



5056 White Rd



Charming 2-Bedroom, 2-Bath Rancher on approximately 2.80 acres! This inviting, open-concept home features a bright and cozy living room with a gas fireplace, a well-appointed kitchen with an eat-at island and abundant storage, and a sunlit dining area with easy access to the backyard. The spacious primary bedroom offers a walk-in closet, while the second bedroom and a 4-piece bath are conveniently located nearby. A 3-piece bath is situated just off the oversized, heated double garage, which provides ample room for two vehicles, a workshop, or additional storage. The level, usable acreage boasts a high-producing well and a newer septic system, ensuring both comfort and convenience. Zoning may allow for a detached suite! Nestled in a peaceful rural setting yet just minutes from town, this property offers the perfect blend of tranquility and accessibility—a wonderful place to call home! Property measurements are approximate, buyers to verify any information they consider material.



Priced at
\$879,000

Area	Duncan
Bedrooms	2
Bathrooms	2
Lot Size	2.81 acres
Floor Space	1034 sq ft

Age	2023
Taxes	\$2,206 (2023)
MLS#	984121
Parking	

Paul Tedrick
Pemberton Holmes - Duncan



(250) 216-6020
paul@paultedrick.ca

23 Queens Road
Duncan, V9L 2W1

Property One Page Resi Client More Photos

5056 White Rd Duncan BC V9L 6H5 MLS® No: **984121** **\$879,000** **Active**



MLS® No: **984121** List Price: **\$879,000**
 Status: **Active** Orig Price: **\$879,000**
 Area: **Duncan** Sub Area: **Du West**
 Duncan
 DOM: **1** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

	Lower	Main	Second	Third	Other
Fin SqFt		1,034			
Bedrooms		2			
Bathrooms		2			
Kitchens		1			

Charming 2-Bedroom, 2-Bath Rancher on approximately 2.80 acres! This inviting, open-concept home features a bright and cozy living room with a gas fireplace, a well-appointed kitchen with an eat-at island and abundant storage, and a sunlit dining area with easy access to the backyard. The spacious primary bedroom offers a walk-in closet, while the second bedroom and a 4-piece bath are conveniently located nearby. A 3-piece bath is situated just off the oversized, heated double garage, which provides ample room for two vehicles, a workshop, or additional storage. The level, usable acreage boasts a high-producing well and a newer septic system, ensuring both comfort and convenience. Zoning may allow for a detached suite! Nestled in a peaceful rural setting yet just minutes from town, this property offers the perfect blend of tranquility and accessibility—a wonderful place to call home! Property measurements are approximate, buyers to verify any information they consider material.

Interior

Beds: 2	Baths: 2	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 1,034	UnFin SqFt: 0	SqFt Total: 1,034	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 2	Laundry: In House
Layout: Rancher		Appl Incl: Dishwasher, F/S/W/D		
Heating: Heat Pump		Cooling: Other		
Intr Ftrs: Storage, Workshop				

Exterior/Building

Built (Est): 2023	Front Faces: Southwest	Storeys:
Construction: See Remarks		Foundation: Poured Concrete
Lgl NC Use:	Access:	Roof: Asphalt Shingle
Exterior Ftrs: Fencing: Partial		Bldg Style:

Lot

Lot SqFt: 122,404	Lot Acres: 2.81	Dimensions:
Park Type: Additional, Driveway, Garage Double	Park Spcs: 6	View:
Carpport Spcs: 0	Garage Spcs: 2	Shape:
Sewer: Septic System	Restrictions:	Waterfront:
Lot Ftrs: Acreage, Private, Rural Setting		Water: Well: Drilled
		Services:

Legal/Public Records

Assessed: \$659,000	Assess Yr: 2025	Taxes: \$2,206	Tax Year: 2023
PID: 030-231-698	Roll No: 3572041	Zoning: R-2	Zone Desc: Rural Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 1, Section 8, Range 5, Sahtlam District, Plan EPP72807			

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Zoning Bylaws
BC Assessment
Property Assessment
Well Logs
Septic Information
CVRD Building File

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



paul@paultedrick.ca
paultedrick.ca
250-216-6020



Notes and highlights:

Notes:

•The garage is pending final inspection for the building permit, with the inspector's visit expected soon. The wall containing the electrical panel is anticipated to be completed.

Highlights:

- Garage and foundation built by Whitaker Construction
- Underground services, such as Hydro.
- The home is serviced by a 600-amp underground electrical system, distributed across three meters with 200 amps each. This setup provides ample capacity to support a second home or a large workshop.
- The well is estimated to produce up to 14 gallons per minute (GPM).
- The pressurized septic system is designed to support up to two homes or a total of five bedrooms.
- Water spigots in front of home have both hot + cold water.
- A drainage ditch runs along the entire front of the home, channeling groundwater runoff to a rock pit drainage area located behind the home.
- Home exterior: (Smart side Siding) SmartSide Trim & Siding products are made from engineered wood that is treated with our proprietary SmartGuard® process. With four components of protection, the process adds strength and helps our products withstand impacts, freeze/thaw cycles, high humidity, and helps resist fungal decay and termites.
- 300lb propane tank for fireplace.
- 6x6 cedar fence posts belong to subject property and designed to be fitted with metal panels.
- The property boundary follows the cedar fence posts, extending near the last post by the shed and well head. From there, it angles towards the left side of the shed and continues further into the woods, running along the rear of the home. Look for ribbons to identify the boundary markers.



TITLE SEARCH PRINT

2024-10-07, 15:01:52

File Reference:

Requestor: Paul Tedrick

Declared Value \$540000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

VICTORIA

Land Title Office

VICTORIA

Title Number

CB190913

From Title Number

CA6229648

Application Received

2022-08-31

Application Entered

2022-09-02

Title Cancelled

2024-01-31

Registered Owner in Fee Simple

Registered Owner/Mailing Address:



Taxation Authority

Nanaimo/Cowichan Assessment Area

Description of Land

Parcel Identifier:

030-231-698

Legal Description:

LOT 1 SECTION 8 RANGE 5 SAHTLAM DISTRICT PLAN EPP72807

Legal Notations

NONE

Charges, Liens and Interests

Nature:

EXCEPTIONS AND RESERVATIONS

Registration Number:

M76300

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

INTER ALIA

AFB 9.693.7434A, DD 102132G,

FOR ACTUAL DATE AND TIME OF REGISTRATION

SEE ORIGINAL GRANT FROM E AND N RAILWAY COMPANY



TITLE SEARCH PRINT

2024-10-07, 15:01:52
Requestor: Paul Tedrick

File Reference:
Declared Value \$540000

Nature: UNDERSURFACE AND OTHER EXC & RES
Registration Number: EK57015
Registration Date and Time: 1996-05-28 14:58
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks: INTER ALIA
SECTION 47 LAND ACT

Nature: UNDERSURFACE AND OTHER EXC & RES
Registration Number: EN41844
Registration Date and Time: 1999-05-14 14:23
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA
SECTION 50 LAND ACT

Nature: COVENANT
Registration Number: CA6229650
Registration Date and Time: 2017-08-17 12:01
Registered Owner: COWICHAN VALLEY REGIONAL DISTRICT
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6520930
Registration Date and Time: 2017-12-18 15:43
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA6520931
Registration Date and Time: 2017-12-18 15:43
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218

Nature: MORTGAGE
Registration Number: CB190914
Registration Date and Time: 2022-08-31 07:19
Registered Owner: LADYSMITH & DISTRICT CREDIT UNION
INCORPORATION NO. FI 103
Remarks: EXTENDED BY CB1127343

Duplicate Infeasible Title NONE OUTSTANDING

Transfers

Registration Date: 2024-01-31
Description: NOW SUBDIVIDED BY PLAN EPP132294 CB1127345



PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2024-10-07, 15:01:52

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 030-231-698

SHORT LEGAL DESCRIPTION:S/EPP72807////1

MARG:NOW SUBD BY PLAN EPP132294

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

LOT 1 SECTION 8 RANGE 5 SAHTLAM DISTRICT PLAN EPP72807

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN EPP72807

SUBDIVISION PLAN EPP132294

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



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



Date of disclosure: October 21, 2024

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

ADDRESS: 5056 White Rd Duncan

V9L 6H5 (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?		SLE		
B. Are you aware of any existing tenancies, written or oral?		SLE		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		SLE		
D. Is there a survey certificate available?	SLE			
E. Are you aware of any current or pending local improvement levies/charges?		SLE		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		SLE		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other <u>None</u>				SLE
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?				SLE
(ii) Have you applied for a water licence and are awaiting response?				SLE
C. Are you aware of any problems with the water system?		SLE		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	SLE			

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BUYER'S INITIALS

SLE	SWB	CDE
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 5056 White Rd Duncan V9L 6H5

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)?	SLE			
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other <u>None</u>				
G. Are you aware of any problems with the sanitary sewer system?		SLE		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		SLE		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		SLE		

3. BUILDING

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

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BUYER'S INITIALS

SLE	SWB	CDE
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 5056 White Rd Duncan V9L 6H5

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: <u>One</u> years)		SLE		
N. Are you aware of any problems with the electrical or gas system?		SLE		
O. Are you aware of any problems with the plumbing system?		SLE		
P. Are you aware of any problems with the swimming pool and/or hot tub?				SLE
Q. Do the Premises contain unauthorized accommodation?		SLE		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		SLE		
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.)		SLE		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		SLE		
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)		SLE		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		SLE		
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?		SLE		

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?		SLE		
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>		SLE		

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BUYER'S INITIALS

SLE	SWB	CDE
-----	-----	-----

SELLER'S INITIALS

October 21, 2024

DATE OF DISCLOSURE

ADDRESS: 5056 White Rd Duncan V9L 6H5

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)?		SLE		
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)?		SLE		

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

3D final inspection will be done soon for the garage only. SWB CDE SLE

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.

Sharon Lynne Elliott

SELLER(S) Sharon Lynne Elliott

SELLER(S) Cary Dean Elliott

SELLER(S) Scott Warren Belton

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

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Main Floor

Finished = 1034
(Ceiling Height 7' 10")

Garage = 919
Shed = 331

Total = 2284



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



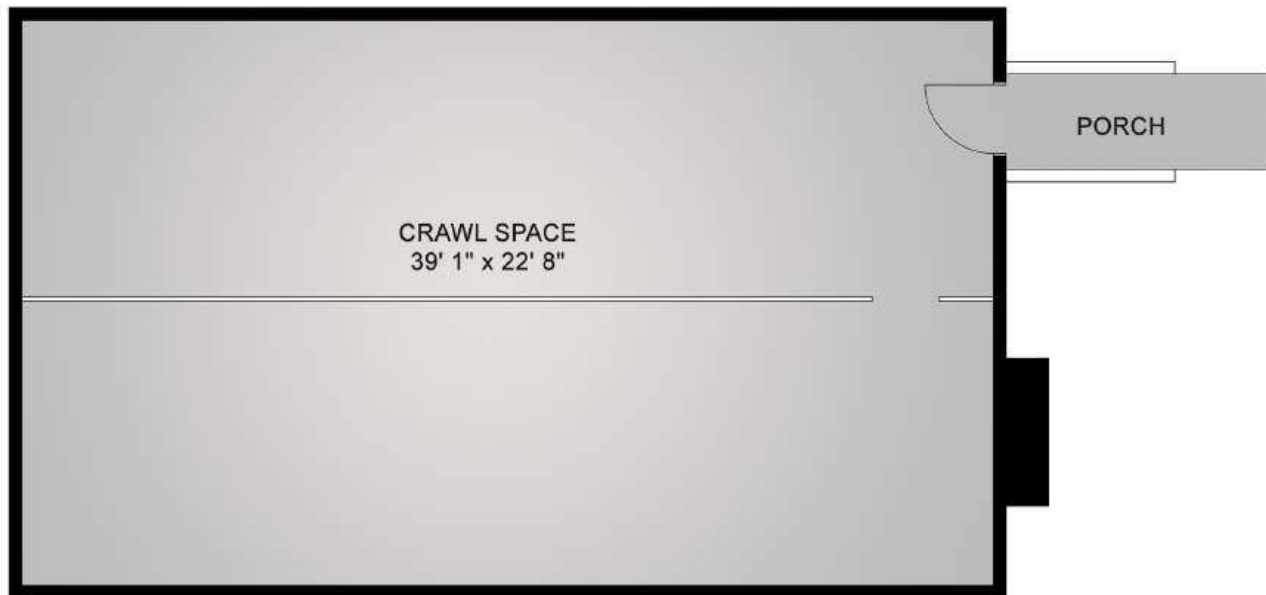


**PEMBERTON
HOLMES**
EST. 1987
REAL ESTATE

Lower Floor

Unfinished = 964
(Ceiling Height 3' 8" to 4' 0")

Total = 964



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



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

5056 White Rd

Total Finished Area : 000 Sq Ft



LOWER FLOOR

Lower Floor

Unfinished = 964
(Ceiling Height 3' 8" to 4' 0")

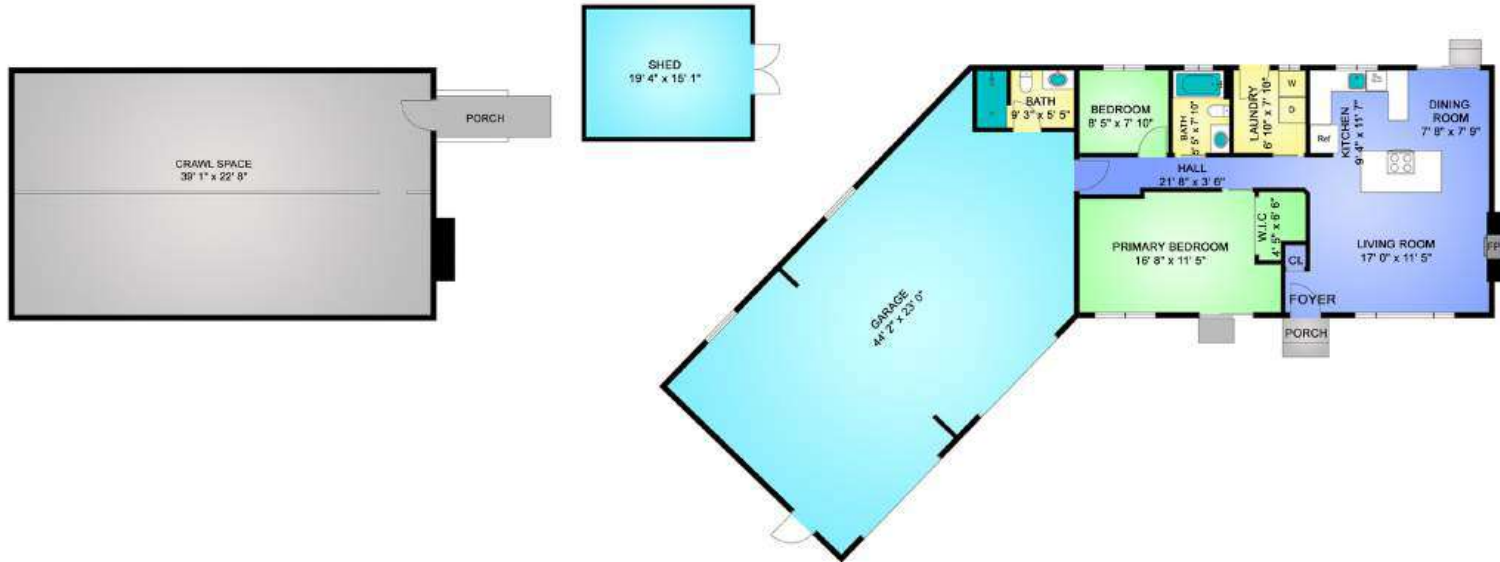
Main Floor

Finished = 1034
(Ceiling Height 7' 10")

Garage = 919

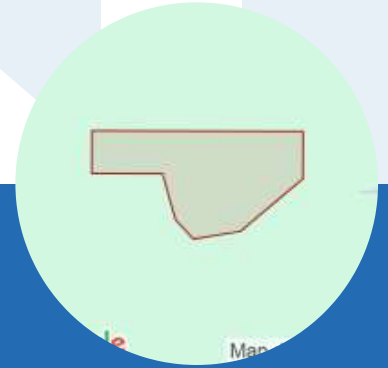
Shed = 331

Total = 3248



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





PROPERTY REPORT

5056 WHITE RD

Rural

Canada

PID: 032-146-159

OCTOBER 17, 2024

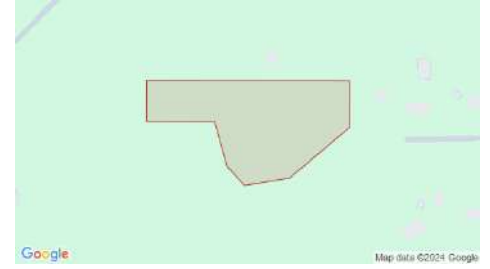
PAUL TEDRICK
Pemberton Holmes Ltd. (Dun)
DUNCAN
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paul@paultedrick.ca
www.paultedrick.ca

I'm more than a real estate agent. I'm a REALTOR®.

Summary Sheet

5056 WHITE RD Rural BC

PID	032-146-159
Legal Description	LOT A SECTION 8 RANGE 5 SAHTLAM DISTRICT PLAN EPP132294
Plan	EPP132294
Zoning	R-2 - Suburban Residential 2 Zone
Community Plan(s)	OCP: Land Use: Rural Residential , not in ALR



Year Built	-	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	2.81 acres	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	186.05 m	Min Elev.	150.90 m
Floor Area	-	Walk Score	-
Transit Score	24 / Minimal Transit	Annual Taxes	-

ASSESSMENT				APPRECIATION			
	2023	%	2024		Date	(\$)	% Growth
Building	-	-	-	Assessment	-	-	-
Land	-	-	-				
Total	-	-	-				

RECENT MLS® HISTORY
 MLS® History is not available.

