

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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Information Package

For

2035 Oakhill Pl, 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.

2035 Oakhill Pl



New build under construction by quality builder Memory Lane Construction. Located in the new and desirable Oakhill neighbourhood, this home will have 5 bedrooms + den and 4 bathrooms including a legal, fully separated and spacious 2 bedroom/1 bathroom suite. Thoughtfully laid out with gorgeous waterproof flooring throughout the living spaces, the kitchens will have quartz countertops & high-end stainless appliances, and the main floor living room will have a cozy gas fireplace. No details will be left undone. Construction is expected to be completed in December 2025.



| | |
|-------------|------------|
| Area | Duncan |
| Bedrooms | 5 |
| Bathrooms | 4 |
| Lot Size | 0.13 acre |
| Floor Space | 2,836 Sqft |

| | |
|---------|---------|
| Built | 2025 |
| Taxes | |
| MLS# | 1003263 |
| Parking | 3 |

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



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

2035 Oakhill Pl Duncan BC V9L 0J2
MLS® No: **1003263** **\$1,099,000** **Active**



New build under construction by quality builder Memory Lane Construction. Located in the new and desirable Oakhill neighbourhood, this home will have 5 bedrooms + den and 4 bathrooms including a legal, fully separated and spacious 2 bedroom/1 bathroom suite. Thoughtfully laid out with gorgeous waterproof flooring throughout the living spaces, the kitchens will have quartz countertops & high-end stainless appliances, and the main floor living room will have a cozy gas fireplace. No details will be left undone. Construction is expected to be completed in December 2025.

| Room | Level | Dims/Pieces |
|---------------------|-------|-------------|
| Bathroom | Lower | 4-Piece |
| Bathroom | Lower | 2-Piece |
| Bedroom | Lower | 10'7x10'0 |
| Bedroom | Lower | 10'4x10'0 |
| Den | Lower | 11'3x11'5 |
| Dining/Living Combo | Lower | 15'4x16'0 |
| Entrance | Lower | 11'5x4'10 |
| Kitchen | Lower | 5'6x16'0 |
| Laundry | Lower | 8'11x9'10 |
| Bathroom | Main | 4-Piece |
| Bedroom | Main | 11'3x12'5 |
| Bedroom | Main | 10'2x10'6 |
| Bedroom - Primary | Main | 13'9x15'4 |
| Dining Room | Main | 15'0x8'6 |
| Ensuite | Main | 3-Piece |
| Kitchen | Main | 16'7x12'0 |
| Laundry | Main | 5'10x4'6 |
| Living Room | Main | 20'0x15'4 |
| Pantry (Finished) | Main | 5'10x4'11 |
| Walk-in Closet | Main | 5'10x4'6 |

MLS® No: **1003263** List Price: **\$1,099,000**
Status: **Active** Orig Price: **\$1,099,000**
Area: **Duncan** Sub Area: **Du East**
DOM: **3** Sold Price:
Sub Type: **Single Family Detached**
Pend Date: Title: **Freehold/Strata**

Interior

Beds: **5** Baths: **4** Kitchens: **2** Fireplaces: **1** Storeys:
FinSqFt Total: **2,836** UnFin SqFt: **0** SqFt Total: **2,836** Basement: **No** Addl Accom:
2pc Ensuities: **0** 3pc Ensuities: **1** 4+pc Ensuities: **0** Beds or Dens: **6** Laundry: **In House, In Unit**
Layout: **Ground Level Entry With Main Up**
Heating: **Electric, Heat Pump** Appl Incl: **Dishwasher, F/S/W/D**
Intr Ftrs: Cooling: **Air Conditioning**

Exterior/Building

Built (Est): **2025** Front Faces: **South** Storeys:
Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle**
Insulation: Walls
Lgl NC Use: Access: **Road: Paved** Bldg Style:
Exterior Ftrs:

