

# Dan Johnson

REALTOR®

*PEMBERTON  
HOLMES*

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Information Package

For

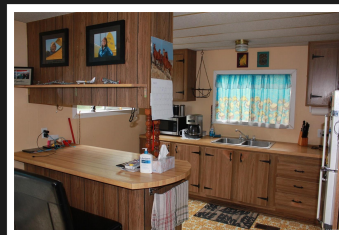
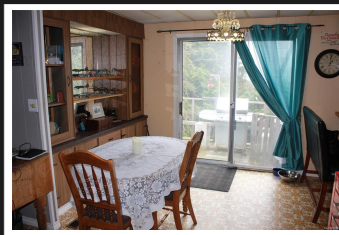
***667 Noowick Rd, Mill Bay***



PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

## OCEANVIEW HOME ON ALMOST 1/2 ACRE!



### 667 Noowick Rd

OCEANVIEW lot (almost 1/2 acre) with double wide de-registered mobile on it's own foundation with an attached 14'x32' shop and an unfinished basement. Best deal in Mill Bay! With a few more trees removed and/or topped you could achieve even better views. This could make a great holding property until you build your dream home or if you wanted to put in some sweat equity, it could be a really great starter home! Mill Bay is a beautiful seaside community with wonderful citizens and great amenities and it's also a great commuter to Victoria. Call your realtor today to book a viewing before this one is gone!

**Priced at**  
**\$469,000**

Area	Mill Bay	Age	1975
Bedrooms	3	Taxes	2456
Bathrooms	2	Tax Year	2020
Lot Size	19602	MLS#	867551
Floor Space	1440	Parking	



**DAN JOHNSON**

Pemberton Holmes - Duncan

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smart phone



(250) 746-8123  
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23 Queens Road  
Duncan, V9L 2W1



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



**667 Noowick Rd  
 ML Mill Bay ~ V0R 2P0**

**Interior Details**

**Layout:** Main Level Entry with Lower Level(s)  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 1,440  
**Bth 4Pce:** 1    **Unfin SqFt:** 1440  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** 8' / Full, Unfinished  
**Ens 4+Pce:** 1    **FP Feat:**  
**App Incl:** F/S/W/D  
**Intr Ftrs:** Bar, Breakfast Nook

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	8'5x7'10
Bedroom	Main	11'8x10'6
Dining Room	Main	11'5x10'7
Ensuite	Main	4-Piece
Family Room	Main	11'5x11'0
Kitchen	Main	11'5x8'3
Laundry	Main	5'0x5'0
Living Room	Main	17'6x11'4
Primary Bedroom	Main	15'0x11'9

**Listing Summary**

**MLS@:** 867551    **List Price:** \$469,000  
**Status:** Active    **Orig Price:** \$469,000  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$2,456    **Strata Fee:**  
**2021 Asmt:** \$472,600    **Title:** Freehold

**Remarks**

OCEANVIEW lot (almost 1/2 acre) with double wide de-registered mobile on it's own foundation with an attached 14'x32' shop and an unfinished basement. Best deal in Mill Bay! With a few more trees removed and/or topped you could achieve even better views. This could make a great holding property until you build your dream home or if you wanted to put in some sweat equity, it could be a really great starter home! Mill Bay is a beautiful seaside community with wonderful citizens and great amenities and it's also a great commuter to Victoria. Call your realtor today to book a viewing before this one is gone!

