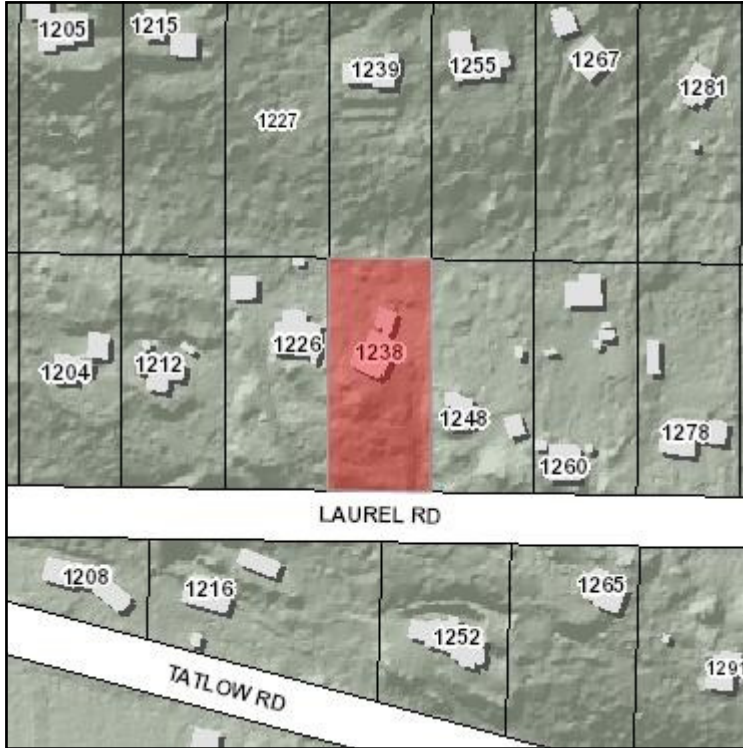


Property Map



Overview Map



Address 1238 LAUREL RD

Parcel Class SUBDIVISION

Owner Type PRIVATE

Address Details

Structure Main House

Neighbourhood Cloake Hill/Horth Hill

Type Primary

Ownership Description

Owner(s)

VALLEE, BRIAN L AND LOCKE, CYNTHIA A

Mailing Address

1238 LAUREL RD
NORTH SAANICH, BC V8L5K8

Legal Description

Roll	01149.000	Designation 1	Lot 19
PID	006-901-212	Designation 2	Block 2
Plan	VIP1787	Designation 3	

Long Legal | LOT 19, BLOCK 2, SECTION 21, RANGE 1 WEST, NORTH SAANICH DISTRICT, PLAN 1787

Planning & Zoning

Land Use	Country Residential
Zoning	R-3 Single Family Residential 3

Lot Area <i>(Estimated)</i>	Square Meters	3,640.33	Acres	0.90
	Hectares	0.36	Square Feet	39,184.22

Development Permit Areas	DPA - 1 Marine Uplands and Foreshore	Not Applicable
	DPA - 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources	Not Applicable
	DPA - 3 Identified Sensitive Ecosystems	Not Applicable
	DPA - 4 Steep Slopes	Yes
	DPA - 5 Commercial / Industrial	Not Applicable
	DPA - 6 Multi - family	Not Applicable
	DPA - 8 Intensive Residential	Not Applicable

Constraints	ALR	Not Applicable
	Archaeology	Not Applicable
	Encumbrances	Check LTSA

Dwelling Units	Guest Cottage Allowed	No	Bylaw: 204
	Secondary Suite Allowed	Yes	Bylaw: 206
	Carriage House Allowed	No	Bylaw: 208

Service Areas

Property Is In | **Sewer Area** Outside Sewer Area

Utilities

Water Meter #	0041988487	Model	Install Year
Meter Type	Neptune	Size	

Assessment

Year	2022	Building	\$607,000	Land	\$726,000	Total Value	\$1,333,000
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Glossary Of Terms

Yes - Item Applies To Property

Not Applicable - Item Does Not Apply To Property

ALR - Agricultural Land Reserve
Archaeology - Contact Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch
Check LTSA - Contact Land Title and Survey Authority Regarding Encumbrances
DPA - Development Permit Area
Encumbrances - Includes SROW, ROW, Easements and Covenants (May Not be Complete - Contact LTSA)
Parcel Description - Property Legal Description From BC Assessment
Permitted Guest Cottage - Subject to Zoning Requirements
Permitted Secondary Suite - Subject to Zoning Requirements
Sewer Service Area - Property Located Within the Sewer Area (May Not Be Connected)
Water Service Area - Property Located Within the Water Area (May Not Be Connected)
Assessment - Property Values From BC Assessment