

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

5056 White Rd



5056 White Rd

Charming 2-Bedroom, 2-Bath Rancher on Nearly 3.5 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!



Priced at
\$950,000

Area	West Duncan	Age	0
Bedrooms	2	Taxes	2206
Bathrooms	2	Tax Year	2024
Lot Size	150717.6	MLS#	979296
Floor Space	1034	Parking	

PAUL TEDRICK

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 216-6020
paul@paultedrick.ca
www.paultedrick.ca

23 Queens Road
Duncan, V9L 2W1

Table of Contents

Brochure
Feature Sheet
Property Highlights
Title
Property Disclosure
Floor Plans
Property Report
Zoning Map
Plot Plan
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





Paul Tedrick
 Cell: 250-216-6020
 paul@paultedrick.ca
 www.paultedrick.ca



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



5056 White Rd
Du West Duncan ~ V9L 6H5

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Stores:** 1
Bth 3Pce: 1 **Fin SqFt:** 1,034
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:** Propane
App Incl: Dishwasher, F/S/W/D
Intr Ftrs: Storage, Workshop

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bathroom	Main	3-Piece
Bedroom	Main	8'5x7'10
Bedroom - Primary	Main	16'8x11'5
Dining Room	Main	7'8x7'9
Kitchen	Main	9'4x11'7
Laundry	Main	6'10x7'10
Living Room	Main	17'0x11'5
Walk-in Closet	Main	4'5x6'6
Garage (Unfin)	Main	44'2x23

Listing Summary

MLS@: 979296 **List Price:** \$950,000
Status: Active **Orig Price:** \$950,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,206 **Strata Fee:**
2024 Asmt: \$602,000 **Title:** Freehold

Remarks

Charming 2-Bedroom, 2-Bath Rancher on Nearly 3.5 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!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,034	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): Lgl NC Use:
Oth Equ:
Const Mt: See Remarks
Ext Feat: Fencing: Partial

Frnt Faces: SW **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Other
Heat: Heat Pump
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss: Accessible Entrance, Primary Bedr

Lot/Strata Information

Prk Type: Additional, Driveway, Garage Double
Water: Well: Drilled **Waste:** Septic System
Lot Feat: Acreage, Private, Rural Setting
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvis/Suite:**
Shrd Am:

Lot Size 150,718sqft / 3.46ac **Dims (w/d):**
View:
Services:

Prk Tota 6 **Rent Alld?:**
Prk Cm Prp: **Yng Ag Alld?:**
Prk LCP: **Pets Alld?:**
Prk Str Lot: **BBQs Alld?:**
Str Lot Incl:

Unit Incl:



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
Requestor: Paul Tedrick

File Reference:
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 Indefeasible 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.

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		

--	--	--

BUYER'S INITIALS

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

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		

--	--	--

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)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

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

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

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



FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF PAUL TEDDRICK

5056 White Rd
Total Finished Area : 1034 Sq Ft

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



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

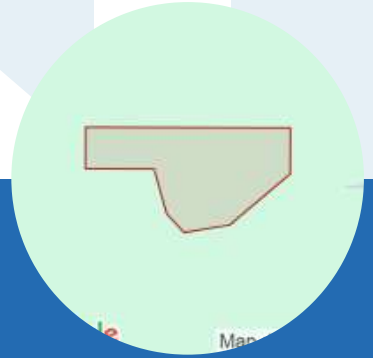
All measurements are approximate and should be verified by the Buyer if important

LOWER FLOOR



MAIN FLOOR





PROPERTY REPORT

5056 WHITE RD
Rural

Canada

PID: 032-146-159

OCTOBER 17, 2024

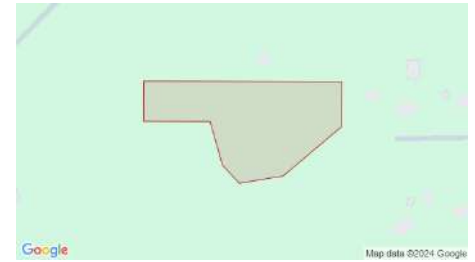
PAUL TEDRICK
Pemberton Holmes Ltd. (Dun)
DUNCAN
P: +1250-216-6020
paul@paultedrick.ca
www.paultedrick.ca

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

	2023	%	2024
Building	-	-	-
Land	-	-	-
Total	-	-	-

APPRECIATION

	Date	(\$)	% Growth
Assessment	-	-	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

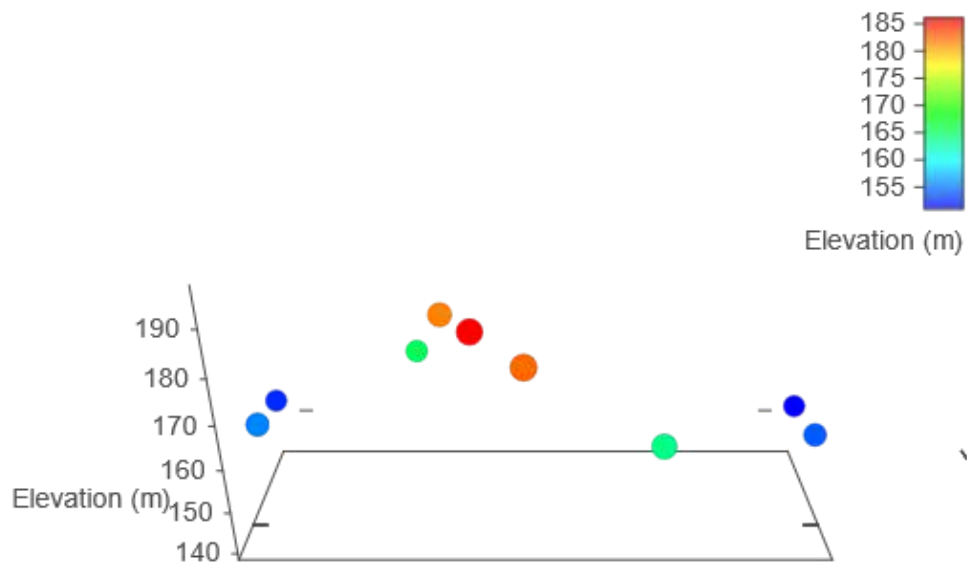
	Nearest Elementary	Nearest Secondary
Nearest School	Tansor	Cowichan
School District	SD 79	SD 79
Grades	K - 7	10 - 12

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

Estimated Lot Dimensions and Topography

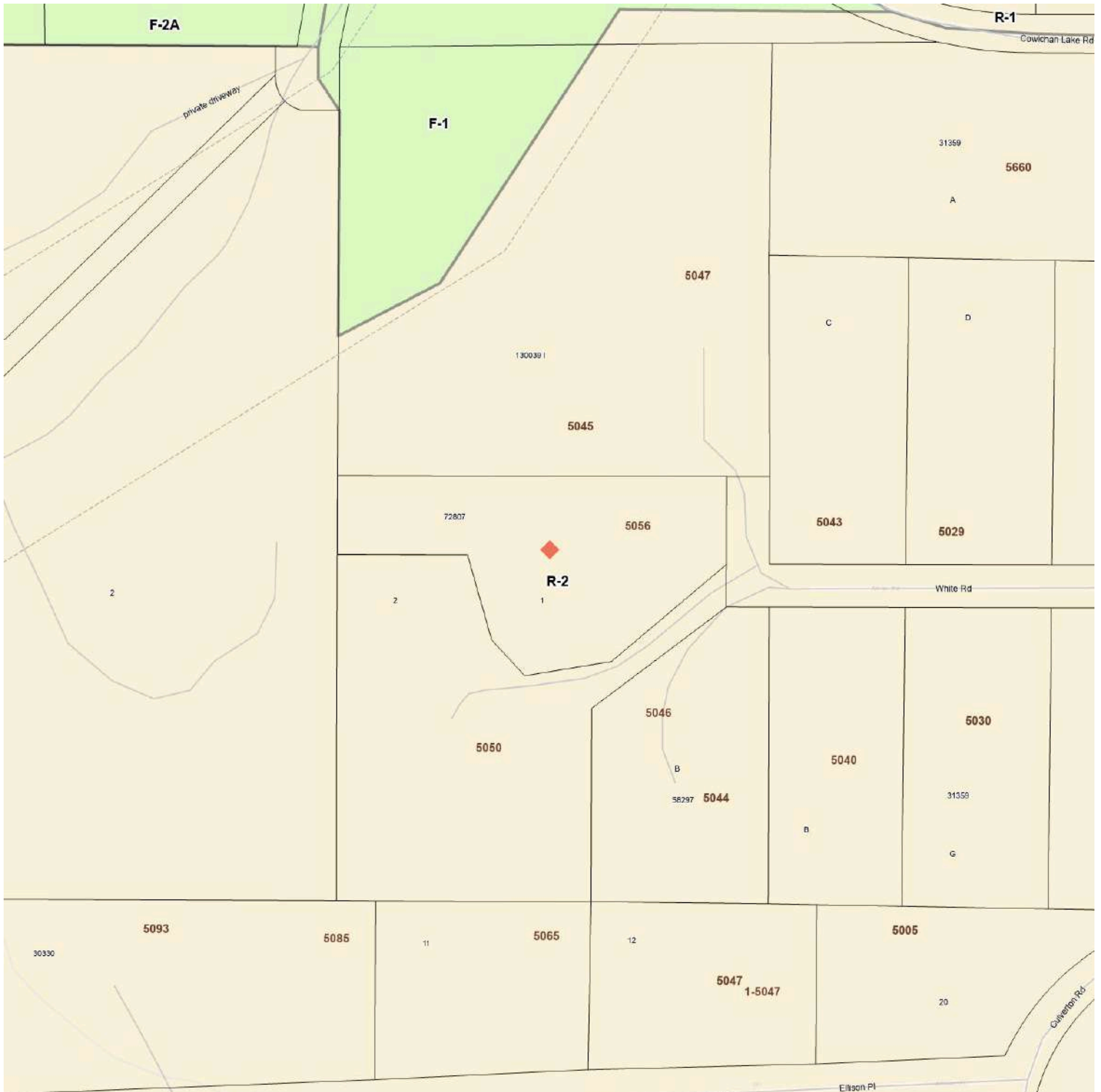


The lot dimensions shown are estimated and should be verified by survey plan.