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>					
<b>Beds</b>	0	3	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est)** 1975    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Aluminum Siding  
**Ext Feat:** Balcony/Deck

**Frnt Faces:** S    **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** None  
**Heat:** Electric, Forced Air  
**Roof:** Asphalt Shingle  
**Fndn:** Block  
**Accss**

**Lot/Strata Information**

**Prk Type:** Additional, Driveway    **Lot Size** 19,602sqft / 0.45ac    **Dims (w/d):**    **Waterfront:**  
**Water:** Municipal    **Waste:** Septic System    **View:** Mountain(s), Ocean  
**Lot Feat:** Corner, Family-Oriented Neighbourhood, Marina Nearby, Quiet Area, Recreation Nearby, Shopping Nearby, Wooded Lot  
**Complex:**    **Prk Tota** 3    **Services:**  
**SqFt Balc:**    **StrLots/Cplx**    **Rent Alld?:**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Yng Ag Alld?:**  
**SqFt Pat:**    **Suites/Bldg**    **Pets Alld?:**  
**SqFt Strg:**    **Floors/Bldg**    **BBQs Alld?:**  
**Gnd/Top?**    **Lvls/Suite:**  
**Shrd Am:**    **Unit Incl:**



## 667 NOOWICK RD MILL BAY V0R 2P4

Area-Jurisdiction-Roll: 04-765-11956.026



04-765-11956026 11/22/2015

**Total value** **\$472,600**

2021 assessment as of July 1, 2020

Land \$413,000

Buildings \$59,600

Previous year value \$425,400

Land \$369,000

Buildings \$56,400

### Property information

Year built 1975

Description MH - Double Wide

Bedrooms

Baths

Carports C

Garages

Land size .45 Acres

First floor area

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 3 Plan VIP31282 District Lot 101 Land District 29

PID: 001-110-411

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width 24 Ft

Length 60 Ft

Total area 1440 Sq Ft

## Register with BC Assessment



Search properties on a map



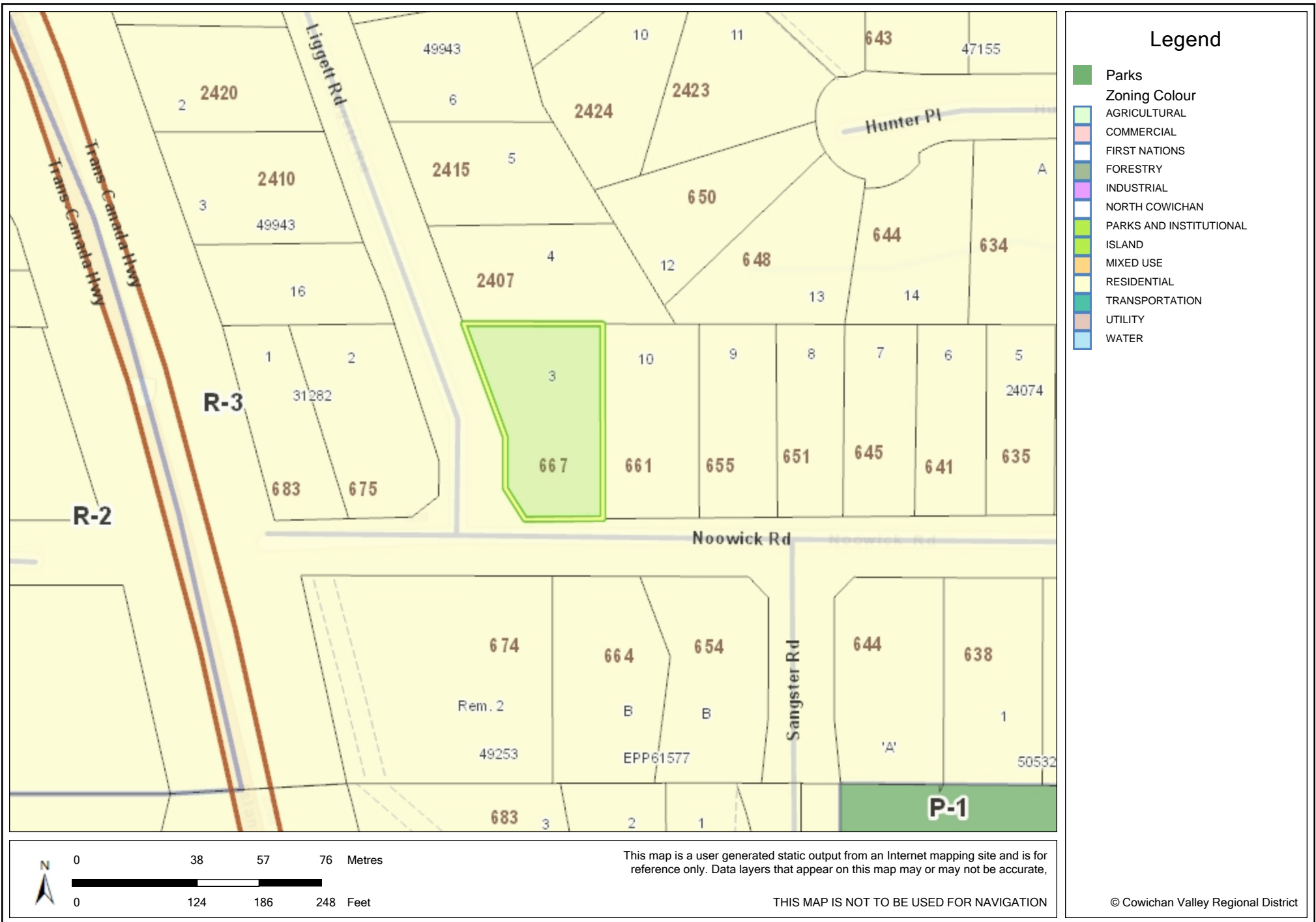
Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties



## 10.9 **R-3 VILLAGE RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-3 Zone:

### 1. Permitted Uses

The following principal uses and no others are permitted in the R-3 Zone:

- a. Single-family dwelling;
- b. Horticulture;

The following accessory uses are permitted in the R-3 Zone:

- c. Accessory dwelling unit or secondary suite;
- d. Bed and breakfast accommodation;
- e. Farm gate sales, accessory to horticulture and limited agriculture;
- f. Home-based business;
- g. Limited agriculture, on parcels 0.4 ha or larger;
- h. Unlicensed daycare and group daycare;
- i. The keeping of chickens in Cobble Hill only, in association with a single-family dwelling, excluding roosters, subject to Section 10.9.7.

### 2. Impervious Surfaces and Parcel Coverage Limit

Impervious surface coverage of a parcel in the R-3 Zone shall not exceed 35%, of which not more than 30% may be parcel coverage.

### 3. Setbacks

The following minimum setbacks for buildings and structures apply as shown for in each electoral area in the R-3 Zone:

Type of Parcel Line	Electoral Area A – Mill Bay/Malahat		Electoral Area C – Cobble Hill	
	Residential Uses	Accessory Uses	Residential Uses	Accessory Uses
Front	7.5 m	7.5 m	7.5 m	7.5 m
Interior Side	3 m	3 m	3 m	3 m
Exterior Side	4.5 m	4.5 m	4.5 m	4.5 m
Rear	4.5 m	3 m	4.5 m	3 m
Line adjoining Agricultural Resource 1 Zone	10 m	10 m	10 m	10 m

#### 4. Building Height

The maximum height of buildings and structures in the R-3 Zone shall not exceed the limits shown for each electoral area in the table below:

Maximum Height by Type of Building or Structure	Electoral Area A – Mill Bay/Malahat East of Trans-Canada Highway*	Electoral Area A – Mill Bay/Malahat West of Trans-Canada Highway	Electoral Area C Cobble Hill
Residential	7.5 m	10 m	10 m
Accessory	6 m	6 m	7.5 m

\* Except for that portion of District Lot 82, Malahat District which lies east of the Trans-Canada Highway, for which the principal building height limit is 10 metres.

#### 5. Minimum Lake and Ocean Frontage Requirement

No parcel being created by subdivision in the R-3 Zone that fronts on a lake or ocean shall have a total water frontage along a lake or ocean of less than 22 metres or 12% of total lot perimeter, whichever is greater.

