



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE

3460 COBBLE HILL RD

\$1,189,000 | 6 BEDS | 4 BATHS

Jeff Hunter
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Royal LePage Duncan Realty
371 Festubert Street
Duncan, BC V9L 3T1





Tucked away in the Welcoming community of Cobble Hill on Vancouver Island conveniently located just minutes to the village & Cobble Hill Mountain Park you will find this 2005 custom family home built by local builder, Ron Cuthbert. The 5+ bd/den, 4 bath home spread out over 3,287 fin sqft affords so much opportunity for mixed or blended families. Including a separate rented 1bd suite. Gorgeous fir floors are a highlight of the main level, the open Kitchen/Dining/living floor plan is a perfect entertainer's dream with spectacular views and a large deck for outside living. The beautiful property has loads of opportunities for gardeners including a restful pond, fully fenced garden areas with additional potential for a chicken coop. Located approx 45 kilometres north of Victoria on HWY 1 in the CVRD the area is known for its agricultural surroundings, and for Cobble Hill itself, which gave the village its name. Easy highway access allows a quick commute to work and play.

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3460 COBBLE HILL RD



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It is the Responsibility of anyone receiving this package to check they have received all documents noted above. If you believe there is something missing, please notify me by email immediately identifying what needs to be provided or corrected.

I am providing title documents I believe are relevant. Please double check that you have received all the charges important to you as I may not be including charges that I do not deem important.

Measurements are approximate and Buyers should verify if they



Offers will be reviewed as Received.

I am providing title documents/Registration I believe are relevant. Please double check that you have received all the charges important to you as I may not be including charges that I do not deem important. Measurements are approximate and Buyers should verify if they are fundamental to the sale.

The information and documentation included in the listing package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.

Please Note:

- A signed copy of the Realtor Notes must accompany all offers
- Ideal Completion: Early -Mid July to allow children to complete school year.
- Age of home from BC Assessment
- Lot size from BC Assessment

Please Review Sellers Instructions with Clients Prior to submitting offer. All offers left open minimum of 24hours for consideration.

The following is shared by the seller in an effort to answer your questions in advance, buyer to verify if important:

Special Features of Property:

- Interior Painting – 2024, Suite -2024
- Landscaping – 2025
- Roof, Patio, Windows, Gutters - Cleaned 2024
- Hot water tank – 2021
- Wood stove - Inspected/Cleaned -2025
- Insured with Belair Direct
- New Deck Surfacing - 2025

Suite – Private entrance. Wonderful Tenant wishes to stay.
Rent -\$1400 mnth, All utilites included. Wifi and propane fireplace.

INCLUSIONS:

- Fridge Stove
Dishwasher
Washer Dryer

[Safety Sweep Chimney Service](#)

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

3460 COBBLE HILL RD

3460 Cobble Hill Rd

05/14/25

PROPERTY ADDRESS: _____ DATED: _____

PLEASE NOTE ALL OFFERS SUBMITTED AFTER 8PM WILL BE CONSIDERED RECEIVED AND PRESENTED THE NEXT DAY AT 9AM. PLEASE LEAVE ALL OFFERS OPEN FOR MINIMUM 24 HOURS.

_____ The Seller(s) will be reviewing offer(s) on _____ As Received
_____ The Seller(s) requests any offer(s) be open for 24 _____ hours for consideration

Seller(s) allow the following information to be disclosed to potential Buyers:

Negotiable - Suite is Tenanted

Seller(s) prefer completion date: _____

Negotiable - Suite is Tenanted

Seller(s) preferred possession date: _____

Other terms the Seller(s) consider favourable: _____

☐ Seller(s) will allow other REALTORS to present offers

☒ Seller(s) wish that all offers are presented by the listing REALTOR only

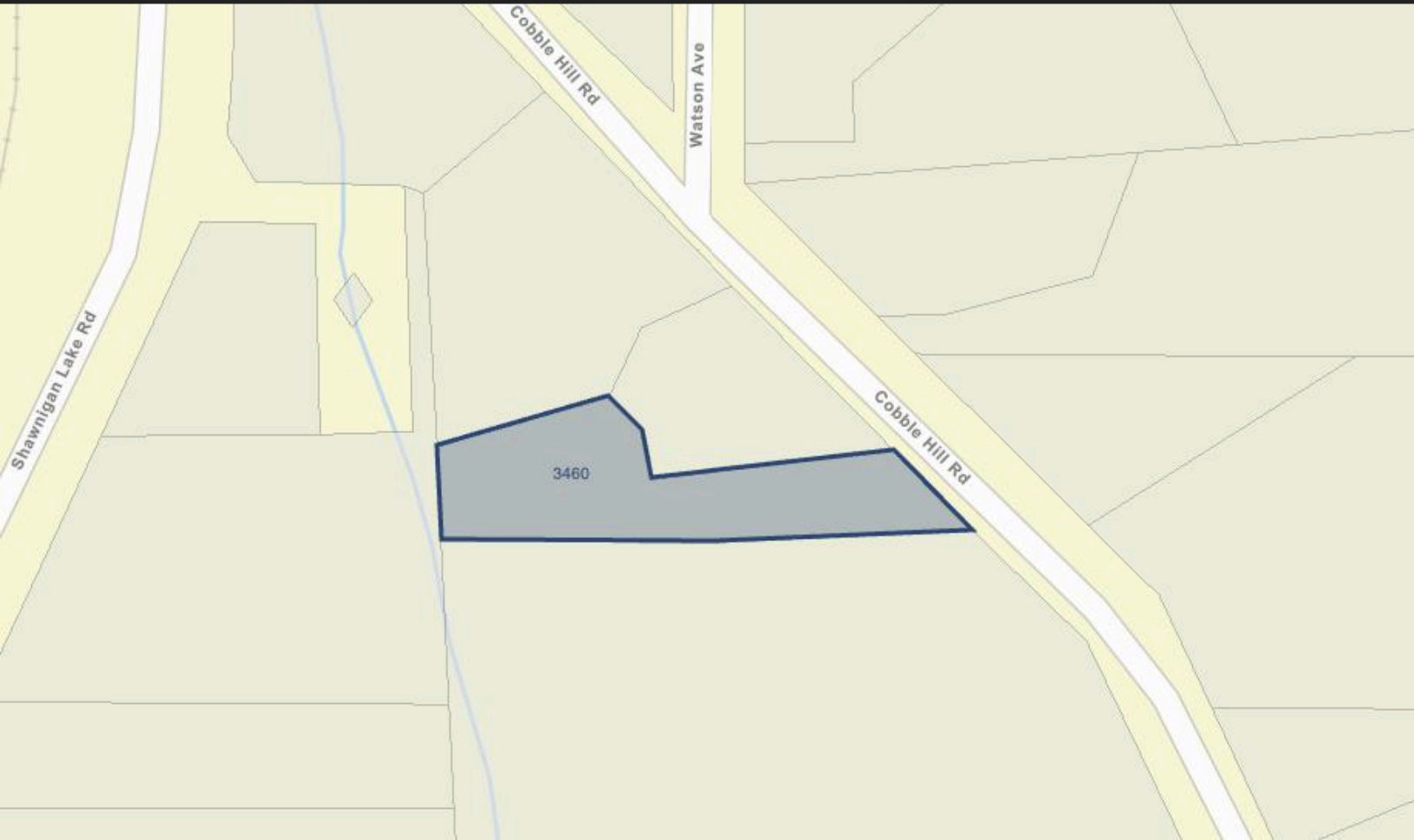
To Seller: This is your written authorization to advise Brokerages/Licensees that unless otherwise instructed by you in writing, offers will only be dealt with as stated above. You acknowledge that the above-named Designated Agent has informed you of the pros and cons of these instructions and has advised you to obtain independent Legal Advice prior to authorizing these instructions.

