

# Welcome!



## The Home Book



Sutton Group – West Coast Realty

MIKE EDDY

250-701-1215

[www.MikeEddyForYou.com](http://www.MikeEddyForYou.com)





**6156 Genoa Bav Rd  
Du East Duncan ~ V9L 5Y5**

**Interior Details**

**Layout:** Main Level Entry with Lower Level(s)  
**Bedrms:** 4 **Kitchens:** 1  
**Baths Tot:** 3 **Fireplaces:** 1  
**Bth 2Pce:** 0 **Storeys:**  
**Bth 3Pce:** 1 **Fin SqFt:** 2,832  
**Bth 4Pce:** 1 **Unfin SqFt:** 0  
**Bth 5Pce:** 0 **Bed & Brk:**  
**Ens 2Pce:** 0 **Addnl Acc:**  
**Ens 3Pce:** 0 **Basement:** 8' / Finished, Full, Walk-Out Access, With Windows  
**Ens 4+Pce:** 1 **FP Feat:** Living Room, Wood Burning  
**App Incl:** Dishwasher, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer  
**Intr Ftrs:** Bar, Dining/Living Combo, French Doors, Swimming Pool, Vaulted Ceiling(s)

**Rooms**

| RoomType          | Level | Dim/Pcs       |
|-------------------|-------|---------------|
| Bathroom          | Lower | 4-Piece       |
| Bedroom           | Lower | 11'6"x11'9"   |
| Bedroom           | Lower | 13'1"x14'5"   |
| Family Room       | Lower | 16'3"x22'6"   |
| Laundry           | Lower | 9'6"x22'0"    |
| Other             | Lower | 5'7"x18'6"    |
| Walk-in Closet    | Lower | 6'5"x9'3"     |
| Bathroom          | Main  | 3-Piece       |
| Bedroom           | Main  | 12'10"x20'11" |
| Bedroom - Primary | Main  | 15'2"x16'7"   |
| Dining Room       | Main  | 11'1"x23'2"   |
| Ensuite           | Main  | 5-Piece       |
| Entrance          | Main  | 4'5"x10'11"   |
| Kitchen           | Main  | 10'11"x18'9"  |
| Living Room       | Main  | 12'10"x23'2"  |
| Walk-in Closet    | Main  | 4'0"x15'2"    |
| Garage (Unfin)    | Lower | 18'5"x21'9"   |

**Rooms Summary**

|                 | Lower | Main  | Second | Third | Other |
|-----------------|-------|-------|--------|-------|-------|
| <b>Fin SqFt</b> | 1,185 | 1,647 | 0      | 0     | 0     |
| <b>Beds</b>     | 2     | 2     | 0      | 0     | 0     |
| <b>Baths</b>    | 1     | 2     | 0      | 0     | 0     |
| <b>Kitchens</b> | 0     | 1     | 0      | 0     | 0     |

**Listing Summary**

**MLS®:** 1032580 **List Price:** \$1,279,888  
**Status:** Active **Orig Price:** \$1,279,888  
**Sub Type:** SF Det **Sold Price:**  
**DOM:** 0 **Pend Date:**  
**Taxes:** \$7,378 **Strata Fee:**  
**2026 Asmt:** \$1,269,000 **Title:** Freehold

**Remarks**

Nestled into the hillside on a private 0.62 acre lot across from, & with views of Maple Bay marina is this gorgeous 2800 sqft., 4 bedroom, 3 bathroom, West Coast home set up perfectly for entertaining with a new wet bar, over 1000 sqft. of deck space, a 12 person swim spa & a new patio area with firepit & quality artificial turf! The main level has beautiful wood beams, vaulted ceiling, new acacia wood flooring, solid fir doors throughout, beautiful stone fireplace, updated kitchen, updated lighting, fresh paint & impressive floor to ceiling windows in the living/dining area to take in your natural surroundings. Two bedrooms on the main level including the spacious primary with deck access, 5 pce ensuite & walk-in closet. Downstairs is a wonderful family room with new bar, 2 more bedrooms, a full bath, laundry room & garage access. Highlights include a heat pump, gated & fenced yard, lots of parking, small seasonal waterfall & a premier location for boaters & outdoor enthusiasts!

**Building Information**

**Built (est):** 1974 **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood  
**Ext Feat:** Balcony/Deck, Balcony/Patio, Fencing: Full, Garden, Lighting, Low Maintenance Yard

**Frnt Faces:** E **Bldg Style:** West Coast  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** Air Conditioning  
**Heat:** Baseboard, Electric, Heat Pump  
**Roof:** Metal  
**Fndn:** Poured Concrete, Slab  
**Accss:** Primary Bedroom on Main

**Lot/Strata Information**

**Lot Size:** 27,007sqft / 0.62ac  
**Prk Type:** Additional, Attached, Driveway, Garage, RV Access/Parking  
**Water:** Municipal **Waste:** Septic System  
**Lot Feat:** Irregular Lot, Irrigation Sprinkler(s), Marina Nearby, Private, Quiet Area, Recreation Nearby  
**Complex:**  
**SqFt Balc:** **StrLots/Cplx**  
**SqFt Prk:** **Bldgs/Cplx:**  
**SqFt Pat:** **Suites/Bldg:**  
**SqFt Strg:** **Floors/Bldg:**  
**Gnd/Top?:** **Lvls/Suite:** 2  
**Shrd Am:**

**Dims (w/d):** **Waterfront:**

**View:** Mountain(s), Ocean

**Services:**

**Rent Alld?:**  
**Yng Ag Alld?:**  
**Pets Alld?:**  
**BBQs Alld?:**

**Unit Incl:**



## Property Notes for 6156 Genoa Bay Road

Please email any offers to [mikeeddy@live.ca](mailto:mikeeddy@live.ca)

**Included items:** Fridge, stove, dishwasher, microwave, washer, dryer, mini-fridge, swim spa.

**Excluded items:**

**Preferred closing date:** Negotiable, but could close quite quickly

**Building file review:** Documents within information package.

**Island Health file review:** No documents on file. Access point is under the 12'x12" paver in front of the BBQ on the patio.

The following information has been provided as a courtesy only and should not be relied upon without independent verification.

- PLEASE NOTE: the garage door does not work and the seller has not used it in her time here.
- Recent updates include "smart home" technology for remotely turning on/off lighting, acacia wood flooring, re-faced kitchen cabinets, fresh paint in the main level, deck painted in last 2 years, microwave 2 years approx., washer & dryer 1 year approx., new patio with firepit, quality artificial turf and pavers were laid by a tradesman.
- 200-amp electric panel with 100-amp subpanel
- Metal roof was new in 2019.
- 12-person swim spa/hot tub has been maintained by Coast Spas and has a rolling lid and uses chlorine, so low maintenance.
- Lots of perennial plants with irrigation (hoses and timers)
- Beautiful post and beams on the main level and the vault reaches about 12'.
- Large windows allow natural light to flood the living space and provides wonderful views.
- Yard area is fenced for kids and pets and the driveway is gated.

Measurements and room sizes done by third party, Go4 Virtual, buyers to verify if important.

Sutton

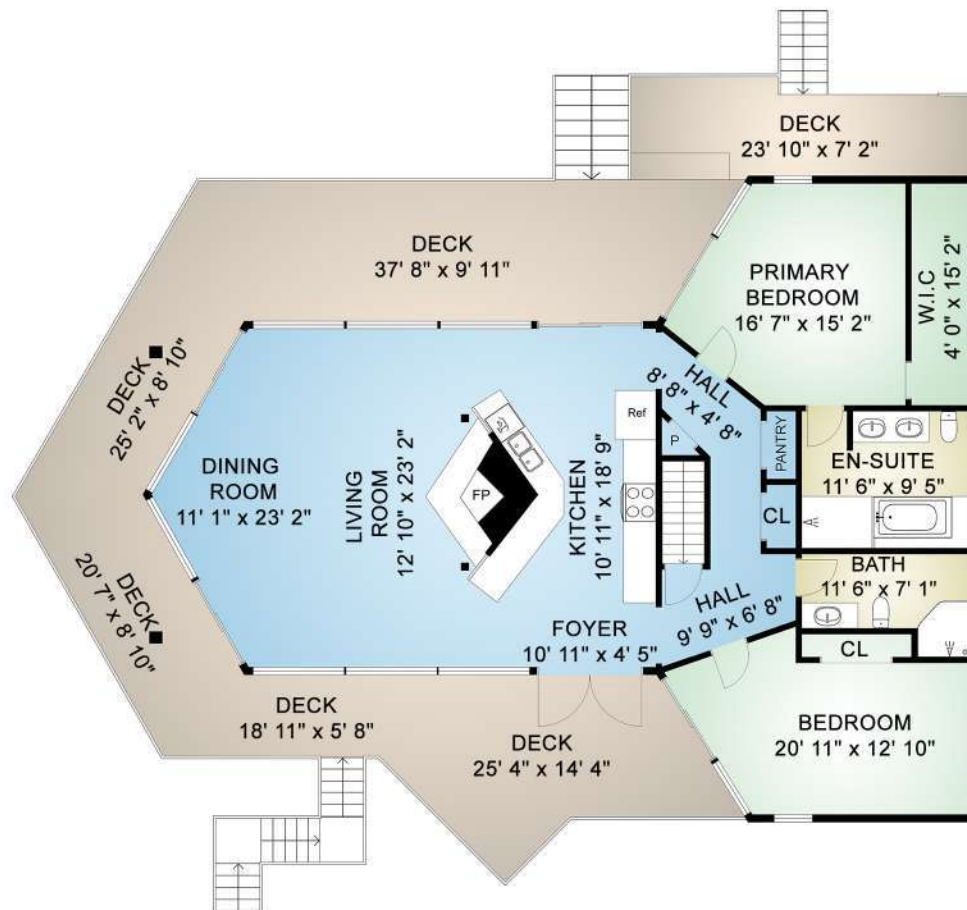
WestCoast Realty

## Main Floor

Finished = 1647  
(Ceiling Height  
8' 0" to 11' 11")

Deck = 1042

**Total = 2689**



6156 Genoa Bay Rd

Total Finished Area : 1647 Sq Ft

FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
MIKE EDDY

GO4  
VIRTUAL.COM  
REAL ESTATE PHOTOGRAPHY



### Lower Floor

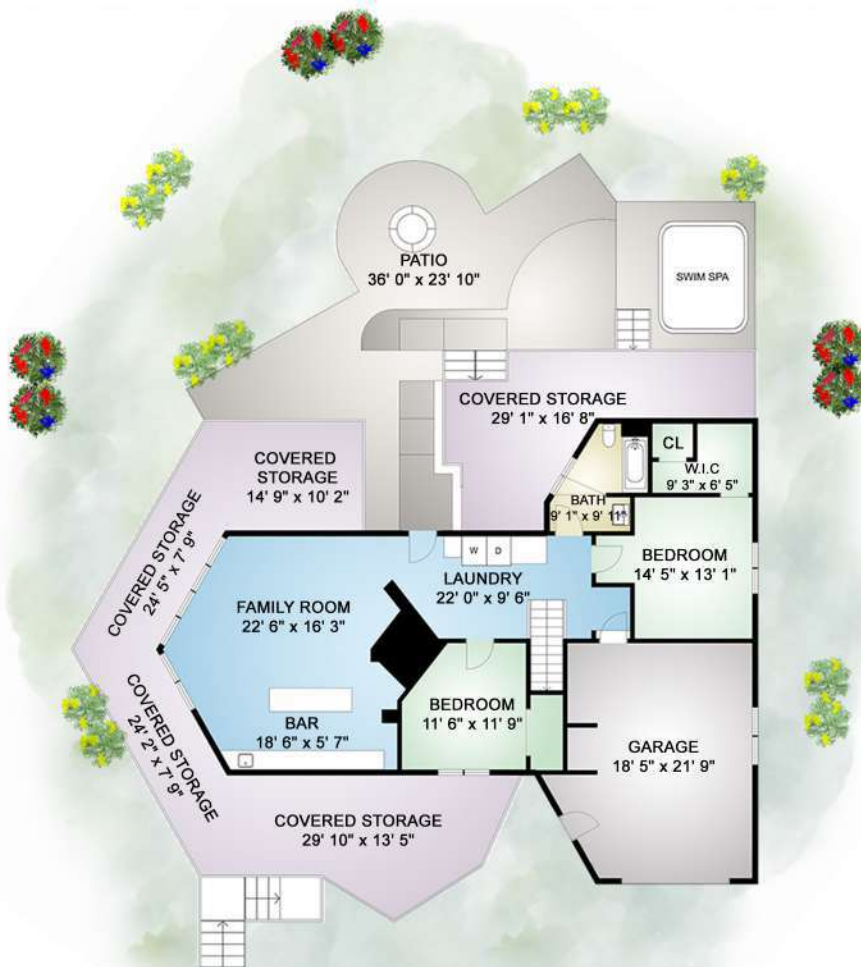
Finished = 1185  
(Ceiling Height 7' 8")

Covered Storage = 934

Patio = 340  
Garage = 383

**Total = 2842**

All measurements are approximate and  
should be verified by the Buyer if important



FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
MIKE EDDY

**6156 Genoa Bay Rd**

Total Finished Area : 1185 Sq Ft



**TITLE SEARCH PRINT**

File Reference:

Declared Value \$1225000

2026-04-10, 08:24:11

Requestor: Mike Eddy

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VICTORIA

VICTORIA

**Title Number**

From Title Number

CB1237742

CA6281179

**Application Received**

2024-04-02

**Application Entered**

2024-04-04

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

MICHELLE JOY GRIFFIOEN, SELF EMPLOYED  
6156 GENOA BAY ROAD  
DUNCAN, BC  
V9L 5Y5**Taxation Authority**

North Cowichan, The Corporation of the District of

**Description of Land**

Parcel Identifier:

002-918-056

Legal Description:

LOT B, SECTIONS 1 AND 2, RANGE 5, COMIAKEN DISTRICT, PLAN 25525, EXCEPT PART  
IN PLAN 26500 AND VIP86493**Legal Notations**HERETO IS ANNEXED EASEMENT 336062G OVER PART OF LOTS 13 AND 14,  
PLAN 2322 OUTLINED IN RED ON PLAN 1536 RW

HERETO IS ANNEXED EASEMENT A52728 OVER PART OF LOT A PLAN 25525

**Charges, Liens and Interests**

Nature:

EXCEPTIONS AND RESERVATIONS

Registration Number:

M76300

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

INTER ALIA

AFB 9.693.7434A, 44595G, SECTION 172 (3)

FOR ACTUAL DATE AND TIME OF REGISTRATION SEE  
ORIGINAL GRANT FROM E & N RAILWAY COMPANY

**TITLE SEARCH PRINT**

2026-04-10, 08:24:11

File Reference:

Requestor: Mike Eddy

Declared Value \$1225000

|                             |                                        |
|-----------------------------|----------------------------------------|
| Nature:                     | EASEMENT                               |
| Registration Number:        | EC45982                                |
| Registration Date and Time: | 1989-05-16 12:18                       |
| Remarks:                    | PART, APPURTENANT TO LOT 1, PLAN 26500 |

|                             |                                                   |
|-----------------------------|---------------------------------------------------|
| Nature:                     | COVENANT                                          |
| Registration Number:        | FB257811                                          |
| Registration Date and Time: | 2009-04-03 11:31                                  |
| Registered Owner:           | THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN |
| Remarks:                    | INTER ALIA                                        |

|                             |                  |
|-----------------------------|------------------|
| Nature:                     | MORTGAGE         |
| Registration Number:        | CB1562263        |
| Registration Date and Time: | 2024-08-29 08:53 |
| Registered Owner:           | BANK OF MONTREAL |

|                                   |                  |
|-----------------------------------|------------------|
| <b>Duplicate Infeasible Title</b> | NONE OUTSTANDING |
|-----------------------------------|------------------|

|                  |      |
|------------------|------|
| <b>Transfers</b> | NONE |
|------------------|------|

|                             |      |
|-----------------------------|------|
| <b>Pending Applications</b> | NONE |
|-----------------------------|------|



PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2026-04-10, 08:27:42

File Reference:

Requestor: Mike Eddy

PARCEL IDENTIFIER (PID): 002-918-056

SHORT LEGAL DESCRIPTION:S/25525////B  
MARG:REM

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT B, SECTIONS 1 AND 2, RANGE 5, COMIAKEN DISTRICT, PLAN 25525, EXCEPT PART  
IN PLAN 26500 AND VIP86493

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP25525

SUBDIVISION PLAN VIP26500

SUBDIVISION PLAN VIP86493

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



## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

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

### 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 certain information concerning the Premises 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. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

### BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their 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 Premises 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 Premises 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 an inspection report.

### FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in 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 Premises. 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 in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their own inquiries concerning the Premises 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 their 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 RESIDENTIAL

PAGE 1 of 5 PAGESDate of disclosure: April 15 2026

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

**ADDRESS:** 6156 Genoa Bay Road Duncan, BC

BC V9L 5Y5 (the "Premises")

| THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement and, where uncertain should reply "Do Not Know."<br>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<br>THE APPROPRIATE REPLIES. |    |                |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----|----------------|-------------------|
|                                                                                                                                                                                                                                                                                                                    | YES                                                   | NO | DO NOT<br>KNOW | DOES NOT<br>APPLY |

## 1. LAND

|                                                                                                       |  |                               |                               |  |
|-------------------------------------------------------------------------------------------------------|--|-------------------------------|-------------------------------|--|
| A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?         |  | <i>[Handwritten Initials]</i> |                               |  |
| B. Are you aware of any existing tenancies, written or oral?                                          |  | <i>[Handwritten Initials]</i> |                               |  |
| C. Are you aware of any past or present underground oil storage tank(s) on the Premises?              |  | <i>[Handwritten Initials]</i> |                               |  |
| D. Is there a survey certificate available?                                                           |  |                               | <i>[Handwritten Initials]</i> |  |
| E. Are you aware of any current or pending local improvement levies / charges?                        |  | <i>[Handwritten Initials]</i> |                               |  |
| F. Have you received any other notice or claim affecting the Premises from any person or public body? |  | <i>[Handwritten Initials]</i> |                               |  |

## 2. SERVICES

|                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                               |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|--|--|
| A. Please indicate the water system(s) the Premises uses:<br><input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government or private utility).<br><input type="checkbox"/> I have a private groundwater system (e.g., a well).<br><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake).<br><input type="checkbox"/> Not connected.<br>Other _____ |  |                               |  |  |
| B. If you indicated in 2.A. that the Premises have 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 Premises already?                                                                                                                                                                                                                                                                                                                                                                   |  |                               |  |  |
| (ii) Have you applied for a water licence and are awaiting a response?                                                                                                                                                                                                                                                                                                                                                      |  |                               |  |  |
| C. Are you aware of any problems with the water system?                                                                                                                                                                                                                                                                                                                                                                     |  | <i>[Handwritten Initials]</i> |  |  |

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BUYER'S INITIALS

|                               |  |  |
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| <i>[Handwritten Initials]</i> |  |  |
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SELLER'S INITIALS

BC1002 REV. JUL 2025

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DATE OF DISCLOSURE

ADDRESS: 6156 Genoa Bay Road Duncan, BC

BC V9L 5Y5

| 2. SERVICES (continued)                                                                                                                                                                                                                                                           | YES | NO        | DO NOT KNOW | DOES NOT APPLY |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|
| D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?                                                                                                  |     |           |             | <i>NA</i>      |
| E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?                                                                                                                                                                         |     |           |             | <i>NA</i>      |
| F. Indicate the sanitary sewer system the Premises are connected to:<br><input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic<br><input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected<br>Other _____ |     |           |             |                |
| G. Are you aware of any problems with the sanitary sewer system?                                                                                                                                                                                                                  |     | <i>NA</i> |             |                |
| H. Are there any current service contracts (e.g., septic removal or maintenance)?                                                                                                                                                                                                 |     | <i>NA</i> |             |                |
| I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?                                                                                                                                                                         |     |           | <i>NA</i>   |                |

## 3. BUILDING

|                                                                                                                                                                                                                    |           |                      |           |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------|-----------|--|
| A. To the best of your knowledge, are the exterior walls insulated?                                                                                                                                                | <i>NA</i> | <del><i>NA</i></del> |           |  |
| B. To the best of your knowledge, is the ceiling insulated?                                                                                                                                                        | <i>NA</i> | <del><i>NA</i></del> |           |  |
| C. To the best of your knowledge, have the Premises ever contained any asbestos products?                                                                                                                          |           | <i>NA</i>            |           |  |
| D. Has a final building inspection been approved, or has a final occupancy permit been obtained?                                                                                                                   |           |                      | <i>NA</i> |  |
| E. Has the fireplace, fireplace insert, or wood stove installation been approved:<br>(i) <input type="checkbox"/> by local authorities?<br>(ii) <input checked="" type="checkbox"/> by a WETT-certified inspector? | <i>NA</i> |                      |           |  |
| F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?                                                                                                                             |           | <i>NA</i>            |           |  |
| G. Are you aware of any structural problems with any of the buildings?                                                                                                                                             |           | <i>NA</i>            |           |  |
| H. Are you aware of any additions or alterations made in the last 60 days?                                                                                                                                         |           | <i>NA</i>            |           |  |
| I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?                                                                      |           | <i>NA</i>            |           |  |
| J. Are you aware of any problems with the heating and / or central air conditioning system?                                                                                                                        |           | <i>NA</i>            |           |  |

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BUYER'S INITIALS

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| <i>NA</i> |  |  |
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SELLER'S INITIALS

April 15 2026

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 6156 Genoa Bay Road Duncan, BC

BC V9L 5Y5

| 3. BUILDING (continued)                                                                                                                                                                                                                                                                                                                    | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-------------|----------------|
| K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?                                                                                                                                                                                                                                             |     |    |             |                |
| L. Are you aware of any damage due to wind, fire or water?                                                                                                                                                                                                                                                                                 |     |    |             |                |
| M. Are you aware of any roof leakage or unrepaired roof damage?<br>(Age of roof if known: <u>7</u> years)                                                                                                                                                                                                                                  |     |    |             |                |
| N. Are you aware of any problems with the electrical or gas system?                                                                                                                                                                                                                                                                        |     |    |             |                |
| O. Are you aware of any problems with the plumbing system?                                                                                                                                                                                                                                                                                 |     |    |             |                |
| P. Are you aware of any problems with the swimming pool and / or hot tub?                                                                                                                                                                                                                                                                  |     |    |             |                |
| Q. Do the Premises contain unauthorized accommodation?                                                                                                                                                                                                                                                                                     |     |    |             |                |
| R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?                                                                                                                                                                                                                                  |     |    |             |                |
| S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)                                                                                                                                            |     |    |             |                |
| T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?                                                                                                                                                                                                                                               |     |    |             |                |
| U. Is there a current "EnerGuide for Houses" rating number available for these Premises?<br>(i) If Yes, what is the rating number? _____<br>(ii) When was the energy assessment report prepared?<br>_____ (DD/MM/YYYY)                                                                                                                     |     |    |             |                |
| V. To the best of your knowledge, have the Premises been tested for radon?<br>(i) If Yes, was the most recent test:<br><input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days)<br>Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L<br>on _____ (date of test (DD/MM/YYYY)) |     |    |             |                |
| W. Is there a radon mitigation system on the Premises?                                                                                                                                                                                                                                                                                     |     |    |             |                |
| (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?                                                                                                                                                                                                                                                |     |    |             |                |

## 4. GENERAL

|                                                                                                                                         |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances? |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV. JUL 2025

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April 15 2026

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DATE OF DISCLOSURE

ADDRESS: 6156 Genoa Bay Road Duncan, BC

BC V9L 5Y5

| 4. GENERAL (continued)                                                                                                                                                                                                                                                                                                                                    | YES | NO                                                                                  | DO NOT KNOW | DOES NOT APPLY |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|-------------|----------------|
| B. Are you aware of any latent defect with respect to the Premises?<br><i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises:</i><br><i>(a) dangerous or potentially dangerous to occupants; or</i><br><i>(b) unfit for habitation.</i> |     |  |             |                |
| C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises 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 Premises (including the Premises 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)

3R. security cameras annual paid to Dec 2026  
can be transferred to new owner via email

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

|  |  |  |
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BUYER'S INITIALS

|                                                                                       |  |  |
|---------------------------------------------------------------------------------------|--|--|
|  |  |  |
|---------------------------------------------------------------------------------------|--|--|

SELLER'S INITIALS

BC1002 REV. JUL 2025

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April 15 2026

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 6156 Genoa Bay Road Duncan, BC

BC V9L 5Y5

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) MICHELLE JOY GRIFFIOEN

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate.**

BUYER(S)

BUYER(S)

BUYER(S)

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

\*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®).

BC1002 REV. JUL 2025

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## Residential Rural Zone (R1)

[BL3083, BL3302, BL3367, BL3383, BL3642, BL3666, BL3731, BL3732, BL3754, BL3758, BL3760, BL3766, BL3809, BL3815, BL3847, BL3150, BL3852, BL3891, BL3911, BL3919, BL3944, BL3974, BL4002, BL4016, BL4031]

### Permitted Uses

56 (1) The permitted uses for the R1 zone are as follows:

Agriculture  
Assisted Living  
Bed and Breakfast  
Community Care Facility  
Home-based Business  
Modular Home  
Single-Family Dwelling  
Supportive Housing

[Repealed. BL4016] Two-Family Dwelling [BL3302, BL3367, BL3754]

### Minimum Lot Size

(2) The minimum permitted lot size for the R1 zone is 1,675 m<sup>2</sup> (18,029 sq. ft.).

### Minimum Frontage

(3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

### Density

(4) The maximum permitted density for the R1 zone is as follows:

(a) The number of residential buildings shall not exceed one and the number of dwelling units shall not exceed two.

(b) [Repealed. BL4016]

(c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]

(d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID:006-038-000). [BL3642]

(e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]

(f) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6343 Wicks Road (PID: 003-145-603). [BL3731]

(g) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 10097 Chemainus Road (PID: 018-858-651). [BL3732]

(h) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 2372 Regina Drive (PID 000-368-393). [BL3760]

(i) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1038 Herd Road (PID: 023-168-501). [BL3766]

(j) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on Lot 7 Wellburn Place (PID: 031-028-314). [BL3809]

(k) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9376 Cottonwood Road (PID: 004-156-676). [BL3815]

(l) Despite section 56 (4)(a), a maximum of 2 residential buildings, with a total combined

- maximum of 2 dwelling units, is permitted on 6353 Genoa Bay Road (PID: 001-165-283) [BL3847]
- (m) Despite section 56(4)(a) a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 8921 Chemainus Road (PID: 029-612-829) [BL3852]
  - (n) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1211 Barnes Road (PID: 000-006-793) [BL3911]
  - (o) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1935 Maple Bay Road (PID: 001-526-031) [BL3944]
  - (p) Despite section 56(4)(a), a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6344 Woodgrove Way (PID 026-674-301). [BL3919]
  - (q) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6495 Wicks Road (PID: 003-405-966). [BL3974]
  - (r) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings, the smaller of which must not exceed 107m<sup>2</sup> is permitted on 2901 Fuller Lake Road (PID: 004-019-814). [BL4010]
  - (s) Despite section 56(4)(a), a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 3118 Drinkwater Road (PID: 001-526-031). [BL3988]
  - (t) Despite section 56(4)(a), a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6560 Nevilane Road (PID: 023-201-002) [BL4017]
  - (u) Despite clause 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m<sup>2</sup> of gross floor area, on the following properties:
    - (i) 3260 Cowichan Valley Highway (PID 007-107-188)
    - (ii) 7395 Bell McKinnon Road (PID 000-112-127)
    - (iii) 7221 Bell McKinnon Road (PID 011-879-661) [BL4031]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
  - (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 3.0 m (9.84')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

## Maximum Building Height

- (7) The maximum permitted building heights for the R1 zone are as follows:
  - (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

## Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
  - (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (d) Bed and breakfast uses may have no more than six sleeping units.
  - (e) [Repealed. BL3758]
  - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
    - (ii) the use is within a single-family dwelling unit only,
    - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
  - (g) 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 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
  - (i) [Repealed. BL3367]
  - (j) Despite 56(1), 56(4), 56(5) and 56(7), "apartment" is a permitted use at 8272 Crofton Road (PID: 001-024-817), with a maximum density of floor space ratio 1:1, maximum lot coverage of 40%, and maximum principal building height of 11m. [BL4002]



## Legend

### Boundaries and Place Names

North Cowichan Boundary



### Property Information

Foreshore Lots



Civic Address Labels

Strata Parcels

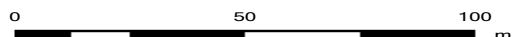
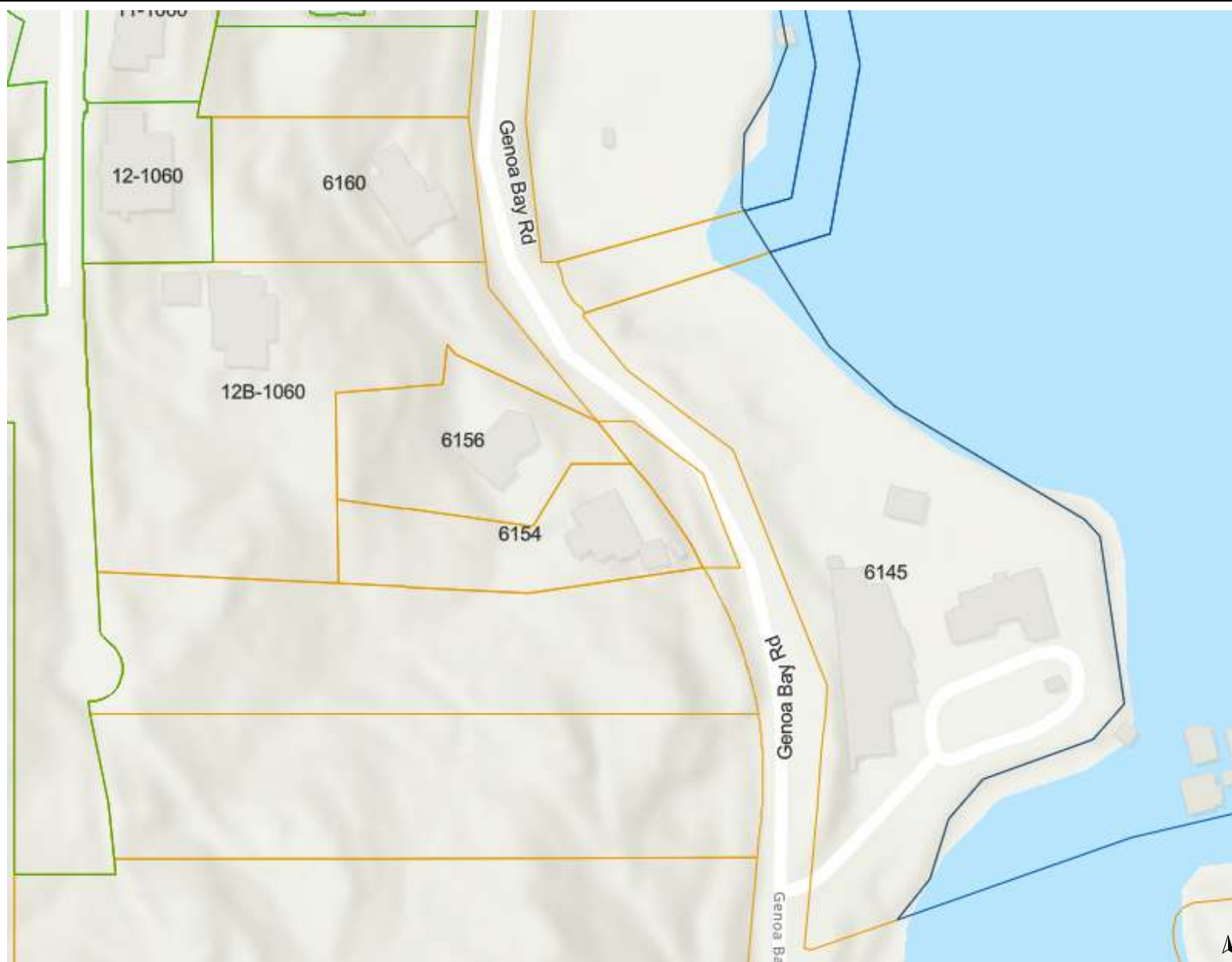


Parcels



### Transportation

Road Names



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

PLAN OF SUBDIVISION OF LOT 1A, PLAN 29294, EXCEPT PART IN PLAN VIP85507, LOT A, PLAN VIP77247, THAT PART OF LOT 8, PLAN 2322, SHOWN OUTLINED IN RED AND MARKED C ON PLAN 538 BL, THAT PART OF LOT 9, PLAN 2322, SHOWN OUTLINED IN RED AND MARKED D ON PLAN 538 BL, PART LOT 11, PLAN 2322, MARKED "D" ON PLAN 595 BL, AND PART LOT 15, PLAN 2322, MARKED "M" ON PLAN 595 BL, ALL WITHIN SECTION 2, RANGE 5; LOT 1, SECTIONS 1 AND 2, RANGE 5, PLAN VIP86493, PART OF LOT 1, SECTION 1, RANGE 5, PLAN 26500, PART OF LOT 17, EXCEPT THOSE PARTS IN PLAN 587 BL AND VIP74064, PART OF AMENDED LOT 18 (DD 178595-I), EXCEPT THOSE PARTS IN PLAN 587 BL AND VIP74064, AND PART OF LOT 19, EXCEPT THOSE PARTS IN PLAN 587 BL AND VIP74064, ALL WITHIN SECTION 1, RANGES 5 AND 6, PLAN 2322; ALL WITHIN COMIAKEN DISTRICT.

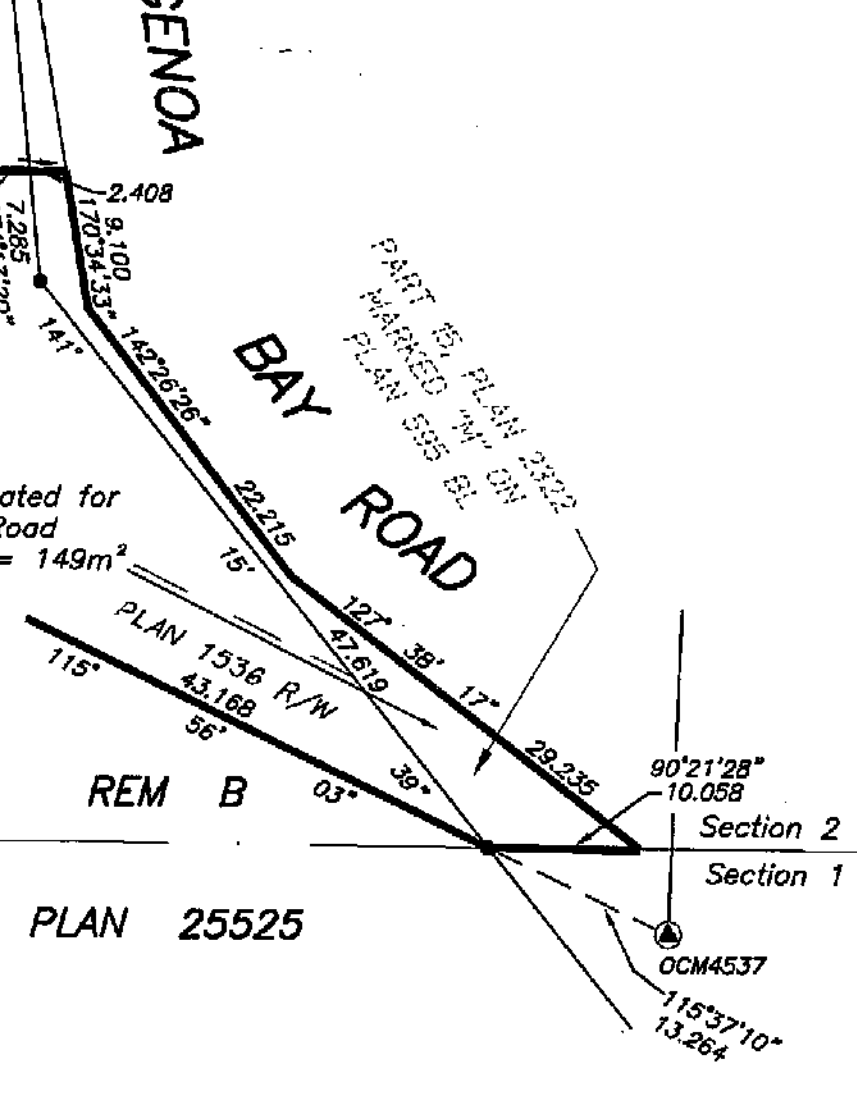
PLAN VIP 87745

Deposited in the Land Title Office at Victoria, B.C.,  
this 22 day of MARCH 2010, 2010  
R. Braden Ad.  
Registrar  
FB337122

Approved under the Land Title Act  
this 4th day of FEBRUARY, 2009.  
[Signature]  
Approving Officer for the  
The Corporation of the District of North Cowichan.

|                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Registered Owner: Lease<br>CA 1167677<br>[Signature]<br>David Messier<br>Witness as to signatures<br>Print name here: R.D. WRIGHT<br>Witness Occupation<br>Duncan BC<br>Witness Address                                       | Registered Owner:<br>553836 B.C. LTD.<br>Inc. No. 553836<br>[Signature]<br>Authorized Signatory<br>David Messier<br>Authorized Signatory<br>Print name here:<br>Witness Occupation<br>Duncan, BC<br>Witness Address                                                                                                   |
| Mortgagee:<br>BECA International Ltd.<br>Inc. No. A34186<br>[Signature]<br>Authorized Signatory<br>David Messier<br>Witness as to signatures<br>Print name here: R.D. WRIGHT<br>Witness Occupation<br>BCLS<br>Witness Address | Mortgagee:<br>HSBC Bank Canada<br>[Signature]<br>Authorized Signatory<br>Print name here: ROBERT ELLIOTT<br>Authorized Signatory<br>Print name here: [Signature]<br>Witness as to signatures<br>Print name here: Kern Chin<br>Witness Occupation<br>Banker<br>400-888 Dunsmuir St<br>Vancouver, BC<br>Witness Address |

