

Dan Johnson

Realtor®

*PEMBERTON
HOLMES*

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Information Package

For

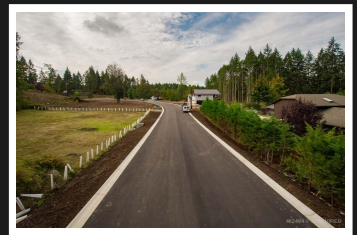
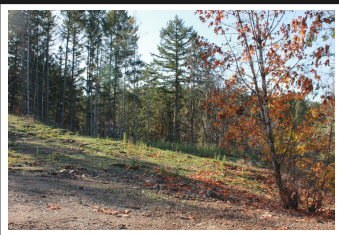
Lot 3 Wellburn Pl, Duncan



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BEAUTIFUL LOT IN WELLBURN PL!



Lot 3 Wellburn Place

WELCOME TO WELLBURN Place! 1.73 acres located in Duncan's premier development off the end of Calais Rd. Lots of ideal space for your new home and for a detached shop too! The lot offers 400 amp underground service, natural gas and municipal water. Build your dream home in a quiet, picturesque, upscale neighborhood within minutes of town. Building site has been cleared and is ready for construction. R1 zoning allows for secondary suites. Lots are now registered. If you live in Wellburn... you have arrived!



Priced at
\$385,900

Area	Z3 East Duncan	Age	
Bedrooms		Taxes	
Bathrooms		Tax Year	
Lot Size	1.73	MLS#	462484
Floor Space		Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

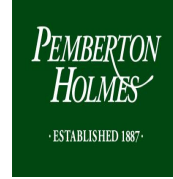
23 Queens Road
Duncan, V9L 2W1



This Listing Information has been provided to you by:

Pemberton Holmes LTD. (Dun)

23 Queens Road, Duncan
 Office Phone: (250) 746-8123
 Office Fax: (250) 746-8115



Dan Johnson
 (250) 709-4987
 wrkn4you@gmail.com
 DuncanBCRealEstate.ca

Address: Lot 3 Wellburn Place	Unit:	MLS@: 462484	Status: Active	List Price: \$385,900
Area: Zone 3- Duncan		Taxes:	For Year:	Sale Price: Sale Date:
Sub Area: Z3 East Duncan		Zoning: R1	PID#: 031-028-276	
City: DUNCAN		Zoning Type: Single Family	Tax Roll#:	
Type: Lots/Acreage		Zoning Jurisdiction: North Cowichan,		
Frontage:	Acres: 1.73	Elementary: Alex Aitken	Possession:	Title To Land: Freehold
Depth:	Sqft: 75,359	Middle: Quamichan	Title To Land: Freehold	
Strata Fee:	Lot Size: 1.73 acres	Secondary: Cowichan		
Property Type:				
Subdivision:				
Prospectus:				

Water: Municipal
Sewer: Septic - No

Legal: **Lot 3, Section 5, Range 7, Somenos District, EPP95212**

Site Influences: **Recreation Nearby, Quiet Area, Acreage, Hydro to Lot, Underground Services, Natural Gas to Lot**

Restrictions:

Mortgage:

WELCOME TO WELLBURN Place! 1.73 acres located in Duncan's premier development off the end of Calais Rd. Lots of ideal space for your new home and for a detached shop too! The lot offers 400 amp underground service, natural gas and municipal water. Build your dream home in a quiet, picturesque, upscale neighborhood within minutes of town. Building site has been cleared and is ready for construction. R1 zoning allows for secondary suites. Lots are now registered. If you live in Wellburn... you have arrived!

Listing Office: **Pemberton Holmes LTD. (Dun)**

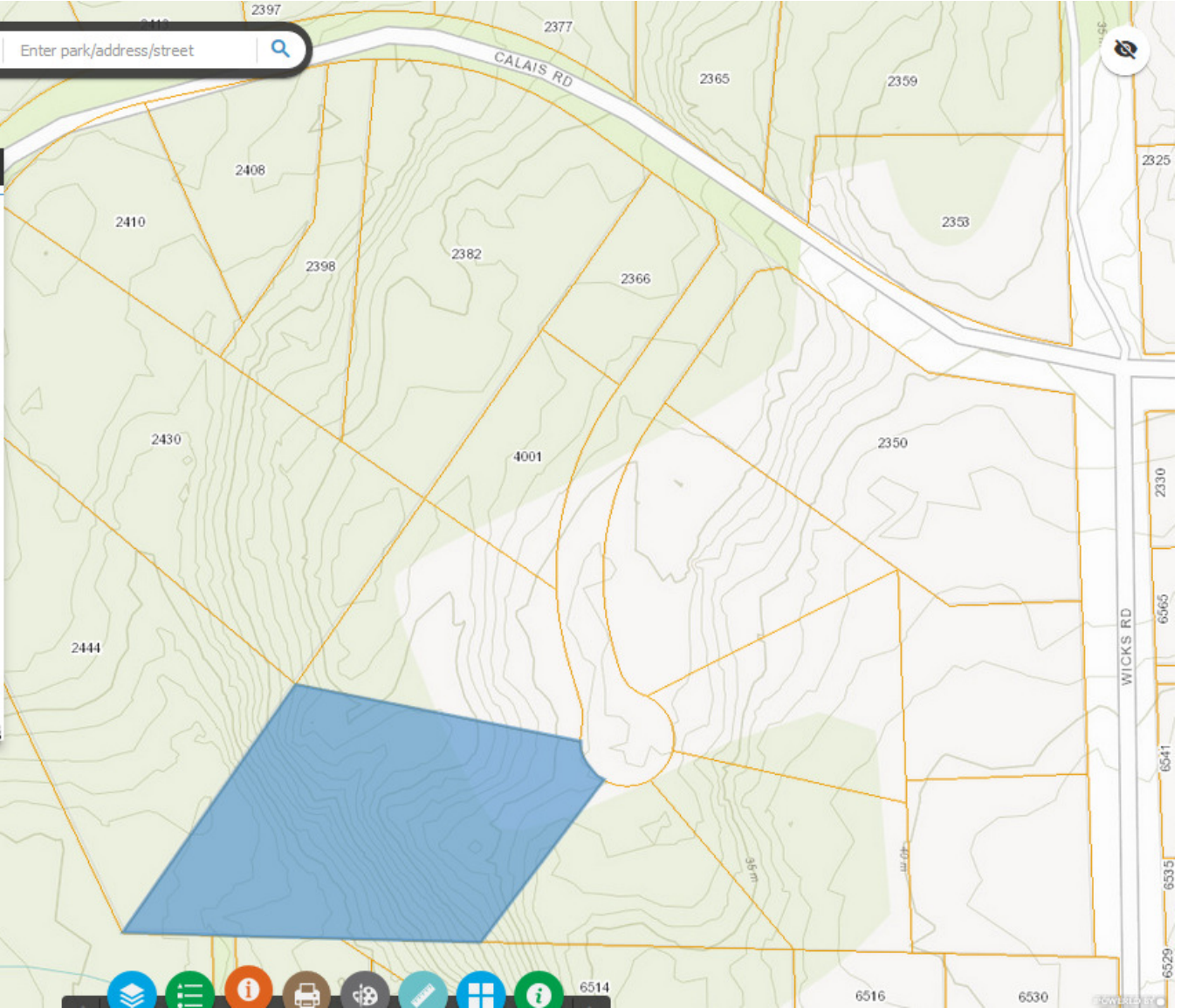


Identify - X

Identify Results

Results found: 3 Clear

House 1:
House 1:
Street Name: WELLBURN PLC
PID: 031-028-276
Folio:
Lot: 3
Plan: EPP95212
Non-Legal Description: L 3 PL
EPP95212
Approx. m2: 8,191.58
Approx Acre: 2.02
Approx Hectare: 0.82
Section: 5
Range: 7
Land District:
Zoning: R1
Split Zoned: NA



Residential Rural Zone (R1)

Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw)
 - Two-Family Dwelling [BL3302, BL3367, BL3754]

Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m² (18,029 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted on lots 0.81 ha (two acres), or larger, subject to the Temporary Mobile Home Permit Bylaw.
 - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
 - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID: 006-038-000). [BL3642]
 - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]
 - (f) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6343 Wicks Road (PID: 003-145-603). [BL3731]
 - (g) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 10097 Chemainus Road (PID: 018-858-651). [BL3732, BL3754]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')

- (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 3.0 m (9.84')
- (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 R1 zone are as follows:
 - (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

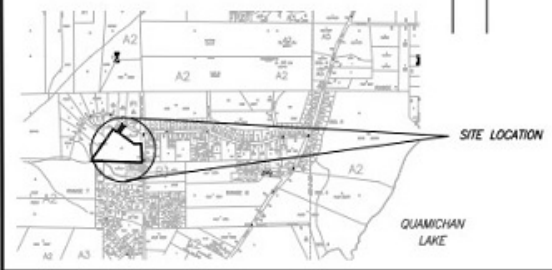
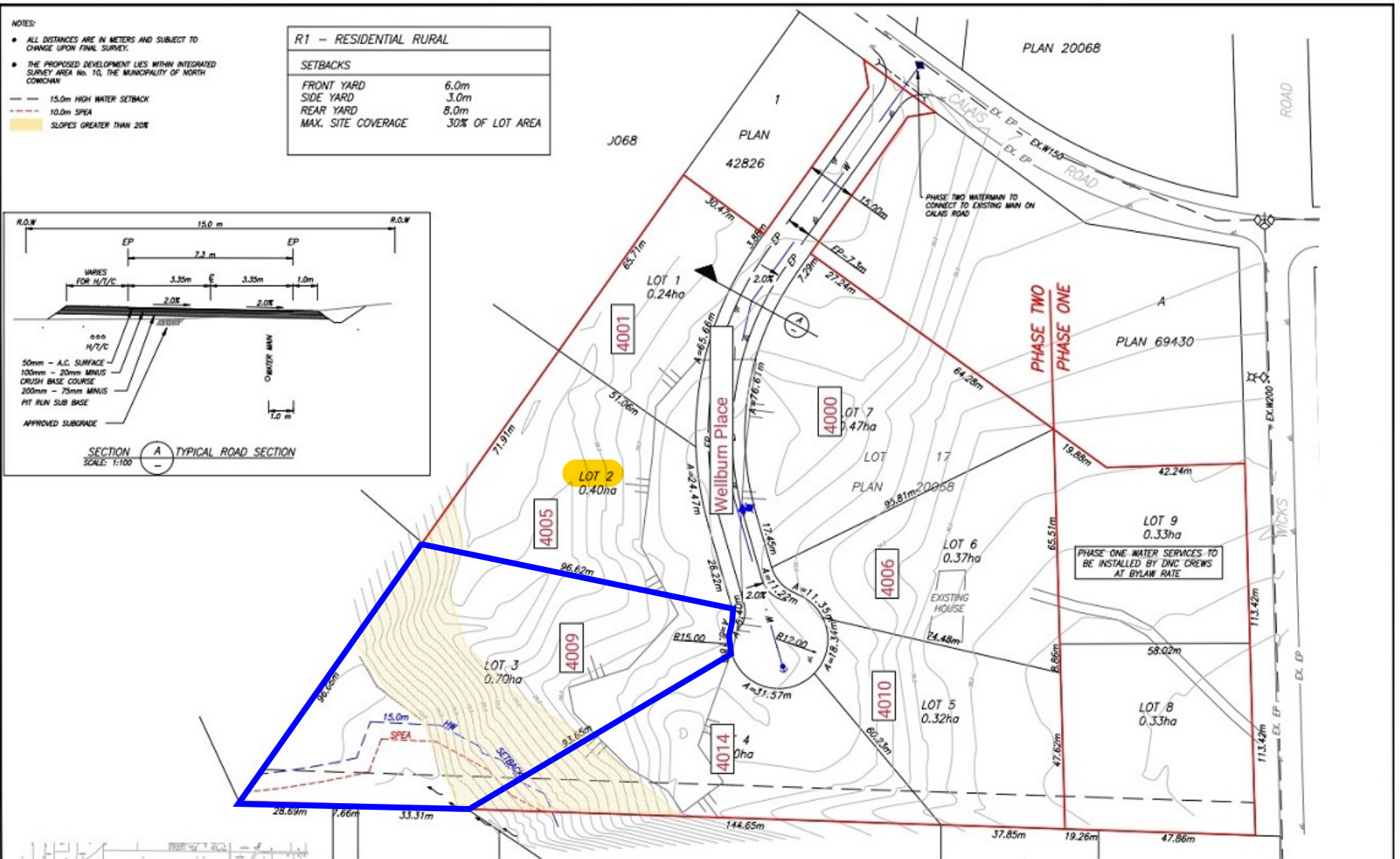
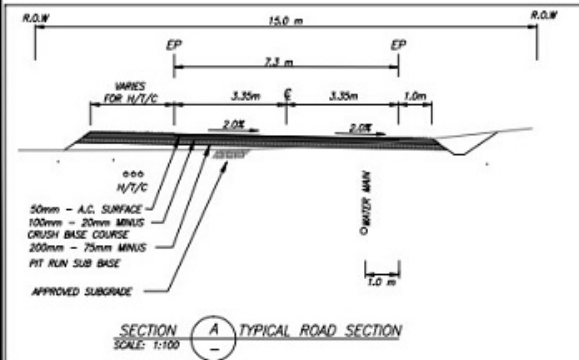
Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
 - (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) Agriculture use shall be subject to "Animal Control Bylaw, 1995", No. 2856.
 - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only,
 - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
 - (g) 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]
 - (h) [Repealed. BL3367]

- NOTES:
- ALL DISTANCES ARE IN METERS AND SUBJECT TO CHANGE UPON FINAL SURVEY.
 - THE PROPOSED DEVELOPMENT LIES WITHIN INTEGRATED SURVEY AREA No. 10, THE MUNICIPALITY OF NORTH COCKSHAW

- 15.0m HIGH WATER SETBACK
- - - 10.0m SPEA
- SLOPES GREATER THAN 20%

R1 - RESIDENTIAL RURAL	
SETBACKS	
FRONT YARD	6.0m
SIDE YARD	3.0m
REAR YARD	8.0m
MAX. SITE COVERAGE	30% OF LOT AREA



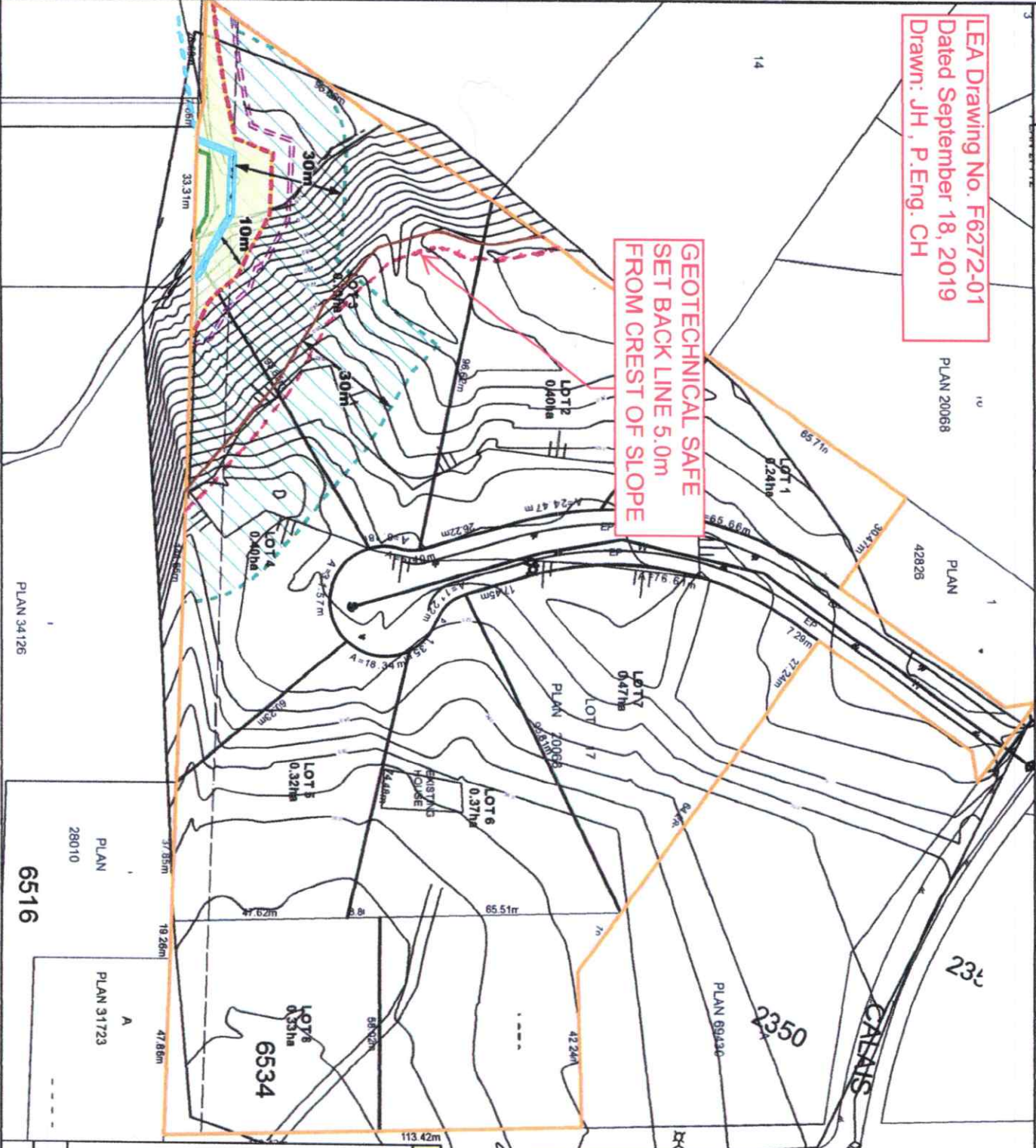
CLIENT:	6534 WICKS ROAD		
SHEET TITLE:	PLAN TO ACCOMPANY THE PLA SUBMISSION FOR LOT 17 SECTION 5, RANGE 7, SOMENOS DISTRICT PLAN 20068, EXCEPT PARTS IN PLANS 42826 & VIP69430		
	CONCEAUX ENGINEERING SERVICES LTD.	DRAWN: SB	DATE: 2018/05/30
	5885 HORNBOSS ROAD SOMENOS RD V1L 5V1 BELL TR 148	CHECKED: CF	FILE: 1320-C
		SCALE: 1:750	REV: A



PROJECT: Riparian Areas Regulation Assessment: 6534 Wicks Road	LOCATION: Duncan, BC	CLIENT: Radcliffe Construction Ltd.	DOSSIER: 18.0127
ASSESSED BY: Tyrstan Willmott, B.Sc., A.Sc.T.	MAP SCALE: 1:1,500	MAPPING DATE: June 11, 2018	DRAWN BY: Jessica Yellowlees
FIELD VISIT: May 10, 2018			

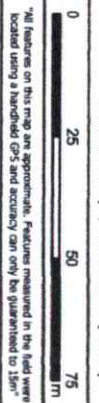
LEA Drawing No. F6272-01
 Dated September 18, 2019
 Drawn: JH, P.Eng. CH

**GEOTECHNICAL SAFE
 SET BACK LINE 5.0m
 FROM CREST OF SLOPE**



LEGEND

- Property Boundary
 - Parcel Boundary
 - High Water Mark (HWM)
 - Top-of-bank
 - Riparian Assessment Area
 - Maximum SPEA (10m)
 - MNC No Build Setback (15m)
- Zones of Sensitivity**
- Shade (5.7m)
 - Large Woody Debris (10m)
 - Insect Drop / Litterfall (10m)



All features on this map are approximate. Features measured in the field were located using a hand-held GPS and accuracy can only be guaranteed to 15m

TITLE SEARCH PRINT

2020-02-18, 10:28:49

File Reference:

Requestor: Dan Johnson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA7974704 LB565172
Application Received	2020-01-10
Application Entered	2020-02-13
Registered Owner in Fee Simple Registered Owner/Mailing Address:	TRENT RADCLIFFE CONSTRUCTION LTD., INC.NO. BC1041081 PO BOX 427 DUNCAN, BC V9L 3X8
Taxation Authority	North Cowichan, The Corporation of the District of
Description of Land Parcel Identifier: Legal Description:	031-028-276 LOT 3 SECTION 5 RANGE 7 SOMENOS DISTRICT PLAN EPP95212
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registered Owner: Remarks:	EXCEPTIONS AND RESERVATIONS M76300 ESQUIMALT AND NANAIMO RAILWAY COMPANY INTER ALIA A.F.B. 9.693.7434A; 48759G; SECTION 172(3); FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM ESQUIMALT AND NANAIMO RAILWAY COMPANY

TITLE SEARCH PRINT

2020-02-18, 10:28:49

File Reference:

Requestor: Dan Johnson

Nature: EASEMENT
Registration Number: 248883G
Registration Date and Time: 1960-12-15 14:31
Remarks: INTER ALIA
PART APPURTENANT TO FRACTIONAL WEST 1/2 OF SECTION 5, RANGE 7, SOUTHERLY 33 FEET

Nature: MORTGAGE
Registration Number: CA6766051
Registration Date and Time: 2018-04-30 10:06
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI-156
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6766052
Registration Date and Time: 2018-04-30 10:06
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI-156
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA7087954
Registration Date and Time: 2018-09-26 11:27
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA7087955
Registration Date and Time: 2018-09-26 11:27
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA7974710
Registration Date and Time: 2020-01-10 16:10
Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
Remarks: INTER ALIA
PART IN PLAN EPP95213

Nature: PRIORITY AGREEMENT
Registration Number: CA7974711
Registration Date and Time: 2020-01-10 16:10
Remarks: INTER ALIA
GRANTING CA7974710 PRIORITY OVER CA6766051

TITLE SEARCH PRINT

2020-02-18, 10:28:49

File Reference:

Requestor: Dan Johnson

Nature: PRIORITY AGREEMENT
 Registration Number: CA7974712
 Registration Date and Time: 2020-01-10 16:10
 Remarks: INTER ALIA
 GRANTING CA7974710 PRIORITY OVER CA6766052

Nature: COVENANT
 Registration Number: CA7974713
 Registration Date and Time: 2020-01-10 16:10
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 Remarks: INTER ALIA
 PART IN PLAN EPP95213

Nature: PRIORITY AGREEMENT
 Registration Number: CA7974714
 Registration Date and Time: 2020-01-10 16:10
 Remarks: INTER ALIA
 GRANTING CA7974713 PRIORITY OVER CA6766051

Nature: PRIORITY AGREEMENT
 Registration Number: CA7974715
 Registration Date and Time: 2020-01-10 16:10
 Remarks: INTER ALIA
 GRANTING CA7974713 PRIORITY OVER CA6766052

Nature: COVENANT
 Registration Number: CA7974716
 Registration Date and Time: 2020-01-10 16:10
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 Remarks: INTER ALIA
 PART IN PLAN EPP95213

Nature: PRIORITY AGREEMENT
 Registration Number: CA7974717
 Registration Date and Time: 2020-01-10 16:10
 Remarks: INTER ALIA
 GRANTING CA7974716 PRIORITY OVER CA6766051

Nature: PRIORITY AGREEMENT
 Registration Number: CA7974718
 Registration Date and Time: 2020-01-10 16:10
 Remarks: INTER ALIA
 GRANTING CA7974716 PRIORITY OVER CA6766052

Duplicate Infeasible Title NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference:

2020-02-18, 10:28:49

Requestor: Dan Johnson

Transfers

NONE

Pending Applications

NONE

PARCEL IDENTIFIER (PID): 031-028-276

SHORT LEGAL DESCRIPTION:S/EPP95212/////3

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 3 SECTION 5 RANGE 7 SOMENOS DISTRICT PLAN EPP95212

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN EPP95212

COVENANT PLAN EPP95213

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



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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.

Dan Johnson, Realtor® - Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca