



PROPERTY REPORT

FRANCIS ST
Rural

Canada

PID: 009-142-665

APRIL 23, 2022



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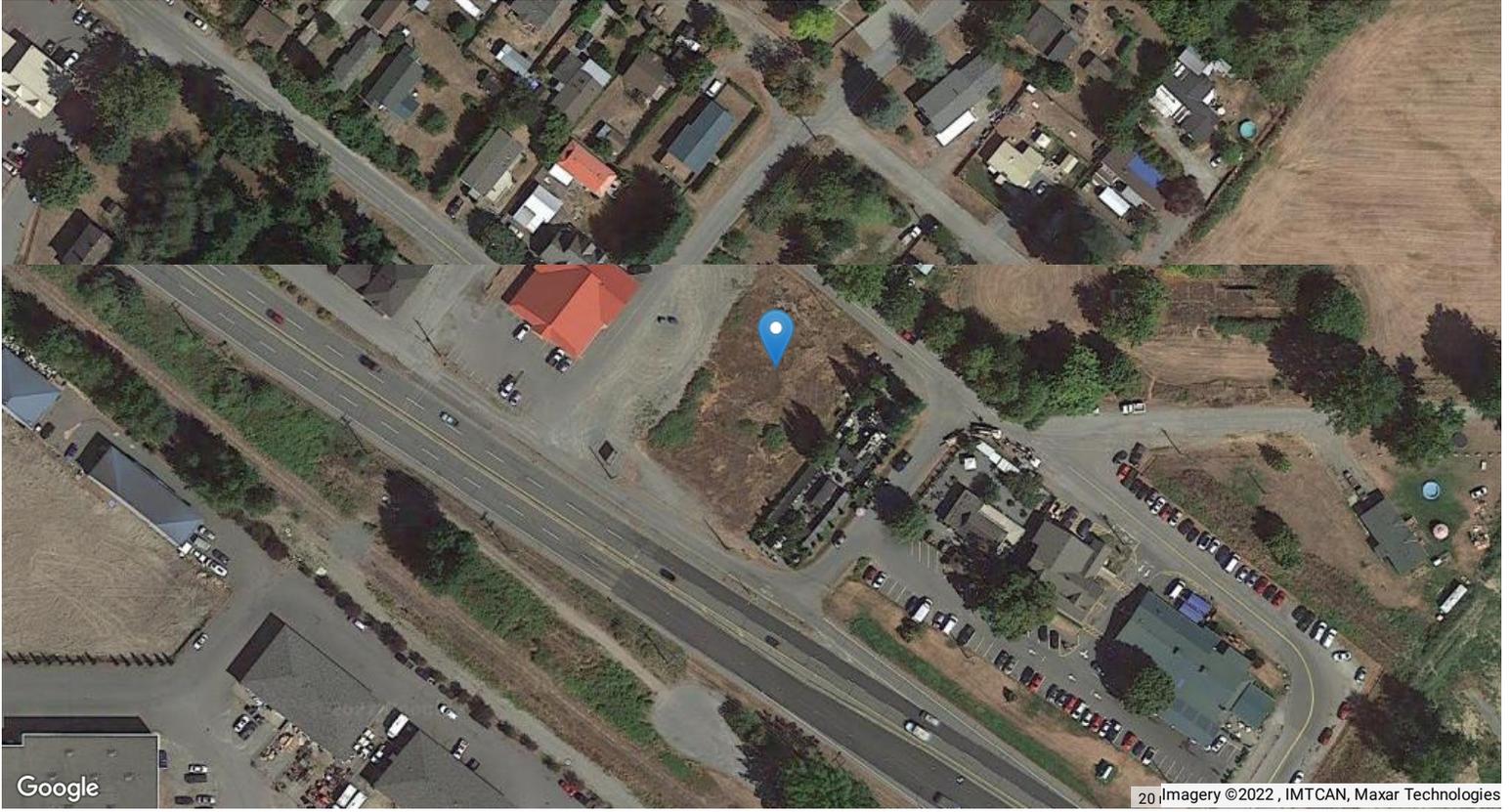
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INTERNATIONAL REALTY

Victoria Luxury
Group

West Coast Property Excellence

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Google Views



BC LTSA - Ownership

Status	Content
REGISTERED	ED61409 Victoria, DO*
CANCELLED	S128698 Victoria, EI*
CANCELLED	S128699 Victoria, EI*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 009-142-665

SHORT LEGAL DESCRIPTION:S/341///3//12

MARG:

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

LOT 12, BLOCK 3, SECTION 12, RANGE 7, QUAMICHAN DISTRICT, PLAN 341

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP341

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

TITLE SEARCH PRINT

File Reference: -
Declared Value \$DD ED61407

2022-04-23, 15:34:38
Requestor: Logan Wilson

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District VICTORIA
Land Title Office VICTORIA

Title Number ED61409
From Title Number S128698
S128699

Application Received 1990-06-01

Application Entered 1990-06-06

Registered Owner in Fee Simple
Registered Owner/Mailing Address: DOG HOUSE RESTAURANT LTD., INC.NO. 388034
C/O 271 TRANS CANADA HIGHWAY
DUNCAN, BC
V9L 3R1

Taxation Authority Nanaimo/Cowichan Assessment Area

Description of Land
Parcel Identifier: 009-142-665
Legal Description:
LOT 12, BLOCK 3, SECTION 12, RANGE 7, QUAMICHAN DISTRICT, PLAN 341

Legal Notations
RE CLAUSES (E) AND (F) OF SECTION 23(1), LAND TITLE ACT, SEE DF L49663
FILED 20 JULY, 1982

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: L58308
Registration Date and Time: 1982-08-26 14:35
Registered Owner: ROYNAT INC.
INCORPORATION NO. 10877A
Remarks: INTER ALIA
Cancelled By: ED61686
Cancelled Date: 1990-06-05

TITLE SEARCH PRINT

2022-04-23, 15:34:38
Requestor: Logan Wilson

File Reference: -
Declared Value \$DD ED61407

Nature:	MORTGAGE
Registration Number:	ED61414
Registration Date and Time:	1990-06-01 11:28
Registered Owner:	EIGHT-BALL ENTERPRISES LTD. INCORPORATION NO. 209381
Remarks:	INTER ALIA TRANSFERRED TO ED80322
Cancelled By:	EF43991
Cancelled Date:	1992-04-10

Nature:	MORTGAGE
Registration Number:	ED80322
Registration Date and Time:	1990-07-25 11:49
Registered Owner:	DANNY DYKE LOGGING LTD. INCORPORATION NO. 45047 GWEN ENTERPRISES LTD. INCORPORATION NO. 151983 HORST ALBERT FRITZ NOWRATH ROLF WOLFGANG EHRENBERG
Remarks:	INTER ALIA TRANSFER OF ED61414 REC'D 25.07.1990 AT 11:49
Cancelled By:	EF43991
Cancelled Date:	1992-04-10

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

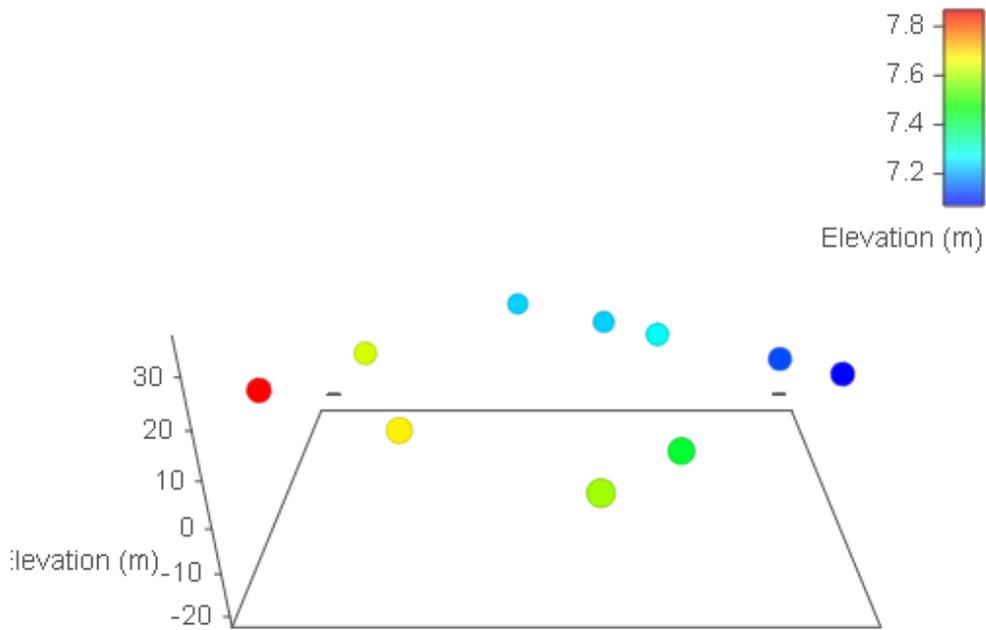
Corrections NONE

T0001 1990-08-01 14:04:00
PREVIOUS TEXT:
CHARGE CANCELLED IN ERROR.
RELEASE ED80322
T0001 1990-08-01 14:04:00
PREVIOUS TEXT:
REMOVED.

