

# Dan Johnson

Realtor®

*PEMBERTON  
HOLMES*

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Information Package

For

***8048 York Ave, Crofton***



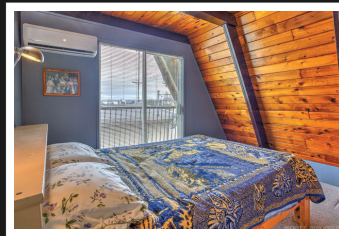


PEMBERTON  
HOLMES

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## LOVELY HOME IN SEASIDE CROFTON!



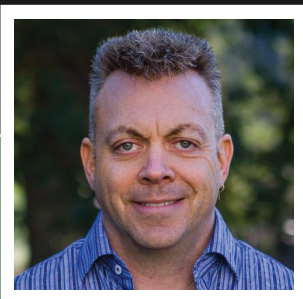
8048 York Ave

HOME & SHOP! Here is a super cute 4 bedroom/2 bath "A" frame home with ocean views in the quaint seaside community of Crofton! The main level is quite open and the home has been well taken care of. There is a gorgeous new front door leading into the open living room which has a cozy natural gas fireplace. Nice sized kitchen and 1st bedroom on the main floor. 3 bedrooms up including a good sized master with it's own east facing ocean view covered deck! LED lighting throughout the home. Also 2 heat pumps for a cozy home! The back yard was landscaped beautifully by Living Stones and there is a sizable detached garage & shop with loads of storage too. Call your agent to view this gem!

**Priced at**  
**\$399,900**

Area	Z3 Crofton
Bedrooms	4
Bathrooms	2
Lot Size	0.11
Floor Space	1594

Age	1971
Taxes	3650
Tax Year	2019
MLS#	466837
Parking	Garage - Dbl



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

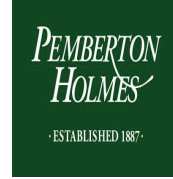




This Listing Information has been provided to you by:

**Pemberton Holmes LTD. (Dun)**

23 Queens Road, Duncan  
 Office Phone: (250) 746-8123  
 Office Fax: (250) 746-8115

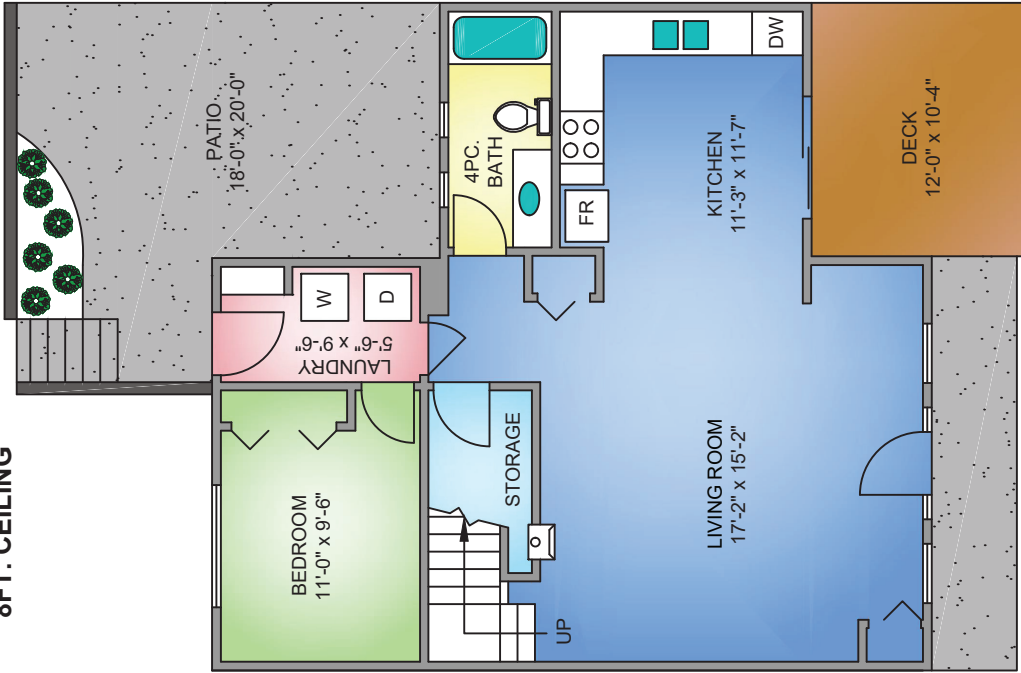


**Dan Johnson**  
 (250) 709-4987  
 wrkn4you@gmail.com  
 DuncanBCRealEstate.ca

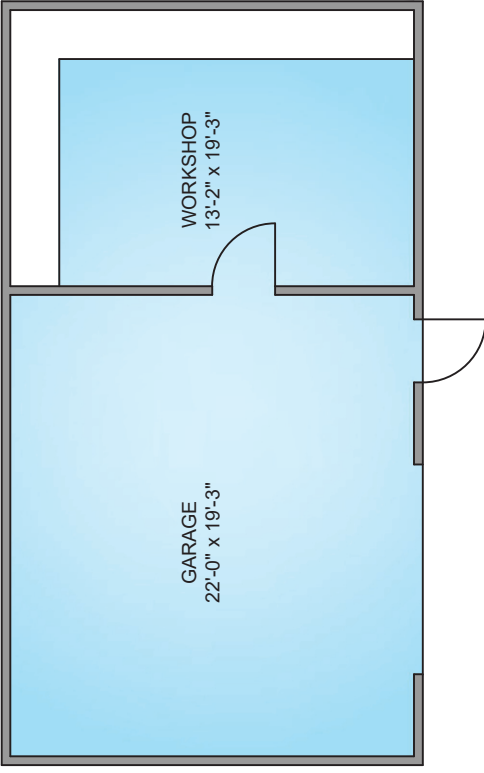
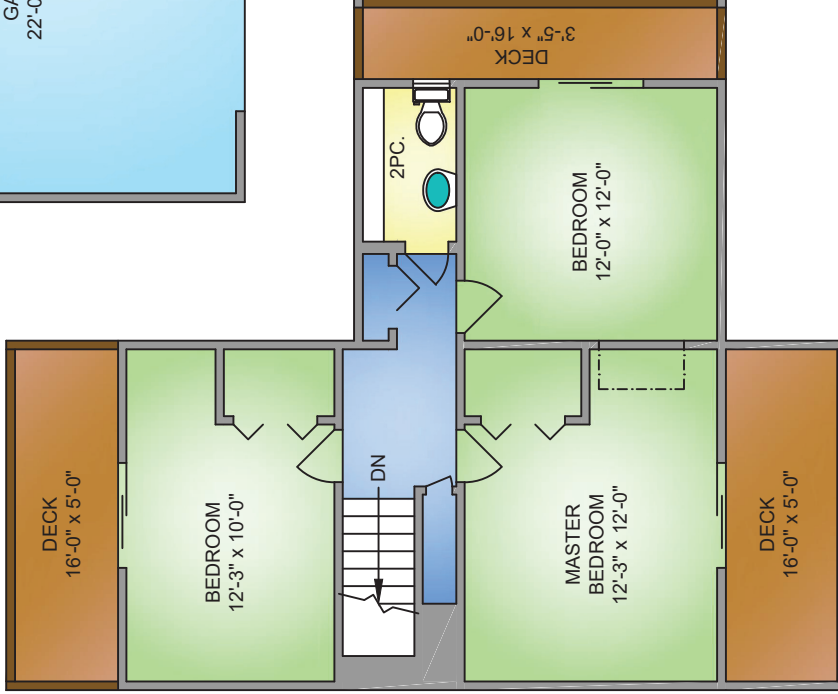
Address: <b>8048 York Ave</b> Area: <b>Zone 3- Duncan</b> Sub Area: <b>Z3 Crofton</b> Type: <b>Single Family</b>		Unit:	MLS@: <b>466837</b> Taxes: <b>\$3,650</b> PID#: <b>008-633-061</b> Tax Roll#: Zone Jurisdiction: <b>North Cowichan,</b>	Status: <b>Active (Unapr)</b> For Year: <b>2019</b> Zoning: <b>Single Family</b> Z. Type: <b>R3</b>	List Price: <b>\$399,900</b> Sale Price: Sale Date: Possession: Title To Land: <b>Freehold</b>
Style: <b>2 Storey-Main Lev Ent</b> Sub/Complex: Bedrooms: <b>4</b> Bathrooms: <b>2</b> Ensuite: Age: <b>49</b> Basement: <b>Slab</b> Bsmt Dev:	Year Built: <b>1971</b> Frontage: Depth: Sqft: <b>5,000</b> Acres: <b>0.11</b>	Exterior: <b>Wood</b> Roof: <b>Metal</b> Insulation: <b>Walls:Yes Ceil:Yes</b> Construction: <b>Frame</b> Flooring: <b>Mixed</b> Foundation: <b>Yes</b> # Fireplaces: <b>1</b> Fireplace Types: <b>Natural Gas</b>			
Fuel: <b>Electric</b> Heating: <b>Baseboard</b> Aircondition: Water: <b>Municipal</b>	Sewer: <b>Connected</b>	Parking Access: Parking Spaces: <b>2</b> Parking: <b>Garage - Double</b> Outdoor Area:	Elementary: <b>Crofton</b> Middle: Secondary: <b>Chemainus</b>		
Room Sizes rounded to nearest ft Finished Area: <b>1,594</b>	Total Area.: <b>1,594</b>	Stores: Strata Fee: Strata Fee Incl: Shared Amenities: Strata Info:	Levels of Suite: Display Suite #:	Units in Bldg: Units in Project:	Laundry:
Floors	Down	Main	Up	Other	
Total SqFt		<b>890</b>	<b>704</b>		
Living Room		<b>17'2x15'2</b>			Legal: <b>Lot 7, Section 20, Range 2, Comiak District, Plan VIP739</b>
Kitchen		<b>11'3x11'7</b>			Restrictions:
Laundry/Uti		<b>5'6x9'6</b>			Amenities: <b>Wheelchair Access, Security System, Garden Area, Wkshop-Detached, Thermal Windows, RV Parking, Main Level Entry, Fully Fenced</b>
Bedroom		<b>11x9</b>	<b>12'3x10</b>		Site Influences: <b>Can Be Rented, Central location, Easy Access, Golf Course Nearby, View - Mountain, View - Ocean, Low Maint Yard, Shopping Nearby, Recreation Nearby, Landscaped</b>
Bathroom		<b>4pc</b>	<b>2pc</b>		Chattels: <b>Fridge, Stove, Washer, Dryer, Microwave, Air Compressor, Electric Mower</b>
Master			<b>12'3x12</b>		Mortgage: <b>No Fin. Encumbrances</b>
Bedroom			<b>12x12</b>		Listing Office: <b>Pemberton Holmes LTD. (Dun)</b>