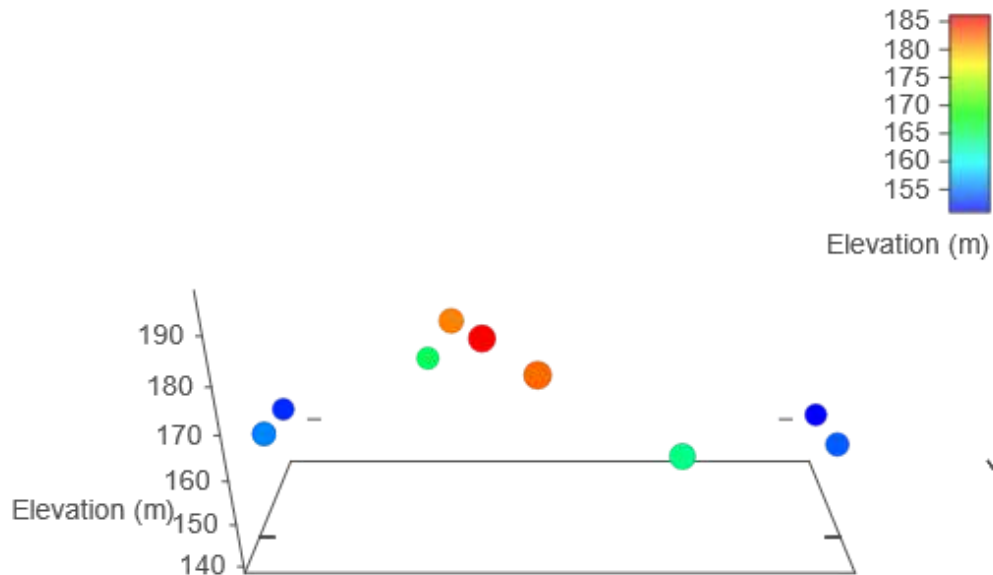
DEVELOPMENT APPLICATIONS		SCHOOL DISTRICT		
		Nearest Elementary	Nearest Secondary	
-				
	Nearest School	Tansor	Cowichan	
	School District	SD 79	SD 79	
	Grades	K - 7	10 - 12	

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

Estimated Lot Dimensions and Topography

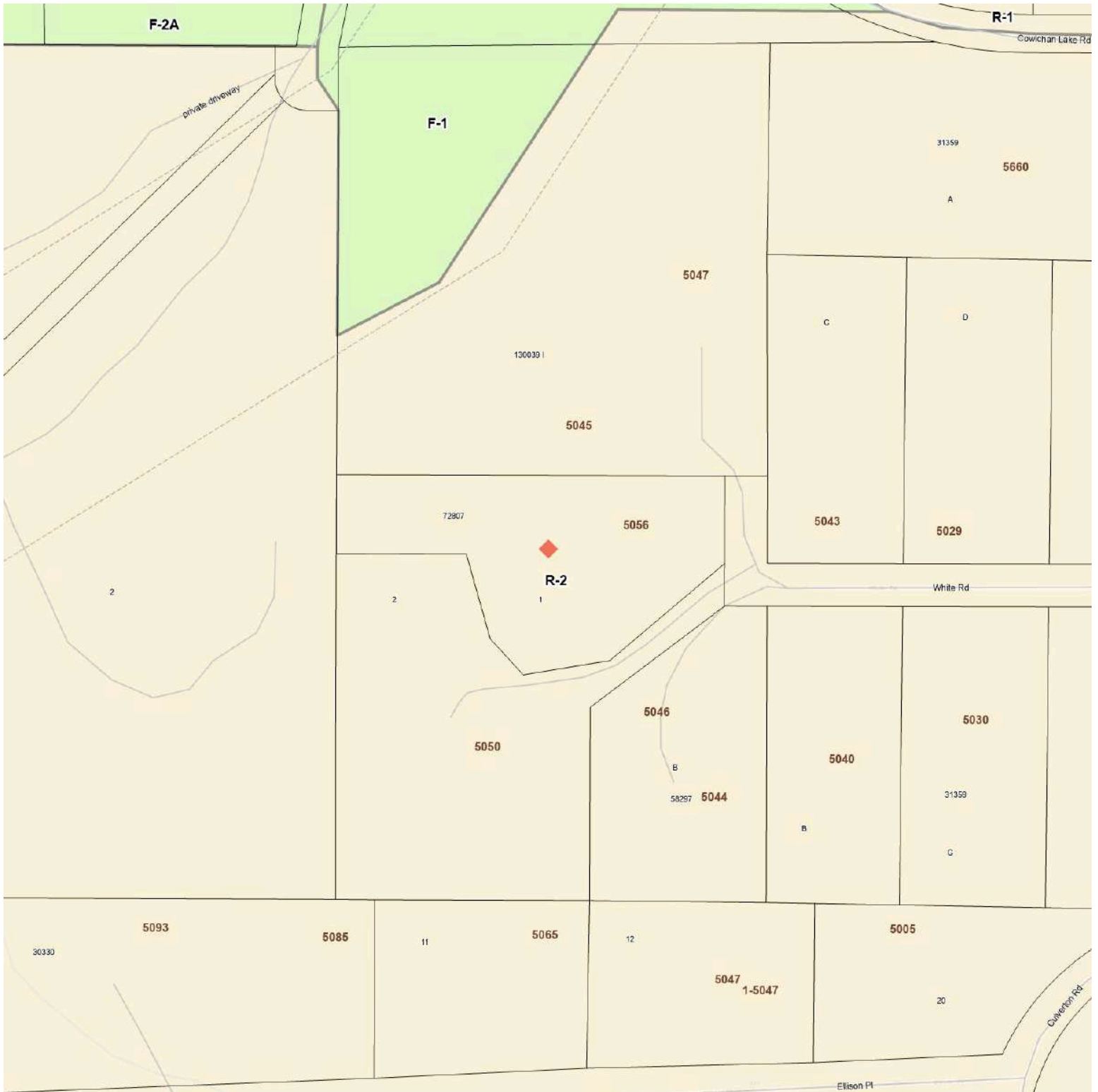


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 186.05 m | Min Elevation: 150.90 m | Difference: 35.14 m

Zoning



Legend

- | | | | |
|---------------------------|--------------------------|-----------------------------|---------------------------|
| World Street Map | — Bridges | — Highway | — Ferry |
| — Road | — Highways | — Agricultural and Forestry | — Parks and Institutional |
| Industrial | Commercial and Mixed Use | — Comprehensive Development | — Residential |
| Waterfront | Water Use | — Utility | — Railway |
| Neighbouring Jurisdiction | Parcels | Addresses | Lot Text |
| — Right of Ways | | | |

Nearest Schools

Nearby Elementary Schools



leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

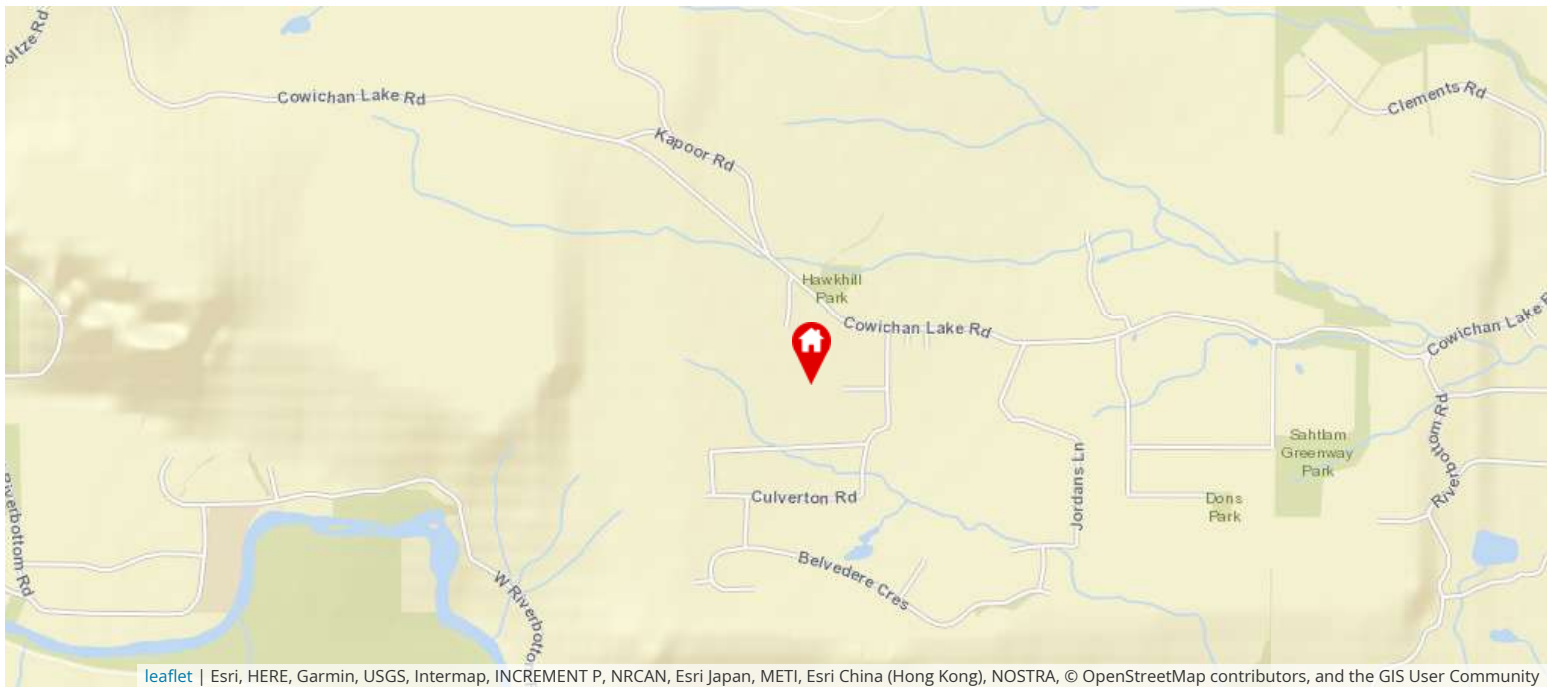
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

School District: Cowichan Valley (79)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Tansor	K - 7	SD 79	Duncan		1 hour 48 mins	8.2 km	9 mins	1 hour 13 mins
B Mount Prevost	K - 7	SD 79	Duncan		1 hour 59 mins	9.0 km	10 mins	49 mins
C Drinkwater	K - 7	SD 79	Duncan		2 hours 9 mins	9.9 km	11 mins	55 mins
D Queen Margaret's	K - 12	Independent	Duncan		2 hours 20 mins	10.6 km	12 mins	32 mins
E Khowhemun	K - 7	SD 79	Duncan		2 hours 27 mins	11.2 km	13 mins	25 mins
F Alexander	K - 7	SD 79	Duncan		2 hours 43 mins	12.3 km	14 mins	51 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Cowichan Valley (79)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Queen Margaret's	K - 12	Independent	Duncan	AP Program	2 hours 20 mins	10.6 km	12 mins	32 mins
B Cowichan	10 - 12	SD 79	Duncan	AP Program	2 hours 42 mins	12.3 km	16 mins	38 mins
C Quamichan	8 - 9	SD 79	Duncan		2 hours 52 mins	13.0 km	14 mins	1 hour 9 mins
D Duncan Christian	K - 12	Independent	Duncan		2 hours 47 mins	12.7 km	16 mins	46 mins
E Lake Cowichan	4 - 12	SD 79	Lake Cowichan		4 hours 22 mins	19.3 km	17 mins	39 mins
F Chemainus	7 - 12	SD 79	Chemainus		5 hours 51 mins	26.1 km	26 mins	10 hours 0 mins

Walk Score

5056 WHITE RD Rural, British Columbia, Canada

Walk Score
52

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score
39

Some Transit

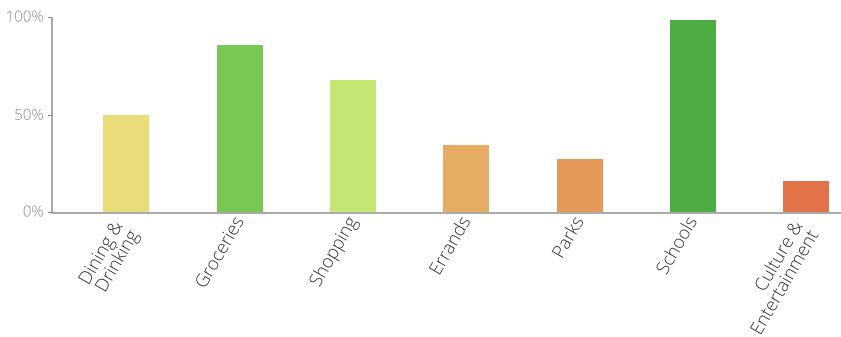
A few nearby public transportation options

Bike Score
71

Very Bikeable

Biking is convenient for most trips

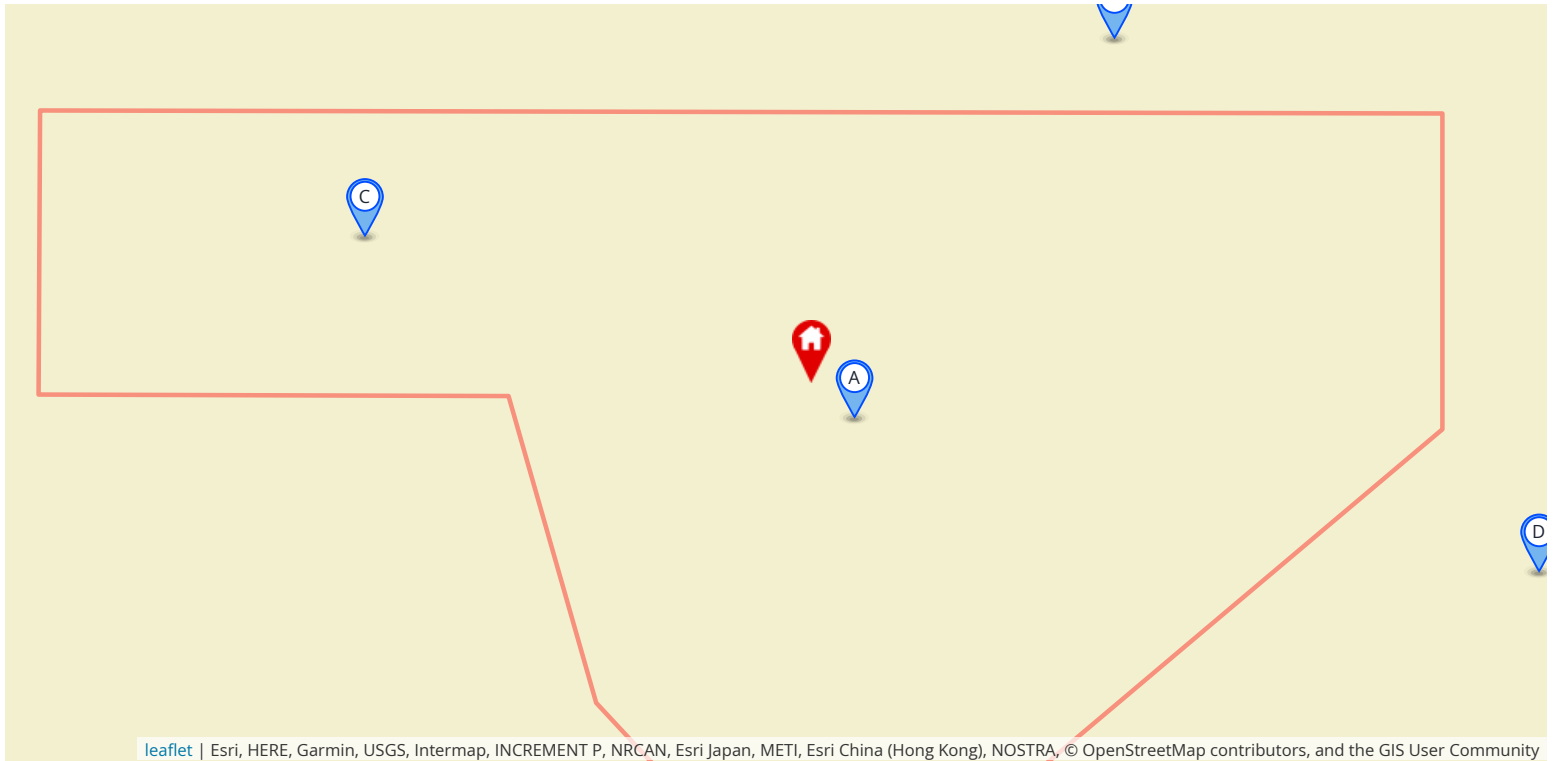
The Walk Score here is 52 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Groundwater Wells & Aquifers



i Not all groundwater wells are registered with the province, as registration was voluntary until February 29, 2016. Data quality issues may impact search results.

