

Compliments of



Home Book
for

6265 Crestwood Dr, Duncan

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6265 Crestwood Dr, Duncan

Welcome to this expansive 3,700 sq ft home, perfectly suited for multigenerational living or those seeking a mortgage helper. Located in the coveted Maple Bay area with the marina and beach just minutes away. The main level entry upper floor offers a freshly painted 3 bedrooms, 2 bathrooms, a formal dining room, and a bright family room with large southwest-facing windows and expansive mountain views. The kitchen features timeless real wood cabinetry and opens to a spacious deck, ideal for entertaining. Downstairs, the 2 bed, 2 bath in-law suite includes its own entrance and private balcony. Enjoy year-round comfort with a heat pump providing heating and air conditioning. An oversized double garage and backyard shed add functionality, while the low-maintenance concrete and gravel exterior offers easy upkeep. A rare opportunity for flexible, spacious living.

MLS #1032266
Fin Sq Ft 1,196
Bedrooms 3
Bathrooms 2
Taxes \$6,391 (2025)



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6265 Crestwood Dr Duncan BC V9L 6Z1
 MLS® No: **1032266** **\$975,000** **Active**



Welcome to this expansive 3,700 sq ft home, perfectly suited for multigenerational living or those seeking a mortgage helper. Located in the coveted Maple Bay area with the marina and beach just minutes away. The main level entry upper floor offers a freshly painted 3 bedrooms, 2 bathrooms, a formal dining room, and a bright family room with large southwest-facing windows and expansive mountain views. The kitchen features timeless real wood cabinetry and opens to a spacious deck, ideal for entertaining. Downstairs, the 2 bed, 2 bath in-law suite includes its own entrance and private balcony. Enjoy year-round comfort with a heat pump providing heating and air conditioning. An oversized double garage and backyard shed add functionality, while the low-maintenance concrete and gravel exterior offers easy upkeep. A rare opportunity for flexible, spacious living.

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	11'11x13'2
Bedroom	Lower	12'11x8'4
Dining Room	Lower	13'5x7'1
Ensuite	Lower	3-Piece
Entrance	Lower	11'1x12'8
Family Room	Lower	9'3x14'0
Kitchen	Lower	20'5x7'9
Laundry	Lower	7'1x11'6
Pantry (Finished)	Lower	4'9x5'9
Walk-in Closet	Lower	9'7x5'3
Other	Lower	18'1x8'11
Bathroom	Main	4-Piece
Bedroom	Main	11'1x8'11
Bedroom	Main	14'4x8'11
Bedroom - Primary	Main	14'2x14'1
Bonus Room	Main	10'6x22'3
Dining Room	Main	10'0x14'1
Eating Nook	Main	8'0x14'9
Ensuite	Main	4-Piece
Entrance	Main	12'5x7'5
Kitchen	Main	14'3x14'9
Laundry	Main	7'11x7'11
Living Room	Main	19'10x13'0
Pantry (Finished)	Main	6'7x7'11
Walk-in Closet	Main	7'11x4'11

MLS® No: **1032266** List Price: **\$975,000**
 Status: **Active** Orig Price: **\$975,000**
 Area: **Duncan** Sub Area: **Du East**
Duncan
 DOM: **3** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **5** Baths: **4** Kitchens: **2** Fireplaces: **0** Storeys:
 FinSqFt Total: **3,737** UnFin SqFt: **0** Basement: **Yes** Addl Accom: Laundry: **In House**
 SqFt Total: **3,737** Layout: **Main Level Entry with Lower Level(s)** Appl Incl: **Dishwasher, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer**
 Heating: **Baseboard, Electric, Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs:

Exterior/Building

Built (Est): **2006** Front Faces: **West** Storeys: Bldg Warranty:
 Construction: **Cement Fibre, Frame Wood, Insulation:** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
Ceiling, Insulation Walls, Stone
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Patio, Fenced**

Lot

Lot SqFt: **9,148** Lot Acres: **0.21** Dimensions: Shape:
 Park Type: **Additional, Garage Double, RV Access/Parking** Park Spcs: **4** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **2** Services: **Natural Gas Available, Underground Utilities**
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Easy Access, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Quiet Area, Recreation Nearby**

