



PROPERTY REPORT

KOKSILAH FRONTAGE HY Rural

Canada

PID: 009-142-185

APRIL 23, 2022



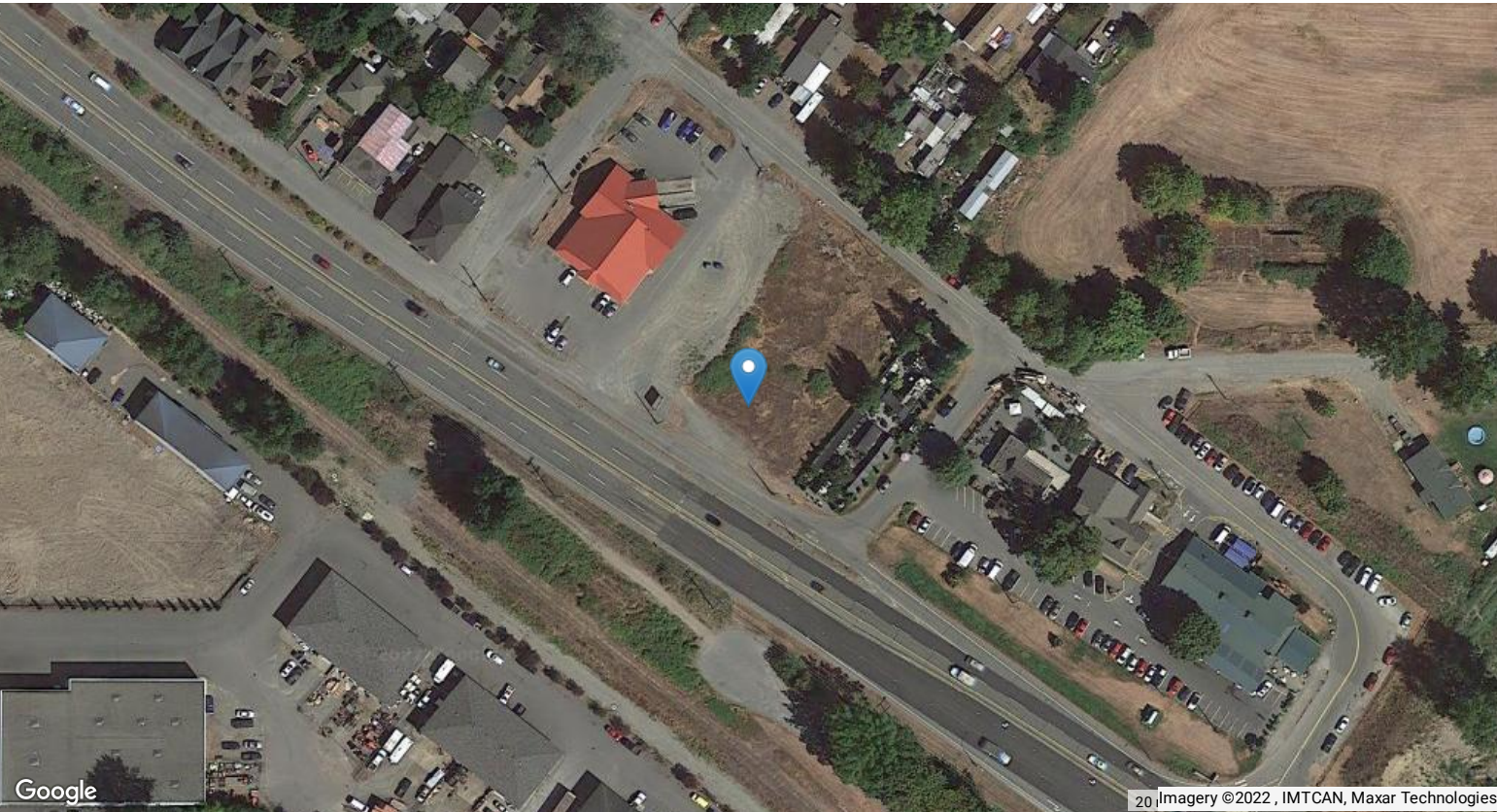
Logan Wilson Personal Real Estate Corp.
Sotheby's International Realty Canada
Victoria
P: +1(250) 857-0609
O: +1(250) 380-3933
lwilson@sothebysrealty.ca
www.victorialuxurygroup.com

Sotheby's
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BC LTSA - Ownership

Status	Content
REGISTERED	EK122462 Victoria, DO*
CANCELLED	EJ140745 Victoria, DO*
CANCELLED	ED61407 Victoria, DO*
CANCELLED	S128686 Victoria, EI*
CANCELLED	S128687 Victoria, EI*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 009-142-185

SHORT LEGAL DESCRIPTION:S/341///3//4
MARG:REM*

TAXATION AUTHORITY:
1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT
LOT 4, BLOCK 3, SECTION 12, RANGES 7 AND 8, QUAMICHAN DISTRICT, PLAN 341
EXCEPT PART IN PLANS 37415 AND 1036 RW

MISCELLANEOUS NOTES:
1036 RW
37415 SRW

ASSOCIATED PLAN NUMBERS:
SUBDIVISION PLAN VIP1036
RIGHT OF WAY PLAN VIP1036RW
SUBDIVISION PLAN VIP341
STATUTORY RIGHT OF WAY PLAN VIP37415

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

TITLE SEARCH PRINT

File Reference: -

2022-04-23, 15:15:58

Requestor: Logan Wilson

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

Title Issued Under	SECTION 185 LAND TITLE ACT
Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	EK122462 EJ140745
Application Received	1996-10-31
Application Entered	1996-10-31
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: Legal Description:	009-142-185 LOT 4, BLOCK 3, SECTION 12, RANGES 7 AND 8, QUAMICHAN DISTRICT, PLAN 341 EXCEPT PART IN PLANS 37415 AND 1036 RW
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE
Corrections	NONE

Title Number: EK122462

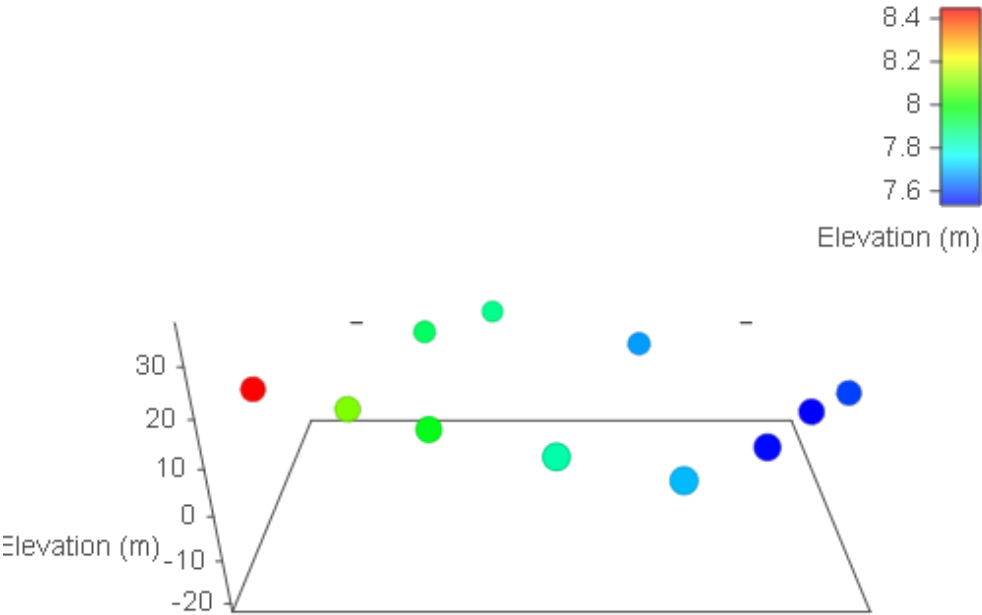
TITLE SEARCH PRINT

Page 1 of 1

Estimated Lot Dimensions and Topography



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



Max Elevation: 8.45 m | Min Elevation: 7.53 m | Difference: 0.91 m

Property Identification & Legal Description

Address:	KOKSILAH FRONTAGE HWY BC		
Jurisdiction:	Duncan Rural (765)		
Roll No:	3291000	Assessment Area:	4
PID No:	009-142-185	MHR No:	
Neighbourhood:	Eagle Heights		
Legal Unique ID:	A00000RA3Q		
Legal Description:	Lot 5, Block 3, Plan VIP341, Section 12, Range 7, Quamichan Land District, Portion RGE 7 & 8, Except Plan 1036RW 37415RW		