Estimated Lot Dimensions and Topography



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



Max Elevation: 7.87 m | Min Elevation: 7.07 m | Difference: 0.80 m

Property Identification & Legal Description

Address: FRANCIS ST KOKSILAH BC
Jurisdiction: Duncan Rural (765)
Roll No: 3291013 **Assessment Area:** 4
PID No: 009-142-665
Neighbourhood: Eagle Heights **MHR No:**
Legal Unique ID: A00000RA3V
Legal Description: Lot 13, Block 3, Plan VIP341, Section 12, Range 7, Quamichan Land District

2021 Municipal Taxes

Gross Taxes: \$5,602

2021 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$364,000	\$0	\$364,000
		Land	Improve	Total
	Gross Value:	\$364,000	\$0	\$364,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$364,000	\$0	\$364,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$364,000	\$0	\$364,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$364,000	\$0	\$364,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
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Other Property Information

Lot SqFt:	14,400	Lot Width:	120
Lot Acres:	0.33	Lot Depth:	120
Tenure:	Crown-Granted	Actual Use:	Vacant IC&I
School District:	Cowichan Valley	Manual Class:	
Vacant Flag:	Yes	Reg District:	Cowichan Valley
BC Transit Flag:	No	Reg Hosp Dist:	Cowichan Valley
Farm No:		Mgd Forest No:	
DB Last Modified:	2021-03-22	Rec Last Modified:	2021-03-22

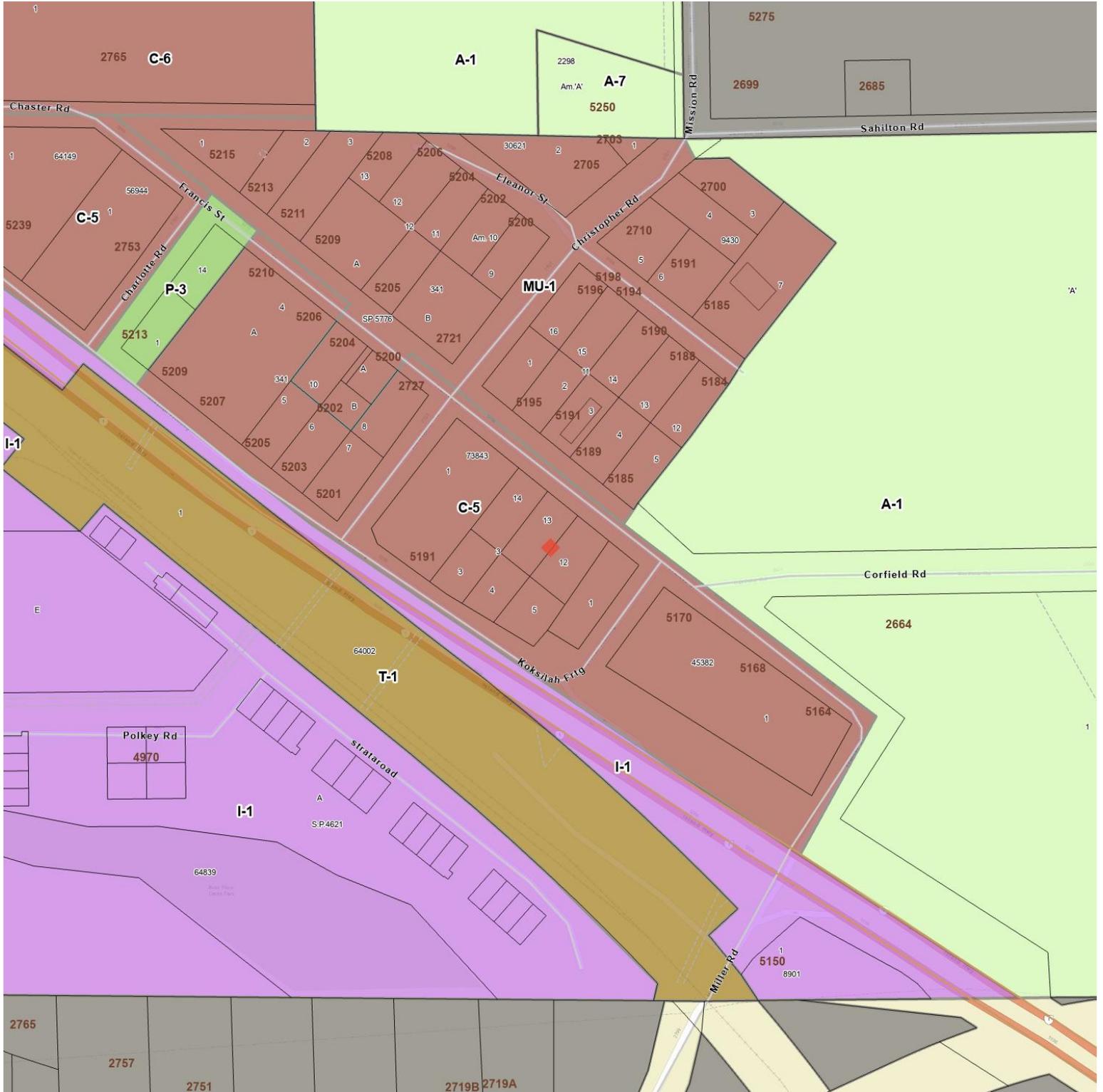
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$364,000	\$5,602
2020	\$354,000	\$4,591
2019	\$323,000	\$5,076
2018	\$280,000	\$4,742
2017	\$273,000	\$4,965
2016	\$261,000	\$5,066
2015	\$261,000	\$5,159
2014	\$260,000	\$5,120
2013	\$0	\$5,033
2012	\$0	\$4,632
2011	\$260,000	\$4,548
2010	\$260,000	\$4,505
2009	\$171,000	\$2,928

2008	\$171,000	\$2,855
2007	\$145,000	\$2,718
2006	\$145,000	\$3,029
2005	\$145,000	\$3,073
2004	\$145,000	\$3,210
2003	\$145,000	\$3,148
2002	\$145,000	\$3,146
2001	\$79,600	\$1,723

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

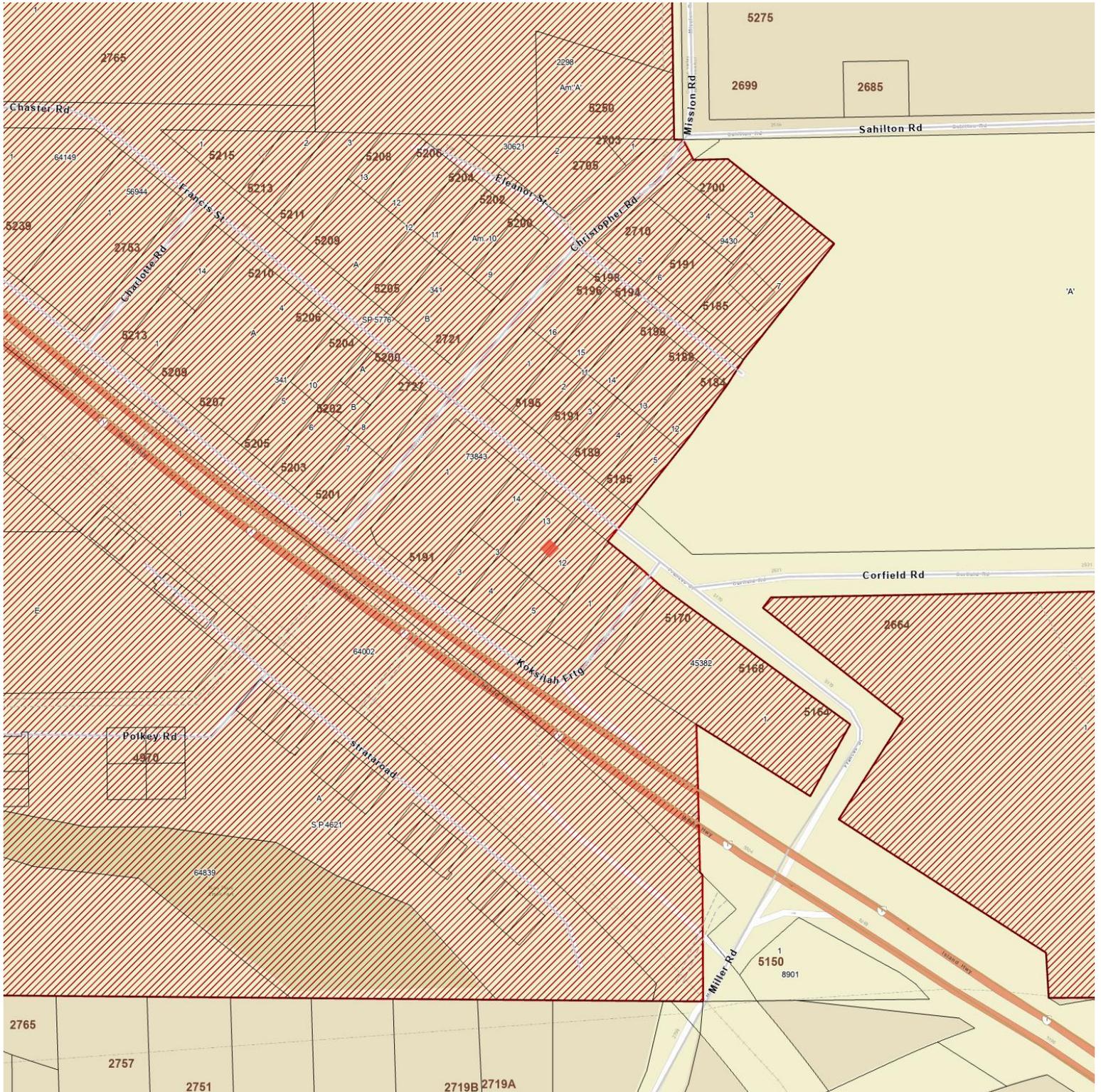
Zoning



Legend

- | | | | |
|---------------------------|--------------------------|-----------------------------|---------------------------|
| World Street Map | — Bridges | — Highway | - - Ferry |
| — Road | — Highways | — Agricultural and Forestry | — Parks and Institutional |
| Industrial | Commercial and Mixed Use | — Comprehensive Development | — Residential |
| Waterfront | Water Use | — Utility | — Railway |
| Neighbouring Jurisdiction | Parcels | — Parcels | Addresses |
| Lot Text | — Right of Ways | | |

