

Dan Johnson

REALTOR®

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

6499 Bell McKinnon Rd, Duncan





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



**6499 Bell McKinnon Rd
 Du East Duncan ~ V9L 6C1**

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,138
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:**
App Incl: F/S/W/D, Jetted Tub
Intr Ftrs: Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11'0x7'11
Dining Room	Main	11'0x8'6
Entrance	Main	9'11x8'1
Kitchen	Main	10'11x9'1
Living Room	Main	18'1x12'4
Primary Bedroom	Main	14'3x12'0

Listing Summary

MLS®: 876576 **List Price:** \$699,900
Status: Active **Orig Price:** \$699,900
Sub Type: SF Det **Sold Price:**
DOM: 10 **Pend Date:**
Taxes: \$3,843 **Strata Fee:**
2021 Asmt: \$516,000 **Title:** Freehold

Remarks

LOCATION, LOCATION, LOCATION!!! Flat usable sunny acreage with a cute & cool updated rancher, a large log framed storage shed and a small older cottage (that does need a lot of work). Plenty of room for all your toys. This 1.98 acre property has so much to offer. This could be a really cute little hobby farm with ample room to grow whatever you like, and/or bring in the animals! Currently, there are some cherry trees, apple trees, plum trees, pear trees and some veggie gradens. You may want to even build a new home on this property and attain some great lake views and turn it into a wonderful estate. You will only be minutes away from the new hospital and all the amenities! Call your agent today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		1,138			
Beds	0	2	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 1955 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Ext Feat: Fenced

Frnt Faces: W

Bldg Style:
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Air Conditioning
Heat: Baseboard, Electric, Heat Pump
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss

Lot/Strata Information

Lot Size 86,249sqft / 1.98ac
Prk Type: Driveway, Carport, Open
Water: Municipal **Waste:** Septic System
Lot Feat: Acreage, Easy Access, Near Golf Course, Quiet Area, Recreation Nearby, Rectangular Lot, Shopping Nearby
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg**
SqFt Strg: **Floors/Bldg**
Gnd/Top? **Lvls/Suite:**
Shrd Am:

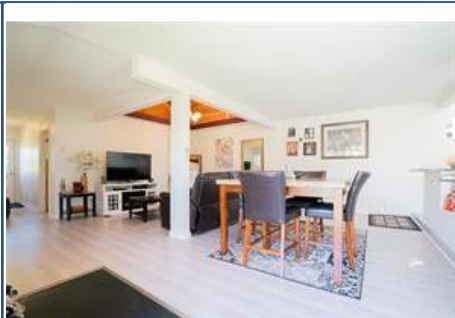
Dims (w/d):

View: Mountain(s), Lake
Services: Cable Available

Waterfront:

Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:

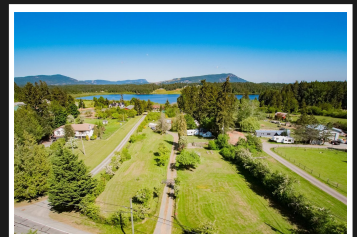
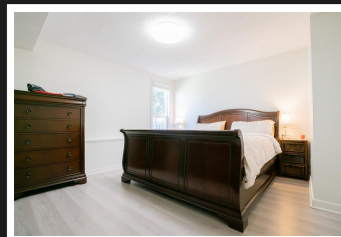
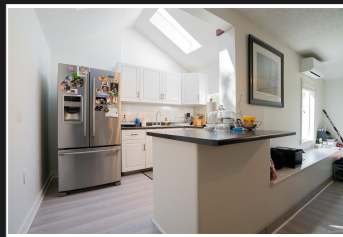
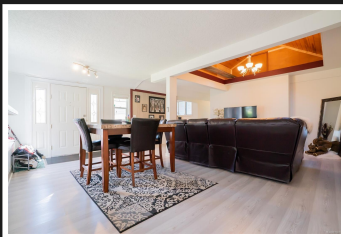
Unit Incl:



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COUNTRY LIVING ON THE EDGE OF TOWN!



