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LINES ARE APPROXIMATE

8885 STONEY HILL ROAD DUNCAN, BC

0.97 ACRES

BRIAN DANYLIW

Personal Real Estate Corporation

Brian Danyliw
REALTOR

Welcome and thank you for taking the time to view this property. This information book is provided to assist you with questions you may have.



Brian Danyliw
REALTOR

brian.danyliw@sothebysrealty.ca

c 250.710.6844

o 250.380.3933

Personal Real Estate Corporation

The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification by the purchaser and their advisors.



8885 Stoney Hill Road, Maple Bay

Legal:	LT 37, SECTION 3, RGE 8, COMIAKEN DISTRICT, PLAN 9224		
PID:	026-441-071		
Price:	\$548,000	Listing No.:	L24-04
Taxes (Year):	\$ 3,868 (2022)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	A-2	Zoning Type:	Residential
Lot Size:	0.97 acres	Year Built:	N/A
Total Area (finished):	N/A	Total Area:	N/A
Style:	N/A	No. of Floors:	N/A
Bedrooms:	N/A	Bathrooms:	N/A
Construction:	N/A	Foundation:	N/A
Flooring:	N/A	Exterior:	N/A
Water:	Needs a well	Sewer:	Needs a Septic
Wall Insulation:	N/A	Ceiling Insulation:	N/A
Heating:	N/A	Fuel:	N/A
No. of Fireplaces:	N/A	Fireplace Fuel Type:	N/A
Roofing Material:	N/A	Roof Age:	N/A
Garage:	N/A	Additional Parking:	N/A
Windows:	N/A	In Ground Sprinkler:	N/A
RV Parking:	N/A	Outbuildings:	N/A
Pool:	N/A	Hot Tub:	N/A
Built In Vacuum:	N/A	Additional Interior Storage:	N/A
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes
Home Warranty:	No	Views:	Ocean & Mountain

Cell: +1 250.710.6844 Email: brian.danyliw@sothebysrealty.ca Web: sothebysrealty.ca



Spagnuolo & Company Real Estate Lawyers



Explanation of Subdivision Plan Registration Number VIP9224

This charge is a Subdivision Plan. A subdivision plan is a document that is registered in the Land Title Office showing the creation of new smaller lots from one parcel. Essentially a Subdivision Plan represents pictorially the legal boundaries and dimensions of a surveyed parcel of land.

The originally subdivided lands are described in the heading to the plan.

With 25 years' experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
“we deliver peace of mind”

310-HOME (4663)