CVRD Utilities



Legend

- | | | | |
|------------------|-------------------|--------------------|-----------------|
| World Street Map | — Bridges | — Highway | - - Ferry |
| — Road | — Highways | ▨ Drainage Service | ▨ Sewer Systems |
| ▨ Water Systems | ▨ Parcels | ▨ Parcels | ▨ Addresses |
| Lot Text | - - Right of Ways | | |

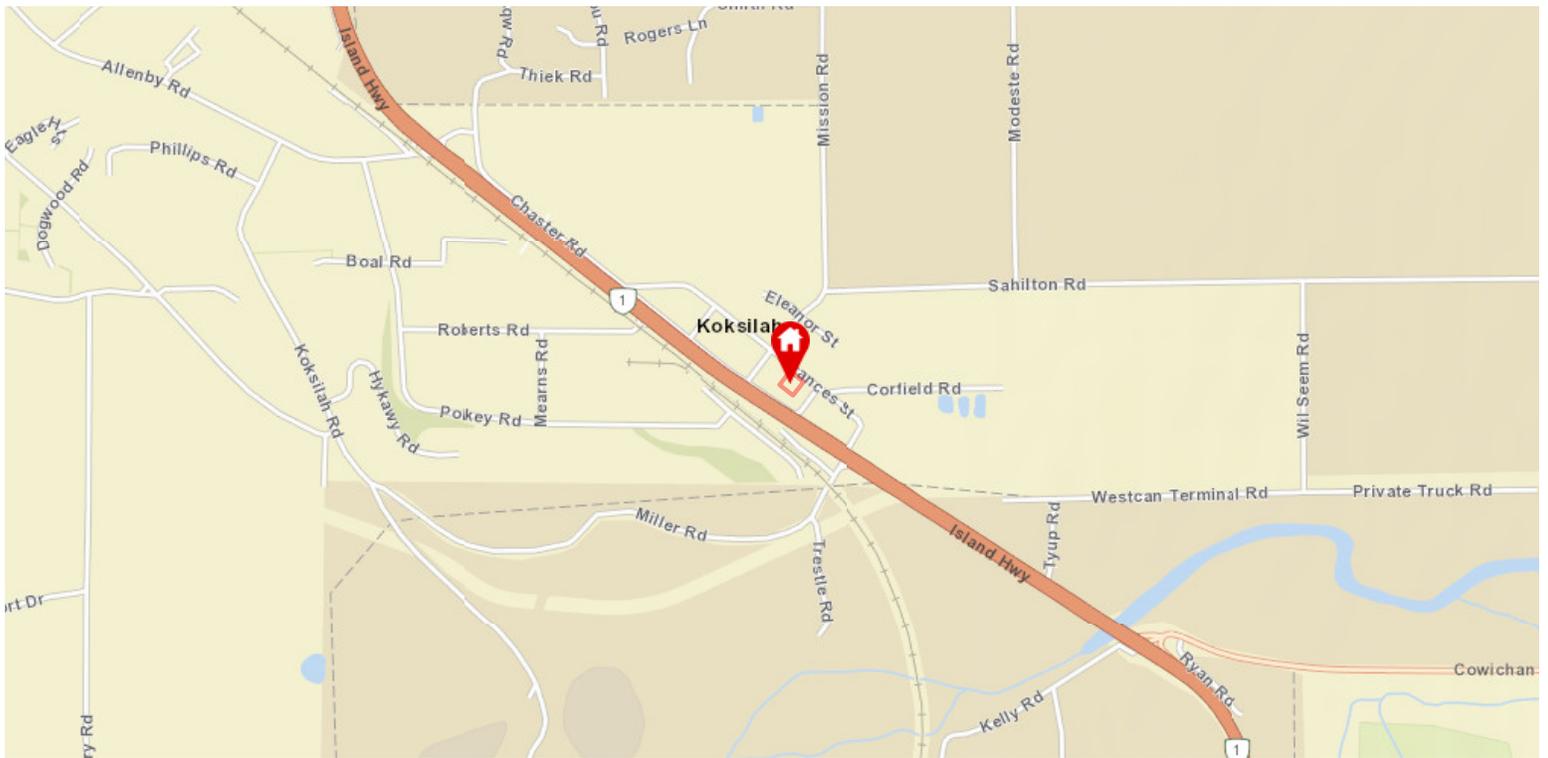
Local Area Plan Land Use Designations



Legend

- | | | | |
|---------------------------------|--------------|-----------------|------------------------------------|
| World Street Map | — Bridges | — Highway | - - Ferry |
| — Road | — Highways | ■ Commercial | ■ Renewable Resource - Agriculture |
| ■ Renewable Resource - Forestry | ■ Industrial | ■ Institutional | ■ Parks |
| ■ Freshwater | ■ Marine | ■ Residential | ■ Railway Transportation |
| □ Parcels | □ Parcels | Addresses | Lot Text |
| - - Right of Ways | | | |

Sub Areas



Subject Property Designations:

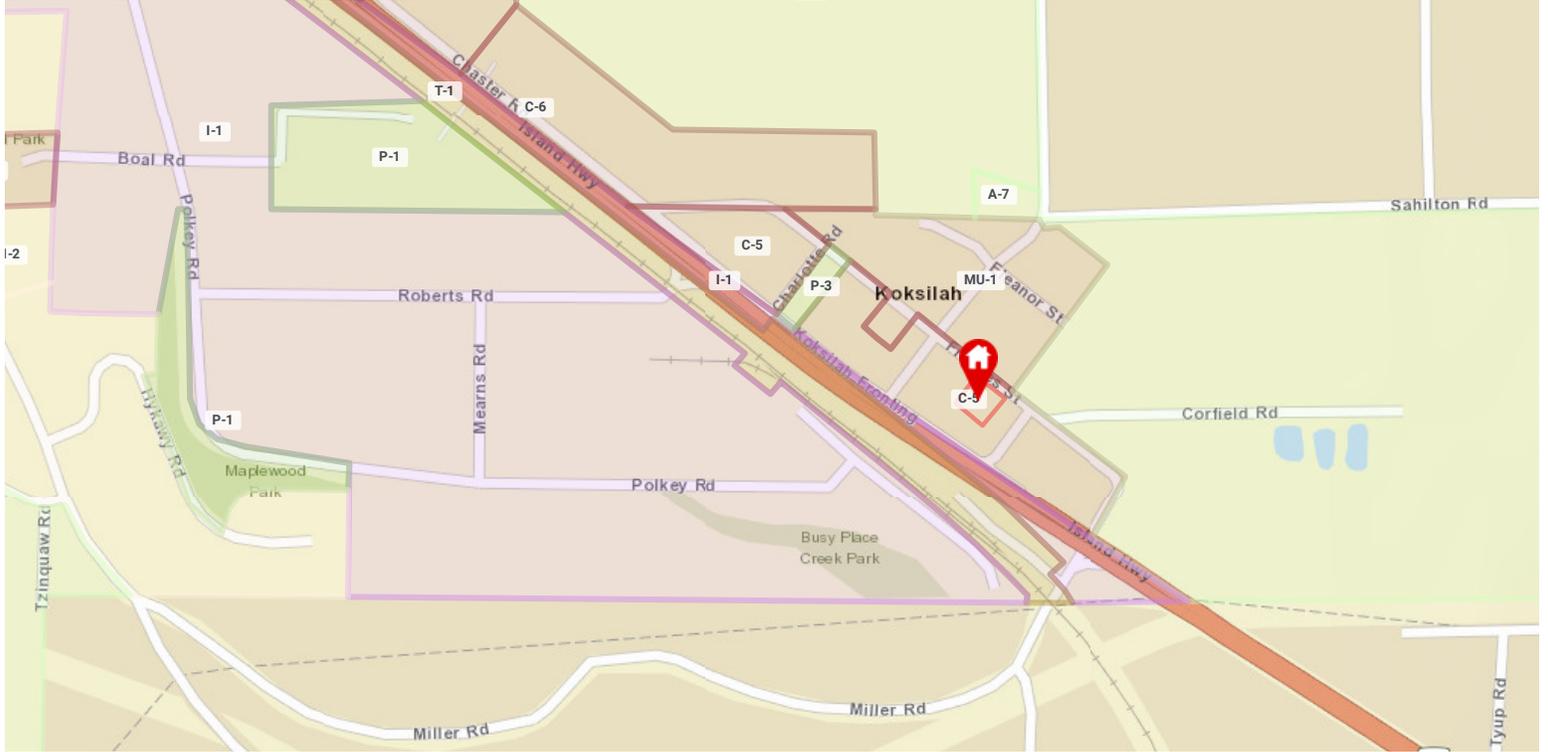
Not Applicable

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C-5 Description: Village Commercial 5 Zone
Official Community Plan	Land Use: Koksilah Village
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Floodplain Data	<p>Floodplain Name: Cowichan & Koksilah Rivers Designation Date: 97/09 Feature Type: Floodplain Feature Code GB11355000: Drawing No.: 91-19 File No.: 92-4800-S.2,Floodplain Name: Cowichan & Koksilah Rivers Designation Date: 97/09 Feature Type: Floodplain Feature Code GB11355000: Drawing No.: 91-19 File No.: 92-4800-S.2,Floodplain Title: BC Flood Hazard Map 2004 Name: Cowichan & Koksilah Rivers Drawing: 91-19 File: 92-4800-S.2 Designation date: 97/09,High Hazard Area jc-029 Title: BC Flood Hazard Map 2004 Name: Cowichan and Koksilah Rivers Hazard: E Comments: Refer to MS-Word document jc-029.doc.</p>
Frequent Transit Development Areas	Not Applicable
Port of Vancouver	Not Applicable