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Priced at
\$699,900

Area	East Duncan	Age	1955
Bedrooms	2	Taxes	3843
Bathrooms	1	Tax Year	2020
Lot Size	86248.8	MLS#	876576
Floor Space	1138	Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

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wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

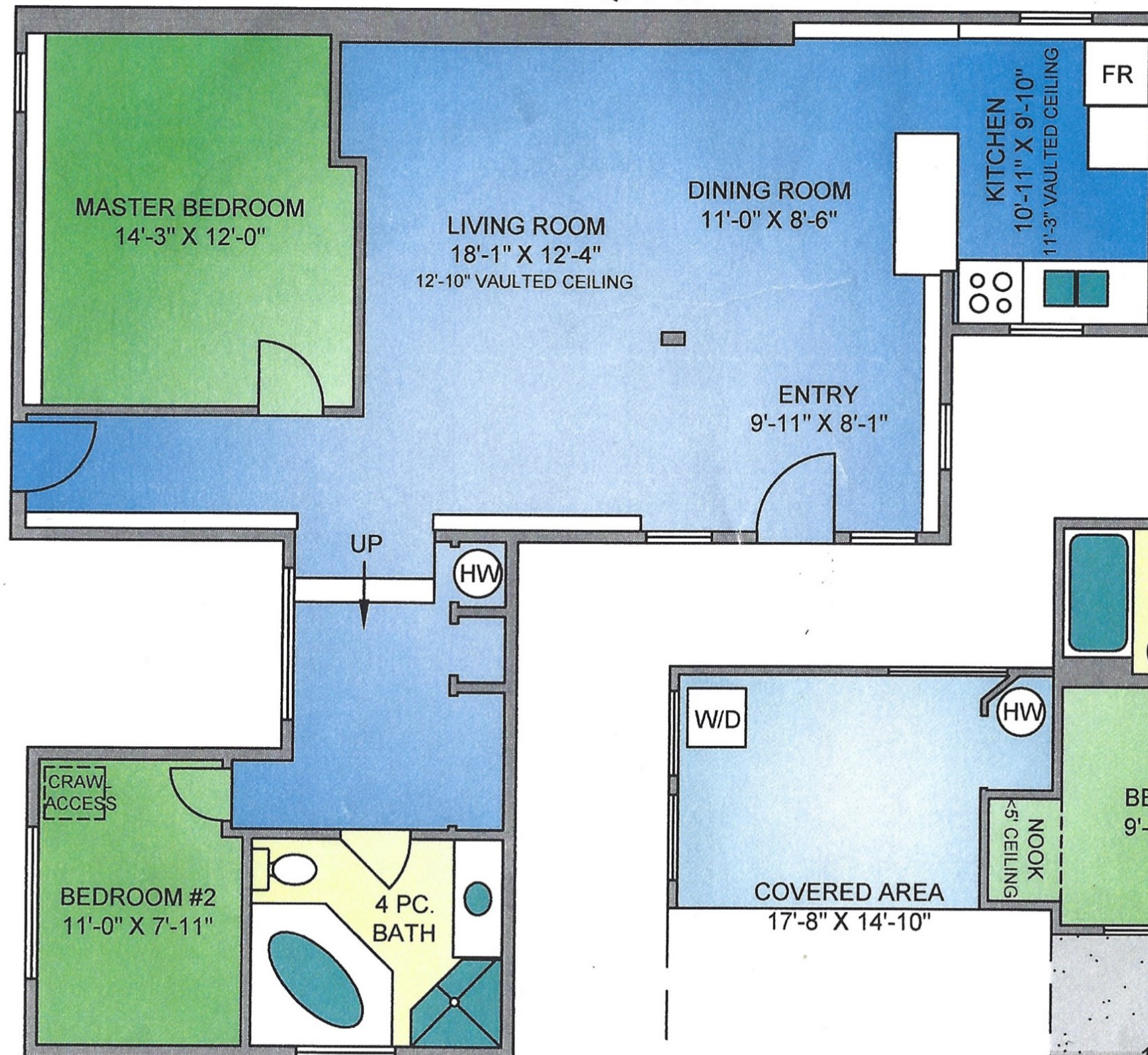
23 Queens Road
Duncan, V9L 2W1

HOUSE A 1138 SQ. FT.