Lot

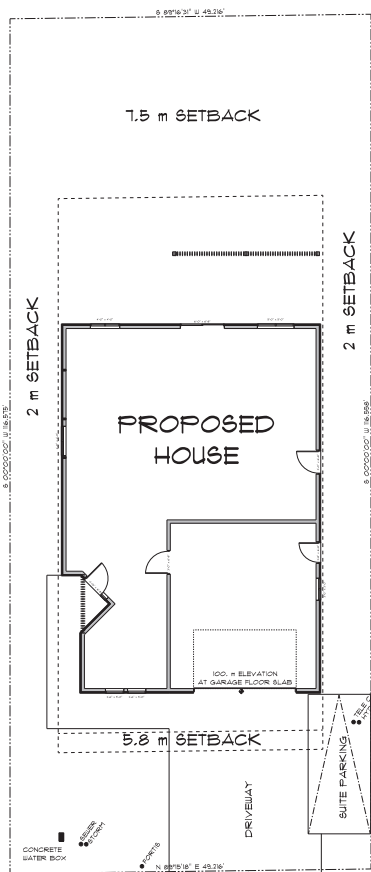
Lot SqFt: **5,663** Lot Acres: **0.13** Dimensions: Shape:
Park Type: **Driveway, Garage Double** Park Spcs: **3** View: Waterfront: Water: **Municipal**
Carport Spcs: **0** Garage Spcs: **2** Services:
Sewer: **Sewer To Lot** Restrictions: Lot Ftrs: **Easy Access, Family-Oriented Neighbourhood, No Through Road, Quiet Area, Recreation Nearby**

Legal/Public Records

Assessed: **\$259,000** Assess Yr: **2025** Taxes: **\$1,802** Tax Year: **2024**
PID: **031-280-374** Roll No: **1938011** Zoning: **R3** Zone Desc: **Residential**
Plan Number: Lot: Block: District Lot: Land District:
Legal Description: **Strata Lot 9, Sections 19 and 20, Range 7, Quamichan District, Strata Plan EPS5436, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown as Form V**

Strata

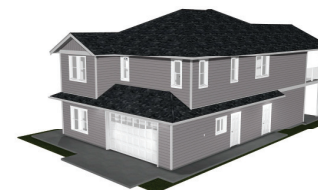
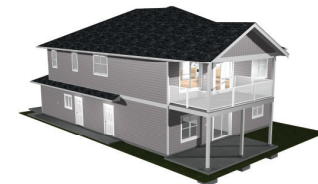
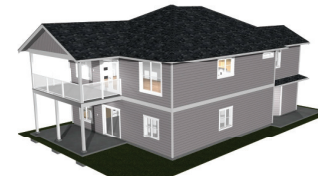
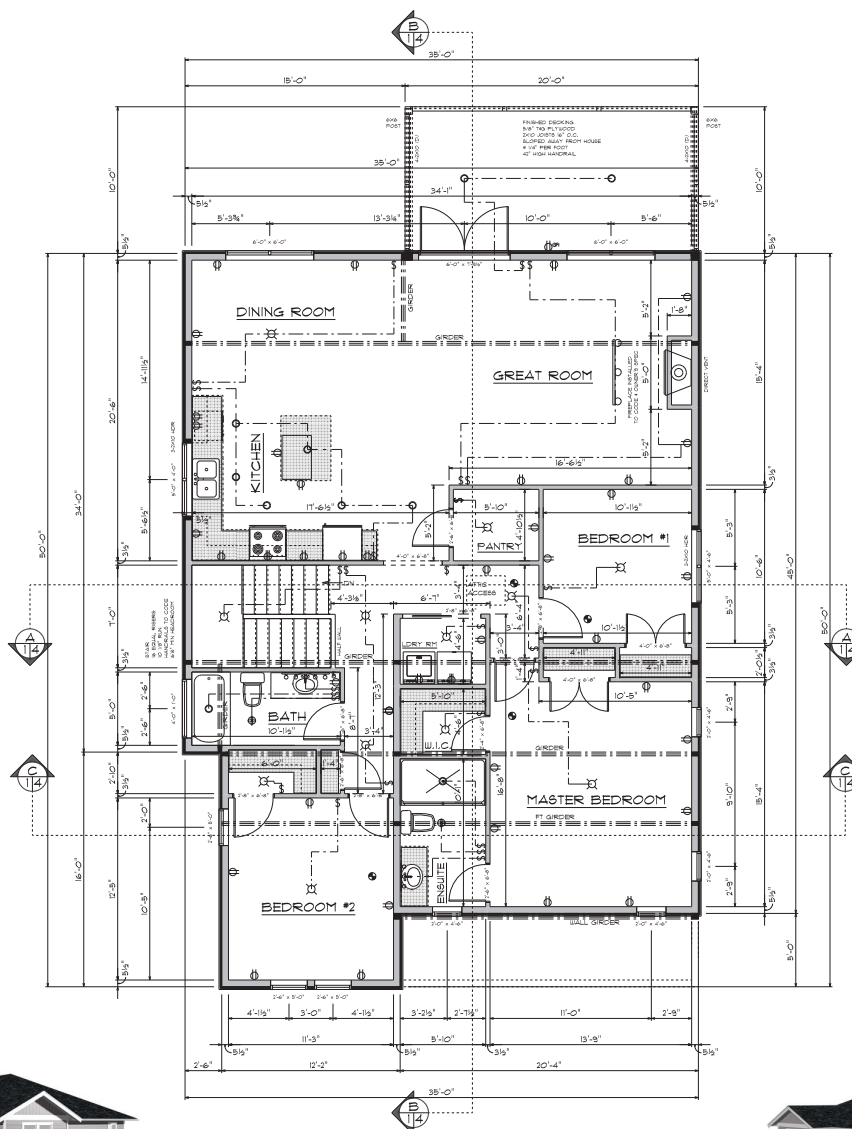
Strata/Pad Fee: **\$11** Strata/Pad Fee Year: **2025** Prop Mgr: Mgr Phone:
Complex: Bldgs/Cmplx: **20** Str Lots/Cmplx:
Balc SqFt: Patio SqFt: LCP SqFt: Str Lots/Bldg:
Park SqFt: Park Incl: Park Cm'n Sp: Stor SqFt:
Depr Rpt?: **No** Plan Type: **Bare Land** Lvl's in Unit: Park LCP Spc:
Rent Allwd?: **Unrestricted** Unit's Level:
Yngst Age: **0**
Pets Allwd: **Aquariums, Birds, see Bylaws**
Caged Mammals, Cats, Dogs
BBQs Allwd: **Yes**
Smoking Byl: **Unknown**
Unit Incl: **Deck/Patio**
Assmt Incl:
Shrd Am:



| LEGAL DESCRIPTION |
|-------------------|
| LOT: 8 |
| SECTION: 18 |
| RANGE: 1 |
| DISTRICT: OAKHILL |
| PLAN: 100000000 |

| ITEM | DESCRIPTION | QUANTITY | UNIT |
|------|---------------|----------|-------|
| 1 | FOUNDATION | 1 | sq ft |
| 2 | FLOORING | 1 | sq ft |
| 3 | CEILING | 1 | sq ft |
| 4 | WALLS | 1 | sq ft |
| 5 | ROOFING | 1 | sq ft |
| 6 | PAINT | 1 | sq ft |
| 7 | LANDSCAPING | 1 | sq ft |
| 8 | DRIVEWAY | 1 | sq ft |
| 9 | SUITE PARKING | 1 | sq ft |
| 10 | CONCRETE | 1 | sq ft |
| 11 | WATER | 1 | sq ft |
| 12 | SEWER | 1 | sq ft |
| 13 | ELECTRICAL | 1 | sq ft |
| 14 | MECHANICAL | 1 | sq ft |
| 15 | HEATING | 1 | sq ft |
| 16 | Cooling | 1 | sq ft |
| 17 | Windows | 1 | sq ft |
| 18 | Doors | 1 | sq ft |
| 19 | Stairs | 1 | sq ft |
| 20 | Handrails | 1 | sq ft |
| 21 | Lighting | 1 | sq ft |
| 22 | Plumbing | 1 | sq ft |
| 23 | Sanitary | 1 | sq ft |
| 24 | Gas | 1 | sq ft |
| 25 | Water | 1 | sq ft |
| 26 | Electric | 1 | sq ft |
| 27 | Mechanical | 1 | sq ft |
| 28 | Heating | 1 | sq ft |
| 29 | Cooling | 1 | sq ft |
| 30 | Windows | 1 | sq ft |
| 31 | Doors | 1 | sq ft |
| 32 | Stairs | 1 | sq ft |
| 33 | Handrails | 1 | sq ft |
| 34 | Lighting | 1 | sq ft |
| 35 | Plumbing | 1 | sq ft |
| 36 | Sanitary | 1 | sq ft |
| 37 | Gas | 1 | sq ft |
| 38 | Water | 1 | sq ft |
| 39 | Electric | 1 | sq ft |
| 40 | Mechanical | 1 | sq ft |
| 41 | Heating | 1 | sq ft |
| 42 | Cooling | 1 | sq ft |
| 43 | Windows | 1 | sq ft |
| 44 | Doors | 1 | sq ft |
| 45 | Stairs | 1 | sq ft |
| 46 | Handrails | 1 | sq ft |
| 47 | Lighting | 1 | sq ft |
| 48 | Plumbing | 1 | sq ft |
| 49 | Sanitary | 1 | sq ft |
| 50 | Gas | 1 | sq ft |
| 51 | Water | 1 | sq ft |
| 52 | Electric | 1 | sq ft |
| 53 | Mechanical | 1 | sq ft |
| 54 | Heating | 1 | sq ft |
| 55 | Cooling | 1 | sq ft |
| 56 | Windows | 1 | sq ft |
| 57 | Doors | 1 | sq ft |
| 58 | Stairs | 1 | sq ft |
| 59 | Handrails | 1 | sq ft |
| 60 | Lighting | 1 | sq ft |
| 61 | Plumbing | 1 | sq ft |
| 62 | Sanitary | 1 | sq ft |
| 63 | Gas | 1 | sq ft |
| 64 | Water | 1 | sq ft |
| 65 | Electric | 1 | sq ft |
| 66 | Mechanical | 1 | sq ft |
| 67 | Heating | 1 | sq ft |
| 68 | Cooling | 1 | sq ft |
| 69 | Windows | 1 | sq ft |
| 70 | Doors | 1 | sq ft |
| 71 | Stairs | 1 | sq ft |
| 72 | Handrails | 1 | sq ft |
