

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

## Information Package

### For

***3038 George St, 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.



## 3038 George St, Crofton



If you have been looking for a large, easy build lot in an established neighbourhood, you just found it! The lot is large enough to put a carriage home on it (mortgage helper) with a large double garage underneath and then a nice sized home towards the back of the property with an east facing deck! The lot is 60x182 so there is plenty of room for a large yard and all your toys and the lot is perched up higher than the neighbours to the east with trees bordering the lot on that side, giving you some wonderful privacy. The lot is also perfect for gardening as it gets full sun all day! Come and take a look and see if this is where you'll create the home & property you've always wanted.



Priced at  
**\$350,000**

Area  
Bedrooms  
Bathrooms  
Lot Size  
Floor Space

Crofton  
  
0.25 acres

Age  
Taxes  
MLS#  
Parking

\$2,237 (2024)  
994497

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



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





Property One Page Resi Client

3038 George St Duncan BC V9L 2B2  
MLS® No: 994497 \$350,000 Active



If you have been looking for a large, easy build lot in an established neighbourhood, you just found it! The lot is large enough to put a carriage home on it (mortgage helper) with a large double garage underneath and then a nice sized home towards the back of the property with an east facing deck! The lot is 60x182 so there is plenty of room for a large yard and all your toys and the lot is perched up higher then the neighbours to the east with trees bordering the lot on that side, giving you some wonderful privacy. The lot is also perfect for gardening as it gets full sun all day! Come and take a look and see if this is where you'll create the home & property you've always wanted.

MLS® No: 994497      List Price: \$350,000  
Status: Active      Orig Price: \$350,000  
Area: Duncan      Sub Area: Du West  
DOM: 2      **Duncan**  
Sub Type: Land      Sold Price:  
Pend Date:      Title: Freehold

| Interior  |                  |                  |                        |                          |
|---|------------------|------------------|------------------------|--------------------------|
| Beds: 0   | Baths: 0         | Kitchens: 0      | Fireplaces:            | Storeys:                 |
| FinSqFt Total:  | UnFin SqFt:      | SqFt Total:      | Basement: No           | Addl Accom:              |
| 2pc Ensuites: 0   | 3pc Ensuites: 0  | 4+pc Ensuites: 0 | Beds or Dens: 0        | Laundry:                 |
| Layout:   |                  | Appl Incl:       |                        |                          |
| Heating:  |                  | Cooling:         |                        |                          |
| Intr Ftrs:  |                  |                  |                        |                          |
| Exterior/Building   |                  |                  |                        |                          |
| Built (Est):  | Front Faces:     | Storeys:         | Bldg Warranty:         |                          |
| Construction:   |                  | Foundation:      | Roof:                  |                          |
| Lgl NC Use:   | Access:          |                  | Bldg Style:            |                          |
| Exterior Ftrs:  |                  |                  |                        |                          |
| Lot   |                  |                  |                        |                          |
| Lot SqFt: 10,890  | Lot Acres: 0.25  | Dimensions:      | Shape:                 | Water: Municipal, To Lot |
| Park Type:  | Park Spcs: 1     | View:            | Waterfront:            |                          |
| Carport Spcs: 0   | Garage Spcs: 0   |                  |                        |                          |
| Sewer: Sewer To Lot   | Restrictions:    | Services:        |                        |                          |
| Lot Ftrs:   |                  |                  |                        |                          |
|   |                  |                  |                        |                          |
| Legal/Public Records  |                  |                  |                        |                          |
| Assessed: \$369,000   | Assess Yr: 2025  | Taxes: \$2,237   | Tax Year: 2024         |                          |
| PID: 002-481-367  | Roll No: 1043000 | Zoning: R3       | Zone Desc: Residential |                          |
| Plan Number:  | Lot:      Block: | District Lot:    | Land District:         |                          |
| Legal Description: Lot 1, Section 20, Range 5, Quamichan District, Plan VIP5506 |                  |                  |                        |                          |

Parcels: 3038 GEORGE ST

## Parcels: 3038 GEORGE ST

**House 1:** 3038

**House 2:**

**Street Name:** GEORGE ST

**Approx. m2:**

**Approx. Acre:** 0.254164

**Approx. Hectare:** 0.102860

**PID:** 002-481-367

**Folio:** 01043-000

**Lot:** 1

**Plan:** VIP5506

**Non-Legal Descript:** L 1 PL 5506

**Section:** 20

**Range:** 5

**Land District:** Quamichan

**Zoning:** R3

**Split Zoned:** NA

**Accuracy:**

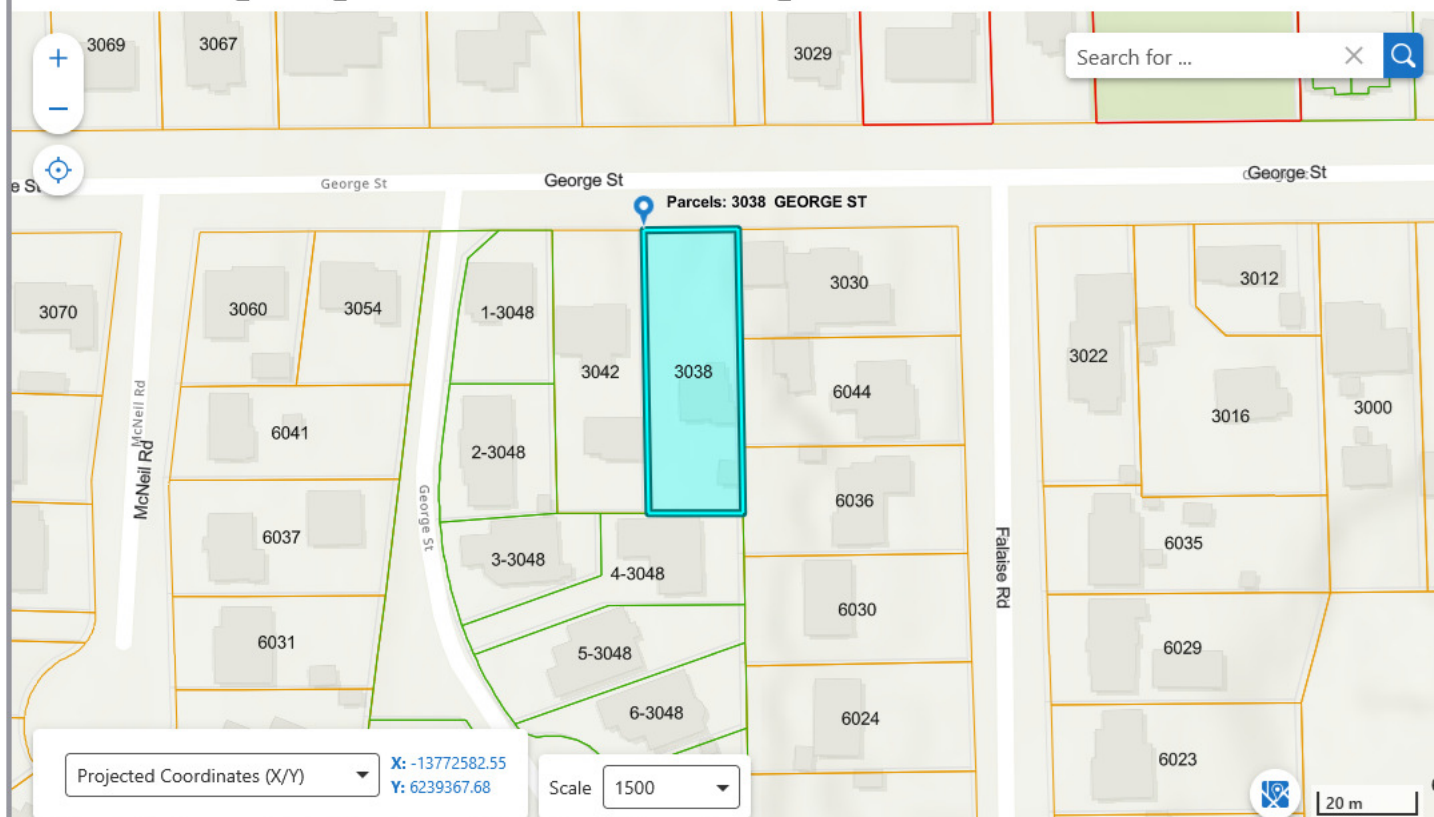
**Method:**

**GIS Link ID:** 05868

**Comments:**

[Zoning Bylaw PDF](#)

[Property Report](#)





## Residential One and Two-Family Zone (R3)

### Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
  - 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
  - Two-Family Dwelling [BL3302]

### Minimum Lot Size

- (2) The minimum permitted lot size in the R3 zone is 670 m<sup>2</sup> (7,212 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is 18.0 m (59.06').

### Density

- (4) The maximum permitted density for the R3 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 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.
    - (iii) Two in the case of lots that are greater than 4,050 m<sup>2</sup> (1 acre) in area.

### Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger; and
  - (b) 35% of the lot area for lots less than 650 m<sup>2</sup> (7,000 sq. ft.).
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 35% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger;
  - (b) 40% of the lot area for lots less than 650 m<sup>2</sup> (7,000 sq. ft.) but larger than 500 m<sup>2</sup> (5,382 sq. ft.); and
  - (c) 45% of the lot area for lots 500 m<sup>2</sup> (5,382 sq. ft.) or less.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 4.5 m (14.76')
    - Yard, Side, 1.5 m (4.92')
    - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
    - Yard, Rear, 7 m (22.97')

- (b) Accessory Buildings and Structures (Excluding Fences)  
Yard, Front, 5.0 m (16.40')  
Yard, Side, 1.0 m (3.28')  
Yard, Rear, 1.5 m (4.92') [BL3323]
- (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 R3 zone are as follows:
  - (a) Principal Building, 9.0 m (29.53')
  - (b) Accessory Building, 5.0 m (16.40')

### Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
  - (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (d) Bed and breakfast uses may have no more than three sleeping units.
  - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
  - (f) [Repealed, BL3758]
  - (g) [Repealed, BL3674]
  - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
    - (i) a 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 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
  - (j) 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, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]
- (9) Despite sections 58 (2) and 58 (3) the minimum permitted lot size is 450 m<sup>2</sup> (4,844 sq. ft.) and the minimum permitted frontage is 15 m (49.21') on the following properties:
  - (a) 6077 Mary Street (PID: 000-328-332)
  - (b) 3056 Gibbins Road (PID: 005-667-909)
  - (c) Lot 1 Sophia Road (PID: 029-263-123)
  - (d) 3214 Cowichan Lake Road (PID: 001-086-359)
  - (e) 7978 Tidemark Way (PID: 028-795-261)
  - (f) 6125 Lakeview Drive (PID: 003-760-251)
  - (g) 9921 Echo Heights (PID: 027-633-250)
  - (h) 5850 (Lot 3) Highland Avenue (PID: 007-387-687)
  - (i) 1578 Adelaide Street (PID: 003-247-988)
  - (j) 3192 Sherman Road (PID: 002-748-851)
  - (k) 5951 Highland Avenue (PID: 000-392-651)

### Driveway Width

- (10) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.



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.

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**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
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- (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.

**3038 GEORGE ST DUNCAN V9L 2B2**

Area-Jurisdiction-Roll: 04-315-01043.000



04-315-01043000 11/05/2015

**Total value      \$369,000**

2025 assessment as of July 1, 2024

|           |           |
|-----------|-----------|
| Land      | \$279,000 |
| Buildings | \$90,000  |

|                     |           |
|---------------------|-----------|
| Previous year value | \$375,000 |
| Land                | \$287,000 |
| Buildings           | \$88,000  |

**Property information**

|             |                     |
|-------------|---------------------|
| Year built  | 1940                |
| Description | 1 STY house - Basic |
| Bedrooms    | 2                   |
| Baths       | 1                   |

**Carports****Garages**

|                  |             |
|------------------|-------------|
| Land size        | 60 x 182 Ft |
| First floor area | 744         |

**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 1, PLAN VIP5506, SECTION 20, RANGE 5, QUAMICHAN LAND DISTRICT

PID: 002-481-367

**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:** 3038 GEORGE ST  
**Folio:** 01043-000  
**LTO Number:** CA8902603  
**PID:** 002-481-367  
**MHR Number:**  
**Status:** Active  
**Property No:** 101970  
**Legal:** LOT 1 SECTION 20 RANGE 5 QUAMICHAN PLAN 5506

## Property Attributes

| Title            | Value     | Description                         |
|------------------|-----------|-------------------------------------|
| BCAA             |           |                                     |
| MANUAL CLASS     | 0040      | 1 STY SFD-ALL AGES-SUBSTANDARD      |
| ACTUAL USE       | 000       | SINGLE FAMILY DWELLING              |
| FIRE AREA        | SOUTH END |                                     |
| CURBSIDE PICKUP  |           |                                     |
| GARBAGE SCHEDULE | BLUE A    | BLUE A SCHEDULE                     |
| ZONING           | R3        | RESIDENTIAL ONE AND TWO FAMILY ZONE |

## Property Tax Levies and Assessments Summary

| Year | Notice Date  | Type | Total Levy | Class | Gross Land | Gross Improvements | Gross Assessment | Net Assessment |
|------|--------------|------|------------|-------|------------|--------------------|------------------|----------------|
| 2025 |              | Reg  | 0.00       | 1     | 279,000    | 90,000             | 369,000          | 369,000        |
| 2024 | May 15, 2024 | Reg  | 2,236.96   | 1     | 287,000    | 88,000             | 375,000          | 375,000        |
| 2023 | May 10, 2023 | Reg  | 2,185.77   | 1     | 309,000    | 89,500             | 398,500          | 398,500        |

## 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

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250-709-4987

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