



Information Package For
5893 Deuchars Dr, Duncan



Property One Page Resi Client More Photos

5893 Deuchars Dr Duncan BC V9L 1L5 MLS® No: **888061** **\$795,000** **Active**



MLS® No: **888061** List Price: **\$795,000**
 Status: **Active** Orig Price: **\$795,000**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 DOM: **11** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

	Lower	Main	Second	Third	Other
Fin SqFt	1,011	1,060			
Bedrooms	2	2			
Bathrooms	1	1			
Kitchens		1			

LANDLORD/INVESTORS ALERT - There are many different possibilities to explore with this property. The current owner has already gone through the time and expense of having the property rezoned from an R3 to a Residential two family detached zone (R3-CH). Currently, this property of a quarter acre has one single family dwelling with 4 bedrooms, 2 bathrooms and most of the infrastructure already updated. A new Heat Pump was installed in 2016 along with a new hot water tank and new 200 amp panel. Windows have been replaced with vinyl windows and a new roof with proper ventilation was installed in 2019. This property is in a family friendly neighborhood. With Duncan's low vacancy rates this property will allow for many tenant opportunities. There is a community park and a wooded play area; it is within a five minute walk to the Cowichan Valley Trail.

Interior

Beds: 4	Baths: 2	Kitchens: 1	Fireplaces: 2
FinSqFt Total: 2,071	UnFin SqFt: 481	SqFt Total: 2,552	Basement: Yes
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Stores: Potential
Layout: Split Entry		Appl Incl: F/S/W/D	Addl Accom: In House
Heating: Electric, Heat Recovery		Cooling: HVAC	
Intr Ftrs: Ceiling Fan(s), Dining/Living Combo			

Exterior/Building

Built (Est): 1971	Front Faces: West	Stores: 0
Construction: Brick, Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco	Foundation: Poured Concrete	Bldg Warranty: 0
Lgl NC Use: 0	Access: Road: Paved	Roof: Asphalt Shingle
Exterior Ftrs: Balcony/Patio, Fencing: Partial, Garden, See Remarks		Bldg Style: 0

Lot

Lot SqFt: 10,553	Lot Acres: 0.24	Dimensions: 61x73
Park Type: Driveway, Carport, RV Access/Parking	Park Spcs: 3	View: Mountain(s)
Carport Spcs: 1	Garage Spcs: 0	Shape: 0
Sewer: Sewer Connected	Restrictions: 0	Waterfront: 0
Lot Ftrs: Family-Oriented Neighbourhood, Level, No Through Road, Private, Recreation Nearby		Water: Municipal
		Services: Cable Connected, Compost, Electricity Connected, Garbage, Recycling