Zoning



Subject Property Designations:

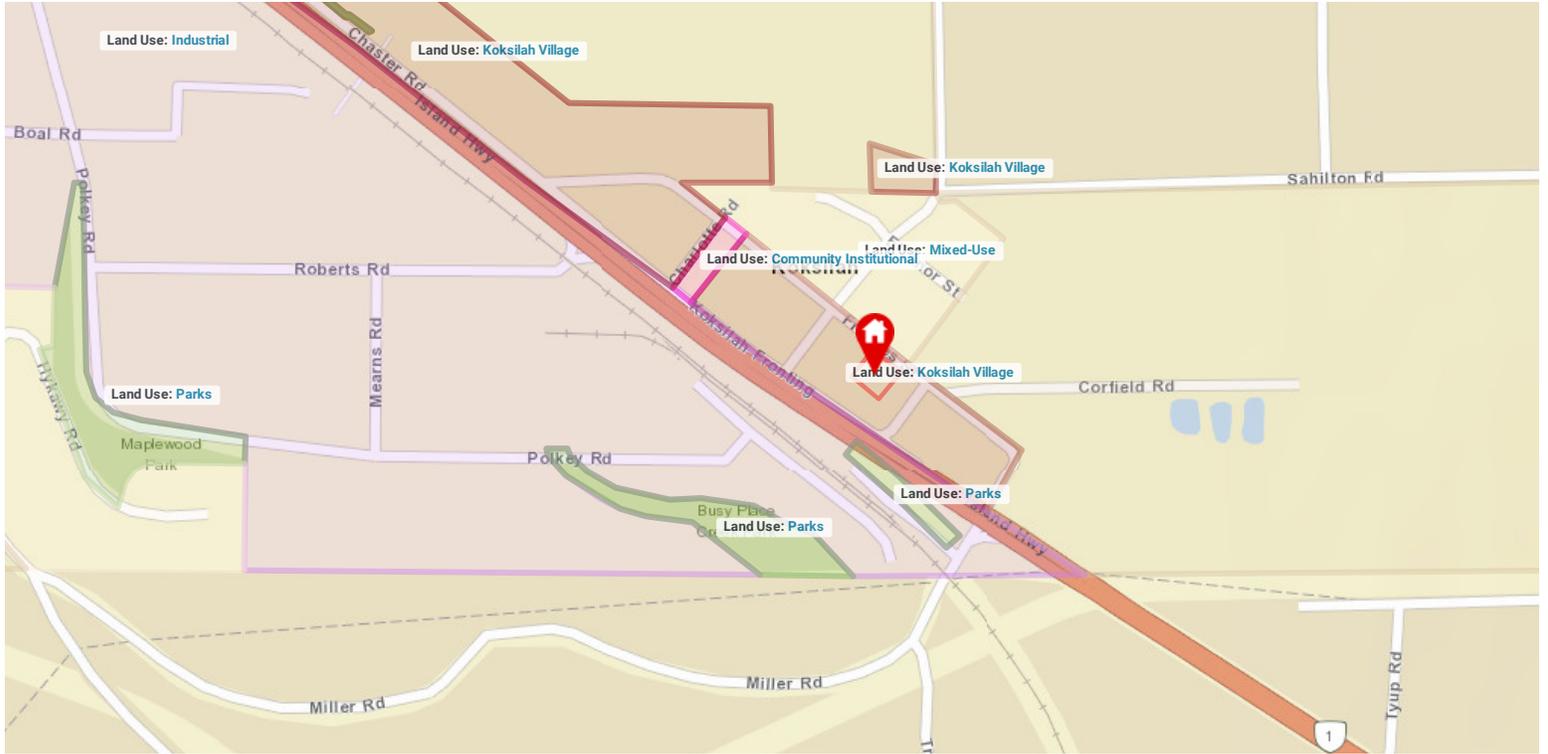
Code: **C-5**

Description: Village Commercial 5 Zone

Layer Legend:

Code	Description
■ C-5	Village Commercial 5 Zone
■ MU-1	Mixed Use Commercial Residential 1 Zone
■ A-1	Agricultural Resource Zone
■ I-1	Light Industrial
■ T-1	Railway Transportation
■ A-7	Agricultural Service Zone
■ P-3	Community Institutional 3 Zone
■ C-6	Village Service Commercial 6 Zone
■ P-1	Parks and Institutional
■ C-7	Village Business Park Commercial 7 Zone
■ R-3	Urban Residential
■ RM-2	Medium Density Multi-Family Residential
■ CD-1	Integrated Community Comprehensive Development

Official Community Plan



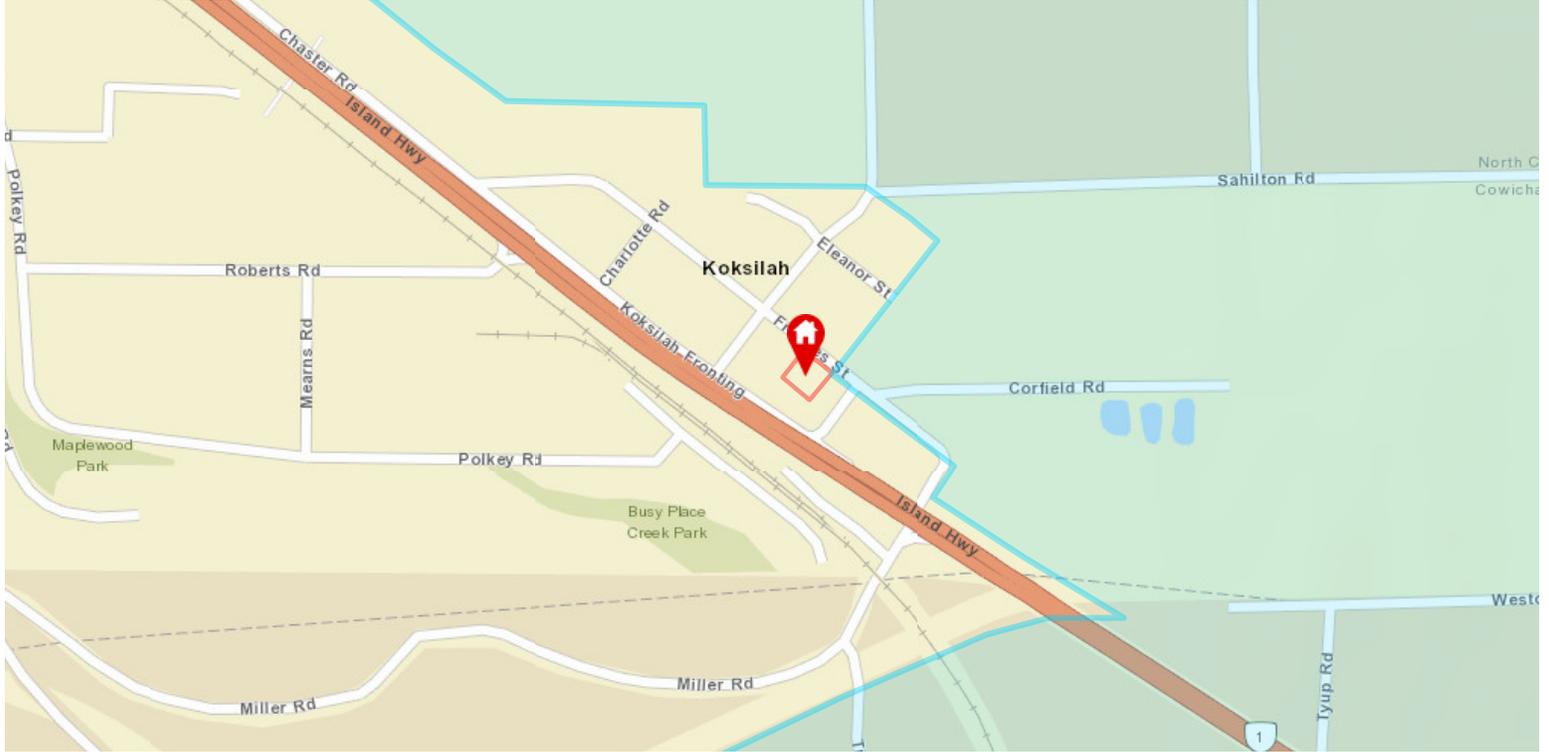
Subject Property Designations:

Land Use: [Koksilah Village](#)

Layer Legend:

- Land Use: [Koksilah Village](#)
- Land Use: [Mixed-Use](#)
- Land Use: [Renewable Resource - Agriculture](#)
- Land Use: [Industrial](#)
- Land Use: [Parks](#)
- Land Use: [Community Institutional](#)
- Land Use: [Parks](#)
- Land Use: [Village Residential](#)
- Land Use: [Renewable Resource - Agriculture](#)