realestate@spagslaw.ca

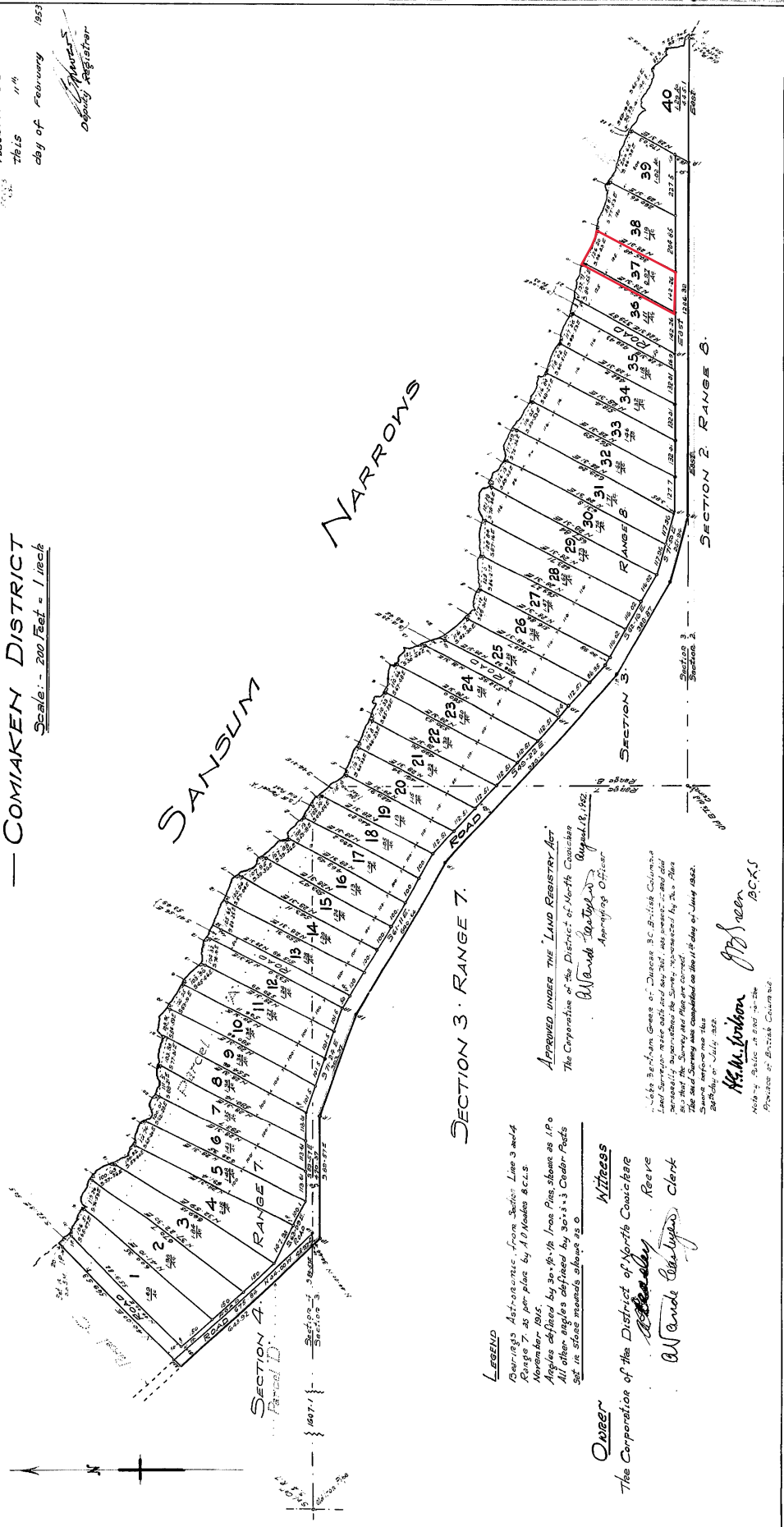
Copyright © Spagnuolo and Company. This document may not be reproduced, distributed or shared without the express permission of Spagnuolo and Company.

Plan 9224

— PLAN OF SUBDIVISION OF
 — PARCEL "A" OF SECTION 4, RANGE 7,
 — AND
 — PART OF SECTION 3, RANGES 7 AND 8.
 — COMIAKEN DISTRICT

Scale: — 200 Feet = 1 inch

Deposited in the Land
 Registry Office at
 Victoria, B.C.
 this 14th
 day of February 1953
 Deputy Registrar



LEGEND
 Bearings taken from Survey Line 3 and 4
 Angles defined by 30, 40, 45 from the shore as 180
 All other angles defined by sec. 13 Cedar Posts
 set in stone marks above 200

Approved under the "Land Register Act"
 The Corporation of the District of North Cowichan
 W. A. [Signature] Deputy Registrar

Witness
 The Corporation of the District of North Cowichan
 [Signature] Reeve
 W. A. [Signature] Clerk

John Benjamin Green of District of British Columbia
 Land Surveyor, being called and duly sworn, deposes and says that
 he has examined the Survey, represented by this Plan
 and the same is a true and correct copy of the original
 Survey, returned to him on the 14th day of July 1952.
 W. A. [Signature] J. B. Green
 Notary Public and one of the
 Justices of British Columbia

STATUTORY RIGHT OF WAY PLAN OVER PART OF LOT 38, SECTION 3, RANGE 8, COMIAKEN DISTRICT, PLAN 9224

PLAN EPP124940

PURSUANT TO SECTION 113 OF THE LAND TITLE ACT
BCGS 92B.073 AND 92B.083



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY
432 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE)

