

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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Information Package

For

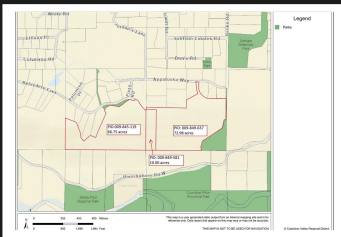
Parcel B, etc Appaloosa Way, Duncan



PEMBERTON
HOLMES

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AMAZING OPPORTUNITY!



Parcel B Appaloosa Way

LARGE DEVELOPMENT PROPERTY! Almost 150 acres just 10 minutes from Duncan in the Sahtlam area! These 3 properties are being sold together to allow for maximum development and have mountain views to the south and lots of trails for horses, hiking, biking, and more. Zoning allows for minimum size lots of 2.47 acres (R-5) and park land (P-2). Check with the municipality to confirm. Purchase and develop multiple acreage properties or just use it as your own private estate. This is an amazing opportunity so call your agent today to book a viewing!



Priced at
\$2,100,000

Area	West Duncan	Age	
Bedrooms		Taxes	40288
Bathrooms		Tax Year	2021
Lot Size	6522238.8	MLS#	891401
Floor Space		Parking	

DAN JOHNSON
Pemberton Holmes - Duncan

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Code with your
smart phone



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Duncan, V9L 2W1



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



**Parcel B Appaloosa Wav
 Du West Duncan ~ V9L 6J1**

Interior Details

Layout:
 Bedrms: 0 Kitchens: 0
 Baths Tot: 0 Fireplaces: 0
 Bth 2Pce: 0 Storeys:
 Bth 3Pce: 0 Fin SqFt:
 Bth 4Pce: 0 Unfin SqFt:
 Bth 5Pce: 0 Bed & Brk:
 Ens 2Pce: 0 Addnl Acc:
 Ens 3Pce: 0 Basement:
 Ens 4+Pce 0 FP Feat:
 App Incl:
 Intr Ftrs

Rooms

RoomType Level Dim/Pcs

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt					
Beds	0	0	0	0	0
Baths	0	0	0	0	0
Kitchens	0	0	0	0	0

Listing Summary

MLS@: 891401 **List Price:** \$2,100,000
Status: Active **Orig Price:** \$1,500,000
Sub Type: Land **Sold Price:**
DOM: 2 **Pend Date:**
Taxes: \$40,288 **Strata Fee:**
2021 Asmt: \$6,569,000 **Title:** Freehold

Remarks

LARGE DEVELOPMENT PROPERTY! Almost 150 acres just 10 minutes from Duncan in the Sahtlam area! These 3 properties are being sold together to allow for maximum development and have mountain views to the south and lots of trails for horses, hiking, biking, and more. Zoning allows for minimum size lots of 2.47 acres (R-5) and park land (P-2). Check with the municipality to confirm. Purchase and develop multiple acreage properties or just use it as your own private estate. This is an amazing opportunity so call your agent today to book a viewing!

Building Information

Built (est): **Lgl NC Use:**
Oth Equ:
Const Mt:
Ext Feat:

Frnt Faces:

Bldg Style:
Bldg Warr:
EnerGuide Rtg/Dt:

Cool:
Heat:
Roof:
Fndn:
Accss:

Lot/Strata Information

Lot Size 6,522,239sqft / 149.73ac

Dims (w/d): **View:** Mountain(s)

Waterfront:

Prk Type: **Water:** None **Waste:** None
Lot Feat: Acreage, Irregular Lot, Private, Quiet Area, Rural Setting, In Wooded Area, Wooded Lot
Complex: **Prk Tota** 0
SqFt Balc: **StrLots/Cplx** **Prk Cm Prp:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am: **Unit Incl:**

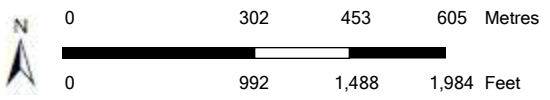




Legend

- Parks

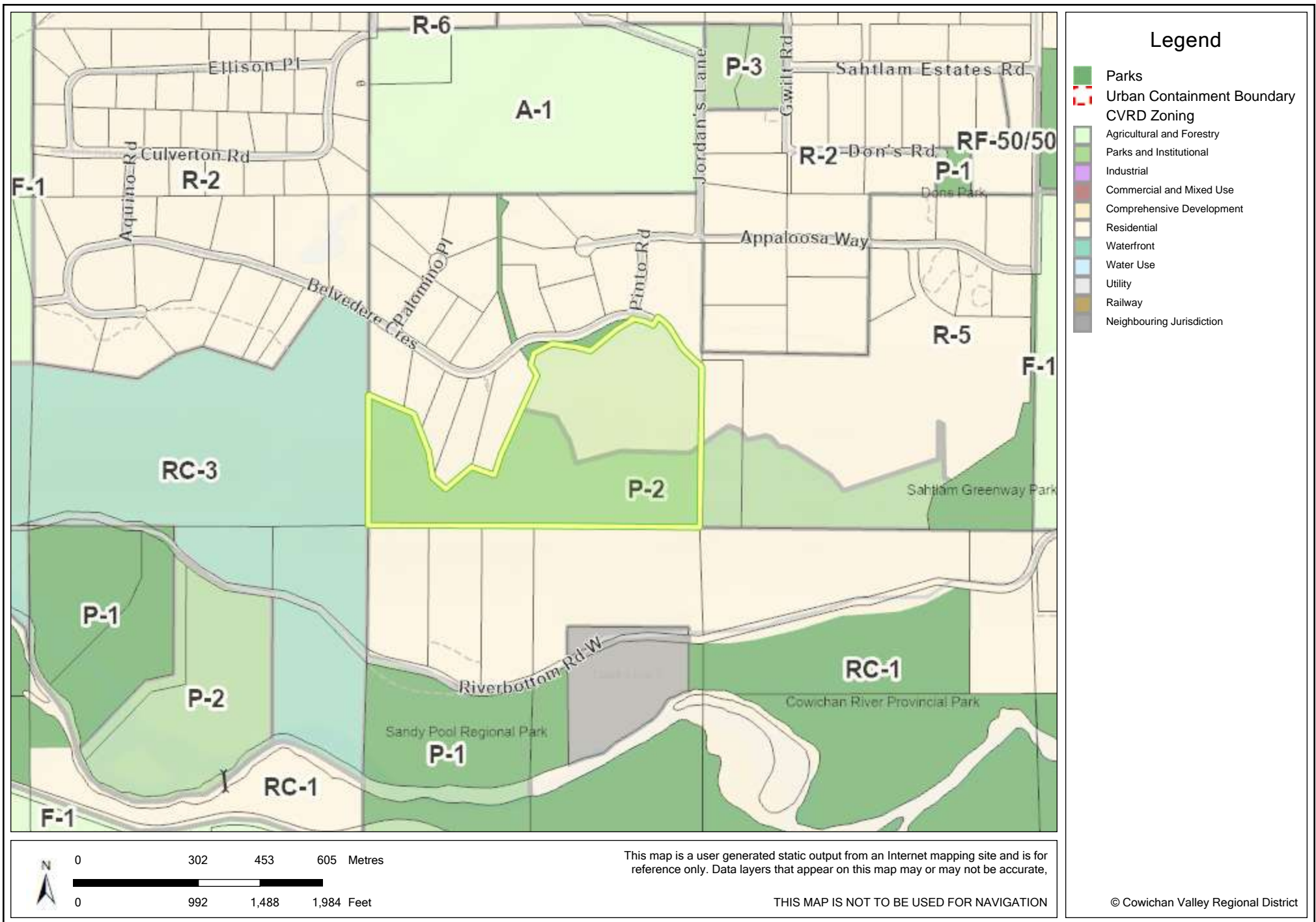
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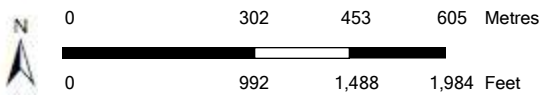
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Legend

- Parks
- Urban Containment Boundary
- CVRD Zoning**
- Agricultural and Forestry
- Parks and Institutional
- Industrial
- Commercial and Mixed Use
- Comprehensive Development
- Residential
- Waterfront
- Water Use
- Utility
- Railway
- Neighbouring Jurisdiction

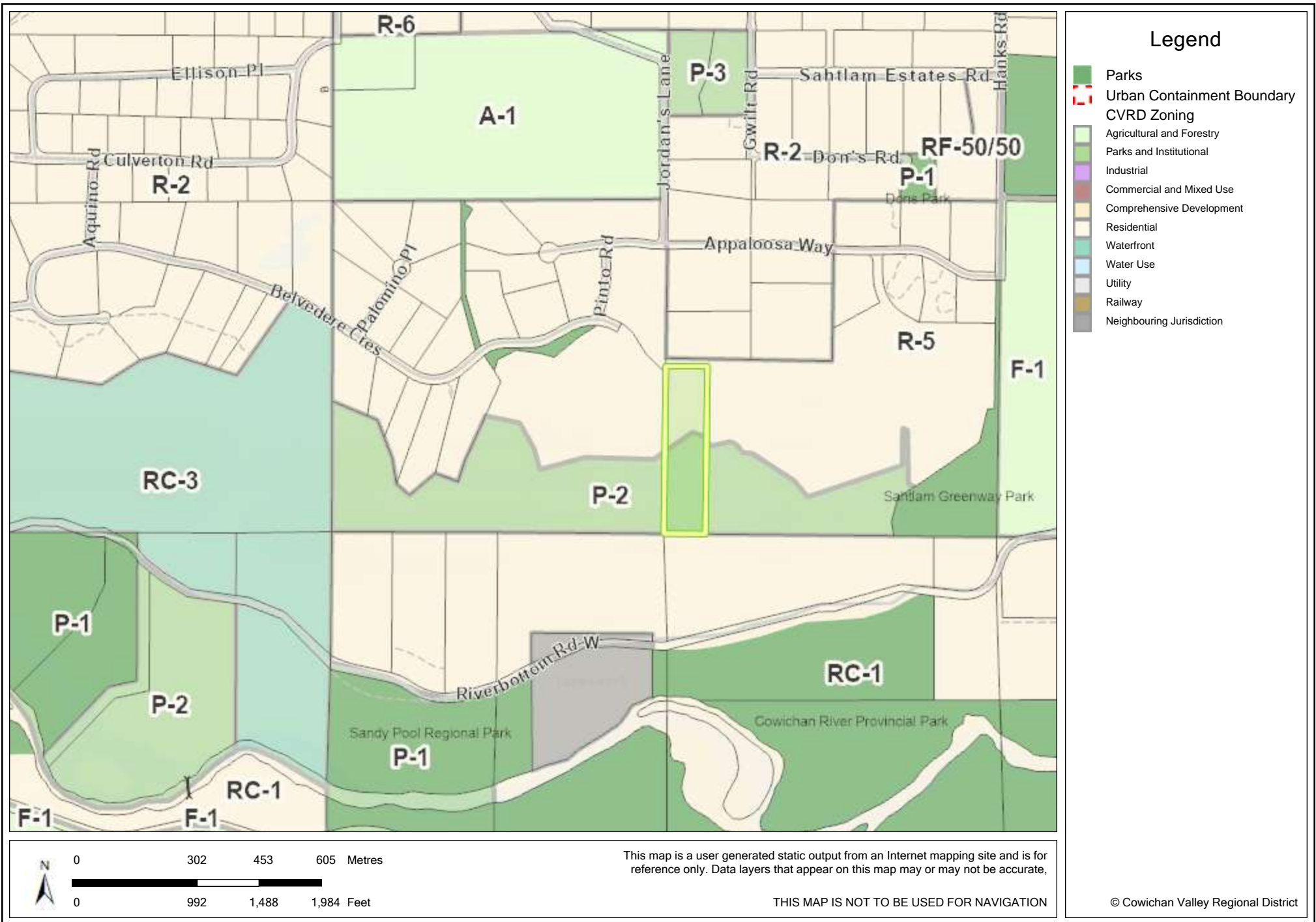


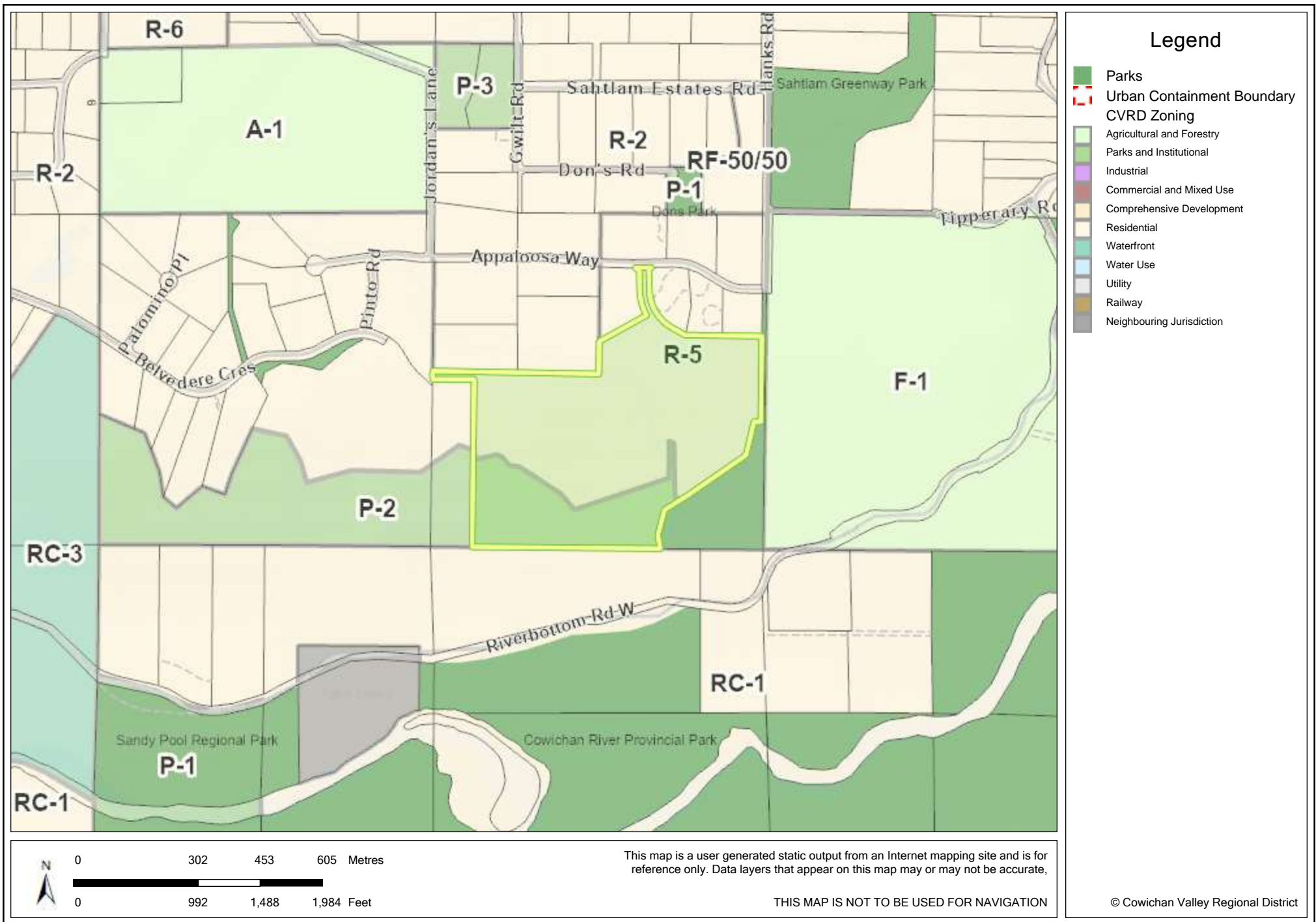
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8.9 R-5 ZONE – COMPREHENSIVE DEVELOPMENT RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in the R-5 Zone:

(a) Permitted Uses

The following uses, plus the uses permitted under Section 4.4, and no other uses, are permitted in the R-5 Zone:

- (4) One single family dwelling per parcel;
- (5) Agriculture, horticulture, including horse riding arena and boarding stable, subject to Section 8.9(b)(4) below;
- (6) Home occupation;
- (7) Bed and Breakfast accommodation;
- (8) Daycare, nursery school accessory to a residential use;
- (9) Secondary suite or small suite.

(b) Conditions of Use:

For any parcel in the R-5 Zone:

- (1) The following limits to *parcel coverage* and impervious surface coverage apply in the R-5 Zone:
 - i. 20% for buildings and structures plus up to an additional 5% for other impervious surfaces for the first hectare of parcel area or portion thereof; plus
 - ii. for each additional hectare of land area above 1 hectare an additional 10% for buildings and structures and up to an additional 5% for other impervious surfaces, to be calculated on a pro rata basis.
- (2) the height of all buildings and structures shall not exceed 10 metres;
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this Section are listed for the residential, agricultural and accessory uses in Columns II, III and IV:

COLUMN I Type of Parcel Line	COLUMN II Residential Use Setbacks	COLUMN III Agricultural Use and accessory to Agricultural Use Setbacks	COLUMN IV Accessory to Residential Use
Front	7.5 metres	30 metres	7.5 metres
Interior Side	3.0 metres	15 metres	1.0 metres
Exterior Side	4.5 metres	15 metres	4.5 metres
Rear	4.5 metres	15 metres	1.0 metres

- (4) Horse riding arenas and boarding stables are only permitted on parcels of land that exceed 3 hectares in area.

(c) Density and Density Bonus

Subject to Part 12, the following regulations apply in the R-5 Zone:

- (1) The number of parcels that may be created by subdivision in the R-5 zone must not exceed 22, including any remainder parcel.
- (2) Despite Section 8.9(c)(1), the number of parcels that may be created by subdivision in the R-5 zone may be increased to 50 if the conditions in Sections 8.9(c)(6) through (8) are met.
- (3) Density averaging is permitted, provided that the average density in any subdivision, excluding any remainder parcel, does not exceed one parcel per 1.6 hectares of gross land area.
- (4) The minimum parcel area for the purposes of s.946(4) of the *Local Government Act* is 25 hectares.
- (5) The minimum parcel area is 1 hectare.
- (6) In respect of each 4 parcels created in excess of 22, one of the parcels must be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, to be used for the purposes set out in Section 8.9(c)(10), and the costs of transfer including the Regional District's actual, reasonable legal costs must be paid by the subdivider.
- (7) Each parcel transferred to the regional district must be selected by the Regional District on the basis of the proposed plan of subdivision, being neither the most valuable nor the least valuable of the lots in the proposed subdivision.
- (8) Each parcel transferred to the regional district must be fully provided with hydro, cable and telephone service and highway frontage improvements to the standard provided in the rest of the subdivision, as well as a driveway to the property line, all as determined by an inspection of the parcel by the Regional District prior to the transfer. The subdivider must also provide to the Regional District proof of potable water and on-site sewage disposal capability, each as required by the local health authority or the subdivision approving officer. No parcel transferred to the Regional District may be a strata lot.
- (9) In the event that a particular subdivision creates a number of parcels producing a fraction of a parcel to be transferred under Section 8.9(c)(6), the subdivider must transfer a parcel in relation to the fraction, with the obligation to transfer parcels under this Section being adjusted upon subsequent subdivision so that the total number of parcels transferred to the Regional District under this Section does not exceed 7.
- (10) The parcels transferred to the Regional District under Section 8.9(c)(6) must be used for:
 - i. the provision of fire protection services, including the sale of one or more of the parcels and the deposit of the proceeds into the Sahtlam Fire Protection Service Area statutory reserve fund; or
 - ii. community park purposes, including the sale of one or more of the parcels and the deposit of the proceeds into an Electoral Area E or Electoral Area F community parks statutory reserve fund.

10.2 P-2 ZONE – RIVER CORRIDOR CONSERVATION

Subject to Compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in the P-2 Zone:

(a) Permitted Uses

The following uses, uses permitted under Section 4.4, and no others are permitted in a P-2 Zone:

- (1) public trails, nature interpretation;
- (2) natural preserve, ecological reserve, public park, greenbelt.

(b) Conditions of Use

For any parcel in a P-2 Zone:

- (1) no buildings or structures are permitted, except those which support permitted uses under Section 10.2(a);
- (2) nature interpretive signs are permitted.

(c) Minimum Parcel Size

Subject to Part 12, the minimum parcel size in the P-2 Zone is 10 hectares.

Public Records Full Property Report

Property Identification & Legal Description

Address: [DUNCAN BC](#)
Jurisdiction: Duncan Rural (765)
Roll No: 3587000
PID No: 009-845-119
Neighbourhood: Sahtlam
Assessment Area: 4
MHR No:
Legal Unique ID: A00000RAE5
Legal Description: [Section 7, Range 6, Sahtlam Land District, Except Plan EPP18482](#)

2021 Municipal Taxes

Gross Taxes: \$23,859

2021 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$3,782,000	\$0	\$3,782,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$3,782,000	\$0	\$3,782,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$3,782,000	\$0	\$3,782,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$3,782,000	\$0	\$3,782,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$3,782,000	\$0	\$3,782,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
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Other Property Information

Lot SqFt: 2,907,630	Lot Width:	
Lot Acres: 66.75	Lot Depth:	
Tenure: Crown-Granted	Actual Use: 2 Acres Or More (Vacant)	
School District: Cowichan Valley	Manual Class:	
Vacant Flag: Yes	Reg District: Cowichan Valley	
BC Transit Flag: No	Reg Hosp Dist: Cowichan Valley	
Farm No:	Mgd Forest No:	
DB Last Modified: 2021-03-22	Rec Last Modified: 2021-03-22	

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2020	\$2,105,000	\$13,302
2019	\$2,105,000	\$13,323
2018	\$2,069,000	\$13,785
2017	\$1,783,000	\$12,343
2016	\$1,855,000	\$13,963
2015	\$1,855,000	\$13,761
2014	\$1,630,000	\$11,860
2013	\$0	\$12,797
2012	\$0	\$16,544
2011	\$643,000	\$3,986
2010	\$625,000	\$3,806
2009	\$625,000	\$3,635
2008	\$656,000	\$3,633
2007	\$504,000	\$3,196

Public Records Full Property Report

Property Identification & Legal Description

Address: BC
Jurisdiction: Duncan Rural (765)
Roll No: 3604000
PID No: 009-849-581
Neighbourhood: Sahtlam
Assessment Area: 4
MHR No:
Legal Unique ID: A00000RAG6
Legal Description: Section 7, Range 7, Sahtlam Land District, (DD27868I) W 5 CHAINS OF S 20 CHAINS, OUTLINED IN RED

2021 Municipal Taxes

Gross Taxes: \$1,344

2021 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$228,000	\$0	\$228,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$228,000	\$0	\$228,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$228,000	\$0	\$228,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$228,000	\$0	\$228,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$228,000	\$0	\$228,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
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Other Property Information

Lot SqFt: 435,600	Lot Width:
Lot Acres: 10.00	Lot Depth:
Tenure: Crown-Granted	Actual Use: 2 Acres Or More (Vacant)
School District: Cowichan Valley	Manual Class:
Vacant Flag: Yes	Reg District: Cowichan Valley
BC Transit Flag: No	Reg Hosp Dist: Cowichan Valley
Farm No:	Mgd Forest No:
DB Last Modified: 2021-03-22	Rec Last Modified: 2021-03-22

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2020	\$199,000	\$1,258
2019	\$183,000	\$1,158
2018	\$150,000	\$999
2017	\$143,000	\$990
2016	\$129,000	\$971
2015	\$130,000	\$964
2014	\$131,000	\$953
2013	\$0	\$1,029
2012	\$150,000	\$993
2011	\$241,000	\$1,494
2010	\$235,000	\$1,431
2009	\$235,000	\$1,367
2008	\$246,000	\$1,363
2007	\$189,000	\$1,198

Public Records Full Property Report

Property Identification & Legal Description

Address: [APPALOOSA WAY DUNCAN BC](#)
Jurisdiction: Duncan Rural (765)
Roll No: 3603000
PID No: 009-849-637
Neighbourhood: Sahtlam
Assessment Area: 4
MHR No:
Legal Unique ID: A00000RAG5
Legal Description: [Parcel B, Section 7, Range 7, Sahtlam Land District, Except Plan EPP18482, \(DD86568I\) & EXC PL EPP26101 & EPP67975](#)

2021 Municipal Taxes

Gross Taxes: \$15,085

2021 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$2,559,000	\$0	\$2,559,000

	Gross Value:	Land	Improve	Total
	\$2,559,000		\$0	\$2,559,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$2,559,000	\$0	\$2,559,000

SCHOOL:

	Gross Value:	Land	Improve	Total
	\$2,559,000		\$0	\$2,559,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$2,559,000	\$0	\$2,559,000

BC TRANSIT:

	Gross Value:	Land	Improve	Total
	\$0		\$0	\$0
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
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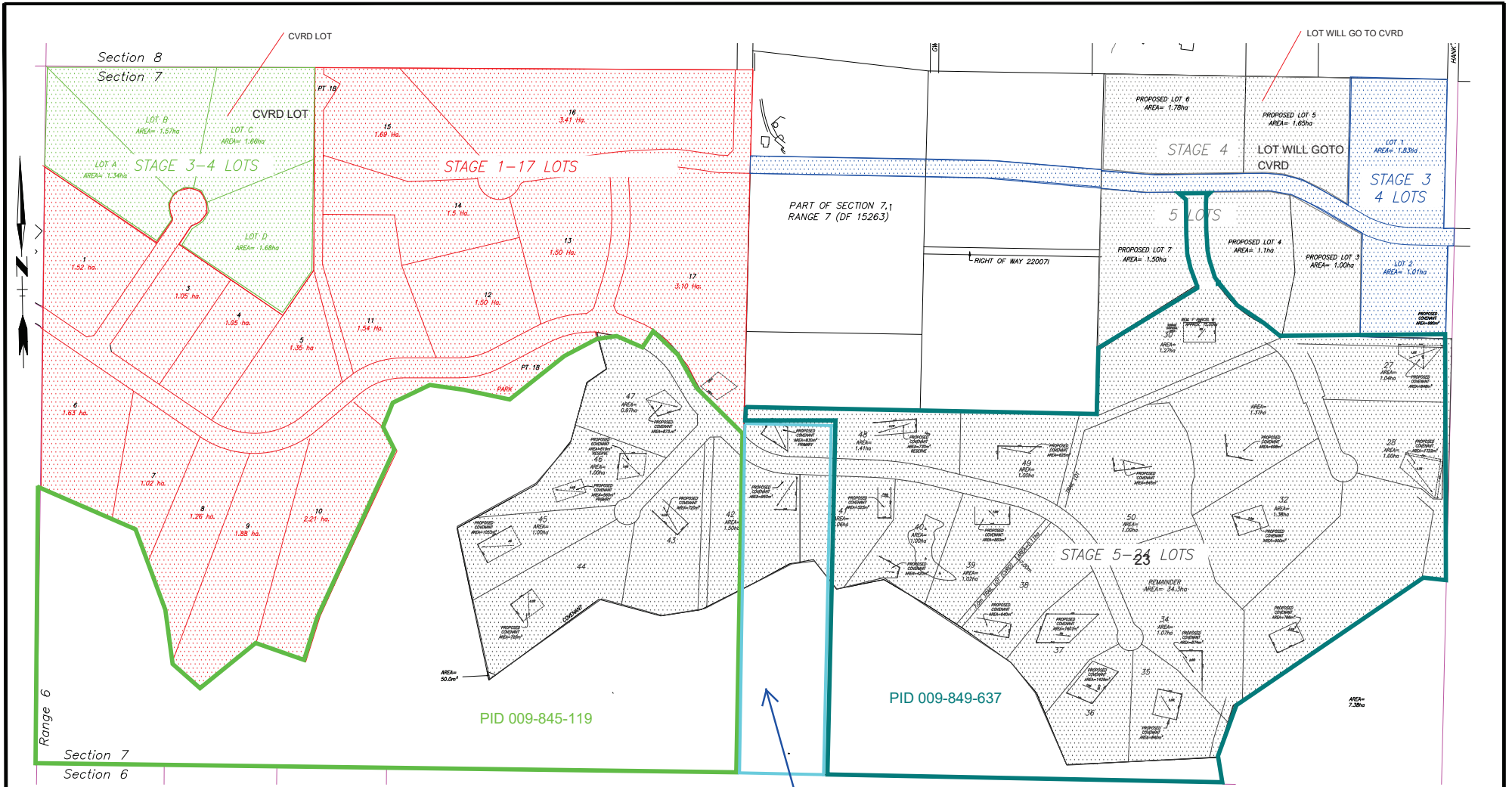
Other Property Information

Lot SqFt: 3,179,009	Lot Width:
Lot Acres: 72.98	Lot Depth:
Tenure: Crown-Granted	Actual Use: 2 Acres Or More (Vacant)
School District: Cowichan Valley	Manual Class:
Vacant Flag: Yes	Reg District: Cowichan Valley
BC Transit Flag: No	Reg Hosp Dist: Cowichan Valley
Farm No:	Mgd Forest No:
DB Last Modified: 2021-03-22	Rec Last Modified: 2021-03-22

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2020	\$1,936,000	\$12,234
2019	\$1,936,000	\$12,254
2018	\$1,936,000	\$12,899
2017	\$1,721,000	\$11,913
2016	\$1,635,000	\$12,307
2015	\$1,635,000	\$12,129
2014	\$0	\$10,084
2013	\$0	\$10,879
2012	\$0	\$9,926
2011	\$642,000	\$3,980
2010	\$625,000	\$3,806
2009	\$625,000	\$3,635
2008	\$655,000	\$3,628

Draft of Expired PLA



PID 009-845-119

PID 009-849-637

PID 009-849-581

LEGEND

	STAGE 1		STAGE 4
	STAGE 2		STAGE 5
	STAGE 3		

PLAN 1:2000



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SHEET TITLE:	PHASE PLAN	
COWICHAN ENGINEERING SERVICES LTD. 718 CANADA AVENUE DUNCAN, BC V9L 1V1 cowichanengineering@shaw.ca	DRAWN: CW	DATE: 16/01/25
	CHECKED: CW	FILE: 1046-C
	SCALE: 1:2000	DWG: 1046-C-PLA LAYOUT



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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