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

Zoning

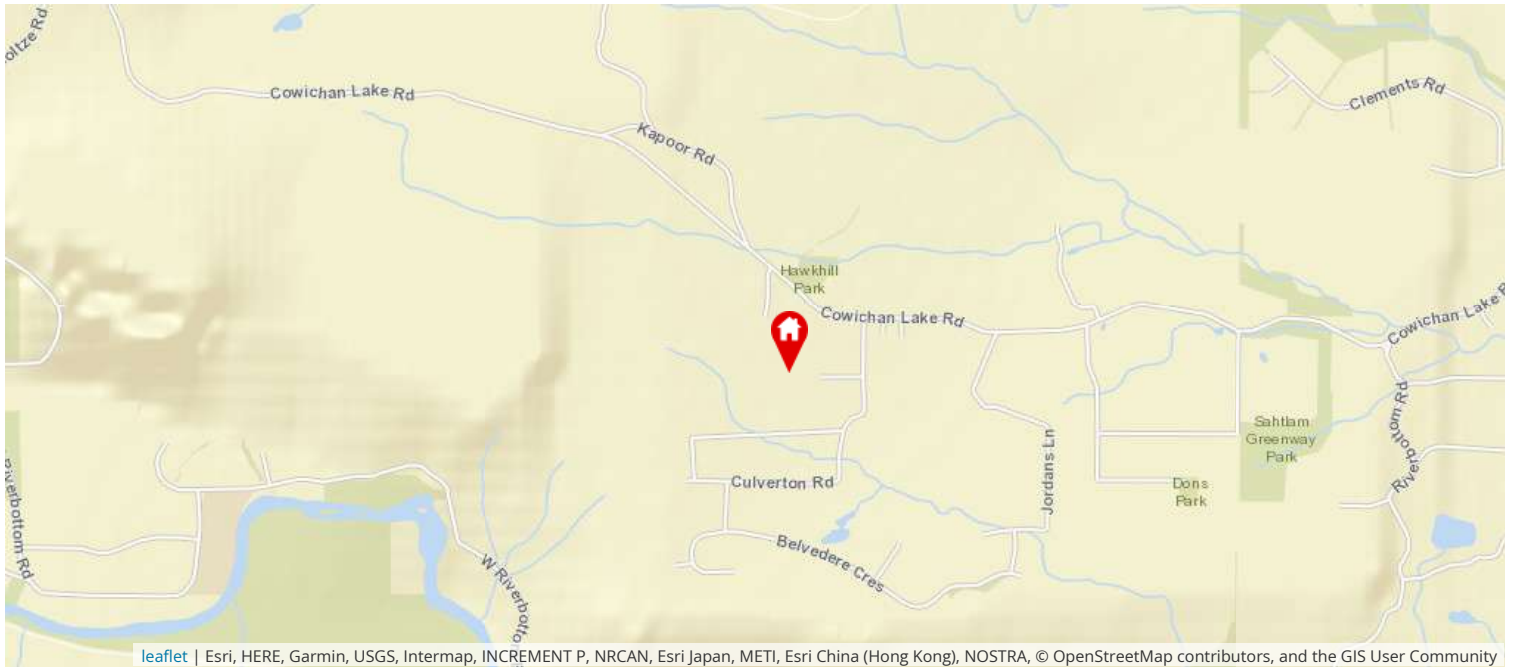


Legend

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



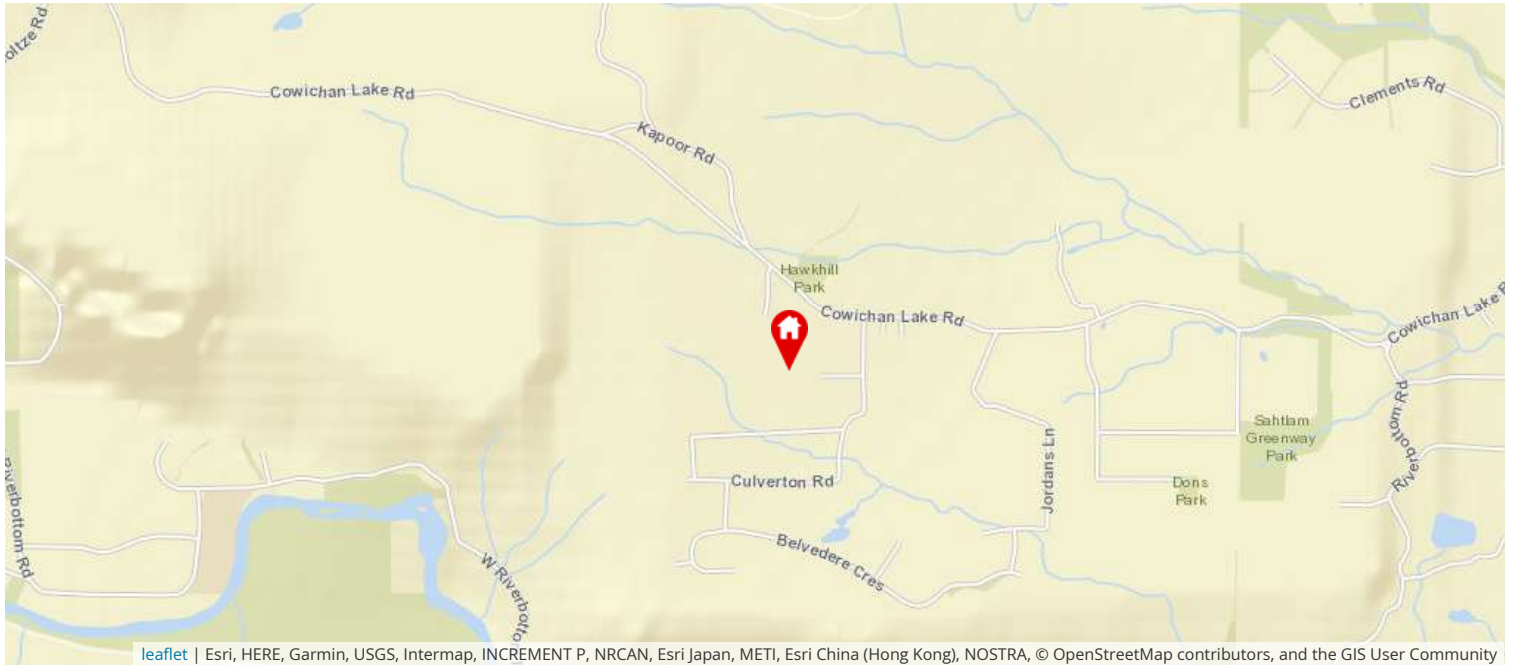
Legend: Subject Property Catchment School Other Schools

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



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 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

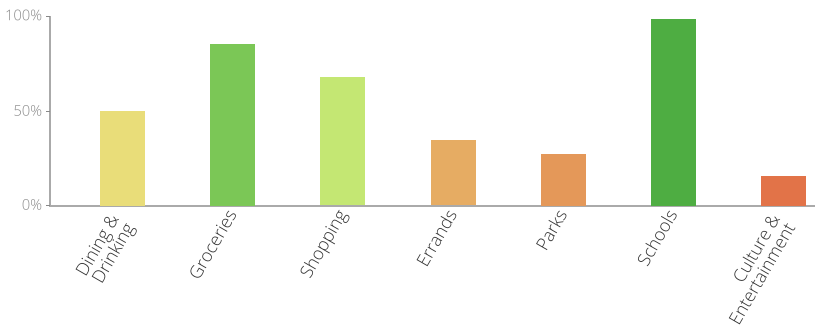
A few nearby public transportation options

