

One of a kind

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INTERNATIONAL REALTY



5025 Genoa Bay Road, North Cowichan, BC

3 Bedrooms 3 Bathrooms 2693 Sq. Ft. 0.35 Acres

Brian Danyliw PREC, Sales Representative



Welcome and thank you for taking the time to view this property. This information book is provided to assist you with questions you may have.



Brian Danyliw
REALTOR

brian.danyliw@sothebysrealty.ca

c 250.710.6844

o 250.380.3933

Personal Real Estate Corporation

The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification by the purchaser and their advisors.



5025 Genoa Bay Rd, Genoa Bay

Legal:	LT 2, SEC 11, RGE 6, COWICHAN DISTRICT, PLAN VIP20594		
PID:	003-593-886		
		Listing No.:	L25-14
Taxes (Year):	\$6,857 (2025)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	R-1	Zoning Type:	Residential
Lot Size:	0.35 acres	Year Built:	1989
Total Area:	2,693 sq. ft.	Total Area Finished:	2,693 sq. ft.
Style:	Colonial	No. of Floors:	3
Bedrooms:	3	Bathrooms:	3
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Stucco
Water:	Municipal-Coop	Sewer:	Septic
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Baseboard	Fuel:	Electric
No. of Fireplaces:	1	Fireplace Fuel Type:	Wood
Roofing Material:	Metal	Roof Age:	2023
Garage:	No	Additional Parking:	Yes
Windows:	Thermo	In Ground Sprinkler:	No
RV Parking:	Yes	Outbuildings:	Yes-Studio
Pool:	No	Hot Tub:	No
Built In Vacuum:	No	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Boating, hiking & more
Home Warranty:	No	Views:	Ocean

Cell: +1 250.710.6844 Email: brian.danyliw@sothebysrealty.ca Web: sothebysrealty.ca



Special Features 5025 Genoa Bay Road, Genoa Bay

Property

- Oceanfront 0.35 acres
- Municipal/Co-op water and septic treatment plant
- Stucco siding with recent new paint
- Recently replaced metal roof
- New windows, front and exterior doors, gutters and downspouts
- Low maintenance landscaped grounds

Main Floor – 1,388 sq. ft.

- Vaulted living room ceilings & wood fireplace
- Wide plank floors
- Two exterior oceanview decks, one from living room, one from kitchen
- Open concept, living and dining areas
- Bedroom with ocean views
- Mud room/ laundry room with outside access door
- 2-piece bath
- Kitchen with ocean views & ample cabinetry

Second Floor – 743 sq. ft.

- Primary bedroom with access door to upper balcony deck
- 5 – piece ensuite bath with vessel sinks
- 2nd bedroom with access door to upper balcony deck & 3-piece ensuite

Lower Floor – 562 sq. ft.

- Family room
- 2 finished storage spaces

Other Features

- 1/3 ownership in the private dock with legal tenure
- Dock can accommodate a boat up to 35' for this property entitlement
- Detached shed/studio/workshop or ???
- Marina and the Genoa Bay Café are steps away
- Public beach access is a 3-minute walk

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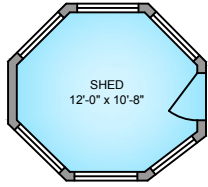
Special Features 5025 Genoa Bay Road, Genoa Bay

Genoa Bay's rich and colourful history begins in 1848, when 10-year-old Giovanni Baptiste Ordano left Italy aboard his uncle's sailing ship. By 1858, as a young trader, he spotted a small bay just west of Cowichan Bay and named it Genoa Bay after his birthplace. Ordano later settled in Cowichan Bay, opening the first store in the region and trading with Austrian, French, and Greek fishermen.

In 1873, Genoa Bay became home to the province's largest sawmill, founded by W.J. Sutton. The mill operated until 1925 and played a key role in supplying lumber to rebuild the waterfronts of San Francisco and Toronto. At its peak, the mill employed 125 people and the 25-acre site included 61 buildings—such as worker accommodations, a church, post office, school, mill offices, and more. Logs were floated down the Cowichan River and across Cowichan Bay to the mill, but a lack of fresh water—hailed over from Salt Spring Island—eventually forced the operation to close.

After sitting largely abandoned, Genoa Bay found new life in 1946 when three former naval officers built a resort featuring cottages, a 17-room lodge, a dining room, dance floor, swimming pool, and extensive docks. It quickly became a popular retreat, with floatplanes and boats arriving from Victoria and Vancouver. In 1959, William Morgan—rumoured to be a descendant of pirate-turned-governor Henry Morgan—purchased the resort and turned it into a bustling vacation spot.