Legal/Public Records

Assessed: **\$1,047,000** Assess Yr: **2025** Taxes: **\$6,391** Tax Year: **2025**
 PID: **026-130-301** Roll No: **8037108** Zoning: **R3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **LOT 29, SECTION 2, RANGE 3, COMIAKEN LAND DISTRICT, PLAN VIP78024**

Licensee/Agency Information

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

Licensee Notes: **Photos and measurements by Stellar Real Estate Marketing. Appliances downstairs excluded, except for the dishwasher.**
 Tenanted - some notice required for showings.
 Agent Info: **Information Package Available**
 Showing Instructions: **Appts by Showing Service, Lockbox**
 *Personal Real Estate Corporation



LOWER FLOOR
1,669 SQ. FT.

MAIN FLOOR
2,068 SQ. FT.



6265 CRESTWOOD DRIVE

	FINISHED	UNFINISHED	GARAGE	DECK / PATIO	BALCONY	PORCH
MAIN	2068	-	583	-	127	33
LOWER	1669	-	-	386	-	150
TOTAL	3737	-	583	386	127	183

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
PREPARED FOR THE EXCLUSIVE USE OF

ETHOS REAL ESTATE GROUP

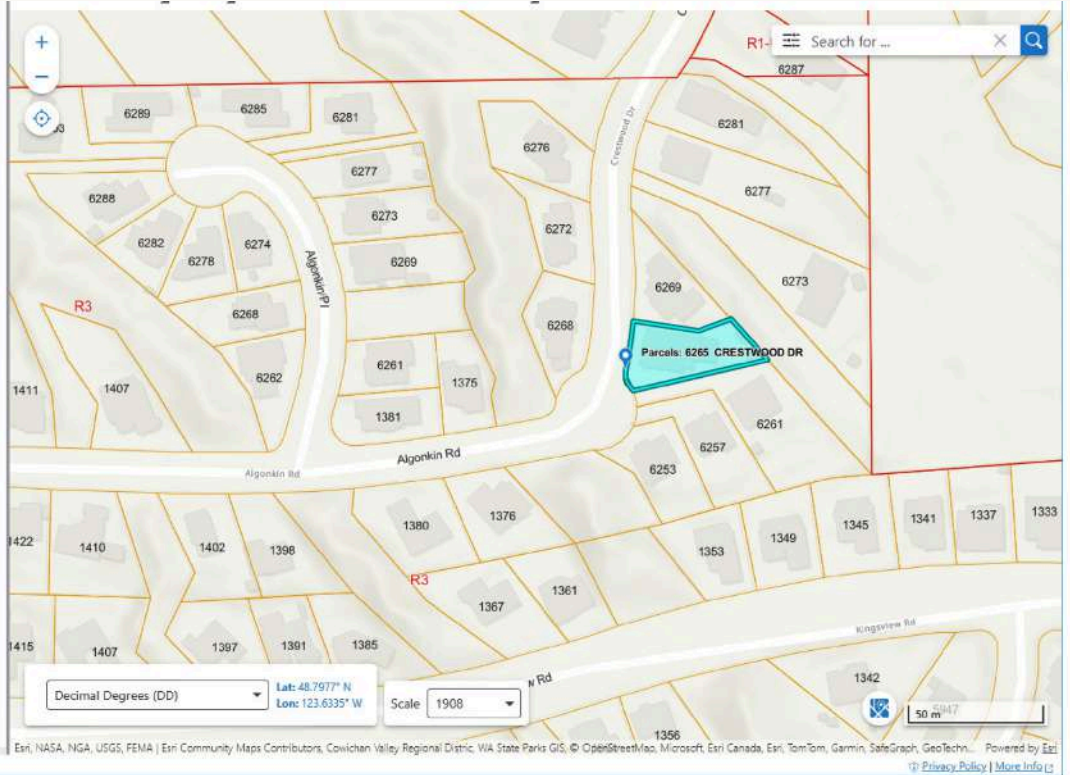
MEASURED ON 04/16/26, BY STELLAR REAL ESTATE MARKETING
www.stellar.ca.ca | +1 (250) 929 1888 | info@stellar.ca.ca