Bike Score
71

Very Bikeable

Biking is convenient for most trips

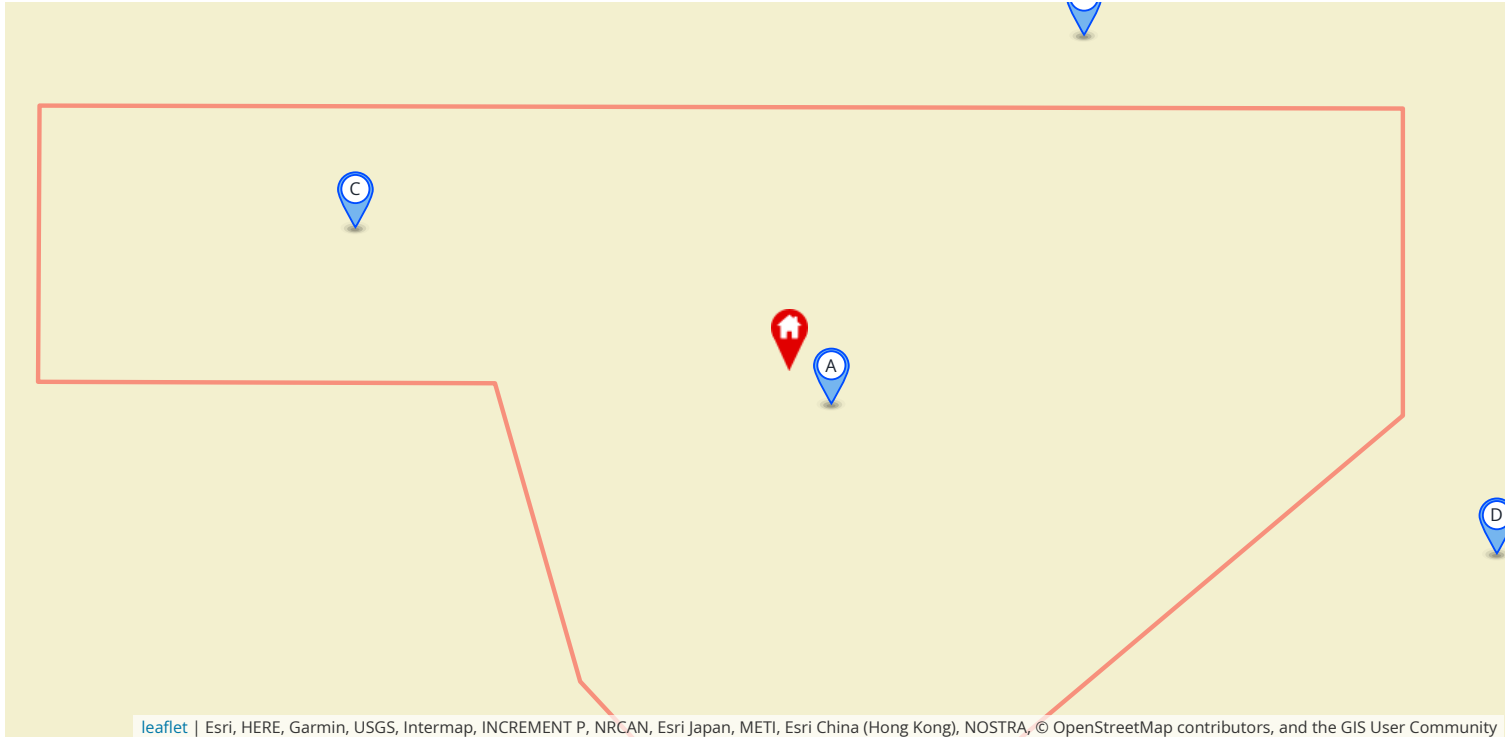
The Walk Score here is 52 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Groundwater Wells & Aquifers



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

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

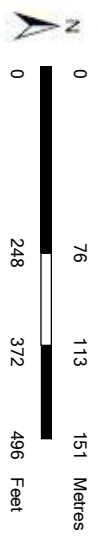
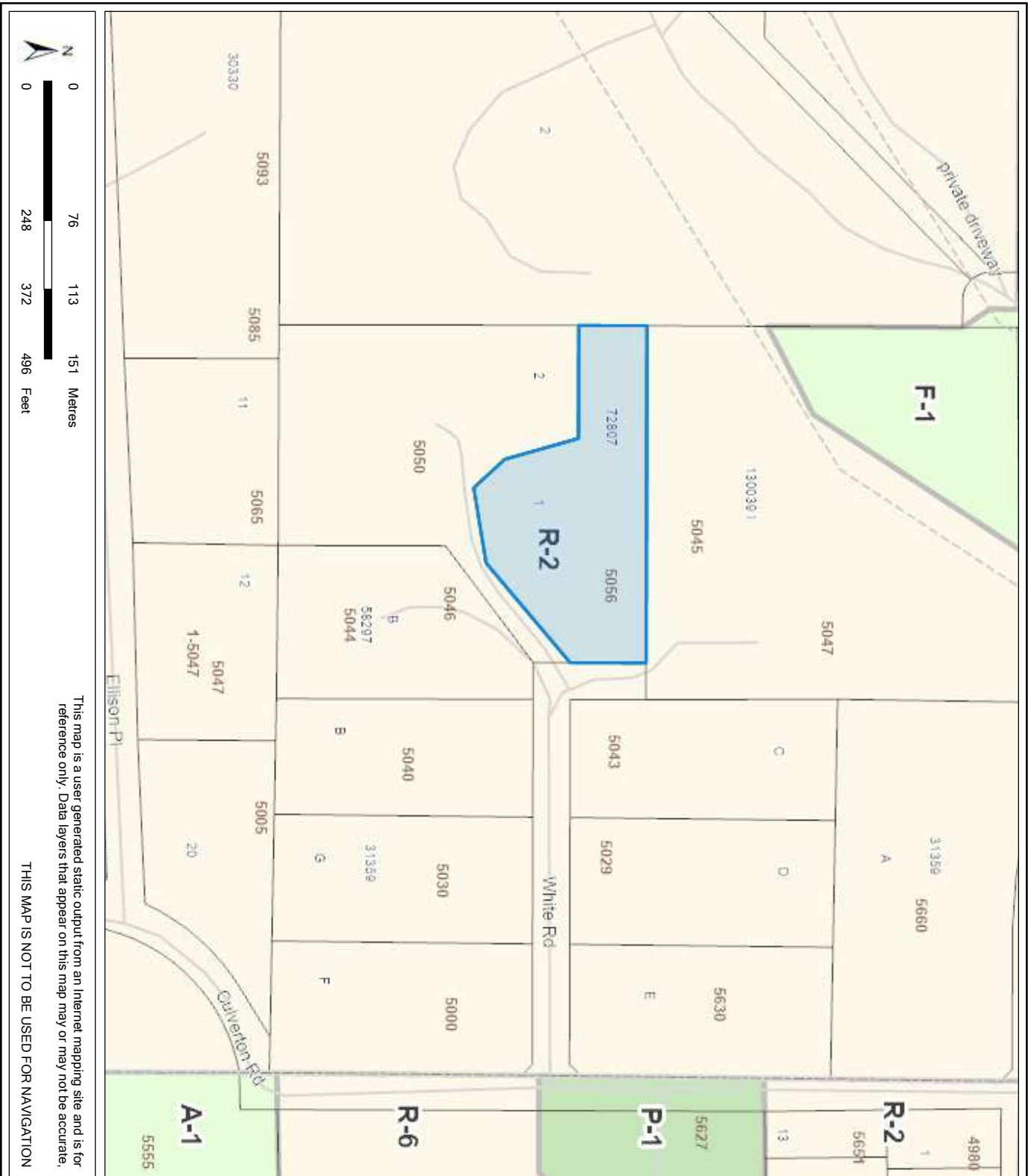
Diameter Inches:

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>



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

- ### Legend
- Parks
 - Park
 - Recreation Area
 - Zoning**
 - Agricultural and Forestry
 - Parks and Institutional
 - Industrial
 - Commercial and Mixed Use
 - Comprehensive Development
 - Residential
 - Waterfront
 - Water Use
 - Utility
 - Railway
 - Neighbouring Jurisdiction

© Cowichan Valley Regional District



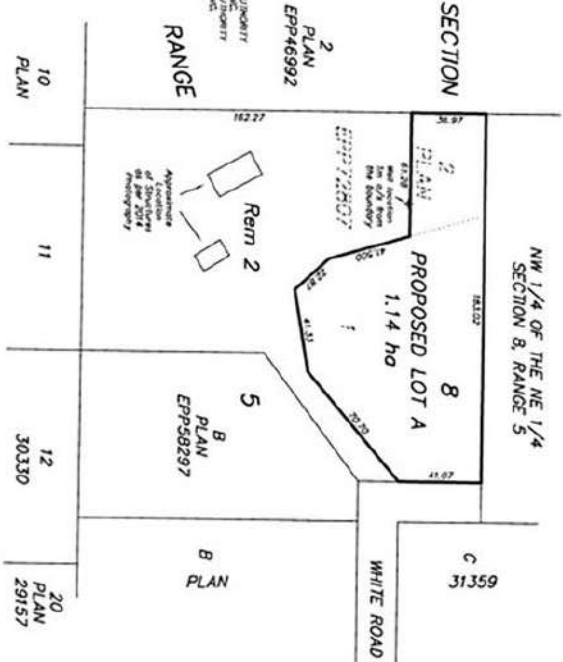
175 Ingram Street | Duncan, British Columbia V9L 1N8 | 250.746.2500 or 1.800.665.3955

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

The boundary and area of this plan is 432 m by
280 m, as height (2 m) when plotted at a scale
of 1:1000



NOTE: LOT 1 HAS WIDTH 124 C/100.
The boundary and area of this plan is 432 m by
280 m, as height (2 m) when plotted at a scale
of 1:1000