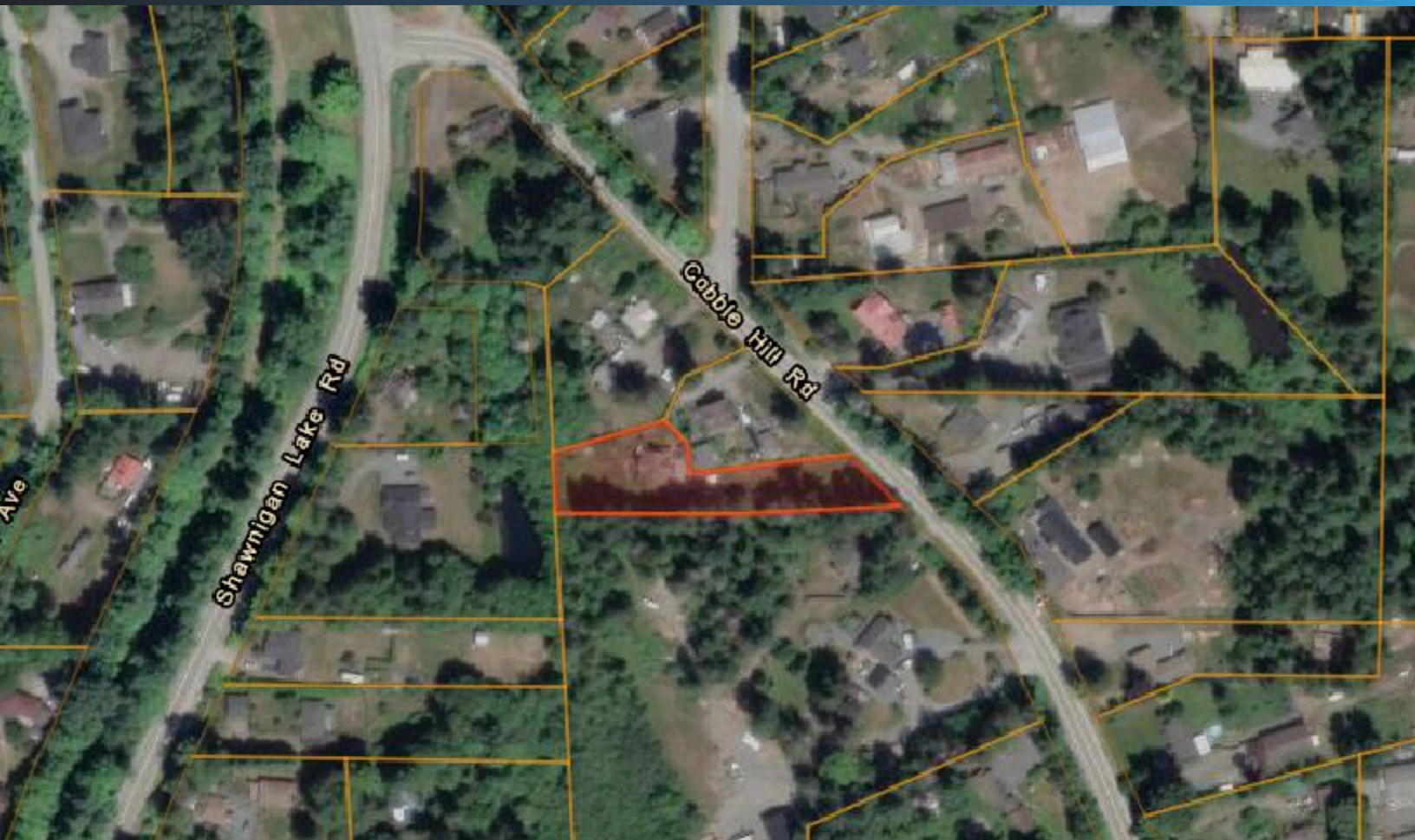
In the event the Seller(s) change their mind on the process above, the Seller(s) will immediately notify the Listing Agent providing written instructions regarding the same.

Seller:  05/14/25 Date: 05/14/25

Seller:  05/15/25 Date: 05/14/25

Listing Realtor:  05/14/25 Date: 05/14/25







Estimated areas

GLA FLOOR 1: 1120 sq. ft, excluded 322 sq. ft
GLA FLOOR 2: 1169 sq. ft, excluded 367 sq. ft
GLA FLOOR 3: 998 sq. ft, excluded 0 sq. ft
Total GLA 3287 sq. ft, total scanned area 3976 sq. ft

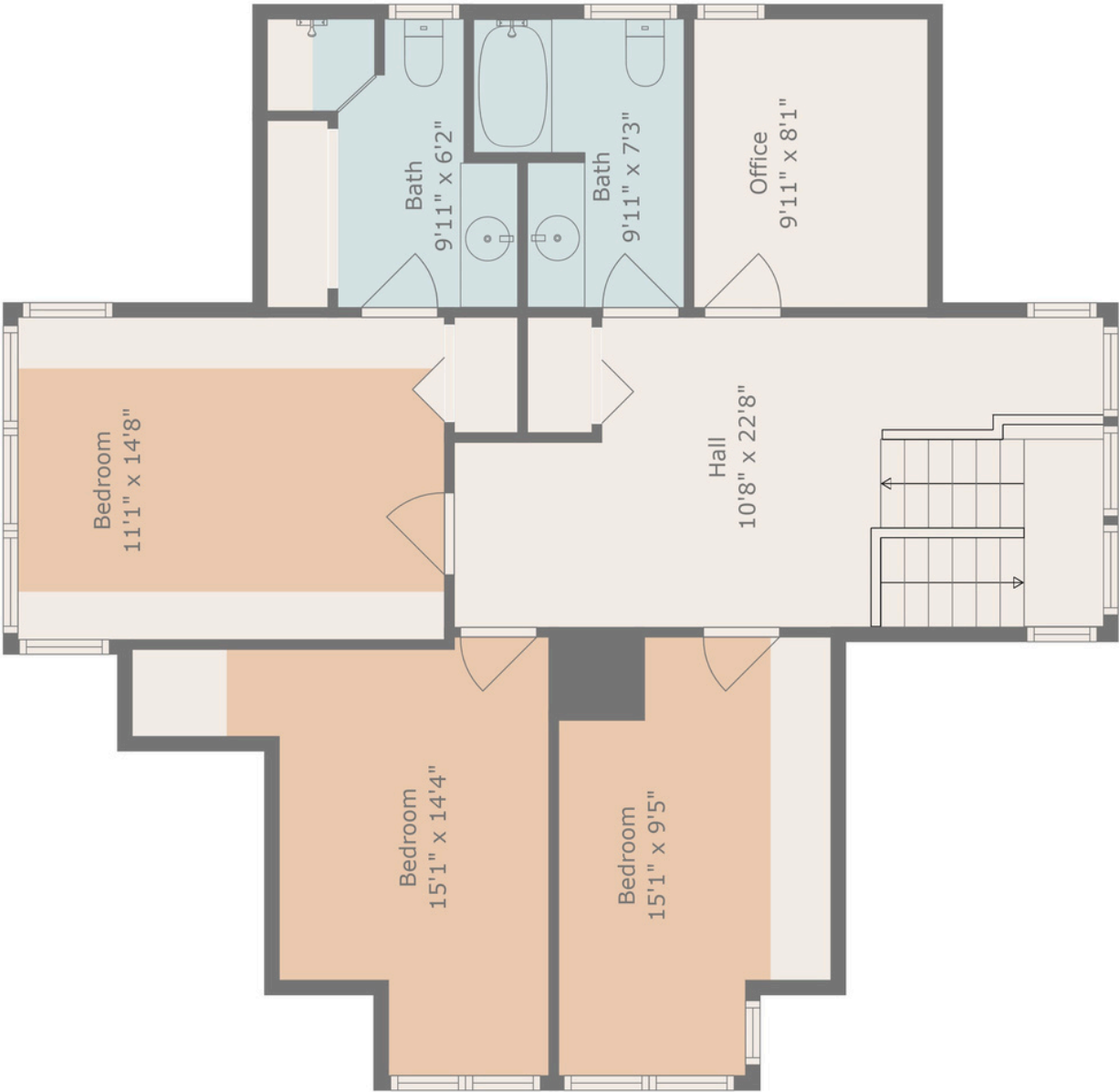
Sizes And Dimensions Are Approximate, Actual May Vary



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Sizes And Dimensions Are Approximate, Actual May Vary



BC ASSESSMENT  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.

3460 COBBLE HILL RD COBBLE HILL V0R 1L5
Area-Jurisdiction-Roll: 04-765-03866.010



Total value **\$1,093,000**

2025 assessment as of July 1, 2024

Land	\$423,000
Buildings	\$670,000
Previous year value	\$1,134,000
Land	\$469,000
Buildings	\$665,000

Property information

Year built	2005
Description	2 STY house - Standard
Bedrooms	4
Baths	4
Carports	
Garages	
Land size	.664 Acres
First floor area	1,098
Second floor area	1,061
Basement finish area	1,050
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT B, PLAN VIP78770, SECTION 11, RANGE 6, SHAWNIGAN
LAND DISTRICT, EXCEPT PLAN EPP56336
PID: 026-275-805

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width	
Length	
Total area	

Register with BC Assessment

-  Search properties on a map
-  Compare property information and assessment values

-  Store and access favourite properties across devices
-  View recently viewed properties



Public Records Full Property Report

Property Identification & Legal Description

Address: 3460 COBBLE HILL RD COBBLE HILL BC V0R 1L5
Jurisdiction: Duncan Rural (765)
Roll No: 3866010 **Assessment Area:** 4
PID No: 026-275-805
Neighbourhood: Cobble Hill **MHR No:**
Legal Unique ID: D0000008AN
Legal Description: LOT B, PLAN VIP78770, SECTION 11, RANGE 6, SHAWNIGAN LAND DISTRICT, EXCEPT PLAN EPP56336

2024 Municipal Taxes

Gross Taxes: \$5,288

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$423,000	\$670,000	\$1,093,000
	Gross Value:	\$423,000	\$670,000	\$1,093,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$423,000	\$670,000	\$1,093,000
SCHOOL:				
	Gross Value:	\$423,000	\$670,000	\$1,093,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$423,000	\$670,000	\$1,093,000
BC TRANSIT:				
	Gross Value:	\$0	\$0	\$0
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2018-06-29	\$655,000	CA6900421	Improved Single Property Transaction
2016-02-18		CA4993587	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:	28,923	Lot Width:	
Lot Acres:	0.66	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Residential Dwelling with Suite
School District:	Cowichan Valley	Manual Class:	2 STY SFD - After 1990 - Standard
Vacant Flag:	No	Reg District:	Cowichan Valley
BC Transit Flag:	No	Reg Hosp Dist:	Cowichan Valley
Farm No:		Mgd Forest No:	
DB Last Modified:	2025-01-01	Rec Last Modified:	2025-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$1,134,000	\$5,288
2023	\$1,263,000	\$5,239
2022	\$1,038,000	\$4,499
2021	\$731,000	\$4,091
2020	\$690,000	\$4,074
2019	\$676,000	\$3,886
2018	\$585,000	\$3,558