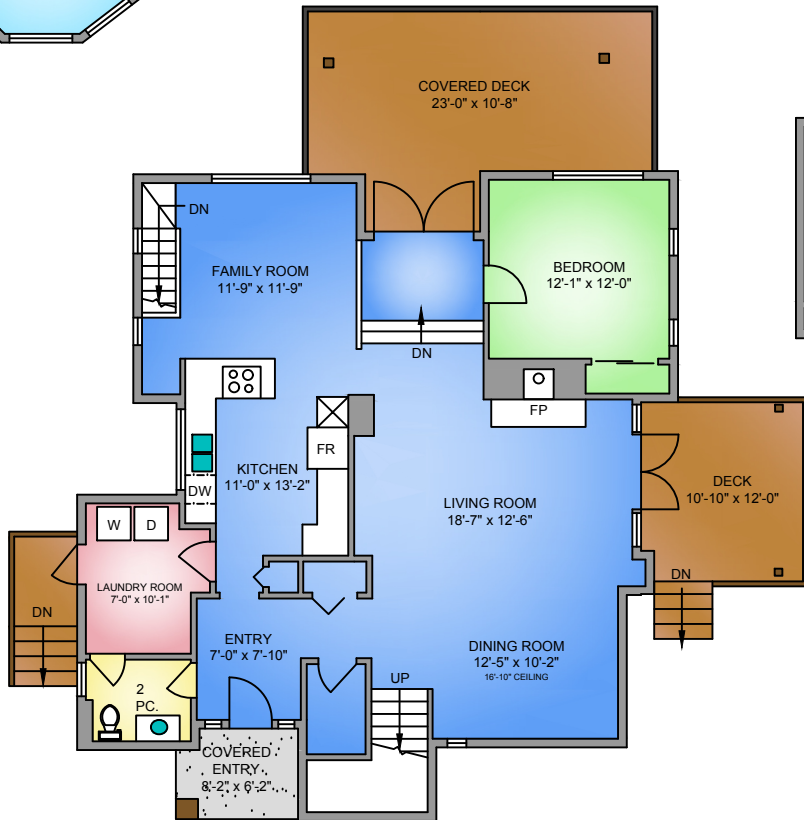
The café that stands today was once the old mill's storehouse. Moved to the shoreline between 1968 and 1970, it was transformed into a marine supply store and later a café. Over the years, additions were made, and the space expanded, but the original kitchen remains the same. Through every era—from sawmilling hub to seaside escape—Genoa Bay has maintained its unique character, charm, and deep ties to Vancouver Island's maritime heritage.