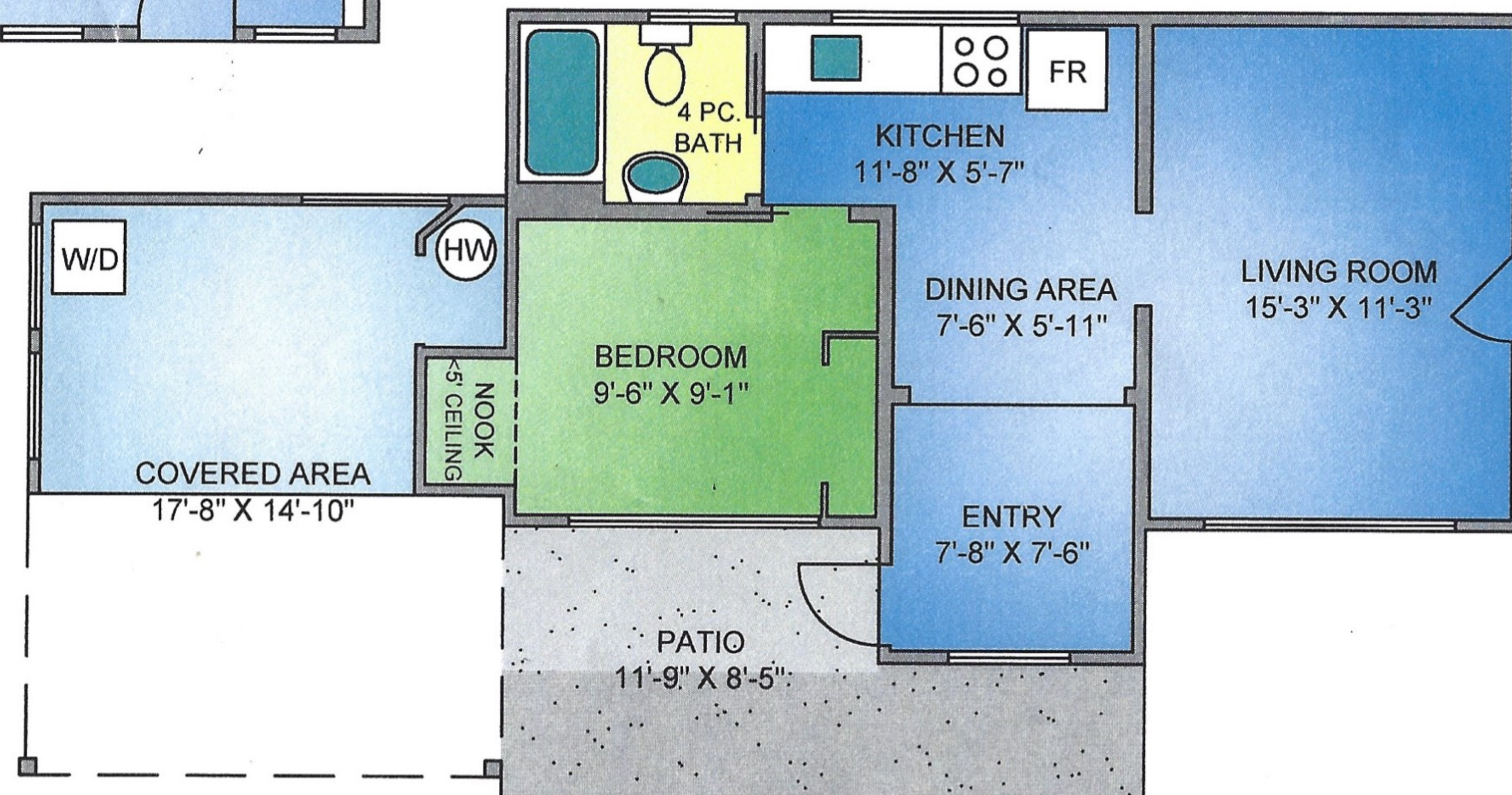
NORTH



0' 5' 10'
SCALE



HOUSE B 554 SQ. FT.



GRAVEL PATIO
18'-0" X 12'-0"

6499 BELL MCKINNON ROAD
APRIL 17, 2014

PREPARED FOR THE EXCLUSIVE USE OF PETER MILLER.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)	
	FINISHED	PATIO
HOUSE A	1138	0
HOUSE B	554	134
TOTAL	1692	134

The 5th wheel belongs to the tenants and is connected to the cottage sewer and water.

Tenants are the parents and there is no written tenancy agreement.

They will be leaving when the property sells.

We will provide a signed "Mutual Agreement to End a Tenancy" form upon entering into an unconditional offer. If your offer has subjects, then please feel free to put this subject in the offer or we will do that to protect all parties.