2017	\$539,000	\$3,578
2016	\$563,000	\$3,964
2015	\$559,000	\$3,966
2014	\$566,000	\$3,923
2013	\$541,000	\$3,567
2012	\$565,000	\$3,474
2011	\$550,000	\$3,279
2010	\$578,000	\$3,441
2009	\$577,000	\$3,238
2008	\$577,000	\$3,161
2007	\$471,000	\$2,839
2006	\$159,000	\$1,089

jeff@jeffhunterrealty.com | 250-815-0882



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DUNCAN
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jeffriehunter@royallepage.ca



I AM HERE TO HELP



3460 COBBLE HILL RD Rural BC V0R 1L5

PID	026-275-805	Legal Description			
Zoning	R-3 - VILLAGE RESIDENTIAL 3 ZONE	Plan			
		Community Plans(s)	OCP: Land Use: Village Residential, not in ALR		
Floor Area		Max Elevation	95.65 m	Year Built	Transit Score
Lot Size	33056.55 ft²	Min Elevation	87.64 m	Bedrooms	Walk Score
Dimensions		Annual Taxes		Bathrooms	Structure

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
783138	Sold 29/06/2018	6	\$639,000 / \$655,000	Royal LePage Coast Capital - Oak Bay

APPRECIATION

	Date	(\$)	% Change
Assessment			
No data available			

ASSESSMENT

	% Change
Building	
Land	
Total	

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Cobble Hill	Frances Kelsey
District	SD 79	SD 79
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

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



Authentisign ID: 32E67BEE0-FF630-F011-A5F1-000D3A8A9962

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

3460 COBBLE HILL RD

Authentisign ID: 32E67BEE0-FF630-F011-A5F1-000D3A8A9962

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: May 15, 2025



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

ADDRESS: 3460 Cobble Hill Rd Cobble Hill

BC V0R 1L5 (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

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PROPERTY DISCLOSURE STATEMENT

3460 COBBLE HILL RD

Authentisign ID: 32E67BEE-8F630-F011-A5F1-000D3A8A9962

May 15, 2025

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3460 Cobble Hill Rd

Cobble Hill

BC V0R 1L5

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

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PROPERTY DISCLOSURE STATEMENT

3460 COBBLE HILL RD



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May 15, 2025 _____ PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3460 Cobble Hill Rd Cobble Hill BC V0R 1L5

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: 19 _____ 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/YYY)		☒ ☒		
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

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PROPERTY DISCLOSURE STATEMENT

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May 15, 2025 _____ PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3460 Cobble Hill Rd Cobble Hill BC V0R 1L5

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)

See Full listing Package including Realtor Notes. JH

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) Jamie Crowston


SELLER(S) Amanda Rachel Crowston

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.

*PREC represents Personal Real Estate Corporation

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Authentisign ID: 548C77E7-6F32-F011-A5F1-000D3A8A9962

TITLE SEARCH PRINT

2025-05-16, 09:04:36

File Reference:

Requestor: Jeff Hunter

Declared Value \$655000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District
Land Title OfficeVICTORIA
VICTORIA**Title Number**
From Title NumberCA6900421
FB498036**Application Received**

2018-06-29

Application Entered

2018-07-04

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

JAMIE CROWSTON, GOVERNMENT EMPLOYEE
AMANDA RACHEL CROWSTON, HOMEMAKER
3460 COBBLE HILL ROAD
COBBLE HILL, BC
V0R 1L5
AS JOINT TENANTS**Taxation Authority**Nanaimo/Cowichan Assessment Area
Cobble Hill Improvement District**Description of Land**

Parcel Identifier:

026-275-805

Legal Description:

LOT B SECTION 11 RANGE 6 SHAWNIGAN DISTRICT PLAN VIP78770 EXCEPT PART IN
PLAN EPP56336**Legal Notations**

HERETO IS ANNEXED EASEMENT CA4993592 OVER PART OF LOT 1 PLAN EPP56336

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL
GOVERNMENT ACT, SEE CA7062653**Charges, Liens and Interests**

Nature:

EXCEPTIONS AND RESERVATIONS

Registration Number:

77636G

Registration Date and Time:

1932-06-09 10:00

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

INTER ALIA
AFB 9,693.7434A



Authentisign ID: 548C77E7-6F32-F011-A5F1-000D3A8A9962

TITLE SEARCH PRINT

2025-05-16, 09:04:36

File Reference:

Requestor: Jeff Hunter

Declared Value \$655000

Nature:	MORTGAGE
Registration Number:	CA9315873
Registration Date and Time:	2021-08-30 10:02
Registered Owner:	COAST CAPITAL SAVINGS FEDERAL CREDIT UNION

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA9315874
Registration Date and Time:	2021-08-30 10:02
Registered Owner:	COAST CAPITAL SAVINGS FEDERAL CREDIT UNION

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
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Pending Applications	NONE
-----------------------------	------



Status: Registered
FORM_C_V21 (Charge)

Doc #: CA4993592
VICTORIA LAND TITLE OFFICE
Feb-18-2016 12:46:25.008

RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06
DECLARATION(S) ATTACHED
CA4993592
PAGE 1 OF 6 PAGES

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Patricia Thomson
68CMIS

Digitally signed by Patricia Thomson
68CMIS
DN: cn=CA, cn=Patricia Thomson,
68CMIS, o=Notary, ou=Verify ID at
www.saricert.com/LI0.P.cdn?
id=68CMIS
Date: 2016.02.17 13:35:42 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)
PATRICIA THOMSON
NOTARY PUBLIC
BOX 94
LAKE COWICHAN BC V0R 2G0
Document Fees: \$71.58
Deduct LTSA Fees? Yes ☒

FILE:FINLAYSON

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]
NO PID NMBR LOT 1, SECTION 11, RANGE 6, SHAWNIGAN DISTRICT, PLAN EPP56336

STC? YES

Related Plan Number: EPP56337

- | 3. NATURE OF INTEREST | CHARGE NO. | ADDITIONAL INFORMATION |
|-----------------------|------------|------------------------|
| SEE SCHEDULE | | |

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) ☐ Filed Standard Charge Terms D.F. No. (b) ☒ Express Charge Terms Annexed as Part 2
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):
IAN DOUGLAS FINLAYSON AND CHRISTINA GEERTRUIDA BLOTE-FINLAYSON AND ROYAL BANK OF CANADA (PRIORITY AGREEMENT)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))
IAN DOUGLAS FINLAYSON, COMMERCIAL ARTIST
CHRISTINA GEERTRUIDA BLOTE-FINLAYSON, REGISTERED NURSE
3460 COBBLE HILL ROAD
COBBLE HILL BRITISH COLUMBIA
AS JOINT TENANTS V0R 1L5 CANADA

7. ADDITIONAL OR MODIFIED TERMS:
N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.
Officer Signature(s)

PATRICIA THOMSON
Notary Public
BOX 94
LAKE COWICHAN, B.C.
V0R 2G0

Execution Date		
Y	M	D
15	12	18

Transferor(s) Signature(s)
IAN DOUGLAS FINLAYSON
CHRISTINA GEERTRUIDA BLOTE-FINLAYSON

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06

FORM D1_V21

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

PAGE 2 of 6 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

LESTER CLAYTON CLEMENTS

16	02	01
----	----	----

ROYAL BANK OF CANADA BY ITS
AUTHORIZED SIGNATORIES:

Notary Public

10 YORK MILLS
TORONTO, ONTARIO
M2P 0A2

SABRINA CURTIS - TEAM LEADER

ORRIE SOBERS - TEAM LEADER

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Status: RegisteredDoc #: CA4993592RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06

FORM_E_V21

LAND TITLE ACT
FORM E

SCHEDULEPAGE 3 OF 6 PAGES

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Easement		OVER PART ON PLAN EPP56337 DOMINANT LANDS: NO PID LOT B, SECTION 11, RANGE 6, SHAWNIGAN DISTRICT, PLAN VIP78770, EXCEPT PLAN EPP56336

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
--------------------	------------	------------------------

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
--------------------	------------	------------------------

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
--------------------	------------	------------------------

Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06

TERMS OF INSTRUMENT – PART 2**WHEREAS:**

- A. The Transferees are the registered owners of those certain parcels or tracts of land, more particularly known and described as:
- NO PID NUMBER Lot B, Section 11, Range 6, Shawnigan District, Plan VIP78770 Except Plan EPP56336
- (hereinafter referred to as the "Dominant Tenement")
- B. The Transferors are the registered owners of those certain parcels or tracts of land, more particularly known and described as:
- NO PID NUMBER Lot 1, Section 11, Range 6, Shawnigan District, Plan EPP56336
- (hereinafter referred to as the "Servient Tenement")
- C. The Transferor has agreed to grant to the Transferee and easement over those portions (the "Easement Area") of the Servient Tenement shown outlined in a heavy dark line and labelled "EASEMENT" on Explanatory Plan EPP56337, a reduced copy of which is attached to this agreement as Schedule A, for the purpose of facilitating a sanitary sewer system of works, Hydro, Telephone and Cable described in this Agreement.

NOW THEREFORE, in consideration of the sum of \$1.00 paid by the Transferee to the Transferors, the receipt and sufficiency of which is acknowledged by the Transferors, the parties agree as follows:

1. The parties agree that capitalized terms used in this Agreement have the meanings ascribed to those terms in the recitals of this agreement.
2. The Transferor, as owner of the Servient Tenement, grants to the Transferee as owner of the Dominant Tenement, a full and uninterrupted right-of-way, liberty, right and easement, at all times, to enter upon and have full and uninterrupted access at all times over, through and under the Easement Area with or without workers, vehicles and equipment, for the purpose of laying down, constructing, ditching, excavating, drilling, operating, maintaining, inspecting, altering, removing, replacing, reconstructing, repairing, and installing a **SANITARY SEWER SYSTEM**, and any underground **HYDRO, TELEPHONE, CABLE OR WATERLINE SERVICES** including pipes, pumps, valves, connectors, conduits, casings, fittings, appliances, facilities, attachments, devices and manholes, all in connection therewith for the passage and carriage of the sanitary sewer system, **EXCLUDING DRIVEWAY USE** (hereinafter referred to as "the Works") and, without limiting the generality of the foregoing, the right to place and use any other equipment, appurtenance, or installation (whether or not similar to the Works), as may be useful, convenient, or incidental thereto, in, under, over, through, and upon the Easement Area and to keep and maintain the Works at all times in good condition and repair. The Transferor covenants, agrees and grants to the Transferee, its servants, agents, tenants, invitees and licensees the full free and uninterrupted right, licence, liberty, easement, privilege and permission at all times to allow sanitary sewer waters to flow through the Works installed by the Transferee on over or under the Easement Area.

Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06:44:06

3. All costs for labour, materials and machinery pursuant to constructing, maintaining, repairing, and replacing the Works shall be borne solely by the Transferee.

4. COVENANTS OF THE TRANSFEE

The Transferee will:

- (i) use the Easement Area and carry out the Works in a good and workmanlike manner in order to cause no unnecessary damage or disturbance to the Transferor, the Servient Tenement or any improvement on the Servient Tenement;
- (ii) not bury, without the prior written consent of the Transferor, debris or rubbish in excavations or backfill;
- (iii) remove shoring and like temporary structures as backfilling proceeds;
- (iv) thoroughly clean, rake up all rubbish and construction debris it creates in order to leave the Easement Area in a neat and clean condition;
- (v) restore the surface soil of the Easement Area as nearly as may be reasonably possible to the same condition as it was prior to entry, as soon as any of the Transferee's undertakings in respect of the Works have been completed;
- (vi) exercise care not to damage the Servient Tenement lands or any improvements on the Servient Tenement and if the Transferee should cause any such damage, restore such damaged lands or improvements thereon to as close to their pre-damaged condition as is reasonably practicable with reasonable dispatch or where the Transferee deems restoration to be impracticable, reimburse the Transferor for all damage the Transferee has caused but not restored;
- (vii) not store, without the prior written consent of the Owner, any vehicles, tools or materials on the Easement Area;
- (viii) not construct, without the prior written consent of the Transferor, any building or structure, or any part of a building or structure on the surface of the Easement Area.

5. COVENANTS OF THE TRANSFEROR

The Transferors will:

- (i) not erect any buildings, concrete or structures, nor permit any buildings, concrete or structures to be erected on the Easement Area nor in any other way obstruct the Transferee's use of the Easement Area;
- (ii) not plant nor permit to be planted, any trees, shrubs, or other growth on the Easement Area that would in any way or at any time become a hazard to the Works or allow anything to be done which, in the reasonable opinion of the Transferee, would be hazardous to the Works;

Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06

- (c) exercise care not to damage the Works and if the Transferor should cause any such damage, reimburse the Transferee for all such damage the Transferor has caused but not restored.
6. All chattels, equipment, supplies, fixtures or other materials comprising the Works or otherwise installed by the Transferee over, on, in or under the Easement Area are and shall remain the property of the Transferee and shall be removable by the Transferee in whole or in part at any time, any rule of law or equity to the contrary notwithstanding.
7. All obligations on and benefits accruing to the persons comprised in the Transferee or the Transferor apply only in respect of such obligations or benefits, which arise during the period in which any such person is registered as owner of any portion of the Dominant or Servient Tenement. Notwithstanding anything contained in this Agreement, the parties shall not be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the party ceases to have any further interest in the Servient Tenement or Dominant Tenement.
8. No part of the fee simple of the Servient Tenement shall pass to or be vested in the Transferee and the Transferor may use and enjoy the Servient Tenement subject only to the rights and restrictions herein provided.
9. Wherever the singular or masculine are used throughout this indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.
10. This indenture shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
11. **Indemnity**
- (a) The Transferee shall at all times and does hereby indemnify, save harmless, release and forever discharge the Transferor from and against all manner of actions, causes of action, claims, debts, suits, damages, demands and promises, at law or in equity, whether known or unknown, including without limitation for injury to persons or property including death, of any person directly or indirectly arising or resulting from, or attributable to, any act, omission, negligence or default of the Transferee in connection with or in consequence of this Agreement, save and except to the extent caused by any act, omission, negligence or default of the Transferor, in which case the Transferor shall indemnify the Transferee under paragraph 11 (b) of this Agreement.
- (b) The Transferor shall at all times and does hereby indemnify, save harmless, release and forever discharge the Transferee from and against all manner of actions, causes of action, claims, debts, suits, damages, demands and promises, at law or in equity whether known or unknown, including without limitation for injury to persons or property including death, of any person directly or indirectly arising or resulting from, or attributable to, any act, omission, negligence or default of the Transferor in connection with or in consequence of this Agreement, save and except to the extent caused by any act, omission, negligence or default of the Transferee, in which case the Transferee shall indemnify the Transferor under paragraph 11 (a) of this Agreement.

END OF DOCUMENT



Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06

FORM_DECEN_V19

**LAND TITLE ACT
FORM DECLARATION**

Related Document Number: CA4993592

PAGE 1 OF 5 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

Patricia
Thomson
68CMIS

Digitally signed by Patricia Thomson
68CMIS
DN: c=CA, cn=Patricia Thomson
68CMIS, o=Notary, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=68CMIS
Date: 2016.02.23 12:30:54 -0800

I, PATRICIA THOMSON, NOTARY PUBLIC OF BOX 94, LAKE COWICHAN, B.C. V0R 2G0
DECLARE THAT:

1. THE ATTACHED SCHEDULE SHOULD BE REPLACED ON THE DOCUMENT TO INCLUDE THE
PRIORITY.

I MAKE THIS DECLARATION BASED ON PERSONAL INFORMATION AND REASONABLE BELIEF.

PATRICIA THOMSON

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

Fee Collected for Document: \$86.04

Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06:44:06

TERMS OF INSTRUMENT – PART 2**WHEREAS:**

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Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06

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- (iii) remove shoring and like temporary structures as backfilling proceeds;
- (iv) thoroughly clean, rake up all rubbish and construction debris it creates in order to leave the Easement Area in a neat and clean condition;
- (v) restore the surface soil of the Easement Area as nearly as may be reasonably possible to the same condition as it was prior to entry, as soon as any of the Transferee's undertakings in respect of the Works have been completed;
- (vi) exercise care not to damage the Servient Tenement lands or any improvements on the Servient Tenement and if the Transferee should cause any such damage, restore such damaged lands or improvements thereon to as close to their pre-damaged condition as is reasonably practicable with reasonable dispatch or where the Transferee deems restoration to be impracticable, reimburse the Transferor for all damage the Transferee has caused but not restored;
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Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06:44:06

- (c) exercise care not to damage the Works and if the Transferor should cause any such damage, reimburse the Transferee for all such damage the Transferor has caused but not restored.
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7. All obligations on and benefits accruing to the persons comprised in the Transferee or the Transferor apply only in respect of such obligations or benefits, which arise during the period in which any such person is registered as owner of any portion of the Dominant or Servient Tenement. Notwithstanding anything contained in this Agreement, the parties shall not be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the party ceases to have any further interest in the Servient Tenement or Dominant Tenement.
8. No part of the fee simple of the Servient Tenement shall pass to or be vested in the Transferee and the Transferor may use and enjoy the Servient Tenement subject only to the rights and restrictions herein provided.
9. Wherever the singular or masculine are used throughout this indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.
10. This indenture shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
11. **Indemnity**
- (a) The Transferee shall at all times and does hereby indemnify, save harmless, release and forever discharge the Transferor from and against all manner of actions, causes of action, claims, debts, suits, damages, demands and promises, at law or in equity, whether known or unknown, including without limitation for injury to persons or property including death, of any person directly or indirectly arising or resulting from, or attributable to, any act, omission, negligence or default of the Transferee in connection with or in consequence of this Agreement, save and except to the extent caused by any act, omission, negligence or default of the Transferor, in which case the Transferor shall indemnify the Transferee under paragraph 11 (b) of this Agreement.
- (b) The Transferor shall at all times and does hereby indemnify, save harmless, release and forever discharge the Transferee from and against all manner of actions, causes of action, claims, debts, suits, damages, demands and promises, at law or in equity whether known or unknown, including without limitation for injury to persons or property including death, of any person directly or indirectly arising or resulting from, or attributable to, any act, omission, negligence or default of the Transferor in connection with or in consequence of this Agreement, save and except to the extent caused by any act, omission, negligence or default of the Transferee, in which case the Transferee shall indemnify the Transferor under paragraph 11 (a) of this Agreement.



Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06

12. PRIORITY

IN CONSIDERATION OF THE SUM OF One Dollar (\$1.00), the receipt of which is hereby acknowledged, the ROYAL BANK OF CANADA grants to IAN DOUGLAS FINLAYSON and CHRISTINA GEERTRUIDA BLOTE-FINLAYSON priority over the interest of the ROYAL BANK OF CANADA in the land and postpones the right, title and interest of the ROYAL BANK OF CANADA in the land to IAN DOUGLAS FINLAYSON and CHRISTINA GEERTRUIDA BLOTE-FINLAYSON as if the Mortgage had been registered immediately after the registration of the Easement and notwithstanding the respective dates and times of execution and registration of the charges or the respective dates of advancement of monies under them.



Status: Registered

Doc #: CA4993592

RCVD: 2016-02-18 RQST: 2024-04-24 06.44.06

23 February 2016

15:30

Number: **FB498039**

ADDITIONAL APPLICATION NUMBER FORM

Number(s) required: **1**

Nature of Interest: **Priority Agreement**

Reason: **Priority Agreement applied for by corrective dec**

PID: **029-767-610**

Append to: **CA4993592**

Paper Intake

Add Package: (add as internal)

Scanning

Manage Image Versions to re-authorize:

Update Document Relationship:

Examiner: **MBG**

Comments:



Status: Registered
FORM_LGF_V7

Doc #: CA7062653

RCVD: 2018-09-13 RQST: 2024-04-24 06.44.06

VICTORIA LAND TITLE OFFICE
Sep-13-2018 09:19:12.001

CA7062653

LOCAL GOVERNMENT FILING FORM

PAGE 1 OF 1 PAGES

By incorporating your electronic signature into this form you are certifying:

- (a) that the requirements established by the Director in Director's Requirements for the Authorized Subscriber Register 01-13 are met,
(b) that the information contained in each notation, endorsement, statement or certification made by you and set out in this form is correct, and
(c) that a true copy or copy of the true copy of the electronic instrument is in your possession.
A true copy means a legible paper copy containing every material provision and particular contained in this original.
Each term used in this representation and certification is to be given the meaning ascribed to it in section 1 and part 10.1 of the *Land Title Act*.

Shannon
Carlow
NKMN6X

Digitally signed by
Shannon Carlow NKMN6X
Date: 2018.09.07 09:17:01
-07'00'

1. APPLICATION: (Name, address and phone number of the applicant, applicant's solicitor or agent)

ATTENTION: K. MADGE (DEVELOPMENT OFFICER) (L.L.)

COWICHAN VALLEY REGIONAL DISTRICT

FILE NO.: 07-C-15DP

175 INGRAM STREET

PHONE: 250 746 2603

DUNCAN

BC V9L 1N8

Document Fees: \$28.63

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

026-275-805

LOT B SECTION 11 RANGE 6 SHAWNIGAN DISTRICT PLAN VIP78770
EXCEPT PART IN PLAN EPP56336

STC? YES ☐

3. NATURE OF INTEREST: **Notice of Permit**

Affected Legal Notation or Charge Number:

4. NAME OF LOCAL GOVERNMENT: COWICHAN VALLEY REGIONAL DISTRICT

Additional Information:

ISSUED PRIOR TO CHANGES OF THE LOCAL GOVERNMENT ACT

5. NOTICE DETAILS:

TAKE NOTICE that the land described above is subject to a Permit.

- (a) Type of Notice: Development Permit
(b) Statutory authority: Local Government Act, Section 920

Issue Date: 2015-09-25

Further particulars of the permit may be obtained from the issuing authority.

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit, the Registrar is hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

Authorized Signatory: (If Applicable)

JOSEPH BARRY, CORPORATE SECRETARY



Authentisign ID: 548C77E7-6F32-F011-A5F1-000D3A8A9962

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2025-05-16, 09:04:13

File Reference:

Requestor: Jeff Hunter

PARCEL IDENTIFIER (PID): 026-275-805

SHORT LEGAL DESCRIPTION:S/VIP78770/////B
MARG:REM

TAXATION AUTHORITY:

- 1 Nanaimo/Cowichan Assessment Area
- 2 Cobble Hill Improvement District

FULL LEGAL DESCRIPTION: CURRENT

LOT B SECTION 11 RANGE 6 SHAWNIGAN DISTRICT PLAN VIP78770 EXCEPT PART IN
PLAN EPP56336

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP78770
PLAN VIP78771
SUBDIVISION PLAN EPP56336

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





SEWERAGE SYSTEM LETTER OF CERTIFICATION

FINAL

Filing#: DC 16/008 Folio or PID#: 026-275-805 Date: JAN, 29, 2016

Civic Address: 3460 COBBLE HILL RD

Legal Description: LOT B, SEC 11, R6.6, SHAWNIGAN DIST, PLAN VIP 78770



The construction of the proposed sewerage system on the above property was completed on: JAN, 29, 2016

This system was installed:

- ☐ By or under the supervision* of a professional Name: _____ Registration #: _____
- ☒ By a Registered Onsite Wastewater Practitioner Installer Name: SEAN CRENELLY Registration #: OW0518
- ☐ By the property Owner under the supervision* of Name: _____ Registration #: _____

I am an "Authorized Person" as defined in the Sewerage System Regulation "BC Reg. 326/2004." The signature and seal of the undersigned on this document certifies that:

- The Owner has been provided with:
 - A copy of the sewerage system plans and specifications as filed with the Health Authority;
 - A maintenance plan for the sewerage system that is consistent with standard practice;
 - A copy of this Letter of Certification as filed with the Health Authority;
- The sewerage system has been constructed in accordance with standard practice as indicated in the Sewerage System Filing Form filed on (date) JAN, 28, 2016;
- The sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
- The estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters;
- If operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

* Where the authorized person is a professional, "supervision" means conducting field reviews of the construction of the above system that the professional in his or her professional discretion considers necessary to ascertain whether the construction substantially complies with the plans and specifications filed with the Health Authority.

Appended to this document is a plan of the sewerage system as it was built and a copy of the maintenance plan.

Name (please print): <u>SEAN CRENELLY</u>	Health Authority Use Only
Signature:	
	Vancouver Island Health Authority Environmental Health - Duncan DATE RECEIVED FEB 1 - 2016 Received By (VIHA Staff Signature)

Faxed CRED Feb 1/16



island health

RECORD OF SEWERAGE SYSTEM

		Filing # (OFFICE USE ONLY)		DC16/008	
1. Property Information	☐ New Construction		☒ Alteration		☐ Repair
					☐ Amendment - Original Filing #
	Tax Assessment Roll #				PID #
					026-275-805
Legal Description (Plan, Lot, District Lot, Block Numbers)					
LOT B, SEC 11, RG.6, SHAWNIGAN DIST, PLAN VIP 78770					
Street (Civic) Address or General Location				City	
3460 COBBLE HILL RD				COBBLE HILL	
2. Owner Information	Name of Legal Owner			Mailing Address	
	[REDACTED]			[REDACTED]	
	Phone	City	Prov	Postal Code	
	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	
3. Authorized Person Information	Name of Authorized Person			Mailing Address	
	SEAN CREALLY			3472 VERNER RD	
	Phone	City	Prov	Postal Code	
	250 715-8250	COBBLE HILL	BC	V0R 1L2	
	Registration #	Email			
0W0518					
4. Structure Information	Sewerage System Will Serve:				
	☒ Single Family Dwelling ☐ Other Structure (specify) _____ ☐ Other Dwelling (specify) _____				
	The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one)				
☒ Less than or equal to 9,100 litres ☐ More than 9,100 litres but less than 22,700 litres					
5. Site Information	Depth of native soil to seasonal high water table or restrictive layer (cm) 86cm			Information respecting the type, depth and porosity of the soil is attached ☒ Yes ☐ No	
	GPS Location of System (decimal degrees) Latitude 48.6848114 Longitude -123.6012127				
	Horizontal Accuracy (m) +/- 3m			☒ Recreational GPS ☐ Differential GPS	
6. Drinking Water Protection	Will the sewerage system be located less than 30 m from a well? ☐ Yes ☒ No				
	If yes, attach a professional's report and specify the intended distance _____ (m)				
7. System Information	Distance of proposed sewerage system to the closest body of surface water 30m+ (m)				
	Sewerage treatment method ☒ Type 1 ☐ Type 2 ☐ Type 3				
8. Legal or Regulatory Considerations	☒ Construction of the proposed sewerage system will not conflict with legal instruments registered on the property.			Is this filing submitted as the result of an order from the Health Authority? ☐ Yes (attach a copy of the order) ☒ No	
9. Plot Plan and Specifications	Plot Plan (to scale) and specifications are attached ☐ Yes ☐ No				
	☒ The plans and specifications are consistent with Standard Practice				
	Source of Standard Practice: ☒ Ministry of Health Standard Practice Manual ☐ Other				
10. Authorized Person's Signature	Signature			OFFICE USE ONLY	
	[Signature]			Filing Accepted Date Jan 28/16	
	Date JAN 01, 2016			Receipt Number 199636	

