

PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# THE PERFECT FAMILY HOME!

3054 Miner Rd



## 3054 Miner Rd

Beautiful Family Home in Shawnigan Lake's Silver Mine Estates on nearly 1/2 acre. This spacious 3-bedroom, den, and 3-bath home offers plenty of natural light with vaulted ceilings, large windows, and an open floor plan. The main floor features a bright kitchen with ample countertops, wood cabinetry, and a seating island, flowing into a warm living room with a gas fireplace. The primary bedroom boasts a bay window, crown molding, and a 5-piece ensuite, complemented by a second bedroom and 4-piece bath on the main level. The lower level includes a cozy family room that opens to a covered patio, an additional bedroom and den, 4-piece bath, laundry room, and storage space. With a large backyard, fantastic deck, double garage, shed, and excellent curb appeal, this home offers the perfect blend of comfort and style. The property provides serene privacy, backing onto protected parkland with a gentle creek and nearby access to Silvermine Trail and Cobble Hill Mountain, ideal for outdoor enthusiasts.



**Priced at**  
**\$899,900**

Area	Shawnigan	Age	2007
Bedrooms	3	Taxes	4305
Bathrooms	3	Tax Year	2024
Lot Size	17424	MLS#	978326
Floor Space	1997	Parking	

**PAUL TEDRICK**

Pemberton Holmes - Duncan

Scan this QR  
Code with your  
smart phone



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www.paultedrick.ca

23 Queens Road  
Duncan, V9L 2W1

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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.



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**Paul Tedrick**  
 Cell: 250-216-6020  
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YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



**3054 Miner Rd**  
**ML Shawnigan ~ V0R 2W1**

**Interior Details**

**Layout:** Ground Level Entry With Main Up  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 1,997  
**Bth 4Pce:** 2    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** None  
**Ens 4+Pce:** 1    **FP Feat:** Propane  
**App Incl:** Dishwasher, F/S/W/D  
**Intr Ftrs**

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	10'5x12'7
Den	Lower	10'0x8'2
Entrance	Lower	10'0x6'0
Family Room	Lower	16'5x15'10
Laundry	Lower	9'5x13'11
Storage	Lower	7'5x11'4
Bathroom	Main	4-Piece
Bedroom	Main	12'1x10'9
Bedroom - Primary	Main	13'8x11'11
Dining Room	Main	14'6x8'8
Ensuite	Main	5-Piece
Kitchen	Main	14'6x11'7
Living Room	Main	14'11x15'3

**Listing Summary**

**MLS@:** 978326    **List Price:** \$899,900  
**Status:** Active    **Orig Price:** \$899,900  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$4,305    **Strata Fee:**  
**2024 Asmt:** \$758,000    **Title:** Freehold

**Remarks**

Beautiful Family Home in Shawnigan Lake's Silver Mine Estates on nearly 1/2 acre. This spacious 3-bedroom, den, and 3-bath home offers plenty of natural light with vaulted ceilings, large windows, and an open floor plan. The main floor features a bright kitchen with ample countertops, wood cabinetry, and a seating island, flowing into a warm living room with a gas fireplace. The primary bedroom boasts a bay window, and a 5-piece ensuite, complemented by a second bedroom and 4-piece bath on the main level. The lower level includes a cozy family room that opens to a covered patio, an additional bedroom and den, 4-piece bath, laundry room, and storage space. With a large backyard, fantastic deck, double garage, RV parking, shed, and excellent curb appeal, this home offers the perfect blend of comfort and style. The property provides serene privacy, backing onto protected parkland with a gentle creek and access to Silvermine Trail and Cobble Hill Mountain, ideal for outdoor enthusiasts.