Parcels: 6265 CRESTWOOD DR

Parcels: 6265 CRESTWOOD DR

House 1: 6265
House 2:
Street Name: CRESTWOOD DR
Approx. m2: 869.07
Approx. Acre: 0.214753
Approx. Hectare: 0.086911
PID: 026-130-301
Folio: 08037-108
Lot: 29
Plan: VIP78024
Non-Legal Descript: L 29 PL VIP78024
Section: 2
Range: 3
Land District: Comiaken
Zoning: R3
Split Zoned: NA
Accuracy:
Method:
GIS Link ID: 10151
Comments:
[Zoning Bylaw PDF](#)
[Property Report](#)



Residential One and Two-Family Zone (R3)

[BL3150, BL3302, BL3323, BL3418, BL3674, BL3758, BL3891]

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.

PART 3 – DEFINITIONS

Definitions

[BL2996, BL2984, BL2996, BL3037, BL3068, BL3083, BL3160, BL3202, BL3283, BL3302, BL3323, BL3333, BL3356, BL3367, BL3383, BL3426, BL3452, BL3457, BL3467, BL3495, BL3520, BL3521, BL3562, BL3597, BL3618, BL3651, BL3657, BL3662, BL3688, BL3674, BL3722, BL3741, BL3754, BL3758, BL3761, BL3797, BL3846, BL3868, BL3891, BL3964 Deleted and Replaced, BL3989, BL4002, BL4016]

12 In this Bylaw:

[numbering removed from definitions: BL3651]

[Abbeyfield Housing - Repealed. BL3302]

[medical marijuana production facility – Repealed. BL3741]

[ALR cannabis production facility [BL3741, Repealed BL3797]]

“accessory building” means a building located on the same lot as the principal building and used for a purpose accessory or subordinate to the principal use;

“accessory dwelling unit, detached” means a self-contained dwelling unit in a detached accessory building, and includes manufactured homes placed on a permanent foundation;

“accessory dwelling unit” means a dwelling unit which is subordinate to, associated with, and attached to the principal use; [BL3562]

“accessory office” means a building, or a portion of a building, used as the office of an architect, contractor, engineer, forester, or a surveyor;

“accessory use” means a use which is subordinate to and associated with the principal use;

“adult novelty business” means the use of premises for the display, retailing or renting of sex objects; [BL3323]

“agricultural exhibition and fairground” means the use of land for the promotion of agriculture through exhibits, festivals, recreational activities or events, educational contests, displays and demonstrations, and may include other activities of a public assembly or temporary nature in accordance with section 51(8); [BL3356]

“agricultural storage” means the storage of agriculture and nursery products, excluding processed products produced off the land, with the exception that a food bank may store a limited portion of processed products produced off site and not for sale. The maximum storage area shall not exceed a covered storage area of 500 m² (5,382 sq. ft.), and an outdoor storage area of 4,000 m² (43,056 sq. ft.); [BL3283]

“agriculture” means the use of land, buildings and structures (a) to raise livestock, (b) to grow, rear, produce, and harvest agricultural products, (c) to process crops grown on the land, (d) to store or repair farm equipment used on the land, (e) to sell agricultural products, (f) for aquaculture, (g) for horticulture, (h) for mariculture, and (i) for silviculture, but does not include the operation of feedlots, fur farms, piggeries, poultry farms, or mushroom farms; [BL3597]

“ALR soil-based cannabis production facility” means a cannabis production facility which qualifies as a farm use under section 8 of the *Agricultural Land Reserve Use Regulation*, BC Reg. 30/2019, and is located entirely on land designated as within the BC Agricultural Land Reserve. [BL3797]

“amenity space” means an area comprised of on-site, communal or private, indoor or outdoor space designated for active or passive recreational use; [BL3333]