Their rent fluctuates roughly between \$1,000 - \$1,500/mnth.

Master Bedroom does not have a closet.

6499 BELL MCKINNON RD DUNCAN V9L 6C1

Area-Jurisdiction-Roll: 04-315-06362.000



04-315-06362000 11/11/2015

Total value \$516,000

2021 assessment as of July 1, 2020

Land	\$360,000
Buildings	\$156,000

Previous year value	\$474,000
Land	\$343,000
Buildings	\$131,000

Property information

Year built	1955
Description	1 STY Rec Home - Basic
Bedrooms	1
Baths	1
Carports	C
Garages	
Land size	1.98 Acres
First floor area	480
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 1 Plan VIP25975 Section 4 Range 5 Land District 61 & RGE 6

PID: 000-158-780

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Comments

Property has more than one structure; Property Details are for main building only

Register with BC Assessment

Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

PROPERTY INFORMATION

General Property Information

Civic Address: 6499 BELL MCKINNON RD
Folio: 06362-000
LTO Number: CA5466726
PID: 000-158-780
MHR Number:
Status: Active
Property No: 105695
Legal: LOT 1 SECTION 4 RANGE 5 SOMENOS PLAN 25975 & RANGE 6.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0008	1 STY RECR HOME - ALL - FAIR
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BLUE A	BLUE A SCHEDULE
ZONING	A2	RURAL ZONE

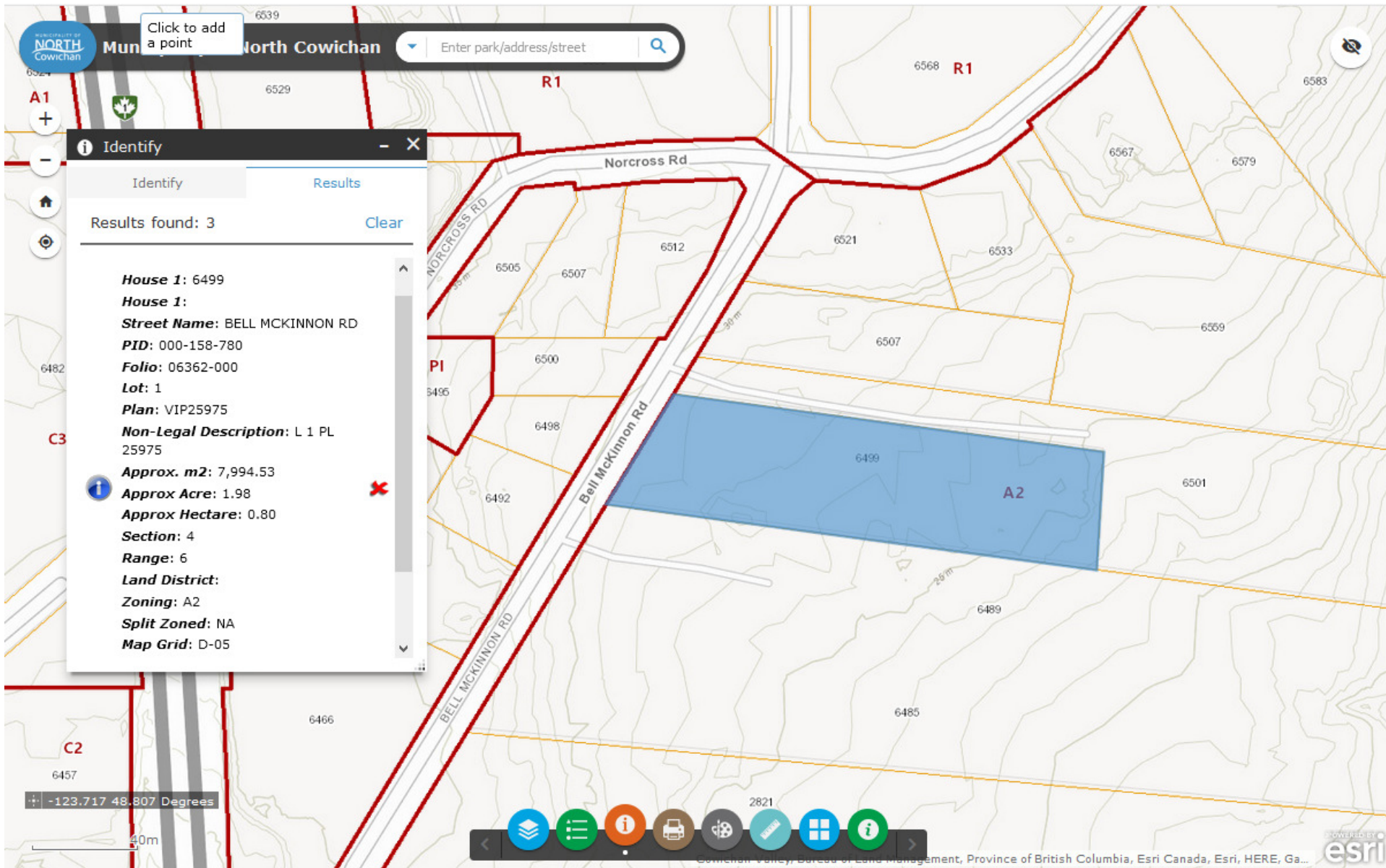
Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021	Reg	0.00	1	360,000	156,000	516,000	516,000
2020 May 25, 2020	Reg	3,842.57	1	343,000	131,000	474,000	474,000
2019 May 13, 2019	Reg	3,936.07	1	361,000	120,000	481,000	481,000

