



## PROPERTY REPORT

519 BICKFORD WY

Rural

V0R 2P4

Canada

PID: 028-984-862

MARCH 13, 2023



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Google Views

Estimated Lot Dimensions and Topography

Cowichan Valley Regional District GIS

Nearest Schools

Sub Areas

# 519 BICKFORD WY Rural BC V0R 2P4

PID	028-984-862
Legal Description	STRATA LOT 13 DISTRICT LOT 80 MALAHAT DISTRICT STRATA PLAN EPS848 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS848
Zoning	R-3 - VILLAGE RESIDENTIAL 3 ZONE
Community Plan(s)	OCP: Land Use: <a href="#">Village Residential</a> , not in ALR



Year Built	2013	Structure	SINGLE FAMILY DWELLING
Lot Size	-	Bedrooms	4
Bathrooms	3	Dimensions	-
Max Elev.	60.29 m	Min Elev.	51.52 m
Floor Area	2169 Ft²	WalkScore	5 / Car-Dependent
TransitScore	-	Annual Taxes	\$4,857.00

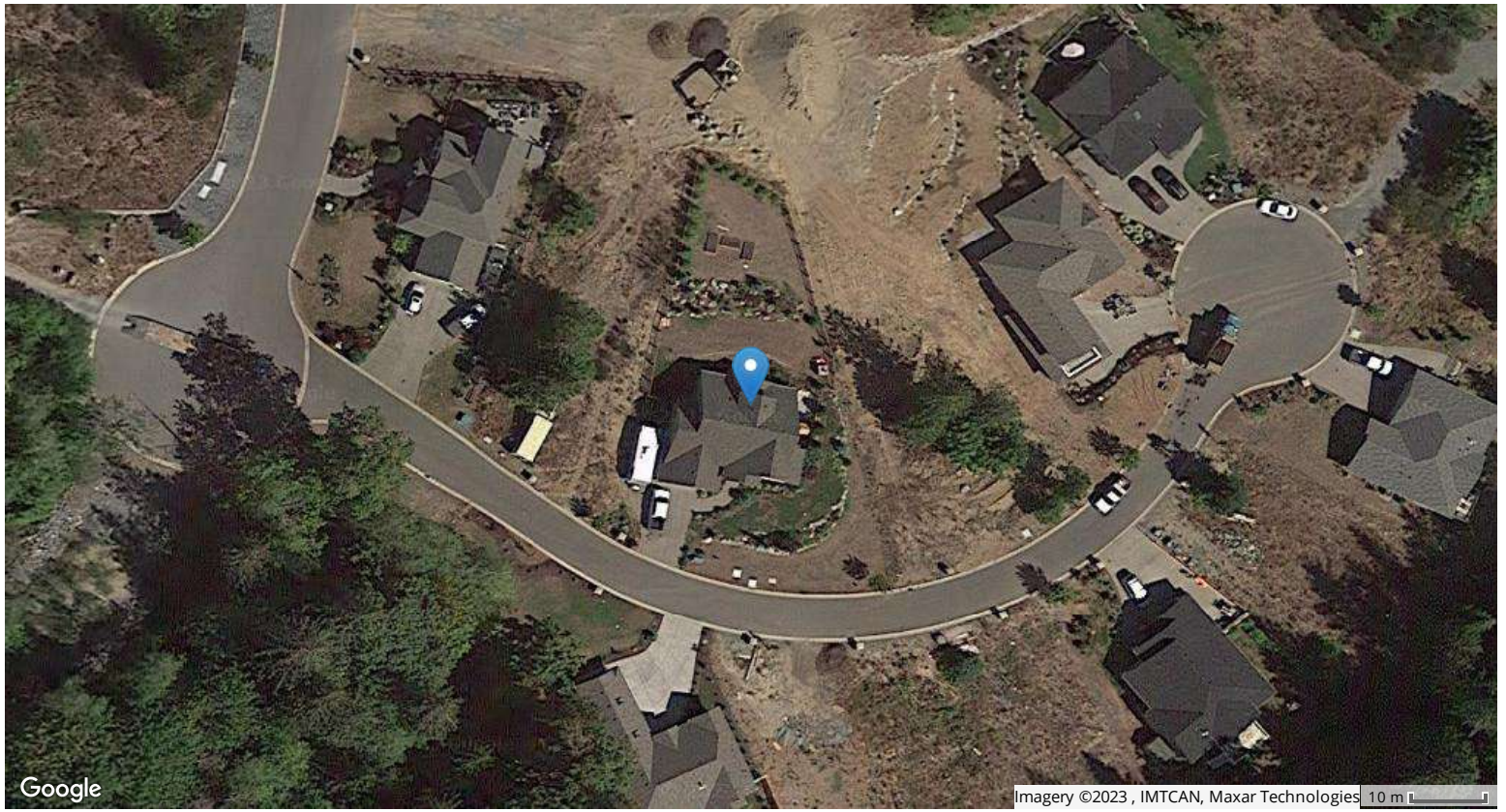
ASSESSMENT				APPRECIATION			
	2022	%	2023		Date	(\$)	% Growth
Building	\$619,000	↑ 31.18	\$812,000	Assessment	2023	\$1,166,000	↑ 84.79
Land	\$435,000	↓ -18.62	\$354,000	Sales History	30/06/2017	\$631,000	↑ 27.41
Total	\$1,054,000	↑ 10.63	\$1,166,000		29/08/2014	\$495,233	-

