

Dan Johnson

Realtor®

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HOLMES*

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Information Package

For

4001 Wellburn Pl, Duncan

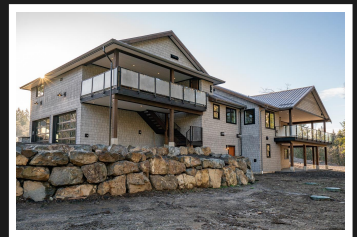
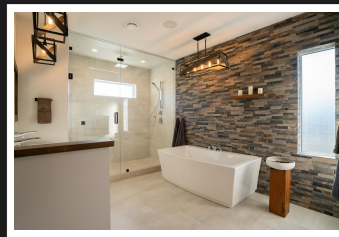
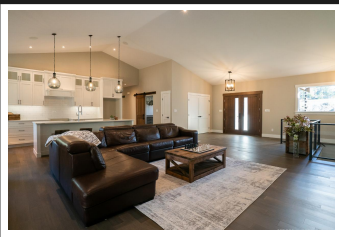


PEMBERTON
HOLMES

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GORGEOUS EXECUTIVE HOME!



4001 Wellburn Place

WANT IT ALL? You got it! This solidly built, well planned out 5200 sqft home on over 1/2 acre (with an awesome legal 1 bed + den suite) offers unparalleled craftsmanship and exceptional amenities with loads of unexpected extras and is located in Duncan's premier Wellburn development off of Calais Rd. The home is built like the rock of Gibraltar and features a metal roof, huge exterior fir beams with bases wrapped in rock, floor to ceiling stone fireplace, vaulted ceilings, quartz counters throughout, shaker style cabinetry, wood floors, walk in steam shower and 1400 sqft of covered decks. Please ask for extensive features list. The home is heated with natural gas, there is an unprecedented 400amp service, underground services, and municipal water. Located in one of the most desirable areas of Duncan and yet only 5 mins to town. This truly is a stunning home and location that must be seen to be appreciated. If you live on Wellburn place... you have certainly arrived!

Priced at
\$1,395,000

Area	Z3 East Duncan	Age	2020
Bedrooms	5	Taxes	
Bathrooms	4	Tax Year	
Lot Size	0.59	MLS#	465331
Floor Space	5222	Parking	3 Covered



DAN JOHNSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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

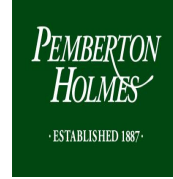
23 Queens Road
Duncan, V9L 2W1



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

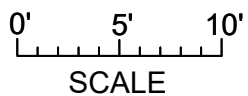
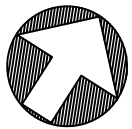
Address: 4001 Wellburn Place		Unit:	MLS@: 465331	Status: Active	List Price: \$1,395,000
Area: Zone 3- Duncan			Taxes:	For Year:	Sale Price:
Sub Area: Z3 East Duncan		City: Duncan	PID#: 031-028-250	Zoning: Single Family	Sale Date:
Type: Single Family		Cross St.: Calais Rd	Tax Roll#:	Z. Type: R1	Possession:
			Zone Jurisdiction: North Cowichan,		Title To Land: Freehold
Style: M Lev Ent w/Bsmt	Year Built: 2020	Exterior: Vinyl			
Sub/Complex: Wellburn Place		Roof: Metal			
Bedrooms: 5	Frontage:	Insulation: Walls:Yes Ceil:Yes			
Bathrooms: 4	Depth:	Construction: Frame			
Ensuite: 1	Sqft: 25,831	Flooring: Wall to Wall Carpet, Ceramic Tile,			
Age: 0	Acres: 0.59	Foundation: Yes			
Basement: Full		# Fireplaces: 3			
Bsmt Dev: Fully Finished		Fireplace Types: Electric			
Fuel: Natural Gas		Parking Access:		Elementary: Alex Aitken	
Heating: Forced Air		Parking Spaces: 3		Middle: Quamichan	
Aircondition:		Parking: Carport - Single, Garage - Double		Secondary: Cowichan	
Water: Municipal	Sewer: Septic - Yes	Outdoor Area:			
Room Sizes rounded to nearest ft		Stores:	Levels of Suite:	Units in Bldg:	Laundry:
Finished Area: 5,222	Total Area.: 5,222	Strata Fee:	Display Suite #:	Units in Project:	
Floors	Down	Main	Up	Other	
Total SqFt	2,143	2,175		904	
Entrance		17'7x11			Legal: Lot 1, Section 5, Range 7, Somenos District, Plan EPP95212
Living Room		16x19'4		15'2x16'2	Restrictions:
Dining Room		13x9		9'10x6'5	Amenities: Additional Accom., Thermal Windows, RV Parking, Main Level Entry, Wkshop in House
Kitchen		13x11'9		9'4x9'9	Site Influences: Golf Course Nearby, Recreation Nearby, Quiet Area, Cul-de-sac, Underground Services
Other	13'3x7'6	6x10'7		3'6x5	Chattels
Laundry/Uti		14x10'7			Mortgage: Must be Paid Off
Master		17'4x14'10			Listing Office: Pemberton Holmes LTD. (Dun)
Ensuite		5pc			
Bedroom	17x13	10'6x12'5		11'10x12'4	
Bedroom	16'10x17				
Bathroom	5pc	5pc		4pc	
Family Room	26'6x19'2			9x12'4	
Den					
Workshop	30x10				
Storage	17'7x11'2				