Lot 1 & 2 are subject to the following Non-Franchise Charges:
 C4422655- CONVEYANCE FEE OF \$11-
 C4422656- CONVEYANCE FEE OF \$11-
 C4422657- CONVEYANCE FEE OF \$11-
 C4422658- CONVEYANCE FEE OF \$11-
 C4422659- CONVEYANCE FEE OF \$11-
 C4422660- CONVEYANCE FEE OF \$11-
 C4422661- CONVEYANCE FEE OF \$11-
 C4422662- CONVEYANCE FEE OF \$11-
 C4422663- CONVEYANCE FEE OF \$11-
 C4422664- CONVEYANCE FEE OF \$11-
 C4422665- CONVEYANCE FEE OF \$11-
 C4422666- CONVEYANCE FEE OF \$11-
 C4422667- CONVEYANCE FEE OF \$11-
 C4422668- CONVEYANCE FEE OF \$11-
 C4422669- CONVEYANCE FEE OF \$11-
 C4422670- CONVEYANCE FEE OF \$11-
 C4422671- CONVEYANCE FEE OF \$11-
 C4422672- CONVEYANCE FEE OF \$11-
 C4422673- CONVEYANCE FEE OF \$11-
 C4422674- CONVEYANCE FEE OF \$11-
 C4422675- CONVEYANCE FEE OF \$11-
 C4422676- CONVEYANCE FEE OF \$11-
 C4422677- CONVEYANCE FEE OF \$11-
 C4422678- CONVEYANCE FEE OF \$11-
 C4422679- CONVEYANCE FEE OF \$11-
 C4422680- CONVEYANCE FEE OF \$11-
 C4422681- CONVEYANCE FEE OF \$11-
 C4422682- CONVEYANCE FEE OF \$11-
 C4422683- CONVEYANCE FEE OF \$11-
 C4422684- CONVEYANCE FEE OF \$11-
 C4422685- CONVEYANCE FEE OF \$11-
 C4422686- CONVEYANCE FEE OF \$11-
 C4422687- CONVEYANCE FEE OF \$11-
 C4422688- CONVEYANCE FEE OF \$11-
 C4422689- CONVEYANCE FEE OF \$11-
 C4422690- CONVEYANCE FEE OF \$11-
 C4422691- CONVEYANCE FEE OF \$11-
 C4422692- CONVEYANCE FEE OF \$11-
 C4422693- CONVEYANCE FEE OF \$11-
 C4422694- CONVEYANCE FEE OF \$11-
 C4422695- CONVEYANCE FEE OF \$11-
 C4422696- CONVEYANCE FEE OF \$11-
 C4422697- CONVEYANCE FEE OF \$11-
 C4422698- CONVEYANCE FEE OF \$11-
 C4422699- CONVEYANCE FEE OF \$11-
 C4422700- CONVEYANCE FEE OF \$11-

KENYON WILSON
 PROFESSIONAL LAND SURVEYOR
 REG. NO. 2074
 DATE: November 6, 2014
 221 Conyngham Avenue
 Denver, CO 80202 (303) 734-7140

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**

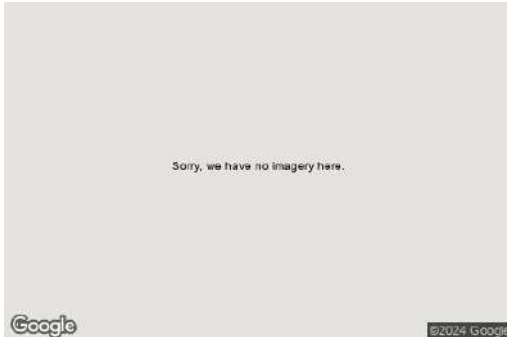
The parcel coverage in the R-2 Zone shall not exceed 30 percent for all buildings and structures.

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: 04-766-03572.041



Total value \$602,000

2024 assessment as of July 1, 2023

Land	\$491,000
Buildings	\$111,000
Previous year value	\$495,000
Land	\$495,000
Buildings	\$0

Property information

Year built	
Description	Improvement Unclassified
Bedrooms	
Baths	
Carpports	
Garages	
Land size	2.298 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 1, PLAN EPP72807, SECTION 8, RANGE 5, SAHTLAM LAND DISTRICT
 PID: 030-231-698

Sales history (last 3 full calendar years)

Aug 31, 2022	\$568,350
--------------	-----------

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
Neighbourhood: North of Cowichan River **MHR No:**
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:

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

		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:

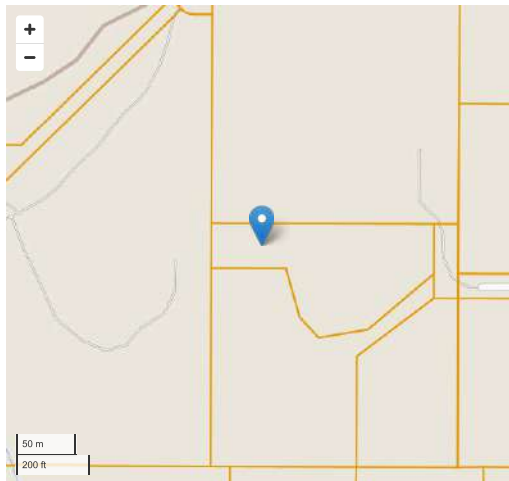
Location Information

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
-------------	---------------	----------------	-----------------	-------------------

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:

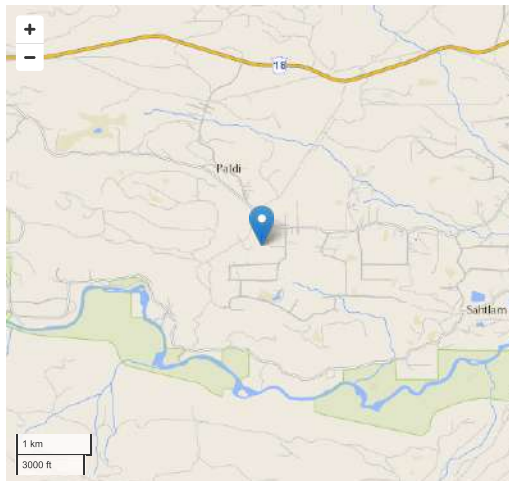
Location Information

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
-------------	---------------	----------------	-----------------	-------------------

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			
	Street (Civic) Address or General Location Lot 1, White Rd. next to 5050 White RD Duncan BC	City Duncan, BC		
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
	Name of Authorized Person Helmut Blanken		Mailing Address 3366 Limerick Road	
	Phone 778 422 2913	City Duncan	Prov BC	Postal Code V9L 4P8
3. Authorized Person Information	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			
5. Site Information	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	
	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	
	Will the sewerage system be located less than 30 m from a well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Drinking Water Protection	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	
	Plot Plan (to scale) and specifications are attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
9. Plot Plan and Specifications	<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			
	Signature 		OFFICE USE ONLY	
10. Authorized Person's Signature	Date August 27, 2022		Filing Accepted Date Sept 1/22	
			Receipt Number # 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

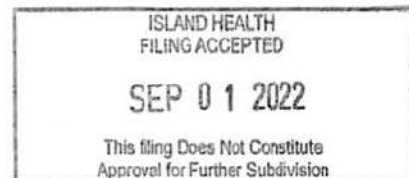
Property Owner: Scott Warren Belton

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

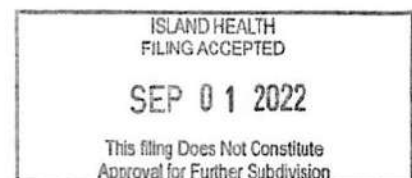
System Components:**Tanks**

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!**

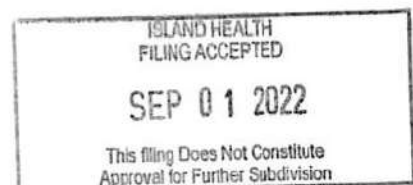
Grading

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

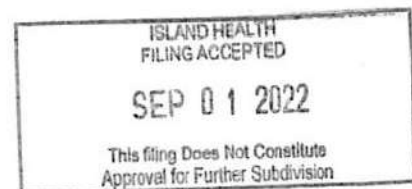
Appendix B: Layout and cross section of dispersal field

