



Salt Spring Island Local Trust Committee

Special Meeting Addendum

Date: Tuesday, October 1, 2024
Time: 1:30 pm
Location: Electronic Meeting

Pages

3. BUSINESS ITEMS

3.5 *Covenant Release Request - 134 Drake Road, SSI*
Staff Report

2

DATE OF MEETING: October 10, 2024

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 1
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Covenant Release Request
Applicant: Rosalie Matchett and Richard Miller
Location: 134 Drake Road, Salt Spring Island

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee not support the release of restrictive covenant EJ118028 from LOT 20, SECTION 1, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 6344.

REPORT SUMMARY

This report brings forward a request from the applicant to the Salt Spring Island Local Trust Committee (LTC) to discharge a covenant that requires the applicant to provide off-street motor vehicle parking spaces for the owners and tenants of 168 Fulford-Ganges Road (Lot A). Staff has reviewed the relevant documents including Salt Spring Island Land Use Bylaw No. 355, 1999, Salt Spring Island Land Use Bylaw No. 123, 1985 and the development permit issued for commercial use on Lot A and therefore recommends that the SS LTC deny the release of the covenant.

BACKGROUND

The covenant being sought to be released is an off-site parking agreement. It relates to the parking spaces requirement for 168 Fulford-Ganges Road (Lot A) on 134 Drake Road (Lot 20). There are three commercial buildings on Lot A:

	Floor Area	Parking space Required (1 per 25sq. m of floor area)
Building A – Takeout Restaurant	1300 Sq. ft (120.77 sq. m)	5
Retail Space	3153 sq. ft (292.29 sq. m)	12
Building B – Commercial Space	2826 sq. ft (262.54 sq. m)	11

According to the LUB regulations, the number of off-street parking spaces for these uses totals 28 spaces. There are currently 20 parking spaces on-site and nine spaces available off-site at 134 Drake Road obtained by lease

through Title Document No. EJ118028 (the covenant), registered on the Title of Lot 20, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 6344 (134 Drake Road). The release of the covenant at 134 Drake road will reduce the parking spaces provided in accordance with the LUB bringing this down to only 20 spaces. Although both parties are in agreement to have the covenant discharged, owners of 168 Fulford-Ganges will need to provide additional 8 parking spaces in order to be in compliance with the LUB if the covenant on 134 Drake Road is released by the LTC. Staff advise that if the use of 168 Fulford-Ganges Road changes or if all or a portion of the off-street parking spaces required changes, then the covenant may be modified or discharged.

Issues and Opportunities

The LTC may not discharge the covenant at 134 Drake Road unless parking requirements at 168 Fulford-Ganges can otherwise be met by locating another parking area under covenant, change of use to less parking-intensive use, or by obtaining a variance.

Other Policies

The Active Transportation Network Plan (ATNP) report conducted by the CRD in 2023 advocates that existing accessible parking spaces in the Ganges Village should be retained as an essential step towards creating a truly inclusive and accessible community. It also recommends that the CRD secure off-street parking facilities within the Ganges Village to increase parking supply for people outside of the congested areas. Releasing the covenant will likely create additional pressure on the already overwhelmed parking spaces in the Ganges village as identified in the ATNP report.

Rationale for Recommendation

The SS LTC agrees that the covenant can be released or discharged if the use of Lot A changes or if the off street parking space requirements of the use of Lot A changes; staff has reviewed the covenant and the current use of Lot A and determined that the current parking spaces requirement will not be achieved if the covenant is released and therefore recommends that the covenant release request be denied.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Approve the covenant release

The SS LTC may approve the application. Staff advise that the implications of this alternative are that the applicant will be in contravention of the LUB parking spaces requirement except a variance is applied for and obtained with respect to the parking space requirement or an off-site parking space is provided by the owners of Lot A.

NEXT STEPS

If the SS LTC resolves to approve release of the subject covenant, staff will await submission of the covenant release documents by the applicant. Once discharged, the applicant can go ahead with the sale of their property.