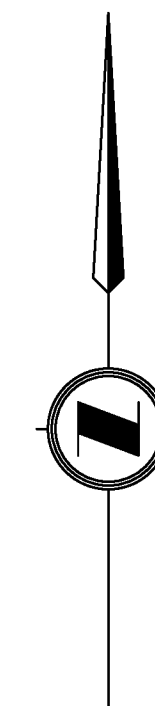
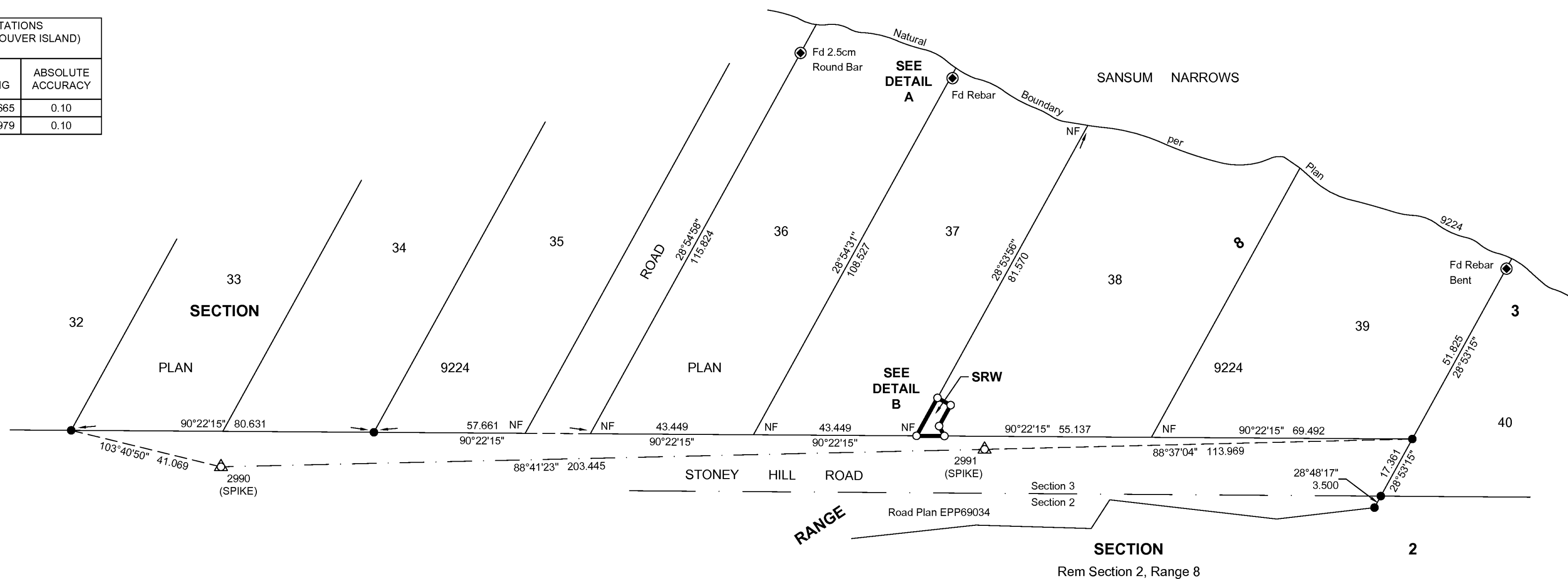
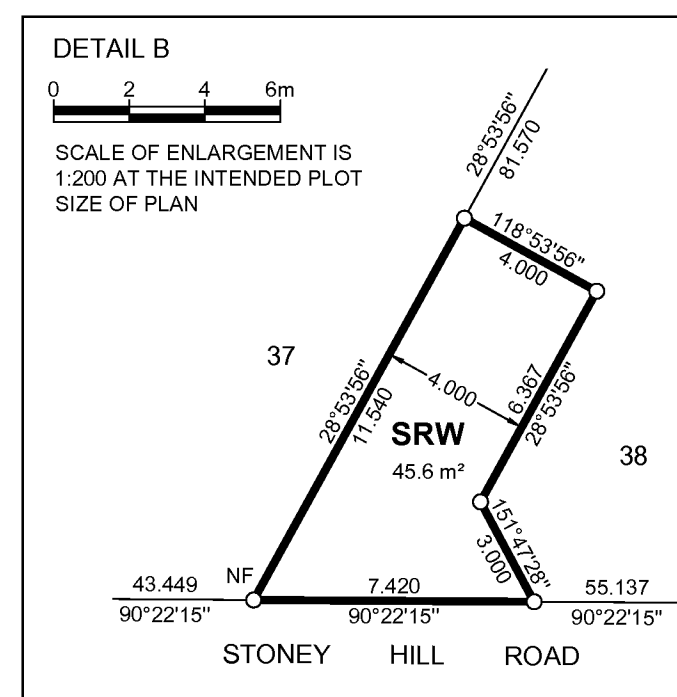
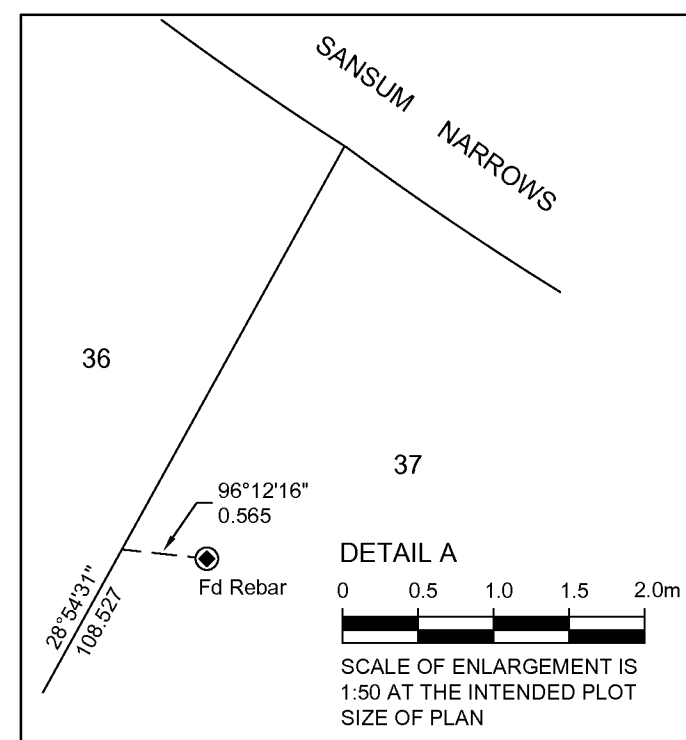
THE UTM ZONE 10 COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICE OF NATURAL RESOURCES CANADA