Appendix C: Detail for pump chamber – Control settings

Appendix D: Soil Evaluation

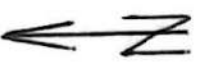
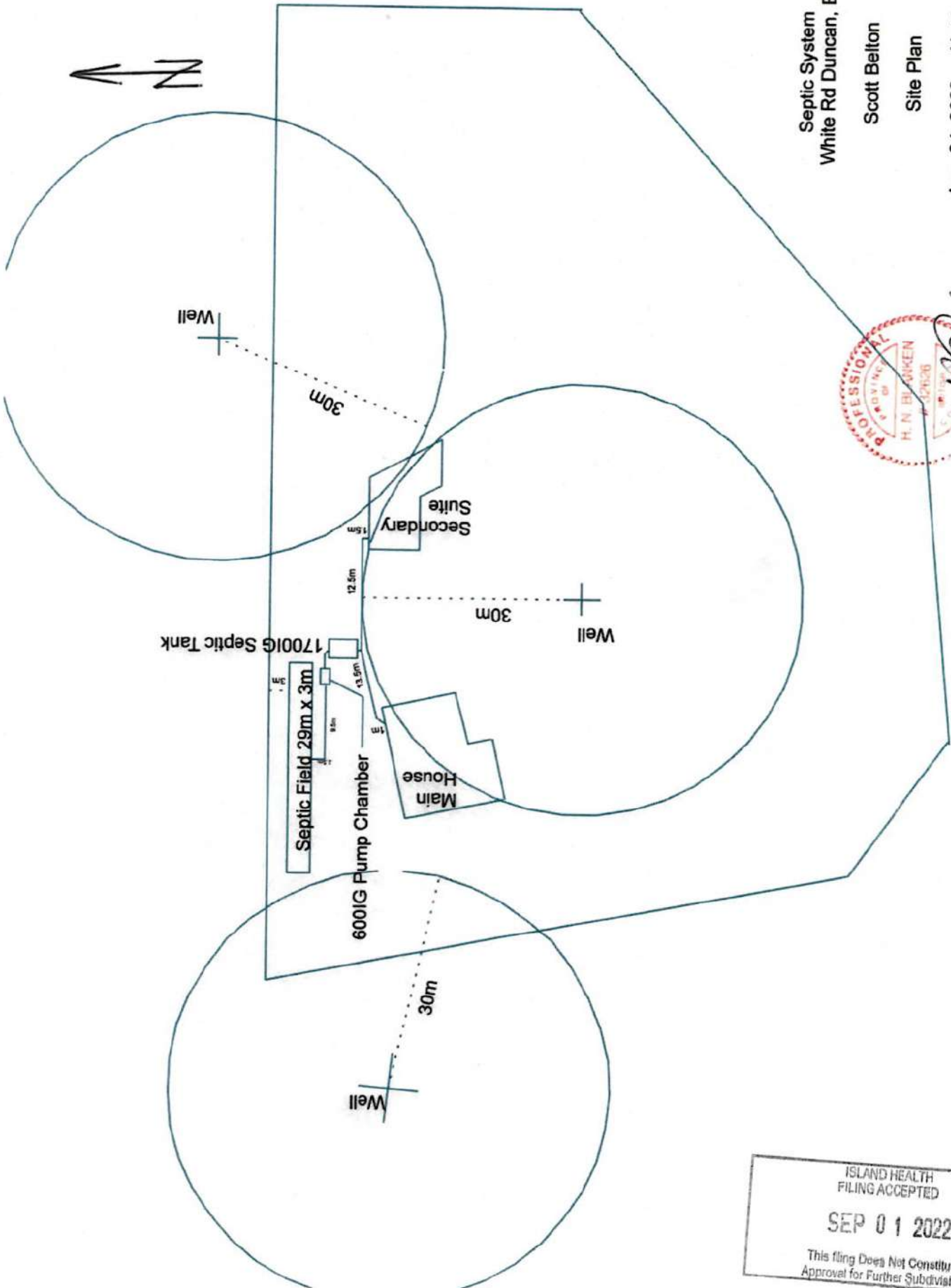
Appendix E: Technical calculations

Appendix F: Owner's declaration



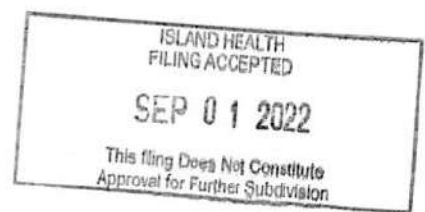
Appendix A

ISLAND HEALTH
FILING ACCEPTED
SEP 01 2022
This Filing Does Not Constitute
Approval for Further Subdivision



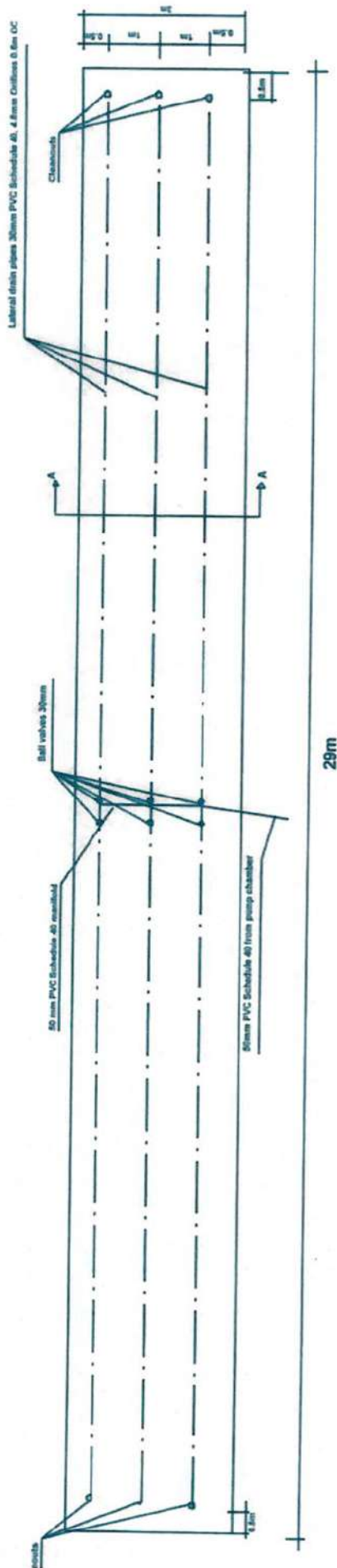
Septic System
 White Rd Duncan, BC
 Scott Belton
 Site Plan

Aug. 24, 2022 Not to scale



Appendix B

ISLAND HEALTH
FILING ACCEPTED
SEP 01 2022
This filing Does Not Constitute
Approval for Further Subdivision



Septic System

White Rd Duncan, BC

Scott Belton

Layout Dispersal Field

Aug. 17, 2022 1:100

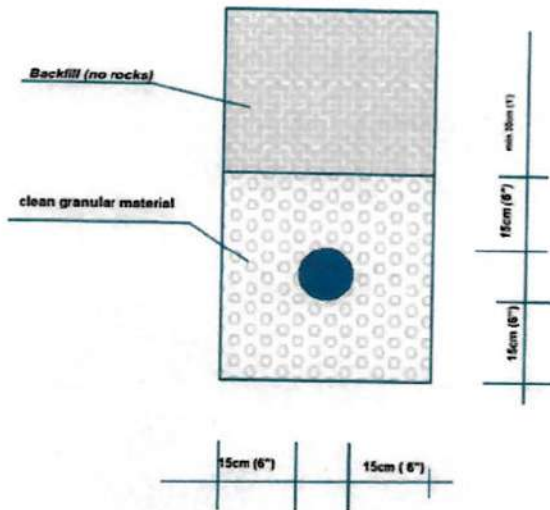
Helmut Blanken



Handwritten signature of Helmut Blanken

ISLAND HEALTH
 FILING ACCEPTED
 SEP 01 2022
 This filing Does Not Constitute
 Approval for Further Subdivision

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')

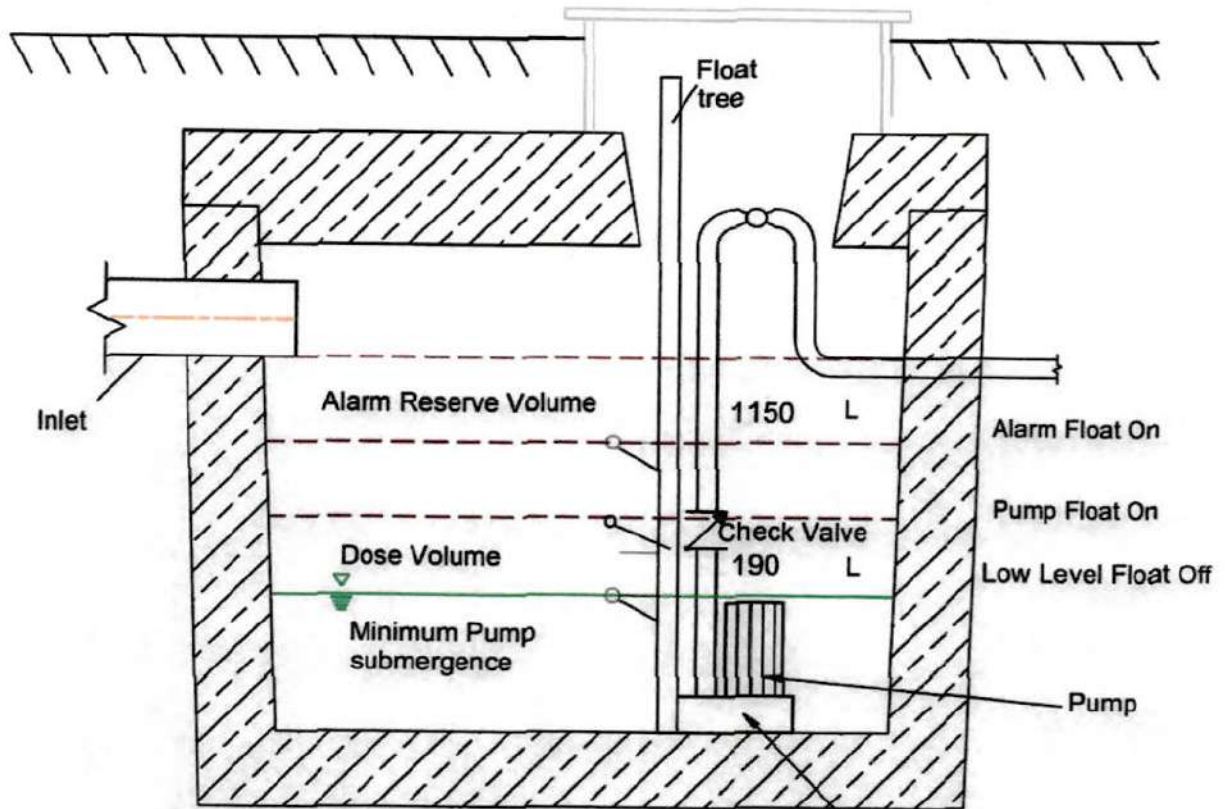


H. N. Blanken

ISLAND HEALTH
 FILING ACCEPTED
 SEP 01 2022
 This filing Does Not Constitute
 Approval for Further Subdivision

Appendix C

ISLAND HEALTH
FILING ACCEPTED
SEP 01 2022
This Filing Does Not Constitute
Approval for Further Subdivision



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

ISLAND HEALTH
 FILING ACCEPTED
 SEP 01 2022
 This filing Does Not Constitute
 Approval for Further Subdivision