| 73 | Lighting | 1 | sq ft |
| 74 | Plumbing | 1 | sq ft |
| 75 | Sanitary | 1 | sq ft |
| 76 | Gas | 1 | sq ft |
| 77 | Water | 1 | sq ft |
| 78 | Electric | 1 | sq ft |
| 79 | Mechanical | 1 | sq ft |
| 80 | Heating | 1 | sq ft |
| 81 | Cooling | 1 | sq ft |
| 82 | Windows | 1 | sq ft |
| 83 | Doors | 1 | sq ft |
| 84 | Stairs | 1 | sq ft |
| 85 | Handrails | 1 | sq ft |
| 86 | Lighting | 1 | sq ft |
| 87 | Plumbing | 1 | sq ft |
| 88 | Sanitary | 1 | sq ft |
| 89 | Gas | 1 | sq ft |
| 90 | Water | 1 | sq ft |
| 91 | Electric | 1 | sq ft |
| 92 | Mechanical | 1 | sq ft |
| 93 | Heating | 1 | sq ft |
| 94 | Cooling | 1 | sq ft |
| 95 | Windows | 1 | sq ft |
| 96 | Doors | 1 | sq ft |
| 97 | Stairs | 1 | sq ft |
| 98 | Handrails | 1 | sq ft |
| 99 | Lighting | 1 | sq ft |
| 100 | Plumbing | 1 | sq ft |

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| 98 | Handrails | 1 | sq ft |
| 99 | Lighting | 1 | sq ft |
| 100 | Plumbing | 1 | sq ft |



- NOTES**
- ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES AND LOCAL BYLAWS
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
 - BUILDER MUST VERIFY ALL DIMENSIONS, INFORMATION, AND SPECIFICATIONS BEFORE STARTING WORK AND NOTIFY DESIGNER OF ANY ERRORS
 - FOOTINGS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR SOIL BEARING CAPACITY OF 1500 PSF. IF LESSER BEARING CAPACITY, IT IS THE RESPONSIBILITY OF OWNER / CONTRACTOR TO HAVE FOOTINGS REDESIGNED BY ENGINEER TO SUIT SITE CONDITIONS
 - ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 30MPA # 28 DAYS
 - CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION
 - ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING LIMITS STATED IN BUILDING CODES REQUIRE DESIGN BY A REGISTERED STRUCTURAL ENGINEER
 - ALL FOOTINGS TO HAVE 3 RIBS OF 1/2" REBAR 3' CLEAR FROM SIDE + BOTTOM
 - ALL WOOD FRAMING TO BE #1 OR BETTER DOUGLAS FIR OR SPRUCE
 - ALL LINTLS TO BE 2X10 #1 DOUGLAS FIR OR BETTER UNLESS OTHERWISE NOTED
 - ALL WOOD CONTACTING CONCRETE TO BE SEPARATED WITH APPROVED MATERIAL
 - JOISTS ARE TO BE DOUBLED UNDER PARTITIONS
 - ALL ENGINEERED COMPONENTS TO BE INSTALLED TO MANUFACTURER'S SPEC.
 - BUILDINGS MUST BE PROVIDED WITH MECHANICAL VENTILATION DESIGN BY OTHER
 - ATTIC TO BE VENTED MINIMUM 1500 OF AREA
 - UNHEATED CRAWLSPACES TO BE VENTED MINIMUM 1500 OF AREA

