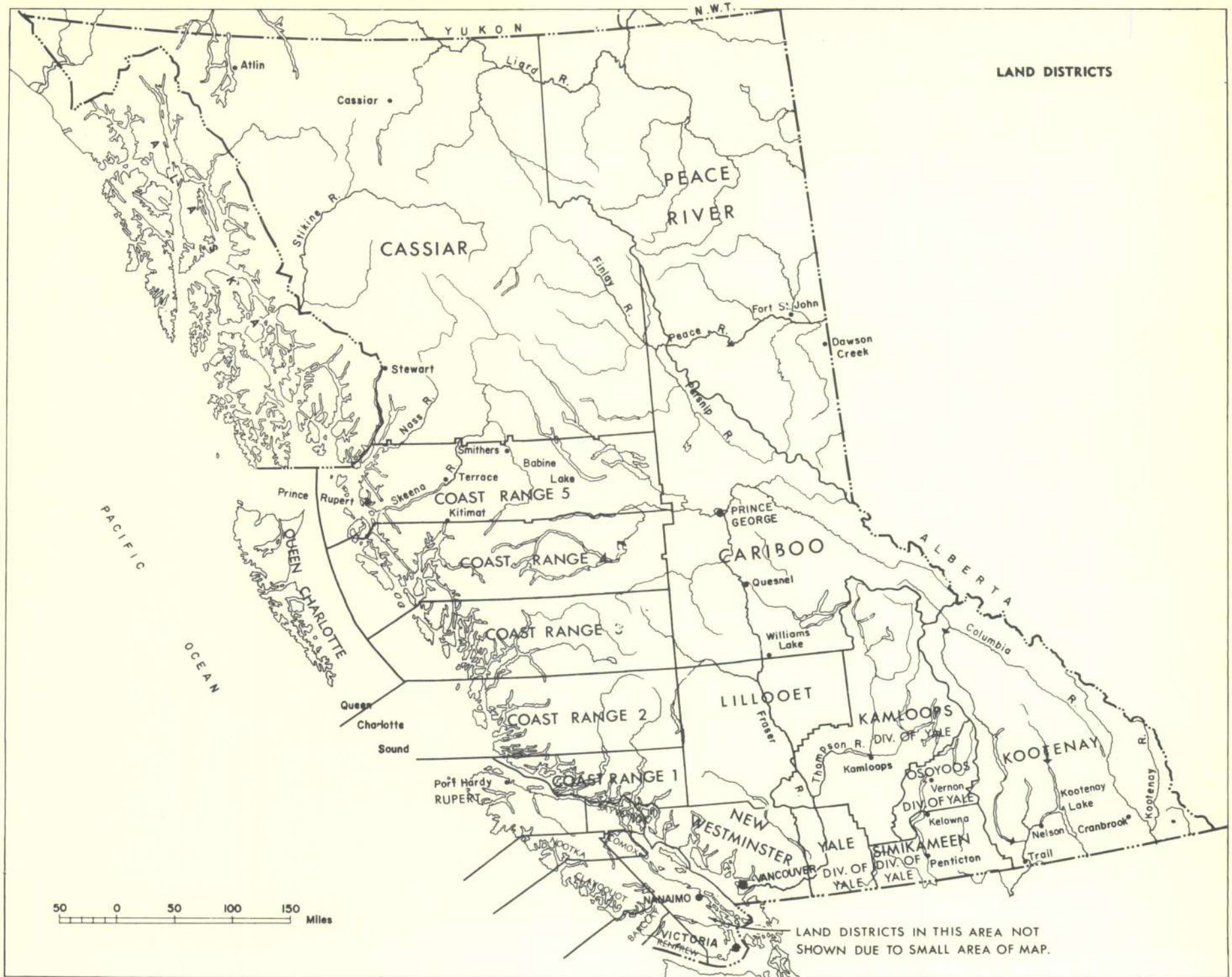
103

83

102

NANAIMO

VICTORIA





Dan Johnson

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*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

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www.duncanbcrealestate.ca