Agricultural Land Reserve



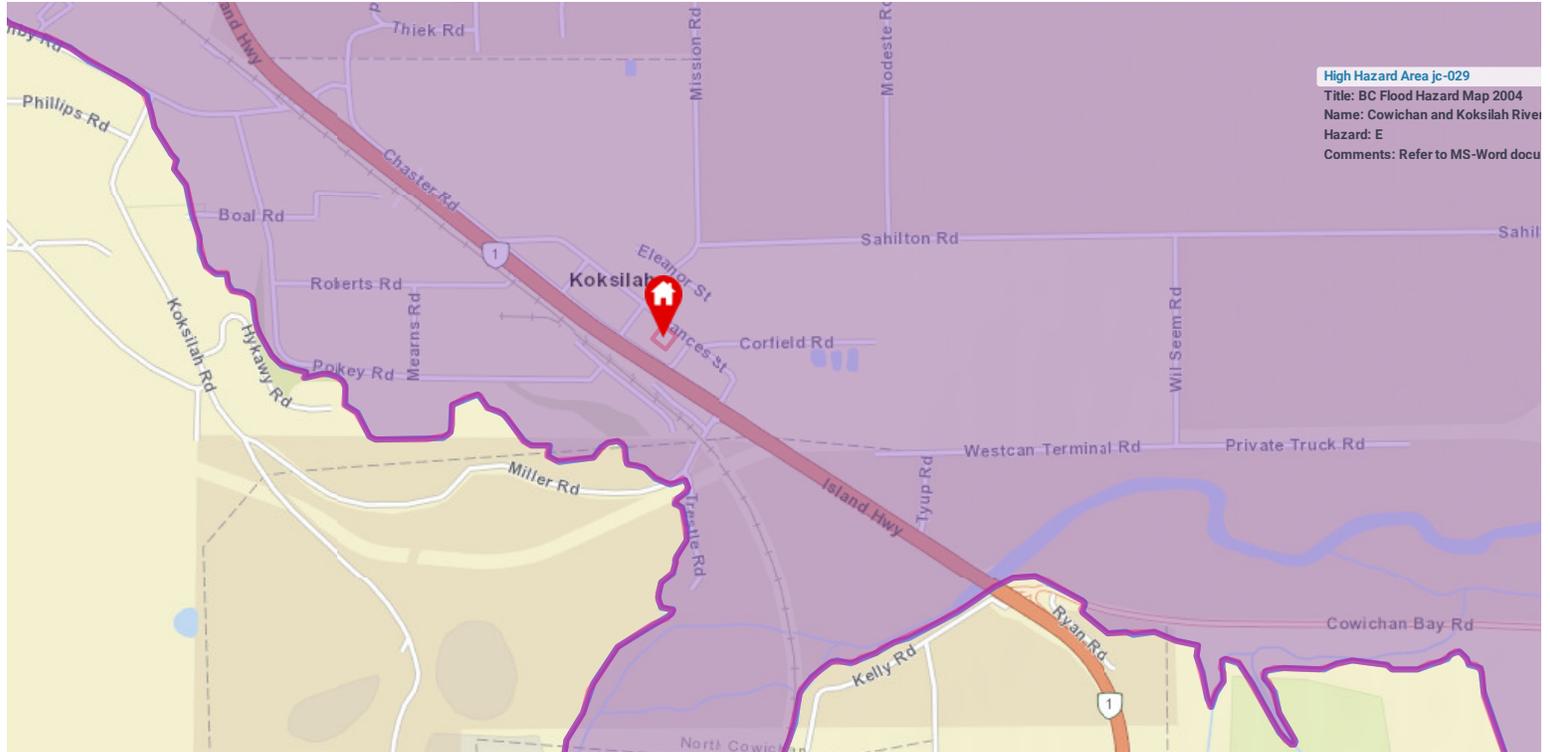
Subject Property Designations:

Status: Not in Agricultural Land Reserve

Layer Legend:

- Agricultural Land Reserve

Floodplain Data



Subject Property Designations:

Floodplain Name: Cowichan & Koksilah Rivers

Designation Date: 97/09

Feature Type: Floodplain

Feature Code GB11355000:

Drawing No.: 91-19

File No.: 92-4800-S.2

Floodplain Name: Cowichan & Koksilah Rivers

Designation Date: 97/09

Feature Type: Floodplain

Feature Code GB11355000:

Drawing No.: 91-19

File No.: 92-4800-S.2

[Floodplain](#)

Title: BC Flood Hazard Map 2004

Name: Cowichan & Koksilah Rivers

Drawing: 91-19

File: 92-4800-S.2

Designation date: 97/09

[High Hazard Area jc-029](#)

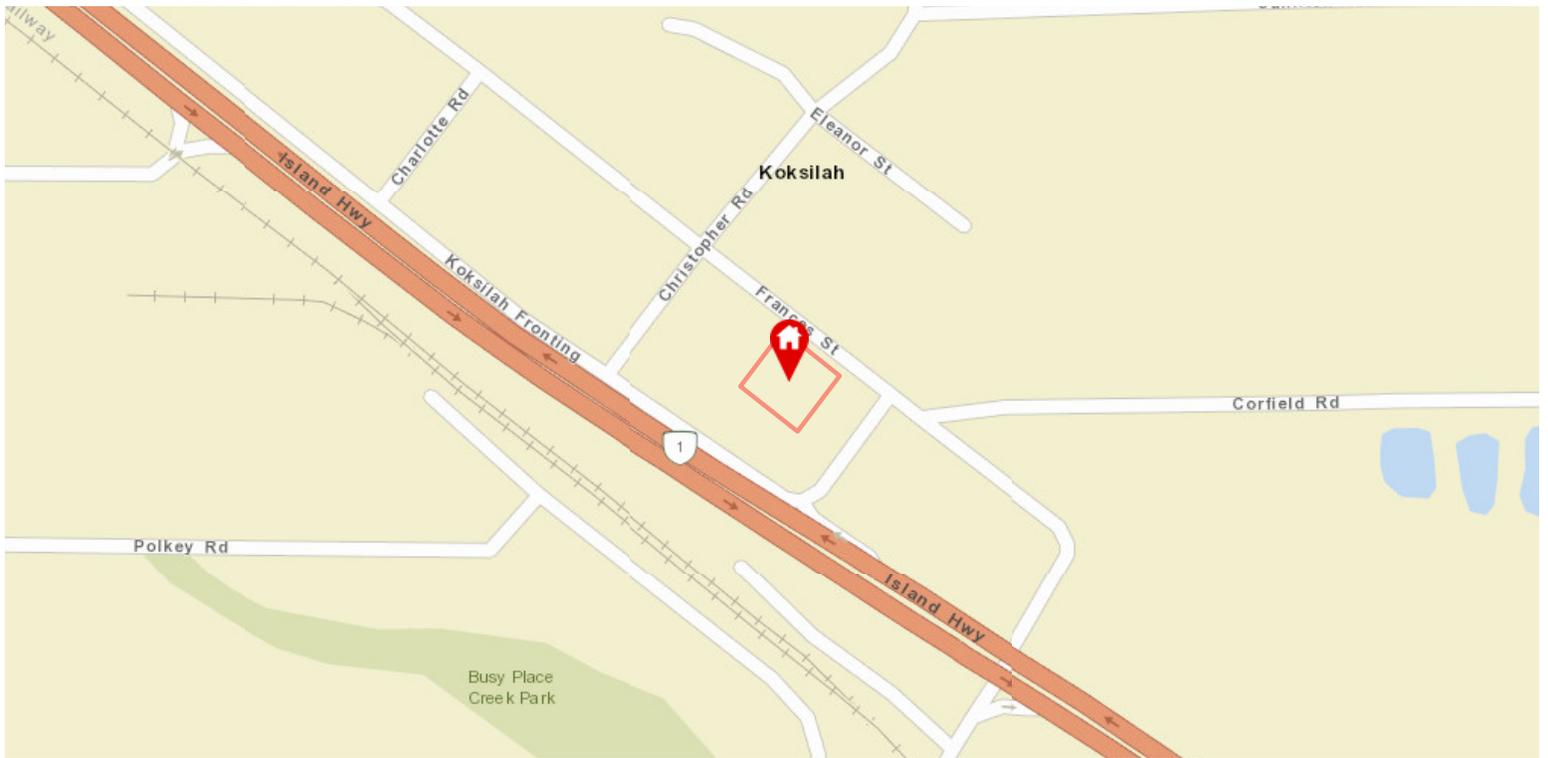
Title: BC Flood Hazard Map 2004

Name: Cowichan and Koksilah Rivers

Hazard: E

Comments: Refer to MS-Word document jc-029.doc.