#### 6. Minimum Parcel Size

The minimum parcel size for each electoral area in the R-3 Zone is shown in the table below:

Level of Service to the Parcel	Electoral Area A – Mill Bay/Malahat	Electoral Area C – Cobble Hill
Community water and community sewer	1675 m <sup>2</sup>	900 m <sup>2</sup>
Community water only	2000 m <sup>2</sup>	2000 m <sup>2</sup>
No community water or sewer	1 hectare	1 hectare

#### 7. Keeping of Chickens

The keeping of chickens in the R-3 Zone under Section 10.9.1.i is subject to the following conditions:

- a. The keeping of chickens is permitted in Cobble Hill only;
- b. The parcel of land upon which the chicken keeping is occurring must not be less than 900 m<sup>2</sup> in area;
- c. Not more than 6 (six) female chickens (hens) shall be permitted on a single parcel of land at any one time;
- d. Roosters are prohibited;
- e. A roofed, enclosed coop shall be provided with a minimum floor area of 0.4 m<sup>2</sup> per hen;

- f. The enclosure for the chickens shall be at grade (on the ground) and have a minimum of 1 m<sup>2</sup> of enclosed run area per hen;
- g. The chickens shall be kept in the back yard of the parcel, in a clean and tidy fenced area, secured in such a fashion as to keep predators and vermin away from the chickens and their eggs;
- h. A chicken coop is subject to the setback regulations in Section 10.9.3, and a chicken enclosure shall be no closer than 3 metres to any parcel line.



# COWICHAN VALLEY REGIONAL DISTRICT

## BUILDING PERMIT

Permission has been granted for the construction of

placement of .....  
Roof over Carport

AT (address) .....  
667 Noowick Road

LOT 3 BLOCK D/L 101 SEC RANGE PLAN 31282

DISTRICT .....  
Malahat ELECTORAL AREA A

OWNER Leon D. & Anna M. Fraser ADDRESS 667 Noowick Road, R.R.#1, Mill Bay, B.C.

BUILDER B. Joseiya ADDRESS Cobble Hill, B.C.

### PARTICULARS



This is to certify that BUILDING PERMIT NO. 4-565-80 has been ISSUED for the above noted building.



