

Dan Johnson

Realtor®

*PEMBERTON
HOLMES*

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Information Package

For

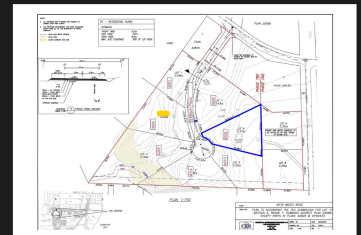
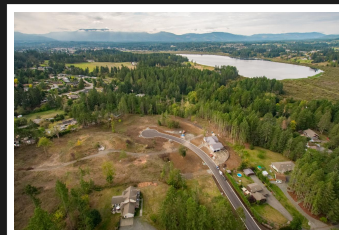
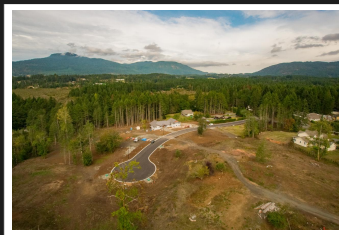
Lot 6 Wellburn Pl, Duncan



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WELLBURN PL...PERFECT SPOT FOR YOUR NEW HOME!



Lot 6 Wellburn Place

WELCOME TO WELLBURN! Almost an acre located in Duncan's premier development off the end of Calais Rd. This property would be ideal for a main level entry home with a walk out. Lots of ideal space for a detached shop too! The lot offers an unprecedented 600 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. Registration expected in November. If you live in Wellburn... you have arrived!



Priced at
\$369,900

Area Z3 East Duncan
Bedrooms
Bathrooms
Lot Size 0.91
Floor Space

Age
Taxes
Tax Year
MLS# 467212
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



Lot 6 WELLBURN PLACE		MLS#: 467212	
Zone	Zone 3- Duncan	Listing Status	Active
Sub Area	Z3 East Duncan	Title	Freehold
City	DUNCAN	Possession	
Property Type	Lots/Acreage	PRICE HISTORY	
Land Type		Current Price	\$369,900
Taxes		Date Sold	
Zoning	Single Family R1	Sale Price	
Zoning Jurisdiction	North Cowichan, Municipality of		

LOT FEATURES		
Lot Width		Water
Lot Depth		Sewer
Lot Size	39,640	Elementary
Lot Acres	0.91	Middle
Strata Fee		Secondary
Subdivision	Wellburn Place	
Site Influences	Golf Course Nearby, Recreation Nearby, Quiet Area, Cul-de-sac, Underground Services	

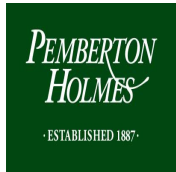
LEGAL & MORTGAGE		
Listed By	Pemberton Holmes Ltd. (Dun)	
Legal Description	Lot 6, Section 5, Range 7, Somenos District, Plan EPP95212	
Restrictions		
Prospectus		
Mortgage Info		
PID Number	031-028-306	Tax Roll Number

WELCOME TO WELLBURN! Almost an acre located in Duncan's premier development off the end of Calais Rd. This property would be ideal for a main level entry home with a walk out. Lots of ideal space for a detached shop too! The lot offers an unprecedented 600 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. If you live in Wellburn... you have arrived!



This listing information is provided to you by:
DAN JOHNSON - Representative
 ☎ 250-709-4987
 Agent Email wrkn4you@gmail.com Agent Website <http://DuncanBCRealEstate.ca>
Pemberton Holmes Ltd. (Dun)
 ☎ 250-746-8123 📠 250-746-8115
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 23 QUEENS ROAD DUNCAN V9L 2W1