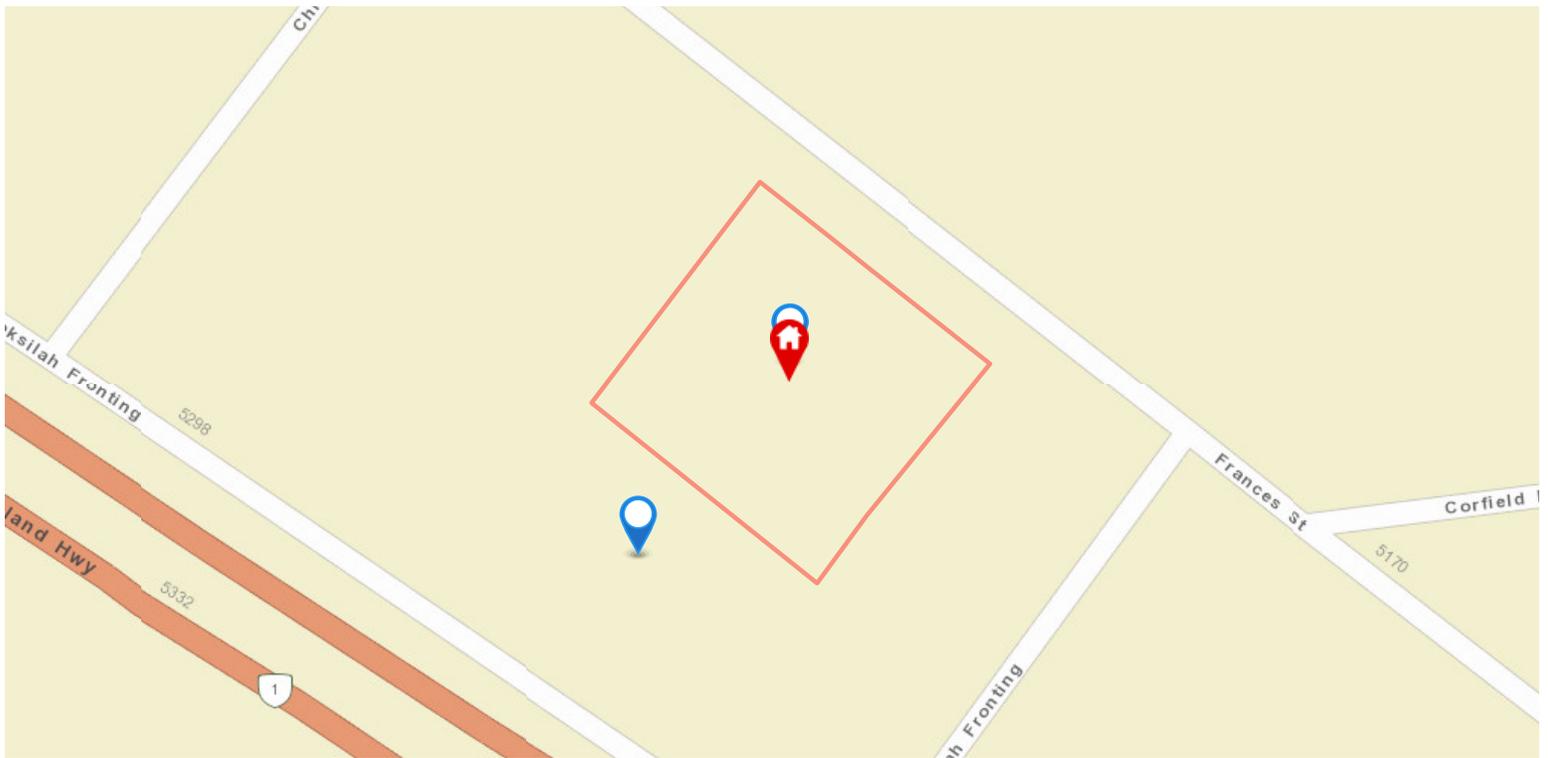
Municipal Boundaries



Subject Property Designations:

Not Applicable

Tie Lines



Subject Property Designations:

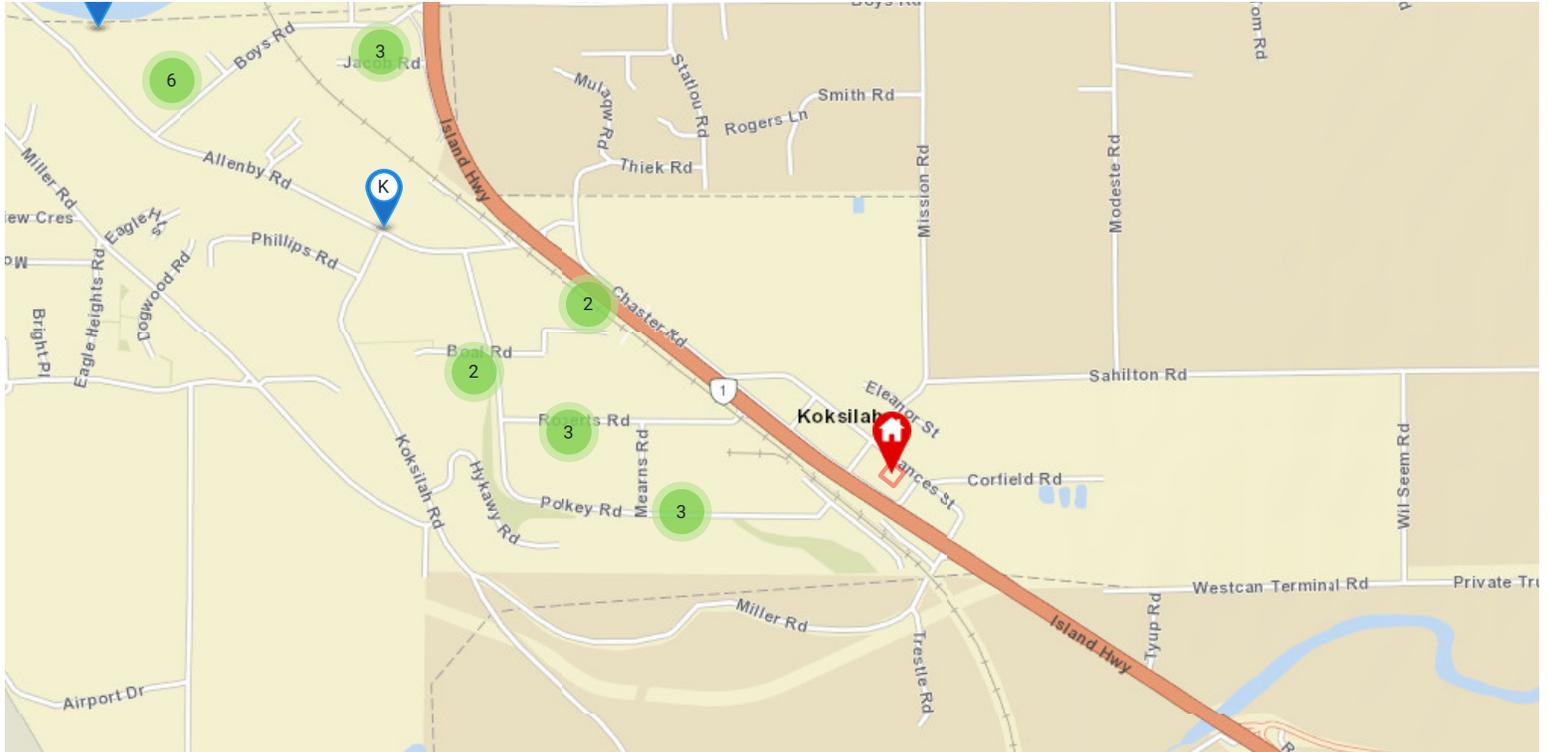
Property is a Tied Parcel

Tied parcels mark where multiple PIDs are present, but considered as one lot for taxation purposes.

Pids for this parcel:

- 009-142-665
- 009-142-673

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Layer Legend:

Label	Details
A	Address: 2765 CHASTER ROAD, DUNCAN Common Name: 2765 CHASTER ROAD, DUNCAN Site ID: 7162 Env Remediation Site ID: 58087701 Regional File No: 26250-20/7162 Victoria File No: 26250-20/7162 Description: HIGHWAY WORKS YARD, DUNCAN (BCBC) LAT/LONG VERIFIED USING PARCELMAP BC 2021-06-14 Go to BC Contaminated Sites Registry
B	Address: 4970 POLKEY ROAD RR 6, DUNCAN Common Name: 4970 POLKEY ROAD (RURAL ROUTE 6), DUNCAN Site ID: 3951 Env Remediation Site ID: 58086032 Regional File No: 26250-20/3951 Victoria File No: 26250-20/3951 Description: SITE CREATED BY SITE PROFILE, ENTERED 97-05-23 Go to BC Contaminated Sites Registry

Label Details

- C Address: 5914 MEARNS ROAD, DUNCAN
Common Name: 5914 MEARNS ROAD, DUNCAN
Site ID: 17278
Env Remediation Site ID: 58070518
Regional File No: -
Victoria File No: 26250-20/17278
Description: SITE CREATED BY SITE PROFILE, ENTERED 2014-10-30 LATS/LONGS PROVIDED BY CONSULTANT
[Go to BC Contaminated Sites Registry](#)
- D Address: 5295 CHASTER ROAD, DUNCAN
Common Name: 5295 CHASTER ROAD, DUNCAN
Site ID: 21116
Env Remediation Site ID: 58075313
Regional File No: -
Victoria File No: 26250-20/21116
Description: LOCATION CONFIRMED USING PARCELMAP BC
[Go to BC Contaminated Sites Registry](#)
- E Address: 5136 POLKEY ROAD, DUNCAN
Common Name: TELUS DUNCAN PLANT CENTRE
Site ID: 8312
Env Remediation Site ID: 58078012
Regional File No: 26250-20/8312
Victoria File No: -
Description: LAT/LONG DERIVED FROM GOAT
[Go to BC Contaminated Sites Registry](#)
- F Address: 2856 ROBERTS ROAD, DUNCAN
Common Name: 2856 ROBERTS ROAD, DUNCAN
Site ID: 21824
Env Remediation Site ID: 58074079
Regional File No: -
Victoria File No: 26250-20/21824
Description: LATS/LONGS CONFIRMED USING GOOGLE EARTH AND LTSA
[Go to BC Contaminated Sites Registry](#)
- G Address: 2853 ROBERTS ROAD, DUNCAN
Common Name: 2853 ROBERTS ROAD, DUNCAN
Site ID: 22075
Env Remediation Site ID: 58073850
Regional File No: -
Victoria File No: 26250-20/22075
Description: LOCATION CONFIRMED USING GOOGLE EARTH
[Go to BC Contaminated Sites Registry](#)
- H Address: 5285 POLKEY ROAD, DUNCAN
Common Name: 5285 POLKEY ROAD, DUNCAN
Site ID: 12893
Env Remediation Site ID: 58071465
Regional File No: -
Victoria File No: 26250-20/12893
Description: SITE CREATED BY SITE PROFILE, ENTERED 2011-03-21 LAT/LONG CONFIRMED USING ICIS 2013-11-04
[Go to BC Contaminated Sites Registry](#)