MAIN FLOOR

1388 SQ. FT.

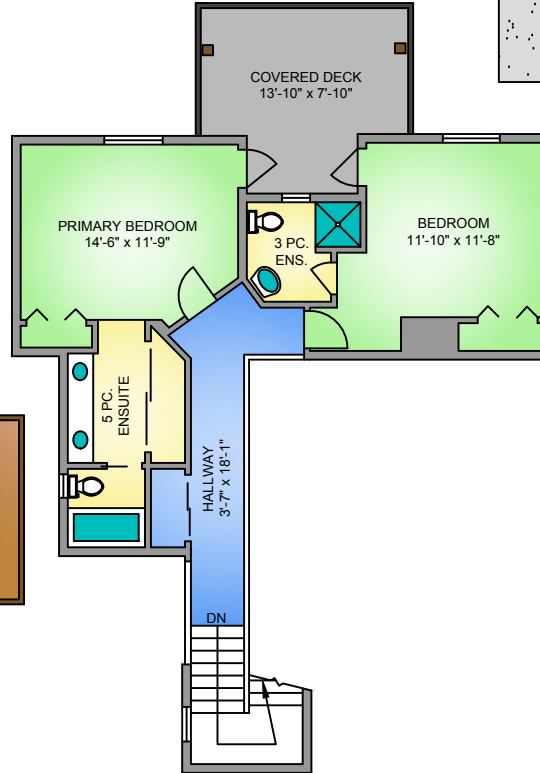
8'-0"-16'-10" CEILING HEIGHT



UPPER FLOOR

743 SQ. FT.

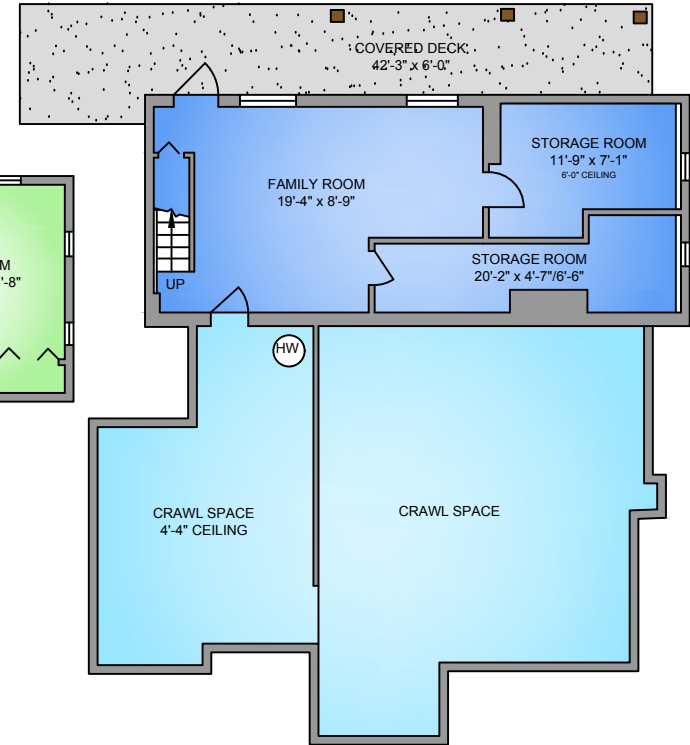
9'-0" CEILING HEIGHT



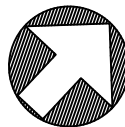
LOWER FLOOR

562 SQ. FT.

6'-0"-7'-10" CEILING HEIGHT



NORTH



5025 GENOA BAY ROAD JUNE 24, 2025 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1388	1388	450
UPPER	743	743	146
LOWER	562	562	272
TOTAL	2693	2693	868

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 all relevant 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. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The buyer must still make the buyer's 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 on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on 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 on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's 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 the seller's 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 4 PAGES

Date of disclosure: June 11 2025



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

ADDRESS: 5025 GENOA BAY ROAD DUNCAN

BC V9L 5Y6 (the "Premises")

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

1. LAND

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

2. SERVICES

A. Please indicate the water system(s) the Premises use: ☒ A water provider supplies my water (e.g., local government, private utility) ☐ I have a private groundwater system (e.g., well) ☐ Water is diverted from a surface water source (e.g., creek or lake) ☐ Not connected 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 response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV. NOV 2023

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DATE OF DISCLOSURE

ADDRESS: 5025 GENOA BAY ROAD DUNCAN

BC V9L 5Y6

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING

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

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 5025 GENOA BAY ROAD DUNCAN

BC V9L 5Y6

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ 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 <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L 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?				
B. Are you aware of any latent defect in respect of the Premises? <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: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 5025 GENOA BAY ROAD DUNCAN

BC V9L 5Y6

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

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 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 or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

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BC1002 REV. NOV 2023

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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]

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
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw)
 - Two-Family Dwelling [BL3302, BL3367, BL3754]

Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m² (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) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted on lots 0.81 ha (two acres), or larger, subject to the Temporary Mobile Home Permit Bylaw. [BL3754]
 - (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]

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]