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
755984	Sold 30/06/2017	21	\$625,000 / \$631,000	RE/MAX Camosun
756638	Sold 30/06/2017	21	\$625,000 / \$631,000	RE/MAX Camosun
646131	Sold 29/08/2014	378	\$498,500 / \$529,900	Re/max Ocean Pointe Realty

DEVELOPMENT APPLICATIONS		SCHOOL DISTRICT		
-		Nearest Elementary	Nearest Secondary	
		Nearest School	George Bonner	Frances Kelsey
		School District	SD 79	SD 79
		Grades	K - 7	8 - 12

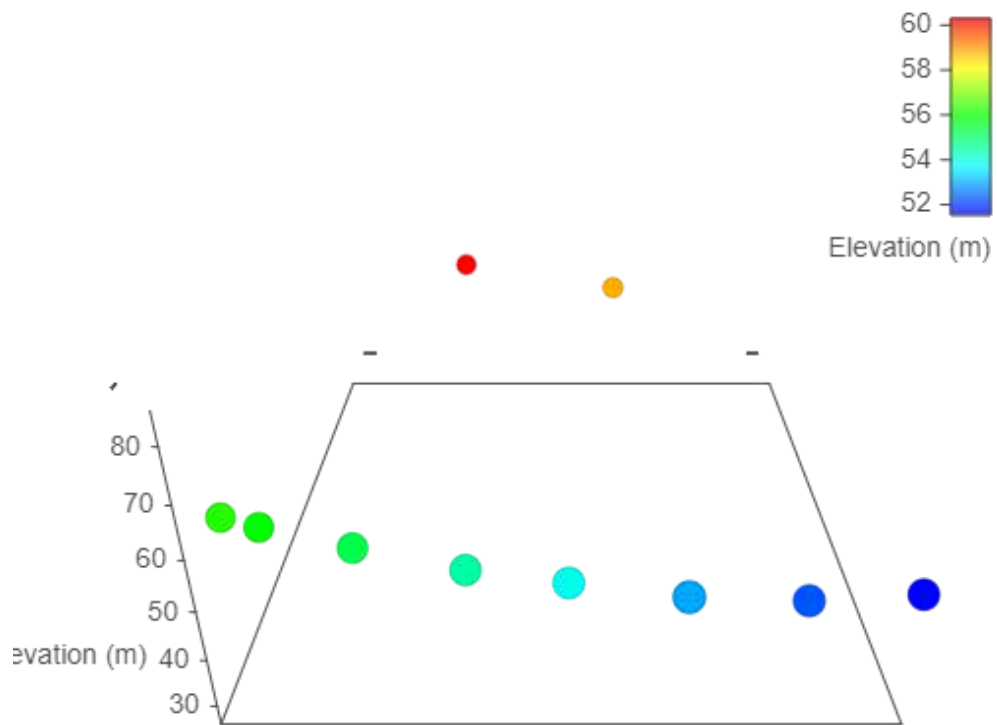
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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