Label Details

- I Address: POLKEY ROAD, DUNCAN
Common Name: POLKEY ROAD, DUNCA
Site ID: 20971
Env Remediation Site ID: 58068912
Regional File No: -
Victoria File No: 26250-20/20971
Description: LATS/LONGS PROVIDED BY CONSULTANT
[Go to BC Contaminated Sites Registry](#)
- J Address: 5271 BOAL ROAD (5271 POLKEY ROAD), DUNCAN
Common Name: 5271 BOAL (POLKEY) ROAD, DUNCAN
Site ID: 20970
Env Remediation Site ID: 58068911
Regional File No: -
Victoria File No: 26250-20/20970
Description: LATS/LONGS CONFIRMED USING GOOGLE EARTH AND LTSA
[Go to BC Contaminated Sites Registry](#)
- K Address: 2930 ALLENBY ROAD, DUNCAN
Common Name: 2930 ALLENBY ROAD, DUNCAN
Site ID: 9793
Env Remediation Site ID: 58087791
Regional File No: 26250-20/9793
Victoria File No: 26250-20-9793
Description: LAT AND LONG VERIFIED WITH ICIS AND GOOGLE EARTH, APRIL 28, 2016.
[Go to BC Contaminated Sites Registry](#)
- L Address: 5420 TRANS-CANADA HIGHWAY, DUNCAN
Common Name: 5420 TRANS-CANADA HIGHWAY, DUNCAN
Site ID: 22587
Env Remediation Site ID: 58075110
Regional File No: -
Victoria File No: 26250-20/22587
Description: LOCATION CONFIRMED USING GOOGLE EARTH/LTSA
[Go to BC Contaminated Sites Registry](#)
- M Address: 2935 JACOBS ROAD, DUNCAN
Common Name: 2935 JACOBS ROAD, DUNCAN
Site ID: 7564
Env Remediation Site ID: 58084888
Regional File No: 26250-20/7564
Victoria File No: -
Description: EX PETRO-CANADA CARDLOCK 69678
[Go to BC Contaminated Sites Registry](#)
- N Address: 2945 JACOB ROAD, DUNCAN
Common Name: 2945 JACOB ROAD, DUNCAN
Site ID: 9333
Env Remediation Site ID: 58078145
Regional File No: -
Victoria File No: 26250-20/9333
Description: SITE CREATED BY SITE PROFILE, ENTERED 2005-02-18
[Go to BC Contaminated Sites Registry](#)

Label Details

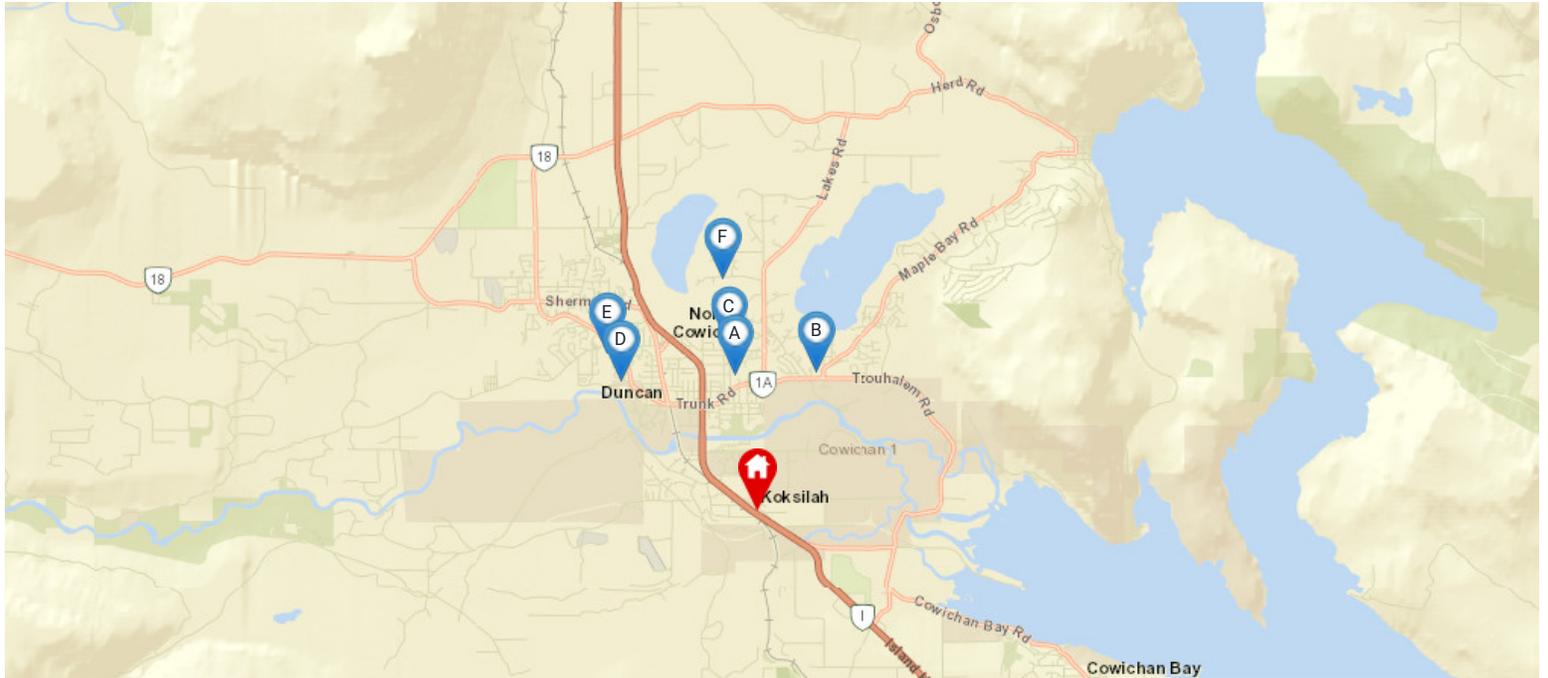
- O Address: 3025 AND 3015 BOYS ROAD, DUNCAN
Common Name: 3025 AND 3015 BOYS ROAD, DUNCAN
Site ID: 20086
Env Remediation Site ID: 58078494
Regional File No: -
Victoria File No: 26250-20/20086
Description: LAT AND LONG VERIFIED USING PARCELMAP BC ON 13 APRIL, 2017.
[Go to BC Contaminated Sites Registry](#)
- P Address: 3012 BOYS ROAD, DUNCAN
Common Name: 3012 BOYS ROAD, DUNCAN
Site ID: 14717
Env Remediation Site ID: 58071448
Regional File No: -
Victoria File No: 26250-20/14717
Description: LATS AND LONGS CONFIRMED USING ICIS JAN 9, 2013
[Go to BC Contaminated Sites Registry](#)
- Q Address: 3014 BOYS ROAD, DUNCAN
Common Name: 3014 BOYS ROAD, DUNCAN
Site ID: 12298
Env Remediation Site ID: 58072903
Regional File No: -
Victoria File No: 26250-20/12298
Description: SITE CREATED BY SITE PROFILE, ENTERED 2010-06-04
[Go to BC Contaminated Sites Registry](#)
- R Address: 3051 ALLENBY ROAD, DUNCAN
Common Name: 3051 ALLENBY ROAD, DUNCAN
Site ID: 10186
Env Remediation Site ID: 58077224
Regional File No: 26250-20/10186
Victoria File No: 26250-20/10186
Description: SITE CREATED BY SITE PROFILE, ENTERED 2006-11-28 LATS/LONGS CONFIRMED USING GOOGLE EARTH AND ICIS NOV 30, 2015
[Go to BC Contaminated Sites Registry](#)
- S Address: 3043 ALLENBY ROAD, DUNCAN
Common Name: 3043 ALLENBY ROAD, DUNCAN
Site ID: 21934
Env Remediation Site ID: 58076343
Regional File No: -
Victoria File No: 26250-20/21934
Description: LAT AND LONG VERIFIED WITH LTSA PARCEL MAP AND GOOGLE EARTH SEPTEMBER 07, 2018.
[Go to BC Contaminated Sites Registry](#)
- T Address: 3041 ALLENBY ROAD, DUNCAN
Common Name: 3041 ALLENBY ROAD, DUNCAN
Site ID: 21929
Env Remediation Site ID: 58076256
Regional File No: -
Victoria File No: 26250-20/21929
Description: LATS/LONGS CONFIRMED USING GOOGLE EARTH AND LTSA
[Go to BC Contaminated Sites Registry](#)