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99961945. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 58.5 METRES

LEGEND:

FOUND	PLACED	DESCRIPTION
	△	GNSS CONTROL STATION
●	○	STANDARD IRON POST
⊙		NON-STANDARD IRON POST
m ²		DENOTES SQUARE METRE(S)
NF		DENOTES NOTHING FOUND
SRW		DENOTES STATUTORY RIGHT OF WAY

GNSS CONTROL STATION	UTM NORTHING	UTM EASTING	ABSOLUTE ACCURACY
2990	5405305.207	458083.665	0.10
2991	5405309.858	458286.979	0.10



McELHANNEY ASSOCIATES
LAND SURVEYING LTD.

Suite 107
225 Canada Avenue
Duncan BC
Canada V9L 1T6
Tel 250 748 3335

OUR FILE NO. 2233-01012-17
OUR DRAWING NO. 2233-01012-17-V-1 RW.DWG

THIS PLAN LIES WITHIN THE COWICHAN VALLEY REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 14th DAY OF OCTOBER, 2022
MARTIN HARRICHHAUSEN, BCLS #723



Land Title Act
Charge
 General Instrument – Part 1

VICTORIA LAND TITLE OFFICE
 DEC 14 2022 11:58:51.003
CB387319

1. Application

Document Fees: \$76.32

Julia Tikhonova
YOUNG ANDERSON
1616 808 Nelson Street
Vancouver BC V6Z 2H2
604-689-7400

File No.: 24-372/JT

2. Description of Land

PID/Plan Number	Legal Description
005-578-558	LOT 38, SECTION 3, RANGE 8, COMIAKEN DISTRICT, PLAN 9224

3. Nature of Interest

Type	Number	Additional Information
STATUTORY RIGHT OF WAY		

4. Terms

Part 2 of this instrument consists of:

(a) Filed Standard Charge TermsD F Number: **ST970023**

Includes any additional or modified terms.