Subject Property Designations:

Well Tag Number: [112513](#)

Well Status Code: NEW

Well Class Code: WATR_SPPLY

Well Subclass: NA

Licensed Status Code: UNLICENSED

Intended Water Use Code: DOM

Well Location Description: NOTHING ENTERED

Diameter Inches:

Finished Well Depth Ft: 135.0

Comments: THIS WELL SHOULD BE GOOD FOR 20+GPM IF TEL SCREEN INSTALLED

Well Tag Number: [111254](#)

Well Status Code: NEW

Well Class Code: WATR_SPPLY

Well Subclass: NA

Licensed Status Code: UNLICENSED

Intended Water Use Code: DOM

Well Location Description: LAND DISTRICT 50

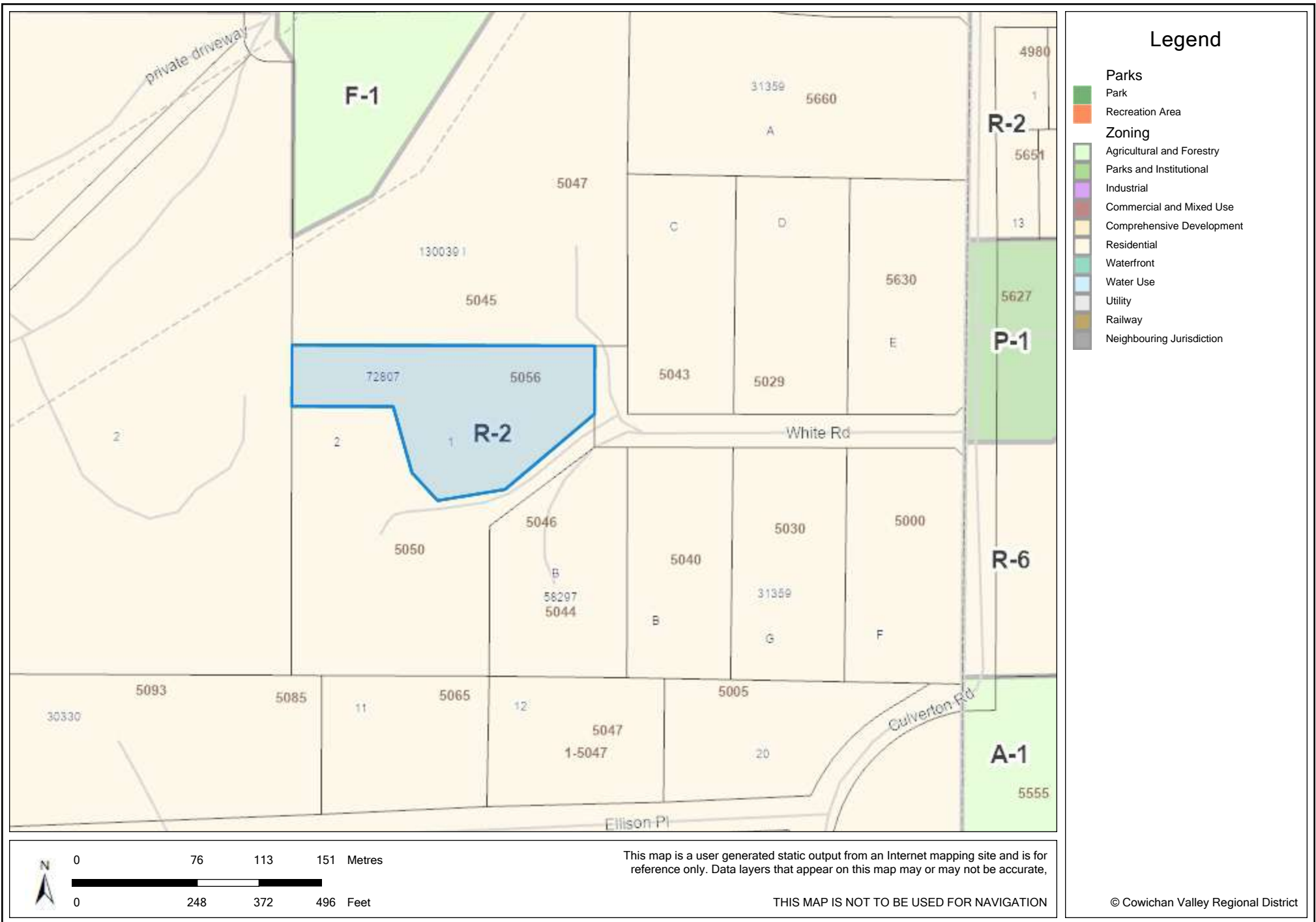
Diameter Inches:

Finished Well Depth Ft: 135.0

Comments: WELL RECORD SUBMITTED THROUGH EWELLS.

Layer Legend:

Label	Details
A	<p>Well Tag Number: 111254 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: LAND DISTRICT 50 Diameter Inches: Finished Well Depth Ft: 135.0 Comments: WELL RECORD SUBMITTED THROUGH EWELLS.</p>
B	<p>Well Tag Number: 122799 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: PART 1 NW, PART 2 NE Diameter Inches: Finished Well Depth Ft: 115.0 Comments:</p>
C	<p>Well Tag Number: 112513 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: NOTHING ENTERED Diameter Inches: Finished Well Depth Ft: 135.0 Comments: THIS WELL SHOULD BE GOOD FOR 20+GPM IF TEL SCREEN INSTALLED</p>
D	<p>Well Tag Number: 111240 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: NOTHING ENTERED. Diameter Inches: Finished Well Depth Ft: 133.0 Comments: RECORD SUBMITTED THROUGH EWELLS.</p>

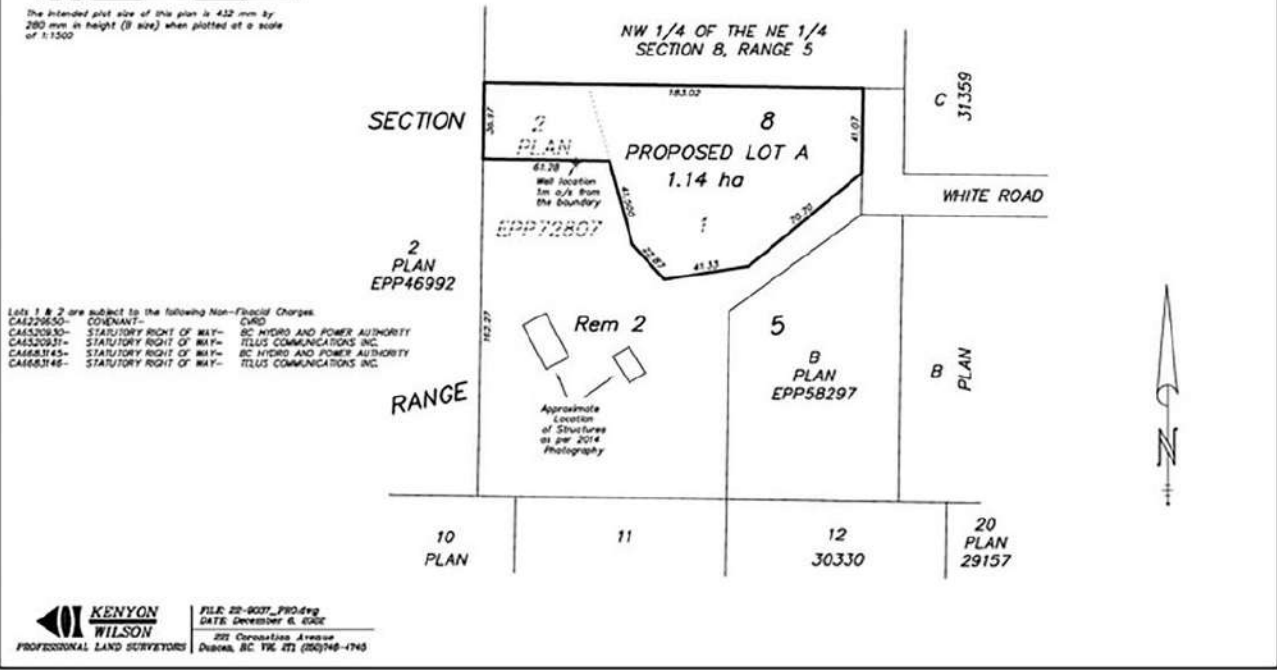


**PLAN OF PROPOSED SUBDIVISION OF
LOT 1: AND PART OF LOT 2,
BOTH OF SECTION 8, RANGE 5,
SAHTLAM DISTRICT, PLAN EPP72807.**

25 0 25 50 75 100 metres

The intended plot size of this plan is 432 mm by 290 mm in height (B size) when plotted at a scale of 1:1500

Note: Lot A lies within the C.V.R.D. Area F and is Zoned R-2. Drive setback requirements are as follows:
Residential Use:
Front 7.5 m
Side (Interior) 1.0 m
Side (Exterior) 4.5 m
Rear 4.5 m



- Lots 1 & 2 are subject to the following Non-Fluorid Charges:
- | | | |
|------------|-------------------------|------------------------------|
| CA6229650- | COVENANT- | CVRD |
| CA6520630- | STATUTORY RIGHT OF WAY- | BC HYDRO AND POWER AUTHORITY |
| CA6520631- | STATUTORY RIGHT OF WAY- | TELUS COMMUNICATIONS INC. |
| CA6683145- | STATUTORY RIGHT OF WAY- | BC HYDRO AND POWER AUTHORITY |
| CA6683146- | STATUTORY RIGHT OF WAY- | TELUS COMMUNICATIONS INC. |

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
FILE: 22-9037_PRO.dwg
DATE: December 6, 2022
291 Corporation Avenue
Duncan, BC V9E 4T3 (250)748-1748

5.11 R-2 SUBURBAN RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-2 Zone:

- b. Agriculture, excluding intensive agriculture;
- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home-based business;
- f. Detached suite or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-2 Zone is:

- a. 0.4 hectares if connected to a community water system;
- b. 2 hectares if not connected to a community water system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned R-2. For parcels zoned R-2 that 0.4 in area or more, one additional detached suite or attached suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the R-2 Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures)	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. Height

In the R-2 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

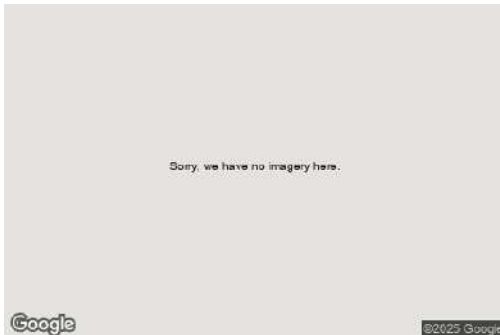
The parcel coverage in the R-2 Zone shall not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

5056 WHITE RD

Area-Jurisdiction-Roll: 04-766-03572.043



Total value **\$659,000**

2025 assessment as of July 1, 2024

Land	\$548,000
Buildings	\$111,000

Previous year value

Land	
Buildings	

Property information

Year built	
Description	Improvement Unclassified
Bedrooms	
Baths	
Carports	
Garages	
Land size	2.817 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT A, PLAN EPP132294, SECTION 8, RANGE 5, SAHTLAM LAND DISTRICT
 PID: 032-146-159

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: 5056 WHITE RD BC
Jurisdiction: Duncan Rural (766)
Roll No: 3572041 **Assessment Area:** 4
PID No: 030-231-698 **MHR No:**
Neighbourhood: North of Cowichan River
Legal Unique ID: D00000E75G
Legal Description: LOT 1, PLAN EPP72807, SECTION 8, RANGE 5, SAHTLAM LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: \$2,206

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$491,000	\$111,000	\$602,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$491,000	\$111,000	\$602,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$491,000	\$111,000	\$602,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$491,000	\$111,000	\$602,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$491,000	\$111,000	\$602,000

BC TRANSIT:

	Land	Improve	Total
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
2022-08-31	\$540,000	CB190913	Vacant Single Property Transaction

Other Property Information

Lot SqFt: 100,188	Lot Width:
Lot Acres: 2.30	Lot Depth:
Tenure: Crown-Granted	Actual Use: Single Family Dwelling
School District: Cowichan Valley	Manual Class: Non-Manualized Structures
Vacant Flag: No	Reg District: Cowichan Valley
BC Transit Flag: No	Reg Hosp Dist: Cowichan Valley
Farm No:	Mgd Forest No:
DB Last Modified: 2024-01-01	Rec Last Modified: 2024-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$495,000	\$2,206
2022	\$413,000	\$2,010
2021	\$340,000	\$2,136
2020	\$213,000	\$1,429
2019	\$213,000	\$1,416
2018	\$175,000	\$1,211
2017	\$0	



Well Summary

Well Tag Number: 112513
Well Status: New
Observation Well Number:
Well Identification Plate Number: 50141
Well Class: Water Supply
Observation Well Status:
Owner Name: AL LAMONT
Well Subclass: Not Applicable
Environmental Monitoring System (EMS) ID:
Intended Water Use: Private Domestic
Aquifer Number:
Alternative specs submitted: No
Artesian Condition: No
Technical Report: N/A
Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed
Licence Number:

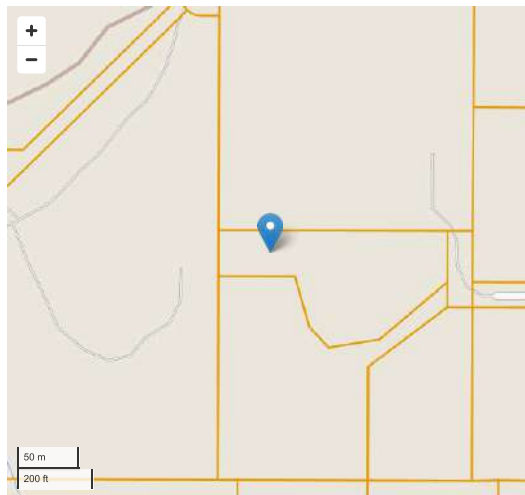
Location Information

Street Address: WHITE ROAD
Town/City: DUNCAN

Legal Description:

Lot	A
Plan	NOT ASSIGNED YET
District Lot	
Block	
Section	8
Township	
Range	5
Land District	50
Property Identification Description (PID)	023430788

Description of Well Location: NOTHING ENTERED



MapBox | Government of British Columbia, DataBC, GeoBC

Geographic Coordinates - North American Datum of 1983 (NAD 83)
Latitude: 48.77543
Longitude: -123.84277
UTM Easting: 438081
UTM Northing: 5402834
Zone: 10
Coordinate Acquisition Code: (10 m accuracy) Handheld GPS with accuracy of +/- 10 metres

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	2016-12-01	2016-12-02	Drillwell Enterprises	December 20th 2016 at 2:37 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
2016-12-01	2016-12-02				

Well Completion Data

Total Depth Drilled: 135 ft bgl
Estimated Well Yield: 0.2 USgpm
Static Water Level (BTOC): 97 feet btoc
Finished Well Depth: 135 ft bgl
Well Cap: STEEL, WELDED
Artesian Flow:
Final Casing Stick Up: 16 inches
Well Disinfected Status: Disinfected
Artesian Pressure (head):
Depth to Bedrock:
Drilling Method: Dual Rotary
Artesian Pressure (PSI):
Ground elevation: 554 feet
Method of determining elevation: GPS
Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	3				brown	Loose		
3	10	cobbles			brown	Medium		
10	28				grey	Medium		
28	32	compact			brown	Medium		
32	53		bouldery		grey	Medium		
53	91		silty		brown	Medium		
91	105				grey	Medium		
105	111				brown	Medium		
111	116				grey	Medium		
116	121				grey	Medium		
121	135	sand	coarse		grey	Medium		20

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
0	15	Steel Removed		10		Not Installed
0	135		Steel	6	0.219	Installed

Surface Seal and Backfill Details

Surface Seal Material: Bentonite clay
 Backfill Material Above Surface Seal:
 Surface Seal Installation Method: Poured
 Backfill Depth:
 Surface Seal Thickness: 2 inches
 Surface Seal Depth: 15 feet

Liner Details

Liner Material:
 Liner Diameter:
 Liner Thickness:
 Liner from:
 Liner to:
 Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method:
 Type:
 Material:
 Opening:
 Bottom:
 Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by: Air lifting
 Development Total Duration: 1 hours

Well Yield

Estimation Method: Air Lifting
 Estimation Rate:
 Estimation Duration: 1 hours
 Static Water Level Before Test: 97 ft (btoc)
 Drawdown:
 Hydrofracturing Performed: No
 Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:
 Method of Decommission:
 Sealant Material:
 Backfill Material:
 Decommission Details:

Pumping Test Information and Aquifer Parameters

Start Date	Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m ² /day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

THIS WELL SHOULD BE GOOD FOR 20+GPM IF TEL SCREEN INSTALLED

Documents

Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
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Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.