Permit fee of \$ 21.00 has been received by

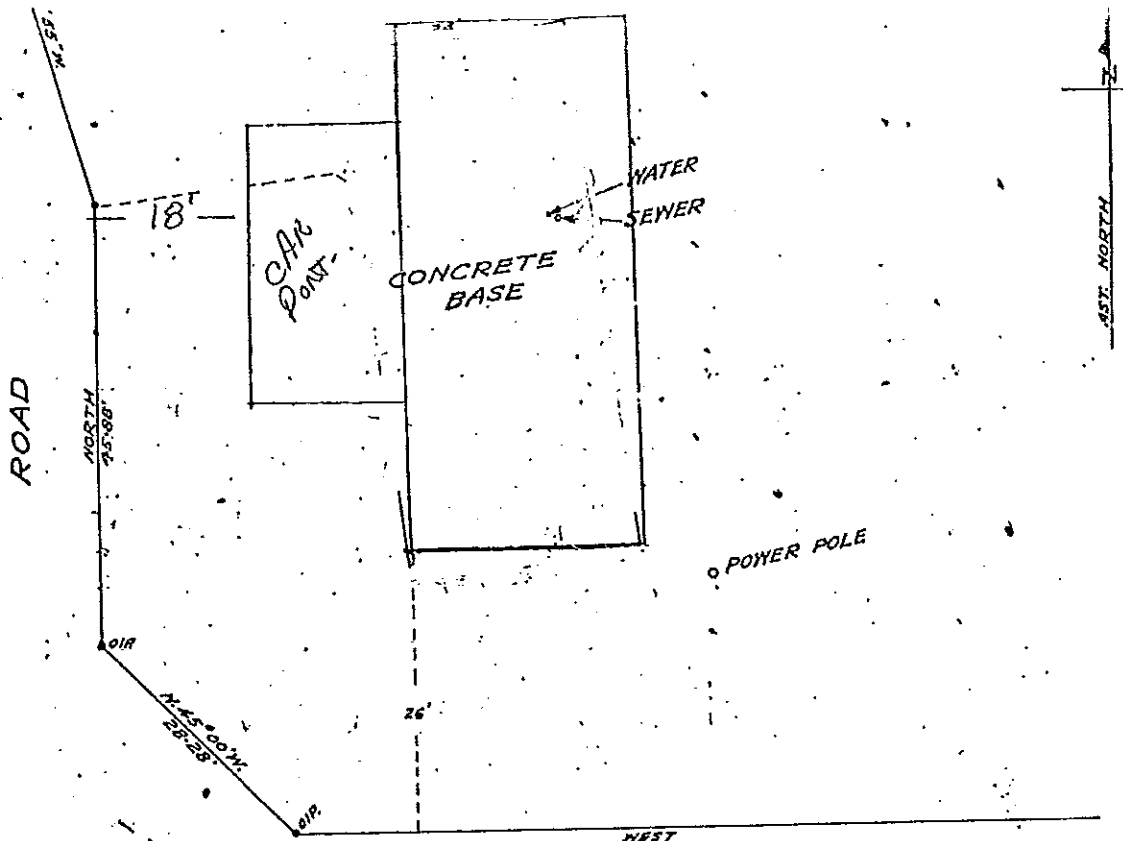
Date December 22, 1980

*Thomas H. J. Arside*  
Building Inspector.

NO 565

— NO REFUND FOR CANCELLED BUILDING PERMITS. —

ROAD



667 NOOWICK ROAD

APPROVED

SUBJECT TO THE PROVISIONS OF THE COWICHAN VALLEY REGIONAL DISTRICT BUILDING BY-LAWS

NAME: L. FRASER

ADDRESS: 667 Noowick Road

ELECTORAL AREA: A. ZONE Pt. SHAWLIGAN DISTRICT

SECTION: RANGE D. STRIC LOT 101

PLAN 31282 BLOCK LOT 3

BUILDING PERMIT # A-565 80 PLUMBING PERMIT #

DATE 19 Dec 80 APPROVED BY [Signature]

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING INSPECTION RECORD

BUILDING PERMIT NO. A/412/80 DATE September 23, 1980.

CIVIC ADDRESS 667 Noowick Road, ZONE R-1  
R.R.#1, Mill Bay

DISTRICT Malahat District DISTRICT LOT 101 SECTION

RANGE  PLAN 31282 BLOCK  LOT 3

PLACEMENT OF Raise modular home and add to block wall

OWNER FRASER, Leon D. and Anna PHONE 743-9893

BUILDER Belton Bros. PHONE

Inspection.	Date Completed	Not Approv. Date	Corrected Date	Insp.
1. Footing, Forms (Prior to pouring concrete)	15 NOV 80			<i>[Signature]</i>
2. Foundation Forms				
3. Backfill & Perimeter Drain				
4. Framing				
5. Plumbing and Insulation				
6. Fireplace				
7. Miscellaneous				
8. Final Inspection PRIOR TO OCCUPANCY				

COMMENTS

*Completed  
JHM 5-81  
[Signature]*

# COWICHAN VALLEY REGIONAL DISTRICT

## BUILDING PERMIT

Permission has been granted for the construction or

placement of .. Raise modular home and add to block wall .....

AT (address) .. 667 Noorwick Road, R. R. #1, Mill Bay .....

LOT & BLOCK..... D/L 101 SEC ..... RANGE..... PLAN 31282 .....

DISTRICT .. Malabar District .....

OWNER ... FRASER, Leon D. and Anna .....

BUILDER ... Nelson Bros. .... ADDRESS .....