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MAIN FLOOR
2175 SQ. FT.
 9'-0" CEILING HEIGHT



NORTH



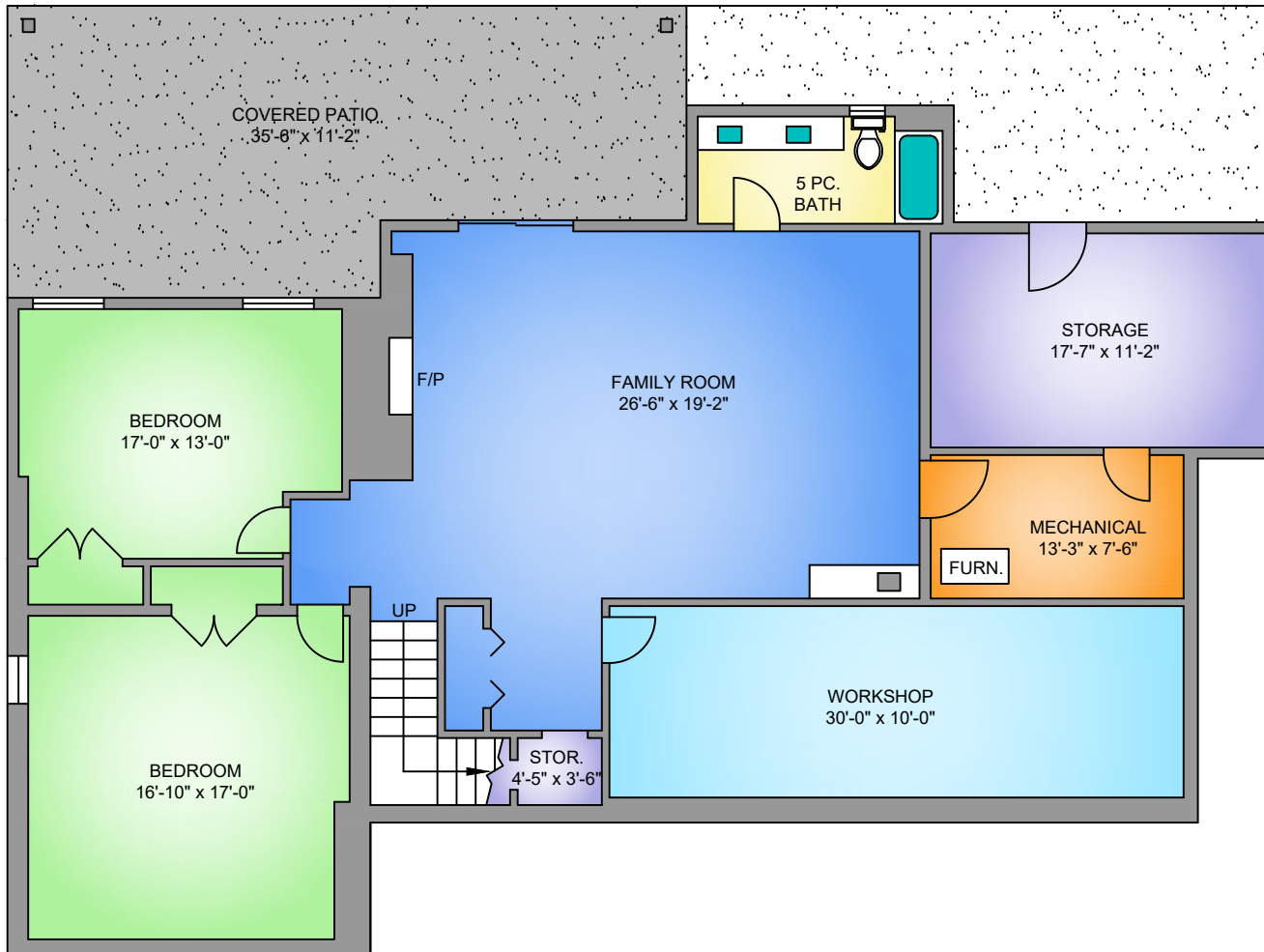
250-217-4095
 kobus@propermeasure.com
 www.propermeasurecowichan.com