2021 Municipal Taxes

Gross Taxes: \$8,234

2021 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$535,000	\$0	\$535,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$535,000	\$0	\$535,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$535,000	\$0	\$535,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$535,000	\$0	\$535,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$535,000	\$0	\$535,000

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
1990-06-01	\$180,000	ED61407	Multiple Property Transaction
1982-07-23	\$200,000	L49746	Multiple Property Transaction
1981-03-15	\$185,000	K33108	Multiple Property Transaction

Other Property Information

Lot SqFt:	11,326	Lot Width:	
Lot Acres:	0.26	Lot Depth:	
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

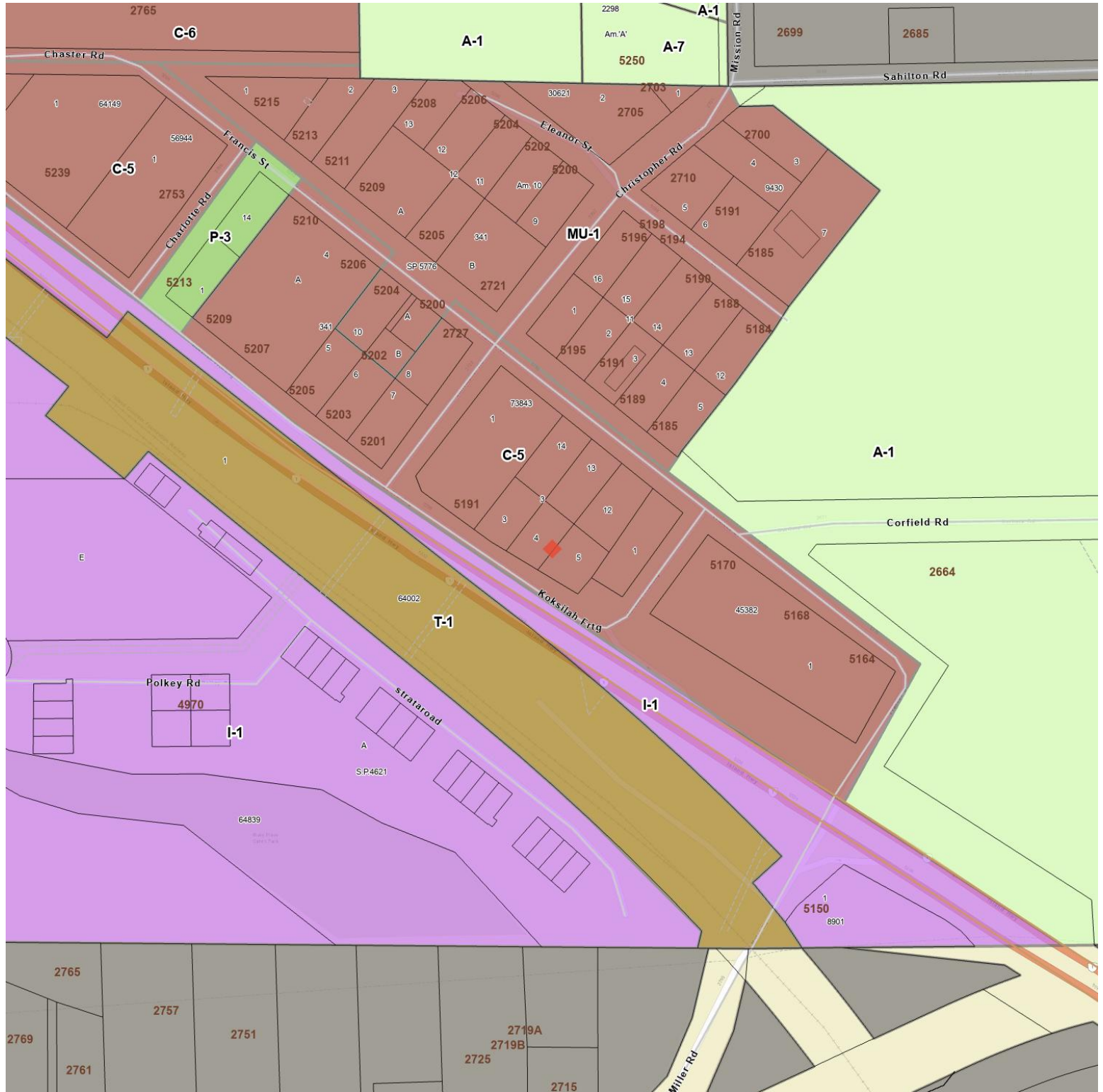
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$535,000	\$8,234
2020	\$521,000	\$6,757
2019	\$475,000	\$7,465
2018	\$411,000	\$6,960
2017	\$402,000	\$7,311
2016	\$384,000	\$7,453
2015	\$384,000	\$7,591
2014	\$383,000	\$7,542
2013	\$0	\$7,414
2012	\$0	\$6,823
2011	\$383,000	\$6,700

2010	\$383,000	\$6,636
2009	\$178,000	\$3,048
2008	\$178,000	\$2,972
2007	\$151,000	\$2,831
2006	\$151,000	\$3,155
2005	\$151,000	\$3,201
2004	\$151,000	\$3,342
2003	\$151,000	\$3,278
2002	\$151,000	\$3,277
2001	\$73,100	\$629

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.