Faxed CURD Jan 23/16

3460 COBBLE HILL RD

FINAL

Scale 1:500

SITE PLAN

NEW LOT 1

OLD FIELD 2005

OLD PUMP LINE

NEW PUMP LINE TIE INTO EXISTING LINE

TIE IN

WOOD SHED

REMAINDER B

COMBIE HILL RD

Manholes: 1, 2, 3, 4, 5, 6

Distances: 3m, 13.1m, 17.8m, 13.15m, 3m

Scale: 0 5 10 20

North Arrow: N

A-1 = 49.4m	B-1 = 26.06m
2 = 15.24m	2 = 12.22m
3 = 14.87m	3 = 20.73m
4 = 17.10m	4 = 26.55m
5 = 19.57m	5 = 39.20m
6 = 12.95m	6 = 33.50m

AP Seal

REGISTERED ON-SITE WASTEWATER PRACTITIONER

ASITBC

SEAL OF OFFICE

PL IN

OW0518



General Summary of the Sewage System

Filing #: _____ Date: JAN 01, 2016
 Civic Address: 3460 COBBLE HILL RD
 Legal Description: LOT 13, SEC 11, R6, 6, SHANNIWAN DIST, PLAN VIP 78770
 Property Size: 0.45 HA Total Flow Rate: 1600 L.P.D. # of Bedrooms: 4
 Total Floor Area max: 226 m² sq m System Type: 1

Soil Evaluation Results

Slope of Site (at Dispersal Area): 3 % Restrictive Layer Depth: 90 cm

Restrictive Layer: HARD LAYER
 (SEASONAL, HIGH WATER TABLE, LOW PERMEABILITY SOIL, HARDPAN, OR BEDROCK)

Perk Rate Average: 4:20 min/inch

Type of Soil: COARSE GRAVELLY SAND

EXISTING FIELD TO BE ON OTHER PIECE OF SUBD. PROPERTY

NEW FIELD ONLY → TIE INTO EXISTING PUMP-LINE
 AND USE EXISTING TANKS AT HOUSE

Completed Design Components

DDF: 1600 / HLR: 40 / Trench Width: 0.9m = Total Length: 44.4m

AIS = Flow rate: 1600 LPD/ HLR: 40 = sq m: 40m²

Septic tank to be: 5005 EXISTING Litres, Manufacturer: DANS PRE-CAST

Type: CONCRETE

Pump Chamber to be: EXISTING 1600 Litres, Manufacturer: DANS PRE-CAST

Type: CONCRETE

Pump Manufacturer: EXISTING MONARCH Size: 1/2 HP Voltage: 115

Installed: 10-YEARS-AGO Pump Line: 5cm PVC Reg Float: SJE RHOMBUS

High Water Alarm Float: 120V OUTDOOR SJE RHOMBUS High Water Alarm: 120V OUTDOOR

Electrical Panel: —

Lateral: 3cm PVC Hole Size: 5 mm

Hole Spacing: 90 cm Trench Size: 0.9 m Trench Type: EQUALIZER CHAMBERS LOW PROFILE

Trench Spacing: 2.74 m

Bed Size L: — W: — Depth: — m Material: —

Treatment Plant to be (name): —

Treatment Capacity: — L.D.P. Type: —

EXISTING FIELD TO BE FOR NEW LOT CREATED BY SUBDIVISION
 FILING FOR NEW TANKS AND PUMP TO BE DONE AT LATER DATE

**FINAL**

Sewerage System Operation and Maintenance Plan

Part 1: Operation Plan for Owners and Operators

Introduction

Civic Address: 3460 COBBLE HILL RD

Legal Description: LOT B, SEC 11, R6.6, SHAWNIGAN DIST, PLAN VIP 78770

System completed on (date): JAN 29, 2016

Onsite wastewater systems require proper operation and maintenance to ensure adequate performance, service life expectancy, and protection of public health and the environment. Pursuant to section 10 of the *BC Sewerage Regulation 326/2004* the owner/user of an onsite wastewater system must ensure it is operated and maintained in accordance with the operation/maintenance plan provided by the designer/planner. In addition, the owner/user is required to keep records of the system inspections and maintenance performed on the system.

The operations and maintenance plan: system inspection and maintenance schedule, contact lists, and system dos and don'ts.

IMPORTANT: This system has been designed to service a residence as listed on the general specifications of sewerage system. Therefore, addition of a bedroom or any additional square footage added to house, a suite or use as a bed and breakfast will require alterations to the onsite wastewater system that must be designed by an Authorized Person and filed with the Health Authority.

System Operation

Under the laws of BC, the sewage system that has been installed on the above listed property must be maintained by a Registered Maintenance Provider in accordance with the specifications outlined in this Operations and Maintenance Plan.





FINAL

Cautions and Warnings

- Garbage disposal unit is NOT to be used with septic systems. A garborator will overload the septic tank, degrade wastewater treatment and decrease drain field life.
- No water softeners, floor drains, roof drains or perimeter drains to drain into wastewater system.
- Irrigation over mound or drain field should be closely monitored. Excessive irrigation infiltrates into and hydraulically overloads system. Hydraulic overload will cause failure in system.
- Structures, roads, paths, parking, swimming pools, and any impervious materials are prohibited from being placed on drain fields. Any of these will cause failure of system.
- Gases within septic tank and pump chamber can be explosive and/or cause asphyxiation. DO NOT enter tank risers or tanks at any time. Lids are to be secured at all times.

Dos and Don'ts for Successful Operation

- DO NOT introduce or put any non-biodegradable substances into the system such as:
 - Chemicals, including paint (do not wash paint brushes inside house)
 - Solvents, antifreeze, gas, herbicides, pesticides
 - Coffee grounds
 - Cigarette butts
 - Disposable diapers
 - Feminine hygiene products
 - Condoms
 - Paper towel, facial tissue, sanitary wipes
 - Cat litter
 - Hair





- DO NOT discharge from water treatment devices including water softeners into system.
- DO NOT use powdered laundry detergent or dish washer soap, liquid soap is acceptable.
- DO NOT flush anything (e.g., Condoms, Q-tips) into system that does not pass through the human body with the only exception being toilet paper.
- DO NOT introduce excessive amounts of fats, oils or grease into system.
- DO NOT drive on disposal system, piping, distribution box or tanks at any time.
- MINIMIZE the use of bleach and cleaning solvents.
- DO NOT use commercial septic tank additives: they are unnecessary, expensive and can impair system performance.
- DO NOT stress system with multiple laundry loads on one day — spread laundry throughout the week.
- DO practice water conservation and ensure that fixtures do not leak.
- DO check toilets for leaks annually by placing dye in tank (food coloring) and leaving it for several hours. The dye should not appear in the toilet bowl.
- DO have a maintenance provider in place to maintain and monitor system.
- DO keep maintenance/ service records at all times. These records are to stay with system (and passed to new owners if property changes ownership).

Please note that a full updated list of registered Maintenance Providers can be obtained from your local Health Authority.



**FINAL**

Part 2: Maintenance Plan for Maintenance Providers

Introduction

Design Flow Rate: 1600 GPDType of System (description): TYPE-1 - FIELD ONLY

The Maintenance Provider is to perform the maintenance outlined below as required:

TANKS:

- ☒ Measure sludge and scum levels in septic tanks and pump chamber. Pump-out and clean as required.
- ☐ Clean floats and pump as needed.

CONTROL SYSTEM, AND HOUSING:

- ☐ Test pump on/off float, the high level alarm float and the audible/ visual alarm to ensure they are operating properly. The pump on/off float is set to provide a pump draw down of 4 inches. The alarm float is set 6 inches above the pump "on" float position. Adjust floats if and when necessary.

FILTERS:

- ☒ Check effluent filters and clean when required.
- ☒ Replace filters as needed.

DISPERSAL FIELD: PRESSURIZED

- ☐ Check operation, cycle, test residual head.
- ☒ Lateral lines to be opened at clean out ends and flushed as required. Initial frequency is once every 12 months.
- ☒ Inspect observation ports.
- ☒ Check pipelines for signs of leakage.

DISPERSAL FIELD: GRAVITY

- ☒ Inspect observation ports.
- ☐ Inspect distribution box (Adjust flow/speed levelers as needed)
- ☒ Ensure that surface of dispersal field area is not collecting surface water
- ☐ Inspect diversion valve
- ☒ Inspect observation ports bi-annually (Observation Port is to observe biomat formation and effluent ponding at the zone of infiltration within the dispersal trench or bed.)



**FINAL**

YES VALVES:

☐ Check Hydrotek valve operation.

DISCHARGE MONITORING:

☐ Record flow data, accumulated run time.**Septic (Trash) Tanks (All Systems)**TANKS CHECKED AND PUMP FUNCTIONED
TIED INTO EXISTING TANKS WITH SCUM
PVC NEW LINE

Septic tank pump out intervals projected to be 3-5 years, with effluent filter inspection and cleaning intervals expected to be TWICE year(s) (6 months for the first two years), depending on use and influent quality. Tank sludge/ scum depth should be assessed annually at time of effluent filter cleaning.

Pump, Floats and Alarms**PRESSURE SYSTEMS ONLY**

Annual pump check to include visual inspection, measurement of running amperage, record of run time per standard dose. Visual inspection of floats and manual test of alarm/float operation. Visual Inspection of pump chamber and cleaning as required.

Commissioning run time 25 sec mins, amperage 11 amps. Pump chamber "V" value 7.78 inches of depth per U.S. gallon.

Annual flow check to include record of pump starts (from counter) and run time (from pump hour meter) and manual check of counter operation.

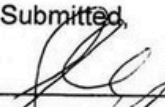
Package Treatment Plants

Treatment plants, operations as per manufacture manual specifications.

R.O.W.P. Disclaimer:

I hereby certify that the information provided in this report is accurate and true to the best of my knowledge. I waive any and all responsibility and/or liability for the system problems malfunctions or health hazards that arise from any faulty system components, improper installation, damage resulting from misuse and/or failure to operate and maintain the system in accordance with the operation/maintenance plan.

Respectfully Submitted,


_____, R.O.W.P.SEAN CRENNALLY
PRINT NAME

PLAN EP 50336

Scale = 1: 500



PLAN 7376

RANGE 6

This plan shows horizontal ground-level distances based on an ellipsoidal elevation of 77 metres.

Situated at North Saanich BC NRCan Station No. 987003
from W's sample frequently ties to PCCs WODA-PCC

- denotes standard then post placed.

25 denotes non-standard round iron post found.
no denotes hectares

**Professional Land Surveyor
Surveying & Geomatics Services
9261 Cheminhus Road VOR 1K5
Tel. (250) 246-9393**

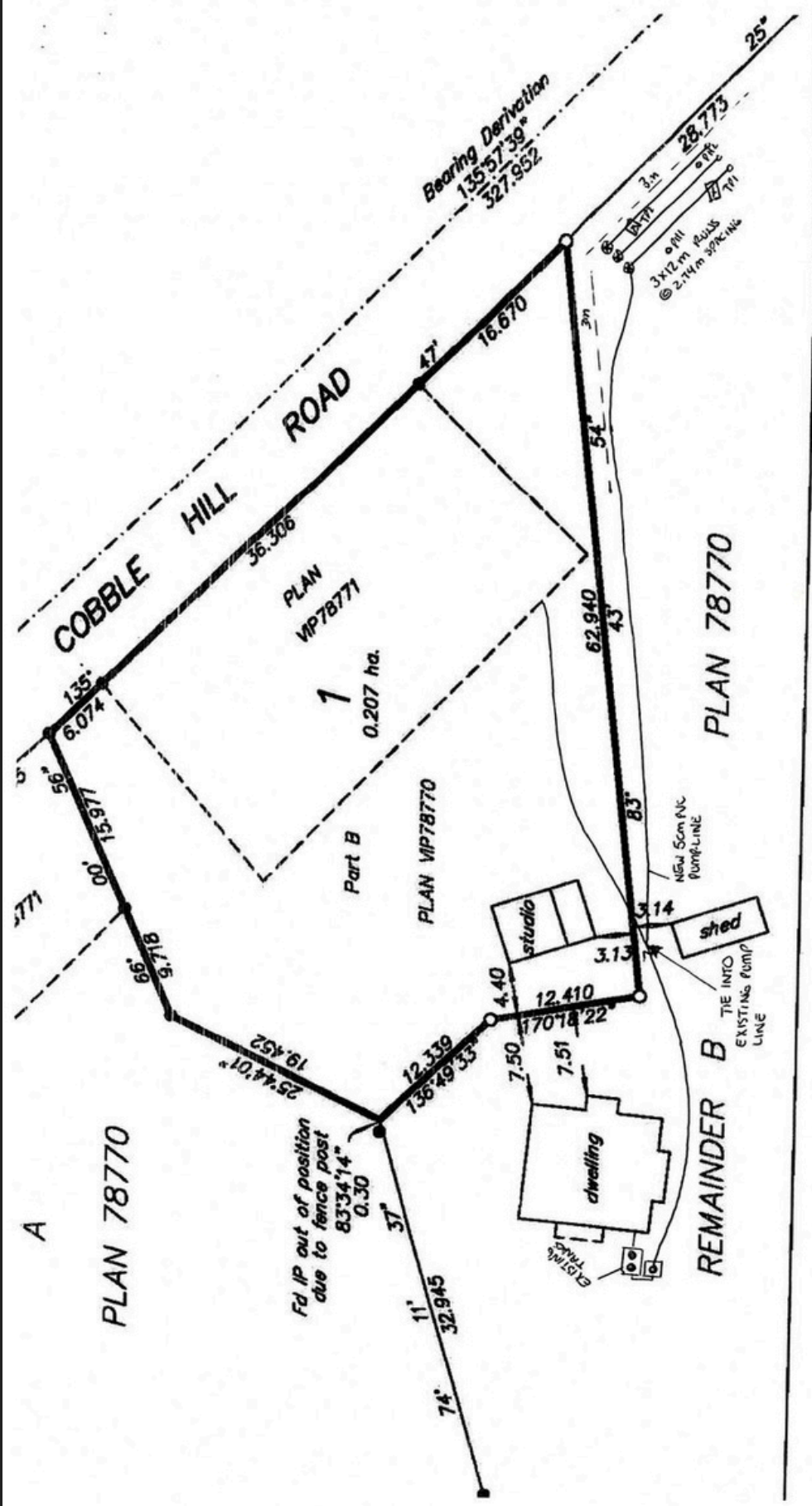
FILE NO. CM-015-802- SUB-EPD56336 - Oct 14, 2015

The field survey represented by this plot was completed on the 1 day of October 2015
 Gerald W. Lindberg, BOTS 750

MOT FILE # 2015-01622

EC91 : 73686

File No. GM015-802



6

A
PLAN 7376
RANGE

ter phase GPS observations and
obtain local astronomic
point GPS 1116
nidal elevation of 77 metres

SEPTIC RECORDS

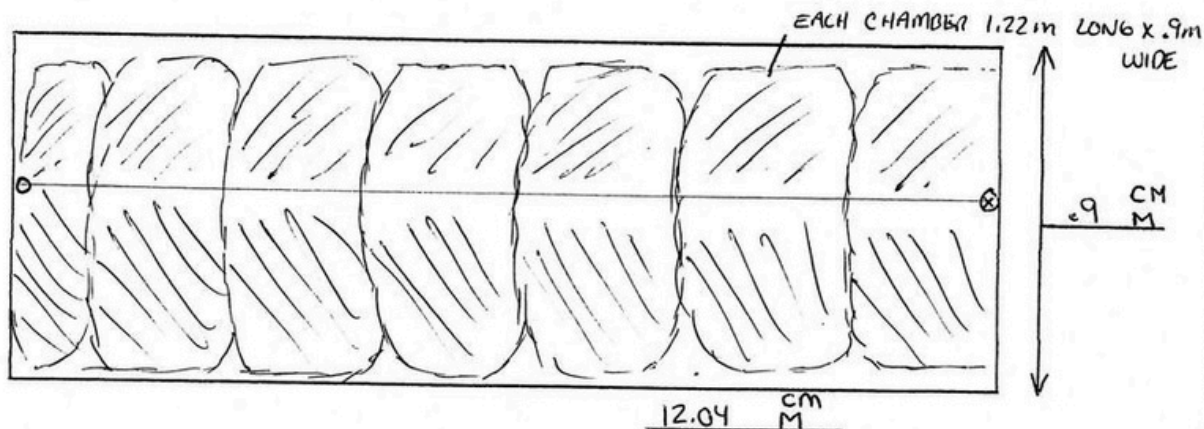
3460 COBBLE HILL RD



DATE: JAN, 01, 2016

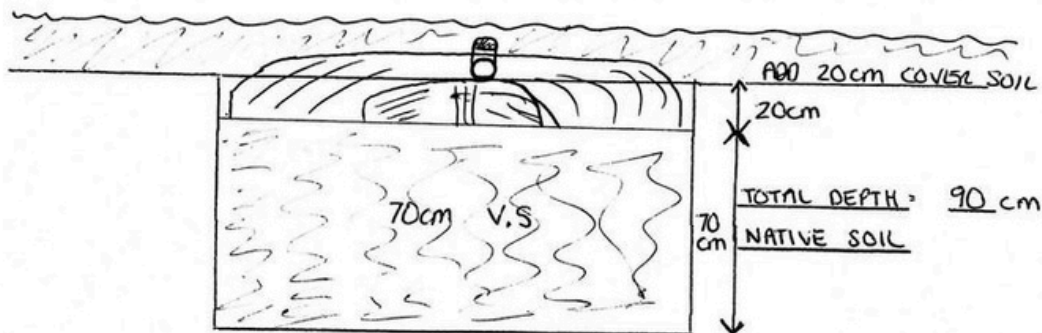
ADDRESS: 3460 COBBLE HILL RD

LEGAL DESCRIPTION: LOT 13, SEC 11, R6.6, SHAWNIKAN DIST
PLAN VIP 78770



MOD- C-33 SAND - DEPTH _____ cm

AGGREGATE - DEPTH _____ cm



WIDTH = _____ cm OR m



TRENCH
BED

X



Percolation Tests

Civic Address: 3460 COBBLE HILL RD Date: JAN, 01, 2016

Legal Address: LOT B, SEC 11, R6.6, SHAWANIGAN DIST, RAN VIP 78770

Holes pre-soaked for 2 hrs.