4001 WELBURN PLACE SEPTEMBER 11, 2019 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	SUITE	GARAGE	DECK / PATIO
MAIN	3079	2175	904	-	821
LOWER	2143	2143	-	894	-
TOTAL	5222	4318	904	894	821

LOWER FLOOR

2143 SQ. FT.

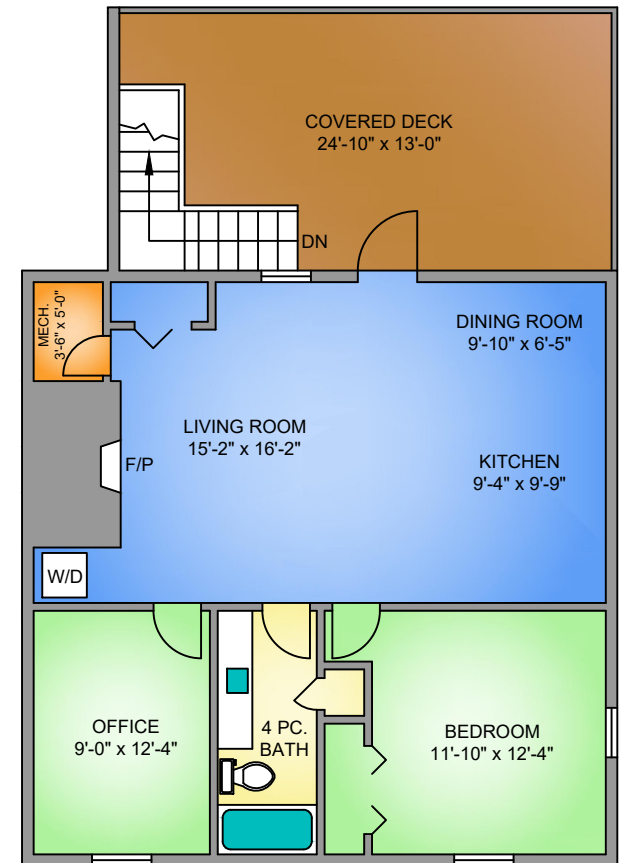
9'-0" CEILING HEIGHT



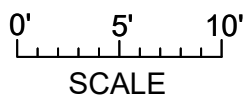
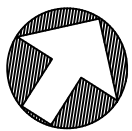
SUITE