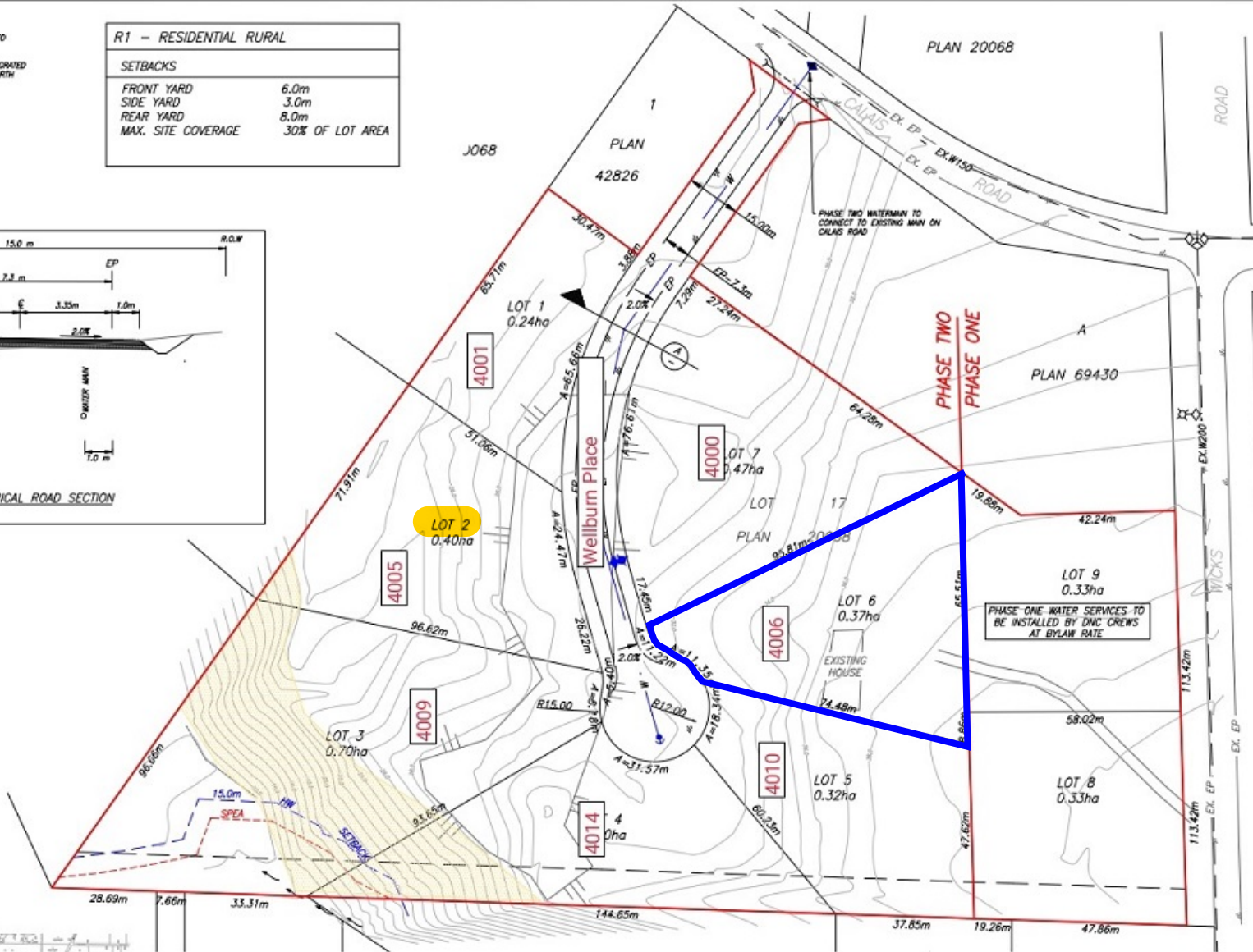
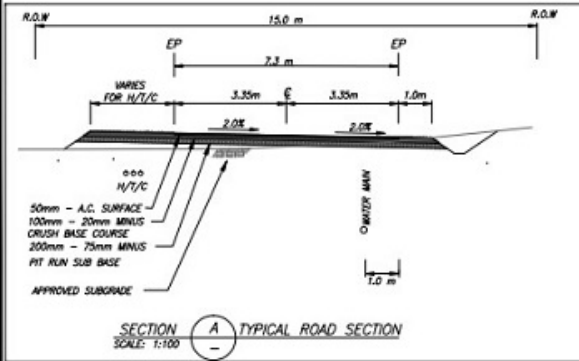
The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 14, 2020.



- 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



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

	CONCHIAN ENGINEERING SERVICES LTD 5885 HORNBOSS ROAD SHERBROOKE, QC J1L 5Y5 TEL 879 1448	DRAWN: SS CHECKED: CF SCALE: 1:750	DATE: 2018/05/30 FILE: 1320-C REV: A
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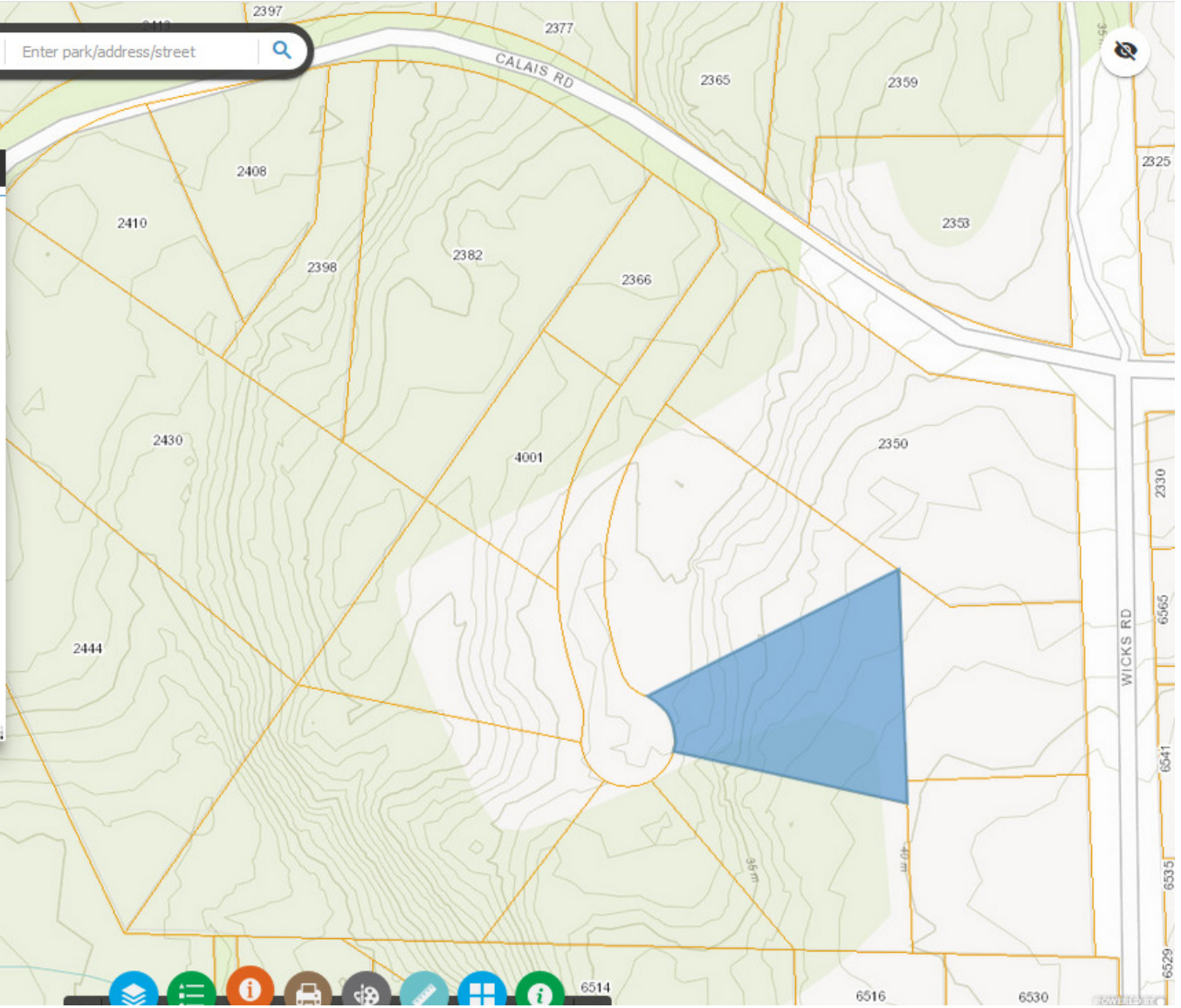


Identify - X

Identify Results

Results found: 3 Clear

House 1:
House 1:
Street Name: WELLBURN PLC
PID: 031-028-306
Folio:
Lot: 6
Plan: EPP95212
Non-Legal Description: L 6 PL
EPP95212
Approx. m2: 3,570.55
Approx Acre: 0.88
Approx Hectare: 0.36
Section: 5
Range: 7
Land District:
Zoning: R1



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]



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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

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www.duncanbcrealestate.ca