Submitted By:	Oluwashogo Garuba, Planner 1	September 17, 2024
Concurrence:	Chris Hutton, Regional Planning Manager	September 27, 2024

ATTACHMENTS

1. Restrictive Covenant EJ118028
2. Covenant release letter application letter

1436

EJ118029

950C31 09432

EJ118028

ED
FICE

LAND TITLE ACT
FORM C
(Section 219.81)
Province of British Columbia

RECEIVED
LAND TITLE OFFICE
VICTORIA

ATTACHMENT 1

GENERAL INSTRUMENT - PART 1

Page 1 of 7 Pages

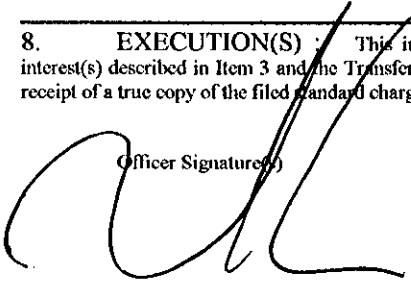
- 1/2
1. APPLICATION :
Jonathan L. Oldroyd, Barrister & Solicitor,
Box 330 Ganges Post Office,
Salt Spring Island, B.C. V8K 2V9
(604) 537-2752
2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION OF LAND :

000-315-796 Lot 20, Section 1, Range 3 East, North Salt Spring Island, Cowichan District,
Plan 6344
3. NATURE OF INTEREST :

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
1. Covenant	Page 1 to 7	Transferee
2. Priority Agreement granting priority over Mortgages EC50982 and EG148519		10/31/95 A7728a CHARGE 100.00
4. TERMS : Part 2 of this instrument consists of :

(a) Filed Standard Charge Terms	D.F. No.
(b) Express Charge Terms	X Annexed as Part 2
(c) Release	There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.
5. TRANSFEROR(S) : JANE MILNE FRASER and DUDLEY JOHN ROBERT FRASER
6. TRANSFEREE(S) : THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE
a corporation incorporated under the Islands Trust Act and having an
office at the 2nd Floor, 1627 Fort Street,
Victoria, B.C. V8H 1H8
7. ADDITIONAL OR MODIFIED TERMS : NONE
8. EXECUTION(S) : This instrument creates, assigns, modifies, enlarges, discharges 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.

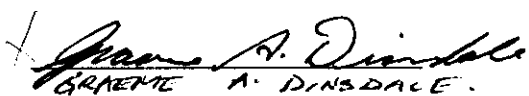

LINDA PROWSE
A COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH COLUMBIA
ISLANDS TRUST
2nd FLOOR, 1627 FORT STREET
VICTORIA, BC V8R 1H8

EXECUTION DATE

Y M D
96 10 24

Party(ies) Signature(s)

SALT SPRING ISLAND LOCAL
TRUST COMMITTEE by its
Authorized Signatories :


GRAEME A. DINSDALE

OFFICER CERTIFICATION : Your signature constitutes representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, 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.

EXECUTIONS CONTINUED

Page 2

Execution Date

Transferor/Borrower/Party
Signature(s)

✓ Follow
as to both signatures

95 07 05 +

Jane Milne Fraser
JANE MILNE FRASER

SIDNEY FILKOW
BARRISTER & SOLICITOR
#5C-121 McPHILLIPS AVE.
SALT SPRING ISLAND, B.C. V8K 2Y6

Dudley John Robert Fraser
DUDLEY JOHN ROBERT FRASER

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act R.S.B.C. 1979, c. 116, 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.

**TERMS OF INSTRUMENT PART 2
SECTION 215 COVENANT
OFF-SITE PARKING AGREEMENT**

Page 3

THIS AGREEMENT dated for reference the 1st day of June, 1995,

BETWEEN :

**JANE MILNE FRASER, Retired, and
DUDLEY JOHN ROBERT FRASER, Plumber,
134 Drake Road,
Ganges, B.C.
V0S 1E0**

(hereinafter called the "Grantor")

OF THE FIRST PART

AND :

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE,
a corporation incorporated under the Islands Trust Act and having an
office at the 2nd Floor, 1627 Fort Street,
Victoria, B.C.
V8H 1H8**

(hereinafter called the "Committee")