Legal/Public Records

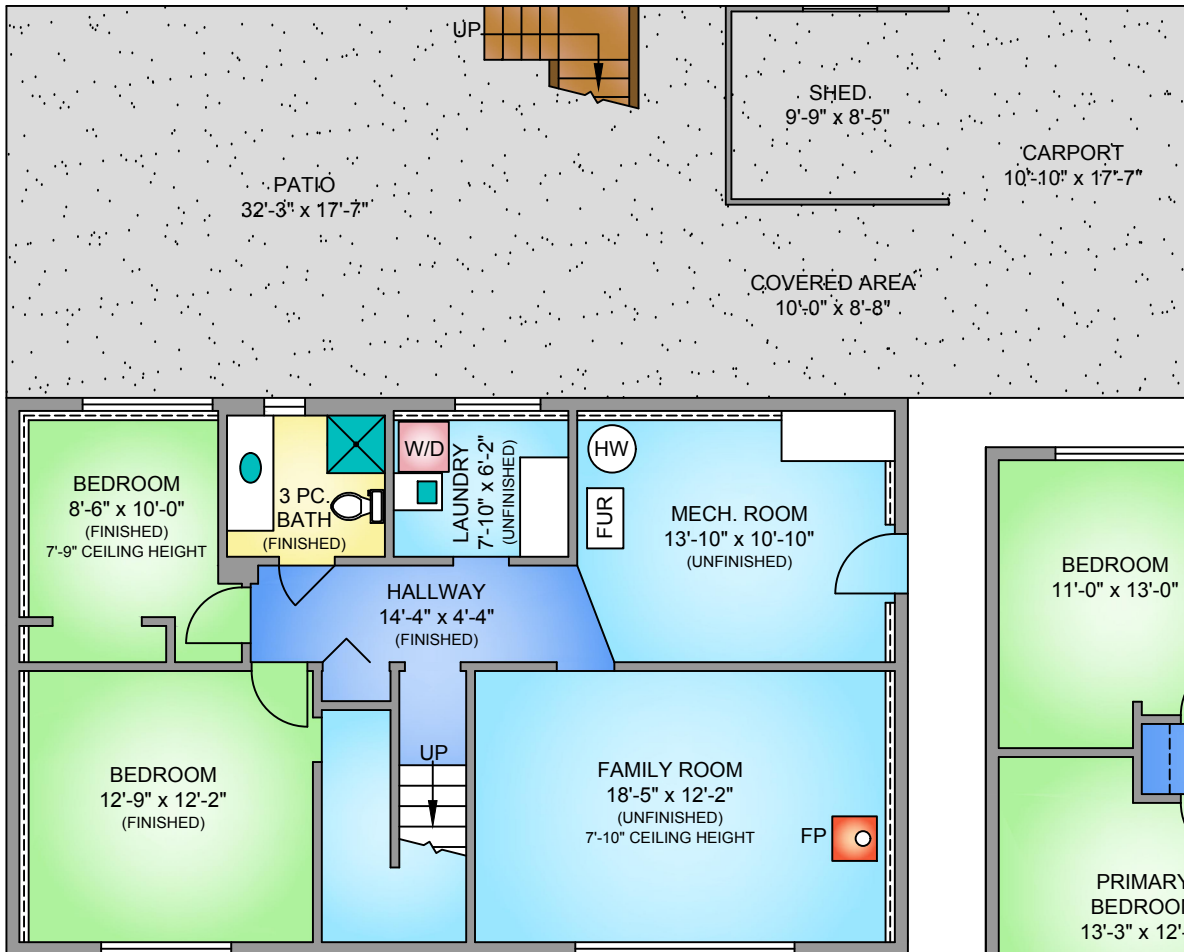
Assessed: \$391,000	Assess Yr: 2021	Taxes: \$3,145	Tax Year: 2021
PID: 001-303-104	Roll No: 1321000	Zoning: R3-CH	Zone Desc: Residential
Plan Number: 0	Lot: 0 Block: 0	District Lot: 0	Land District: 0
Legal Description: LT 2 SEC 18 & 19 RGE 4 QUAMICHAN DIST PL 10817			