BEAMS (D) DENOTES DROPPED
(F) DENOTES FLUSH

ALL DIMENSIONS TO FACE OF STUDS
FACE OF STUDS FLUSH WITH CONCRETE

| WALL LEGEND | |
|-------------|--------------------------------|
| | 2 X 6 STUD WALL (5 1/2" THICK) |
| | 2 X 4 STUD WALL (3 1/2" THICK) |

VISION DESIGN

PROPOSED HOUSE PLANS FOR
LAKESHAW HOLDINGS

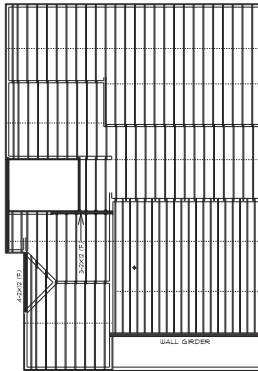
DATE: November 11, 2024 DRAWN BY: JOHN VEUSER
NO: 250-748-6770

MAIN FLOOR PLAN

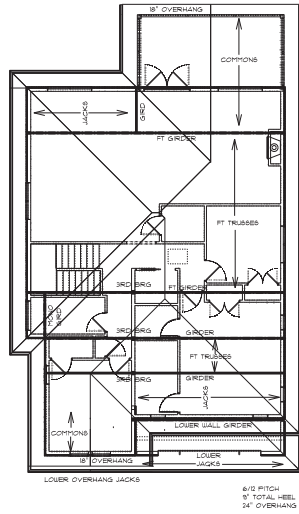
LOT #2
OAKHILL PLACE
SUNSHINE, BC

1/5

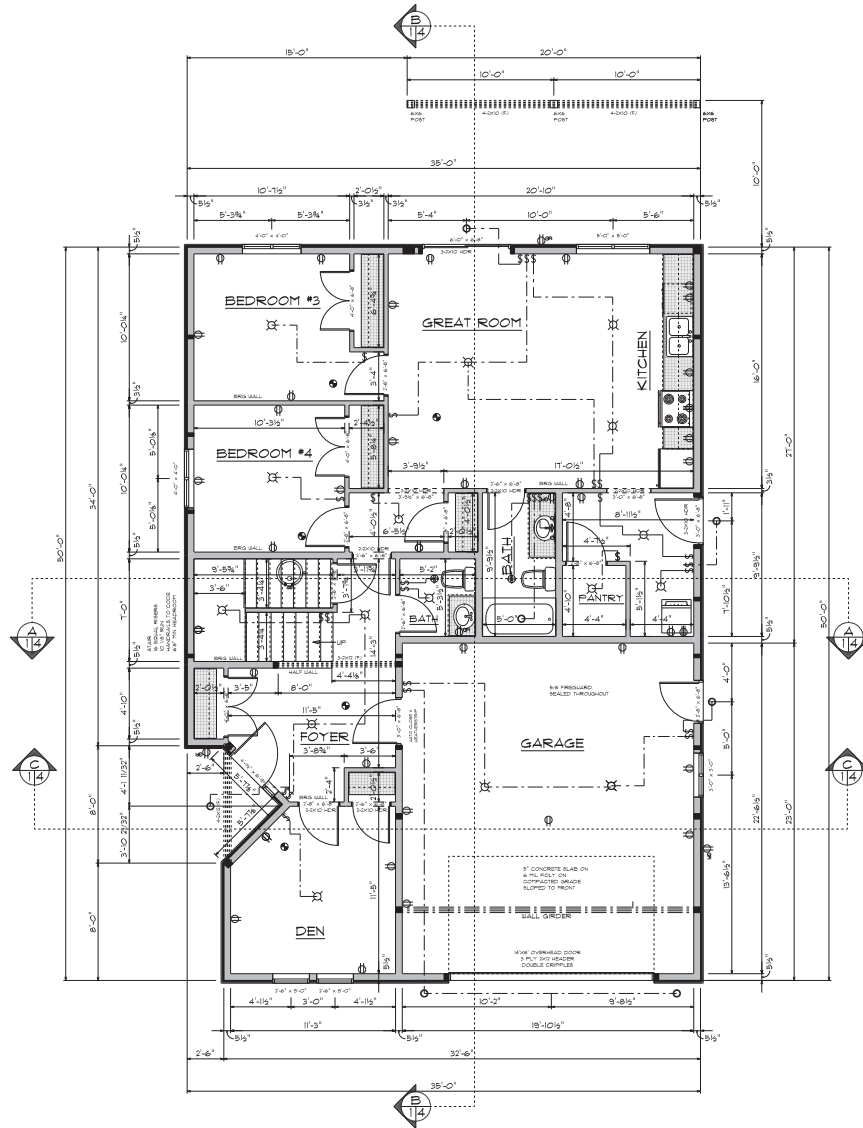
NOTES
 2X6 FLOOR JOISTS @ 16" O.C. UNLESS NOTED OTHERWISE
 DOUBLE JOISTS OR BLOCKING UNDER PARTITION WALLS
 DOUBLE JOISTS AROUND ALL OPENINGS
 USE JOIST HANGERS ON ALL UNSUPPORTED ENDS
 CROSS BRIDGING @ 7' MINIMUM SPAN
 DOTTED LINES INDICATE CROSS BRIDGING