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



Max Elevation: 60.29 m | Min Elevation: 51.52 m | Difference: 8.76 m

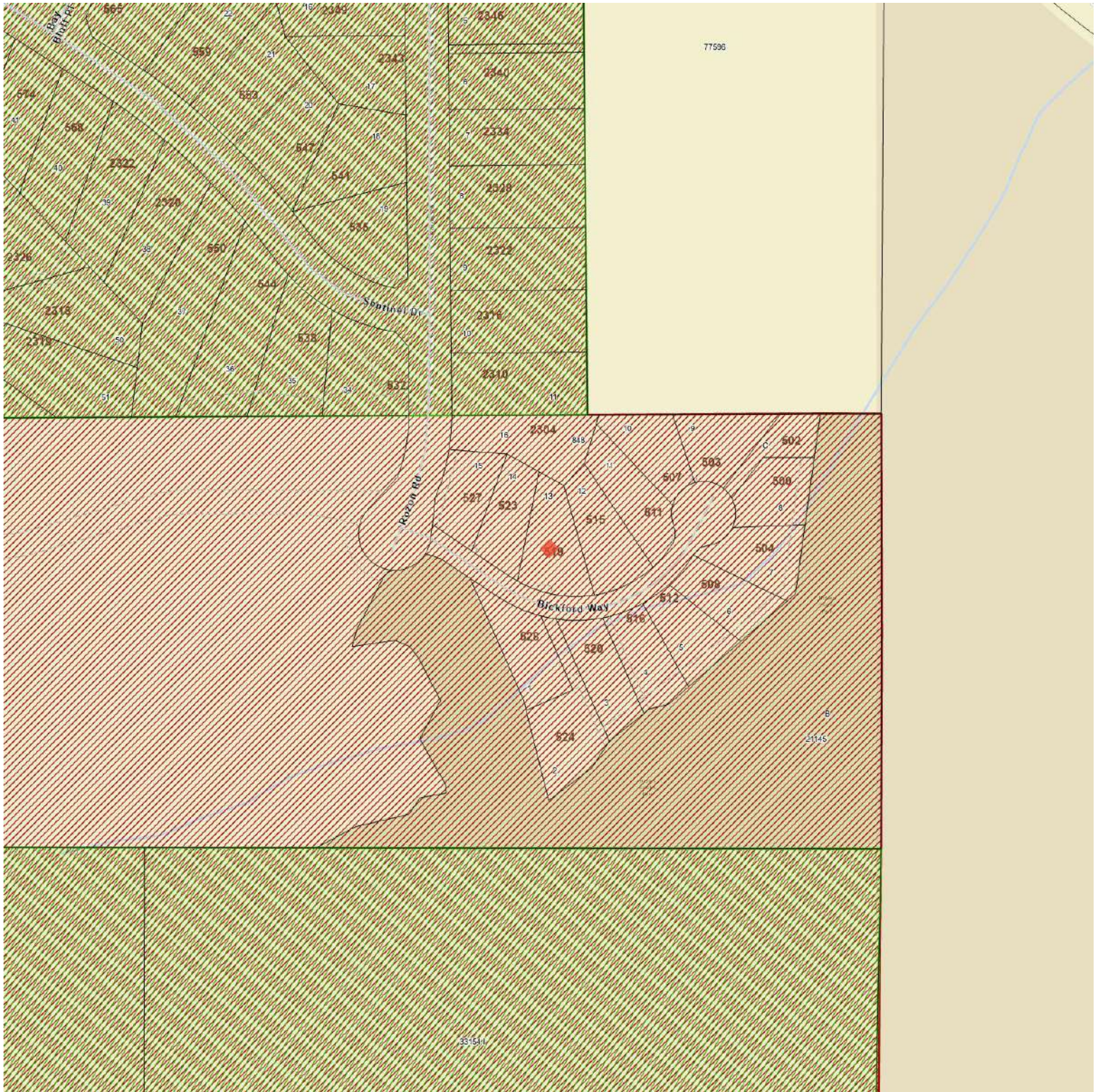
# Zoning



## 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                  | — Addresses                 | — Lot Text                |
| — Right of Ways           |                            |                             |                           |