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LOWER FLOOR

530 SQ. FT.

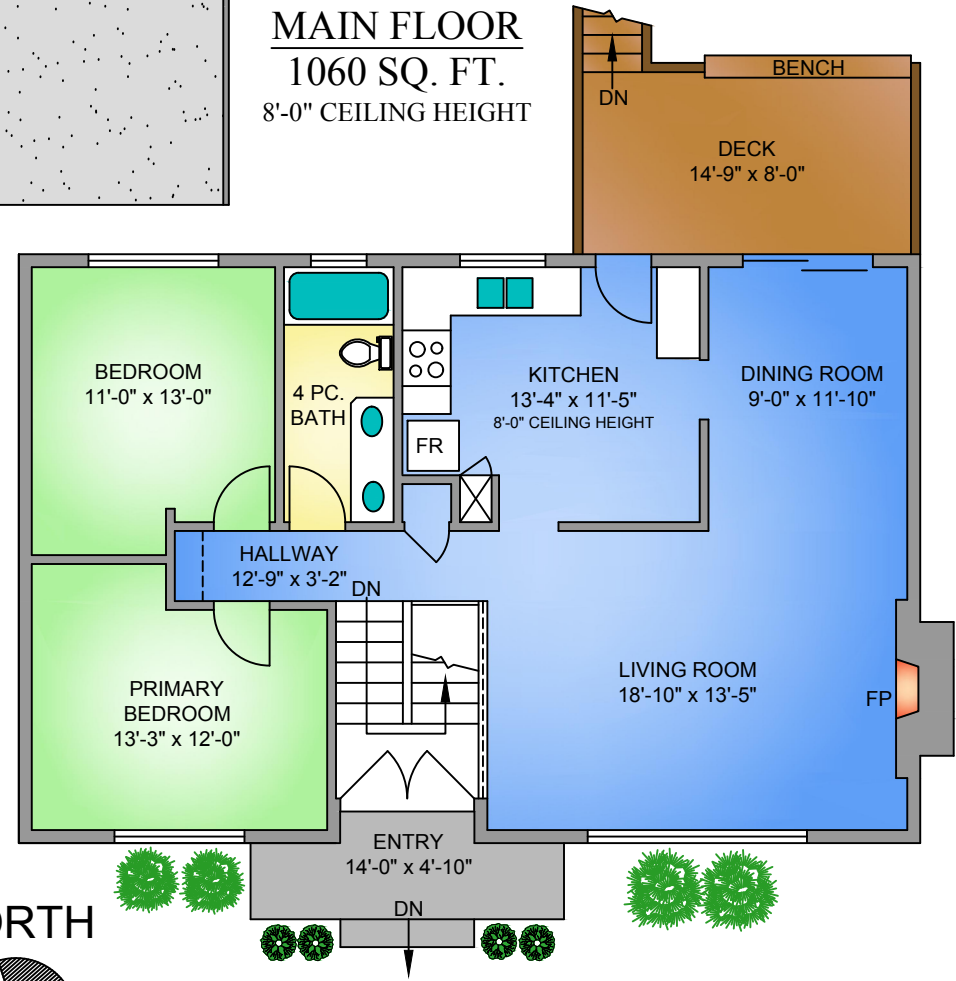
7'-9" - 7'-10" CEILING HEIGHT



MAIN FLOOR

1060 SQ. FT.

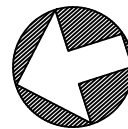
8'-0" CEILING HEIGHT



5893 DEUCHARS DRIVE
OCTOBER 5, 2021
PREPARED FOR THE EXCLUSIVE USE OF LYNNE WILSON.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	CARPORT	DECK / PATIO
MAIN	1060	1060	-	-	118
LOWER	1011	530	481	190	490
TOTAL	2071	1590	481	190	608

NORTH





Municipality of North Cowichan

Enter park/address/street



Identify

Identify Results

Results found: 3 Clear

House 1: 5893
House 1:
Street Name: DEUCHARS DR
PID: 001-303-104
Folio: 01321-000
Lot: 2
Plan: VIP10817
Non-Legal Description: L 2 PL 10817
Approx. m2: 983.19
Approx Acre: 0.24
Approx Hectare: 0.10
Section: 19
Range: 4
Land District:
Zoning: R3-CH
Split Zoned: NA
Map Grid: C-03

Click to add a point

-123.728 48.785 Degrees

20m





The Corporation of the District of North Cowichan
Zoning Amendment Bylaw (No. 3 - Deuchars Drive), 2016

Bylaw 3615

The Council of The Corporation of The District of North Cowichan enacts as follows:

- 1 Schedule "C" of "Zoning Bylaw 1997", No. 2950, is amended by reclassifying from Residential One and Two Family Zone (R3) to Residential Two-Family Detached Zone (R3-CH), 5893 Deuchars Drive (PID: 001-303-104), shown as "Subject Property" and outlined in bold on the Schedule attached to and forming part of this bylaw.***

READ a first time on April 6, 2016
READ a second time on April 6, 2016
CONSIDERED at a Public Hearing on May 4, 2016
READ a third time on May 4, 2016
ADOPTED on May 4, 2016


CORPORATE OFFICER


PRESIDING MEMBER

Residential Two-Family Detached Zone (R3-CH) [BL3333]