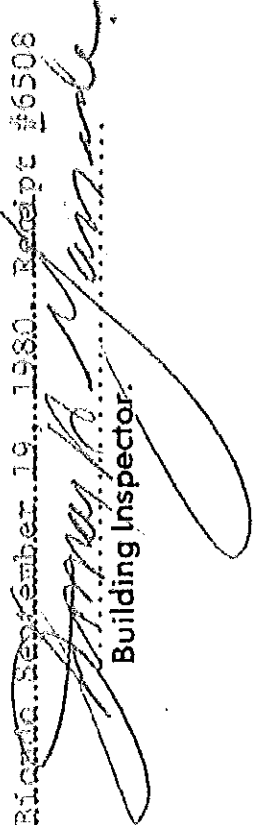
PARTICULARS Using 8" x 8" x 16" concrete blocks .....

This is to certify that BUILDING PERMIT NO. A/412/80 has been ISSUED for the above noted building.

Permit fee of \$ ..... 21.00..... has been received by .... S. Ricardo .....

Date ..... September 23, 1980 .....

..... 1980 .....



Building Inspector.

No 412

— NO REFUND FOR CANCELLED BUILDING PERMITS. —

COWICHAN VALLEY REGIONAL DISTRICT.

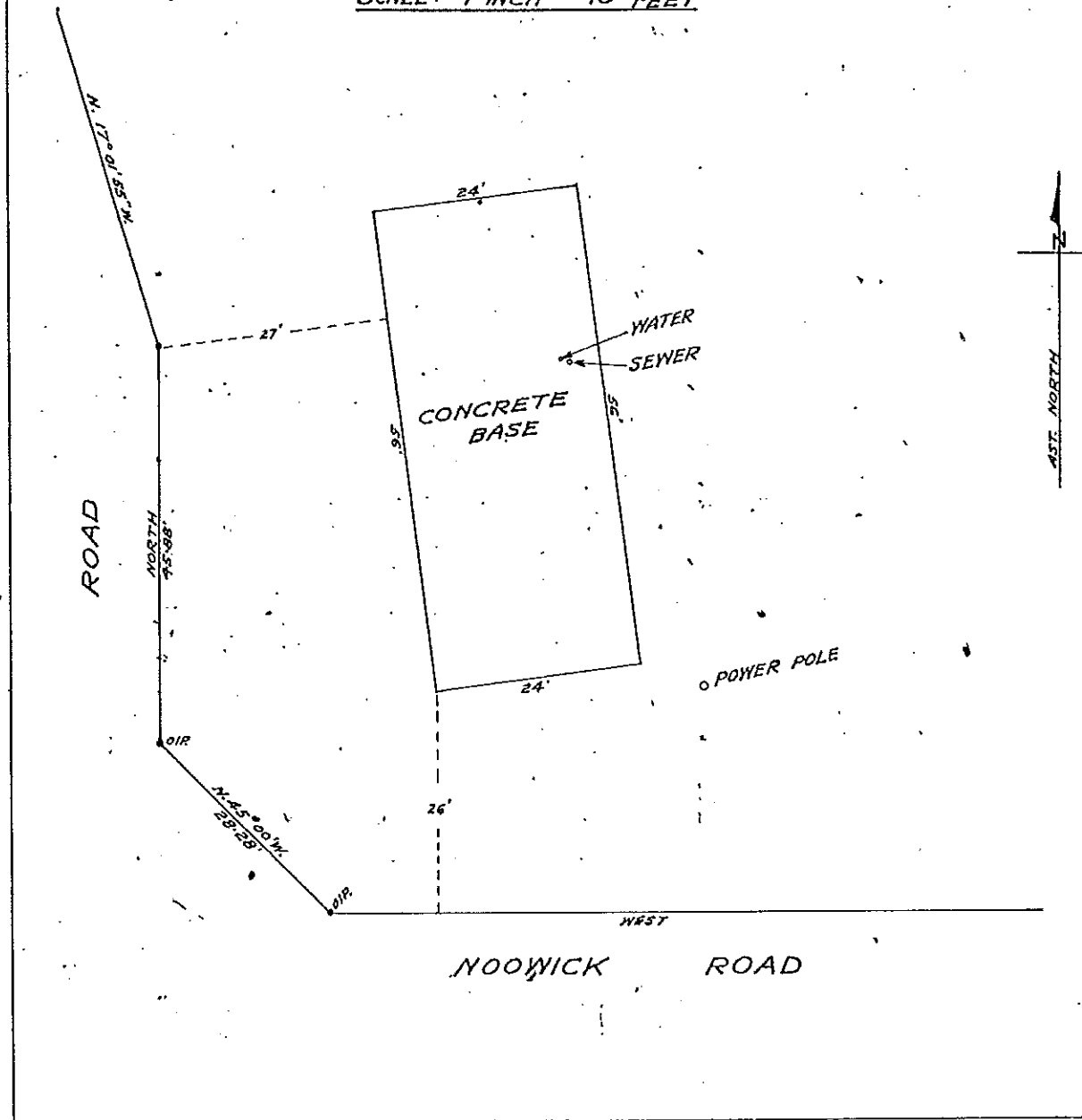
BUILDING INSPECTION RECORD.