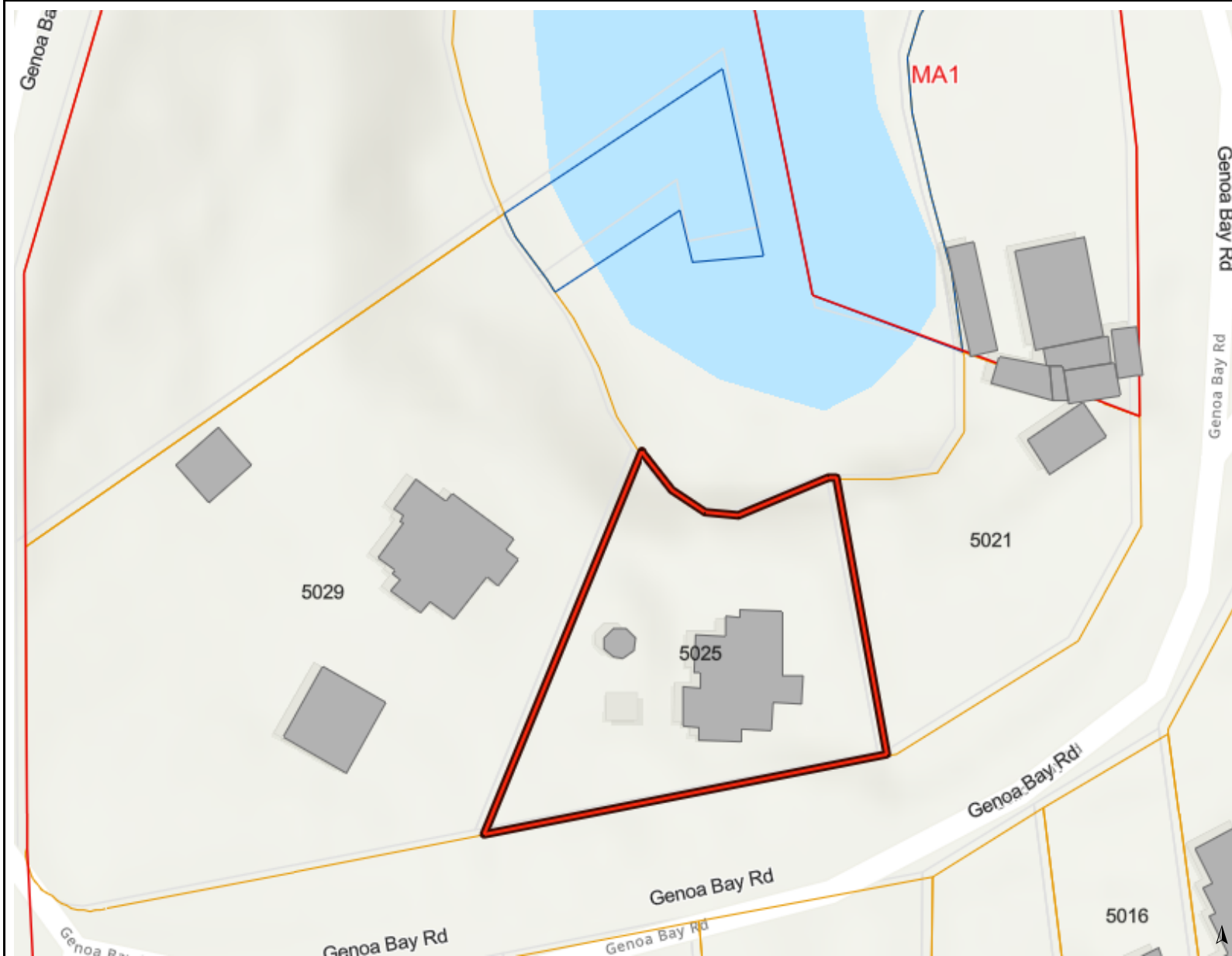
Maximum Building Height

- (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 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
- (h) [Repealed. BL3367]
- (i) 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



Land Use and Planning

Managing Growth

Buildings



Urban Containment

Boundary



Zoning

Zoning Labels

Zoning Boundaries



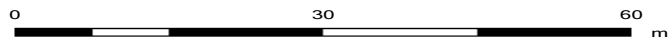
Property Information

Foreshore Lots



Civic Address Labels

Strata Parcels



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



Legend

Boundaries and Place Names

North Cowichan Boundary



Property Information

Foreshore Lots



Civic Address Labels

Strata Parcels



Parcels



Transportation

Road Names

Notes

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TITLE SEARCH PRINT

2025-06-11, 10:30:56

File Reference:

Requestor: Brian Danyliw

Declared Value \$963000

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

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

CB192911

EN94781

Application Received

2022-08-31

Application Entered

2022-09-09

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

5025 GENOA BAY ROAD
DUNCAN, BC
V9L 5Y6**Taxation Authority**

North Cowichan, The Corporation of the District of

Description of Land

Parcel Identifier:

003-593-886

Legal Description:

LOT 2, SECTION 11, RANGE 6, COWICHAN DISTRICT, PLAN 20594

Legal NotationsHERETO INTER ALIA IS ANNEXED EASEMENT J22789 OVER LOT 3, SECTION 11,
RANGE 6, COWICHAN DISTRICT, PLAN 22769**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

FB147453

Registration Date and Time:

2008-02-21 09:31

Registered Owner:

THE BANK OF NOVA SCOTIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2025-06-11, 10:30:56

File Reference:

Requestor: Brian Danyliw

PARCEL IDENTIFIER (PID): 003-593-886

SHORT LEGAL DESCRIPTION:S/20594/////2

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 2, SECTION 11, RANGE 6, COWICHAN DISTRICT, PLAN 20594

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP20594

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

J 022789THIS INDENTURE made the 31 day of January, A.D., 1980

BETWEEN: ALAN EDWARD INSLEY, Engineer, 5151 Cordova
Bay Road, Victoria, British Columbia. *C/T E56082*
(hereinafter called the "Grantor") *JSW*

OF THE FIRST PART

AND: ALAN EDWARD INSLEY, Engineer, 5151 Cordova
Bay Road, Victoria, British Columbia and
HAZEL MAY BOWMAN, Homemaker, 5190 Del Monte
Avenue, Victoria, British Columbia. *JSW*

AND
IRVIN LAWRENCE BOWMAN, Optometrist, and
HAZEL MAY BOWMAN, Homemaker, 5190 Del Monte
Avenue, Victoria, British Columbia.
(hereinafter called the "Grantee")

OF THE SECOND PART

FEB-7-80 155011 **LSB 3** 10.00

WHEREAS: ALAN EDWARD INSLEY, the Grantor herein, is the
registered owner of Lot 3, Section 11, Range 6,
Cowichan District, Plan 22769. ✓

AND WHEREAS: ALAN EDWARD INSLEY and HAZEL MAY BOWMAN are
the registered owners of Lot 1, Section 11, Range
6, Cowichan District, Plan 20594. ✓

AND WHEREAS: IRVIN LAWRENCE BOWMAN and HAZEL MAY BOWMAN are
(Section 36) the registered owners of Lot 2, Section 11, Range
6, Cowichan District, Plan 20594. ✓

MEMORANDUM OF REGISTRATION

Entered on application received
the day and date written hereon

AND WHEREAS:

J. E. MOFFER, Registrar of the
Victoria Land Title Office

It is desirous to create an easement over part of
the lands of the Grantor for the benefit of the
lands of the Grantee.