904 SQ. FT.

8'-0" CEILING HEIGHT

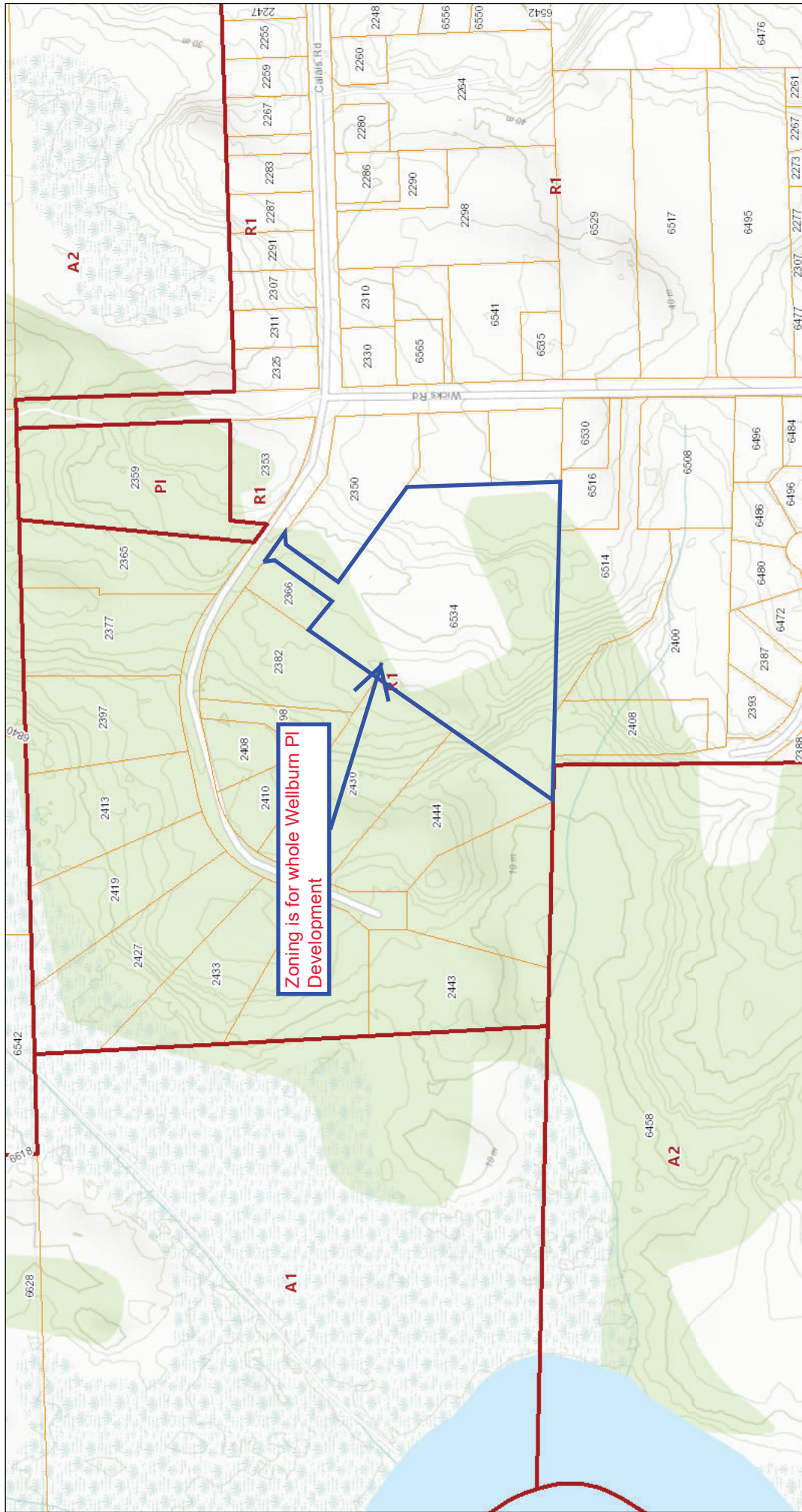


NORTH



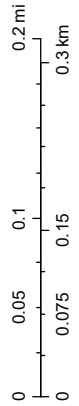
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North Cowichan Web Map



2/10/2020, 12:07:30 PM

1:4,514



- Zoning
- Strata Parcels
- Parcels
- North Cowichan Boundary
- Civic Address Labels
- Foreshore Lots
- Strata Plan Boundary

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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]

“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 retaining walls or decks on grade which are less than .61 m (2') in height;

“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” means a mobile home which is permitted under the Temporary Mobile Home Permit Bylaw; [BL3754]

“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 tents, and also may include the provision of accessory facilities;

“townhouse” means a building containing at least three, and not more than six dwelling units attached by a party wall, located on 1 lot, with all dwelling units having direct access to the outdoors at grade; [BL3383]

“trade school” means buildings, structures, or land used, or intended to be used, for operating a school which offers courses relating to the trades' fields (e.g. welding, mechanic, etc.);

“two-family dwelling” means a building, containing two dwelling units which, if joined by a party wall, is primarily adjoined by habitable space rather than a carport, located on a single lot or on two strata lots and which is used or intended to be used as the residence of two (2) families. Despite the foregoing, suites, granny flats, or in-law suites, and the like are permitted, provided that the unit number of 2 is not exceeded.