MAIN FLOOR JOIST LAYOUT
 SCALE 1/8"=1'-0"



TRUSS LAYOUT
 SCALE 1/8"=1'-0"



BASEMENT PLAN

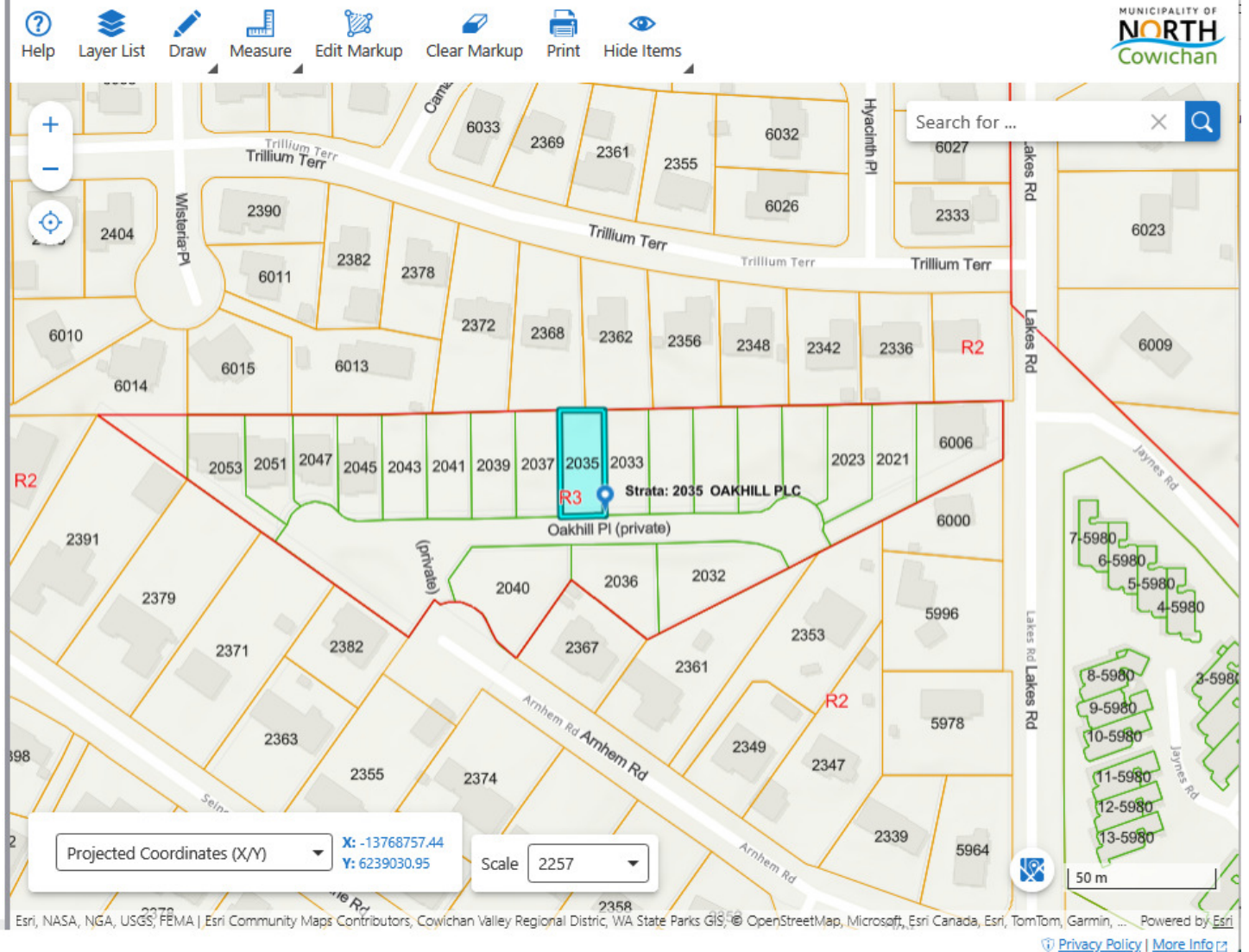
SCALE: 1/4" = 1'-0"
 408 SQUARE FEET LIVING
 820 SQUARE FEET SUITE
 468 SQUARE FEET GARAGE