“amusement park” means the use or intended use of buildings, structures or land, for entertainment provided by glass houses, water slides, go-cart tracks, rides, zoos, mini golf, carnivals, fairs, amusement devices, specifically excluding casinos, and/or bingos;

“animal shelter” means a facility providing shelter and care for animals awaiting placement; [BL3927]

“apartment” means a building containing more than 2 dwelling units, each accessible from a common interior hallway, or additionally accessible from an at-grade entrance; [BL3457]

“appliance and small equipment repair” means the use of buildings, structures, or land for servicing or repairing household appliances (e.g. stoves) and small equipment (e.g. lawnmowers);

“aquarium” means buildings or structures designated for keeping and exhibiting live vertebrates, invertebrates, and water plants;

“arterial highway” means a highway managed by the British Columbia Ministry of Transportation and designated under section 45 (1) (a) of the British Columbia *Transportation Act*; [BL3323]

“artisan studio” means the use of premises for the production, and optional display and sale of, arts and crafts made from materials such as metal, wood, textile, glass, or stone; [BL3426]

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 lines; [BL3467]

“septage facility” means any facility, operations or process associated with the gathering, treatment, transportation, transfer, storage, utilization or discharge of sewage waste; [BL3467]

“service industry” means the use of land and buildings for the testing, assembling, wholesaling, cleaning, servicing, printing, repairing, and maintaining goods and materials, except as otherwise provided herein, including the sale of tools, lawnmowers, garden equipment, and any similar commodities;

“service station” means a use providing for the retail sale of motor fuels and lubricants as its principal use and may include a car wash, the service and repair of motor vehicles and the sale of automotive accessories, but does not include body shops, commercial card lock facilities, paint shops, welding shops, or machine shops;

“setback” means the horizontal distance measured at right angles from the lot line and along a parallel line to a use or wall of a building or structure which is nearest to that specific lot line;

“shipping container” means a container designed to store and transport cargo by ship, rail, or truck, whether or not it is actually used for such a purpose; [BL3457]

“single-family dwelling” means any building, consisting of one dwelling unit, used or intended to be used as the residence of one family, and includes a manufactured home placed on a permanent foundation; [BL3367]

“slaughterhouse” means a building wherein animals and/or poultry are killed and butchered;

“sleeping unit” means one or more habitable rooms used to accommodate any persons for a period of three (3) consecutive months or less in a calendar year;

“small sawmill” means a facility for sawing, planing and dressing logs harvested from the property upon which the facility is located or from adjacent lands; [BL3452]

“solid fence” means a fence made of wood, masonry, or other material which is intended to act as a visual screen and which cannot be seen through;

“stacked townhouse” means a building containing at least three and not more than eight dwelling units attached by a party wall, where dwelling units may be stacked above one another, where each dwelling unit has direct access to the outdoors at grade and utilizes internal stairs to access the upper units; [BL3426]

“storage yard” means buildings, structures, or land used or intended to be used for storing materials. It excludes those materials classified as “special wastes” under the *Waste Management Act*;

“stream” means any of the following that provide fish habitat:

- (a) a watercourse, regardless of its water content,
- (b) a pond, lake, river, creek or brook, and
- (c) a ditch, spring or wetland that is connected by surface flow to a watercourse, pond, lake, river, creek or brook; [BL3323]

“structure” means any construction fixed to, supported by, or sunk into land or water but excludes concrete slabs on finished or natural grade, and decks on grade which are less than 0.61 m in height;

[BL3891]

“supportive housing” means the use of a building designed to accommodate residents as they age and includes a private lockable room, separate common areas for dining and socializing, the provision of meals, and housekeeping, but does not include a community care facility; [BL3302]

“tea room” means a restaurant which may include outside seating and the accessory sale and display of arts and crafts, but specifically excludes “fast food restaurants”;

[temporary mobile home – deleted by BL4016]

“tourist accommodation” means the use of land or buildings for providing overnight accommodation to tourists and may include the provision of parking for recreational vehicles or the provision of space for

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, 4037]

- 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.
 - (3) Despite Section 40.3 (1), a non-soil-based cannabis production facility with a total maximum area not to exceed 270m² and a total maximum height not to exceed 5.2m is permitted on the following properties:
 - (i) 3295 Cowichan Lake Road (PID 003-700-577) [BL4037]

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.
- (3) The maximum size for an accessory building that contains a dwelling unit is 120 m² (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 m² (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.