Permitted Uses

- 58.2 (1) The permitted uses for the R3-CH zone are as follows:
- Accessory Dwelling Unit, Coach House
 - Accessory Dwelling Unit, Garden Suite
 - Assisted Living
 - Community Care Facility
 - Limited Home-Based Business
 - Single-Family Dwelling
 - Supportive Housing

Minimum Lot Size (See Figure 1 below)

- (2) The minimum permitted lot size for the R3-CH zone is as follows:
- (a) with public lane access, 500 m² (5,381.96 sq. ft.)
 - (b) without public lane access, 625 m² (6,727.44 sq. ft.)
 - (c) without public lane access, with common driveway shared with abutting lot, 560 m² (6,027.79 sq. ft.)

Maximum Lot Size

- (3) The maximum permitted lot size, for a subdivision of 3 lots or more, for the R3-CH zone is 750 m² (8,072.93 sq. ft.).

Minimum Frontage (See Figure 1 below)

- (4) The minimum permitted frontage for the R3-CH zone is as follows:
- (a) with public lane access, 13.5 m (44.30')
 - (b) without public lane access, 16.5 m (54.13')
 - (c) without public lane access, with common driveway shared with abutting lot, 15.0 m (49.21')

Density

- (5) The permitted density for the R3-CH zone is as follows:
- (a) The number of dwelling units must not exceed two;
 - (b) The number of residential units per building must not exceed one;
 - (c) The maximum permitted floor space ratio must not exceed
 - (i) 0.4:1 for one dwelling unit; or
 - (ii) 0.65:1 for two dwelling units;
 - (d) The size of the accessory dwelling must not be
 - (i) smaller than 37 m² (398.26 sq. ft.); or
 - (ii) larger than 85m² (914.93 sq. ft.) or 40% of the gross floor area of the principal dwelling unit, whichever is less. [BL3457]

Maximum Lot Coverage

- (6) The maximum permitted lot coverage for the R3-CH zone is 40%.

Minimum Useable Exterior Amenity Space

- (7) The useable exterior at-grade amenity space for the accessory dwelling unit must not be less than 40 m² (430.56 sq. ft.).

Minimum Setbacks

- (8) The minimum permitted setbacks for the R3-CH zone are as follows:
- (a) Principal Buildings (for any portion of the building under 4.0 m in height) (see Figure 1)

- Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')
 - Yard, Side (one side when no lane access exists for accessory building, 5.0 m (16.40')
 - Yard, Side (when common driveway shared with abutting lot or adjacent to a public lane or public street, 3.0 m (9.84')
 - Yard, Rear, 16.5 m (54.13')
 - (b) Principal Buildings (for any portion of the building over 4.0 m (13.12') in height)
 - (see Figures 1 and 3)
 - Yard, Front, 7.0 m (22.96')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Side (when no lane access exists for accessory building, 6.0m (19.68')
 - Yard, Side (when common driveway shared with abutting lot or adjacent to a public lane or public street), 3.0 m (9.84')
 - Yard, Rear, 16.5 m (54.13')
 - (c) Accessory Dwelling Unit (excluding fences), ground floor (see Figure 2)
 - Yard, Front, 7.0 m (22.97') past the rear face of the principal building
 - Yard, Side, 2.0 m (6.56')
 - Yard, Rear, 2.0 m (6.56')
 - (d) Accessory Dwelling Unit, second floor (see Figure 1)
 - Yard, Front, 7.0 m (22.97') past the rear face of the principal building
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 2.0 m (6.56')
- (9) Alternative minimum permitted setbacks for the R3-CH zone (see Figure 4) are as follows (see special requirements, section 58.2 (13):
- (a) Principal Building
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side (one side), 0.0 m
 - Yard, Side (one side), 5.0 m (16.40')
 - Yard, Rear, 16.5 m (54.13')
 - (b) Accessory Dwelling Unit (excluding fences)
 - Yard, Front, 7.0 m (22.97') past the rear face of the principal building)
 - Yard, Side (one side), 0.0 m
 - Yard, Side (one side), 5.0 m (16.40')
 - Yard, Rear, 2.0 m (6.56')
- (10) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 6.0 m (19.69').