Perc. hole # <u>1</u>
Location: <u>UPPER OF LOT</u>
<u>4:10</u> min. / inch
<u>4:15</u> min. / inch
<u>4:15</u> min. / inch
<u>4:20</u> min. / inch
Depth: <u> </u> inches, <u> </u> cm

Perc. hole # <u>2</u>
Location: <u> </u>
<u>5:00</u> min. / inch
<u>4:42</u> min. / inch
<u>4:30</u> min. / inch
<u>4:20</u> min. / inch
Depth: <u> </u> inches, <u> </u> cm

Perc. hole # <u> </u>
Location: <u> </u>
<u> </u> min. / inch
<u> </u> min. / inch
<u> </u> min. / inch
<u> </u> min. / inch
Depth: <u> </u> inches, <u> </u> cm

Perc. hole # <u> </u>
Location: <u> </u>
<u> </u> min. / inch
<u> </u> min. / inch
<u> </u> min. / inch
<u> </u> min. / inch
Depth: <u> </u> inches, <u> </u> cm

Average Perc. Rate: 4:20 min/inch or 2.5 cm





Observed Soil Conditions

Test Pit Logs

Date*: JAN, 01, 2016 Site: 3460 COBBLE HILL RD Logged by: JH

TP# 1 Pit Location: UPPER OF LOT NEAR COBBLE HILL RD Slope: 3%

Soil Horizons (depths measured in cm / m / in / ft)

Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	cm to								
0	10	DRK BWN	LOAM	SG	LOOSE	4%	F-10 LOTS	NONE	OK
10	90	REDISH BWN	C G S	"	"	20%	F-90 NOT MANY	"	"
90		LGHT BWN	C S L	"	HARD	LAMEN 5%			"

Notes

CGS = COARSE GRAVELLY SAND

CSL = COARSE SANDY LOAM

Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Mbisture seepage
from	cm to								
0	14	DRK BWN	LOAM	SS	LOOSE	3%	F-14 LOTS	NONE	ONLY
14	65	REDISH/BWN	CGS	"	"	22%	F-65 STILL MANY	"	"
65	92	BWN/TAN	CSL	"	"	10%	F-85 NOT MANY	"	"
92		TAN	HARD LATER			2%			

Notes

Based on USDA Field Book for Describing and Sampling Soils (2002).

* Date water table measured





PROPERTY OWNER'S DECLARATION

PROPERTY INFORMATION

Legal Description Lot B Section 11 Range 6 Shannigan District Plan VSP/8770
 Common Address 3460 Cobble Hill Rd
STREET NUMBER/STREET
Cobble Hill VOR-1L5 Lot Size: 1.1 hectares (acres)
CITY/PROVINCE/POSTAL CODE

Property Tax Information:

P.I.D.# 0 26-275-805 Folio# _____

OWNER INFORMATION

Legal Owner's Name: [REDACTED]
 Owner's Mailing Address: [REDACTED]

Owner's Telephone: Work: (____) _____ Fax: (____) _____
 Residence: [REDACTED] Fax: (____) _____
 Cell: (____) _____

BUILDING INFORMATION

Type of Facility (check one): ☒ Residence ☐ Other (describe) _____

Size of Building	Residence Living Area	
	FEET ²	M ²
Basement	<u>590</u>	
Main Floor	<u>1050</u>	
2 nd Floor	<u>800</u>	
3 rd Floor		
Total area	<u>2440</u>	

Other Facility (Total Area)	
FEET ²	M ²

of bedrooms 4

A total of 4 Bedrooms including 1 bedroom in basement





PLANNED USES

1. If the basement is unfinished, what is its intended use? _____
2. Does the basement have plumbing or electrical provisions to add a separate living suite? *included in total of 4 bedrooms* Yes ☒ No ☐
3. Do you plan on having a Bed and Breakfast or suite? Yes ☐ No ☒
If yes, please provide details: _____
4. Do you plan on having an in-sink garbage disposal unit? *no* _____

OTHER INFORMATION

- Do or will you have a well? Yes ☐ No ☒
- If No, source of domestic drinking water is *CHID* _____
- If Yes, what is its location: _____
- Location of neighboring wells: _____
- Are there any covenants or easements on property: Yes ☒ No ☐
septic

ITEMS TO BE PROVIDED BY THE OWNER

The following items are to be provided by the Owner prior to the start of a site assessment and the Owner agrees herein to supply them at their expense:

1. Plans and specification of building, site access and landscaping plans.
2. Plot plan or lot survey.
- ✓ 3. Signed engagement contract to authorize planner to begin work (sample provided).
- ✓ 4. Land Title's Search results.
5. Reference plans and terms of any covenants or easements. _____
6. Location of all existing services



DECLARATION STATEMENT

I/We, the undersigned declare that I/we are legal owners of the above-described property and the information given above is true and accurate for the purpose of planning, designing, constructing, and maintaining a Sewerage System for said property, and that any changes, alterations, or amendment to this above information will be provided to the "authorized person," as defined in the BC Health Act, Sewerage System Regulation 324/2004, in writing immediately prior to any installation of a sewerage system.

Signature of Owner(s)

Date of Declaration: *30-Sep-2015*

Print Name

Print Name

Signature

Signature

LOCAL REGIONAL AUTHORITIES

MID-ISLAND



FOR YOUR PROTECTION

All information contained within this information package is deemed to be from reliable sources but should not be relied upon without verification.

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

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6

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

Phone: (250) 754-4251

LOCAL REGIONAL AUTHORITIES

MID-ISLAND



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 Ucuelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

Email: info@ucuelet.ca

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 8:00 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 8:00 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

APPRAISERS AND HOME INSPECTORS MID-ISLAND



PROPERTY APPRAISERS

Cunningham Rivard Appraisers

Nanaimo Office

Phone: 250.753.3428

70 Prideaux Street, Nanaimo, BC V9R 2M5

Duncan Office

Phone: 250.737.1777

300 - 394 Duncan Street, Duncan, BC V9L 3W4

Benson Appraisals

Jim Saunders, BA, CRA

Phone: 250-753-9995

Toll Free: 1-866-753-9995

Ladysmith: 245-7502

Email: info@bensonappraisals.ca

Address: #107-30 Cavan Street Nanaimo, BC, V9R 6K3

Home Inspectors

Barnes & Co.

Home Inspection Services Inc. Phone: 250-881-1086

Fax: 250-483-6494

E-mail: admin@inspectionsvictoria.ca

Web: www.inspectionsvictoria.ca

Falcon Home Inspections

Residential & Commercial Inspections Piece Bowie

Phone: 778-708-5085

Email: info@falconhomeinspections.ca

Web: www.falconhomeinspections.ca

Neil Pickard

Phone: 1-800-550-1533

Email: contact@canadianresidential.com

Web: www.canadianresidential.com/inspector/Neil_Pickard/



DEMOLITION & HAZMAT

Rockridge Inc. Demolition

Andrew Hall

Cell: (250) 883-2436

Office: (250) 658-1001

Email: marooned@island.net Web: www.rockridgeinc.com

Demxx - Demolition

1688 Alberni Hwy.

P.O. Box 764 Coombs, B.C. V0R 1M0 Phone - 250-954-0296

Email: alan@demxx.com

Web: www.demxx.com

Lewkowich Engineering - Hazmat Testing

Suite A-2569 Kenworth Road Nanaimo, BC V9T 3M4

Tel: 250-756-0355

Fax: 250-756-3831

SEPTIC INSPECTORS & SEPTIC PUMPING

Ace Bobcat Septic Inspections

6149 Scott Road, Duncan BC

(250) 709-9643

Save-On Septic – Inspections & Pumping

Phone: (250) 748-5676

Cowichan Septic – Pumping Only

Dale - Phone: (250) 246-7519



WATER TESTING

BC Aquifer

Phone : (250) 748-4041

Fax: (250) 748-5775

Address: 5295 Trans Canada Hwy Duncan, BC, V9L5J2

Caledonian Water Company

Ed Henderson

Phone: (250) 746-3975

Address: 1061 Canada Ave, Duncan BC, V9L 1V2



JEFF HUNTER

REAL ESTATE

Please contact me with any
questions or requests for further
information on this property.

Jeff Hunter

(250) 815-0882

jeff@jeffhunterrealty.com

Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1