Well Summary

Well Tag Number: 111254
Well Status: New
Observation Well Number:
Well Identification Plate Number: 42778
Well Class: Water Supply
Observation Well Status:
Owner Name: AL LAMONT
Well Subclass: Not Applicable
Environmental Monitoring System (EMS) ID:
Intended Water Use: Private Domestic
Aquifer Number:
Alternative specs submitted: No
Artesian Condition: No
Technical Report: N/A
Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed
Licence Number:

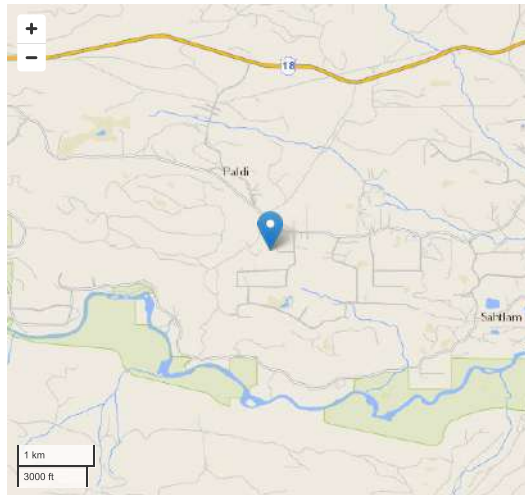
Location Information

Street Address: WHITE ROAD
Town/City:

Legal Description:

Lot	
Plan	
District Lot	
Block	A
Section	8
Township	
Range	5
Land District	50
Property Identification Description (PID)	023430788

Description of Well Location: LAND DISTRICT 50



MapBox | Government of British Columbia, DataBC, GeoBC

Geographic Coordinates - North American Datum of 1983 (NAD 83)
Latitude: 48.775217
Longitude: -123.8419
UTM Easting: 438145
UTM Northing: 5402810
Zone: 10
Coordinate Acquisition Code: (10 m accuracy) Handheld GPS with accuracy of +/- 10 metres

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	2015-08-14	2015-08-18	Drillwell Enterprises	April 27th 2016 at 6:04 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
2015-08-14	2015-08-18				

Well Completion Data

Total Depth Drilled: 135 ft bgl
Estimated Well Yield: 14 USgpm
Static Water Level (BTOC): 98 feet btoc
Finished Well Depth: 135 ft bgl
Well Cap: STEEL, WELDED
Artesian Flow:
Final Casing Stick Up: 18 inches
Well Disinfected Status: Disinfected
Artesian Pressure (head):
Depth to Bedrock:
Drilling Method: Dual Rotary
Artesian Pressure (PSI):
Ground elevation: 575 feet
Method of determining elevation: GPS
Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	3	ORGANICS, SOIL			brown	Soft		
3	8	SAND, GRAVEL, SOIL			brown	Medium		
8	30	TILL, SILT, GRAVEL, BOULDERS			grey	Dense		
30	43	TILL, SILT, SAND, GRAVEL			grey	Medium		
43	60	SAND, GRAVEL			brown	Medium	SILTY	
60	65	SAND			brown	Soft	DRY, CLEAN	
65	70	SILT, SAND			brown	Soft		
70	95	SILT, SAND, GREY			brown	Medium		
95	115	COARSE SAND, GRAVEL, SILT			grey	Dense	WB	
115	122	SILT, CLAY, SAND, GRAVEL			grey	Dense		
122	135	GRAVEL			brown	Medium	DID NOT BOTTOM GRAVEL	14

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
0	15	Steel Removed		10		Not Installed
0	135		Steel	6	0.219	Installed

Surface Seal and Backfill Details

Surface Seal Material: Bentonite clay
 Backfill Material Above Surface Seal:
 Surface Seal Installation Method: Poured
 Backfill Depth:
 Surface Seal Thickness: 2 inches
 Surface Seal Depth: 15 feet

Liner Details

Liner Material:
 Liner Diameter:
 Liner Thickness:
 Liner from:
 Liner to:
 Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method: Open Bottom
 Type:
 Material:
 Opening:
 Bottom:
 Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by: Air lifting
 Development Total Duration: 1 hours

Well Yield

Estimation Method: Air Lifting
 Estimation Rate: 14 USgpm
 Estimation Duration: 0.75 hours
 Static Water Level Before Test:
 Drawdown:
 Hydrofracturing Performed: No
 Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:
 Method of Decommission:
 Sealant Material:
 Backfill Material:
 Decommission Details:

Pumping Test Information and Aquifer Parameters

Start Date	Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m ² /day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

WELL RECORD SUBMITTED THROUGH EWELLS.

Documents

Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
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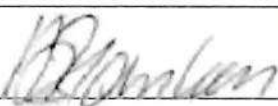
Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.



RECORD OF SEWERAGE SYSTEM

Filing # (OFFICE USE ONLY) **DC22/179**

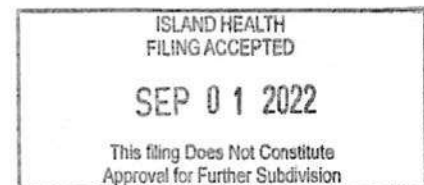
1. Property Information	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Amendment – Original Filing #	
	Tax Assessment Roll #	
	PID # 030-231-698	
	Legal Description (Plan, Lot, District Lot, Block Numbers) Lot 1 Plan EPP72807 Section 8 Range 5 Land District 50	
2. Owner Information	Name of Legal Owner: Scott Belton Mailing Address: 5050 White RD	
	Phone: 250-710-3376 City: Duncan Prov: BC Postal Code: V9L 6H5	
3. Authorized Person Information	Name of Authorized Person: Helmut Blanken Mailing Address: 3366 Limerick Road	
	Phone: 778 422 2913 City: Duncan Prov: BC Postal Code: V9L 4P8	
	Registration #: 32626 Email: helmut@hbheconsulting.com	
	Sewerage System Will Serve: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Other Structure (specify) _____ <input type="checkbox"/> Other Dwelling (specify) _____	
4. Structure Information	The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one) <input checked="" type="checkbox"/> Less than or equal to 9,100 litres <input type="checkbox"/> More than 9,100 litres but less than 22,700 litres	
	Depth of native soil to seasonal high water table or restrictive layer (cm) 100 Information respecting the type, depth and porosity of the soil is attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
5. Site Information	GPS Location of System (decimal degrees) Latitude 48.77532 Longitude -123.84044	
	Horizontal Accuracy (m) 15 <input checked="" type="checkbox"/> Recreational GPS <input type="checkbox"/> Differential GPS	
6. Drinking Water Protection	Will the sewerage system be located less than 30 m from a well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If yes, attach a professional's report and specify the intended distance _____ (m) Distance of proposed sewerage system to the closest body of surface water >30m (m)	
7. System Information	Sewerage treatment method <input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3	
8. Legal or Regulatory Considerations	<input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes (attach a copy of the order) <input checked="" type="checkbox"/> No	
9. Plot Plan and Specifications	Plot Plan (to scale) and specifications are attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<input checked="" type="checkbox"/> The plans and specifications are consistent with Standard Practice Source of Standard Practice: <input checked="" type="checkbox"/> Ministry of Health Standard Practice Manual <input type="checkbox"/> Other	
10. Authorized Person's Signature	Signature:  OFFICE USE ONLY	
	Date: August 27, 2022	Filing Accepted Date: Sept 1/22 Receipt Number: # 200.00 # 270693

Health Protection and Environmental Services
4th Floor, 238 Government Street
(Round Building)
Duncan, BC V9L 1A5

From: **Helmut Blanken, P.Eng.**
HBHE Consulting Inc.
3366 Limerick Rd,
Duncan, BC V9L 4P8

Aug. 17, 2022

Project #: 2022_38

Subject: Construction of Sewerage System, at White RD Duncan**Property Information:****Property:** White RD, Duncan, BC**PID:** 030-231-698**Legal Description:** Lot 1 Plan EPP72807 Section 8 Range 5 Land District 50**Property Owner:** Scott Warren Belton**Property Size:** 2 acres**Potable Water Source:** on-site well**Contour:** 2% slope**Vegetation:** cleared**Summary of work**

New septic system to serve a 3-bedroom house and a 2-bedroom carriage house.

Building information and Daily Design Flow (DDF)

3-bedroom house	1,300 L/day
2-bedroom suite	1,000 L/day
Total:	2,300 L/day

Soil Evaluation:

Two (2) test pits were dug with a depth of min. 80 cm and four (4) permeameter tests were conducted in the proposed area for the dispersal field on Aug. 16, 2022, by HBHE Consulting Inc.

The design layer was found to be gravelly sand with moderate gran structure at a depth of 10 cm. A barrier layer was not encountered.

The permeameter tests showed results between 1209mm/day and 1814mm/day.

Location and Setbacks:**Location of the system:**

The septic system will be located on the North property line.

Setbacks:

Setback from property line: 3m

Setback from on-site wells (including neighbouring wells): >30m

Record of Design and Calculations:

Hydraulic Loading Rate (HLR): The HLR is chosen at 30 L/Day/m² (type 1) (Tables II-22 and II-23 of the Sewerage System Standard Practice Manual, Dated September 03, 2014 (SSSPM))

Daily Design Flow (DDF): 2,300 L/Day

Minimum infiltrative surface: 2,300 L/day / 30 L/day/m² = 77m²

Linear Loading Rate (LLR): 90L/day/m (Tables II-27 and II-28 of the Sewerage System Standard Practice Manual, Dated September 03, 2014 (SSSPM))

Minimum Contour Length: 2,300L/day / 90L/day/m = 26 m, selected 28m

Dispersal area width: 77m² / 26 m = 3m

Proposed Septic System Summary

The soil conditions and the available area on the property allow for a **Type 1 septic system with pressure distribution to the dispersal field via demand dosing.** (Table II-15 of the Sewerage system Standard Practice Manual, Dated September 03, 2014 (SSPM))

Treatment system type: Type 1 system, Treatment by septic tank only

Distribution to dispersal field: Pressure distribution – demand dosing

Dispersal field type: Seepage bed

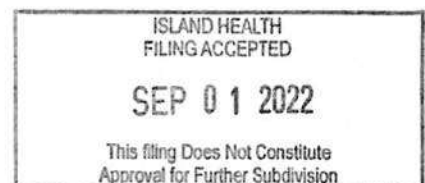
System Components:**Tanks**

Septic Tank min 3x DDF = 6,900L, selected, 1,700 IG two compartment pre-cast concrete septic tank complete with effluent filter.

Pump Chamber for demand dosing min 1xDDF = 2,300L, selected 600 IG pre-cast concrete.

Pump Control System for Demand Dosing

- **Dose Volume:** 190 L
- **Alarm Reserve Volume:** min 50% of DDF = 2,300L / 2 = 1150L
- **Depth for the pump**



Pump Selection

Required Flow: 352 liter/min (93 US Gallon/min)

Selected pump: Pentair SPD 100H submersible effluent pump or equivalent

Dispersal Field with pressure distribution

Dispersal Field size: 29m x 3m (includes 0.5m apron)

Piping:

- **Delivery pipe:** 75mm (3") PVC Schedule 40 pipe from pump chamber to the dispersal field
- **Manifold pipe:** 75mm (3") Schedule 40
- **Pipe Runs:** 3 runs with centre-fed laterals
- **Laterals:** 30mm (1¼") pipe, with 4 mm (5/32") orifices 60cm (24") on centre
- Orifice shields above each orifice
- Lateral ends to be swept up to the surface and capped with a threaded cap

Installation

An **Authorized Person** will be responsible for the provision and installation of the system. Work is to be conducted by the Authorized Person or under supervision of an Authorized Person.

All construction will be in accordance with the Sewerage System Standard Practice Manual, Version 3, dated September 03, 2014 (SSPM).

No discharge of perimeter drains, and roof water may be directed towards the dispersal field.

Construction

- Remove topsoil
- Place 15cm (6") of pea gravel or ¾" drain rock - pressure pipes within the pea gravel or ¾" drain rock (5cm (2") pea gravel / ¾" drain rock below the pipe, 5cm (2") pea gravel or ¾" drain rock below the pipe)
- Cover with geotextile
- Place 20-30cm (8-12") of clean cover soil – **No Rocks!**

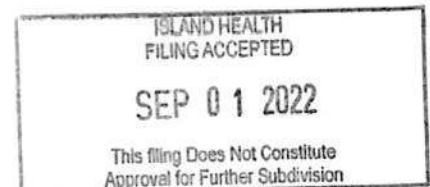
Grading

The Cover shall be slightly sloped towards the North to allow for runoff

Inspections

The Engineer will inspect the system following the:

- Placement of tank and pipe bedding
- Installation of tanks
- Following the grading of the dispersal area



- Following the placement of drain layer and piping
- Final inspection

Note: Pipes must not be backfilled before inspection.


.....
Helmut Blanken, P.Eng.



Attachments:

Appendix A: Site plan

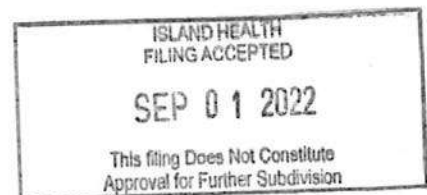
Appendix B: Layout and cross section of dispersal field

Appendix C: Detail for pump chamber – Control settings

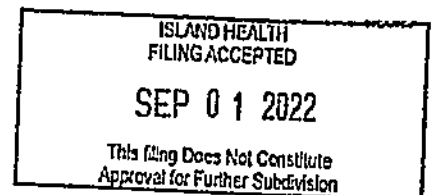
Appendix D: Soil Evaluation

Appendix E: Technical calculations

Appendix F: Owner's declaration



Appendix A

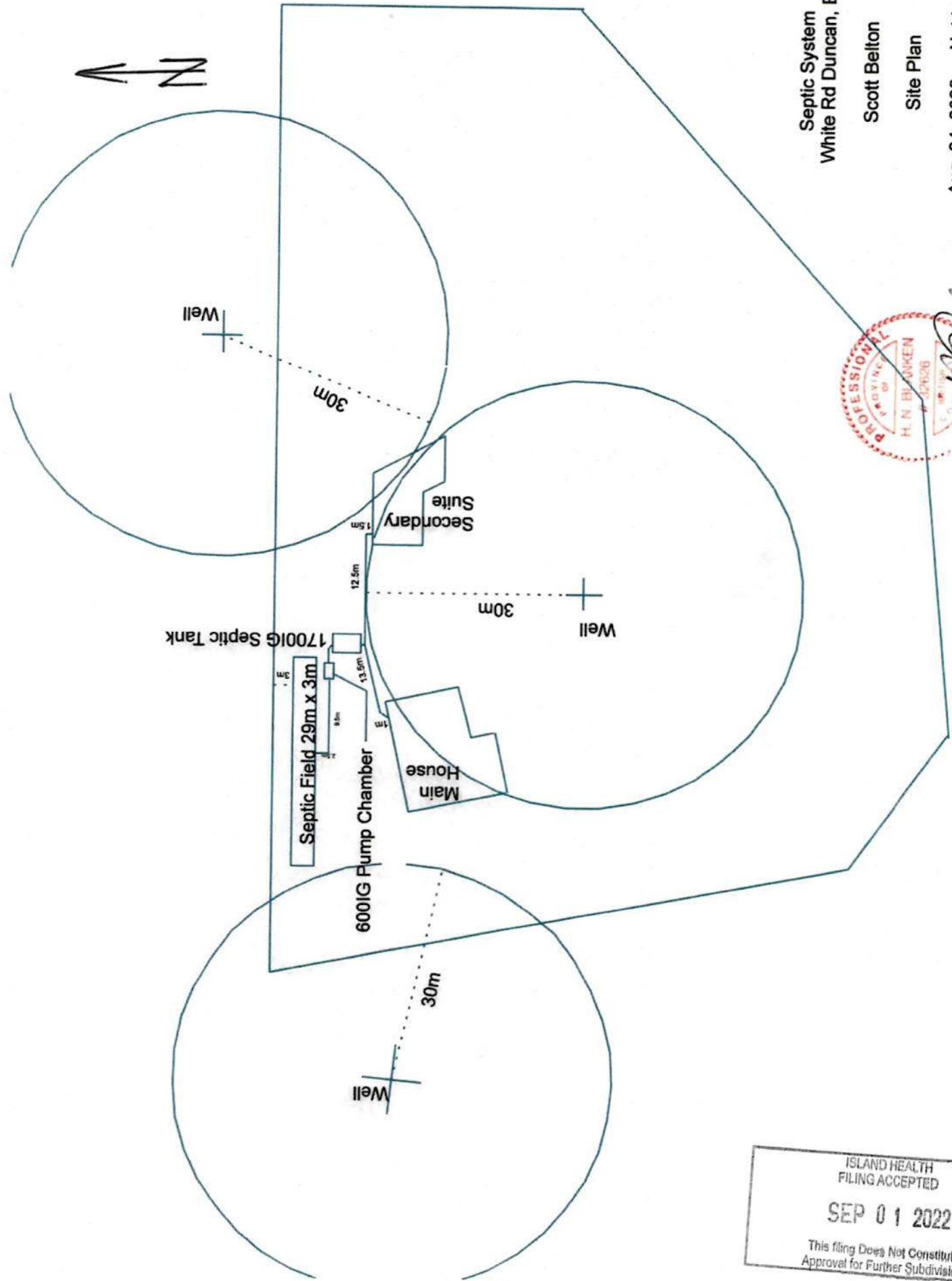


Septic System
White Rd Duncan, BC

Scott Belton

Site Plan

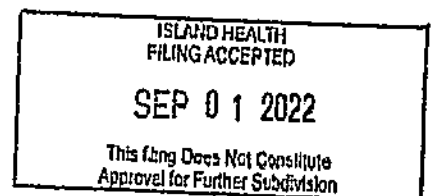
Aug. 24, 2022 Not to scale

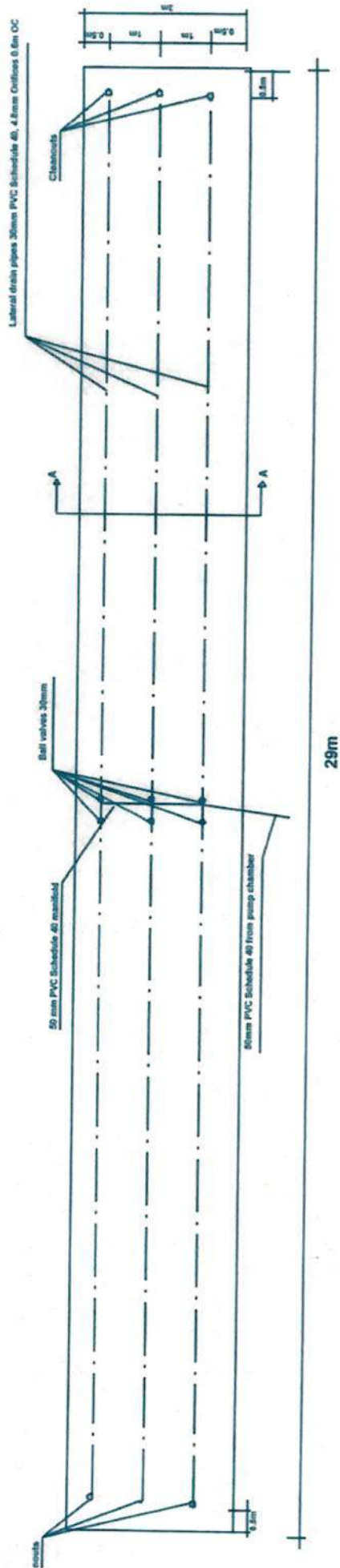


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Appendix B





Septic System

White Rd Duncan, BC

Scott Belton

Layout Dispersal Field

Aug. 17, 2022 1:100

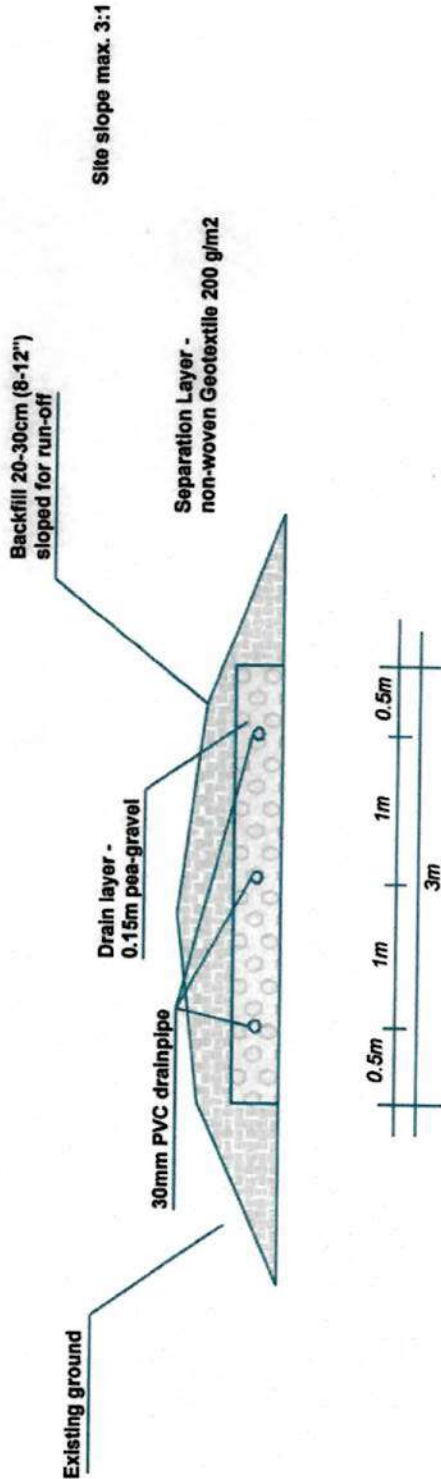
Helmut Blanken



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Cross Section A-A



Septic System
White Rd, Duncan, BC
Scott Belton

Cross Section

Aug. 17, 2022 1:100

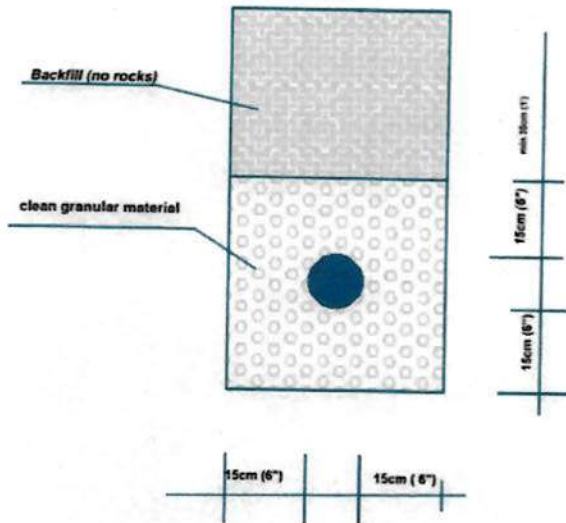
- Construction of dispersal field:
- Level 3m (10') wide bed on the slope
 - Place 15cm (6") drain layer (pea gravel) and drain pipes (5cm (2") of gravel below drain-pipe)
 - Place geotextile
 - Place 20-30 cm topsoil

Helmut Blanken



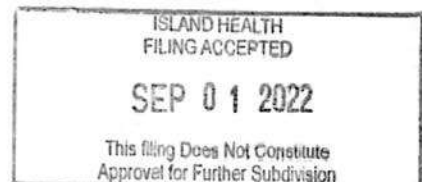
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Typical Pipe Installation



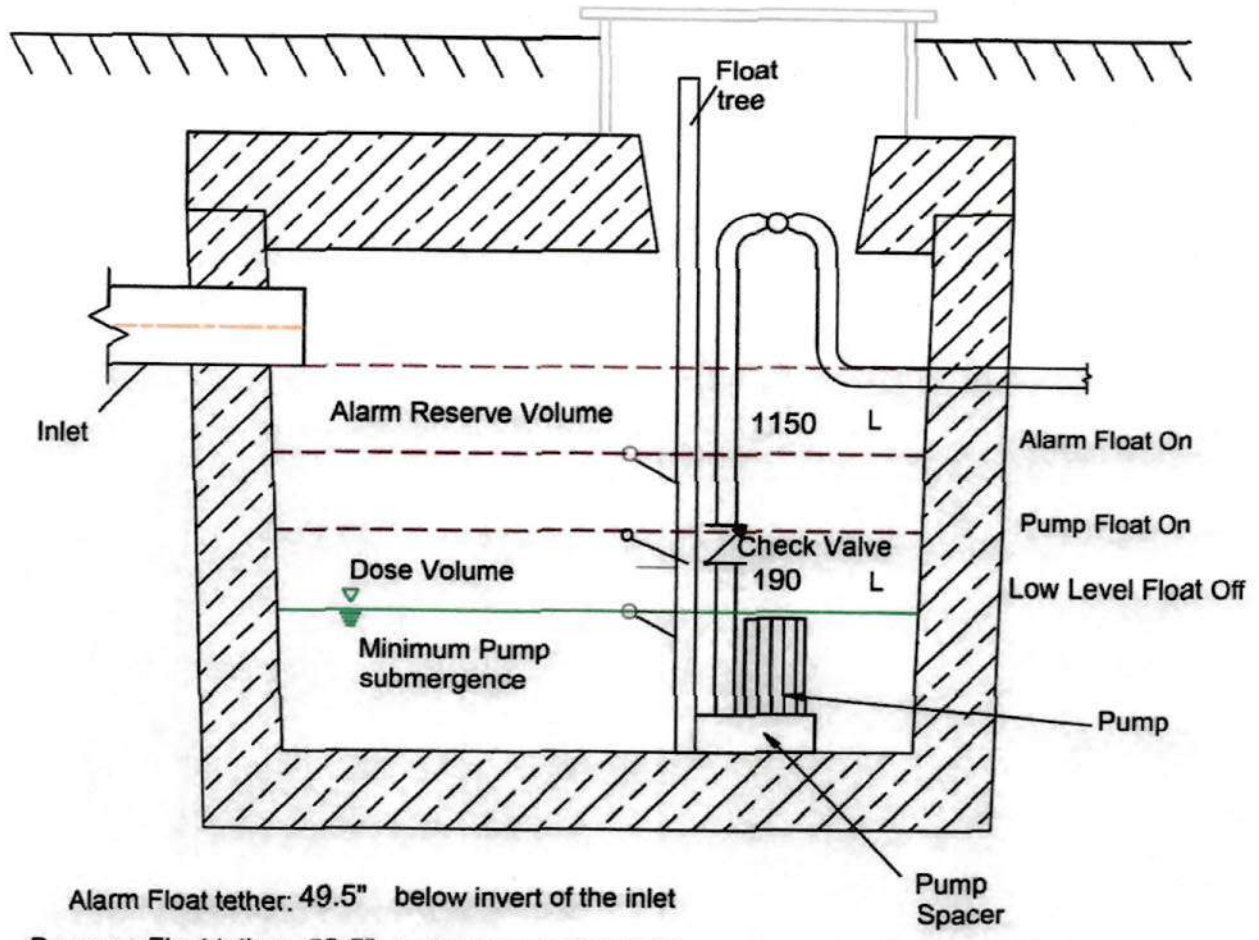
Requirements

- pipes to be water tight - all connections to be glued
- pipes to be bedded, using clean granular material
- bedding below the pipe to be compacted
- bedding material to be placed to all sides of the pipe (see sketch)
- backfill with clean material, no rocks
- min cover 30cm (1')



Appendix C

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Alarm Float tether: 49.5" below invert of the inlet
 Pump-on Float tether: 53.5" below invert of the inlet

Project Septic System at White RD
 Owner Scott Belton
 Pump Control Settings - Demand Dosing

Date: 17-Aug-2022

N.T.S. Scale:

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HBHE Consulting Inc

Project #
 2022_38

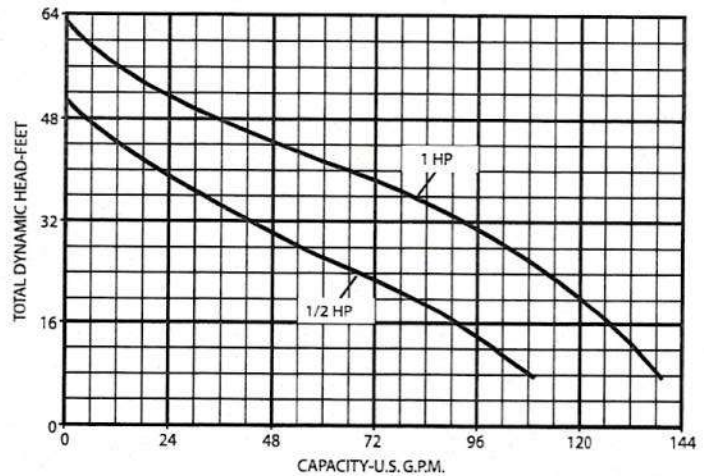
SP50

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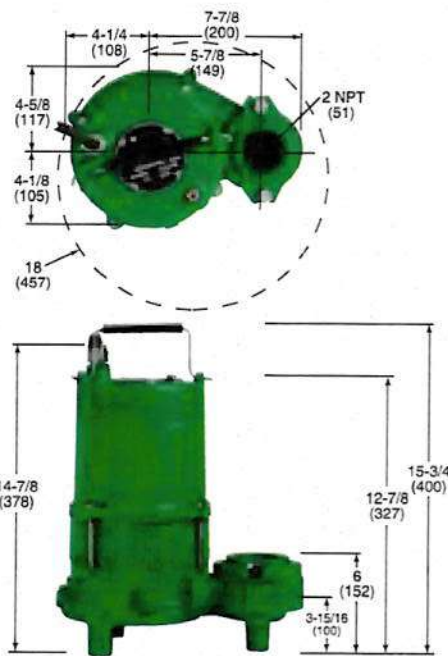
PUMP CHARACTERISTICS

Pump/Motor Unit	Submersible				
Manual Models (50)	MH1	MH2	MH6	MH4	MH5
Automatic Models	AH1	AH2	-	-	-
Horsepower	1/2				
Full Load Amps	14.0	7.0	4.0	1.8	1.5
Motor Type	Capacitor Start		Three-Phase		
R.P.M.	3450				
Phase Ø	1		3		
Voltage	115	230	200	460	575
Manual Models (100)	MH2	MH6	MH3	MH4	M5
Automatic Models	AH2	-	-	-	-
Horsepower	1				
Full Load Amps	9.9	5.5	5.2	2.5	1.5
Motor Type	Cap.	Three-Phase			
R.P.M.	3450				
Phase Ø	1		3		
Voltage	230	200	230	460	575
Hertz	60				
Operation	Intermittent				
Temperature	140°F Max Fluid Temp.				
NEMA Design	B				
Insulation	Class B				
Discharge Size	2" NPT (3" opt.)				
Solids Handling	3/4"				
Unit Weight	73 lbs.				
Power Cord: SPD50H 14/3, SJTW-A, 1ø, 115V=10' std. (20' opt.)-1/4, STW-A, 1ø, 115V=10' (20' opt.)-1/6/3, STW-A, 1ø, 230V=20' std.-1/6/4, STW-A, 1ø, 230V=20' std. SPD100H 16/3, STW-A, 1ø, 230V=20' std.-1/6/4, STW-A, 1ø, 230V=20' std.-1/8/5, STW-A, 3ø, 200V, 230V, 460V or 575V=20' std.					

PERFORMANCE DATA



DIMENSIONAL DATA



All dimensions in inches. Metric for international use. Component dimensions may vary ± 1/8 inch. Dimensional data not for construction purpose unless certified. Dimensions and weights are approximate. On/Off level adjustable.

MATERIALS OF CONSTRUCTION

Handle	Steel
Lubricating Oil	Dielectric Oil
Motor Housing	Cast Iron
Seal Housing	Cast Iron
Pump Casing	Cast Iron
Shaft	Stainless Steel
Mechanical Shaft Seal	Seal Faces: Carbon/Ceramic Seal Body: Brass Spring: Stainless Steel Bellows: Buna-N
Impeller	Cast Iron
Upper Bearing	Single Row Ball Bearing
Lower Bearing	Single Row Ball Bearing
Base	Cast Iron
Fastener	Stainless Steel

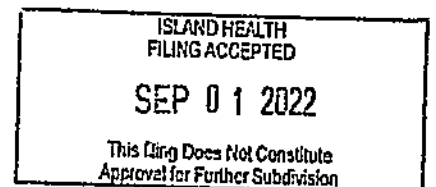


USA
293 WRIGHT STREET, DELAVAN, WI 53115 WWW.HYDROMATIC.COM
PH: 888-957-8677 ORDERS FAX: 800-426-9446

CANADA
269 TRILLIUM DRIVE, KITCHENER, ONTARIO, CANADA N2G 4W5
PH: 519-896-2163 ORDERS FAX: 519-896-6337

Because we are continuously improving our products and services, Pentair reserves the right to change specifications without prior notice.

Appendix D



Project: Septic System at White Rd

Owner: Scott Belton

Project #: 2022_38

Address: White Rd Duncan

Phone: 250-710-3376

Soil Profile

Test Pit: 1

Depth cm	Texture	Structure	Colour
0-90	sand (10% gravel), some roots (up to 40cm)	granular moderate loose dry (F)	grey, no mottles or gleying
90-100	sand (15% gravel) 100cm some boulders	granular moderate loose dry(F)	grey, no mottles or gleying
	No restrictive layer encountered		
	Estimated depth to seasonal high water table > 1.5m		

Date: 16-Aug-2022



HBHE Consulting

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Duncan, BC V9L 4P8

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Project: Septic System at White Rd

Owner: Scott Belton

Project #: 2022_38

Address: White Rd Duncan

Phone: 250-710-3376

Soil Profile

Test Pit: 2

Depth cm	Texture	Structure	Colour
0-65	sand (10% gravel), some roots (up to 40cm)	granular moderate loose dry (F)	grey, no mottles or gleying
65-80	sand (15% gravel) 80cm some boulders	granular moderate loose dry(F)	grey, no mottles or gleying
	No restrictive layer encountered		
	Estimated depth to seasonal high water table > 1.5m		

Date: 16-Aug-2022



HBHE Consulting

3366 Limerick Road
Duncan, BC V9L 4P8

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Project: Septic System at White RD

Owner: **Scott Belton**

Project #: 2022_38

Address: 5040 White Rd Duncan BC

Phone: (250) 231-3376

Percolation Test

Weather Conditions: Sunny

Property description:

The area for the proposed Septic field is slightly sloped (2%) and cleared. The soil type is gravelly sand.

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Test hole #1			Test hole #2			Test hole #3		
Time min:sec	Reading mm	comment	Test	Reading mm	Comment	Test	Reading mm	Comment
0:00		too fast to read	0:00	320		0:00	320	
0:30			0:30	270	50	0:30	275	45
1:00			1:00	240	30	1:00	260	15
1:30			1:30	225	15	1:30	250	10
2:00			2:00	210	15	2:00	240	10
2:30			2:30	200	10	2:30	230	10
3:00			3:00	190	10	3:00		
3:30			3:30	180	10	3:30		

Rate of fall: mm/min
KFS: mm/day

Rate of fall: 20 mm/min
KFS: 1209.6 mm/day

Rate of fall: 20 mm/min
KFS: 1209.6 mm/day

Date: 8/16/22



HBHE Consulting

3366 Limerick Road
Duncan, BC V9L 4P8

Project: Septic System at White RD

Owner: **Scott Belton**

Project #: 2022_38

Address: 5040 White Rd Duncan BC

Phone: (250) 231-3376

Percolation Test

Weather Conditions: SUNNY

Property description:

The area for the proposed Septic field is slightly sloped (2%) and cleared. The soil type is gravelly sand.

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--

Test hole #4			Test hole #			Test hole #		
Time min:sec	Reading mm	comment	Test	Reading mm	Comment	Test	Reading mm	Comment
0:00	320		0:00			0:00		
0:30	280	40	0:30			0:30		
1:00	260	20	1:00			1:00		
1:30	245	15	1:30			1:30		
2:00	225	20	2:00			2:00		
2:30	210	15	2:30			2:30		
3:00	195	15	3:00			3:00		
3:30	180	15	3:30			3:30		

Rate of fall: 30 mm/min
KFS: 1814.4 mm/day

Rate of fall: mm/min
KFS: mm/day

Rate of fall: mm/min
KFS: mm/day

Date: 8/16/22

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Appendix E

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Pressure Distribution, Orifice, Pipe & Pump Sizing

The completed installation is to comply with BC SPM V3
 Tables referenced in this worksheet are located in HO 109A

This worksheet is for use to: size the orifices in distribution lateral pipes, size effluent delivery piping, and to calculate the required capacity and pressure head capability of the effluent pump.
 It can be used for: calculating delivery of effluent to laterals in trenches, seepage beds, mounds and sand filters.