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.



Rural Zone (A2)

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- Accessory Dwelling Unit
 - Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Craft Distillery
 - Forestry Use
 - Greenhouse
 - Home-based Business
 - Kennel
 - Manufactured Home
 - Riding Stable
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
 - Two-Family Dwelling [BL3302, BL3457, BL3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

Density

- (4) The maximum permitted density in the A2 zone is one residential building per lot, except in the following circumstances:
- (a) where land is not within the Agricultural Land Reserve, and is at least two hectares (4.94 acres) in area, a maximum of two residential buildings are permitted with a maximum of two dwelling units;
 - (b) where land is within the Agricultural Land Reserve, and is at least two hectares (4.94 acres) in area, additional dwelling units may, with Agricultural Land Commission approval, be permitted for bona fide farm labour;
 - (c) where a temporary trailer is permitted, subject to the Temporary Mobile Home Permit Bylaw;
 - (d) despite paragraph (a), a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556);
 - (e) despite paragraph (a), a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
 - (i) 3252 Gibbins Road (PID 006-360-378);
 - (ii) 3286 Gibbins Road (PID 004-555-562);
 - (iii) 3276 Gibbins Road (PID 002-343-789);
 - (iv) 3240 Gibbins Road (PID 002-742-501);
 - (v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
 - (vi) B-3228 Gibbins Road (PID 001-252-267);
 - (vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
 - (viii) 3088 Cliffs Road (PID 005-586-445);
 - (ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);
 - (x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);

- (xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
- (xii) A-3228 Gibbins Road (PID 000-041-874);
- (xiii) 3248 Gibbins Road (PID 028-738-071);
- (xiv) 3246 Gibbins Road (PID 028-738-080);
- (xv) Lot A..., Plan 10506 (PID 005-267-412);
- (xvi) 3186 Gibbins Road (PID 005-409-292).

[BL3287; BL3697]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A2 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) All Other Principal Buildings
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 30.0 m (98.42')
 - Yard, Rear, 30.0 m (98.42')
 - (d) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (e) Temporary Trailers
 - To be sited in accordance with the provisions of "Temporary Trailer Permit Bylaw 1976", No. 1685.

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').
- (b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use



- (8) The conditions of use for the A2 zone are as follows:
 - (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.
 - (b) 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.
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,

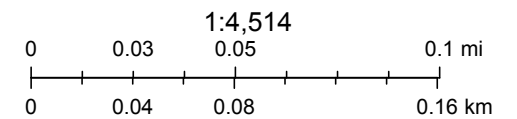
- (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
- (d) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]
- (e) [Repealed; BL3697].
- (f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road.
[BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]

ALR Property and Map Finder



2021-06-03, 9:10:48 p.m.