| | |
|--|-----------------------|
| VISION DESIGN | |
| PROPOSED HOUSE PLANS FOR LAKESHAW HOLDINGS | |
| DESIGN: AS SHOWN | DRAWN BY: JOHN VEUSER |
| DATE: November 11, 2024 | PHONE: 250-748-6770 |
| BASEMENT PLAN | |
| SITE: LOT #2 OAKHILL PLACE DUNCAN, BC | 2/5 |

Strata: 2035 OAKHILL PLC

Strata: 2035 OAKHILL PLC

House 1: 2035
House 2:
Street Name: OAKHILL PLC
Strata Level:
Approx. m2:
Approx. Acre: 0.131590
Approx. Hectare: 0.053255
PID: 031-280-374
Folio: 01938-011
Lot: 9
Plan: EPS5436
Non-Legal Descript: SL 9 PL EPS5436
Section: 19
Range: 7
Land District: Quamichan
Zoning: R3
Split Zoned: NA
Accuracy: <1m
Method: COGO
GIS Link ID: 14860
Comments:
[Zoning 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 m² (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 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (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 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (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 m² (7,000 sq. ft.) or larger;
 - (b) 40% of the lot area for lots less than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.); and
 - (c) 45% of the lot area for lots 500 m² (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 m² (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 m² (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 ² (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 m² (1,292 sq. ft.) of gross floor area.

OAKHILL PL DUNCAN

Area-Jurisdiction-Roll: 04-315-01938.011

**Total value \$259,000**

2025 assessment as of July 1, 2024

| | |
|-----------|-----------|
| Land | \$259,000 |
| Buildings | \$0 |

| | |
|---------------------|-----------|
| Previous year value | \$293,000 |
| Land | \$293,000 |
| Buildings | \$0 |

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 5736 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

STRATA LOT 9, PLAN EPS5436, SECTION 19, RANGE 7,
QUAMICHAN LAND DISTRICT, TOGETHER WITH AN
INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
SHOWN ON FORM V

PID: 031-280-374

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: 2035 OAKHILL PLC
Folio: 01938-011
LTO Number: CA8436002
PID: 031-280-374
MHR Number:
Status: Active
Property No: 121028
Legal: STRATA LOT 9 SECTION 19 RANGE 7 QUAMICHAN PLAN EPS5436 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Property Attributes

| Title | Value | Description |
|------------------|-----------|-------------------------------------|
| BCAA | | |
| MANUAL CLASS | | |
| ACTUAL USE | 001 | VACANT RES. LESS THAN 2 ACRES |
| FIRE AREA | SOUTH END | |
| CURBSIDE PICKUP | | |
| GARBAGE 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 May 02, 2025 | Reg | 1,718.01 | 1 | 259,000 | 0 | 259,000 | 259,000 |
| 2024 May 15, 2024 | Reg | 1,801.61 | 1 | 293,000 | 0 | 293,000 | 293,000 |
| 2023 May 10, 2023 | Reg | 1,677.81 | 1 | 295,000 | 0 | 295,000 | 295,000 |

Licensing Information

There is no licensing account information for this property.

Community Development Folder BP010267

Project No.: PRJ-000838
Status: ACTIVE
Folder Manager: PETER PENNINGTON
Applied Date: Dec 06, 2024
Completed Date:
Type: SINGLE FAMILY DWELLING - NSFDS
Purpose: This permit is for a new single family dwelling with a suite.

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



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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

Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca