



Information Package For
5893 Deuchars Dr, Duncan



Property One Page Resi Client More Photos

5893 Deuchars Dr Duncan BC V9L 1L5 MLS® No: **889787** **\$629,000** **Active**



MLS® No: **889787** List Price: **\$629,000**
 Status: **Active** Orig Price: **\$629,000**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

	Lower	Main	Second	Third	Other
Fin SqFt	1,011	1,060			
Bedrooms	2	2			
Bathrooms	1	1			
Kitchens		1			

EASY INCOME POTENTIAL. Single family 4 bedroom, 2 bathroom home on a .24 acre lot which has already been rezoned from an R3 to a Residential Two-Family Detached Zone (R3-CH). The home has already had the infrastructure updates with a new roof, new windows, a Heat Pump, new 200 AMP panel, new gutters and a newer hot water tank. This property is in a family friendly neighbourhood. With Duncan's low vacancy rates this property will allow for many tenant opportunities. There is a community park and a wooded play area nearby; it is within a five minute walk to the Cowichan Valley Trail. This home is available for immediate possession upon completion. Call your Realty today as it won't last long at this price.

Interior

Beds: 4	Baths: 2	Kitchens: 1	Fireplaces: 2	Storeys:
FinSqFt Total: 2,071	UnFin SqFt: 481	SqFt Total: 2,552	Basement: Yes	Add Accom: Potential
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 4	Laundry: In House
Layout: Split Entry		Appl Incl: F/S/W/D		
Heating: Electric, Heat Recovery		Cooling: HVAC		
Intr Ftrs: Ceiling Fan(s), Dining/Living Combo				

Exterior/Building

Built (Est): 1971	Front Faces: Northeast	Stores: Bldg Warranty:
Construction: Brick, Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco	Foundation: Poured Concrete	Roof: Asphalt Shingle
Lgl NC Use:	Access: Road: Paved	Bldg Style:
Exterior Ftrs: Balcony/Patio, Fencing: Partial, Garden, See Remarks		

Lot

Lot SqFt: 10,553	Lot Acres: 0.24	Dimensions: 61x73	Shape:
Park Type: Driveway, Carport, RV Access/Parking	Park Spcs: 3	View: Mountain(s)	Waterfront: Water: Municipal
Carpport Spcs: 1	Garage Spcs: 0	Services: Cable Connected, Compost, Electricity Connected, Garbage	
Sewer: Sewer Connected Restrictions:			
Lot Ftrs: Family-Oriented Neighbourhood, Level, Private, Recreation Nearby			

Legal/Public Records

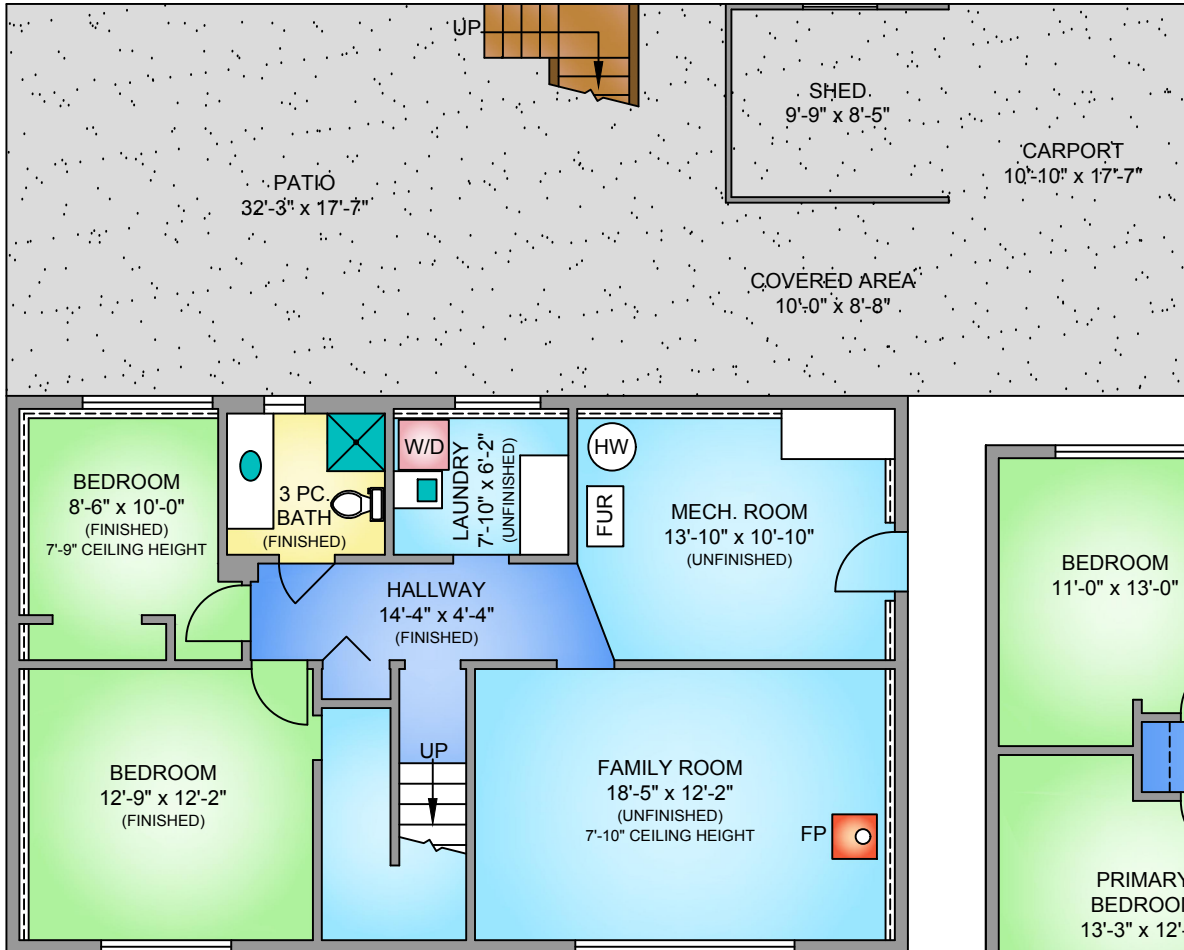
Assessed: \$391,000	Assess Yr: 2021	Taxes: \$3,145	Tax Year: 2021
PID: 001-303-104	Roll No: 1321000	Zoning: R3-CH	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: LT 2 SEC 18 & 19 RGE 4 QUAMICHAN DIST PL 10817			

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

LOWER FLOOR

530 SQ. FT.

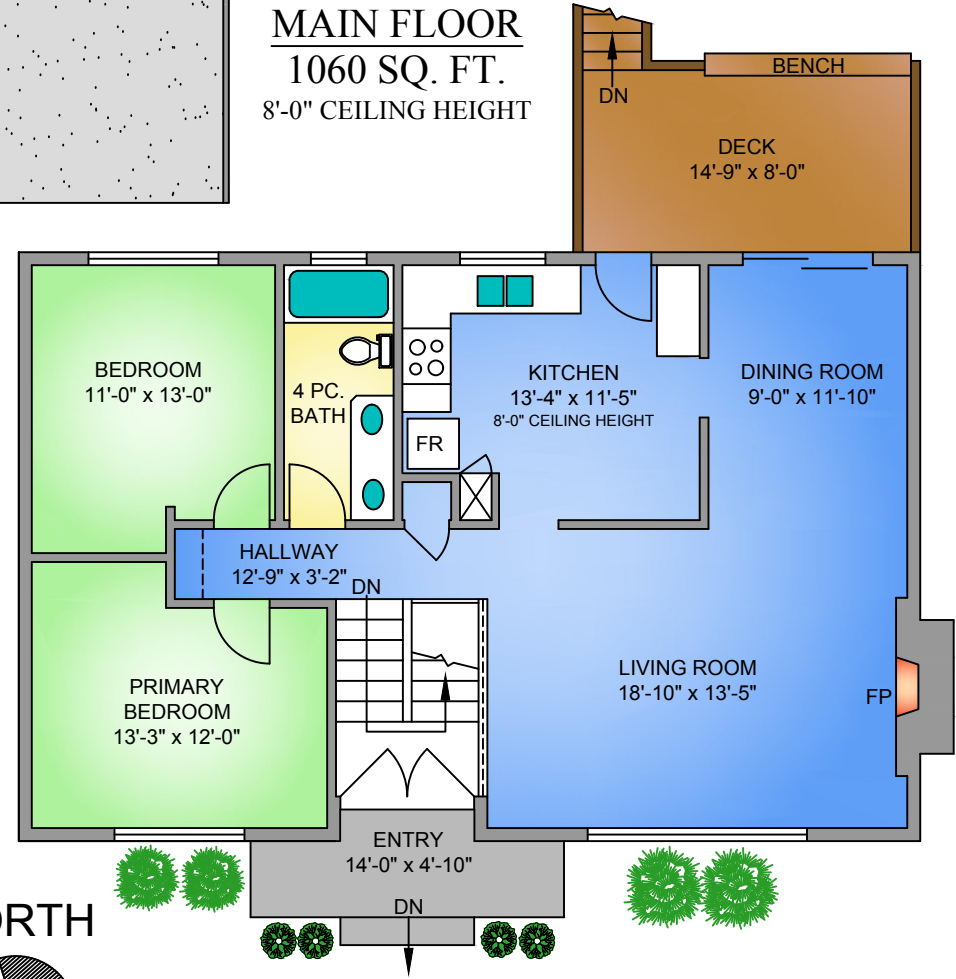
7'-9" - 7'-10" CEILING HEIGHT



MAIN FLOOR

1060 SQ. FT.

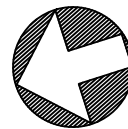
8'-0" CEILING HEIGHT

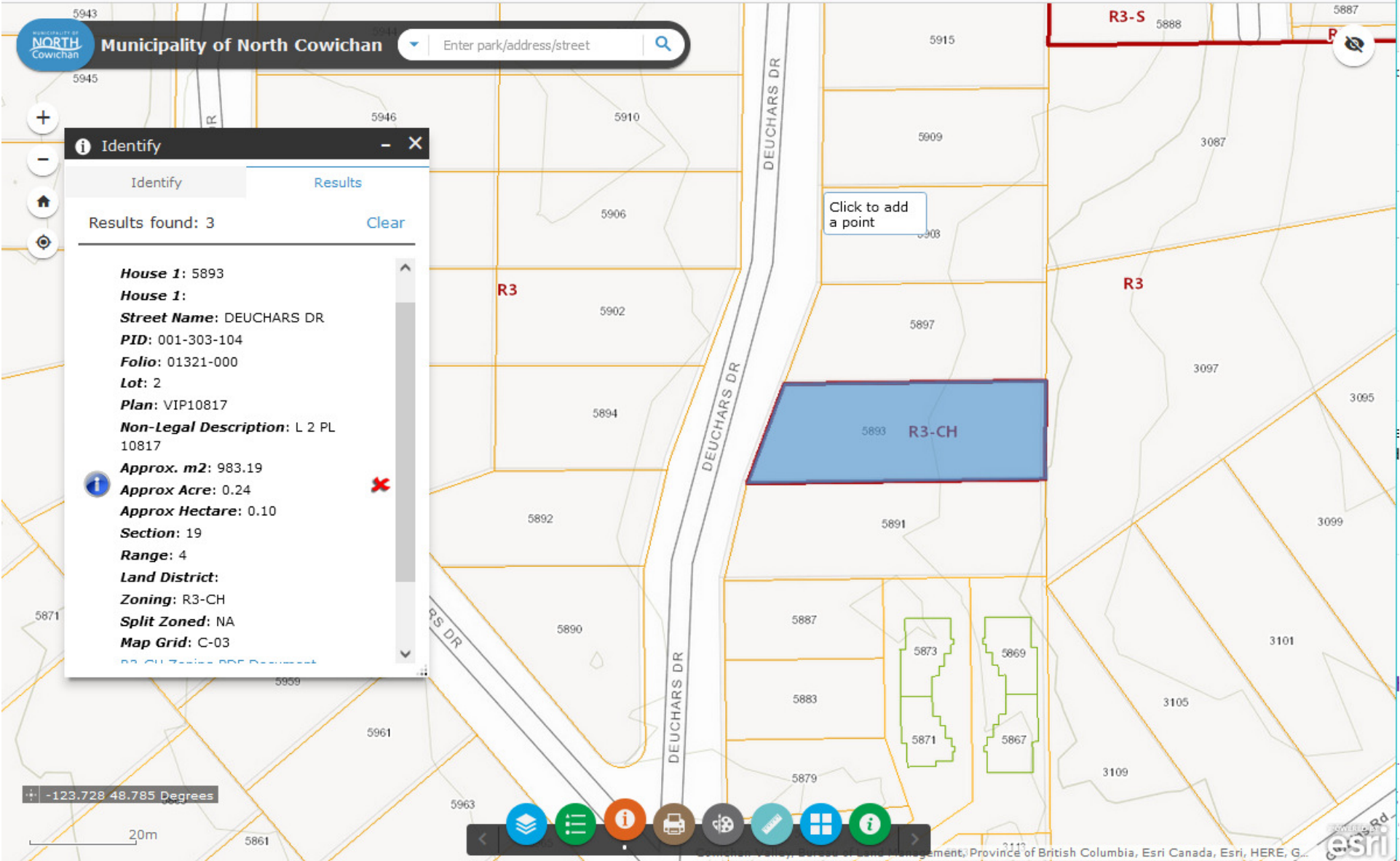


5893 DEUCHARS DRIVE
OCTOBER 5, 2021
PREPARED FOR THE EXCLUSIVE USE OF LYNNE WILSON.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	CARPORT	DECK / PATIO
MAIN	1060	1060	-	-	118
LOWER	1011	530	481	190	490
TOTAL	2071	1590	481	190	608

NORTH





Identify [Close]

Identify Results

Results found: 3 Clear

House 1: 5893
House 1:
Street Name: DEUCHARS DR
PID: 001-303-104
Folio: 01321-000
Lot: 2
Plan: VIP10817
Non-Legal Description: L 2 PL 10817
Approx. m2: 983.19
Approx Acre: 0.24
Approx Hectare: 0.10
Section: 19
Range: 4
Land District:
Zoning: R3-CH
Split Zoned: NA
Map Grid: C-03
[R3-CH Zoning PDF Document](#)

Click to add a point





The Corporation of the District of North Cowichan
Zoning Amendment Bylaw (No. 3 - Deuchars Drive), 2016

Bylaw 3615

The Council of The Corporation of The District of North Cowichan enacts as follows:

- 1 Schedule "C" of "Zoning Bylaw 1997", No. 2950, is amended by reclassifying from Residential One and Two Family Zone (R3) to Residential Two-Family Detached Zone (R3-CH), 5893 Deuchars Drive (PID: 001-303-104), shown as "Subject Property" and outlined in bold on the Schedule attached to and forming part of this bylaw.***

READ a first time on April 6, 2016
READ a second time on April 6, 2016
CONSIDERED at a Public Hearing on May 4, 2016
READ a third time on May 4, 2016
ADOPTED on May 4, 2016


CORPORATE OFFICER


PRESIDING MEMBER

Residential Two-Family Detached Zone (R3-CH) [BL3333]

Permitted Uses

- 58.2 (1) The permitted uses for the R3-CH zone are as follows:
- Accessory Dwelling Unit, Coach House
 - Accessory Dwelling Unit, Garden Suite
 - Assisted Living
 - Community Care Facility
 - Limited Home-Based Business
 - Single-Family Dwelling
 - Supportive Housing

Minimum Lot Size (See Figure 1 below)

- (2) The minimum permitted lot size for the R3-CH zone is as follows:
- (a) with public lane access, 500 m² (5,381.96 sq. ft.)
 - (b) without public lane access, 625 m² (6,727.44 sq. ft.)
 - (c) without public lane access, with common driveway shared with abutting lot, 560 m² (6,027.79 sq. ft.)

Maximum Lot Size

- (3) The maximum permitted lot size, for a subdivision of 3 lots or more, for the R3-CH zone is 750 m² (8,072.93 sq. ft.).

Minimum Frontage (See Figure 1 below)

- (4) The minimum permitted frontage for the R3-CH zone is as follows:
- (a) with public lane access, 13.5 m (44.30')
 - (b) without public lane access, 16.5 m (54.13')
 - (c) without public lane access, with common driveway shared with abutting lot, 15.0 m (49.21')

Density

- (5) The permitted density for the R3-CH zone is as follows:
- (a) The number of dwelling units must not exceed two;
 - (b) The number of residential units per building must not exceed one;
 - (c) The maximum permitted floor space ratio must not exceed
 - (i) 0.4:1 for one dwelling unit; or
 - (ii) 0.65:1 for two dwelling units;
 - (d) The size of the accessory dwelling must not be
 - (i) smaller than 37 m² (398.26 sq. ft.); or
 - (ii) larger than 85m² (914.93 sq. ft.) or 40% of the gross floor area of the principal dwelling unit, whichever is less. [BL3457]

Maximum Lot Coverage

- (6) The maximum permitted lot coverage for the R3-CH zone is 40%.

Minimum Useable Exterior Amenity Space

- (7) The useable exterior at-grade amenity space for the accessory dwelling unit must not be less than 40 m² (430.56 sq. ft.).

Minimum Setbacks

- (8) The minimum permitted setbacks for the R3-CH zone are as follows:
- (a) Principal Buildings (for any portion of the building under 4.0 m in height) (see Figure 1)

- Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')
 - Yard, Side (one side when no lane access exists for accessory building, 5.0 m (16.40')
 - Yard, Side (when common driveway shared with abutting lot or adjacent to a public lane or public street, 3.0 m (9.84')
 - Yard, Rear, 16.5 m (54.13')
 - (b) Principal Buildings (for any portion of the building over 4.0 m (13.12') in height)
 - (see Figures 1 and 3)
 - Yard, Front, 7.0 m (22.96')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Side (when no lane access exists for accessory building, 6.0m (19.68')
 - Yard, Side (when common driveway shared with abutting lot or adjacent to a public lane or public street), 3.0 m (9.84')
 - Yard, Rear, 16.5 m (54.13')
 - (c) Accessory Dwelling Unit (excluding fences), ground floor (see Figure 2)
 - Yard, Front, 7.0 m (22.97') past the rear face of the principal building
 - Yard, Side, 2.0 m (6.56')
 - Yard, Rear, 2.0 m (6.56')
 - (d) Accessory Dwelling Unit, second floor (see Figure 1)
 - Yard, Front, 7.0 m (22.97') past the rear face of the principal building
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 2.0 m (6.56')
- (9) Alternative minimum permitted setbacks for the R3-CH zone (see Figure 4) are as follows (see special requirements, section 58.2 (13):
- (a) Principal Building
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side (one side), 0.0 m
 - Yard, Side (one side), 5.0 m (16.40')
 - Yard, Rear, 16.5 m (54.13')
 - (b) Accessory Dwelling Unit (excluding fences)
 - Yard, Front, 7.0 m (22.97') past the rear face of the principal building)
 - Yard, Side (one side), 0.0 m
 - Yard, Side (one side), 5.0 m (16.40')
 - Yard, Rear, 2.0 m (6.56')
- (10) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 6.0 m (19.69').

Maximum Building Height

- (11) The maximum permitted building heights for the R3-CH zone are as follows (see Figure 3):
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building with Coach House over parking garage, 7.5 m (24.61')
 - (c) Accessory Dwelling Unit, Garden Suite, 5.0 m (16.40')
 - (d) Accessory Building with no Coach House, 5.0 m (16.40')

Maximum Eave line Height

- (12) The maximum permitted eave line height, for all eave lines, is:
 - (a) Principal Building, 7.0 m (22.96')
 - (b) Accessory Building with Coach House, 5.5 m (18.04')
 - (c) Accessory Building with Garden Suite, 3.0 m (9.84')

Conditions of Use

- (13) The conditions of use for the R3-CH zone are as follows:
 - (a) The setbacks under subsection (9) require that each lot on the plan of subdivision must
 - (i) be developed with the side yards oriented consistently with each other (see Figure 4), and
 - (ii) have an easement on title allowing the abutting owner the right of access for maintenance purposes.
 - (b) In an accessory building with a dwelling unit, the outdoor, at-grade useable amenity space must be immediately adjacent to and accessible from the entry of the dwelling unit.
 - (c) Despite sections 33, 35 and 58.2 (8) and 58.2 (9), the following projections of a principal building are allowed into the yard, front:
 - (i) decks and porches where the top of the deck floor is no more than 1.5 m (4.92') above existing grade;
 - (ii) decks and porches that project no more than 2.0 m (6.56') into the front yard; and
 - (iii) decks on the second storey that project no more than 2.0 m (6.56') into the front yard.
 - (d) 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 the principal building only
 - (e) No fences are permitted over:
 - (i) 1.2 m (3.94') in height in the required yard, front or yard, rear;
 - (ii) 1.8 m (5.91') in height in the required yard, side; or
 - (f) Despite section 5, the gross floor area for the purpose of the R3-CH zone does not include decks or porches where walls and glazing do not exist.
 - (g) Driveway access must be shared by both the principal building and accessory building.
 - (h) If a lane exists, all site parking must be accessed from the lane and not from the street.
 - (i) Individual driveway widths, where lane access is not available, must not exceed 3.0 m (9.84') of the lot frontage from the front property line to the public road.

Figure 1

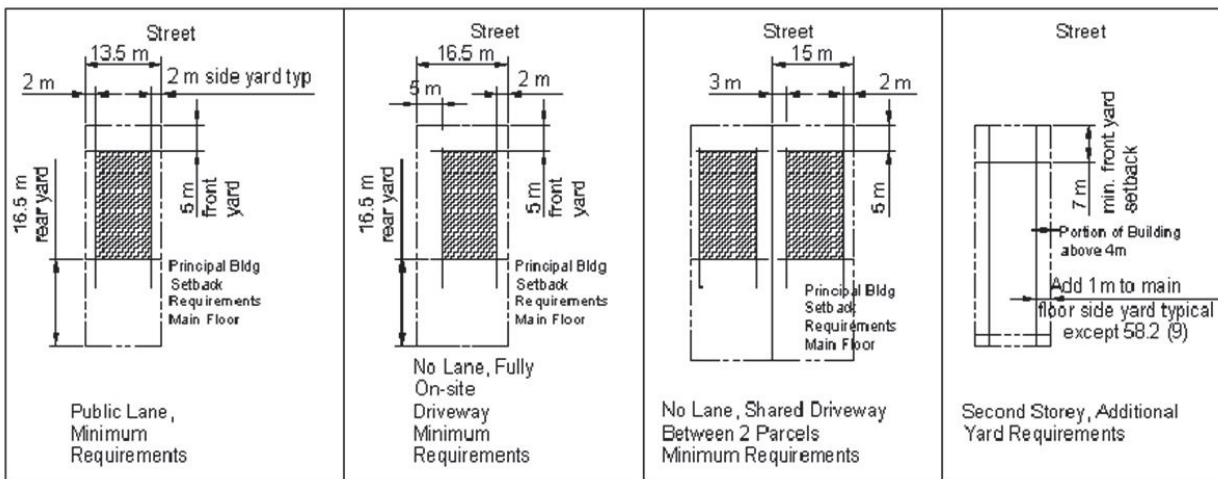


Figure 2

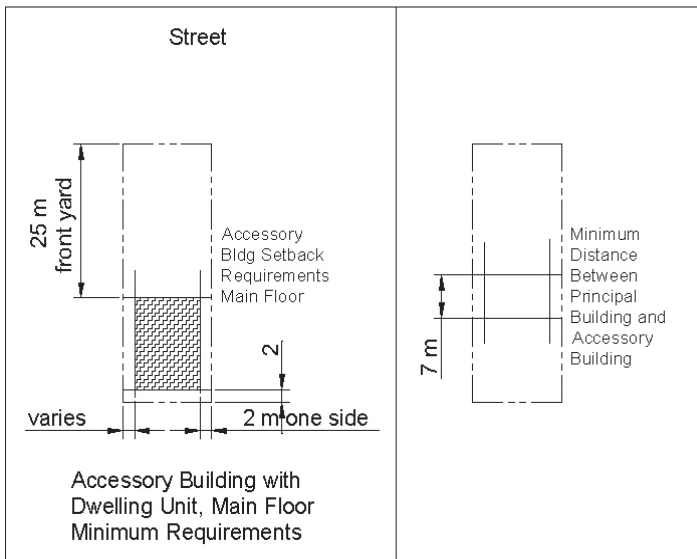


Figure 3

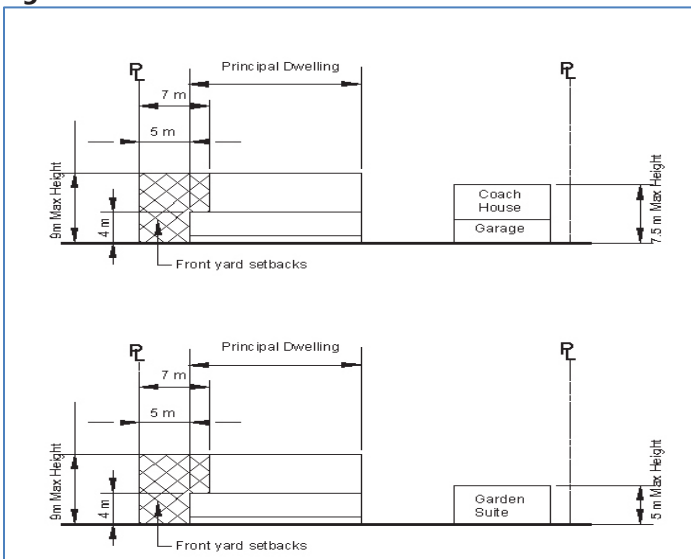
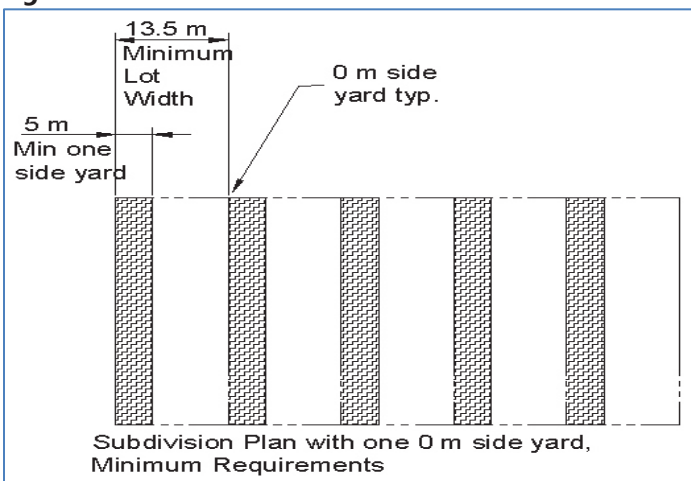


Figure 4



PLAN

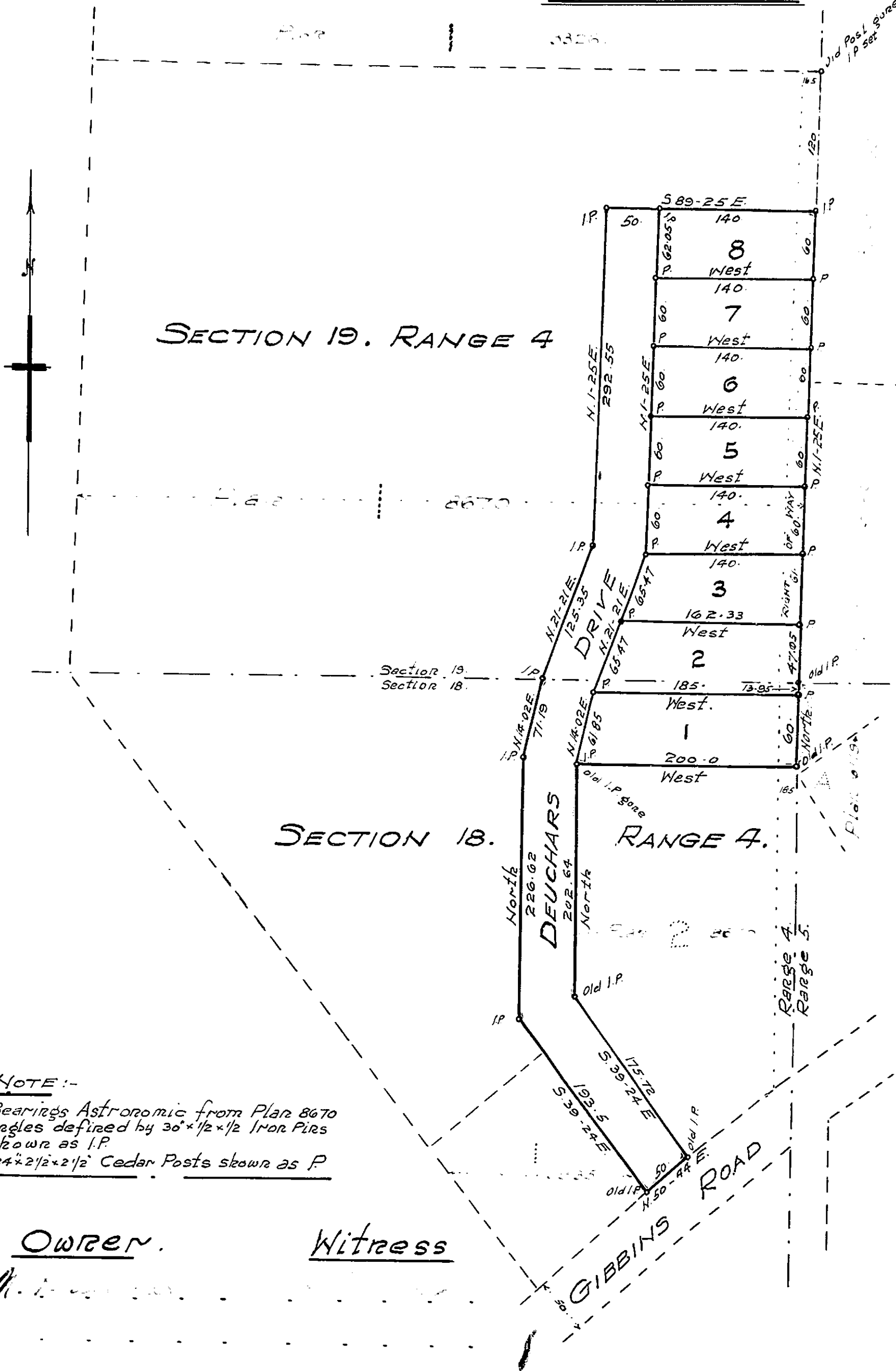
Plan 10817.

— OF SUBDIVISION OF
 — PART OF LOT 1 - PLAN 8670
 — PART OF SECTIONS 18 AND 19 - RANGE 4.
 — QUAMICHAN DISTRICT

Deposited in the Land
 Registry at Victoria B.C.
 this 29th
 day of December 1955

Scale :- 100 Feet = 1 inch

[Signature]
 Deputy Registrar
 236410
 NSL



NOTE:-
 Bearings Astronomic from Plan 8670
 Angles defined by 30° x 1/2 x 1/2 Iron Piers
 shown as I.P.
 24 x 2 1/2 x 2 1/2 Cedar Posts shown as P.

Owner. Witness

.....

APPROVED UNDER THE "LAND REGISTRY ACT."
 The Corporation of the District of North Cowichan
 November 25/55.
[Signature]
 Approving Officer.

I, Joler Bertram Green of Durcar B.C. British Columbia Land
 Surveyor make oath and say that I was present at and did personally
 superintend the Survey represented by this Plan and that the Survey
 and Plan are correct. The said Survey was completed on the 31st day
 of October 1955
 Sworn before me this
 31st day of October 1955
[Signature]
 Notary Public in and for the
 Province of British Columbia
[Signature]
 B.C.L.S.

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.