-  ALR Polygons
-  ParcelMap BC Parcel Fabric



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri,

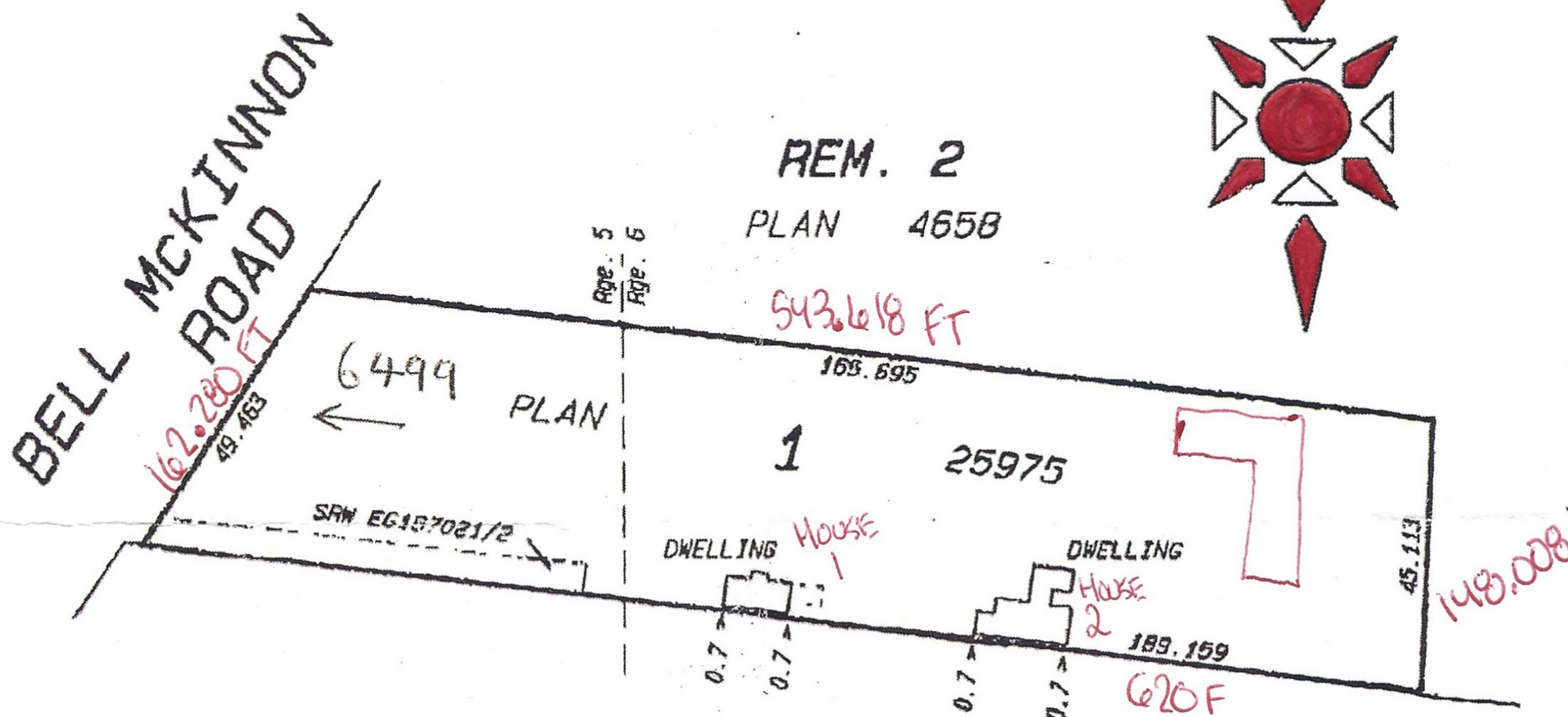
Provincial Agricultural Land Commission

© Provincial Agricultural Land Commission. The information provided is for reference purposes only and may not reflect the current state of the ALR.

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING(S) ON
LOT 1, SECTION 4, RANGES 5 & 6,
SOMENOS DISTRICT, PLAN 25975.

Civic address - 6499 Bell McKinnon Road, Duncan.

Scale = 1:1250



PT. 2

PLAN 4177

This information has been provided
 subject to the federal Copyright Act
 and in accordance with the provincial
 Freedom of Information and
 Protection of Privacy Act.

LEGEND

All distances are in metres.
 Note: Title subject to Statutory
 Rights-of-way EG157021/2.

Field survey completed April 28, 1998.

BOWERS & ASSOCIATES

B.C. LAND SURVEYOR
 BOX 736, 2856 CASHELL STREET,
 CHEMAINUS, B.C., V0R 1K0
 PHONE/FAX: 246-4928

© 1998

This document is not valid unless originally signed
 and sealed.