OF THE SECOND PART

WHEREAS :

A. The Grantor is the registered owner of the land located on Salt Spring Island in the Province of British Columbia legally known and described as :

Parcel Identifier 000-315-796
Lot 20, Section 1,
Range 3 East,
North Salt Spring Island
Cowichan District
Plan 6344

(hereinafter called "Lot 20")

B. Lam Sau Hong and Lam Fung Ying (the "Lams") are the registered owners of the lands located at 168 Fulford-Ganges Road, Salt Spring Island, in the Province of British Columbia, legally known and described as :

Parcel Identifier 013-818-139
Lot A (DD EC41613),
Section 1, Range 4 East,
North Salt Spring Island
Cowichan District
Plan 48425

(hereinafter called "Lot A")

C. The Lams lease a portion of Lot A for the purpose of a restaurant.

D. The Committee is the local government with jurisdiction over land use and the bylaws of the Committee require that the Lams provide off-street parking spaces for the Lams' restaurant and Lot "A".

E. The parties wish to enter into this Agreement to provide that Lot 20 contain off-street parking spaces for Lot "A".

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in this Agreement and payment of \$2.00 by the Committee to the Grantor (the receipt and sufficiency of which are acknowledged by the Grantor) the Grantor for itself, its successors and assigns and those claiming through the Grantor, covenants and agrees with the Committee as follows pursuant to Section 215 of the Land Title Act :

1. In accordance with S.215 of the Land Title Act R.S.B.C. 1979, C.219, the Grantor covenants and with the Committee agrees that in perpetuity :

- (a) Lot 20 must be used to provide not fewer than nine (9) off-street motor vehicle parking spaces (the "Parking Spaces");
- (b) Lot 20 must be used to provide adequate access and manoeuvring space ("Manoeuvring Space") for the Parking Spaces;

- (c) The Parking Spaces must be laid out and constructed on Lot 20 before June 30, 1995, for the exclusive benefit and use of the owners and tenants of Lot "A" and of the employees, invitees and licensees of the owners and tenants from time to time of Lot "A". The Parking Spaces must be laid out on that portion of the lands described in the Schedule attached to this Agreement.

2. The Grantor agrees with the Committee with respect to the Parking Spaces that at all times during the term of this Agreement motor vehicle access to and egress from the Parking Spaces must be made available to the owners and tenants of Lot "A" and to their employees, invitees and licensees.

3. The Committee agrees with the Grantor that this Agreement may be discharged or modified, as the case may be, if:

- (a) the use of Lot A is changed and all or a portion of the off-street parking spaces required by the Committee's bylaws and all other laws and regulations of the Committee or of British Columbia are provided on Lot "A"; or
- (b) the Grantor provides alternate off-site parking arrangements in a location and upon terms satisfactory to the Committee.

4. If this Agreement is discharged or modified under Section 3, at the Grantor's expense and upon its request the Committee shall execute all documentation necessary to give effect to such modification or discharges.

5. Nothing in this Agreement prejudices or affects the Committee's rights, powers, duties and obligations in the exercise of its functions under the Islands Trust Act and the rights, powers, duties and obligations of the Committee under all public and private statutes, bylaws and regulations, all of which may be as fully exercised in relation to Lot 20 and Lot "A" as if this Agreement had not been executed and delivered by the Committee and the Grantor. Nothing in this Agreement affects the Grantor's obligation to comply with all bylaws of the Committee and all other laws.

6. The covenants and agreements contained in this Agreement are covenants the burden of which runs with the Lot 20 and they bind Lot 20 and attach to it and run with each part into which the Lot 20 may at any time be subdivided and each parcel into which it may at any time be consolidated.

7. If any term of this Agreement is judged invalid or unenforceable, that term is to be considered to have been severed from the rest of this Agreement, the rest of which continues in effect unaffected by the holding or severance.

8. The Committee and the Grantor each must do and must cause to be done all things, and each must execute and deliver and cause to be executed and delivered, all documents that may be necessary to give effect to the intent of the Committee and the Grantor under this Agreement.