5. Transferor(s)

JOHN STEWART FLEMING**PATRICIA ANN FLEMING**

6. Transferee(s)

THE CORPORATION OF THE DISTRICT OF NORTH
COWICHAN
 7030 TRANS-CANADA HIGHWAY
 DUNCAN BC V9L 6A1

7. Additional or Modified Terms

Add a section titled "Payment" in between sections 1 and 2. This section should say:**"Payment**

The Transferee shall pay to the Transferor the sum of two thousand dollars (\$2,000) for the grant of this Temporary Turnaround Statutory Right-of-Way, once the Temporary Turnaround Statutory Right-of-Way is registered on title."



Land Title Act
Charge
General Instrument – Part 1

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
<p>_____</p> <p>Alyssa Meiner Commissioner for Taking Affidavits for British Columbia 7030 Trans-Canada Highway Duncan BC V9L 6A1</p>	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>YYYY-MM-DD</p> <p>2022-12-09</p> </div>	<p>_____</p> <p>JOHN STEWART FLEMING</p> <p>_____</p> <p>PATRICIA ANN FLEMING</p>

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
<p>_____</p> <p>Alyssa Meiner Commissioner for Taking Affidavits for British Columbia 7030 Trans-Canada Highway Duncan BC V9L 6A1</p>	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>YYYY-MM-DD</p> <p>2022-12-13</p> </div>	<p>THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN By their Authorized Signatory</p> <p>_____</p> <p>Name: Ted Swabey, CAO</p> <p>_____</p> <p>Name:</p>

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

<p>Electronic Signature</p> <p>Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the <i>Land Title Act</i>, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.</p>	<div style="border: 1px solid black; padding: 5px;"> <p>Julia Tikhonova 6MG92N</p> <p>Digitally signed by Julia Tikhonova 6MG92N Date: 2022-12-14 11:07:24 -08:00</p> </div>
--	--

Rural Zone (A2)

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- Accessory Dwelling Unit
 - Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Craft Distillery
 - Forestry Use
 - Greenhouse
 - Home-based Business
 - Kennel
 - Manufactured Home
 - Riding Stable
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
 - Two-Family Dwelling [BL3302, BL3457, BL3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

Density

- (4) The maximum permitted density in the A2 zone is one residential building per lot, except in the following circumstances:
- (a) where land is not within the Agricultural Land Reserve, and is at least two hectares (4.94 acres) in area, a maximum of two residential buildings are permitted with a maximum of two dwelling units;
 - (b) where land is within the Agricultural Land Reserve, and is at least two hectares (4.94 acres) in area, additional dwelling units may, with Agricultural Land Commission approval, be permitted for bona fide farm labour;
 - (c) where a temporary trailer is permitted, subject to the Temporary Mobile Home Permit Bylaw;
 - (d) despite paragraph (a), a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556);
 - (e) despite paragraph (a), a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
 - (i) 3252 Gibbins Road (PID 006-360-378);
 - (ii) 3286 Gibbins Road (PID 004-555-562);
 - (iii) 3276 Gibbins Road (PID 002-343-789);
 - (iv) 3240 Gibbins Road (PID 002-742-501);
 - (v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
 - (vi) B-3228 Gibbins Road (PID 001-252-267);
 - (vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
 - (viii) 3088 Cliffs Road (PID 005-586-445);
 - (ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);
 - (x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);

- (xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
- (xii) A-3228 Gibbins Road (PID 000-041-874);
- (xiii) 3248 Gibbins Road (PID 028-738-071);
- (xiv) 3246 Gibbins Road (PID 028-738-080);
- (xv) Lot A..., Plan 10506 (PID 005-267-412);
- (xvi) 3186 Gibbins Road (PID 005-409-292).

[BL3287; BL3697]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A2 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) All Other Principal Buildings
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 30.0 m (98.42')
 - Yard, Rear, 30.0 m (98.42')
 - (d) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (e) Temporary Trailers
 - To be sited in accordance with the provisions of "Temporary Trailer Permit Bylaw 1976", No. 1685.

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').
- (b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A2 zone are as follows:
 - (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.
 - (b) 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.
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,

- (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
- (d) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]
- (e) [Repealed; BL3697].
- (f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road.
[BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]

Municipality of North Cowichan


Enter park/address/street



Identify - X

Identify Results

Results found: 2 Clear

House 1:
Street Name: STONEY HILL RD
PID: 005-578-515
Folio: 08764-000
Lot: 37
Plan: VIP9224
Non-Legal Description: L 37 PL 9224
Approx. m2: 3,929.96
 **Approx Acre:** 0.97
Approx Hectare: 0.39
Section: 3
Range: 8
Land District:
Zoning: A2
Split Zoned: NA
Map Grid: K-04

Click to add a point

-123.568 48.800 Degrees

STONEY HILL RD

FPP124940



Municipality of North Cowichan

Enter park/address/street



8873

8877

8881

8885

8891

Click to start drawing

-123.569 48.800 Degrees

EPP 124940

STONEY HILL RD

Stoney Hill Rd



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

LAND ONLY

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR VACANT LAND.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the land has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the land.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES

The buyer must still make the buyer’s own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller’s knowledge of the Land may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the land and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the land. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer’s own inquiries concerning the Land in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller’s own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT LAND ONLY

Date of disclosure: February 12 2024



The following is a statement made by the Seller concerning the Land located at:

ADDRESS: 8885 Stoney Hill Road Duncan BC V9L 5Y6 (the "Land")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any past or present underground oil storage tank(s) on the Land?				
D. Is there a survey certificate available?				
E. Are you aware of any current or pending local improvement levies/ charges?				
F. Have you received any other notice or claim affecting the Land from any person or public body?				
G. Is the Land managed forest lands?				
H. Is the Land in the Agricultural Land Reserve?				
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?				
J. Are you aware of any fill materials anywhere on the Land?				
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?				
L. Are you aware of any uncapped or unclosed water wells on the Land?				
M. Are you aware of any water licences affecting the Land?				
N. Has the Land been logged in the last five years?				
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?				

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BUYER'S INITIALS

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SELLER'S INITIALS

February 12 2024

DATE OF DISCLOSURE

ADDRESS: 8885 Stoney Hill Road Duncan BC V9L 5Y6

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Land has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Land already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?				
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Land? For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.				

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BUYER'S INITIALS

		
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SELLER'S INITIALS

February 12 2024

DATE OF DISCLOSURE

ADDRESS: 8885 Stoney Hill Road Duncan BC V9L 5Y6

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?				

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Authentisign


SELLER(S) Kelly Lynn Jones

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr. _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Land.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Sorry, we have no imagery here.



PROPERTY REPORT

8885 STONEY HILL RD

North Cowichan

V9L 6Y6

Canada

PID: 005-578-515

JULY 19, 2023

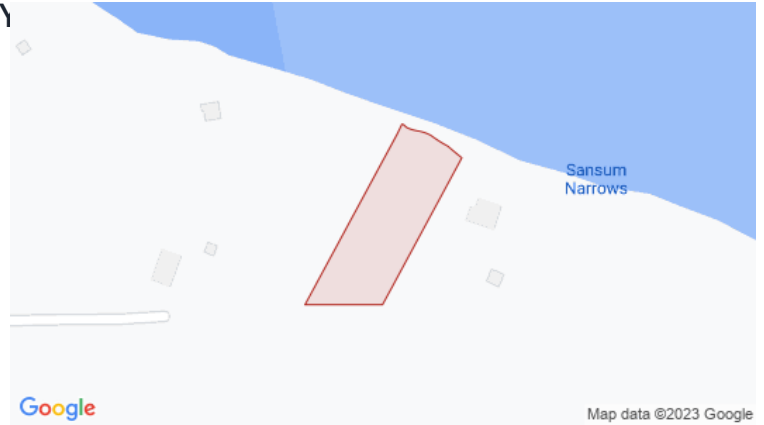
BRIAN DANYLIW*
Sotheby's International Realtyr Canada
DUNCAN
P: +1250-710-6844
danyliwgroup@luxuryhomesinbc.com
www.luxuryhomesinbc.com

Sotheby's | Canada
INTERNATIONAL REALTY

Summary Sheet

8885 STONEY HILL RD North Cowichan BC V9L 6Y

PID	005-578-515
Legal Description	LOT 37, SECTION 3, RANGE 8, COMIAKEN DISTRICT, PLAN 9224
Plan	VIP9224
Zoning	A2 - Rural Zone
Community Plan(s)	not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	43136.75 ft ²	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	48.11 m	Min Elev.	9.27 m
Floor Area	-	WalkScore	error
TransitScore	error	Annual Taxes	\$3,868.00