Label Details

U Address: 3065 ALLENBY ROAD, DUNCAN
Common Name: 3065 ALLENBY ROAD
Site ID: 10145
Env Remediation Site ID: 58077968
Regional File No: 26250-20/10145
Victoria File No: 26250-20/10145
Description: LOCATION CONFIRMED USING PARCELMAP BC ON 2020-04-02
[Go to BC Contaminated Sites Registry](#)

Nearest Schools

Nearby Elementary Schools



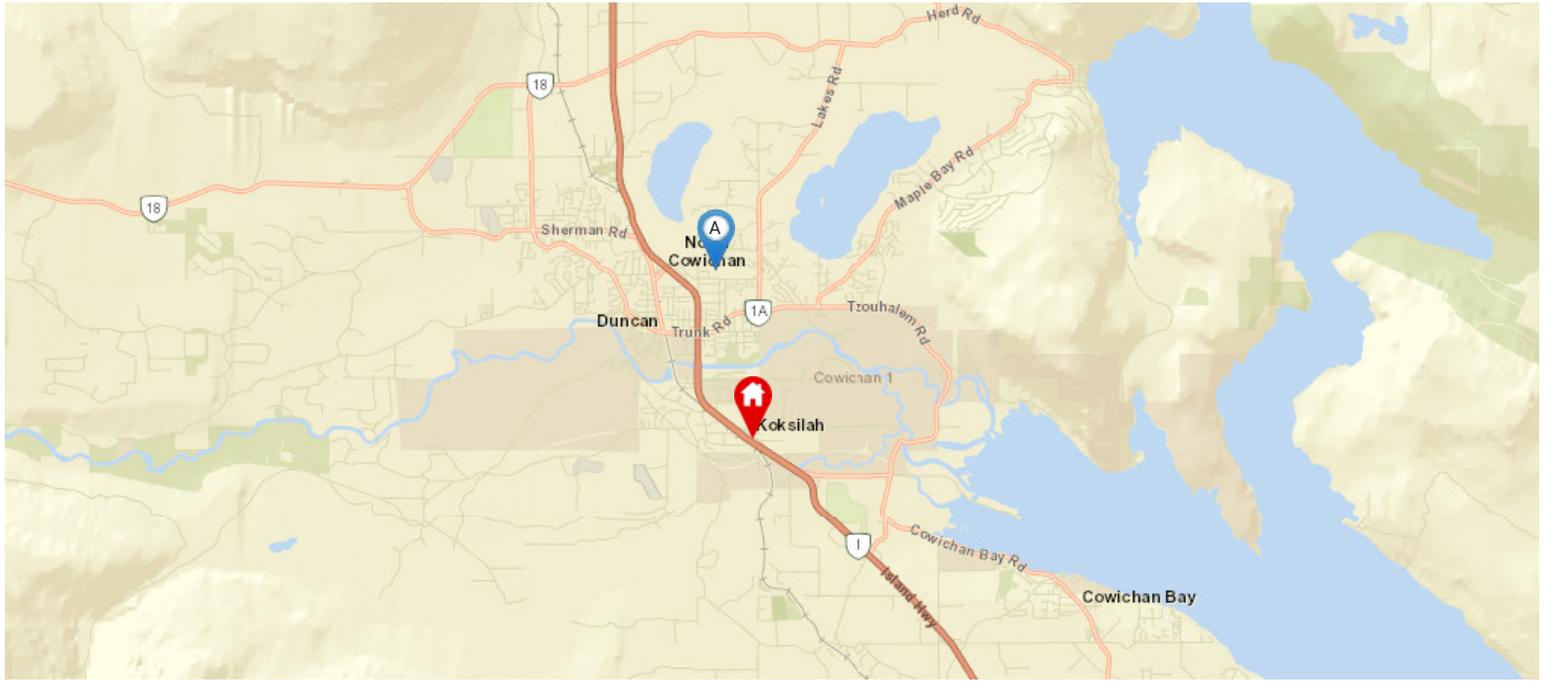
Legend: Subject Property Catchment School Other Schools

School District: Cowichan Valley (79)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Duncan Christian	K - 12	Independent	Duncan		39 mins	3.2 km	6 mins	39 mins
B Queen Of Angels	K - 9	Independent	Duncan		58 mins	4.6 km	9 mins	59 mins
C Alexander	K - 7	SD 79	Duncan		44 mins	3.6 km	7 mins	37 mins
D Khowhemun	K - 7	SD 79	Duncan		47 mins	3.7 km	7 mins	34 mins
E Queen Margaret's	K - 12	Independent	Duncan		54 mins	4.3 km	8 mins	42 mins
F Alex Aitken	K - 7	SD 79	Duncan		1 hour 14 mins	5.9 km	10 mins	48 mins

Nearby Middle Schools



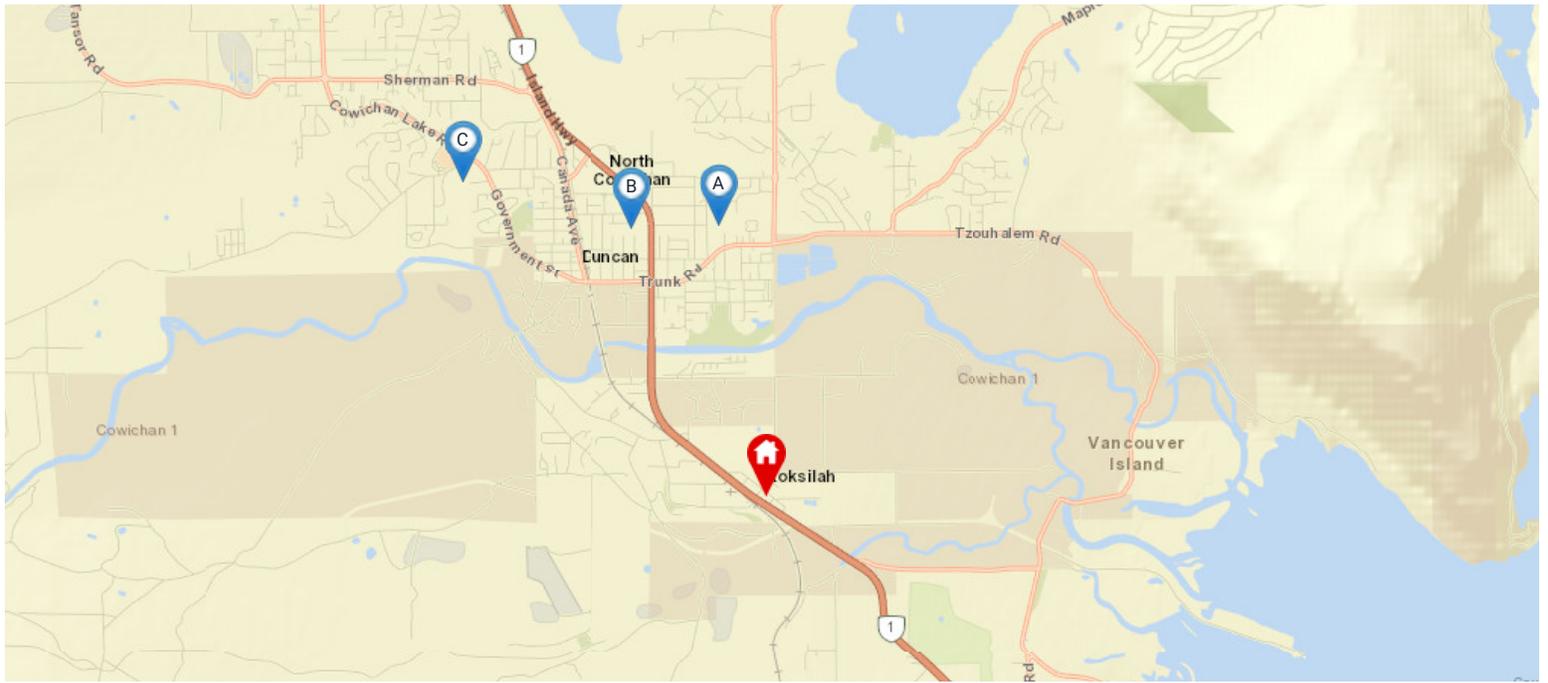
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

School District: Cowichan Valley (79)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Quamichan	8 - 9	SD 79	Duncan		1 hour 1 min	4.9 km	7 mins	49 mins

Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

School District: Cowichan Valley (79)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Duncan Christian	K - 12	Independent	Duncan		39 mins	3.2 km	6 mins	39 mins
B Cowichan	10 - 12	SD 79	Duncan	AP Program	36 mins	2.9 km	6 mins	36 mins
C Queen Margaret's	K - 12	Independent	Duncan	AP Program	54 mins	4.3 km	8 mins	42 mins
D Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		3 hours 27 mins	16.6 km	18 mins	42 mins
E Frances Kelsey	8 - 12	SD 79	Mill Bay		3 hours 23 mins	16.5 km	16 mins	1 hour 9 mins
F St. John's Academy	4 - 12	Independent	Shawnigan Lake		3 hours 50 mins	18.4 km	20 mins	1 hour 22 mins

FRANCIS ST Rural, British Columbia, Canada



Car-Dependent

Almost all errands require a car



Minimal Transit

It is possible to get on a bus



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 2 out of 100 based on these categories. [View a map](#) of what's nearby.