It is intended for use by persons having training in the private sewage discipline.

Use only Metric units of measurement throughout (mm, cm, m, L, etc...).

Step 1) Select the pressure head to be maintained at the orifices:

Minimum pressure at the orifice:
 Less than 4.8 mm orifice = 1.5 m Minimum
 4.8 mm or larger orifice = 0.6 m Minimum

Design pressure at lateral orifices m P1

Note: worksheet will not provide an adequate design if laterals are at different elevations. Differing elevations will result in a different pressure head and volume of discharge at the orifices in each lateral. Additional considerations must be made for laterals at differing elevations.

Step 2) Select the size of orifice in the laterals:

Type 1 - best practice minimum of 4.0 mm

Orifice Diameter selected mm P2

Note: larger sizes are less likely to plug.

Step 3) Select the spacing of orifices and determine the number of orifices to be installed in distribution laterals:

Length of Distribution Lateral From system design drawings	Spacing of Orifices selected from Worksheet "L"	÷	Resulting number of orifices per lateral
---	--	---	---

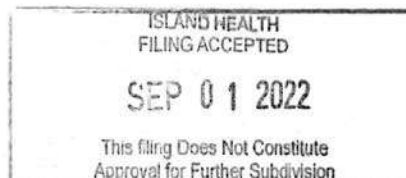
<input type="text" value="14"/> m	÷	<input type="text" value="0.6"/> m	=	<input type="text" value="24"/>	P3a
				Spaces + 1 = Number of orifices	

Select a spacing of orifices to attain even distribution over the treatment area:
 Maximum spacings are determined for :
 *0.56 m² Primary treated effluent
 *Use spacing determined by Lateral and Orifice Spacing Worksheet "L"

<input type="text" value="24"/> <small>From P3a</small>	X	<input type="text" value="6"/> Number of Laterals	=	<input type="text" value="144"/> Total Number of Orifices All Laterals	P3b
--	---	--	---	---	-----

If laterals are of differing lengths, calculate each separately and add the number of orifices together.

Does this meet the SPM Requirement?



Step 4) Determine the minimum pipe size of the distribution laterals:

Enter the system design information into the 3 boxes below. If distribution laterals are of differing lengths, each lateral must be considered separately.

Orifice Diameter
6.4 mm

From P2

Length of Distribution Lateral
14 m

From System Design Drawings

Total Orifices Each Lateral
24

From P3a

Use Table A.1.A. (in HO 109A) when applying the information entered in this step to determine the minimum size of the distribution lateral pipe.

Size of Distribution Lateral Pipe
From Table A.1.A. 32mm 1 1/4" mm P4

Step 5) Determine the total flow from all orifices:

Total Number of Orifices in all laterals
144

From P3b

X

LPM for each Orifice at Head Pressure Selected
2.44 LPM

From Table A.1.B.2

=

Total flow from all lateral orifices
351.36 LPM P5

Step 6) Select the type and size of effluent delivery pipe:

Use Tables A.1.C.2 or A.1.C.4 to aid in decision. A larger pipe will reduce pressure loss.

Type of pipe used for effluent delivery line

PVC

Pipe size selected

3"

mm - NPS

P6

Choose a friction loss from Tables A.1.C.2 or A.1.C.4 in between the shaded lines to ensure a flow velocity between 2 to 5 feet per second. The pipe size selected will affect the amount of friction loss the pump must overcome to deliver effluent.

Step 7) Calculate the equivalent length of pipe for pressure loss due to fittings:

Insert total from Worksheet "A" on last page (p.5) of this Pressure Distribution Worksheet

Equivalent Length of All Fittings
38.12 m
For Pressure Loss

P7

Step 8) Calculate the equivalent length of pipe from pump to the farthest end of header of distribution laterals for pressure loss:

Length of Piping (m)		Equivalent Length of Fittings (m)		Length of Pipe for Friction Loss (m)	
15	+	38.12	=	53.12	P8
Length from pump to farthest end of distribution header supplying laterals.		Equivalent fitting length from P7.		Used to determine total pressure head loss due to friction loss in piping.	

Step 8a) Calculate the total length of pipe for friction loss:

Length of Pipe for Friction Loss (m)				Total Length of Pipe for Friction Loss	
53.12	÷	30.5	=	1.74	P8a
					From P8

Step 9) Calculate the pressure head loss in delivery pipe including fittings:

Total Length of Pipe for Friction Loss		Friction Loss per 30.5 m of pipe		Delivery Piping Pressure Head Loss	
1.74	x	0.584	m	1.016	m P9
					From P8a
					Use Tables A.1.C.2 or A.1.C.4 using flow volume from P5.



Step 10) Calculate the total pressure head required at pump:

Delivery piping pressure loss	1.016	m
	+	
Lift distance of effluent from bottom of pump to orifices	1.35	m
	+	
Design pressure at orifices	1.5	m
	+	
Head loss allowed if an inline filter is used in pressure piping	0	m
	+	
Add 0.3 m to allow for pressure loss along the distribution lateral	0.3	m
	=	
Total minimum pressure head pump must provide at L/min required to supply orifices	4.2	m

From P9

Measure from lowest effluent level in tank to elevation of orifices.

From P1

Explain Pressure Loss Allowed if Applied

P10

Step 11) Select the size of the drain back orifice if used and determine the flow from the drain back orifice. Then calculate total flow requirement for pump:

Size of Drain Back Orifice	Determine flow using Head Pressure at Drain Back Orifice	Flow from all lateral orifices	Total Liters per Minute from the pump
0 mm	351.36 LPM	+ 0 LPM	= 351.36 LPM

Use pressure head from P10 to find flow from Extended Table A.1.B.2

From P5

P11

Step 12) Details of the pump specifications required:

Required Flow Rate (LPM)	@	Required Pressure Head (m)
351.36		4.2
From P11		From P10
Liters (P11) multiplied by 0.2642 = U.S. gallons		
		Required Flow Rate (US gal/min)
		92.8

Select the appropriate pump by reviewing the pump curve of available pumps. Select a pump that exceeds the requirements set out in this step by approximately 10% considering both pressure head and volume.



Revised December 31, 2020

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HO 109 - 02

Step 13) Consider the pumping demands of the system. If they are considered excessive, redesign the pressure distribution system and recalculate the pump demands.

Worksheet "Appendix A" Determine Equivalent Length of Pipe due to fittings in piping system.

Determine the equivalent length of pipe to allow for friction loss due to fittings in the piping system:

	Number of Fittings		Friction loss as per Table A.1.C.5 or 6		Total	
90° Elbows	4	x	5.18	=	20.72	
					+	
45° Elbows	2	x	5.18	=	10.36	
					+	
Gate and Ball Valves	6	x	0.88	=	5.28	
					+	
Tee-on-Branch (TOB)	2	x	0.88	=	1.76	
					+	
Tee-on-Runs (TOR)	0	x		=		
					+	
Male Iron pipe Adaptors (MIP) (M/F Threaded Adaptors)	0	x		=	0	
					=	
Total Equivalent Length of pipe to allow for fittings in piping system					(Enter this total, Box P7)	38.12

Lateral and Orifice Spacing Worksheet "L"

Step 1. Determine Daily Design Flow L/day

L/Day L-1

SPM Version 3 Section II- 5.1

Step 2. Determine Hydraulic Loading rate L/day/M2
 *Use sand HLR if designing a sand mound, otherwise use soil HLR

SPM Table II- 22 or II- 23 or II- 24
 L/Day/m² L-2

Step 3. Determine Area of Infiltrative Surface M2

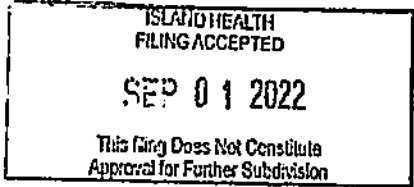
DDF (L/D)		HLR (L/D/m ²)		AIS	
<input style="width: 100px;" type="text" value="2300"/>	divided by	<input style="width: 100px;" type="text" value="30"/>	=	<input style="width: 100px;" type="text" value="77"/>	m ² L-3
from L-1		from L-2			

Step 4. Determine Total number of Orifices as per SPM V3 requirements

AIS (m ²)		per/m ²			
<input style="width: 100px;" type="text" value="77"/>	divided by	<input style="width: 100px;" type="text" value="0.56 m<sup>2</sup>"/>	=	<input style="width: 100px;" type="text" value="138"/>	orifices L-4
from L-3		from SPM V3			

Step 5. Determine Minimum Contour Length SPM V3 - Section II- 5.6

DDF (L/D)		LLR (L/D/m)		MCL	
<input style="width: 100px;" type="text" value="2300"/>	divided by	<input style="width: 100px;" type="text" value="90"/>	=	<input style="width: 100px;" type="text" value="25.6"/>	m L-5
from L-1		SPM Table II- 27 or II- 28			



Step 6. Determine Number of Runs

Step 6(a) $\frac{\text{Orifices}}{\text{from L-4}} \times \frac{\text{Meter spacing}}{\text{begin with 0.6M spacing}} = \frac{\text{Total lateral length}}{\text{m}}$ 6(a)

138 0.6 82.8

Step 6(b) $\frac{\text{Total lateral length}}{\text{from L-6 (a)}} \div \frac{\text{MCL (m)}}{\text{from L-5}} = \frac{\text{Always round up}}{\text{Runs}}$ 6(b)

82.8 28 3

Answer from 6(b) rounded up 3 Runs L-6

Step 7. Determine Actual Orifice Spacing

Step 7(a) $\frac{\text{Minimum Contour length}}{\text{from L-5}} \times \frac{\text{Number of Runs}}{\text{from L-6}} = \frac{\text{m Total}}{\text{m Total}}$ 7(a)

28 3 84

Step 7(b) $\frac{\text{Total Length}}{\text{from 7 (a)}} \div \frac{\text{Total orifice number}}{\text{from L-4}} = \frac{\text{Always round up}}{\text{Spacing}}$ 7(b)

84 138 0.60

Answer from 7(b) 0.60 m spacing L-7

Summary			
Total number of orifices	138	from L4	
Total Length of each run	28	m from L5	
Total number of Runs Final	3	from L6	
Orifice Spacing	0.60	from L7	
Number of Laterals each run	2	L 8	Divide L5 by 2 or 4
Total number of laterals	6	L 9	L6 X L8
Length of each lateral	14	L 10	LS + L8



[Handwritten Signature]

Appendix F

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Property Owner's Declaration

for the purpose of Wastewater Treatment System Design

Office Use Only - Project #: 2022 38

Owner Information:

Legal Name: SCOTT WARREN BELTON

Civic Address: Apt#: _____ Street: 5050 WHITE RD

City: DUNCAN Province: BC Postal Code: V9L 6H5

Phone number: 250 710 5376

Property Information:

Civic Address:

Street: _____ City: DUNCAN, BC.

PID #: 030 231 698

Legal Description:

Restrictions on property use (please check all that apply):

Easement Restrictive covenant Rights-of-way

Potable Water Source: Municipal Other such as on-site well, surface water, strata

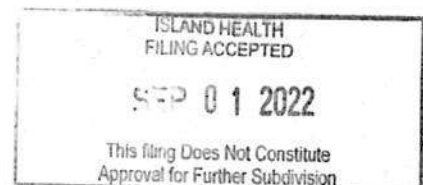
On-Site Well: yes no, if yes, domestic use, other use, decommissioned
are well logs available yes no

Any neighboring wells within 30m (100ft) of property line?

yes no

Property subject to seasonal high water/ water runoff on property? yes no

Watercourses on the property and/or in vicinity of property? If yes, permanent seasonal
(check all that apply)



Structure/Building Information

a. Main Residence

Number of Bedrooms: 3

Anticipated Occupancy: NEW

Floor Area (without garage building): 1700 ft²

b. Secondary suite (if applicable):

if yes, # of bedrooms: 2 Floor area: 1000 ft²

Note: A bedroom with kitchenette and bathroom is considered a suite.

Location of the suite: within main building, separate building

c. Any unfinished area? Plans for future use and/or anticipated expansions, which should be considered in the septic design? If yes, please specify.

No

Use patterns that may affect sewage volume or constituents such as, high water use appliances, large tubs, frequent large numbers of guests, hobbies / business with associated sewage discharge, if yes, please specify

Garburators: yes no

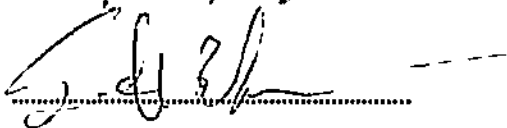
Note: Garburator are not recommended. Size of septic tank and/or treatment unit have to be increased significantly, if a garburator is used.

Any water treatment (please check all that apply):

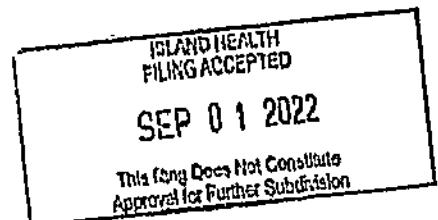
Water softener filtration Disinfection other (please explain)

I declare that I have received the information on my responsibilities for the septic system. The information is accurate.

Date: AUG 16 2022



Property owner





Summary Report

Reference #: 22-F-395
Roll Number:

Address: 5056 White Road
Duncan
Building Type: Standard

Inspection	Inspected by	Inspection Date	Status
Site Visit	Sonny Bryski	17-Mar-2023 2:30:40 PM	Accepted
Footing	Sonny Bryski	17-Mar-2023 2:31:16 PM	Accepted
Perimeter Drains	Sonny Bryski	13-Apr-2023 1:32:7 PM	Items Rejected
Framing	Gord Shewchuk	14-Nov-2023 1:26:57 PM	Items Rejected
Framing	Gord Shewchuk	14-Jul-2023 2:57:33 PM	Items Rejected
Insulation	Gord Shewchuk	20-Jul-2023 3:16:31 PM	Items Rejected
Rainscreen / Building Envelope	Gord Shewchuk	31-Aug-2023 4:26:41 PM	Accepted
Under Slab	Gord Shewchuk	18-Apr-2023 1:36:12 PM	Accepted
Rough Plumbing	Gord Shewchuk	14-Jul-2023 3:05:27 PM	Accepted



OCT 17 2022

Handwritten signature

Building Inspection
www.cvrld.ca | inspections@cvrd.bc.ca

Building Permit Application Form

This information is collected for the administrative and/or operational functions of the CVRD as authorized by the Local Government Act and CVRD Building Bylaw No. 3422. This information has been collected, and may be used, and/or listed in a Building Permit register, and forwarded to authorized agencies in accordance with the Freedom of Information and Protection of Privacy Act.

Property Information			
Address: (If assigned)		PID	030-231-698
Electoral Area:	F	Zoning	R2

Owner Information			
Name(s):			
Company Name:			
Mailing Address:	5050 WHITE RD	City/Prov.	DUNCAN BC
		Postal Code	V9L 6H5
Primary Tel:		Email	

Agent Information			
Name(s):			
Company Name:			
Mailing Address:		City/Prov.	
		Postal Code	
Primary Tel:		Email	

Contractor Information			
Name(s):	WHITAKER CONST. & S	Plumber T.Q.#	
Company Name: GARY WHITAKER & S			
Mailing Address:		City/Prov.	DUNCAN BC
		Postal Code	V9L-6J9
Primary Tel:	250 246 7409	Email	

Documents Supplied with Application		
Construction plans/drawings (including engineered drawings - if applicable) **must provide 2 copies**	Yes <input checked="" type="radio"/>	
Signed 'Riparian Areas Regulation Declaration' Form, FireSmart Card, and Contaminated Sites Disclosure	Yes <input type="radio"/>	N/A <input checked="" type="radio"/>
Site Plan (show location of proposed structure distance to lot lines, existing buildings, setbacks, driveway & watercourses)	Yes <input checked="" type="radio"/>	N/A <input type="radio"/>
Residential builder 'BC Housing Registration Form' or Owner Builder 'New Home Registration' (for new dwellings only)	Yes <input type="radio"/>	N/A <input checked="" type="radio"/>
BC Building Code Letters of Assurance from registered professionals (Schedule A and/or B)	Yes <input type="radio"/>	N/A <input checked="" type="radio"/>
Proof of liability insurance from Professional Engineer(s) & EGBC Permit to Practice (where applicable)	Yes <input type="radio"/>	N/A <input checked="" type="radio"/>
Hazardous Materials Declaration Form required for demolitions, additions, alterations, repairs, & moved-on buildings	Yes <input type="radio"/>	N/A <input checked="" type="radio"/>
Truss & beam layout with factored reactions from the manufacturer	Yes <input type="radio"/>	N/A <input type="radio"/>
Septic Filing or Registered Onsite Wastewater Practitioner's (ROWP) report (where applicable)	Yes <input checked="" type="radio"/>	N/A <input type="radio"/>
Alternative Solution	Yes <input type="radio"/>	N/A <input checked="" type="radio"/>
Manufacturer's specification sheet (for mobile or modular homes only)	Yes <input type="radio"/>	N/A <input checked="" type="radio"/>

Scope of Work

Please provide a short description of project: **RELOCATION OF RECYCLED HOME TO BE USED AS SECONDARY DWELLING WITH PRIMARY BUILDING PLANS STILL IN PROGRESS (PRELIMS ARE INCLUDED)**