ASSESSMENT

	2022	%	2023
Building	\$0	-	\$0
Land	\$486,000	↑ 38.89	\$675,000
Total	\$486,000	↑ 38.89	\$675,000

APPRECIATION

	Date	(\$)	% Growth
List Price	06/04/2023	\$649,000	↑ 1,198.00
Sales History	15/10/1991	\$50,000	↑ 488.24
	15/07/1973	\$8,500	↑ 1,097.18
	15/05/1958	\$710	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
928295	Active 06/04/2023	2	\$649,000 /	Sotheby's International Realty Canada (Vic2)
16582	Sold 15/10/1991	147	\$54,000 / \$50,000	RE/MAX of Duncan

DEVELOPMENT APPLICATIONS

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SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Maple Bay	Quamichan
School District	SD 79	SD 79
Grades	K - 6	8 - 9

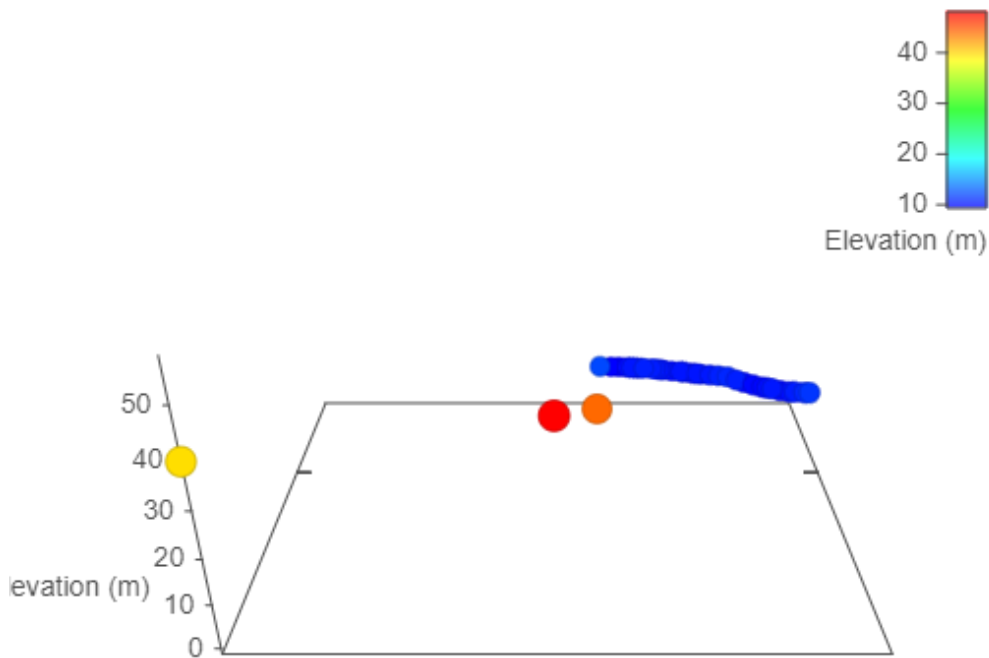
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

The enclosed information, while deemed to be correct, is not guaranteed.

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 48.11 m | Min Elevation: 9.27 m | Difference: 38.85 m

Municipal Boundaries



Subject Property Designations:

Name: The Corporation of the District of North Cowichan

Layer Legend:

- The Corporation of the District of North Cowichan

Property Information

General Property Information

Civic Address: 8885 STONEY HILL RD
Folio: 08764-000
LTO Number: EE115452
PID: 005-578-515
MHR Number:
Status: Active
Property No: 107467
Legal: LOT 37 SECTION 3 RANGE 8 COMIAKEN PLAN
 VIP9224

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS		
ACTUAL USE	001	VACANT RES. LESS THAN 2 ACRES
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING	A2	RURAL ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023	May 10, 2023	Reg	4,611.76	1	675,000	0	675,000	675,000
2022	May 05, 2022	Reg	3,868.46	1	486,000	0	486,000	486,000
2021	May 19, 2021	Reg	4,615.70	1	489,000	0	489,000	489,000

Licensing Information

There is no licensing account information for this property.

Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.