“use” means the purpose or function for which land, or buildings, is used or is designated or intended to be used and/or occupied;

“veterinary clinic” means any fully enclosed building, structure, or premises, in which veterinary medicine is practiced, which does not have outside paddocks or kennels;

“warehouse” means the use or intended use of a building, structure or land for storing goods or merchandise;

“watercourse” means any natural or man-made channel through which water flows, serving to give direction to a current of water;

“yacht club” means all buildings, land, foreshore, water lots, and land covered by water occupied for recreation use of a bona fide club incorporated under the *Society Act* and amendments thereto, for the purpose of boating, sailing, or yachting, and other club activities;

“yard, front” means that portion of the lot extending from one side lot line to another between the front lot line and a line drawn parallel thereto at a distance prescribed by the minimum setback of the zone in which the lot is located. The depth of such yard shall mean the perpendicular distance between the front lot line and the parallel line;

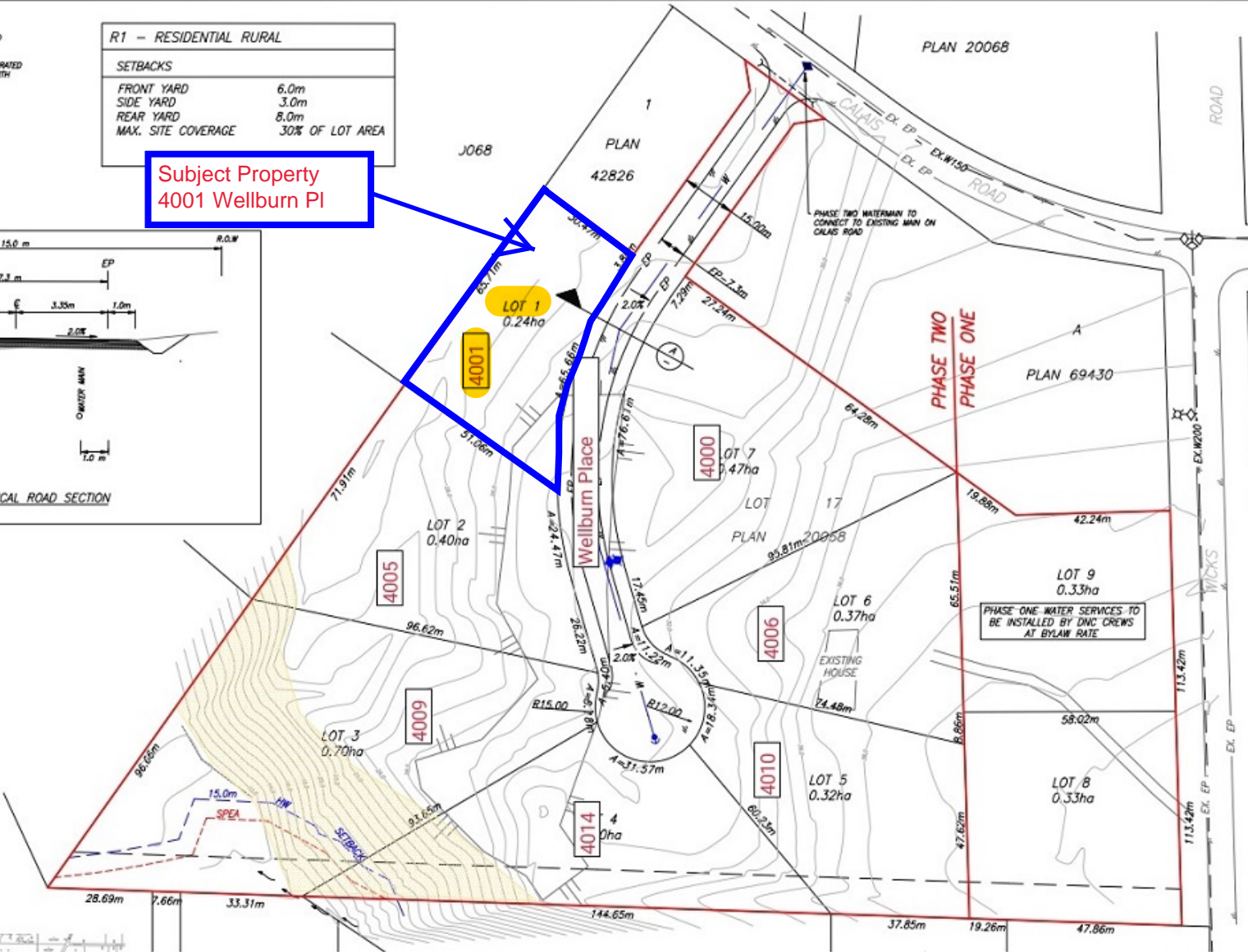
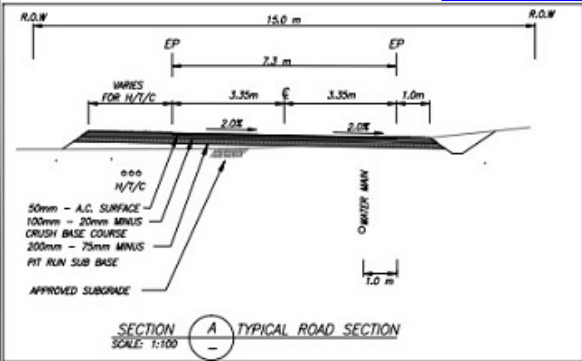
“yard, rear” means that portion of the lot, extending from one side lot line to another, between the rear lot line and a line drawn parallel thereto at a distance prescribed by the minimum setback of the zone in which the lot is located. The depth of such yard shall mean the perpendicular distance between the rear lot line and the parallel line. In the case of a lot where the side lot lines intersect at a point, the rear yard shall be established in accordance with the definition of “lot line, rear”;

“yard, side” means that portion of the lot, extending from the front lot line to the rear lot line, between the side lot line and the line drawn parallel thereto at a distance prescribed by the minimum setback of the zone in which the lot is located. The width of such yard shall mean the perpendicular distance between the side lot line and the parallel line;

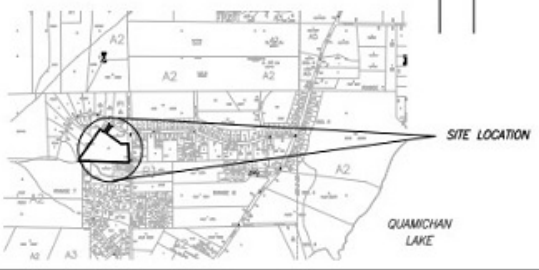
- NOTES:
- ALL DISTANCES ARE IN METERS AND SUBJECT TO CHANGE UPON FINAL SURVEY.
 - THE PROPOSED DEVELOPMENT LIES WITHIN INTEGRATED SURVEY AREA NO. 10, THE MUNICIPALITY OF NORTH COVINGTON
- 15.0m HIGH WATER SETBACK
 - - - 10.0m SPEA
 ■ SLOPES GREATER THAN 20%

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

Subject Property
4001 Wellburn Pl



PLAN 1:750



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
	6534 WICKS ROAD WILSON, BC V8B 1A8	CHECKED: CR	FILE: 1320-C
		SCALE: 1:750	REV: A

**SKETCH PLAN SHOWING
PROPOSED DWELLING LOCATION FOR
LOT 17, SECTION 5, RANGE 7,
SOMENOS DISTRICT, PLAN 20068,
EXCEPT PLAN 42826, VIP69430 & EPP85637.**

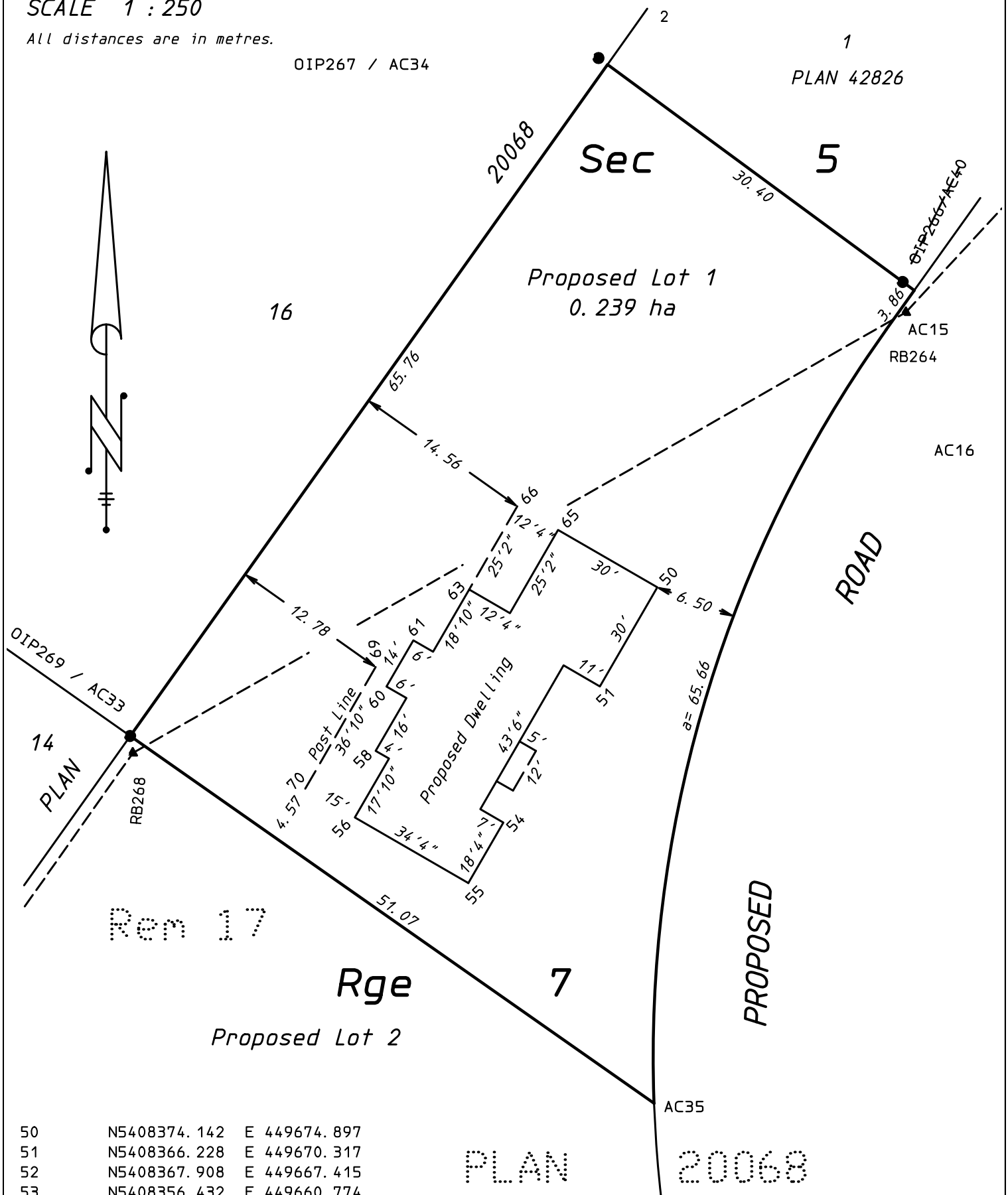
Note: Lot 17 lies within the Corporation of the District of North Cowichan and is Zoned R-1. Bylaw setback requirements are as follows:
Principal Buildings Accessory Buildings
Front 6.0 m Front 6.0 m
Side 3.0 m Side 3.0 m
Rear 8.0 m Rear 3.0 m

SCALE 1 : 250

All distances are in metres.

OIP267 / AC34

1
PLAN 42826



50	N5408374.142	E 449674.897
51	N5408366.228	E 449670.317
52	N5408367.908	E 449667.415
53	N5408356.432	E 449660.774
54	N5408355.363	E 449662.620
55	N5408350.527	E 449659.821
56	N5408355.768	E 449650.764
57	N5408360.473	E 449653.487
58	N5408361.084	E 449652.431
59	N5408365.304	E 449654.874

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B. C. V9L 2T1 (250) 746-4745
FILE 18-8336.S0 Feb 6th, 2019

PLAN 20068

60	N5408366.220	E 449653.291
61	N5408369.914	E 449655.429
62	N5408368.998	E 449657.011
63	N5408373.966	E 449659.887
64	N5408372.083	E 449663.140
65	N5408378.722	E 449666.982
66	N5408380.605	E 449663.729
67	N5408361.077	E 449665.222
68	N5408357.911	E 449663.390
69	N5408367.775	E 449652.430
70	N5408358.058	E 449646.807