Maximum Building Height

- (11) The maximum permitted building heights for the R3-CH zone are as follows (see Figure 3):
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building with Coach House over parking garage, 7.5 m (24.61')
 - (c) Accessory Dwelling Unit, Garden Suite, 5.0 m (16.40')
 - (d) Accessory Building with no Coach House, 5.0 m (16.40')

Maximum Eave line Height

- (12) The maximum permitted eave line height, for all eave lines, is:
 - (a) Principal Building, 7.0 m (22.96')
 - (b) Accessory Building with Coach House, 5.5 m (18.04')
 - (c) Accessory Building with Garden Suite, 3.0 m (9.84')

Conditions of Use

- (13) The conditions of use for the R3-CH zone are as follows:
 - (a) The setbacks under subsection (9) require that each lot on the plan of subdivision must
 - (i) be developed with the side yards oriented consistently with each other (see Figure 4), and
 - (ii) have an easement on title allowing the abutting owner the right of access for maintenance purposes.
 - (b) In an accessory building with a dwelling unit, the outdoor, at-grade useable amenity space must be immediately adjacent to and accessible from the entry of the dwelling unit.
 - (c) Despite sections 33, 35 and 58.2 (8) and 58.2 (9), the following projections of a principal building are allowed into the yard, front:
 - (i) decks and porches where the top of the deck floor is no more than 1.5 m (4.92') above existing grade;
 - (ii) decks and porches that project no more than 2.0 m (6.56') into the front yard; and
 - (iii) decks on the second storey that project no more than 2.0 m (6.56') into the front yard.
 - (d) 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 the principal building only
 - (e) No fences are permitted over:
 - (i) 1.2 m (3.94') in height in the required yard, front or yard, rear;
 - (ii) 1.8 m (5.91') in height in the required yard, side; or
 - (f) Despite section 5, the gross floor area for the purpose of the R3-CH zone does not include decks or porches where walls and glazing do not exist.
 - (g) Driveway access must be shared by both the principal building and accessory building.
 - (h) If a lane exists, all site parking must be accessed from the lane and not from the street.
 - (i) Individual driveway widths, where lane access is not available, must not exceed 3.0 m (9.84') of the lot frontage from the front property line to the public road.