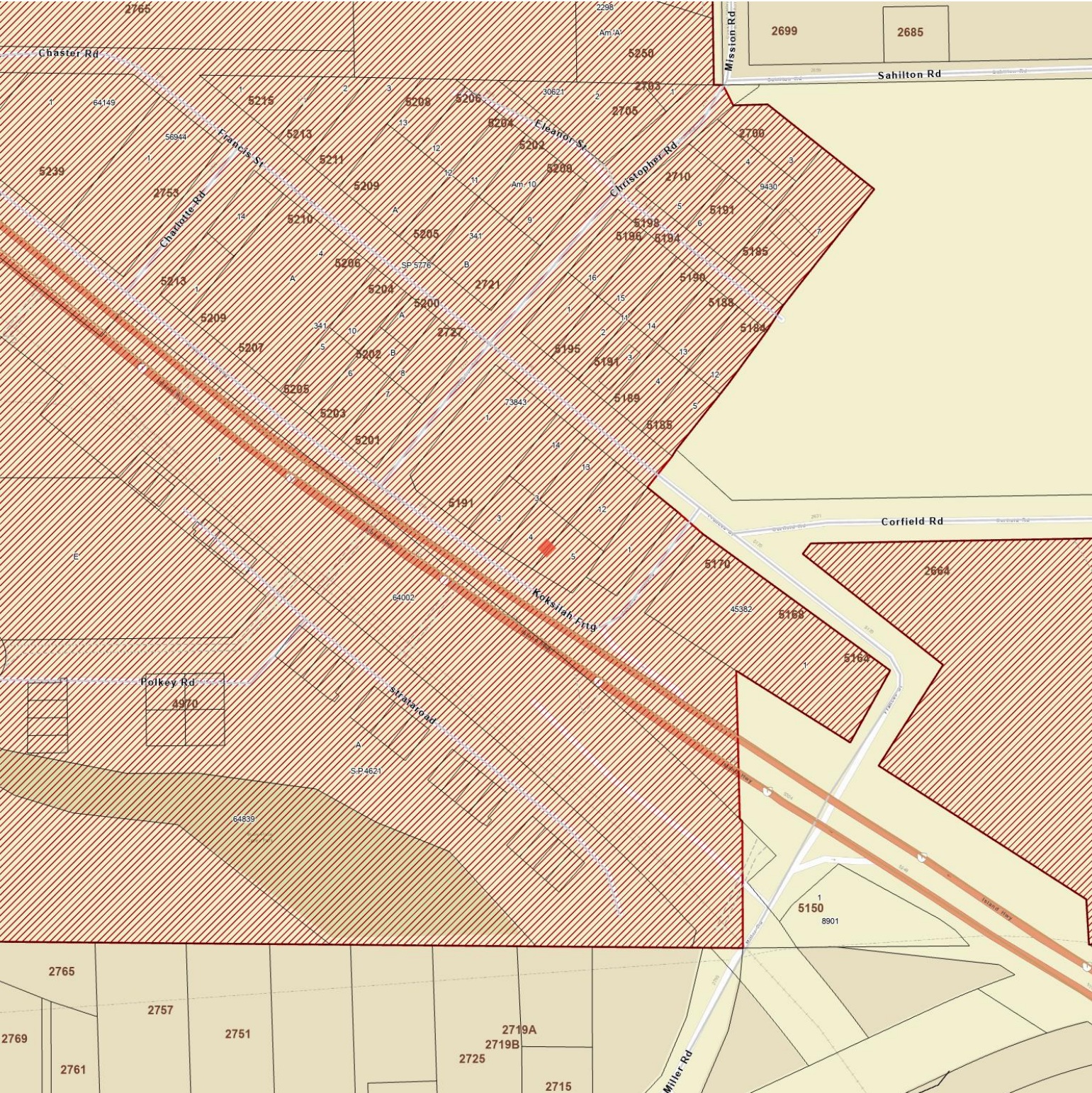
Zoning



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 | | |

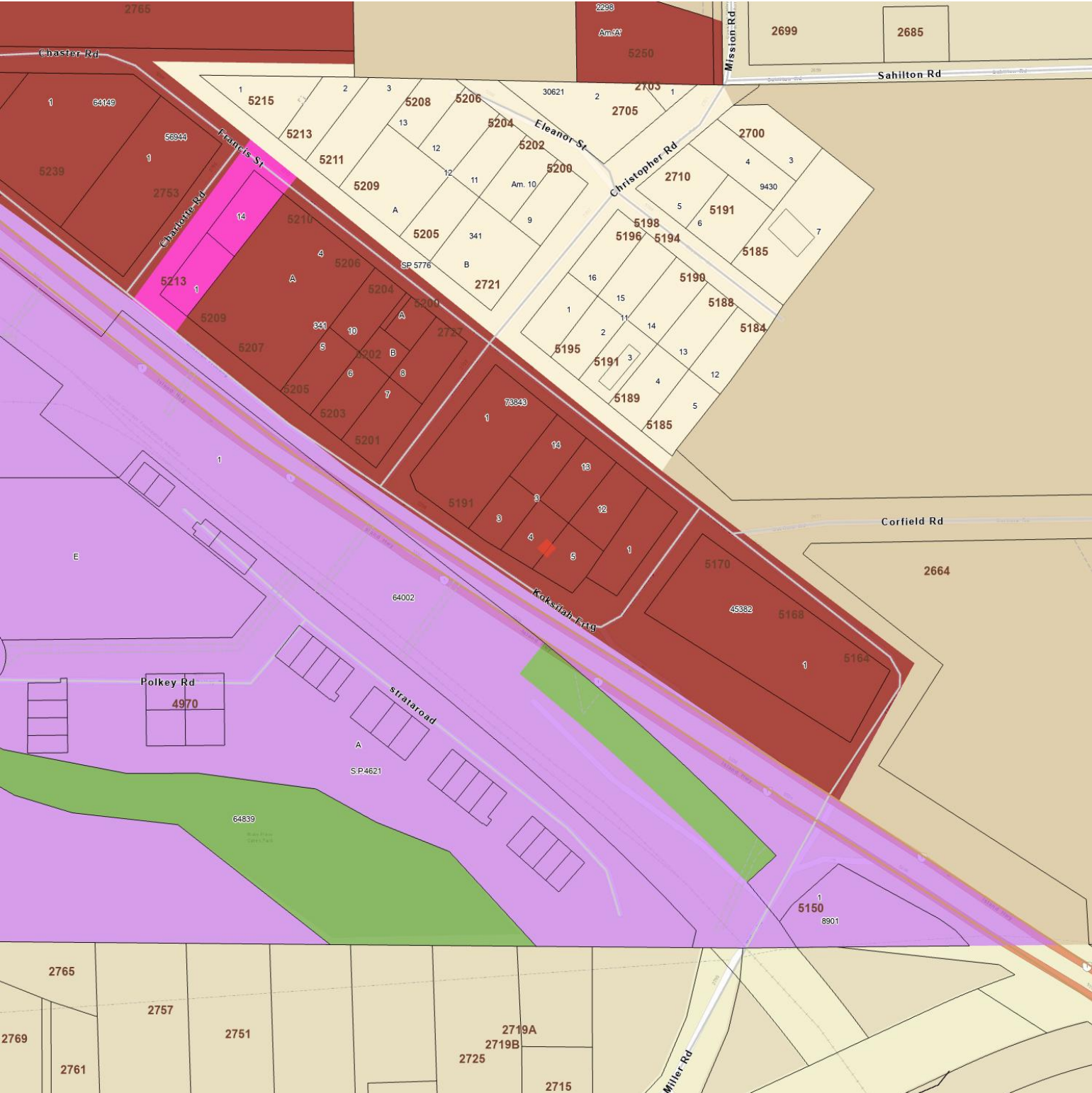
CVRD Utilities



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

— Road

Renewable Resource - Forestry

Freshwater

Parcels

— Right of Ways

— Bridges

— Highways

Industrial

Marine

Parcels

— Highway

Commercial

Institutional

Residential

Addresses

- - Ferry

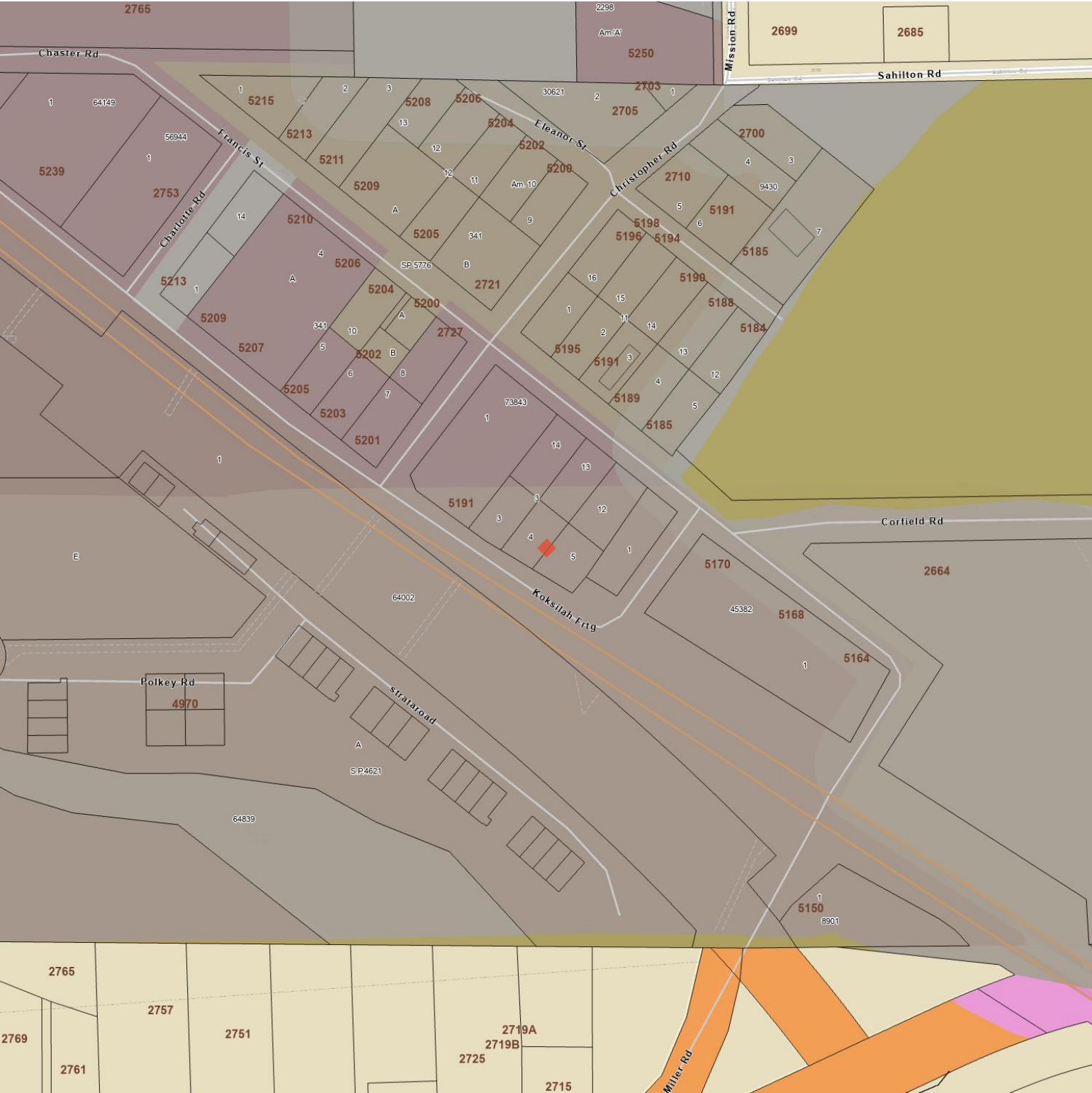
Renewable Resource - Agriculture

Parks

Railway Transportation

Lot Text

Development Permit Areas



Legend

World Street Map

— Road

Sensitive Ecosystem - SE

Floodplain Hazard - FH

Intensive Residential Development - IR

Parcels

-- Right of Ways

— Bridges

— Highways

Honeymoon Bay Property

Environmental Overview Assessment

Youbou Lands

Multi-family Residential Development - MR

Parcels

— Highway

Riparian Protection - RP

Environmentally Sensitive Areas

Marine Uplands and Foreshore Protection - MUF

Landslide Hazard - LH

Commercial and Mixed-Use Development - CM

Addresses

- - Ferry

Western Toad (Area E only)