New	<input checked="" type="checkbox"/>	Has or will fill be placed on the building site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Addition	<input type="checkbox"/>	Has or will blasting be carried out on the subject property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Alteration/Repair	<input type="checkbox"/>	Is this addition or alteration of a structure built prior to 1990?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Move	<input checked="" type="checkbox"/>			
Conversion	<input type="checkbox"/>			
Decommission	<input type="checkbox"/>	Manufactured Home Certification CSA Standard	Z240 <input type="checkbox"/>	A277 <input type="checkbox"/>
			N/A <input checked="" type="checkbox"/>	

Building Use	<input checked="" type="checkbox"/>	Number of:			
Dwelling <i>SECONDARY</i>	<input checked="" type="checkbox"/>	Stories	<input type="text" value="7"/>	Height (metres)	<input type="text" value="4"/>
Secondary suite	<input type="checkbox"/>	Bedrooms	<input type="text" value="2"/>	Building Area (m²)	<input type="text" value="85.5"/>
Accessory dwelling	<input type="checkbox"/>	Bathrooms	<input type="text" value="1"/>	Estimated value of construction	<input type="text" value="35000"/>
Manufactured home	<input type="checkbox"/>				
Accessory building	<input type="checkbox"/>				
Farm	<input type="checkbox"/>				
Commercial	<input type="checkbox"/>				
Industrial	<input type="checkbox"/>				
Institutional	<input type="checkbox"/>				
Multi-residential	<input type="checkbox"/>				
Other	<input type="checkbox"/>				

The project is within 30 metres of the following (select all that apply):

Eagle nest <input type="checkbox"/>	Stream <input type="checkbox"/>	Ditch <input type="checkbox"/>
Heron nest <input type="checkbox"/>	Cliff or bank <input type="checkbox"/>	Lake <input type="checkbox"/>
Highway <input type="checkbox"/>	River <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Agricultural Land Reserve <input type="checkbox"/>	Sea <input type="checkbox"/>	

Type of Framing		Water Service	
Masonry/Concrete	<input type="checkbox"/>	CVRD Water System	<input type="text"/>
Structural Steel	<input type="checkbox"/>	Other Water System	<input type="text"/>
Wood	<input checked="" type="checkbox"/>		

Type of Heat		Well <input checked="" type="checkbox"/>	Other, please specify <input type="text"/>
Electric baseboard	<input type="checkbox"/>	I have received approval for my proposed project from my utility service provider and have included it in my application (for the creation of new dwelling units only, including suites).	
Heat pump	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Forced air	<input type="checkbox"/>	Number of water units	<input type="text"/>
In-floor radiant	<input type="checkbox"/>		
None	<input type="checkbox"/>		

Heating System		Sewer Service	
Gas	<input type="checkbox"/>	CVRD Sewer System	<input type="text"/>
Electric	<input type="checkbox"/>	Other	<input type="text" value="SEPTIC FIELD"/>
Oil	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

Project also Includes		I have received approval for my proposed project from my utility service provider and have included it in my application (for the creation of new dwelling units only, including suites).	
Electrical	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>	Number of sewer units	<input type="text" value="ONE"/>
Heating	<input type="checkbox"/>		
Woodstove	<input type="checkbox"/>		
Wood fireplace	<input type="checkbox"/>		
Factory chimney	<input type="checkbox"/>		
Masonry chimney	<input type="checkbox"/>		
Gas fireplace	<input type="checkbox"/>		
Gas appliances	<input type="checkbox"/>		
Finished basement	<input type="checkbox"/>		
Unfinished basement	<input type="checkbox"/>		
Crawlspace	<input checked="" type="checkbox"/>		
Slab	<input type="checkbox"/>		
Deck	<input type="checkbox"/>		
Swimming pool	<input type="checkbox"/>		
Retaining wall	<input type="checkbox"/>		

Acknowledgment of responsibility and undertakings

The undersigned being the owner/agent for the owner of the property herein described hereby makes application for a permit to undertake the work as set forth in this application. I agree to conform to all requirements as may be specified by the CVRD Building Bylaw and any other applicable Bylaw or Regulation in force by the CVRD. Neither the issuance of the Permit nor the approval of the drawings and specifications submitted as part of this application, by the Building Inspection Department or designates thereof, shall, in any way relieve the applicant from the responsibility of ensuring the construction for which this permit issued, is carried out in conformity with the requirements of the Building Bylaw and any other applicable Bylaws and Regulations, nor prevent the Building Official, or their designate from requiring correction of any errors in construction or violation of the Building Bylaw or other applicable Bylaw or regulations. The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Signature of Owner or Authorized Agent	Application Date	Received by
	SEPT 29 2022	



BUILDING PERMIT

REGISTERED PROPERTY OWNER(S):

[Redacted]

REGISTERED PROPERTY OWNER(S):

[Redacted]

AUTHORIZED AGENT/CONTRACTOR:

Gary Whitaker

BUILDING PERMIT NO:

22-F-395

1. This Building Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically supplemented by this permit.

2. This Building Permit applies to and only to those lands within the Regional District described below:

Address: 5056 White Road

PID: 030-231-698

3. Authorization is hereby given for: Moved in dwelling with garage addition

Building Classification: Dwelling

Type of Permit: New

Square Footage: 1728 sqft

4. The permit is subject to the following conditions:

- 2018 BCBC
- CVRD Zoning
-

5. This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of this permit. All work shall conform to the current edition of the B.C. Building Code and the approved drawings or attachments issued with this building permit including the construction, alteration, or repair of a building or structure. No deviation from the approved drawings, including the site plan, shall be made without written approval from the Building Official.

This permit has been issued by the Building Inspection Division of the Land Use Services Department in accordance with Part 2 of CVRD Bylaw No. 3422 - Building Regulation Bylaw, 2011. No occupancy certificate or final approval shall be issued until all items of this Building Permit have been complied with to the satisfaction of the Building Inspection Division.

Gord Shewchuk Digitally signed by Gord Shewchuk
Date: 2022.06.15 15:00:58 -07'00'

Signature of Building Official

DATE ISSUED: 2022-11-03

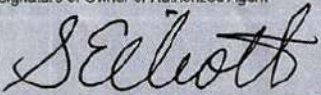
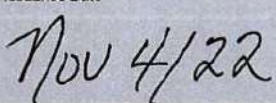
Building	Fee	Engineering	Fee	Reviewed By
Building Permit	1113	Water Administrative Charge	-	Building Official: GS
Plumbing Permit	54	Water Capacity Charge	-	Engineering: -
Building Services	-	Service Area	-	Planning: -
Land Titles	25	Sewer Administrative Charge	-	This Building Permit is issued subject to the requirements found in the following DP/DVP.
Sec. 743 of LGA	-	Sewer Capacity Charge	-	
Other	-	Service Area	-	
Subtotal	1192	Subtotal	-	
Total Fees	\$ 1192			Value of Improvement
Receipt Number				\$ 111360

Owner's Acknowledgment of Responsibility and Undertakings

The undersigned hereby acknowledges that:

- Neither the issuance of a permit under the Building Regulation Bylaw No. 3422, the review and acceptance of the design, drawings, plans or specifications, nor inspections made by or on behalf of the regional district, shall constitute a representation or warranty that the BC Building Code or the Building Regulation Bylaw have been complied with or the building or structure meets any standard of materials or workmanship, and no person shall rely on any of those acts as establishing compliance with the building code, the Building Regulation Bylaw or other applicable enactments respecting safety or any standard of construction.
- The owner (and where the owner is acting through a representative, the representative) has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the BC Building Code, the Building Regulation Bylaw, and or other applicable enactments respecting safety.
- The Regional District will rely solely on field reviews undertaken by the registered professionals and the letters of assurance submitted pursuant to section 743 of the Local Government Act as assurance that the construction substantially conforms to the design and that the construction substantially complies with the BC Building Code, the Building Regulation Bylaw, and other applicable enactments respecting safety in circumstances where letters of assurance have been required in accordance with the Building Regulation Bylaw, BC Building Code or BC Professional Governance Act.
- I understand that I should seek independent legal advice in respect of the responsibilities I am assuming upon the granting of a permit by the Regional District and in respect of the execution of this acknowledgment.

I certify that I am the owner, or the owner's authorized agent/representative.

Signature of Owner or Authorized Agent 	Issuance Date 
---	--

Notice of Collection of Personal Information: The personal information on this form is collected under the authority of Section 26(C) of the Freedom of Information and Protection of Privacy Act (FIPPA), Local Government Act and CVRD bylaws and will be used solely for the administration, enforcement and processing of this application. All documentation, drawings, plans and information submitted in support of this application can be made available for public inspection pursuant to FIPPA. For questions about the collection of personal information, please contact the Deputy Corporate Officer at 250.746.2517 or see our Website for more details.

Things to be Aware of Moving Forward:

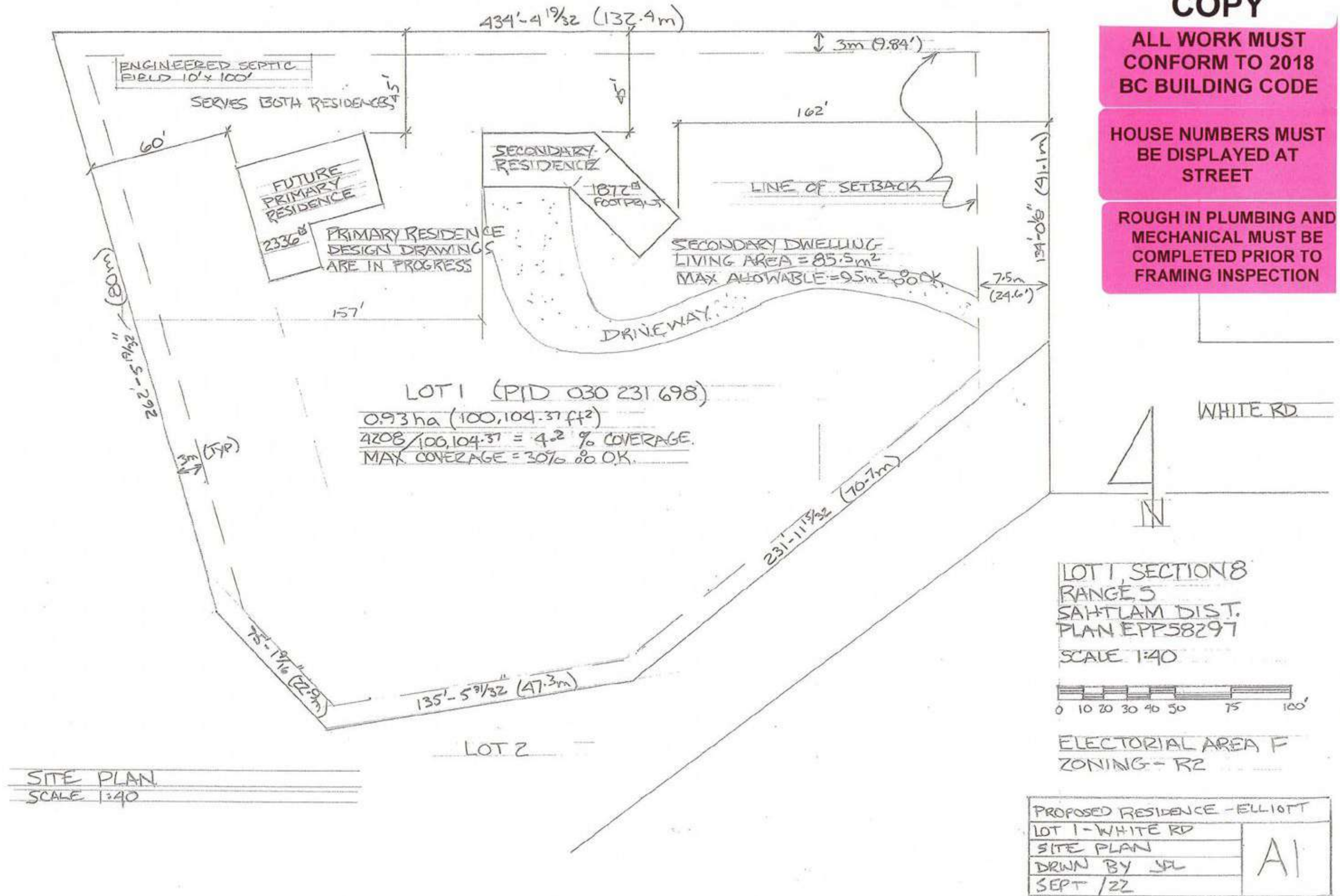
- 24 hours notice is required for all inspections.
- The approved 'field copy' of the plans must be on site for inspection
- Contact Building Inspections at 250.746.2610 or inspections@cvrd.bc.ca.
- When booking an inspection by telephone or email, please provide staff with the permit number and/or address of construction, type of inspection requested and the date requested for the inspection.
- Please consult with your Building Official to determine what additional documents may be required at the time of occupancy and final inspection.

OFFICE COPY

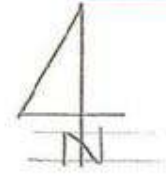
ALL WORK MUST CONFORM TO 2018 BC BUILDING CODE

HOUSE NUMBERS MUST BE DISPLAYED AT STREET

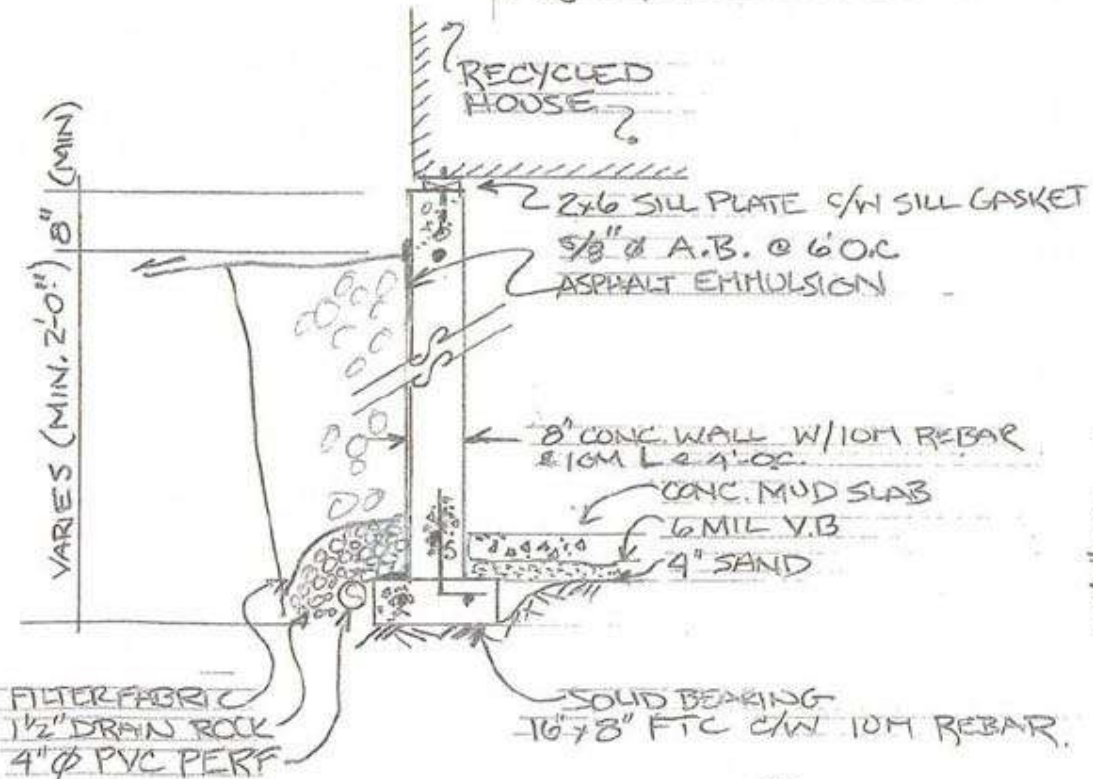
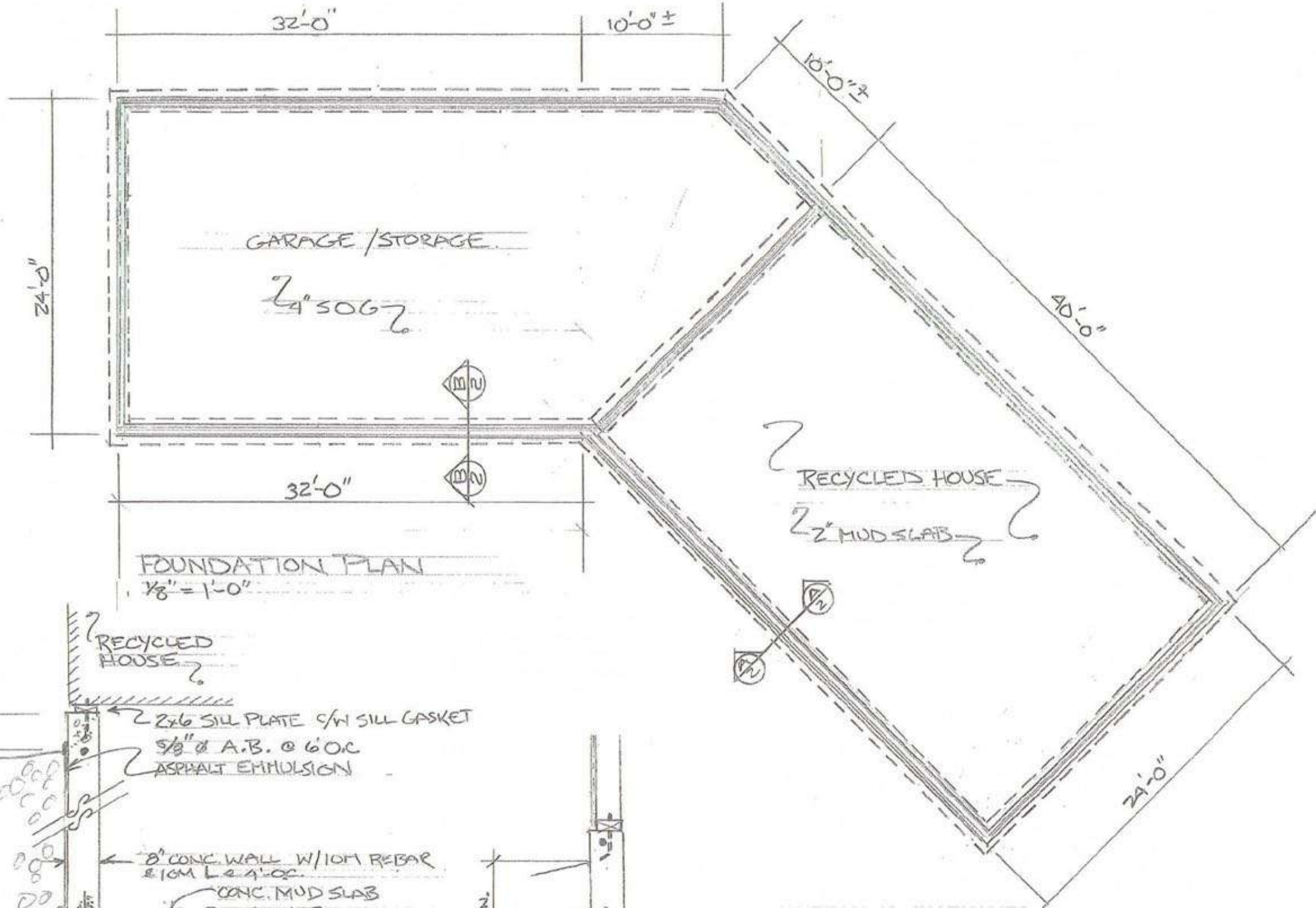
ROUGH IN PLUMBING AND MECHANICAL MUST BE COMPLETED PRIOR TO FRAMING INSPECTION