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



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

6265 CRESTWOOD DR NORTH COWICHAN V9L 6Z1

Area-Jurisdiction-Roll: 04-315-08037.108



04-315-08037108 10/29/2015

Total value \$1,057,000

2026 assessment as of July 1, 2025

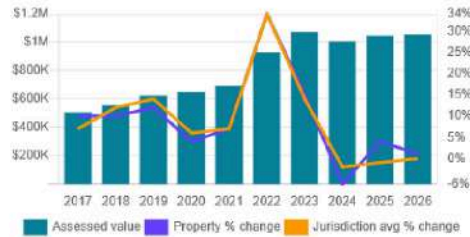
Land	\$327,000
Buildings	\$730,000

Previous year value	\$1,047,000
Land	\$321,000
Buildings	\$726,000

Property value history

2026	+1%	\$1,057,000
2025	+4%	\$1,047,000
2024	-6%	\$1,006,000
2023	+15%	\$1,072,000
2022	+34%	\$931,000

Property value and District of North Cowichan jurisdiction change



Property information

Year built	2006
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carpports	
Garages	C
Land size	.21 Acres
First floor area	1,998
Second floor area	
Basement finish area	1,490
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 29, PLAN VIP78024, SECTION 2, RANGE 3, COMIAKEN LAND DISTRICT
PID: 026-130-301

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY INFORMATION

General Property Information

Civic Address:	6265 CRESTWOOD DR
Folio:	08037-108
LTO Number:	WX2185490
PID:	026-130-301
MHR Number:	
Status:	Active
Property No:	106459
Legal:	LOT 29 SECTION 2 RANGE 3 COMIAKEN PLAN VIP78024

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B 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
2026	Reg	0.00	1	327,000	730,000	1,057,000	1,057,000
2025 May 02, 2025	Reg	6,390.87	1	321,000	726,000	1,047,000	1,047,000
2024 May 15, 2024	Reg	5,817.08	1	300,000	706,000	1,006,000	1,006,000

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.

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
 Building Department
 Phone: 746-3100 • Fax: 746-3154

Folio No. 8037-108

BUILDING PERMIT

DEPT. FILE COPY

8325

VALIDATION

DATE Sept 30 20 05 PERMIT NO. 356-05

APPLICANT Richard Whitters ADDRESS [REDACTED]
 PERMIT TO Construct (TYPE OF IMPROVEMENT) 1 1/2 STORY NO. (PROPOSED USE) SFD NUMBER OF DWELLING UNITS 1
 AT (LOCATION) 6265 Chestwood Dr. (NO.) (STREET) ZONING DISTRICT Comiakren
 SUBDIVISION VIP78024 S.2 N.3 LOT 29 BLOCK - LOT SIZE 869.5 m²

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: See approved plans

BUILDING AREA 1872 ESTIMATED VALUE \$ 210,000 PERMIT FEE \$ 1350
 OWNER / AGENT [REDACTED]
 ADDRESS afa BUILDING DEPT. BY BH

S.E. WATER / SEWER

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
 Building Department
 Phone: 746-3100 • Fax: 746-3154

Folio No. 8037-108

CERTIFICATE ISSUED DATE

ACCESS APPROVED
4 APR 07 AD

BUILDING PERMIT -
CERTIFICATE OF OCCUPANCY

DATE Sept 30 20 05 PERMIT NO. 356-05

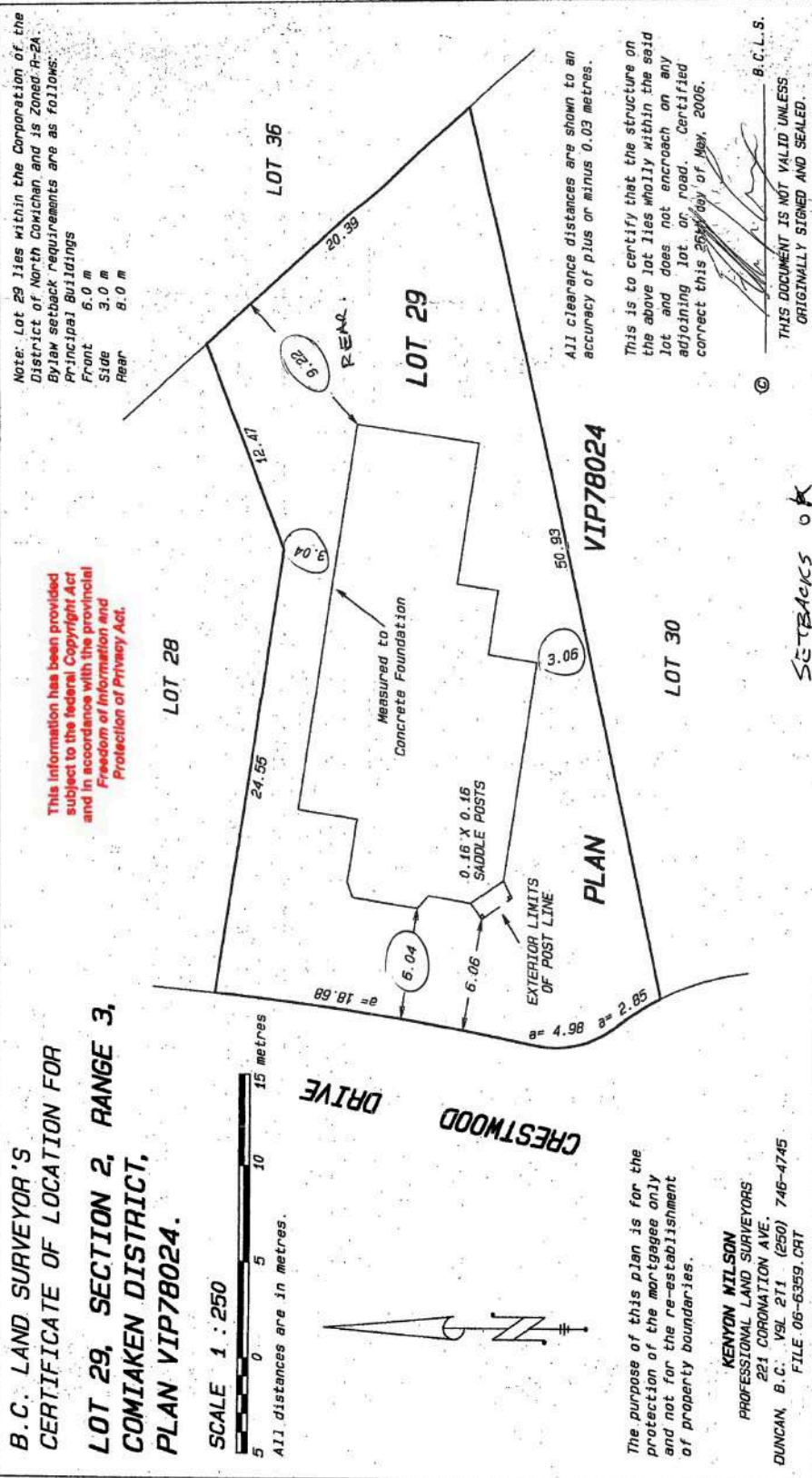
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REMARKS: See approved plans

The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

BUILDING AREA 1872 ESTIMATED VALUE \$ 210,000 PERMIT FEE \$ 1350
 OWNER / AGENT [REDACTED]
 ADDRESS afa BUILDING DEPT. BY BH



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

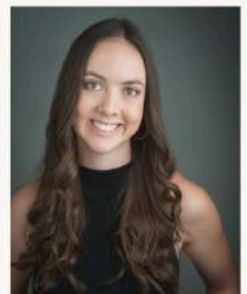
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dan@ethosrealestategroup.ca

ETHOS

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