9. After execution of this Agreement by the Committee and the Grantor, the Grantor must do or cause to be done, at its own expense, all things necessary to ensure that this Agreement is registered in the Victoria Land Title Office, at the expense of the Grantor, against title to Lot 20, with priority over all other encumbrances, charges and interests in or against Lot 20 except statutory rights of way and encumbrances, charges or interests in favour of the Committee.

10. Unless the context requires otherwise, reference in this Agreement to the singular is to be interpreted as including a reference to the plural and reference to the plural is to be interpreted as including a reference to the singular. Unless the context requires otherwise, reference in this Agreement to the masculine is to be interpreted as including a reference to the feminine and to the neuter. Reference in this Agreement to a particular statute of British Columbia or a particular bylaw of the Committee includes a reference to all future amendments, revisions, replacements and re-enactments to and of that statute or bylaw. Unless the context requires otherwise a word or expression in this Agreement which has an initial capital letter has the meaning given to it in this Agreement. This Agreement is to be interpreted and enforced according to the law in force in British Columbia.

11. This is the entire Agreement between the Committee and the Grantor regarding its subject and it may be amended only in a document executed by both of them.

12. This Agreement benefits and binds the Committee and the Grantor and their respective successors and assigns, and all of the promises, covenants and agreements in this Agreement made by the Grantor are made for each of them and for their respective successors and assigns and for the owner or owners from time to time of any interest in all or any part of Lot 20.

13. As evidence of their agreement to the above terms of this Agreement, the parties have executed and delivered this Agreement by executing and delivering Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

CONSENT AND PRIORITY OF MORTGAGEE

ISLAND SAVINGS CREDIT UNION, the holder of mortgages registered in the Land Title Office at Victoria in the Province of British Columbia under charge numbers EC50982 and EG148519 hereby approves of, joins in and consents to the foregoing grant of Covenant and to its registration in the Land Title Office aforesaid with priority over the registration of the said Mortgage as if that Covenant had been registered in the Land Title Office before the said Mortgage.

Officer Signature(s)

Execution Date

Party(ies) Signature(s)



RHONDA H. HITTINGER
Commissioner for taking Affidavits
for British Columbia
Island Savings Credit Union
300 - 499 Canada Avenue
Duncan, B.C. V9L 1T7

Y	M	D
95	08	31

ISLAND SAVINGS CREDIT UNION by its Authorized Signatories :


TERRY A. SHEPHERD
DAVID W. WATKIN

SCHEDULE

All that portion of Lot 20, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 6344, lying north of a line drawn between 2 points on the eastern and western boundaries distant southerly from the most northerly corners thereof 22 metres.

END OF DOCUMENT

GENERAL #2A: PARKCOV

From: Rosalie Matchett <rosaliematchett@telus.net>
Sent: Friday, August 23, 2024 1:45 PM
To: SSIInfo
Cc: remiller; Oluwashogo Garuba
Subject: Removal of Covenant EJ118028
Attachments: letter to islands trust covenant removal.pdf; COVENANT EJ118028.pdf; BC Assessment -134 Drake Rd.pdf; BC Assessment - 168 Fulford G.Rd.pdf; letter of Consent. Lams.pd.pdf

Hello Island's Trust Committee

Below is a letter my partner and I have written asking if it is possible to have an obsolete Covenant removed from our property at 134 Drake Rd, Salt Spring Island. In the letter I describe why the Covenant was put in place, why it is now obsolete and why we want it removed. I have also included a letter from the Lam's giving consent to have the covenant removed as it was their property that the covenant was to benefit. Finally I have included a copy of the Covenant and the BC Assessment of the two properties concerned in the Covenant.

Please put this on the agenda for the next LTC meeting, and advise us if there is any other information you need to make a decision on this matter.

Please also note the original letters were delivered to the Salt Spring Island's Trust office care of Oluwashogo Garuba.