NOW THEREFOR WITNESS:

1. In consideration of the sum of ONE DOLLAR (\$1.00) of
lawful money of Canada, now paid by the Grantee to the Grantor, the
receipt whereof is hereby acknowledged, the Grantor does hereby
grant, convey and confirm unto the Grantee, its heirs, agents and
assigns, the owner for the time being of the Grantees' lands the
full free uninterrupted right, licence, liberty, easement, privilege
and permission for the Grantees and their respective guests, invitees
and agents at all time hereafter by day or night, at their own
expense, to pass and repass along, over and upon that part of Lot 3,
Section 11, Range 6, Cowichan District, Plan 22769 more particularly
described as that part of Lot 3 lying northwesterly of a line drawn
parallel to and perpendicularly distant southeasterly ten feet from
the northwesterly boundary of the said lot 3 and the production thereof,
with or without vehicles, for purposes connected with the use and
enjoyment of the Grantees' lands, together with the full, free

- 2 -

uninterrupted right of ingress and egress in connection therewith for the owner for the time being, his guests, invitees and agents to use, enter, labour, pass and repass upon the said lands as may be necessary. PROVIDED THAT no vehicles shall be allowed to park or stop unnecessarily upon or in the said lands.

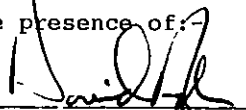
APPURTENANT TO: Lots 1 and 2, Section 11, Range 6, Cowichan District, Plan 20594.

2. As a part of the within easement the parties hereto agree each with the other to maintain the easement in good condition jointly and to share the expense of such maintenance in such proportions as the ownership in each lot shall bear to the aggregate ownership in the lots concerned. It is agreed that any question as to the proper proportion so to be paid shall in case of difference be determined by arbitrators, such arbitrators shall be appointed by each of the owners for the time being of Lot 3, Plan 22769 and Lots 1 and 2, Plan 20594, whose decision shall be final and binding. The Arbitrators may assess costs and may direct that the easement be cancelled as to the land owned by the party in default. Failing the appointments of arbitrators, the matter shall be referred to arbitration under The Arbitration Act.

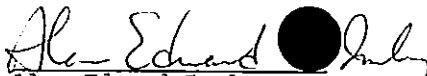
3. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their heirs and assigns.

SIGNED, SEALED AND DELIVERED

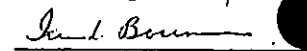
in the presence of:-

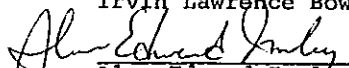


DAVID ADAMS
Barrister & Solicitor
830 Courtney Street,
Victoria, B.C.


Alan Edward Insley


Hazel May Bowman


Irvin Lawrence Bowman


Alan Edward Insley


Hazel May Bowman

3

22789

J 022789

19

ALAN EDWARD INSLEY

and

ALAN EDWARD INSLEY,
HAZEL MAY BOWMAN and
IRVIN LAWRENCE BOWMAN

E A S E M E N T

van CUYLENBORG & GRAY,
Barristers and Solicitors,
850 Courtney Street,
Victoria, B.C.

386-1481

file: 16374 DBA pm

LAND TITLE ACT

Form 17

(Section 151, 152 (1), 220)

APPLICATION

NOTE: Before submitting this application for interests under (1) and (2), applicants should check and satisfy themselves as to the true status, including terms of the Crown (Provincial, a Municipality and Improvement, Water and Irrigation) rights.

NATURE OF INTEREST:

MARKET VALUE:

(1) FEE SIMPLE

☐

(2) CHARGE

☒

TRUE VALUE: *Don't know*

EASEMENT
NATURE OF CHARGE:

(3) CANCELLATION OF CHARGE

☐

NATURE AND NUMBER OF CHARGE CANCELLED:

REGISTERED FEES OF: \$ *10.00*

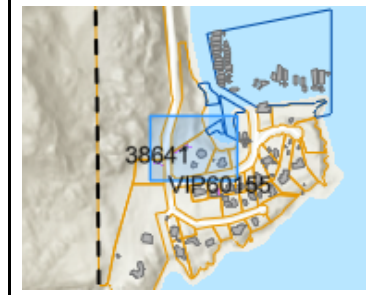
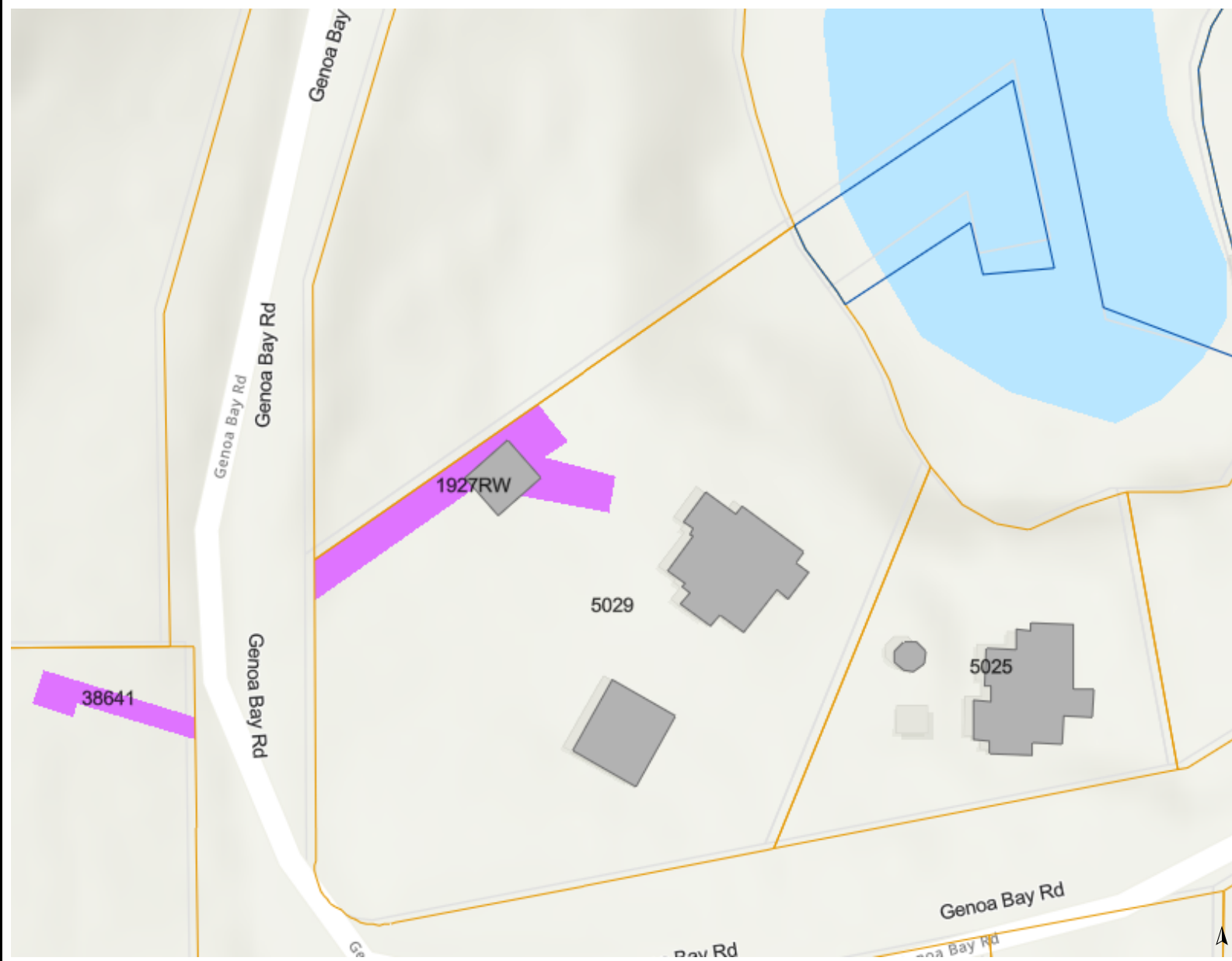
As to (1) and (2) ADDRESS of person entitled to be registered as owner, if different than shown in instrument: _____

As to (3) Name of person entitled to cancellation who or on whose behalf the application is made: _____

As to (4) Name of person who has submitted this application: *Van Cuylenborg & Gray*

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application: *Van Cuylenborg & Gray, Barristers & Solicitors, 850 COURTNEY STREET, VICTORIA, B.C. 386-1481*

Michael J. D. Baker
Signature of Applicant or Solicitor or Agent



Legend

Boundaries and Place Names

North Cowichan Boundary



Land Use and Planning

Managing Growth

Buildings



Urban Containment

Boundary



Property Information

Foreshore Lots



Civic Address Labels



Strata Parcels



Parcels



RoWs Easements Covenants



Notes

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

From: Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>
Sent: June 20, 2025 4:37 PM
To: 'Brian Danyliw'
Subject: RE: Data Request: Brian Danyliw - Sotheby's International Realty canada

Hello Brian,

Thank you for your archaeological information request regarding 5025 Genoa Bay Rd., PID 003593886, LOT 2, SECTION 11, RANGE 6, COWICHAN DISTRICT, PLAN 20594. Please review the screenshots of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

Results of Provincial Archaeological Inventory Search

According to Provincial records, previously recorded archaeological site **DeRv-92** is located within the northern half of the subject property.

Given the subsurface nature of most archaeological deposits, boundaries of archaeological sites are difficult to determine without subsurface testing. Therefore, any mapped boundaries are approximate, and it is possible that the site is more or less extensive than currently mapped.

Archaeology Branch Advice

DeRv-92 is protected under the *Heritage Conservation Act* (HCA) and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch.

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned within the protected archaeological site (red area shown in the screenshot below), a Provincial heritage permit is required. Permit applications are available on the [Archaeology Branch website](#). Completing a permit application usually requires archaeological expertise, and an archaeological impact assessment (AIA) may be required before a permit can be issued. Most applicants will therefore engage an eligible consulting archaeologist to review proposed activities, verify archaeological records, and work with the Archaeology Branch on the applicant's behalf to identify permit requirements, prepare permit application(s), and conduct any required archaeological study.