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	1,100	897	0	0
<b>Beds</b>	1	2	0	0	0
<b>Baths</b>	1	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 2007    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:**

**Frnt Faces:** E

**Bldg Style:**

**Bldg Warr:**

**EnerGuide Rtg/Dt:**

**Cool:** None

**Heat:** Baseboard, Electric

**Roof:** Fibreglass Shingle

**Fndn:** Poured Concrete

**Accss:**

**Lot/Strata Information**

**Prk Type:** Additional, Garage Double, RV Access/Parking  
**Water:** Municipal    **Waste:** Sewer To Lot  
**Lot Feat:** Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, No Through Road, Quiet Area, Recreation Nearby, Rural Setti  
**Complex:**    **Prk Tota** 2  
**SqFt Balc:**    **StrLots/Cplx**    **Prk Cm Prp:**    **Rent Alld?:**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Prk LCP:**    **Yng Ag Alld?:**  
**SqFt Pat:**    **Suites/Bldg:**    **Prk Str Lot:**    **Pets Alld?:**  
**SqFt Strg:**    **Floors/Bldg:**    **Str Lot Incl:**    **BBQs Alld?:**  
**Gnd/Top?:**    **Lvl/Suite:** 2  
**Shrd Am:**    **Unit Incl:**



### Additional Property Features

- Located in a private, serene area
- Underground electrical services
- Ample parking, including a designated space for an RV
- Centrally located to multiple private schools
- Nearly ½-acre lot backing onto parkland with access to a nearby trailhead leading to Cobble Hill Mountain and the Kinsol Trestle
- Mountain bike out your door onto a vast array of trails via Silvermine trail



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250-216-6020



**TITLE SEARCH PRINT**

2024-10-07, 14:24:32  
Requestor: Paul Tedrick

File Reference:  
Declared Value \$384000

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

**Land Title District** VICTORIA  
Land Title Office VICTORIA

**Title Number** CA3549983  
From Title Number CA351047

**Application Received** 2014-01-16

**Application Entered** 2014-01-24

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:



**Taxation Authority** Nanaimo/Cowichan Assessment Area

**Description of Land**  
Parcel Identifier: 026-734-532  
Legal Description:  
LOT 11 SECTION 6 RANGE 2 SHAWNIGAN DISTRICT PLAN VIP81272

**Legal Notations** NONE

**Charges, Liens and Interests**

Nature: EXCEPTIONS AND RESERVATIONS  
Registration Number: M76300  
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY  
Remarks: INTER ALIA  
A.F.B. 9.693.7434A  
173642G  
SECTION 172(3)  
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE  
ORIGINAL GRANT FROM E & N RAILWAY COMPANY



**TITLE SEARCH PRINT**

2024-10-07, 14:24:32  
Requestor: Paul Tedrick

File Reference:  
Declared Value \$384000

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FA36540  
Registration Date and Time: 2006-03-27 09:55  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FA36541  
Registration Date and Time: 2006-03-27 09:55  
Registered Owner: TELUS COMMUNICATIONS INC.  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: FA79851  
Registration Date and Time: 2006-06-30 11:48  
Registered Owner: COWICHAN VALLEY REGIONAL DISTRICT  
THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME  
Registration Number: FA79853  
Registration Date and Time: 2006-06-30 11:48  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CA3549984  
Registration Date and Time: 2014-01-16 09:13  
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA  
INCORPORATION NO. A52313

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2024-10-07, 14:24:32

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 026-734-532

SHORT LEGAL DESCRIPTION:S/VIP81272/////11

MARG:

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

LOT 11 SECTION 6 RANGE 2 SHAWNIGAN DISTRICT PLAN VIP81272

MISCELLANEOUS NOTES:

KP 978

E & N GRANT DD 20957

DD 36877I

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP77354

SUBDIVISION PLAN VIP81272

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



## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

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

### EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)  
is incorporated into and forms part of this contract.”

### ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

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

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

### FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.





# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: \_\_\_\_\_

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

**ADDRESS:** 3054 Miner Rd Shawnigan Lake

V0R 2W1 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

## 1. LAND

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

## 2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____			LDF	
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				LDF
(ii) Have you applied for a water licence and are awaiting response?				LDF
C. Are you aware of any problems with the water system?		LDF		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			LDF	

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BUYER'S INITIALS

LDF	CMA	
-----	-----	--

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 3054 Miner Rd Shawnigan Lake

V0R 2W1

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)?			LDF	
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		LDF		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		LDF		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		LDF		

3. BUILDING

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

--	--	--

BUYER'S INITIALS

LDF	CMA	
-----	-----	--

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 3054 Miner Rd Shawnigan Lake

V0R 2W1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		LDF		
N. Are you aware of any problems with the electrical or gas system?		LDF		
O. Are you aware of any problems with the plumbing system?		LDF		
P. Are you aware of any problems with the swimming pool and/or hot tub?				LDF
Q. Do the Premises contain unauthorized accommodation?		LDF		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		LDF		
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.)		LDF		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?			LDF	
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)			LDF	
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)			LDF	
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?		LDF	LDF	

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?		LDF		
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>		LDF		

--	--	--

BUYER'S INITIALS

LDF	CMA	
-----	-----	--

SELLER'S INITIALS

DATE OF DISCLOSURE

**ADDRESS:** 3054 Miner Rd Shawnigan Lake V0R 2W1

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)?		LDF		
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)?		LDF		

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

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

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

  
 SELLER(S) Carmen Maria Achadinha

  
 SELLER(S) Lorne Dean Frobisher

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr \_\_\_\_\_.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

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

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

BUYER(S)

BUYER(S)

BUYER(S)

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

\*PREC represents Personal Real Estate Corporation

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®).

**Lower Floor**

Finished = 897  
 (Ceiling Height 7' 3" to 7' 11")

Porch = 192  
 Garage = 381  
 Patio = 575  
 Shed = 106

**Main Floor**

Finished = 1100  
 (Ceiling Height 8' 11" to 12' 1")

Deck = 213

**Total = 3464**

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

**LOWER FLOOR**



**MAIN FLOOR**





**PEMBERTON  
HOLMES**  
REAL ESTATE  
EST. 1987

**Lower Floor**

Finished = 897  
(Ceiling Height 7' 3" to 7' 11")

- Porch = 192
- Garage = 381
- Patio = 575
- Shed = 106
- Total = 2151**

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



FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

**3054 Miner Rd**  
Total Finished Area : 897 Sq Ft





**PEMBERTON**  
EST. 1987  
**HOLMES**  
REAL ESTATE

**Main Floor**

Finished = 1100  
(Ceiling Height 8' 11" to 12' 1")

Deck = 213

**Total = 1313**

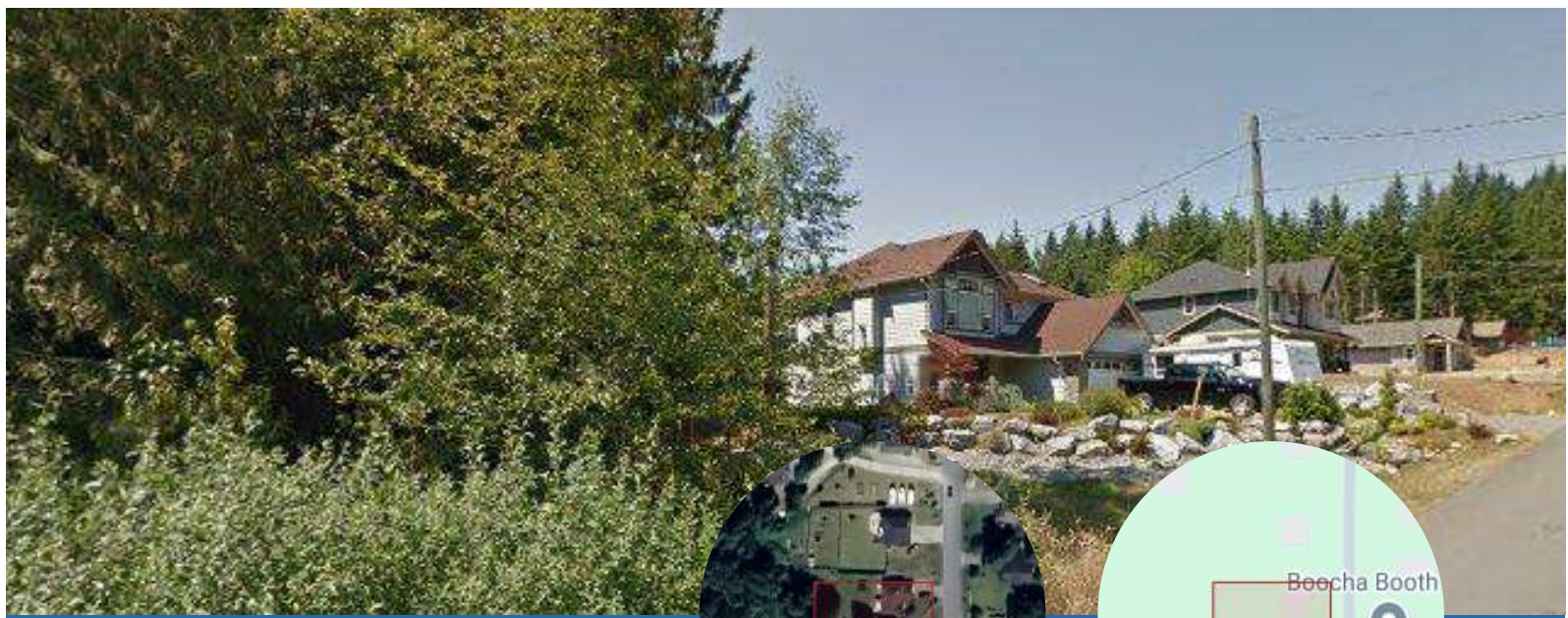
All measurements are approximate and should be verified by the Buyer if important.



FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

**3054 Miner Rd**  
Total Finished Area : 1100 Sq Ft





## PROPERTY REPORT

3054 MINER RD

Rural

V0R 1L6

Canada

PID: 026-734-532

OCTOBER 9, 2024

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



## Summary Sheet

### 3054 MINER RD Rural BC V0R 1L6

PID	026-734-532
Legal Description	LOT 11 SECTION 6 RANGE 2 SHAWNIGAN DISTRICT PLAN VIP81272
Plan	VIP81272
Zoning	R-2 - Suburban Residential
Community Plan(s)	OCP: Land Use: <a href="#">Rural Residential</a> , not in ALR



Year Built	2006	Structure	SINGLE FAMILY DWELLING
Lot Size	17154.47 ft <sup>2</sup>	Bedrooms	2
Bathrooms	3	Dimensions	-
Max Elev.	136.54 m	Min Elev.	132.45 m
Floor Area	1652 Ft <sup>2</sup>	Walk Score	5 / Car-Dependent
Transit Score	-	Annual Taxes	\$4,305.00

ASSESSMENT				APPRECIATION			
	2023	%	2024		Date	(\$)	% Growth
Building	\$535,000	↓ -9.91	\$482,000	Assessment	2024	\$758,000	↑ 97.40
Land	\$284,000	↓ -2.82	\$276,000	Sales History	16/01/2014	\$384,000	↓ -11
Total	\$819,000	↓ -7.45	\$758,000		21/12/2006	\$431,000	↑ 272
					27/07/2006	\$116,000	-

#### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
655130	Sold 16/01/2014	30	\$399,900 / \$384,000	REAMX ALLIANCE, VICTORIA
639087	Expired 27/10/2013	183	\$415,000 /	One Percent Realty Ltd.

#### DEVELOPMENT APPLICATIONS

-

#### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	<a href="#">Discovery</a>	<a href="#">Frances Kelsey</a>
School District	<a href="#">SD 79</a>	<a href="#">SD 79</a>
Grades	K - 5	8 - 12

Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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

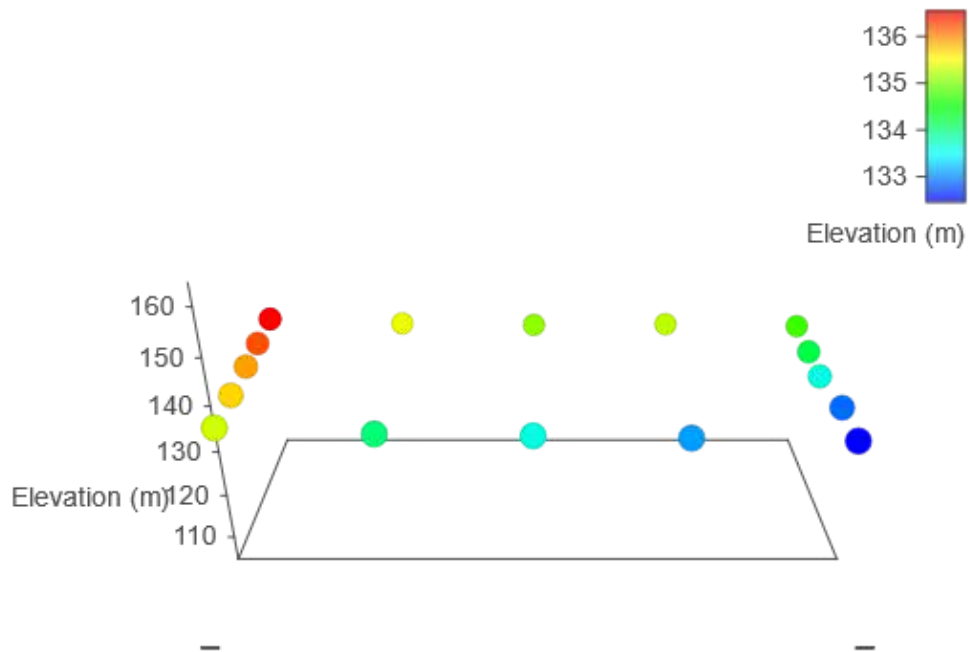
Google Views



## Estimated Lot Dimensions and Topography



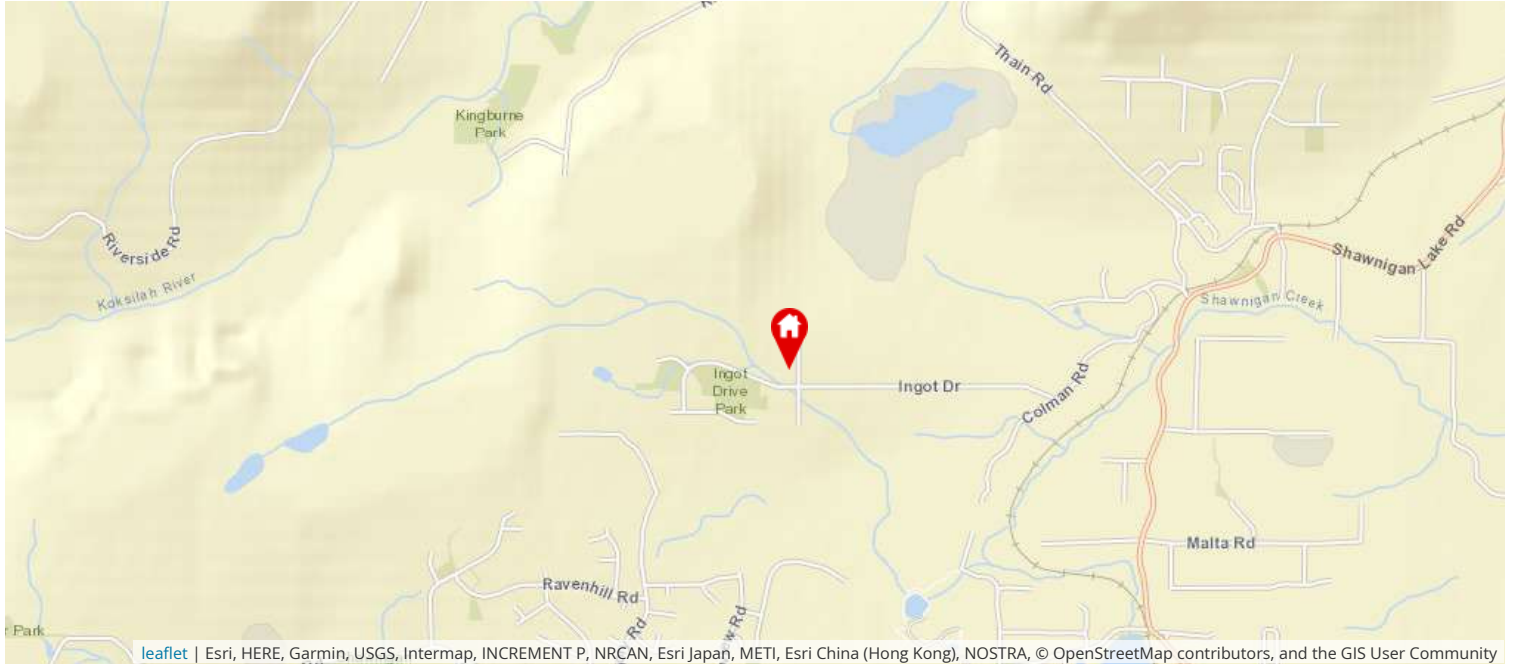
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 136.54 m | Min Elevation: 132.45 m | Difference: 4.09 m

## Nearest Schools

### Nearby Elementary Schools



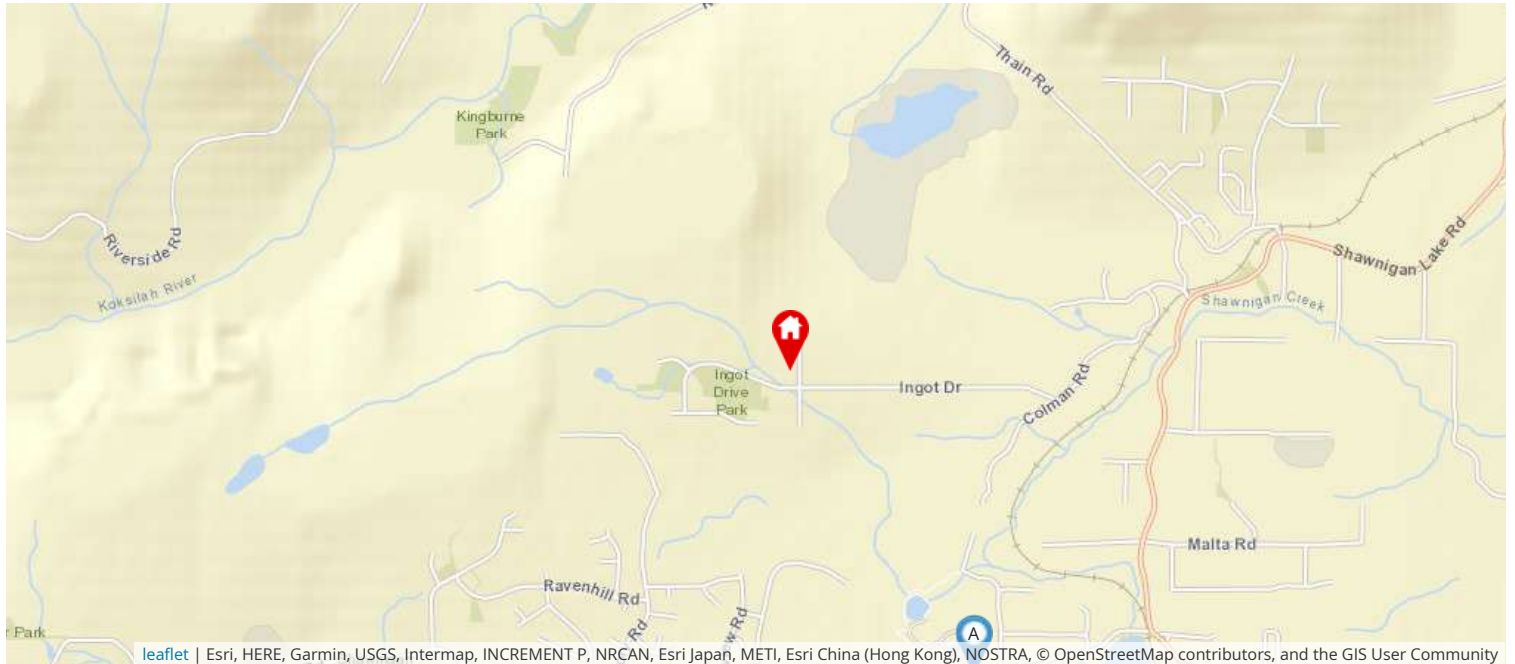
Legend: Subject Property Catchment School Other Schools

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 <a href="#">Discovery</a>	K - 5	<a href="#">SD 79</a>	Shawnigan Lake		38 mins	2.8 km	9 mins	30 mins
B <a href="#">Cobble Hill</a>	K - 7	<a href="#">SD 79</a>	Cobble Hill		1 hour 45 mins	7.7 km	10 mins	1 hour 10 mins
C <a href="#">Mill Bay Nature School</a>	K - 5	<a href="#">SD 79</a>	Mill Bay		1 hour 34 mins	7.1 km	9 mins	1 hour 58 mins
D <a href="#">George Bonner</a>	K - 7	<a href="#">SD 79</a>	Mill Bay		1 hour 44 mins	7.9 km	10 mins	1 hour 46 mins
E <a href="#">Sunrise Waldorf</a>	K - 8	Independent	Duncan		2 hours 34 mins	11.6 km	15 mins	1 hour 0 mins
F <a href="#">Bench</a>	K - 7	<a href="#">SD 79</a>	Cowichan Bay		2 hours 15 mins	10.0 km	12 mins	1 hour 10 mins

## Nearby Secondary Schools



**Legend:** Subject Property Catchment School Other Schools

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

### Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Shawnigan Lake</a>	8 - 12	Independent	Shawnigan Lake		38 mins	2.7 km	6 mins	33 mins
B <a href="#">St. John's Academy</a>	4 - 12	Independent	Shawnigan Lake		1 hour 21 mins	5.9 km	8 mins	1 hour 26 mins
C <a href="#">St. John's Academy</a>	4 - 12	Independent	Shawnigan Lake		1 hour 21 mins	5.9 km	8 mins	1 hour 26 mins
D <a href="#">Frances Kelsey</a>	8 - 12	<a href="#">SD 79</a>	Mill Bay		2 hours 3 mins	9.1 km	12 mins	2 hours 21 mins
E <a href="#">Brentwood College</a>	9 - 12	Independent	Mill Bay	AP Program	2 hours 9 mins	9.6 km	14 mins	1 hour 49 mins
F <a href="#">Duncan Christian</a>	K - 12	Independent	Duncan		4 hours 19 mins	19.5 km	21 mins	1 hour 19 mins

## Walk Score

3054 MINER RD Rural, V0R 1L6



Car-Dependent

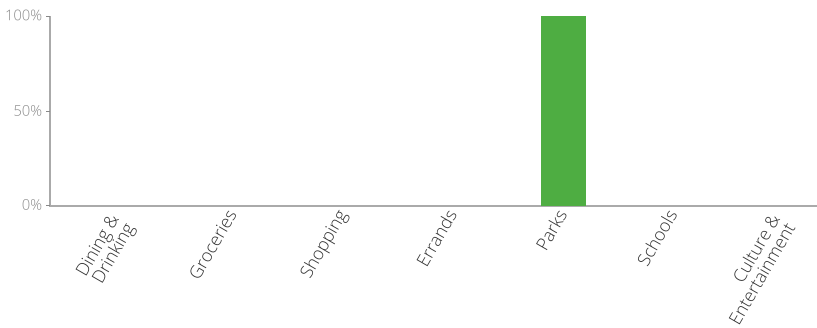
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