Cowichan Village Foreshore

Aquifer Protection - AP

Wildfire Hazard - WH

Protection of Farming - PF

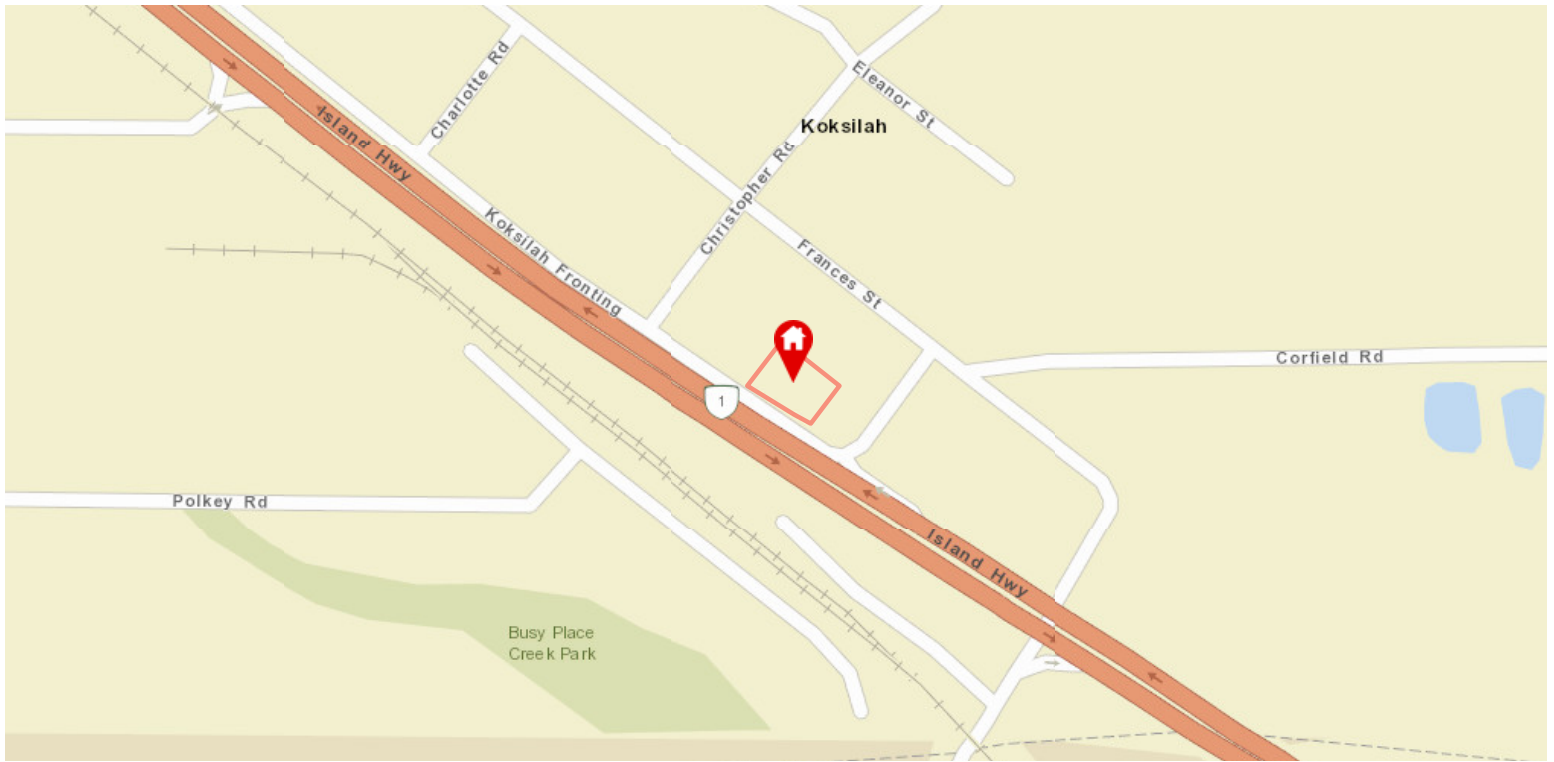
Industrial Development - ID

Energy and Water Conservation;

Greenhouse Gas Emissions Reduction - EW

Lot Text

Sub Areas



Subject Property Designations:

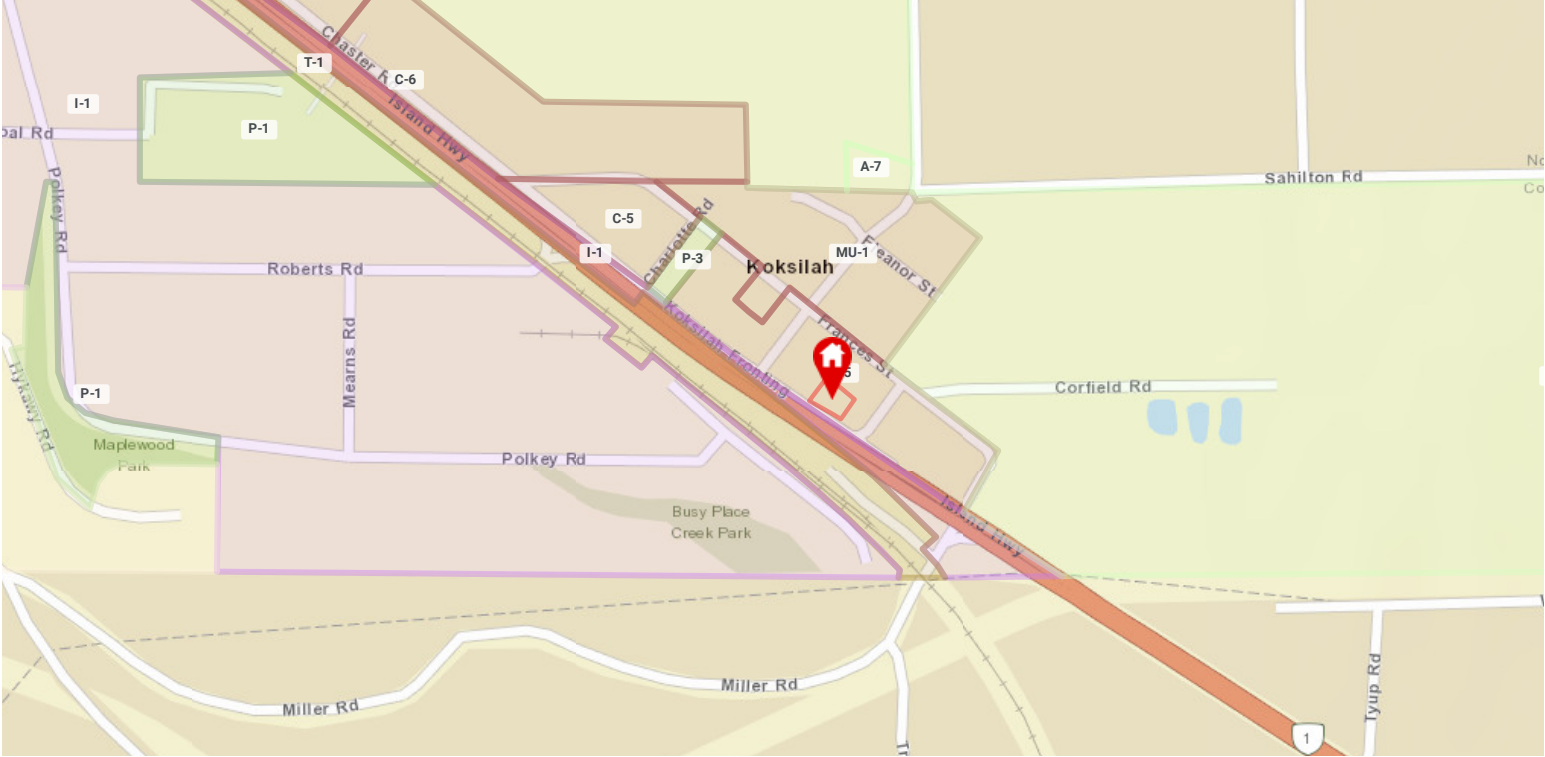
Not Applicable

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
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Floodplain Data	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.
Frequent Transit Development Areas	Not Applicable

Zoning



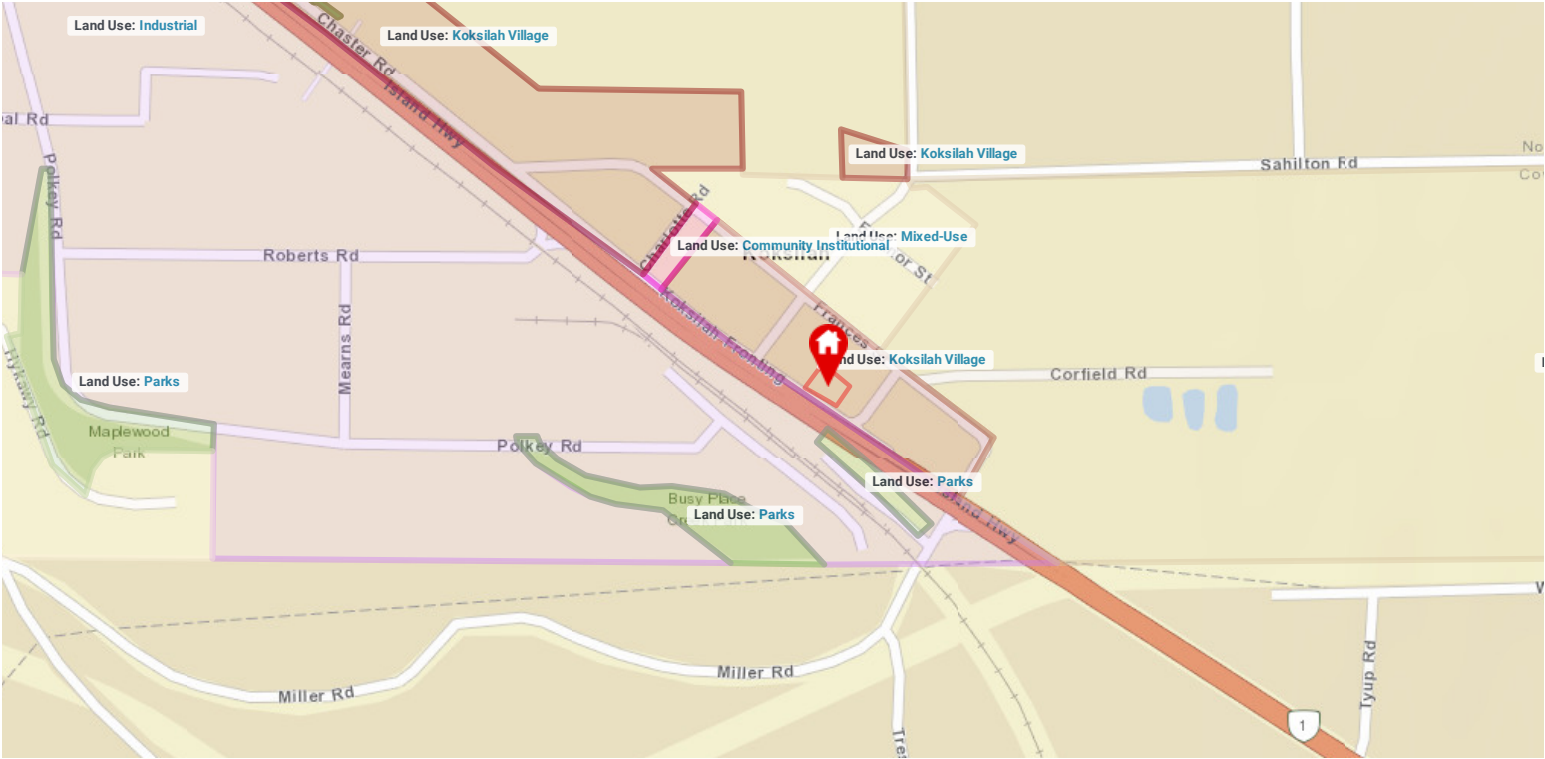
Subject Property Designations:

Code: C-5
Description: Village Commercial 5 Zone

Layer Legend:

	Code	Description
	C-5	Village Commercial 5 Zone
	I-1	Light Industrial
	T-1	Railway Transportation
	MU-1	Mixed Use Commercial Residential 1 Zone
	A-1	Agricultural Resource Zone
	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

Official Community Plan



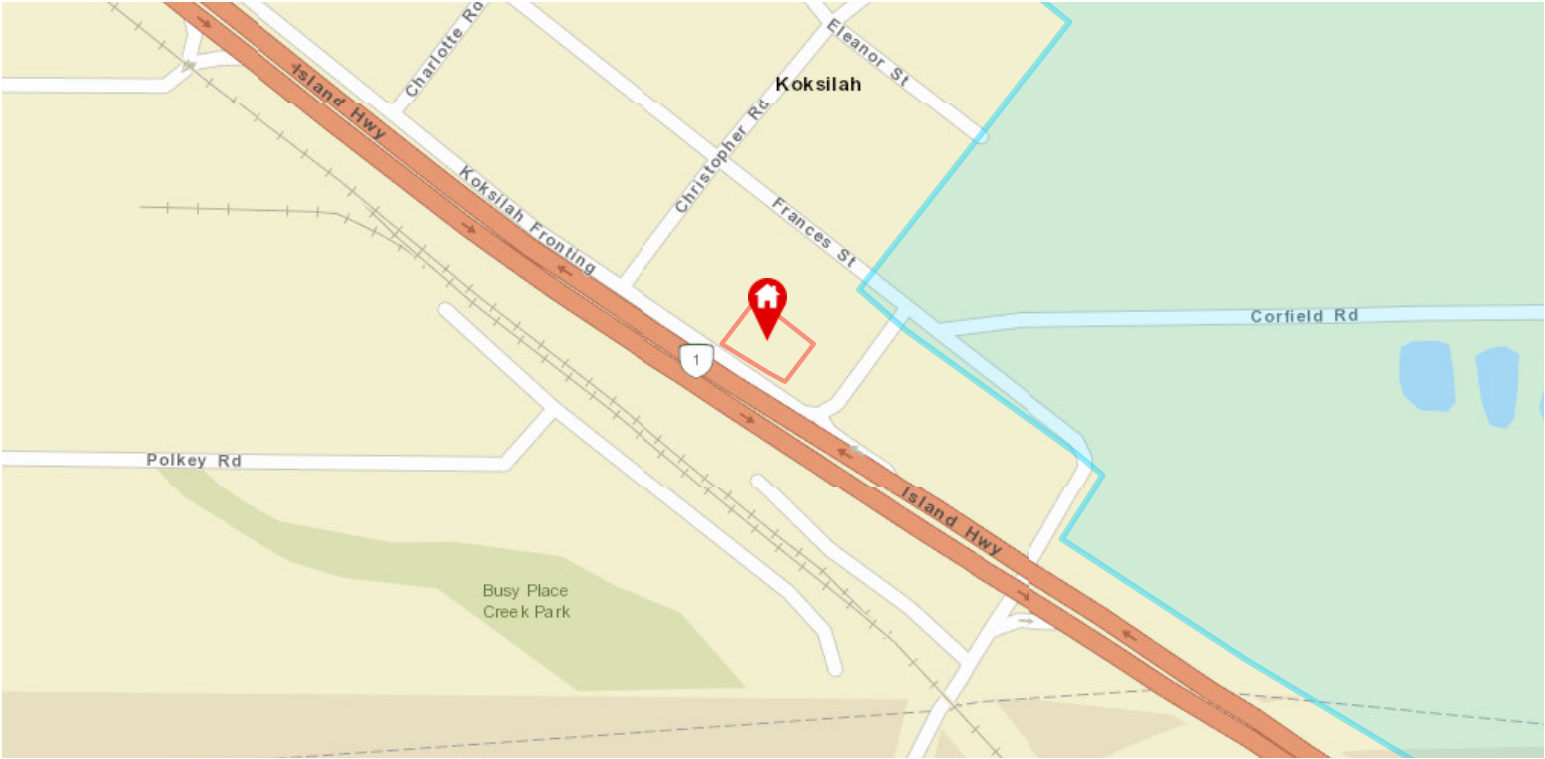
Subject Property Designations:

Land Use: [Koksilah Village](#)

Layer Legend:

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

Agricultural Land Reserve



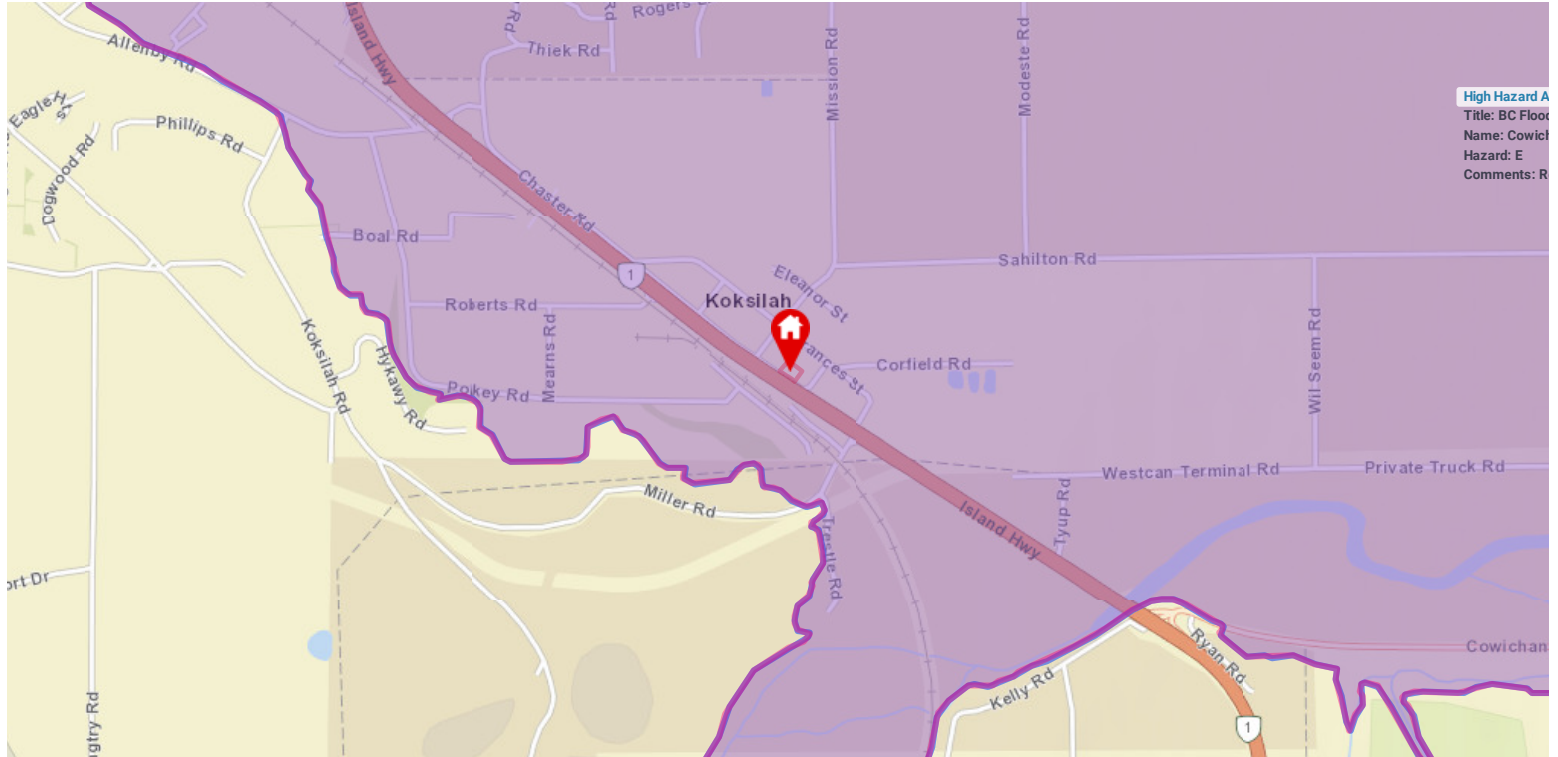
Subject Property Designations:

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

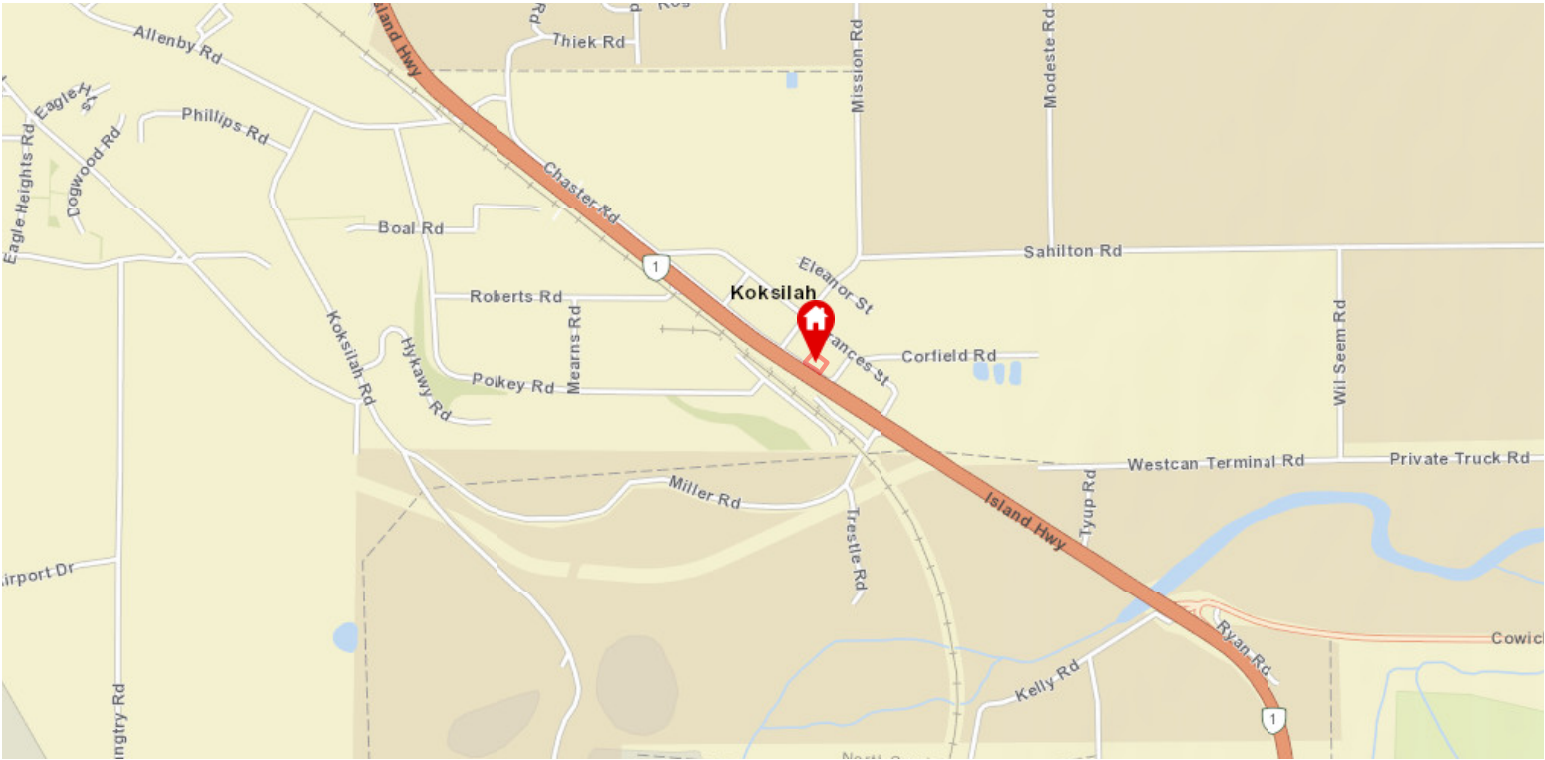
Title: BC Flood Hazard Map 2004

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:

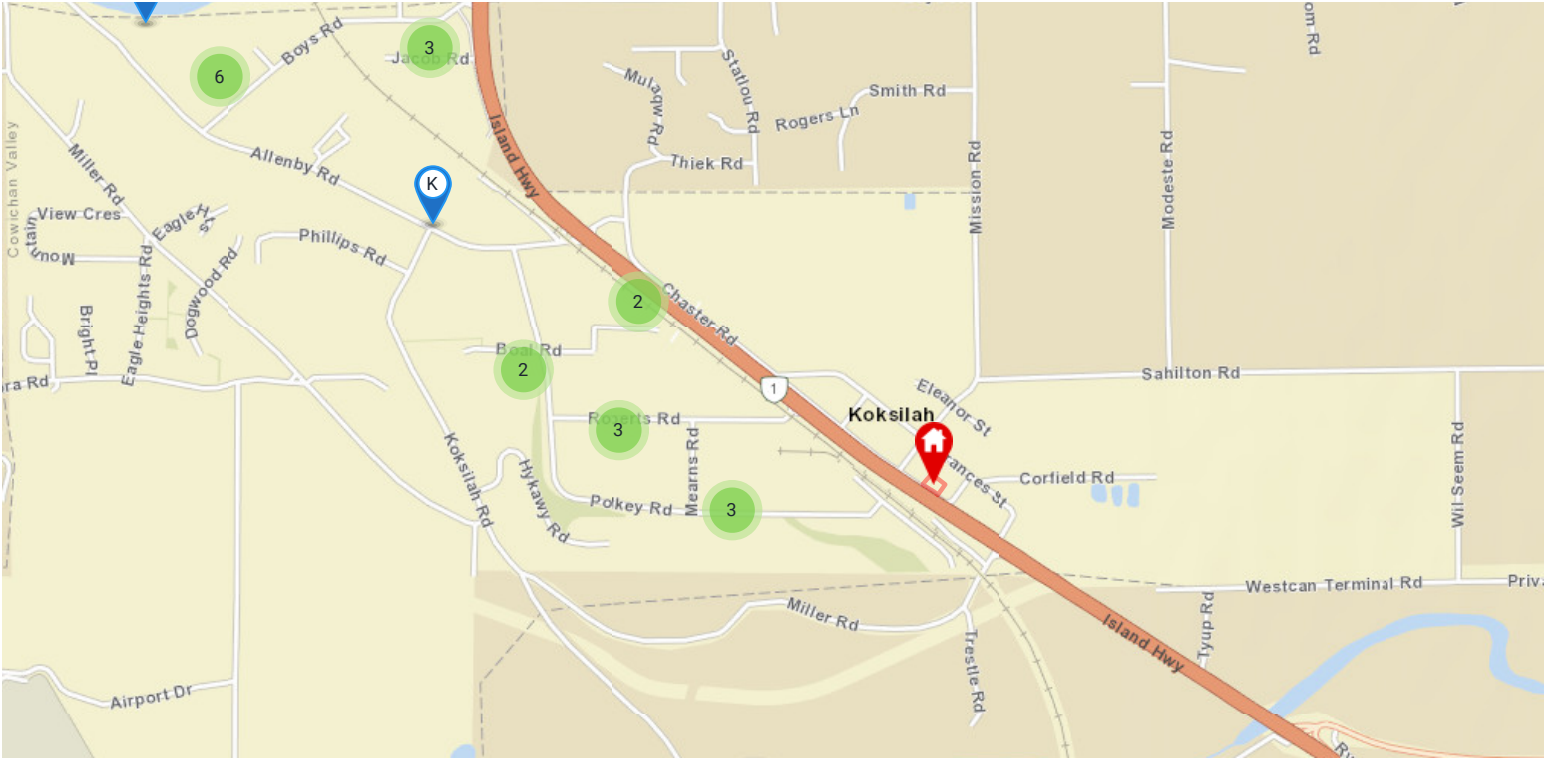
Property is a Tied Parcel

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

Pids for this parcel:

- 009-142-231
- 009-142-185

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

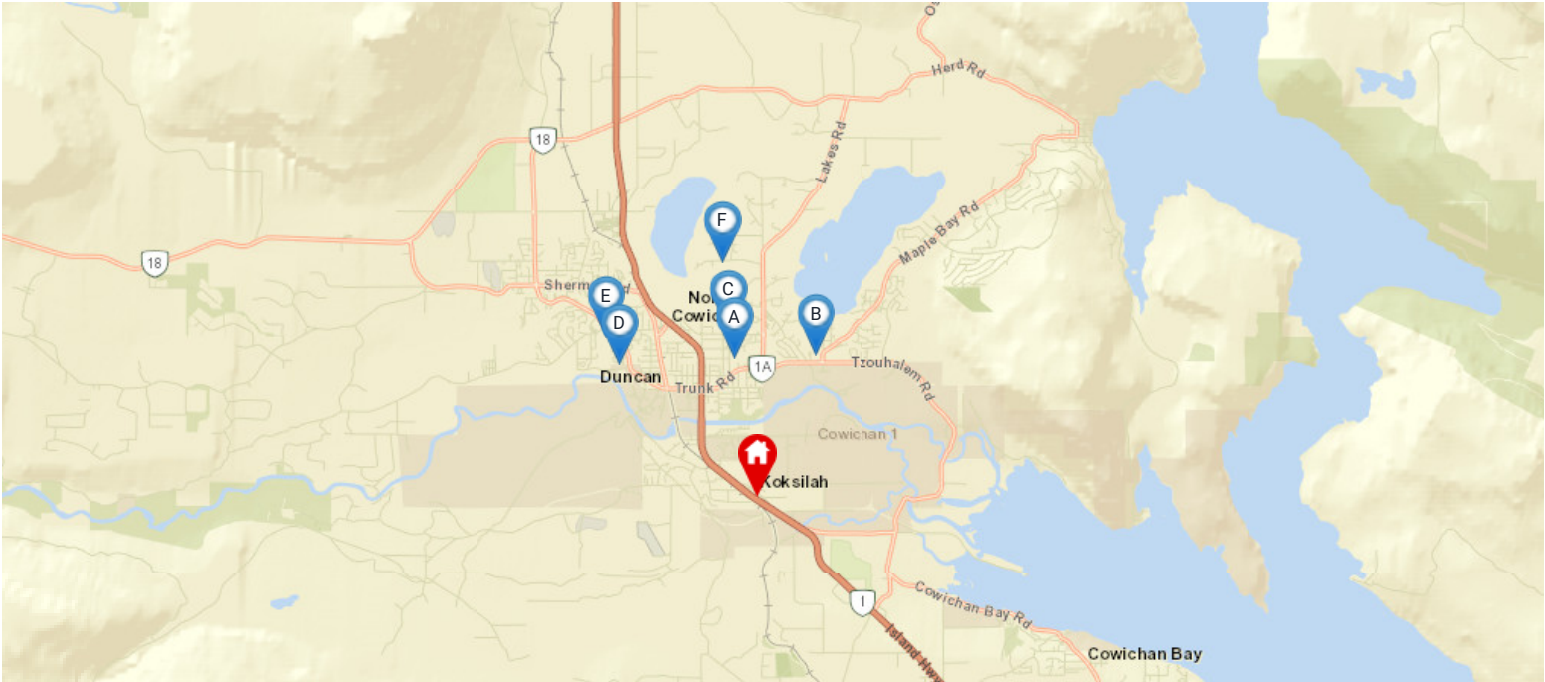
- O Address: 3025 AND 3015 BOYS ROAD, DUNCAN
Common Name: 3025 AND 3015 BOYS ROAD, DUNCAN
Site ID: 20086
Env Remediation Site ID: 58078494
Regional File No: -
Victoria File No: 26250-20/20086
Description: LAT AND LONG VERIFIED USING PARCELMAP BC ON 13 APRIL, 2017.
[Go to BC Contaminated Sites Registry](#)
- 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