[Handwritten Signature]



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

Date: 17-Aug-2022

N.T.S. Scale:



Project #
 2022_38

SP50

ISLAND HEALTH
FILING ACCEPTED
SEP 01 2022
This filing Does Not Constitute
Approval for Further Subdivision

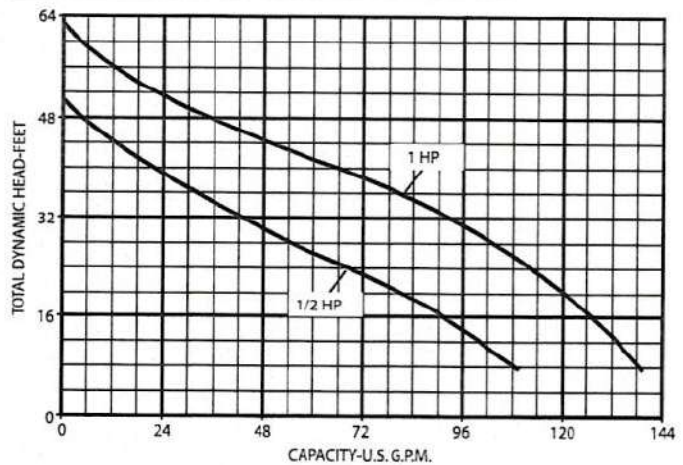
PUMP CHARACTERISTICS

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, 1a, 115V=10' std (20' opt.)-14/4, STW-A, 1a, 115V=10' (20' opt.)-16/3, STW-A, 1a, 230V=20' std.-16/4, STW-A, 1a, 230V=20' std. SPD100H 16/3, STW-A, 1a, 230V=20' std.-16/4, STW-A, 1a, 230V=20' std.-18/5, STW-A, 3a, 200V, 230V, 460V or 575V=20' std					

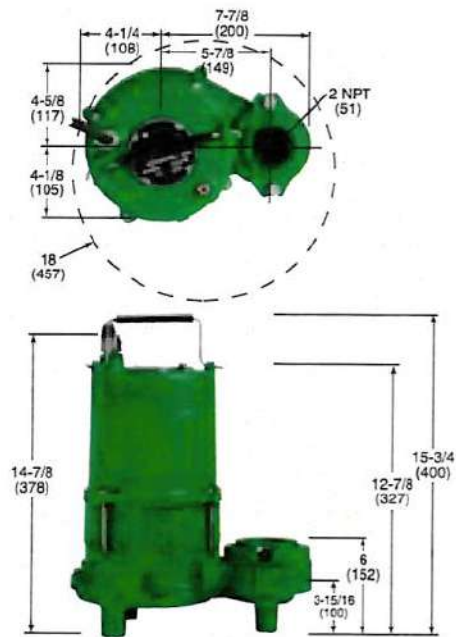
MATERIALS OF CONSTRUCTION

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

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.

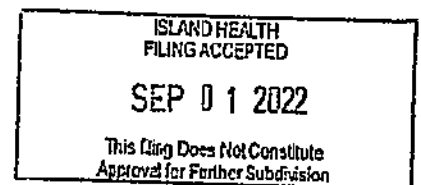


USA
293 WRIGHT STREET, DELAVAN, WI 53115 WWW.HYDROMATIC.COM
PH: 888-957-8677 ORDERS FAX: 800-426-9446

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

3366 Limerick Road
Duncan, BC V9L 4P8

ISLAND HEALTH
FILING ACCEPTED
SEP 01 2022
This filing Does Not Constitute
Approval for Further Subdivision

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

ISLAND HEALTH
FILING ACCEPTED

SEP 01 2022

This filing Does Not Constitute
Approval for Further Subdivision

A handwritten signature in black ink, appearing to be "H. N. Blanken", written over the bottom left portion of the professional seal.

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.

ISLAND HEALTH FILING ACCEPTED SEP 01 2022 This filing Does Not Constitute Approval for Further Subdivision

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.

ISLAND HEALTH FILING ACCEPTED
SEP 01 2022
This filing Does Not Constitute Approval for Further Subdivision

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

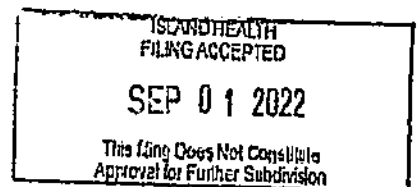
Date: 8/16/22



HBHE Consulting

3366 Limerick Road
Duncan, BC V9L 4P8

Appendix E



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

1.5

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

4.0

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

14

m

÷

0.6

m

=

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"

24

X

6

=

144

P3b

From P3a

Number of Laterals

Total Number of Orifices All Laterals

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

Does this meet the SPM Requirement?

Revised December 31, 2020

ISLAND HEALTH
FILING ACCEPTED

SEP 01 2022

This filing Does Not Constitute
Approval for Further Subdivision

HO 109 - 02

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

LPM

=

Total flow from all lateral orifices

351.36 LPM

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

P7

For Pressure Loss

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)		÷	30.5		=	Total Length of Pipe for Friction Loss	
53.12						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	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:

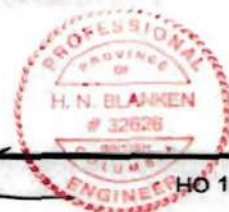
Delivery piping pressure loss	1.016	m	From P9
	+		
Lift distance of effluent from bottom of pump to orifices	1.35	m	Measure from lowest effluent level in tank to elevation of orifices.
	+		
Design pressure at orifices	1.5	m	From P1
	+		
Head loss allowed if an inline filter is used in pressure piping	0	m	Explain Pressure Loss Allowed if Applied
	+		
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	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 P11
	Use pressure head from P10 to find flow from Extended Table A.1.B.2	From P5	

Step 12) Details of the pump specifications required:

Required Flow Rate (LPM)	@	Required Pressure Head (m)	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.
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	



Revised December 31, 2020

ISLAND HEALTH
 FILING ACCEPTED
 SEP 01 2022
 This filing Does Not Constitute
 Approval for Further Subdivision

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) (MF 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

2300 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

30 L/Day/m² L-2

Step 3. Determine Area of Infiltrative Surface M2

$$\frac{\text{DDF (L/D)}}{\text{HLR (L/D/m}^2\text{)}} = \text{AIS}$$

2300 from L-1 divided by 30 from L-2 = 77 m² L-3

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

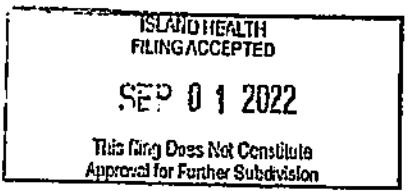
$$\frac{\text{AIS (m}^2\text{)}}{\text{per/m}^2} = \text{Orifices}$$

77 from L-3 divided by 0.56 m² from SPM V3 = 138 orifices L-4

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

$$\frac{\text{DDF (L/D)}}{\text{LLR (L/D/m)}} = \text{MCL}$$

2300 from L-1 divided by 90 SPM Table II- 27 or II- 28 = 25.6 m L-5



Step 6. Determine Number of Runs

Step 6(a) $\frac{\text{Orifices from L-4}}{138} \times \frac{\text{Meter spacing begin with 0.6M spacing}}{0.6} = \frac{\text{Total lateral length}}{82.8} \text{ m}$ 6(a)

Step 6(b) $\frac{\text{Total lateral length from L-6 (a)}}{82.8} \text{ divided by } \frac{\text{MCL (m) from L-5}}{28} = \frac{\text{Always round up}}{3} \text{ Runs}$ 6(b)

Answer from 6(b) rounded up $\frac{\text{3}}{\text{Runs}}$ L-6

Step 7. Determine Actual Orifice Spacing

Step 7(a) $\frac{\text{Minimum Contour length from L-5}}{28} \times \frac{\text{Number of Runs from L-6}}{3} = \frac{\text{84}}{\text{m Total}}$ 7(a)

Step 7(b) $\frac{\text{Total Length from 7 (a)}}{84} \text{ divided by } \frac{\text{Total orifice number from L-4}}{138} = \frac{\text{Always round up}}{0.60} \text{ Spacing}$ 7(b)

Answer from 7(b) $\frac{0.60}{\text{m spacing}}$ 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	L5 + L8



Appendix F

ISLAND HEALTH
FILING ACCEPTED
SEP 01 2022
This Filing Does Not Constitute
Approval for Further Subdivision

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 3376

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

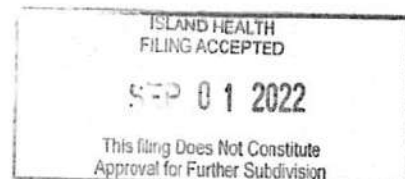
On-Site Well: yes no, if yes, domestic use, other use, decommissioned
are well logs available yes no

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

ISLAND HEALTH
FILING ACCEPTED
SEP 01 2022
This Filing Does Not Constitute
Approval for Further Subdivision



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. 25	Plumber T.Q#	
Company Name:	GARY WHITAKER 25		
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 Addition	<input type="checkbox"/>	Has or will fill be placed on the building site?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Alteration/Repair	<input type="checkbox"/>	Has or will blasting be carried out on the subject property?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Move	<input checked="" type="checkbox"/>	Is this addition or alteration of a structure built prior to 1990?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Conversion	<input type="checkbox"/>	Manufactured Home Certification CSA Standard	Z240 <input type="radio"/>	A277 <input type="radio"/>
Decommission	<input type="checkbox"/>			N/A <input checked="" type="radio"/>