DETAIL A  
Scale = 1:500



Registered Owner:  
The Corporation of the District of North Cowichan

[Signature]  
Mayor Tom Walker

[Signature]  
Clerk P. Ruttan

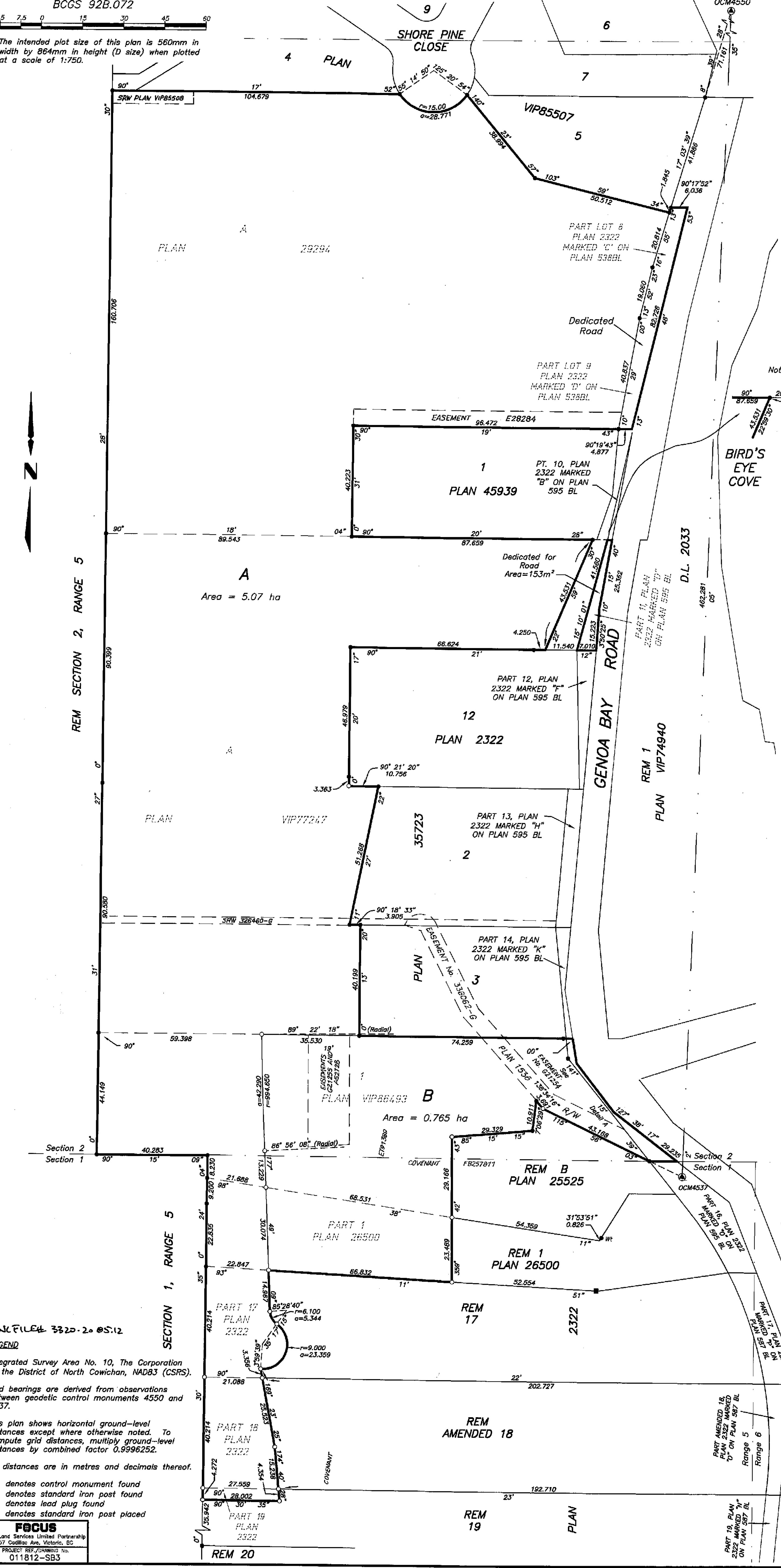
[Signature]  
Witness as to signatures  
Print name here: MARY E. MACKENZIE  
DEPUTY CLERK  
Witness Occupation

[Signature]  
Witness Address

This plan lies within the Cowichan Valley Regional District.

I, Richard Derek Wright, a British Columbia land surveyor,  
of the City of Duncan, in British Columbia, certify that I  
was present at and personally supervised the survey  
represented by this plan, and that the survey and plan  
are correct. The field survey was completed on the 16th  
day of October, 2009. The plan was completed and  
checked, and the checklist filed under #103213, on the  
8th day of November, 2009.

[Signature]  
Richard Derek Wright  
B.C.L.S., C.L.S.



DWG FILE# 3320-20-05.12  
LEGEND  
Integrated Survey Area No. 10, The Corporation  
of the District of North Cowichan, NAD83 (CSRS).  
Grid bearings are derived from observations  
between geodetic control monuments 4550 and  
4537.  
This plan shows horizontal ground-level  
distances except where otherwise noted. To  
compute grid distances, multiply ground-level  
distances by combined factor 0.9996252.  
All distances are in metres and decimals thereof.  
● denotes control monument found  
● denotes standard iron post found  
■ denotes lead plug found  
○ denotes standard iron post placed  
FOCUS  
FCS Land Services Limited Partnership  
67 Cadillac Ave, Victoria, BC  
PROJECT REF/FORMING NO.  
011812-SB3



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

6156 GENOA BAY RD NORTH COWICHAN V9L 5Y5

Area-Jurisdiction-Roll: 04-315-09237.000



04-315-09237000 11/03/2015

Total value \$1,269,000

2026 assessment as of July 1, 2025

Land \$510,000

Buildings \$759,000

Previous year value \$1,272,000

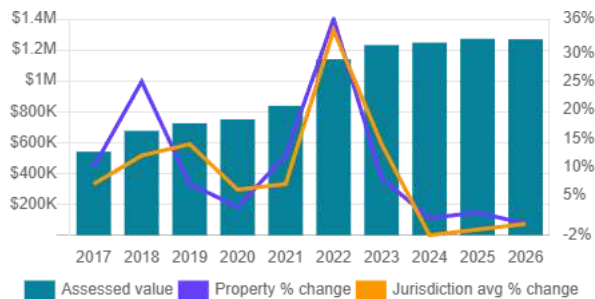
Land \$527,000

Buildings \$745,000

Property value history

|      |      |             |
|------|------|-------------|
| 2026 | 0%   | \$1,269,000 |
| 2025 | +2%  | \$1,272,000 |
| 2024 | +1%  | \$1,247,000 |
| 2023 | +8%  | \$1,231,000 |
| 2022 | +36% | \$1,140,000 |

Property value and District of North Cowichan jurisdiction change



Property information

|                      |                           |
|----------------------|---------------------------|
| Year built           | 1974                      |
| Description          | 1 STY house - Semi-Custom |
| Bedrooms             | 4                         |
| Baths                | 3                         |
| Carports             |                           |
| Garages              | G                         |
| Land size            | .62 Acres                 |
| First floor area     | 1,647                     |
| Second floor area    |                           |
| Basement finish area | 1,185                     |
| Strata area          |                           |
| Building storeys     | 1                         |
| Gross leasable area  |                           |

Legal description and parcel ID

LOT B, PLAN VIP25525, SECTION 1, RANGE 5, COMIAKEN LAND DISTRICT, EXCEPT PLAN VIP26500, & SEC 2 & EXC PL VIP86493

PID: 002-918-056

Sales history (last 3 full calendar years)

Feb 9, 2024 \$1,225,000

Manufactured home

Width

|                       |
|-----------------------|
| Net leasable area     |
| No.of apartment units |

|            |
|------------|
| Length     |
| Total area |

Register with BC Assessment

-  Compare property information and assessment values
-  Store and access favourite properties across devices

-  View recently viewed properties

9237  
Roll No. 8564

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

BUILDING PERMIT

Duncan, B. C. JUNE 12 1976

CLIFFORD WHITE

RR# 1

DUNCAN B.C.

Application No. 124 is hereby approved to erect:

New RESIDENCE Addition .....

Alteration ..... Moving .....

In accordance with plans and specifications as submitted. Your application is subject to the Building, Fire, Plumbing, Electrical and other Municipal and Provincial Regulations, as well as the conditions mentioned on the reverse side of this permit.

Value \$24,000.00 .....

Owner of Property CLIFFORD WHITE .....

Lot 16 Block ..... Plan 322 Section .....

Range 5 District COWICHAN .....

House No. 6156 GEMMA BAY RD.

J. B. Brown  
Building Inspector

This Approval Certificate Must be Posted  
Where the Work is Being Done  
(See Reverse Side for Conditions)

SUBJECT TO THE PROVISIONS OF OUR SUBDIVISION,  
ZONING AND BUILDING BY-LAWS.

**CONDITIONS**

1. Every building must conform to the regulations pursuant to the Zoning and Building By-laws, as to site, land use and occupancy.
2. This permit good for two years only from date of issue.
3. Construction must start within six (6) months.
4. National Building Code applies.
5. Occupancy Permit must be obtained to occupy dwelling upon completion.
6. Exterior of building must be complete.
7. All grades and levels for Municipal Services must be approved by the Municipal Public Works Department.

# The Corporation of the District of North Cowichan

7030 Trans Canada Highway

P.O. Box 278, Duncan, BC

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

## BUILDING PERMIT

Permit #: **BP005627**

Folio: 09237-000

Issued Date: Aug 16, 2010

Permit Type: **SINGLE FAMILY DWELLING - ALT**

Description: THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION / ALTERATION OR REPAIR TO A SINGLE FAMILY DWELLING.

Address: **6156 GENOA BAY RD**

Legal: LT B SEC 1 RGE 5 COM PL 25525

Zone:

P.I.D. 002-918-056

Owner: **STOEBNER, JUNE L**

**STOEBNER, DONALD A**

Address:

Description

Quantity

Amount

Description

Quantity

Amount

Bp Fees

25,000.00

220.50

**Total:**

**\$220.50**

### Building Information:

TYPE OF IMPROVEMENT: ALT

CONSTRUCTION VALUE: 25,000.00

### Special Conditions:

- \* The District of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- \* Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the District of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. See B.C.B.C. (2006) Division A, Article 1.1.1.3.
- \* Plans have been reviewed for general conformance. It is the designers responsibility for accuracy, adequacy and all code requirements.

*\* Repair Deck/Stairs*

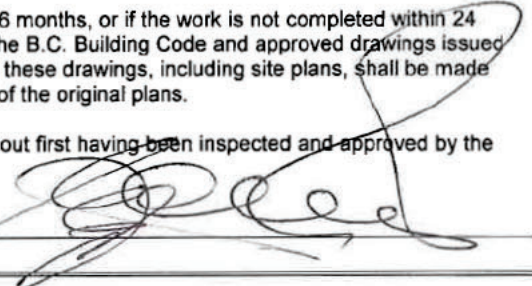
*\* Lift House to Level and Support to Foundation*

This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the Building Code.

**Applicant:**

**Building Inspector:**



|                    |     |     |     |       |          |
|--------------------|-----|-----|-----|-------|----------|
| FOLIO No. 9237-000 |     |     |     |       |          |
| LEGAL DESCRIPTION  |     |     |     |       |          |
| LOT                | BLK | RGE | SEC | PLAN  | DIST.    |
| REM<br>B.          |     | 5   | 1   | 86493 | COMIAKEN |

THE CORPORATION OF THE  
DISTRICT  
OF  
NORTH COWICHAN

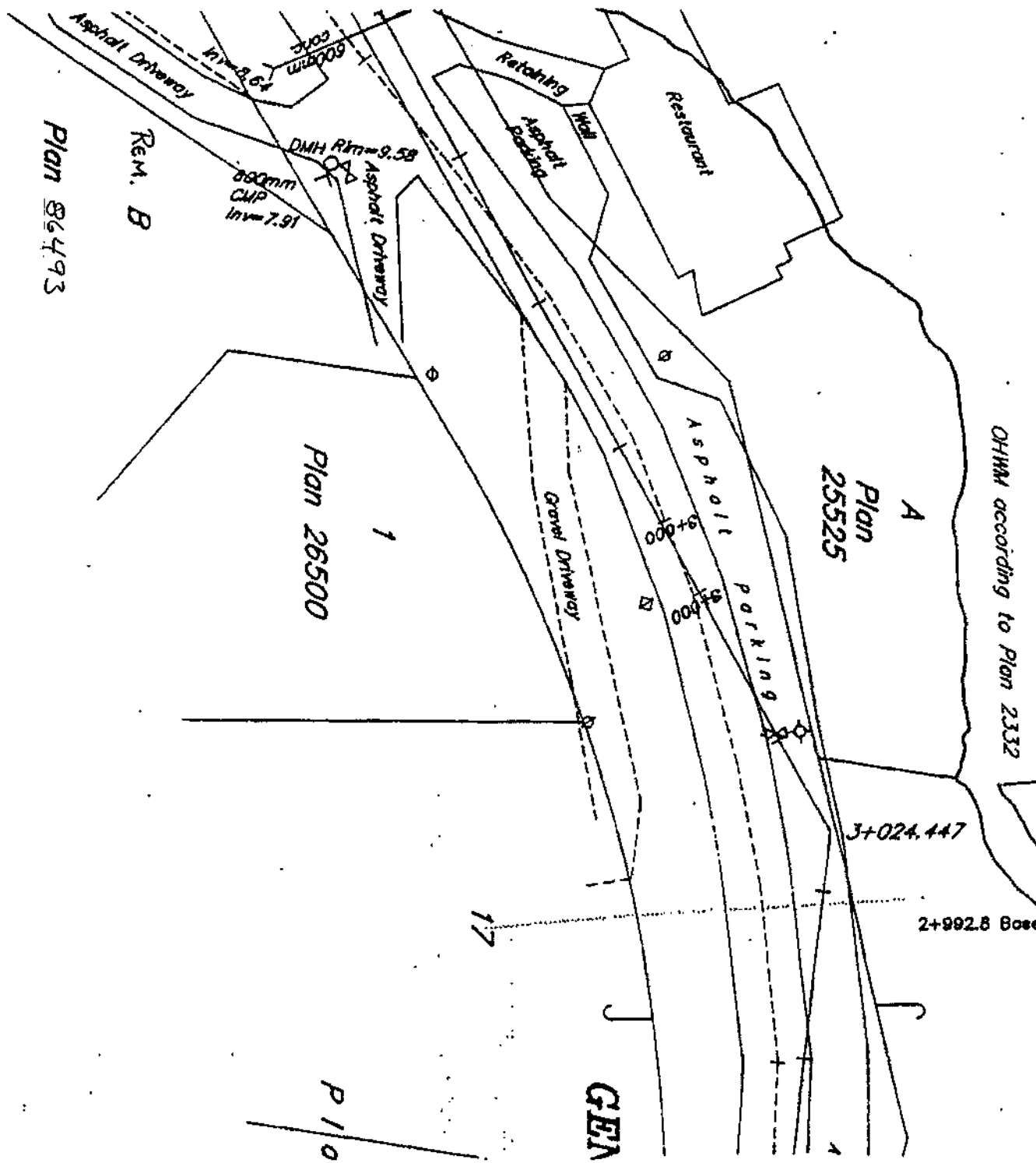
|                       |
|-----------------------|
| ADDRESS               |
| 6156<br>GENOA BAY RD. |

|                     | MUNICIPAL SERVICES |       |       |         | RECORD |           |
|---------------------|--------------------|-------|-------|---------|--------|-----------|
| METER SERIAL No.    | WATER              | SEWER | DRAIN | CULVERT | GAS    | HYDRO/TEL |
| INSTALLATION DATE   |                    |       |       |         |        |           |
| SIZE OF SERVICE     |                    |       |       |         |        |           |
| TYPE OF PIPE        |                    |       |       |         |        |           |
| CONNECTION LENGTH   |                    |       |       |         |        |           |
| METER SIZE AND TYPE |                    |       |       |         |        |           |
| DEPTH AT P.L.       |                    |       |       |         |        |           |
| DEPTH OF MAIN       |                    |       |       |         |        |           |
| LOCATION AT P.L.    |                    |       |       |         |        |           |
| LOCATION AT MAIN    |                    |       |       |         |        |           |
| REVISION / DATE     |                    |       |       |         |        |           |
|                     |                    |       |       |         |        |           |
|                     |                    |       |       |         |        |           |
| COMMENTS            |                    |       |       |         |        |           |
|                     |                    |       |       |         |        |           |
|                     |                    |       |       |         |        |           |

SEE REVERSE FOR SKETCH

COLOR CODE — W-BLUE, S-RED, D-GREEN

|             |     |  |
|-------------|-----|--|
|             | 9.4 |  |
| 2+940       | 9.1 |  |
|             | 8.9 |  |
| 2+970       | 8.5 |  |
|             | 8.3 |  |
|             | 8.1 |  |
| OHM Lot 262 | 7.8 |  |



PROPERTY INFORMATION

| General Property Information |                                                                                                           |
|------------------------------|-----------------------------------------------------------------------------------------------------------|
| Civic Address:               | 6156 GENOA BAY RD                                                                                         |
| Folio:                       | 09237-000                                                                                                 |
| LTO Number:                  | CB1237742                                                                                                 |
| PID:                         | 002-918-056                                                                                               |
| MHR Number:                  |                                                                                                           |
| Status:                      | Active                                                                                                    |
| Property No:                 | 118192                                                                                                    |
| Legal:                       | LOT B SECTION 1 RANGE 5 COMIAKEN PLAN VIP25525 EXCEPT PLAN 26500, & SEC 2 & RGE 6 & EXCEPT PLAN VIP86493. |

| Property Attributes |           |                                |
|---------------------|-----------|--------------------------------|
| Title               | Value     | Description                    |
| BCAA                |           |                                |
| MANUAL CLASS        | 0150      | 1 STY SFD-AFTER 1930-S. CUSTOM |
| ACTUAL USE          | 000       | SINGLE FAMILY DWELLING         |
| FIRE AREA           | MAPLE BAY |                                |
| CURBSIDE PICKUP     |           |                                |
| GARBAGE SCHEDULE    | GREEN A   | GREEN A SCHEDULE               |
| ZONING              | R1        | RESIDENTIAL RURAL ZONE         |

| Property Tax Levies and Assessments Summary |      |            |       |            |                    |                  |                |
|---------------------------------------------|------|------------|-------|------------|--------------------|------------------|----------------|
| Notice Year Date                            | Type | Total Levy | Class | Gross Land | Gross Improvements | Gross Assessment | Net Assessment |
| 2026                                        | Reg  | 0.00       | 1     | 510,000    | 759,000            | 1,269,000        | 1,269,000      |
| 2025 May 02, 2025                           | Reg  | 7,377.78   | 1     | 527,000    | 745,000            | 1,272,000        | 1,272,000      |
| 2024 May 15, 2024                           | Reg  | 6,836.62   | 1     | 524,000    | 723,000            | 1,247,000        | 1,247,000      |

| Licensing Information                                        |
|--------------------------------------------------------------|
| There is no licensing account information for this property. |

| Community Development Folder BP005627 |
|---------------------------------------|
| Project No.:                          |

|                 |                                                                                                      |                      |              |                        |              |
|-----------------|------------------------------------------------------------------------------------------------------|----------------------|--------------|------------------------|--------------|
| <b>Folder</b>   | ELMER BICHEL                                                                                         |                      |              |                        |              |
| <b>Manager:</b> |                                                                                                      |                      |              |                        |              |
| <b>Status:</b>  | COMPLETED                                                                                            | <b>Applied Date:</b> | Aug 16, 2010 | <b>Completed Date:</b> | Sep 27, 2011 |
| <b>Type:</b>    | SINGLE FAMILY DWELLING - ALT                                                                         |                      |              |                        |              |
| <b>Purpose:</b> | THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION / ALTERATION OR REPAIR TO A SINGLE FAMILY DWELLING. |                      |              |                        |              |

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.

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## Septic Search 6156 Genoa Bay Road

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**From** HPES.Duncan [ISLH] <HPES.Duncan@islandhealth.ca>

**Date** Wed 2026-04-15 3:04 PM

**To** Mike Eddy <mikeeddy@live.ca>

 1 attachment (161 KB)

ME Receipt.pdf;

Good afternoon,

Unfortunately, I can not find any records for: 6156 Genoa Bay Road.

Please see receipt for search attached.

\*If no records can be found and you need to locate your system, it is recommended that an Authorized Person (either a Registered On-Site Wastewater Practitioner (ROWP) or Professional Engineer) be contacted to locate and perform an assessment of your system. A list of qualified contractors in the area can be found on their regulatory websites: <https://owrp.asttbc.org/rowp-finder/> or <https://www.egbc.ca/Registrant-Directory/Professionals-for-Sewerage-System-Regulation>.

When no information is available, either the original paperwork could not be filed due to incorrect information, or the sewage system was constructed/repaired without reference to this office. For your information, during the 1990's sewerage documentation began being submitted more formally to the Health Authority, but submission was still based largely on the honour system. We do have records from the 1980's and the 1970's in this office. By 2005, the Province of BC introduced ROWP's (Registered On-Site Wastewater Practitioners), who are responsible for installing and overseeing all sewerage systems and submitting formal paperwork to the Health Authority.

Thank you,  
Sabrina

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**From:** Mike Eddy <mikeeddy@live.ca>

**Sent:** Wednesday, April 15, 2026 1:51 PM

**To:** HPES.Duncan [ISLH] <HPES.Duncan@islandhealth.ca>

**Subject:** Septic File request - 6156 Genoa bay Road, Duncan PID: 002-918-056

Good afternoon,

Attached is the release for information form for 6156 Genoa Bay Rd in North Cowichan and I will call with my credit card number.

Thanks,

**Mike Eddy**  
SUTTON GROUP - WEST COAST REALTY

2610 Beverly Street

Duncan, BC V9L 5C7

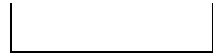
Direct: 250-701-1215

Office: 250-748-5000

email: [mikeeddy@live.ca](mailto:mikeeddy@live.ca)

web: [www.MikeEddyforyou.com](http://www.MikeEddyforyou.com)

"IT'S ALL ABOUT YOU"



The information contained on this email and any attachments is privileged and confidential and intended only for the use of the individual to whom it is addressed. If you have received this communication in error, you are hereby notified that your review, dissemination or copying of this communication is prohibited. Please contact Mike Eddy immediately and destroy the communication. Thank you.