**HOME & SHOP! Here is a super cute 4 bedroom/2 bath "A" frame home with ocean views in the quaint seaside community of Crofton! The main level is quite open and the home has been well taken care of. There is a gorgeous new front door leading into the open living room which has a cozy natural gas fireplace. Nice sized kitchen and 1st bedroom on the main floor. 3 bedrooms up including a good sized master with it's own east facing ocean view covered deck! LED lighting throughout the home. Also 2 heat pumps for a cozy home! The back yard was landscaped beautifully by Living Stones and there is a sizable detached garage & shop with loads of storage too. Call your agent to view this gem!**

**MAIN FLOOR**  
**890 SQ. FT.**  
 8FT. CEILING



**UPPER FLOOR**  
**704 SQ. FT.**  
 8FT. VAULTED CEILING



**DETACHED**  
**GARAGE / SHOP**  
**732 SQ. FT.**

NORTH



8048 YORK AVENUE  
 MARCH 10, 2020  
 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON  
 PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	890	732	400
UPPER	704	-	210
TOTAL	1594	732	610

Property Notes – 8048 York Ave, Crofton

Letter of Comfort from North Cowichan available for lot coverage

Bed & bath added in 1979 under permit, framing inspection done but no final inspection on file  
as per conversation with Jackie Killick (North Cowichan)

Occupancy obtained March 23, 1972

Power - 150 amps

Over the range microwave is vented

# Property Assessment Report

Address	<b>8048 YORK AVE</b>	Owner 1
Jurisdiction	<b>315 DISTRICT OF NORTH COWICHAN</b>	Owner 2
Neighbourhood	<b>010 Crofton</b>	Address
Roll No.	<b>008365000</b>	
PID/MHP No.	<b>008-633-061</b>	
School District	<b>79</b>	P C
Area Code	<b>4</b>	Hospital District <b>10</b>
Electoral Area		Regional District <b>10</b>