If land-altering activities are planned outside of the archaeological site (red area shown in the screenshot below), a Provincial heritage permit may not be required prior to commencement of those activities. However, there is high potential for the archaeological site to extend beyond the limits indicated on the screenshot below, or for other unidentified archaeological sites to exist within the project area, and a Provincial heritage permit will be required if archaeological deposits are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the HCA and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays. Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-

altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any unrecorded portions of the protected archaeological site.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land altering activities on the property, no action needs to be taken at this time.

Rationale and Supplemental Information

- A protected archaeological site is located on the subject property, and there is high potential for previously unidentified portions of the site to extend to other parts of the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

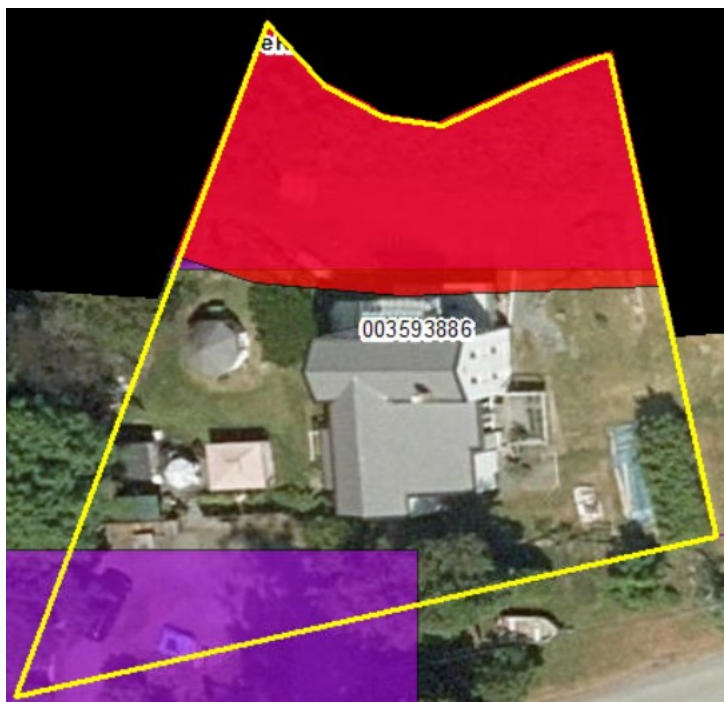
An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Kind regards,
Jen



Please note that subject lot boundaries (yellow), archaeological site boundaries (red), and areas of archaeological potential (purple) indicated on the enclosed screenshots are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. Archaeological site boundaries may not be identical to actual site extent. If you are experiencing difficulties viewing the layers in the above screenshots, please contact us.



Archaeology Branch | Ministry of Forests

Email: ArchDataRequest@gov.bc.ca

Phone: 1-250-953-3334

PO Box 9816 Stn Prov. Gov't, Victoria BC V8W 9W3

Visit our website at:

www.gov.bc.ca/archaeology

From: brian.danyliw@sothebysrealty.ca <brian.danyliw@sothebysrealty.ca> **On Behalf Of** ArchDataRequest@gov.bc.ca

Sent: Wednesday, June 11, 2025 3:20 PM

To: Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>

Subject: Data Request: Brian Danyliw - Sotheby's International Realty canada

Terms and
Conditions
Accepted

Yes

Name

Brian Danyliw

Email

brian.danyliw@sothebysrealty.ca

I am a

Realtor or Lawyer representing Owner/Buyer

Affiliation

Sotheby's International Realty canada

Address

752 Douglas St

City

Victoria

Province

BC

Postal Code

V8W 3M7

Phone Number

250-710-6844

Information
Requested

I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.):

See attached

Why Site
Information is
Required

I am a representative of the seller or prospective purchaser of the properties described above. The properties described above are currently listed for sale.

Third Party Access

The following person(s) may have access to this information (Include the person's full name and relationship to you below. If you would like them to be copied on our email reply containing property information, please also include their email address):

Prospective buyer's Realtors

Format Required

PDF

Who Prompted

I am a regular business user of this information request service

File Attachment#1

TITLE AND MISC NOTES.pdf

File Attachment#2

MAP-ORTHO.pdf

File Attachment#3

File Attachment#4

File Attachment#5

PROPERTY INFORMATION

General Property Information		
Civic Address:	5025 GENOA BAY RD	
Folio:	00429-000	
LTO Number:	CB192911	
PID:	003-593-886	
MHR Number:		
Status:	Active	
Property No:	100841	
Legal:	LOT 2 SECTION 11 RANGE 6 COWICHAN PLAN VIP20594	

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	0152	2 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
2025 May 02, 2025	Reg	6,857.06	1	765,000	458,000	1,223,000	1,223,000
2024 May 15, 2024	Reg	6,458.27	1	769,000	450,000	1,219,000	1,219,000
2023 May 10, 2023	Reg	6,723.84	1	914,000	459,000	1,373,000	1,373,000

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

Community Development Folder BP008919	
Project No.:	PRJ-001482

Folder	TIM BYRON				
Manager:					
Status:	COMPLETED	Applied Date:	Jul 23, 2020	Completed Date:	Nov 25, 2022
Type:	SINGLE FAMILY DWELLING - ALT				
Purpose:	THIS PERMIT IS TO RECONSTRUCT A NORTH FACING WALL AND RE INSTALL STUCCO.				

Community Development Folder BP008973

Project No.:	PRJ-001482	Folder	TIM BYRON		
		Manager:			
Status:	COMPLETED	Applied Date:	Sep 22, 2020	Completed Date:	Nov 25, 2022
Type:	DECK - NEW				
Purpose:	THIS PERMIT IS FOR THE CONSTRUCTION OF A DECK ON THE FIRST AND SECOND STORY LOCATED ON NORTH ELEVATION FACING THE OCEAN AND SUPERVISED BY A STRUCTURAL ENGINEER.				

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.

[Contact](#) | [Privacy Statement](#) | [Legal Disclaimer](#)



Appraisers & Home Inspectors

Property Appraisers

Cunningham Rivard Appraisers

Phone: 250-737-1777
Email: office@crisland.com
Web: crisland.com
300 - 394 Duncan Street, Duncan, BC V9L 3W4

Astro Appraisals

Phone: 250-748-3159
Email: appraisals@astroappraisals.ca
Web: astroappraisals.ca
105C-394 Duncan Street, Duncan BC, V9L 3W4

Home Inspectors

Falcon Home Inspections

Pierce Bowie
Phone: 778-708-5085
Email: info@falconhomeinspections.ca
Web: falconhomeinspections.ca

Stellar Home Inspections

Matt Kuzma
Phone: 250-514-3252
Email: matt@stellarinspections.ca
Web: stellarinspections.ca

Above The Barr

Steven Barr
Phone: 778-288-4857
Email: abovethebarrinspections@gmail.com
Web: abovethebarrinspections.ca

Engineering, Survey, Demolition & Hazmat

Rockridge Inc. Demolition

Phone: 250-658-1001
rockridgeinc.com

Lewkowich Engineering & Hazmat Testing

Tel: 250-756-0355
Suite A-2569 Kenworth Road
Nanaimo, BC V9T 3M4

Demxx - Demolition

Phone: 250-954-0296
Email: info@demxx.com
1688 Alberni Hwy.
P.O. Box 764 Coombs, B.C. V0R 1M0

Kenyon Wilson Surveyors

Phone: 250-746-4745
Email: office@kenyonwilson.ca
Web: kenyonwilson.ca
221 Coronation Ave. Duncan BC V9L 2T1

Septic Inspectors & Septic Pumping

Ace Bobcat Septic Inspections

Phone: 250-709-9643
Web: acebobcat.com
6149 Scott Road, Duncan BC

Save-On Septic – Inspections & Pumping

Phone: 250-748-5676
Web: saveonspetic.com

Water Testing

BC Aquifer

Phone : (250) 748-4041
Fax: (250) 748-5775
Address: 5420 Trans Canada Hwy Duncan, BC,
V9L6W4

Caledonian Water Company

Ed Henderson
Phone: 250-746-3975
Address: 1059A Canada Ave, Duncan BC, V9L 1V2



Local & Regional Authorities

Cowichan Valley Regional District

175 Ingram St. Duncan, BC V9L 1N8

Phone 250-746-2500

Hours: Monday – Friday 8:30 am - 4:30 pm

CVRD Development Services

Email: ds@cvrd.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

Municipality of North Cowichan

7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

Town of Ladysmith

410 Esplanade, Ladysmith BC V9G 1A2

Phone: 250-245-6400

Fax: 250-245-6411

Email: info@ladysmith.ca

Town of Lake Cowichan

39 South Shore Rd. Box 860, Lake Cowichan BC V0R 2G0

Phone: 250-749-6681

Fax: 250-749-3900

District of Ucluelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

Email: info@ucuelet.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 754-4251

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 390-4111

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3

Hours: Monday – Friday 8:0 am - 4:00 pm

Phone: 250 248-6144

Fax: 250 248-6650

City of Campbell River

301 St. Ann's Rd., Campbell River BC, V9W 4C7

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 286-5700

Fax: (250) 286-5760

Town of Qualicum Beach

#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7

Hours: Monday – Friday 8:0 am - 4:00 pm

Phone: 250.752.6921

Fax: 250.752.1243

Email: qbtown@qualicumbeach.com

Vancouver Island Health Authority

1952 Bay Street, Victoria, BC V8R 1J8

Phone: 250.370.8699

Toll-free: 1-877-370-8699

Fax: 250.370.8750

Email: info@viha.ca