BUILDING PERMIT NO. A-328-78 DATE September 7, 1978  
 CIVIC ADDRESS 67 Noowick Road ZONE R-1  
 DISTRICT Malahat DISTRICT LOT 101 SECTION \_\_\_\_\_  
 RANGE \_\_\_\_\_ PLAN 31282 BLOCK \_\_\_\_\_ LOT 3  
 PLACEMENT OF Moduline double wide C.S-A. 2240 approved M.H. on cement foundation  
 OWNER Leon D. & Anna M. Fraser PHONE 743-9893  
 BUILDER Same PHONE Same

Inspection.	Date Completed	Not Approv. Date	Corrected Date	Insp.
1. Footing, Forms (Prior to pouring concrete )	} SLAB SEP 11/78			6m
2. Foundation Forms				
3. Backfill & Perimeter Drain				
4. Framing				
5. Plumbing and Insulation				
6. Fireplace				
7. Miscellaneous				
8. Final Inspection PRIOR TO OCCUPANCY	OCT 17/78			6m.

COMMENTS

SITE PLAN  
OF PART OF  
LOT 3 PLAN 31282  
DISTRICT LOT 101  
MALAHAT DISTRICT  
SCALE: 1 INCH = 10 FEET



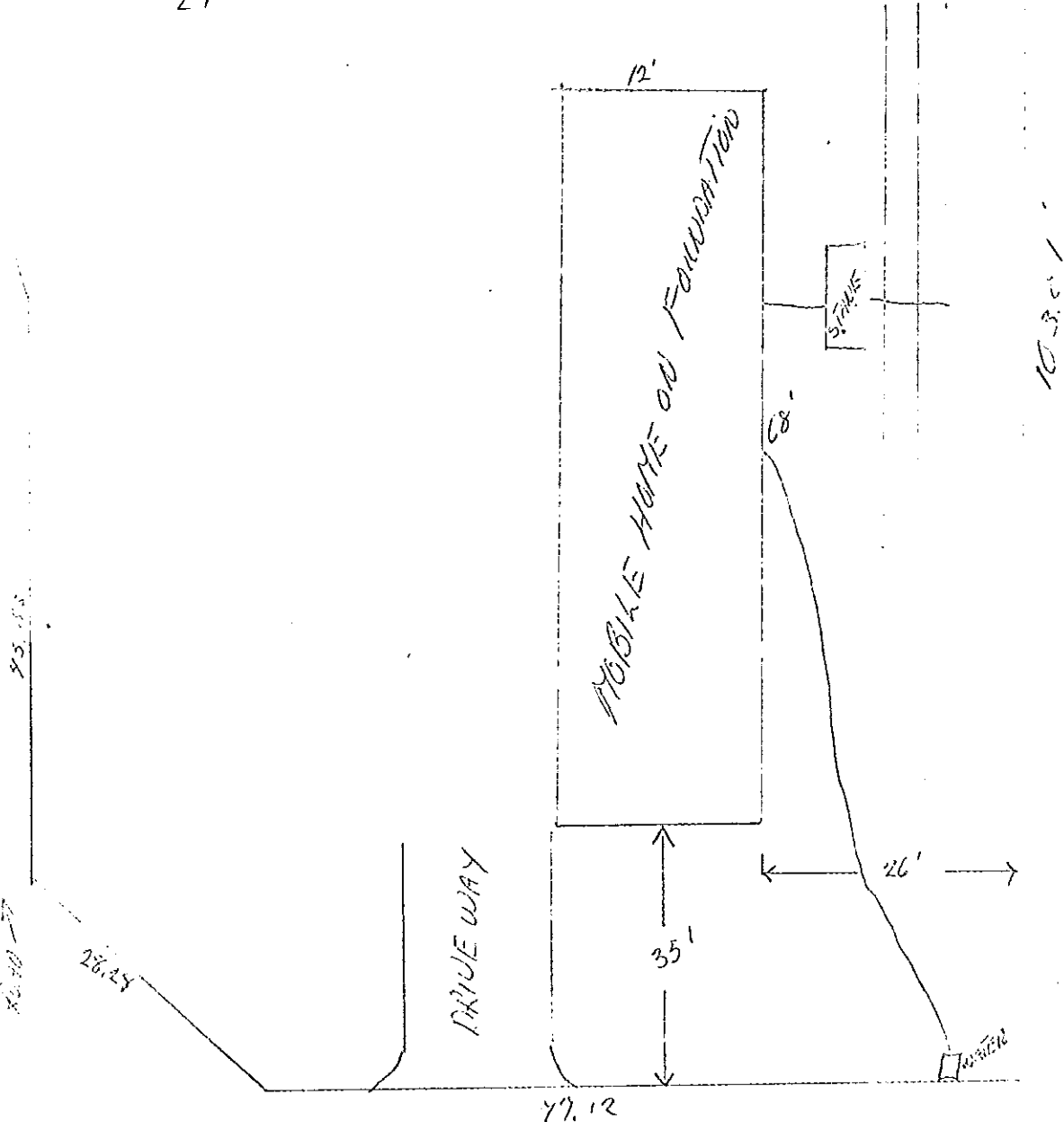
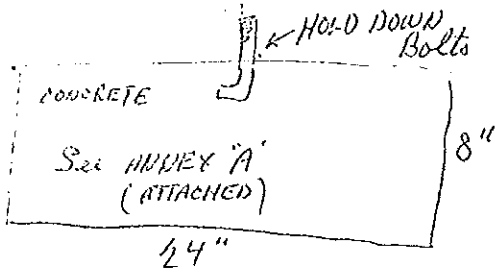
Lot 'A' Plan 27795 Sect 101

Malabar Dist. Moomich Rd.

Reemoeller Construction Co. Ltd.

13302

FOUNDATION



NOT TO SCALE

**BUILDING INSPECTION RECORD**

BUILDING PERMIT NO. A-565-80 DATE December 22, 1980

CIVIC ADDRESS 667 Noowick Road ZONE R-1

DISTRICT Malahat DISTRICT LOT 101 SECTION \_\_\_\_\_

RANGE \_\_\_\_\_ PLAN 31282 BLOCK \_\_\_\_\_ LOT 3

PLACEMENT OF Roof over Carport

OWNER Leon D. & Anna M. Fraser PHONE 743-9893

BUILDER B. Joselyn PHONE \_\_\_\_\_

Inspection.	Date Completed	Not Approv. Date	Corrected Date	Insp.
1. Footing, Forms (Prior to pouring concrete)				
2. Foundation Forms				
3. Backfill & Perimeter Drain				
4. Framing				
5. Plumbing and Insulation				
6. Fireplace				
7. Miscellaneous				
8. Final Inspection PRIOR TO OCCUPANCY				

COMMENTS

*8th DEC -  
WORK ALMOST COMPLETE*





# Dan Johnson

REALTOR®

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

Dan Johnson, Realtor® - Pemberton Holmes Ltd

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