AC18

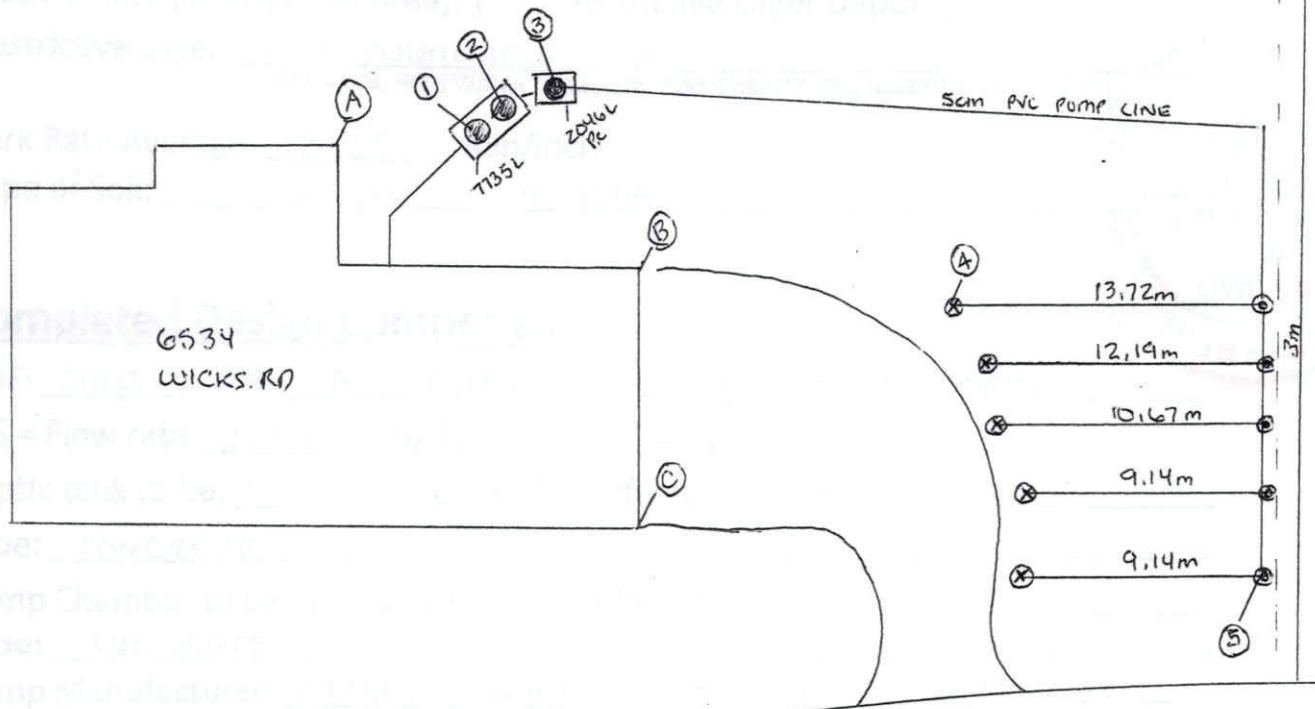
NAC20

FINAL

ISLAND HEALTH
 FILING ACCEPTED
 SEP 23 2019
 This filing Does Not Constitute
 Approval for Further Subdivision

SITE PLAN

Scale
 N.T.S

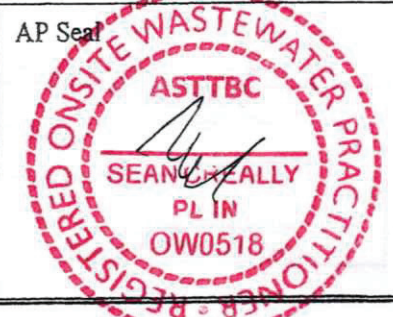


To Calais Rd →

⊗ - CLEANOUT
 ⊙ - VALVE

A-1 = 9.4m
2 = 12.2m
3 = 15.1m

B-1 = 11m	C-4 = 14m
2 = 11.6m	5 = 12.8m
3 = 10.4m	
4 = 12m	
5 = 15.9m	





Dan Johnson

Realtor®

*PEMBERTON
HOLMES*

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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