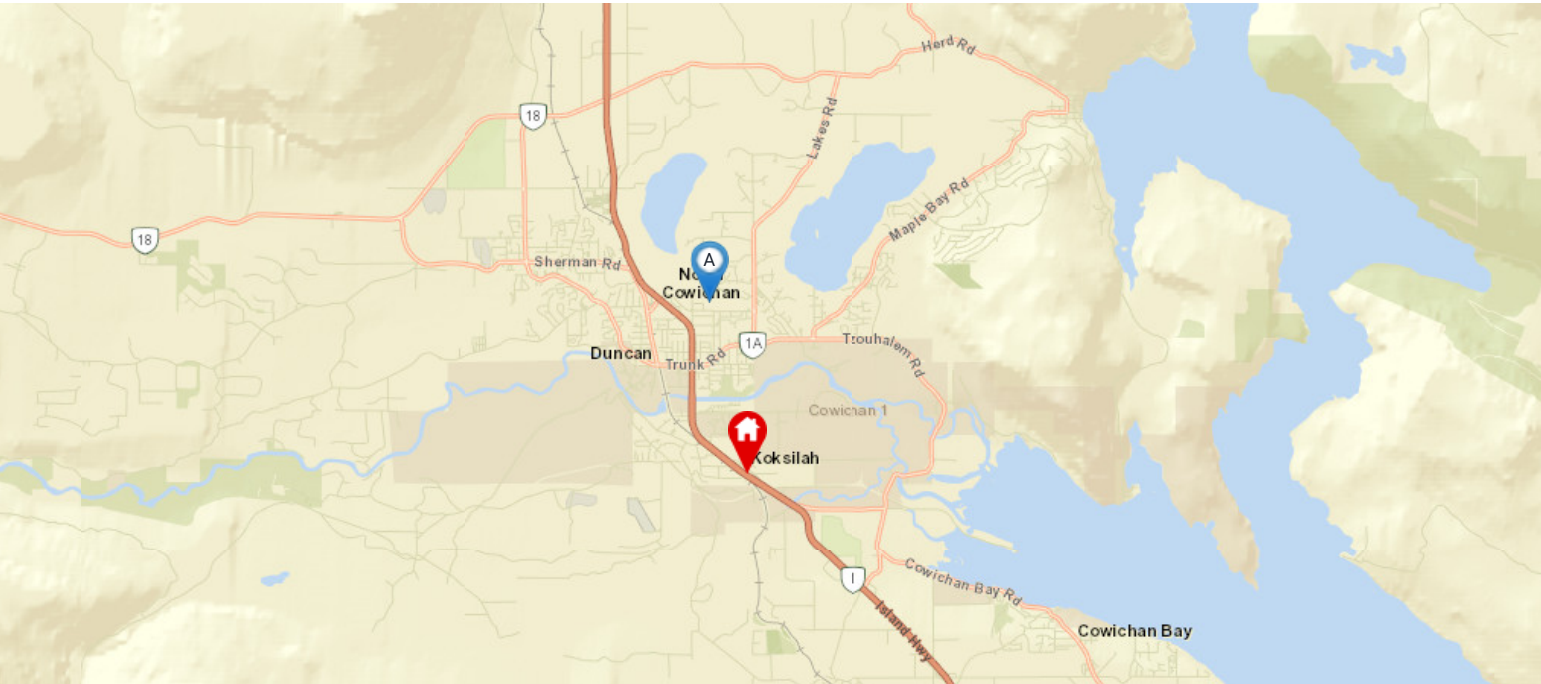
Legend: Subject Property Catchment School Other Schools

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	3.1 km	7 mins	39 mins
B	Queen Of Angels	K - 9	Independent	Duncan		58 mins	4.6 km	9 mins	58 mins
C	Alexander	K - 7	SD 79	Duncan		44 mins	3.6 km	7 mins	37 mins
D	Khowhemun	K - 7	SD 79	Duncan		46 mins	3.6 km	7 mins	34 mins
E	Queen Margaret's	K - 12	Independent	Duncan		54 mins	4.3 km	9 mins	42 mins
F	Alex Aitken	K - 7	SD 79	Duncan		1 hour 14 mins	5.8 km	10 mins	48 mins

Nearby Middle Schools



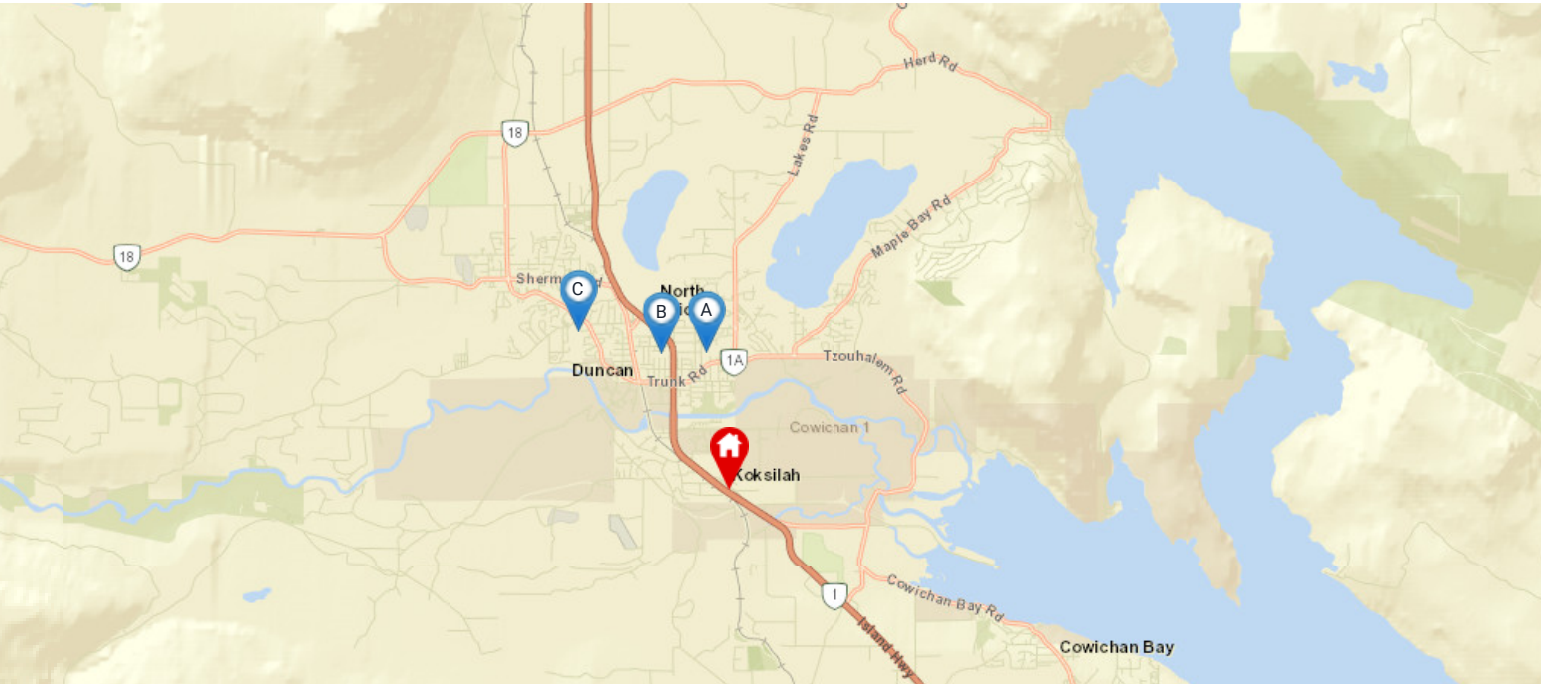
Legend:  Subject Property  Catchment School  Other Schools

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 0 mins	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	3.1 km	7 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	9 mins	42 mins
D	Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		3 hours 28 mins	16.6 km	18 mins	42 mins
E	Frances Kelsey	8 - 12	SD 79	Mill Bay		3 hours 24 mins	16.5 km	16 mins	1 hour 9 mins
F	St. John's Academy	4 - 12	Independent	Shawnigan Lake		3 hours 51 mins	18.5 km	20 mins	1 hour 21 mins

KOKSILAH FRONTAGE HY Rural, British Columbia, Cana...



Car-Dependent

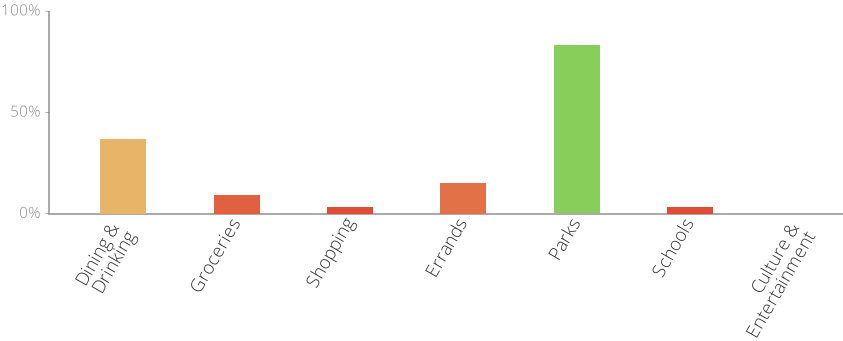
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 15 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