Building Use	Number of:
Dwelling SECONDARY <input checked="" type="checkbox"/>	Stories <input type="text" value="1"/> Height (metres) <input type="text" value="4"/> Parking Stalls <input type="text" value="2"/>
Secondary suite <input type="checkbox"/>	Bedrooms <input type="text" value="2"/> Building Area (m ²) <input type="text" value="86.5"/> Units <input type="text"/>
Accessory dwelling <input type="checkbox"/>	Bathrooms <input type="text" value="1"/> Estimated value of construction <input type="text" value="35 000"/>
Manufactured home <input type="checkbox"/>	
Accessory building <input type="checkbox"/>	
Farm <input type="checkbox"/>	
Commercial <input type="checkbox"/>	The project is within 30 metres of the following (select all that apply):
Industrial <input type="checkbox"/>	Eagle nest <input type="checkbox"/> Stream <input type="checkbox"/> Ditch <input type="checkbox"/>
Institutional <input type="checkbox"/>	Heron nest <input type="checkbox"/> Cliff or bank <input type="checkbox"/> Lake <input type="checkbox"/>
Multi-residential <input type="checkbox"/>	Highway <input type="checkbox"/> River <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Other <input 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"/>	Well <input checked="" type="radio"/> Other, please specify <input type="text"/>
Type of Heat	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).
Electric baseboard <input type="checkbox"/>	Yes <input type="radio"/> No <input type="radio"/> Number of water units <input type="text"/>
Heat pump <input checked="" type="checkbox"/>	
Forced air <input type="checkbox"/>	
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="radio"/> No <input type="radio"/> Number of sewer units <input type="text" value="ONE"/>
Plumbing <input checked="" type="checkbox"/>	
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 SEPT 28 2022	Received by
---	---	-------------

FILE COPY



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'

DATE ISSUED: 2022-11-03

Signature of Building Official

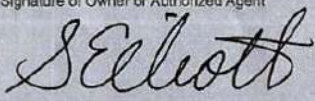
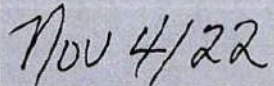
Building	Fee	Engineering	Fee	Reviewed By
Building Permit	1113	Water Administrative Charge	-	Building Official: GS
Plumbing Permit	54	Water Capacity Charge	-	Engineering: -
Building Services	-	Service Area	-	Planning: -
Land Titles	25	Sewer Administrative Charge	-	This Building Permit is issued subject 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:

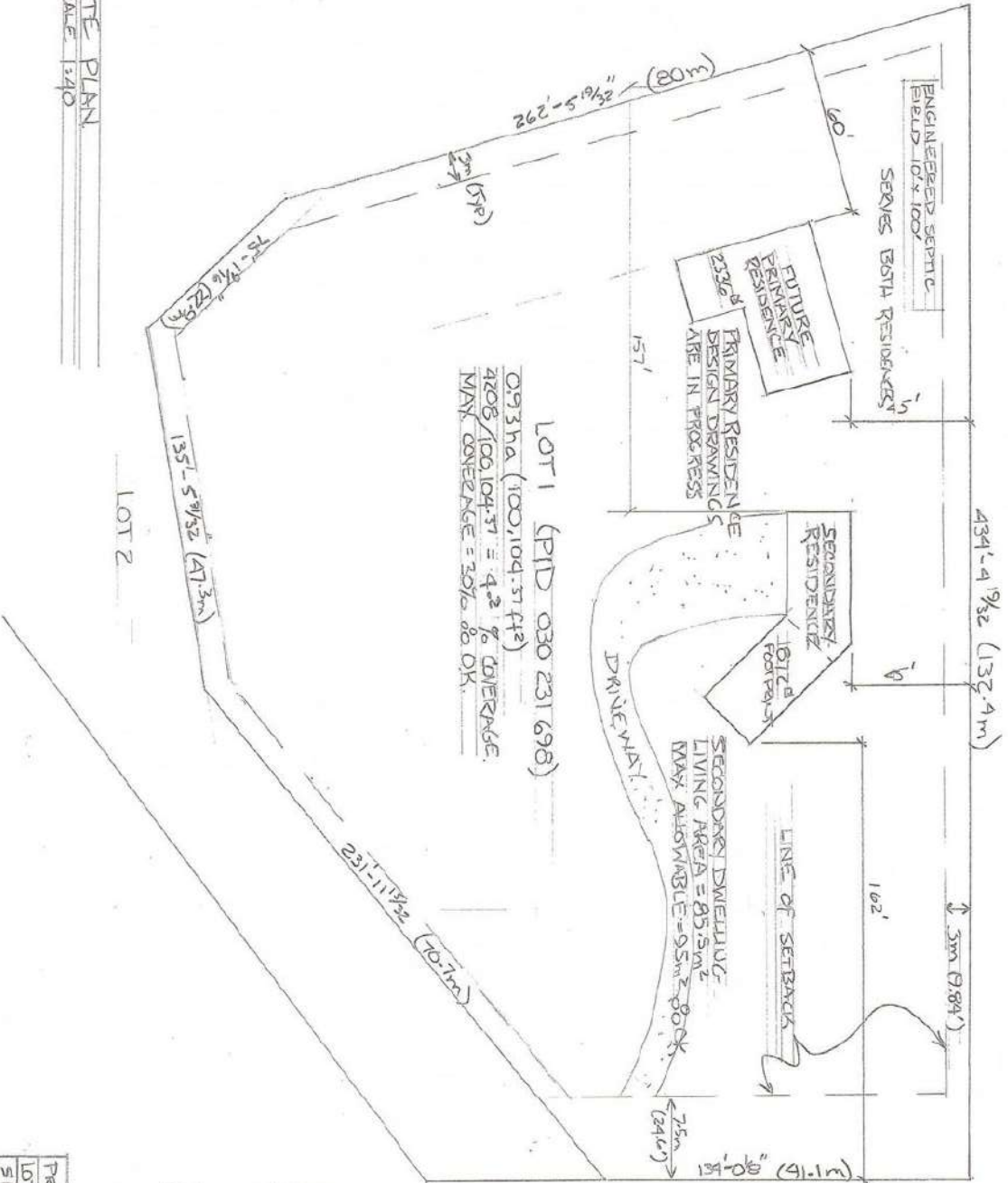
- 24 hours notice is required for all inspections.
- The approved 'field copy' of the plans must be on site for inspection
- Contact Building Inspections at 250.746.2610 or inspections@cvrd.bc.ca.
- When booking an inspection by telephone or email, please provide staff with the permit number and/or address 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

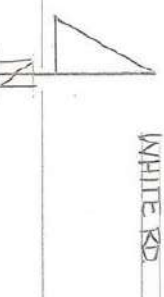
ALL WORK MUST CONFORM TO 2018 BC BUILDING CODE