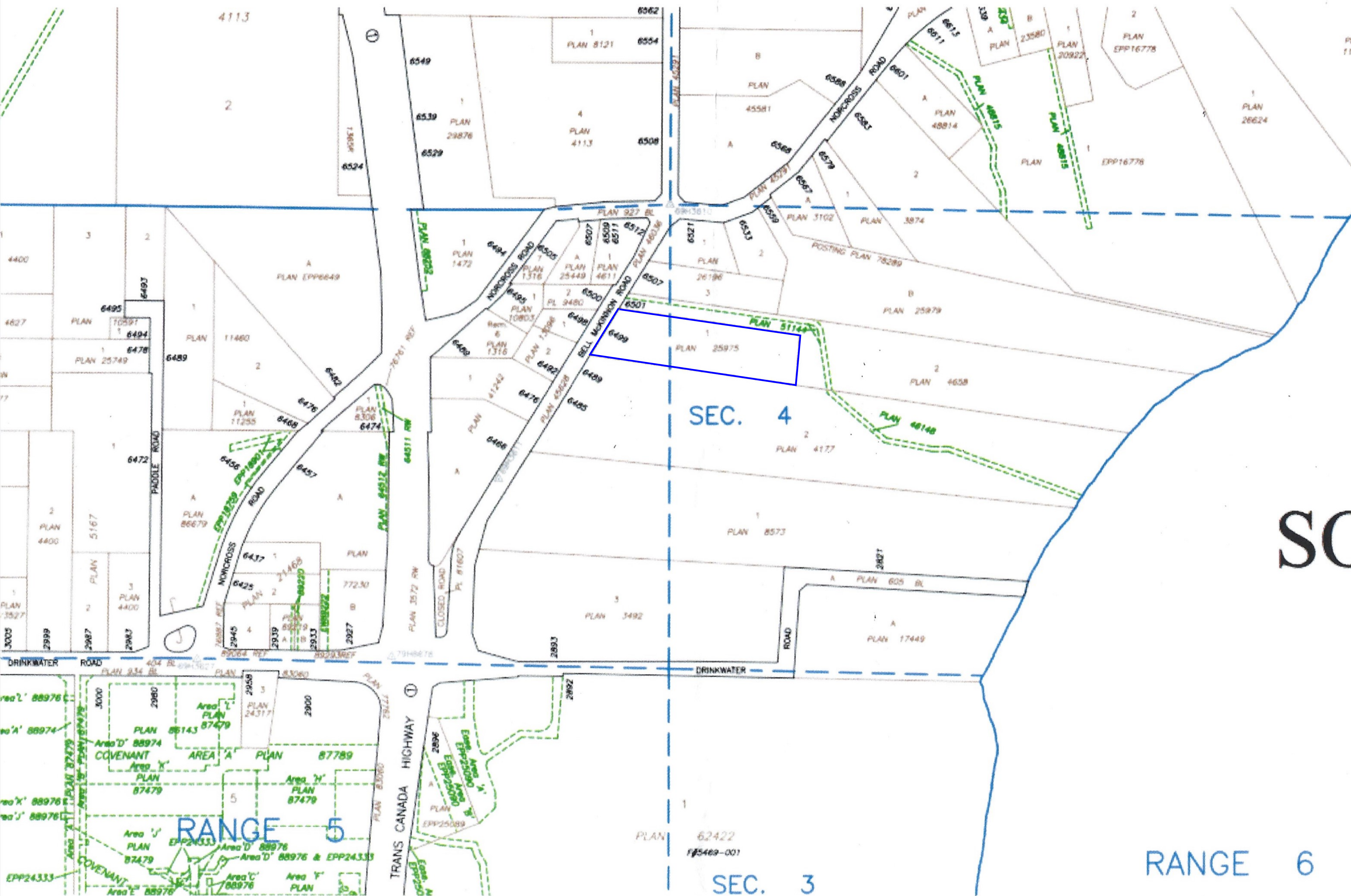
This plan is for the protection of the mortgagee
 only and not for the re-establishment of
 property boundaries.

Certified correct this 28th day of April, 1998.

Philip Bowers

Philip W. Bowers

B.C.L.S.



SC

SEC. 4

SEC. 3

RANGE 5

RANGE 6



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