# CVRD Utilities



## Legend

- World Street Map
- Road
- Water Systems
- Right of Ways

- Bridges
- Highways
- Parcels

- Highway
- Drainage Service
- Addresses

- Ferry
- Sewer Systems
- Lot Text

# Local Area Plan Land Use Designations

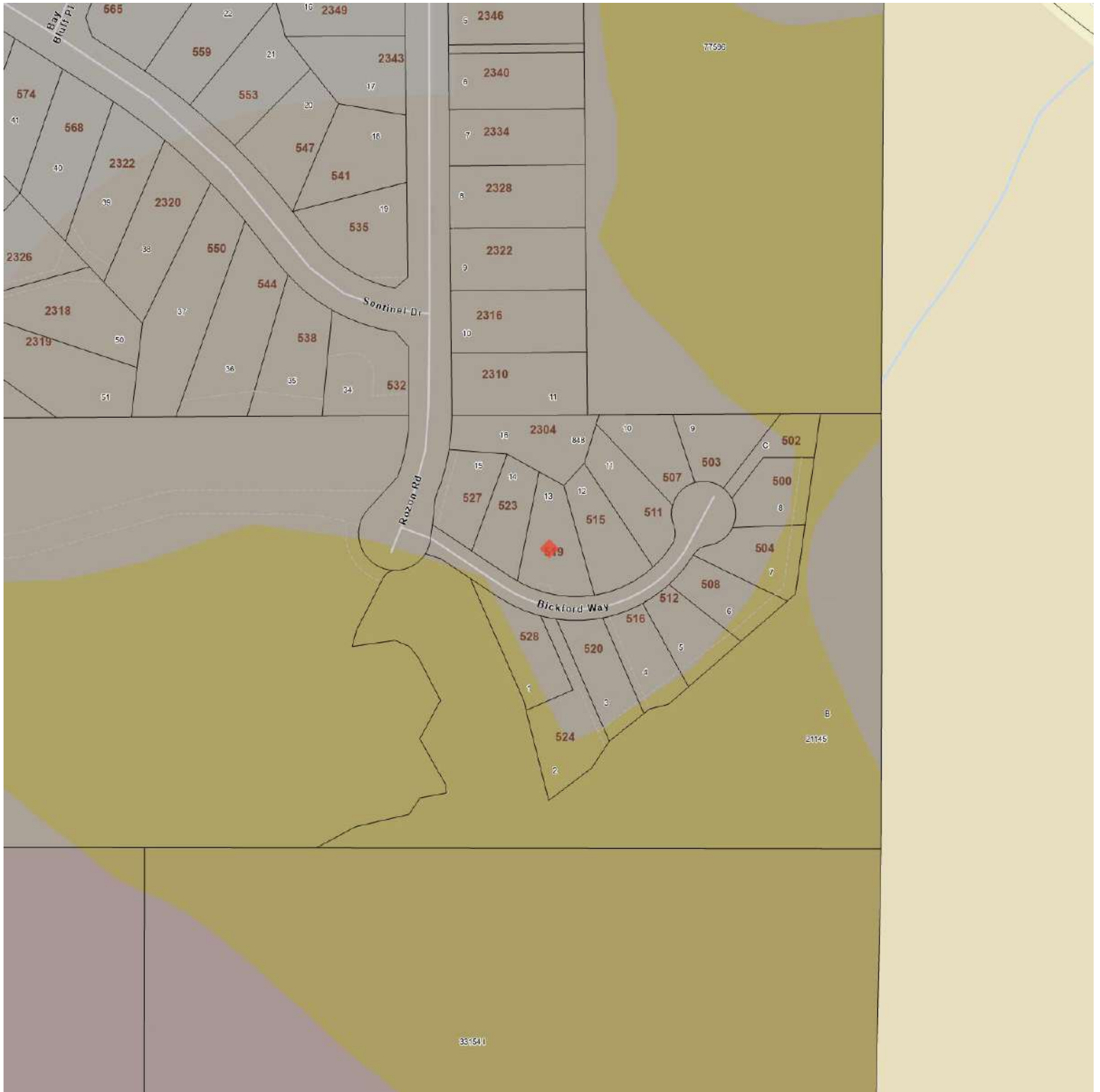


## Legend

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



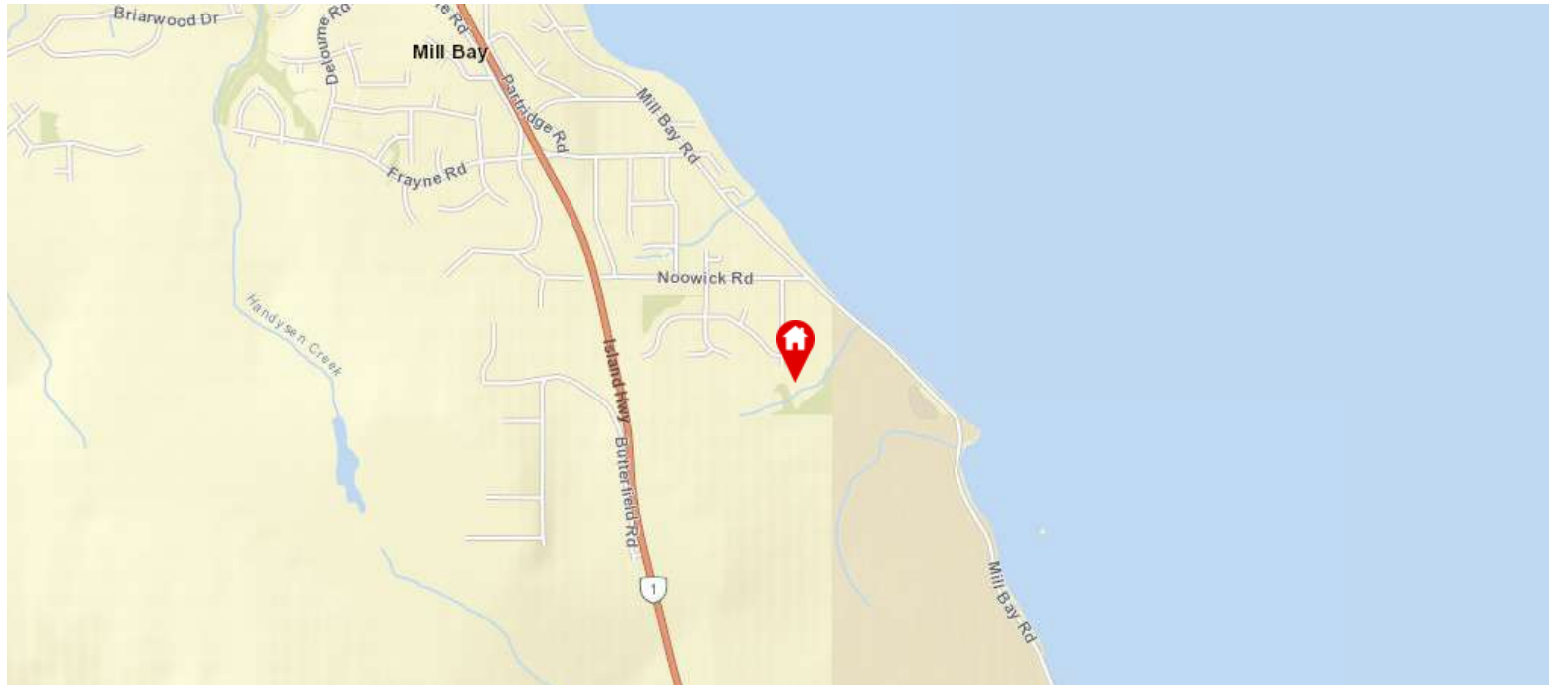
# Development Permit Areas



## Legend

- |  |   |   |  |
|--|---|---|--|
| World Street Map                         | — Bridges                                   | — Highway   | - - Ferry  |