Figure 1

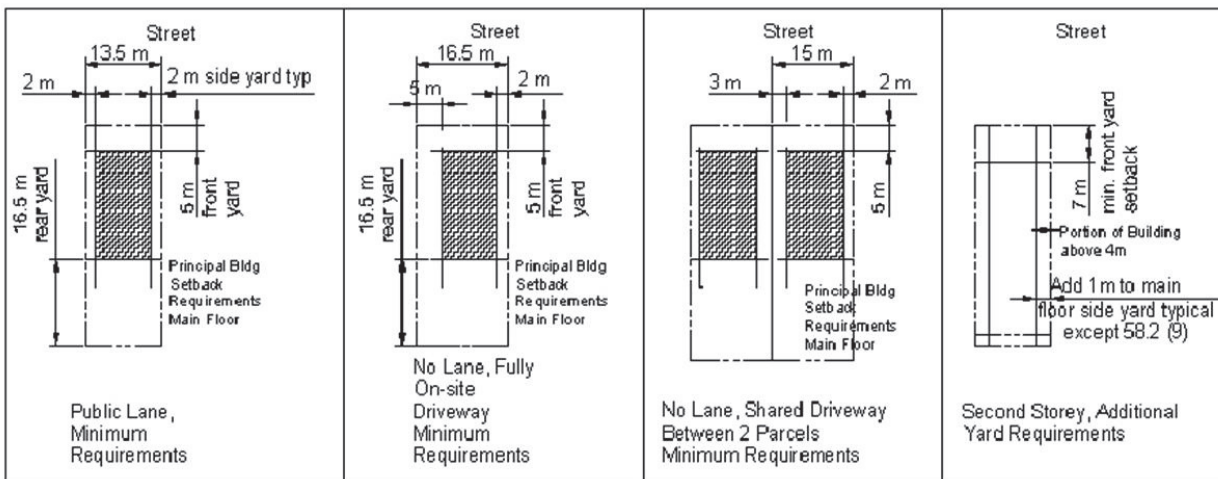


Figure 2

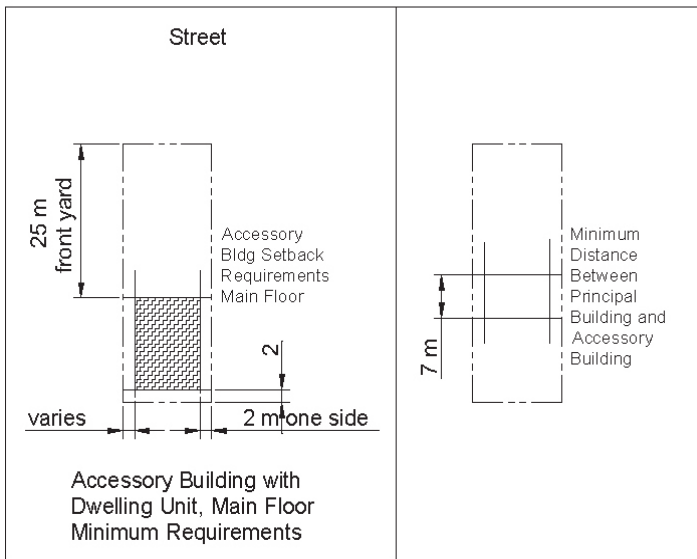


Figure 3

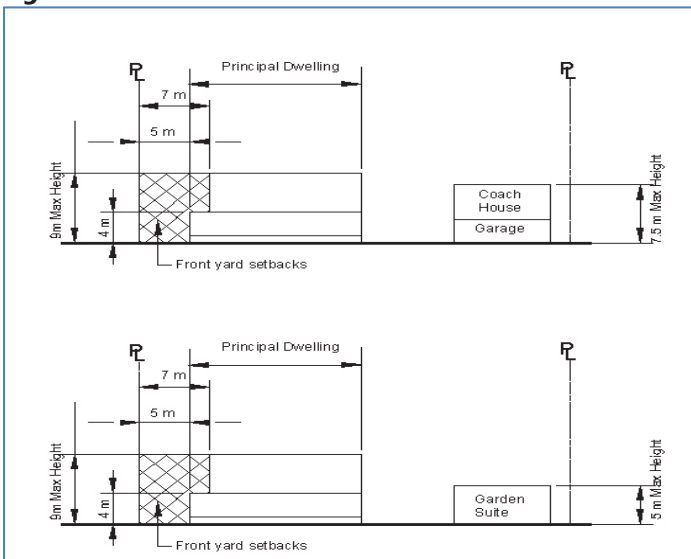
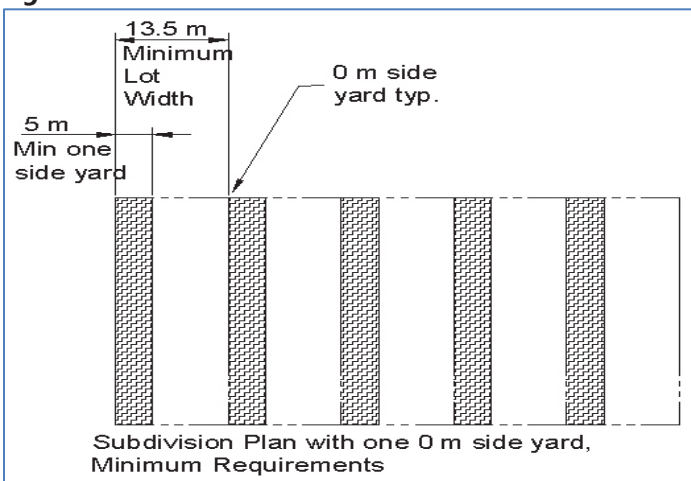


Figure 4



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.