HOUSE NUMBERS MUST BE DISPLAYED AT STREET

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



LOT 1 (PID 030 231 698)
 0.93 ha (100,104.57 ft²)
 4208 / 100,104.57 = 4.2 % COVERAGE
 MAX. COVERAGE = 20% OK



LOT 1 SECTION 8
 RANGE 5
 SAHTLAM DIST.
 PLAN EPT58297
 SCALE 1:40

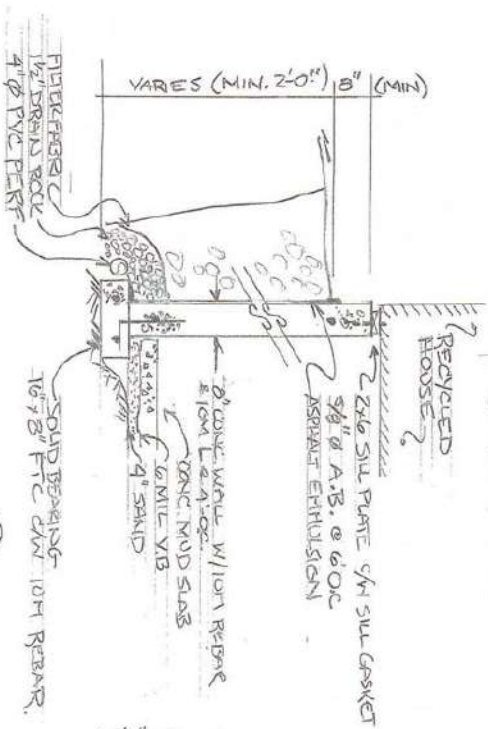
ELECTORIAL AREA F
 ZONING - R2

PROPOSED RESIDENCE - ELLIOTT	A1
LOT 1 - WHITE RD	
SITE PLAN	
DRAWN BY JPL SEPT / 22	

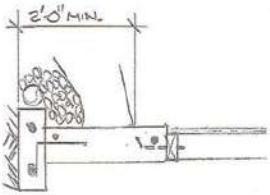
SITE PLAN
 SCALE 1:40

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

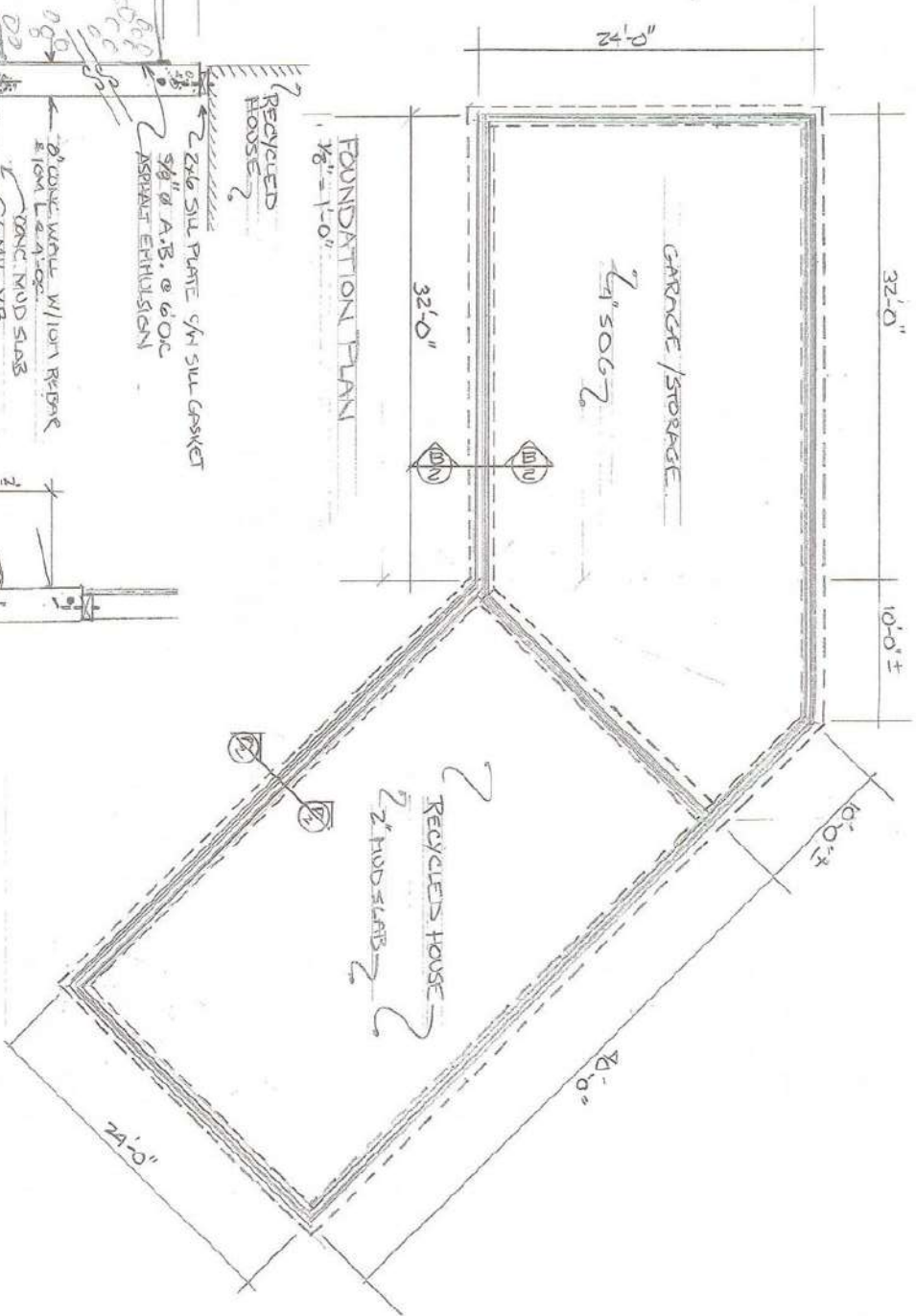
TYPICAL FOUNDATION UNDER GARAGE
SCALE 1/2" = 1'-0"



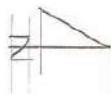
TITE PIPE SYSTEM FOR RAINWATER TO BE SECURED TO FOUNDATION WALL AT 48" INTERVALS



FOUNDATION PLAN
1/2" = 1'-0"

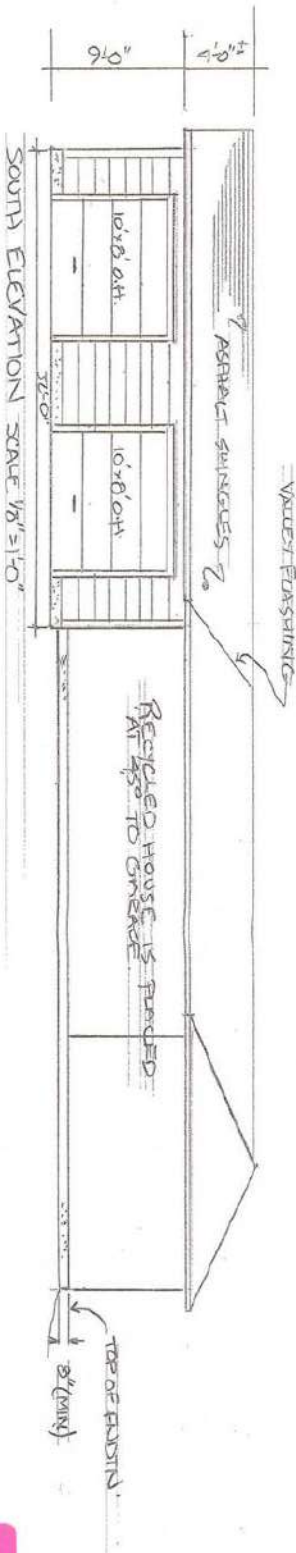


FLOOR DRAIN
REQUIRED AS PER
9.18.5.1.



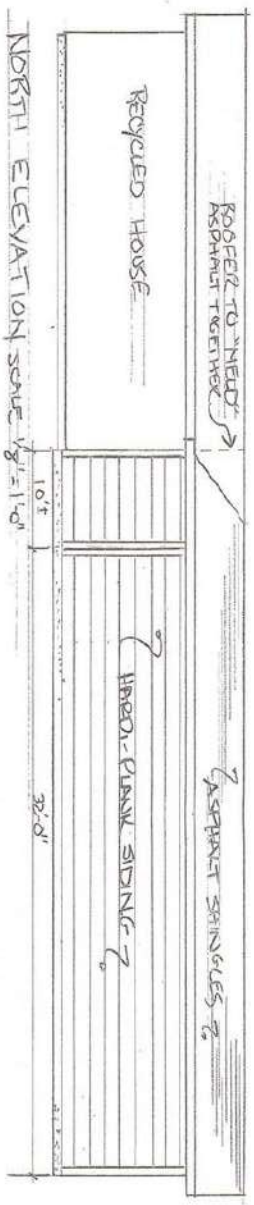
ALL WORK MUST
CONFORM TO 2018
BC BUILDING CODE

PROPOSED RESIDENCE: ELLIOTT	A2
LOT 1 - 1/4" SITE PLAN	
FOUNDATION PLAN	
DRAWN BY: JPL	
SEPT 1/22	



ALL WORK MUST CONFORM TO 2018 BC BUILDING CODE

ALL FLASHINGS MUST CONFORM TO BCBC 9.27.3.8



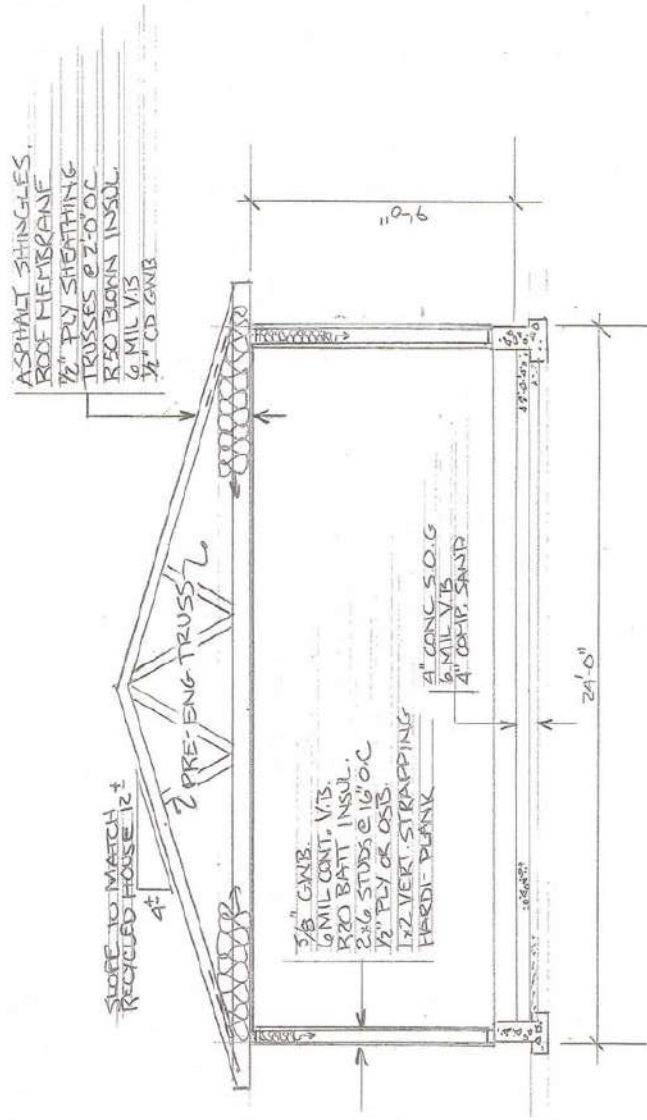
NOTE: THE EAST ELEVATION WAS OMITTED AS IT IS MOSTLY OBSCURED BY THE HOUSE.

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



PROPOSED RESIDENCE - ELLIOTT	A4
LOT 1 - WHITE RD	
ELEVATIONS	
DRAWN BY JPL SEPT 722	

ALL WORK MUST
CONFORM TO 2018
BC BUILDING CODE



PROPOSED RESIDENCE - ELLIOTT
LOT 1 - WHITE RD
SECTION
DRAWN BY JFL
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