| — Road                                   | — Highways                                  | — Riparian Protection - RP                        | ▨ Western Toad (Area E only)   |
| ■ Sensitive Ecosystem - SE               | ■ Honeymoon Bay Property                    | ■ Environmentally Sensitive Areas                 | ▨ Cowichan Village Foreshore   |
|  | Environmental Overview Assessment           | ■ Marine Uplands and Foreshore Protection - MUFPP | ▨ Aquifer Protection - AP  |
| ■ Floodplain Hazard - FH                 | ▨ Youbou Lands                              | ■ Landslide Hazard - LH                           | ▨ Wildfire Hazard - WH   |
| ■ Intensive Residential Development - IR | ■ Multi-family Residential Development - MR | ■ Commercial and Mixed-Use Development - CM       | ▨ Protection of Farming - PF   |
| □ Parcels                                | Addresses                                   | Lot Text  | ▨ Industrial Development - ID  |
|  |   |   | ▨ Energy and Water Conservation; Greenhouse Gas Emissions Reduction - EW |
|  |   |   | --- Right of Ways  |

## Nearby Elementary Schools



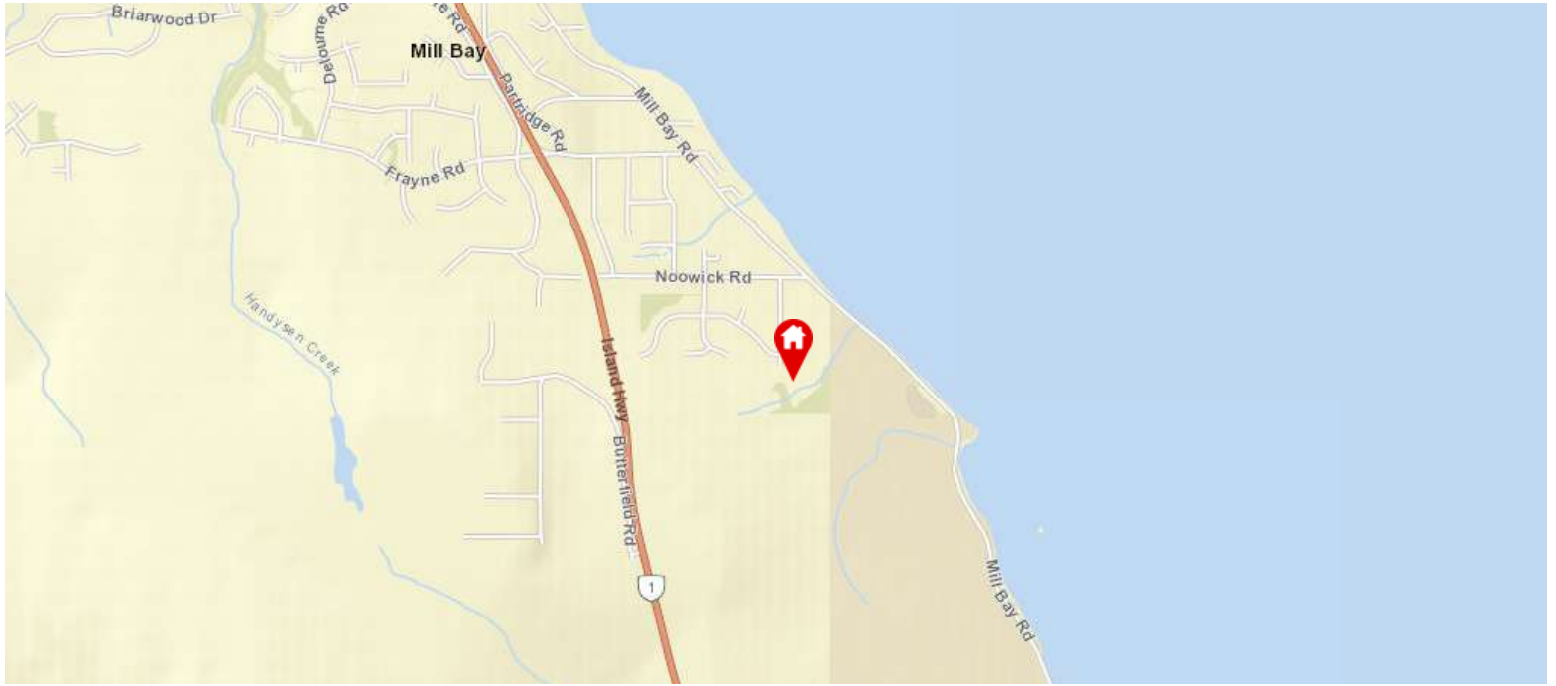
**Legend:** Subject Property Catchment School Other Schools