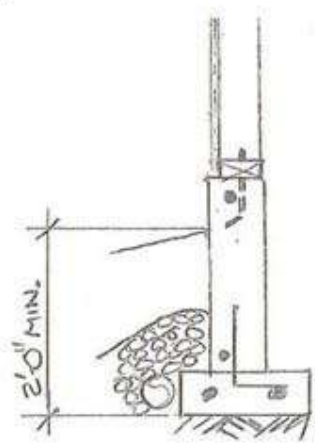
ALL WORK MUST CONFORM TO 2018 BC BUILDING CODE



FLOOR DRAIN REQUIRED AS PER 9.18.5.1.



TYPICAL FOUNDATION UNDER RECYCLED HOUSE
SCALE 1/2" = 1'-0"
A/2

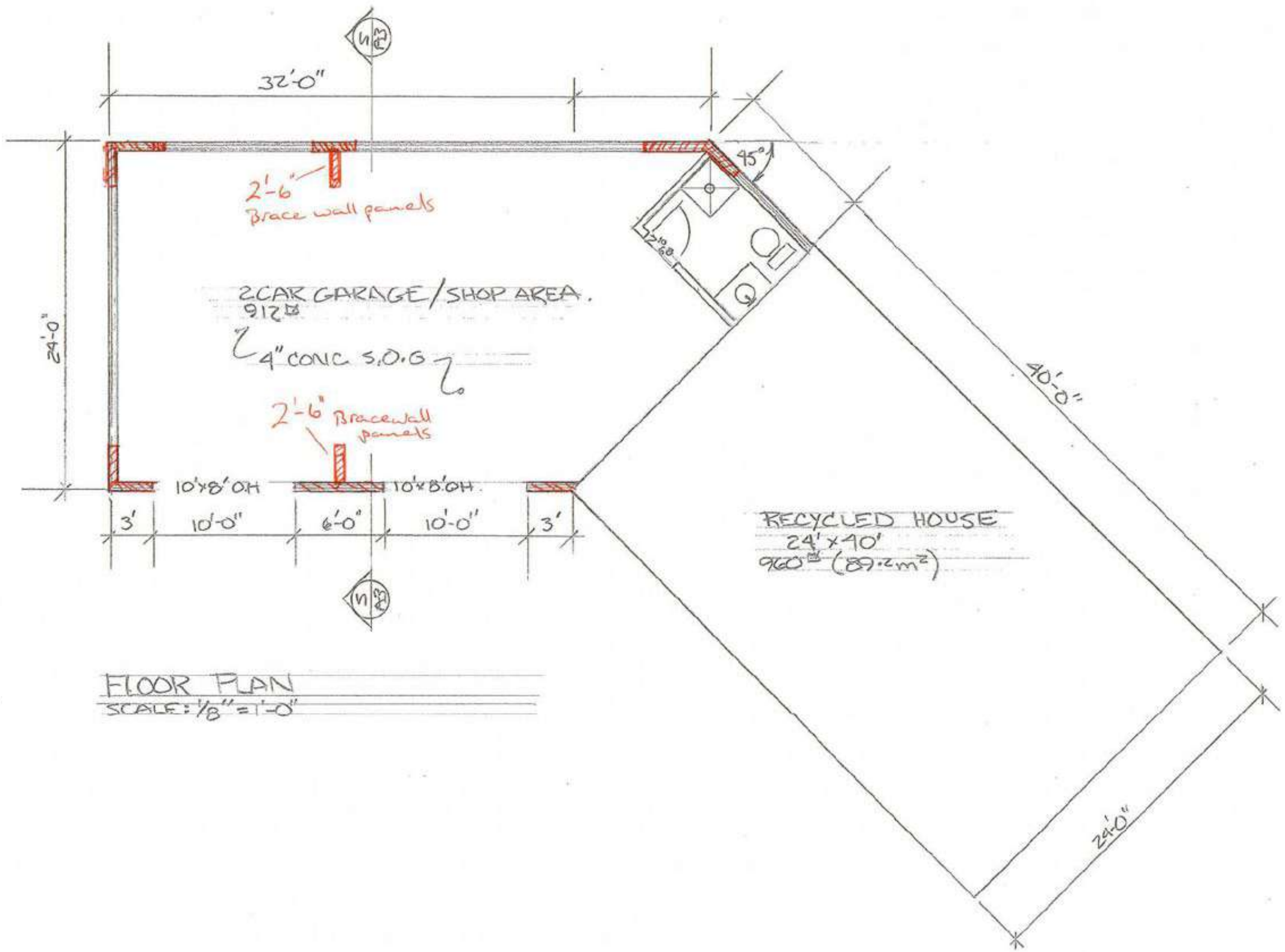


TYPICAL FOUNDATION UNDER GARAGE
SCALE 1/2" = 1'-0"
B/2

TITE PIPE SYSTEM FOR RAINWATER TO BE SECURED TO FOUNDATION WALL AT 48" INTERVALS

PROPOSED RESIDENCE- ELLIOTT	
LOT 1- WHITE RD	
FOUNDATION PLAN	
DRAWN BY JPL	
SEPT /22	
	A2

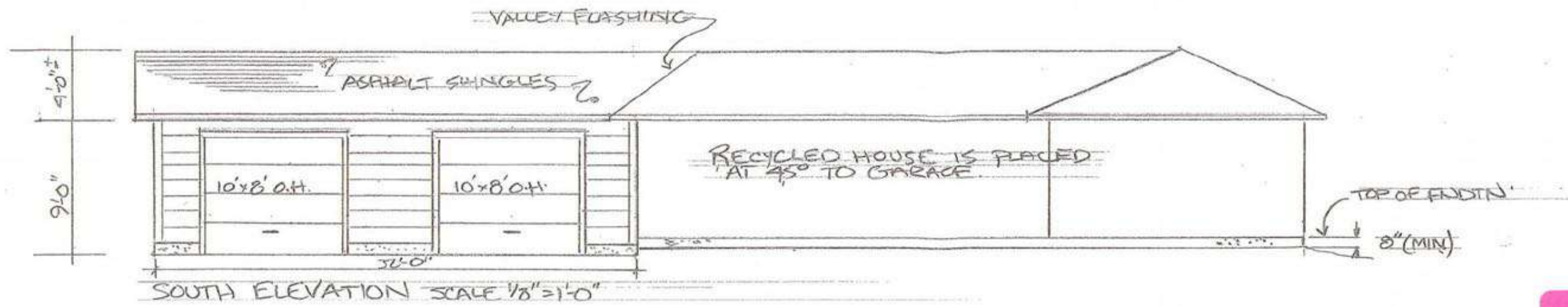
ALL WORK MUST
CONFORM TO 2018
BC BUILDING CODE



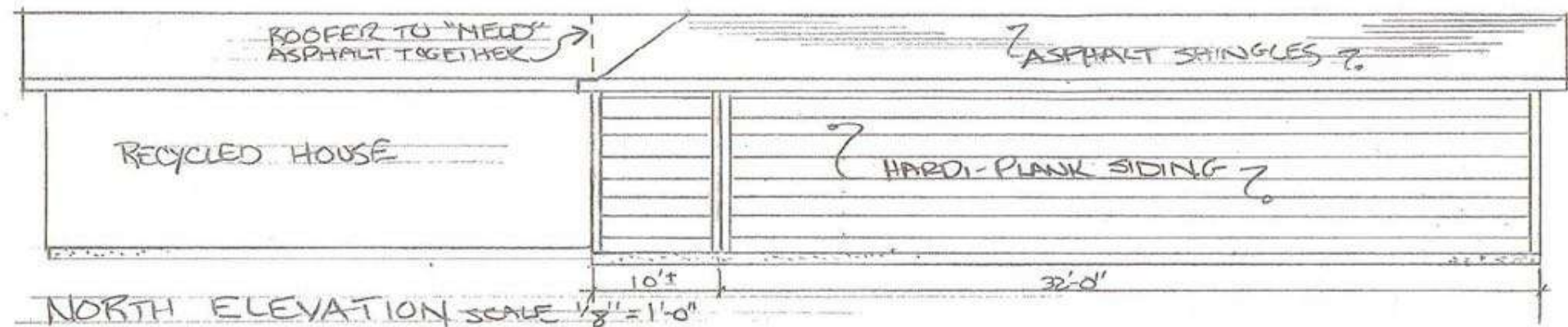
FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED RESIDENCE - ELLIOTT	A3
LOT 1 - WHITE RD	
FLOOR PLAN	
DOWN BY JPL	
SEPT / 22	

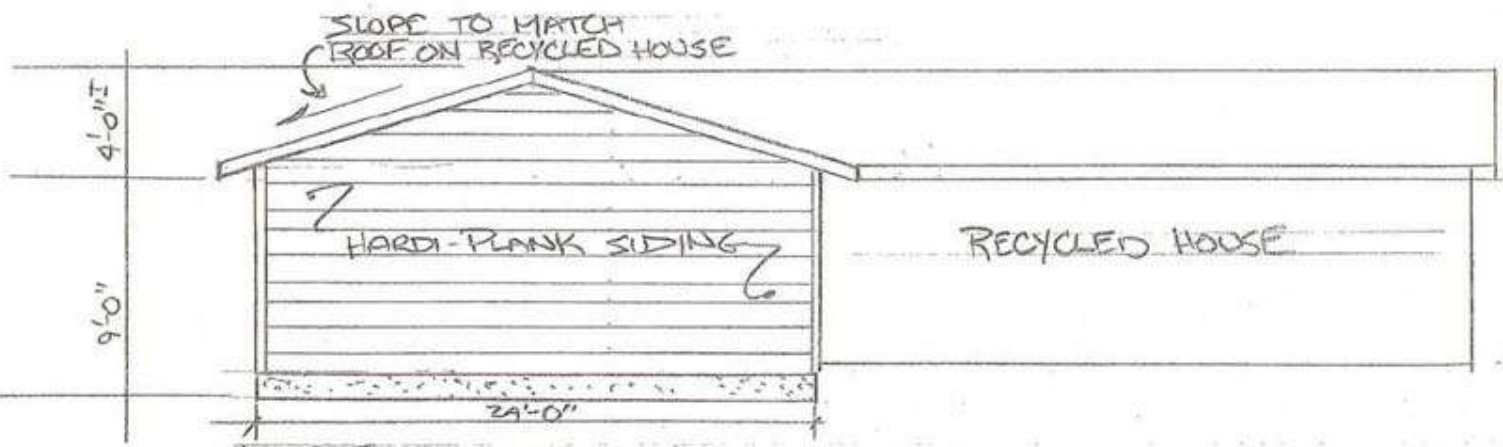
ALL WORK MUST CONFORM TO 2018 BC BUILDING CODE



SOUTH ELEVATION SCALE 1/8" = 1'-0"



NORTH ELEVATION SCALE 1/8" = 1'-0"



WEST ELEVATION SCALE 1/8" = 1'-0"

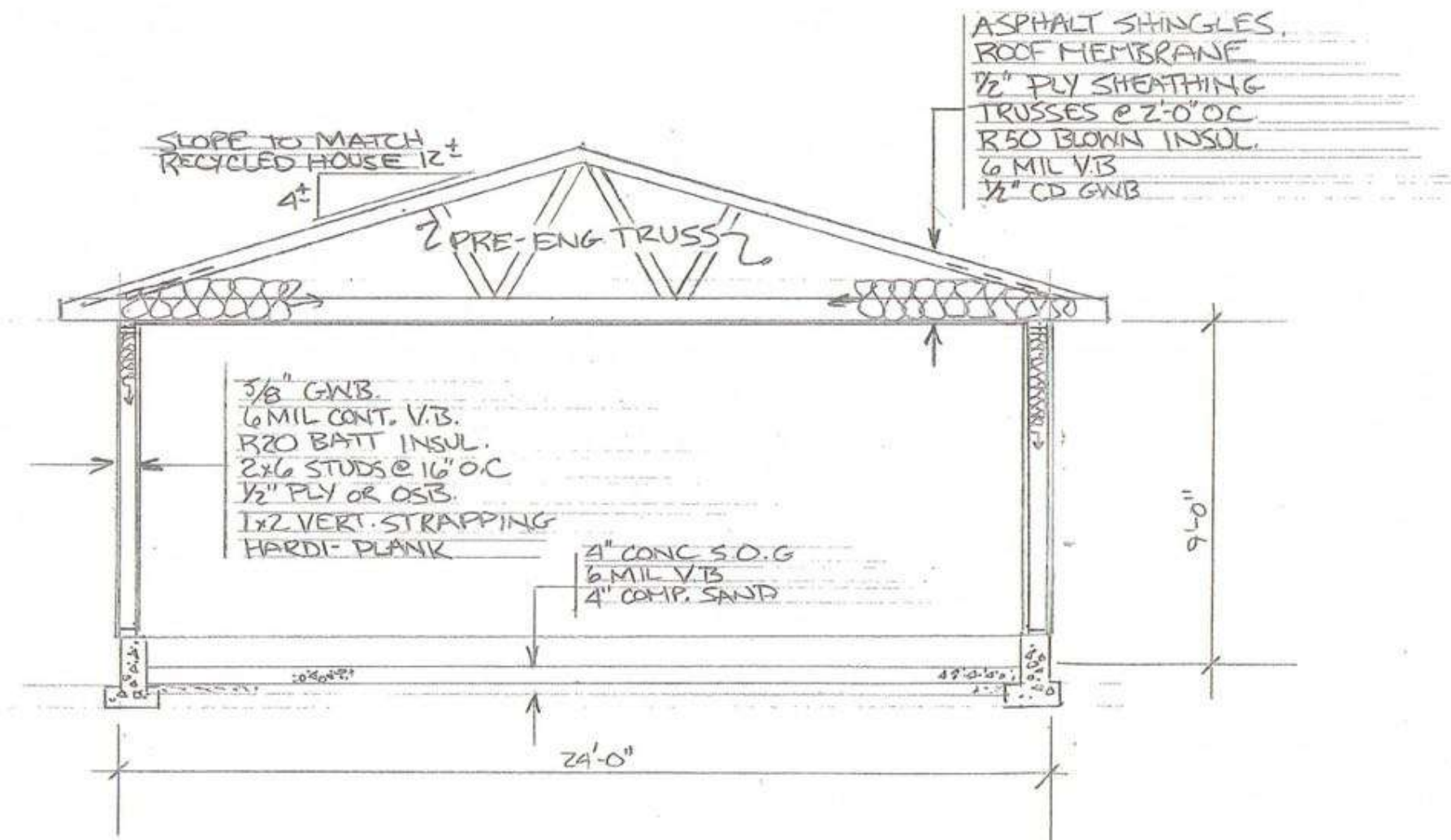
NOTE: THE EAST ELEVATION WAS OMITTED AS IT IS MOSTLY OBSCURED BY THE HOUSE.

Maintain a minimum clearance of 8" between the finished grade and the sheathing or bottom plate.

ALL FLASHINGS MUST CONFORM TO BCBC 9.27.3.8

PROPOSED RESIDENCE - ELLIOTT	
LOT 1 - WHITE RD	
ELEVATIONS	
DRAWN BY JPL	
SEPT 22	
	A4

ALL WORK MUST
CONFORM TO 2018
BC BUILDING CODE



SECTION THRU GARAGE
SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE - ELLIOTT	
LOT 1 - WHITE RD	
SECTION	
DRAWN BY JPL	
SEPT. / 22	
	A5



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

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



paul@paultedrick.ca
paultedrick.ca
250-216-6020