## Legal Description

Plan	Lot	Block	DLot	LDist	Section	TwN	Range	Md
<b>VIP739</b>	<b>7</b>	<b>21</b>		<b>63</b>	<b>20</b>		<b>2</b>	

	2013	2014	2015	2016	2017	2018	2019
Land Value	<b>118,000</b>	<b>118,000</b>	<b>105,000</b>	<b>105,000</b>	<b>111,000</b>	<b>117,000</b>	<b>140,000</b>
Improvements	<b>110,000</b>	<b>101,000</b>	<b>136,000</b>	<b>151,000</b>	<b>146,000</b>	<b>187,000</b>	<b>197,000</b>
Total Value	<b>228,000</b>	<b>219,000</b>	<b>241,000</b>	<b>256,000</b>	<b>257,000</b>	<b>304,000</b>	<b>337,000</b>
Percent Change	<b>68%</b>	<b>65%</b>	<b>72%</b>	<b>76%</b>	<b>76%</b>	<b>90%</b>	<b>100%</b>
Taxes	<b>2,966.22</b>	<b>2,990.70</b>	<b>3,256.99</b>	<b>3,417.86</b>	<b>3,328.51</b>	<b>3,549.75</b>	<b>3,650.47</b>

## Transactions

Month	Year	Sale Price	Title	Transaction Type
<b>August</b>	<b>2014</b>	<b>273,000</b>	<b>CA3893797</b>	<b>Improved Single Property Cash</b>
<b>November</b>	<b>2003</b>	<b>149,900</b>	<b>EV143578</b>	<b>Improved Single Property Cash</b>
<b>January</b>	<b>2003</b>	<b>118,000</b>	<b>EV2976</b>	<b>Improved Single Property Cash</b>

Actual Use	<b>Single Family Dwelling</b>	Lot Size	<b>50 100</b>
Equity	<b>Registered Owner</b>		
Tenure		Lot Size Type	<b>Standard Width x Depth</b>

## Exemptions

**FULLY TAXABLE, FULLY TAXABLE PROPERTY**

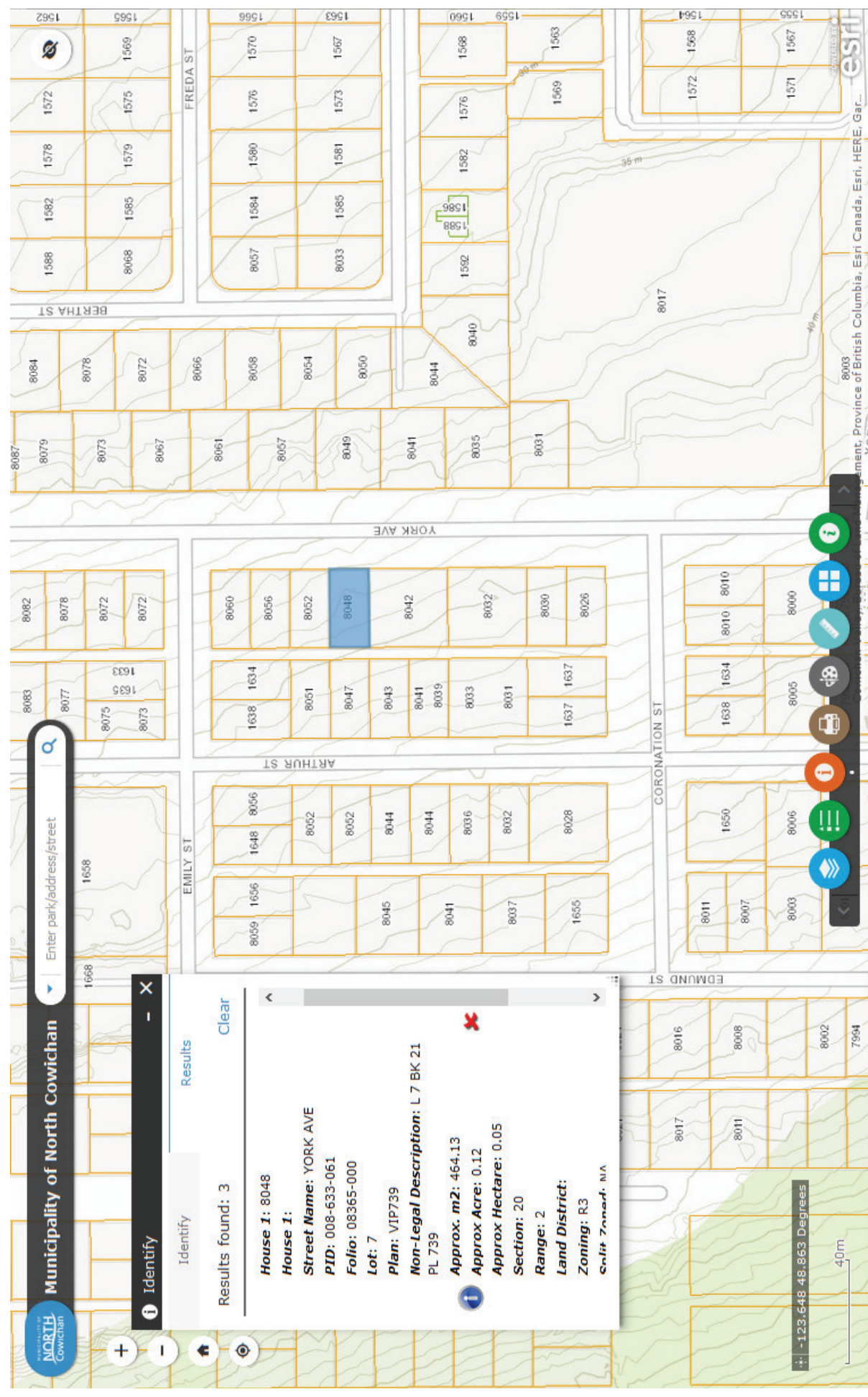


Identify

Results

Results found: 3

**House 1:** 8048  
**Street Name:** YORK AVE  
**PID:** 008-633-061  
**Folio:** 08365-000  
**Lot:** 7  
**Plan:** VIP739  
**Non-Legal Description:** L 7 BK 21  
 PL 739  
**Approx. m2:** 454.13  
**Approx Acre:** 0.12  
**Approx Hectare:** 0.05  
**Section:** 20  
**Range:** 2  
**Land District:**  
**Zoning:** R3  
*Split Zoned. N/A*



Map navigation and utility icons including a search icon, a home icon, a compass icon, a scale bar (40m), a north arrow, a zoom in (+) and zoom out (-) icon, a street view icon, a print icon, a share icon, a location pin icon, a full screen icon, and an information icon.

## Residential One and Two-Family Zone (R3)

### Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
  - Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Secondary Suite
  - Single-Family Dwelling
  - Supportive Housing
  - Two-Family Dwelling [BL3302]

### Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (b) Single-family dwelling with a secondary suite, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (c) Two-family dwelling, 700 m<sup>2</sup> (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m<sup>2</sup> (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m<sup>2</sup> (7,201 sq. ft.). [BL3684]

### Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
  - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
  - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

### Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) The maximum permitted floor space ratio is 0.5:1.
  - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
  - (d) Despite the foregoing, the placement of a temporary trailer may also be permitted subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
  - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger; and
  - (b) 35% of the lot area for lots less than 650 m<sup>2</sup> (7,000 sq. ft.).

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 5.0 m (16.40')
    - Yard, Side, 2.0 m (6.56')



- Yard, Side when adjacent to a lane or street, 3.0 (9.8')
- Yard, Rear, 7.5 m (24.6') [BL3323]
- (b) Accessory Buildings and Structures (Excluding Fences)
  - Yard, Front, 5.0 m (16.40')
  - Yard, Side, 1.0 m (3.28')
  - Yard, Rear, 1.5 m (4.92') [BL3323]

- (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 R3 zone are as follows:
  - (a) Principal Building, 9.0 m (29.53')
  - (b) Accessory Building, 5.0 m (16.40')

### Conditions of Use

- (8) The conditions of use for the R3 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 three sleeping units.
  - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
  - (f) Agriculture use shall be subject to the "Animal Control Bylaw, 1995", No. 2856.
  - (g) [Repealed, BL3674]
  - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
  - (i) 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 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
  - (j) 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 a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

### Driveway Width

- (9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

B. C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING(S) ON  
**LOT 7, BLOCK 21, SECTION 20, RANGE 2,  
 COMIAKEN DISTRICT, PLAN 739.**

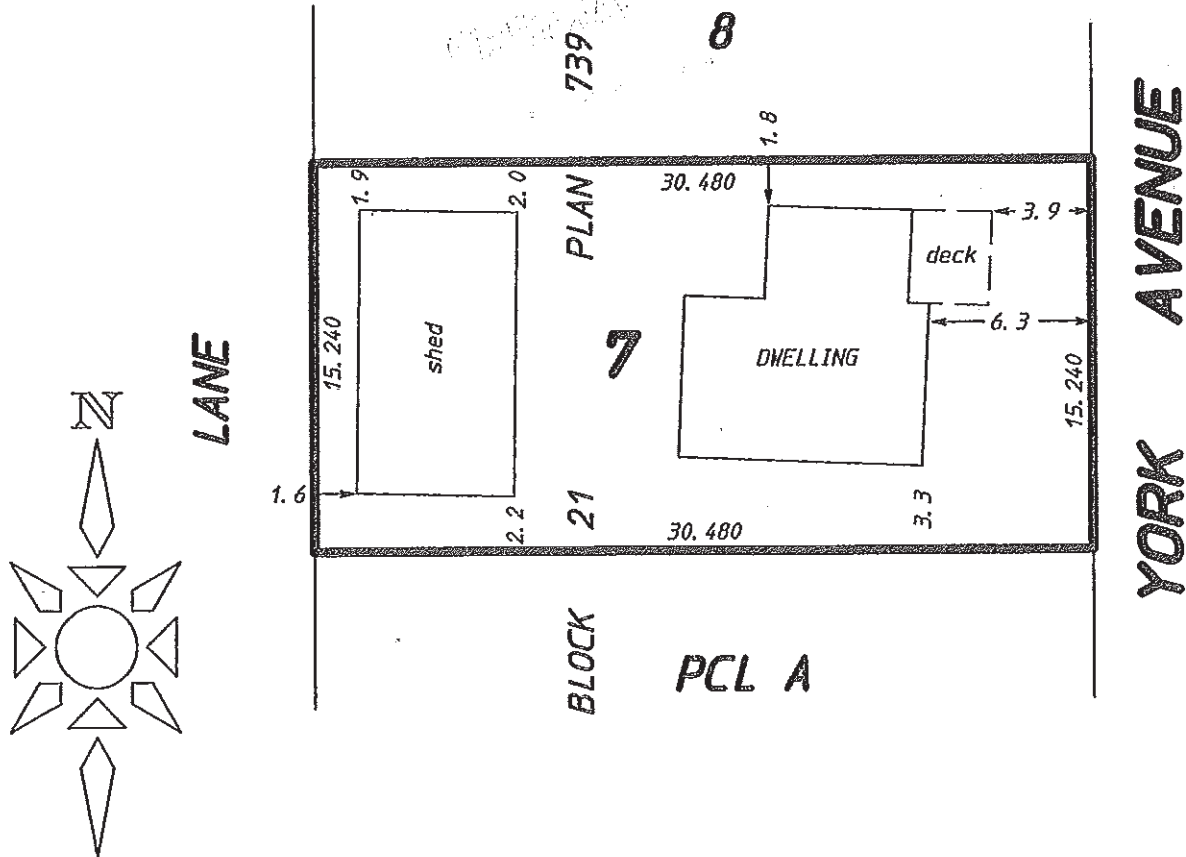
Civic address - 8048 York Avenue, Crofton (PID 008-633-061)

Scale = 1:300

**LEGEND**

All distances are in metres.

NEW SURVEY  
 JUNE 2014



© THIS IS  
 NOT A CERTIFIED COPY  
 PROVIDED FOR  
 CONVENIENCE USE ONLY

Field survey completed June 25, 2014  
 subject to the federal Copyright Act  
 and in accordance with the provincial  
 Freedom of Information and  
 Protection of Privacy Act.  
**BOWERS & ASSOCIATES**

B. C. LAND SURVEYOR  
 2856 Caswell Street  
 Chemainus, B. C., V0R 1K3  
 phone/fax: 250-246-4928

© 2014

This document was prepared for mortgage purposes, in accordance with the Manual of Standard Practice, for the exclusive use of our client.