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	<a href="#">George Bonner</a>	K - 7	<a href="#">SD 79</a>	Mill Bay		1 hour 0 mins	4.7 km	7 mins	27 mins
B	<a href="#">Mill Bay Nature School</a>	K - 5	<a href="#">SD 79</a>	Mill Bay		1 hour 10 mins	5.5 km	8 mins	37 mins
C	<a href="#">Cobble Hill</a>	K - 7	<a href="#">SD 79</a>	Cobble Hill		1 hour 49 mins	8.5 km	11 mins	58 mins
D	<a href="#">Discovery</a>	K - 5	<a href="#">SD 79</a>	Shawnigan Lake		2 hours 26 mins	11.2 km	16 mins	40 mins
E	<a href="#">Bench</a>	K - 7	<a href="#">SD 79</a>	Cowichan Bay		2 hours 39 mins	12.7 km	13 mins	47 mins
F	<a href="#">Sunrise Waldorf</a>	K - 8	Independent	Duncan		2 hours 57 mins	14.3 km	16 mins	1 hour 13 mins

## Nearby Secondary Schools

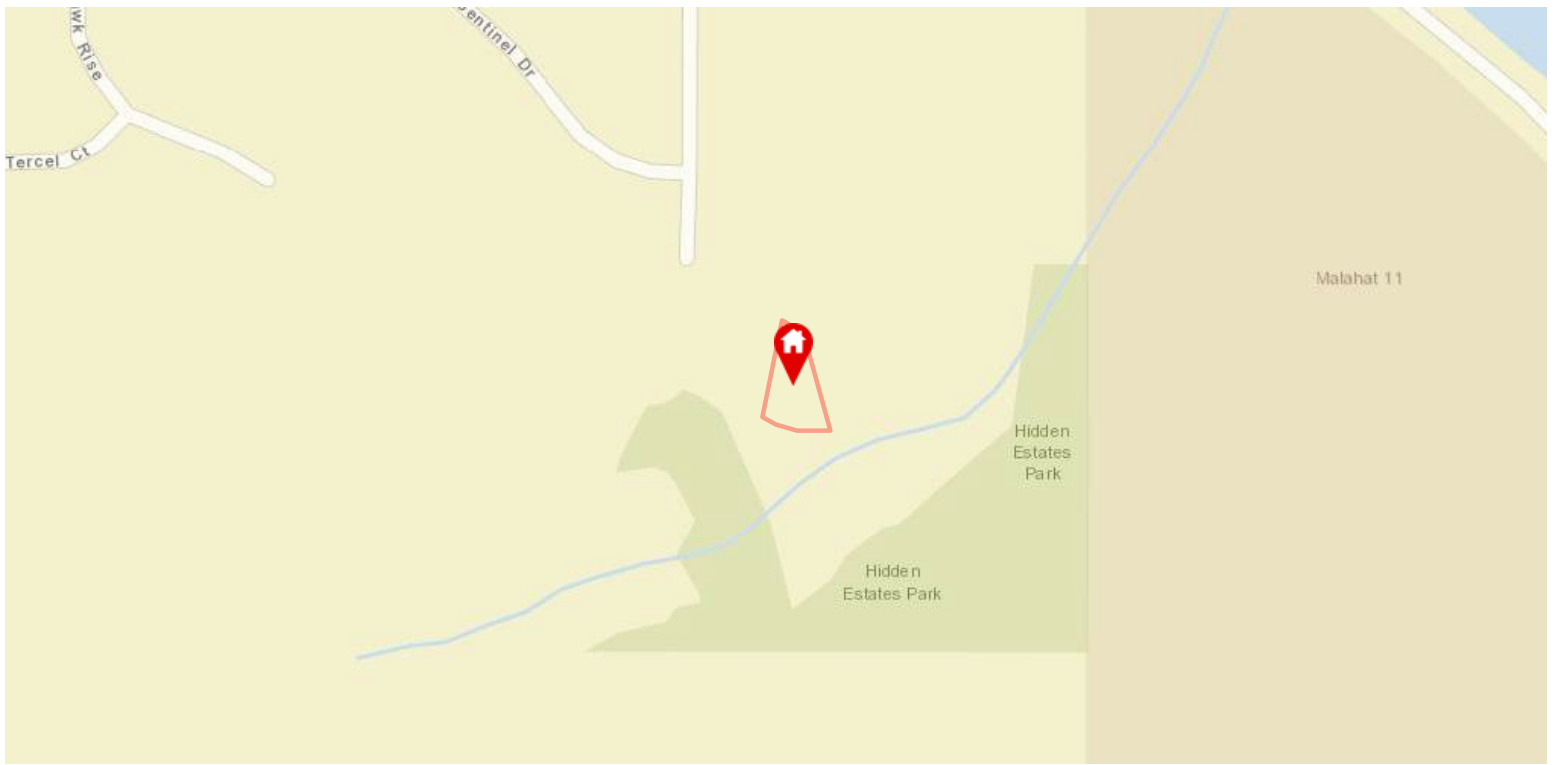


**Legend:** 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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 <a href="#">Brentwood College</a>	9 - 12	Independent	Mill Bay	AP Program	37 mins	3.0 km	5 mins	22 mins
B <a href="#">Frances Kelsey</a>	8 - 12	<a href="#">SD 79</a>	Mill Bay		55 mins	4.2 km	8 mins	32 mins
C <a href="#">St. John's Academy</a>	4 - 12	Independent	Shawnigan Lake		2 hours 14 mins	10.4 km	14 mins	53 mins
D <a href="#">St. John's Academy</a>	4 - 12	Independent	Shawnigan Lake		2 hours 14 mins	10.4 km	14 mins	53 mins
E <a href="#">Shawnigan Lake</a>	8 - 12	Independent	Shawnigan Lake		2 hours 4 mins	9.6 km	13 mins	33 mins
F <a href="#">Duncan Christian</a>	K - 12	Independent	Duncan		4 hours 31 mins	22.2 km	21 mins	1 hour 21 mins



**Subject Property Designations:**

Area: Malahat & Area  
Sub-Area: ML Mill Bay

**Layer Legend:**

● ML Mill Bay