With Thanks

Rosalie Matchett and Richard Miller

250 653 2012

Rosalie Matchett-Short & Richard Miller
481 Beaver Point, Salt Spring Island, V8K2J9, BC
Phone: 250 653 2012

Salt Spring Islands Trust
1 – 500 Lower Ganges Road
Salt Spring Island, BC
V8K 2N8

August 9, 2024

Re: Removal of Covenant EJ118028

Dear Islands Trusts Committee

We have recently discovered that Covenant EJ118028 is held by the Islands Trust on our property; 134 Drake Rd. Salt Spring

PID(000-315-796) Lot 20, Section 1, Range 3 East, North Salt
Spring Island, Cowichan District, Plan 6344

The Covenant refers to our property as “Lot 20.” The house faces Drake Road but the lot also fronts on Seaview Road.

This Covenant was made in 1995 in order to provide extra parking, with access from Seaview Road for a restaurant at 170 Fulford Ganges Road

PID(013-818-139) Lot A (DDEC41613) Section 1, Range 4 East, North Salt
Spring Island, Cowichan District, Plan
48425

The covenant refers to this property as “Lot A.”

The restaurant needed the extra parking to comply with parking by-laws as required by Islands Trust at the time. Sau Hong Lam the owner of Lot A told me the restaurant only existed for two years, from 1995 to 1997. Lot A is now a retail store. The restaurant no longer exists. Since 1997 they have had no need for the extra parking from Lot 20.

According to the Covenant page 5; number 3.

“The Committee agrees with the Grantor that this Agreement may be discharged or modified, as the case may be, if;

(a) the use of Lot A is changed and all or a portion of the off-street parking spaces required by the Committee's bylaws and all other laws and regulations of the Committee or of British Columbia are provided on Lot "A."

We wish to sell 134 Drake Road (Lot 20) and we have received an offer for the property subject to having the Covenant removed. From what we understand, there is no longer any need for this Covenant, and since it inhibits us from selling this property as a family home, we would like to get this covenant removed.

Enclosed with this letter is a copy of Covenant EJ118028, BC Assessments for the two afore mentioned properties.

Please let us know if you have any further questions before this issue goes to the committee meeting.

Yours Sincerely

Rosalie Matchett &

Richard Miller



Sau Hong Lam & Fung Ying Lam
166 Fulford Ganges Road
Salt Spring Island, BC
V8k 2T8
Phone: 2505372189

Salt Spring Islands Trust
1 – 500 Lower Ganges Road
Salt Spring Island, BC
V8K 2N8

August 13, 2024

Re: Removal of Covenant EJ118028

Dear Islands Trusts Committee

I have been asked by the owners of 134 Drake Rd, Salt Spring Island (Rosalie Matchett-Short & Richard Miller) to agree to the removal of Covenant EJ118028 which is held on 134 Drake Rd. Salt Spring, which has the legal description of;

PID(000-315-796) Lot 20, Section 1, Range 3 East, North Salt
Spring Island, Cowichan District, Plan 6344

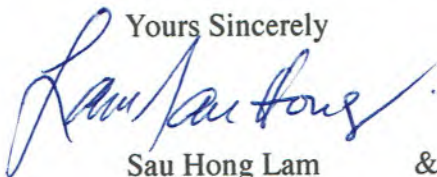
And my property described as:

PID(013-818-139) Lot A (DDEC41613) Section 1, Range 4 East, North Salt
Spring Island, Cowichan District, Plan 48425

The Covenant refers to 134 Drake Rd as "Lot 20: and our property as "Lot A"

This Covenant was made in 1995 in order to provide 9 extra parking spaces on Lot 20 for a restaurant at Lot A. The restaurant needed the extra parking to comply with parking by-laws as required by Islands Trust at the time. The restaurant only existed for two years, from 1995 to 1997. The restaurant no longer exists. Since 1997 I have had no need for the extra parking from Lot 20 and I give consent to having the Covenant removed.

Yours Sincerely



Sau Hong Lam

&



Fung Ying Lam

Find your property assessment

[Log in](#) | [Register \(https://auth.bcasessment.ca/register/\)](https://auth.bcasessment.ca/register/)

Civic address

Enter address

Use of bcassessment.ca implies agreement with our terms of use (https://info.bcasessment.ca/Pages/Terms_Of_Use.aspx), collection notice (https://info.bcasessment.ca/Pages/Collection_notice.aspx) and privacy statements (<https://info.bcasessment.ca/Privacy>).