Local & Regional Authorities

Cowichan Valley Regional District

175 Ingram St. Duncan, BC V9L 1N8
Phone 250-746-2500
Hours: Monday – Friday 8:30 am - 4:30 pm
CVRD Development Services
Email: ds@cvrd.bc.ca
Phone: 250.746.2620
Toll Free: 800.665.3955
Fax: 250.746.2621

Municipality of North Cowichan

7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4
Phone: (250) 746-3100
Fax: (250) 746-3133
Email: feedback@northcowichan.bc.ca
MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street
Phone: 250.746.6126
Fax: 250.746.6129
E-mail: duncan@duncan.ca

Town of Ladysmith

410 Esplanade, Ladysmith BC V9G 1A2
Phone: 250-245-6400
Fax: 250-245-6411
Email: info@ladysmith.ca

Town of Lake Cowichan

39 South Shore Rd. Box 860, Lake Cowichan BC V0R 2G0
Phone: 250-749-6681
Fax: 250-749-3900

District of Ucluelet

200 Main Street, Ucluelet, BC V0R 3A0
Phone: 250-726-7744
Fax: 250-726-7335
Email: info@ucuelet.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6
Hours: Monday – Friday 8:30 am - 4:30 pm
Phone: (250) 754-4251

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2
Hours: Monday – Friday 8:30 am - 4:30 pm
Phone: (250) 390-4111

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3
Hours: Monday – Friday 8:0 am - 4:00 pm
Phone: 250 248-6144
Fax: 250 248-6650

City of Campbell River

301 St. Ann's Rd., Campbell River BC, V9W 4C7
Hours: Monday – Friday 8:30 am - 4:30 pm
Phone: (250) 286-5700
Fax: (250) 286-5760

Town of Qualicum Beach

#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7
Hours: Monday – Friday 8:0 am - 4:00 pm
Phone: 250.752.6921
Fax: 250.752.1243
Email: qbtown@qualicumbeach.com

Vancouver Island Health Authority

1952 Bay Street, Victoria, BC V8R 1J8
Phone: 250.370.8699
Toll-free: 1-877-370-8699
Fax: 250.370.8750
Email: info@viha.ca



Appraisers & Home Inspectors

Property Appraisers

Cunningham Rivard Appraisers

Phone: 250-737-1777
Email: office@crisland.com
Web: crisland.com
300 - 394 Duncan Street, Duncan, BC V9L 3W4

Astro Appraisals

Phone: 250-748-3159
Email: appraisals@astroappraisals.ca
Web: astroappraisals.ca
105C-394 Duncan Street, Duncan BC, V9L 3W4

Home Inspectors

Falcon Home Inspections

Pierce Bowie
Phone: 778-708-5085
Email: info@falconhomeinspections.ca
Web: falconhomeinspections.ca

Stellar Home Inspections

Matt Kuzma
Phone: 250-514-3252
Email: matt@stellarinspections.ca
Web: stellarinspections.ca

Above The Barr

Steven Barr
Phone: 778-288-4857
Email: abovethebarrinspections@gmail.com
Web: abovethebarrinspections.ca

Engineering, Survey, Demolition & Hazmat

Rockridge Inc. Demolition

Phone: 250-658-1001
rockridgeinc.com

Lewkowich Engineering & Hazmat Testing

Tel: 250-756-0355
Suite A-2569 Kenworth Road
Nanaimo, BC V9T 3M4

Demxx - Demolition

Phone: 250-954-0296
Email: info@demxx.com
1688 Alberni Hwy.
P.O. Box 764 Coombs, B.C. V0R 1M0

Kenyon Wilson Surveyors

Phone: 250-746-4745
Email: office@kenyonwilson.ca
Web: kenyonwilson.ca
221 Coronation Ave. Duncan BC V9L 2T1

Septic Inspectors & Septic Pumping

Ace Bobcat Septic Inspections

Phone: 250-709-9643
Web: acebobcat.com
6149 Scott Road, Duncan BC

Save-On Septic – Inspections & Pumping

Phone: 250-748-5676
Web: saveonspetic.com

Water Testing

BC Aquifer

Phone : (250) 748-4041
Fax: (250) 748-5775
Address: 5420 Trans Canada Hwy Duncan, BC,
V9L6W4

Caledonian Water Company

Ed Henderson
Phone: 250-746-3975
Address: 1059A Canada Ave, Duncan BC, V9L 1V2