The surveyor accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

This document shows the relative location of the surveyed structures and features with respect to the registered boundaries of that land, and is not a boundary survey.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or part without the consent of the signatory.

Certified correct this 25th day of June, 2014.

B. C. L. S.

This document is not valid unless originally signed and sealed.

Roll No. E365

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

BUILDING PERMIT

Duncan, B. G. July 27 1971

Box 167  
CROFTON

Application No. 174 is hereby approved to erect:  
New RESIDENCE Addition  
Alteration Moving

In accordance with plans and specifications as submitted. Your application is subject to the Building, Fire, Plumbing, Electrical and other Municipal and Provincial Regulations, as well as the conditions mentioned on the reverse side of this permit.

Value \$ 18,000.00

Owner of Property .....

Lot 7 Block 21 Plan 739 Section 20  
Range 2 District COWICHAN  
House No. 8048

J. A. Broome  
Building Inspector

This Approval Certificate Must be Posted  
Where the Work is Being Done  
(See Reverse Side for Conditions)

SUBJECT TO THE PROVISIONS OF OUR SUBDIVISION,  
ZONING AND BUILDING BY-LAWS.

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.



The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C.  
Folio No. 8.365

# BUILDING PERMIT

DEPT. FILE COPY

281  
VALIDATION

APPLICANT \_\_\_\_\_ DATE JAN 19 19 79 PERMIT NO. 16  
ADDRESS \_\_\_\_\_ (NO.) \_\_\_\_\_ (T) CROFTON BL  
PERMIT TO ADDITION (TYPE OF IMPROVEMENT) NO. \_\_\_\_\_ STORY BEDROOM + BATH (PROPOSED USE) NUMBER OF DWELLING UNITS \_\_\_\_\_  
AT (LOCATION) (NO.) 8048 (STREET) VORKE AVE ZONING DISTRICT R2  
SUBDIVISION COM R2, S20 LOT 7 BLOCK 21 LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: \_\_\_\_\_

AREA 270 sq ft (SQUARE FEET) ESTIMATED VALUE \$ 3775 PERMIT FEE \$ 10.00

OWNER \_\_\_\_\_ ADDRESS Stme BUILDING DEPT. BY [Signature]

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.

July 8, 2014

Prospero No: CIB00071  
Folio No: 08365-000

**SCANNED**

Dear

**RE: Letter of Comfort for 8048 York Avenue, Crofton, BC  
Lot 7, Block 21, Section 20, Range 2, Comiaken District, Plan VIP739**

Please accept this as a Letter of Comfort for the property listed above as 8048 York Avenue. The current zoning of this property is Residential One and Two-Family Zone (R3). The survey certificate dated June 25, 2014 for the property indicates a side yard setback to the north of 1.8 m (2.0 m required) and a front yard setback to the deck of 3.9 m (5.0 m required) for the residence.

The original building permit for the residence was issued July 27, 1971 and occupancy granted on March 23, 1972. A building permit for an addition was issued January 19, 1979. However, no action is being contemplated by the Municipality of North Cowichan at this time regarding these non-conformities.

Sincerely,

*Bruce L. Oliphant*

Bruce L. Oliphant  
Chief Building Inspector

Attachments

Pc: Scott Mack, Director of Development Services

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subject to the federal *Copyright Act*  
and in accordance with the provincial  
*Freedom of Information and  
Protection of Privacy Act.*

Mar. 23/72

No. 6365

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

OCCUPANCY PERMIT

Duncan, B. C.

MARCH 23 1972

Permission is hereby granted for the occupancy of the Building under

Permit No. 119 July 21/72

The Inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

Owner of Property .....

Address 8048 YORK ST

CROFTON

Lot 7 Block 91 Plan 139 Section 20

Range 2 District COWICHAN

J. H. [Signature] Building Inspector

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# Dan Johnson

Realtor®

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

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](http://www.duncanbcrealestate.ca)