Any commercial use of these data in whole or in part, directly or indirectly, including the use of such data for business, residential address or telephone directory services or any solicitation service is specifically prohibited except with the prior written authority of the owner of the copyright.

134 DRAKE RD SALT SPRING ISLAND V8K 2K8

Area-Jurisdiction-Roll: 01-764-00512.000



Favourite



Compare



Print



Total value

\$614,000

2024 assessment as of July 1, 2023

Land	\$360,000
Buildings	\$254,000
Previous year value	\$577,000
Land	\$336,000
Buildings	\$241,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcasessment.ca/faq>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<http://bcagis.maps.arcgis.com/apps/MapSeries/index.html?appid=ba3d56fb4c144727896b25989bdf00d2>) for assessed value changes in your area, and our Property tax page (<https://info.bcasessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?	
Year built	1958
Description	1 STY Duplex - Basic
Bedrooms	2
Baths	1
Carpports	C

Legal description and parcel ID

LOT 20, PLAN VIP6344, SECTION 1, RANGE 3E, COWICHAN LAND DISTRICT, PORTION NORTH SALT SPRING
PID: 000-315-796

Garages		Sales history (last 3 full calendar years)	
Land size		No sales history for the last 3 full calendar years	
.42 Acres			
First floor area			
969			
Second floor area			
Basement finish area			
Strata area			
Building storeys		Manufactured home	
1		Width	
Cross leasable area		Length	
Net leasable area		Total area	
No.of apartment units			

Comments
Property has more than one structure; Property Details are for main building only

Register with BC Assessment

-  Search properties on a map
-  Compare property information and assessment values
-  Store and access favourite properties across devices
-  View recently viewed properties

Register now for free

Already have an account? Log in (/Home/LoginInfo)



Find your property assessment

Search services and trends

Log in | Register (<https://auth.bcasessment.ca/register/>)

Civic address

Enter address

Use of [bcassessment.ca](https://info.bcasessment.ca/Pages/Terms_Of_Use.aspx) implies agreement with our terms of use (https://info.bcasessment.ca/Pages/Terms_Of_Use.aspx), collection notice (https://info.bcasessment.ca/Pages/Collection_notice.aspx) and privacy statements (<https://info.bcasessment.ca/Privacy>).

Any commercial use of these data in whole or in part, directly or indirectly, including the use of such data for business, residential address or telephone directory services or any solicitation service is specifically prohibited except with the prior written authority of the owner of the copyright.

170 FULFORD-GANGES RD SALT SPRING ISLAND V8K 2T8

Area-Jurisdiction-Roll: 01-764-00577.010



Favourite



Compare



Print



Total value

\$2,518,000

2024 assessment as of July 1, 2023

Land	\$1,121,000
Buildings	\$1,397,000
Previous year value	\$2,479,000
Land	\$1,073,000
Buildings	\$1,406,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcasessment.ca/faq>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<http://bcgis.maps.arcgis.com/apps/MapSeries/index.html?appid=ba3d56fb4c144727896b25989bdf00d2>) for assessed value changes in your area, and our Property tax page (<https://info.bcasessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?

Year built 1990

Description Retail Store

Bedrooms

Baths

Carports

Legal description and parcel ID

LOT A, PLAN VIP48425, SECTION 1, RANGE 4E, COWICHAN LAND DISTRICT, PORTION NORTH SALT SPRING, (DD-EC41613)

PID: 013-818-139

Garages		Sales history (last 3 full calendar years)	
Land size		No sales history for the last 3 full calendar years	
18464 Sq Ft			
First floor area			
Second floor area			
Basement finish area			
Strata area			
Building storeys		Manufactured home	
3		Width	
Cross leasable area		Length	
2,146		Total area	
Net leasable area			
5,191			
No.of apartment units			
2			

Comments

Property has more than one structure; Property Details may be for multiple structures

Register with BC Assessment

-  Search properties on a map
-  Compare property information and assessment values
-  Store and access favourite properties across devices
-  View recently viewed properties

Register now for free

Already have an account? Log in (/Home/LoginInfo)