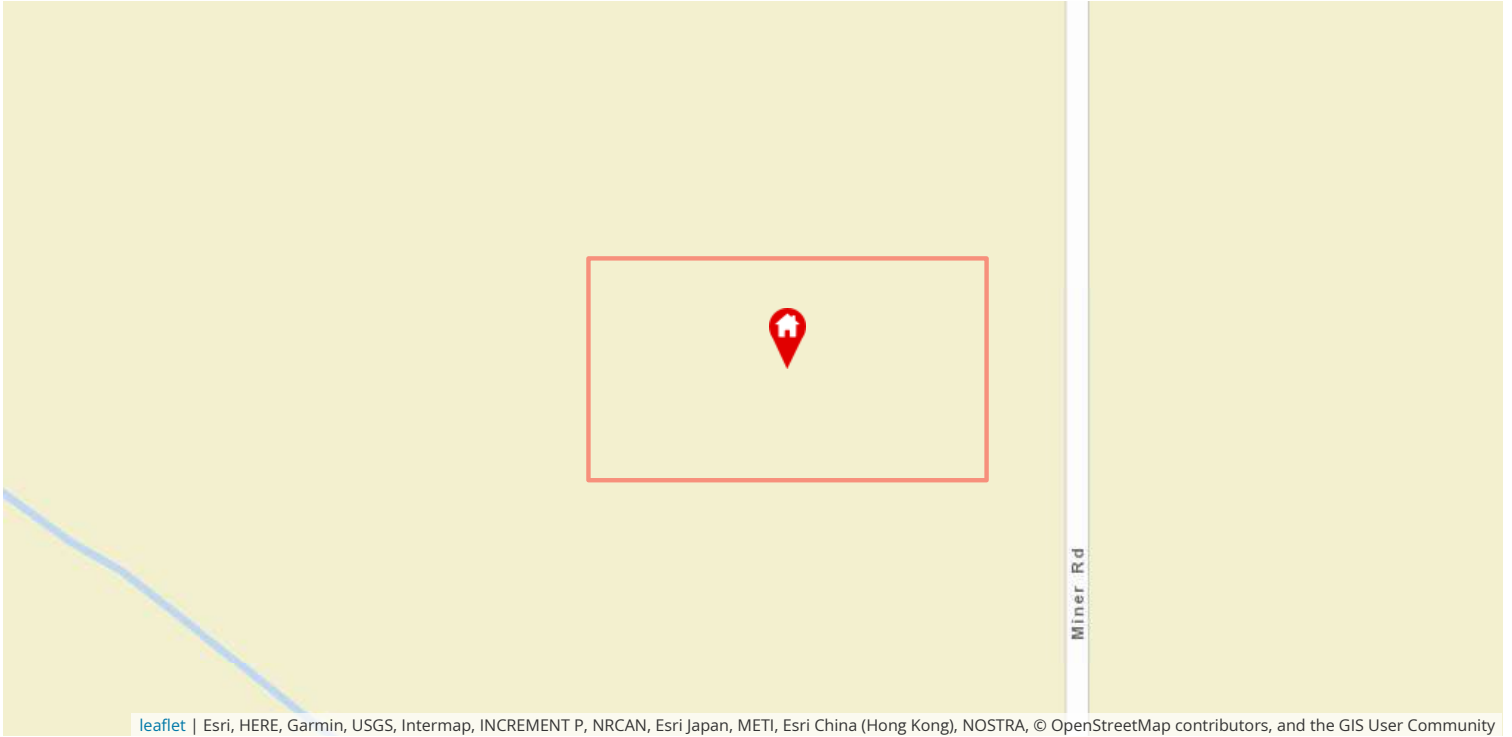
The Walk Score here is 5 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



## Groundwater Wells & Aquifers



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

### Subject Property Designations:

No Groundwater Wells & Aquifers on selected Parcel

## Property Identification & Legal Description

**Address:** 3054 MINER RD COBBLE HILL BC V0R 1L6  
**Jurisdiction:** Duncan Rural (765)  
**Roll No:** 17287061 **Assessment Area:** 4  
**PID No:** 026-734-532  
**Neighbourhood:** School District 65 - Miscellaneous **MHR No:**  
**Legal Unique ID:** D000001PMQ  
**Legal Description:** LOT 11, PLAN VIP81272, SECTION 6, RANGE 2, SHAWNIGAN LAND DISTRICT

## 2023 Municipal Taxes

**Gross Taxes:** \$4,305

## 2024 Assessed Values

### VALUATION:

	Land	Improve	Total
<b>Value:</b>	\$276,000	\$482,000	\$758,000
<b>GENERAL:</b>			
	<b>Land</b>	<b>Improve</b>	<b>Total</b>
	<b>Gross Value:</b> \$276,000	\$482,000	\$758,000
	<b>Exempt Value:</b> \$0	\$0	\$0
	<b>Net Value:</b> \$276,000	\$482,000	\$758,000

### SCHOOL:

	Land	Improve	Total
<b>Gross Value:</b>	\$276,000	\$482,000	\$758,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$276,000	\$482,000	\$758,000

### BC TRANSIT:

	Land	Improve	Total
<b>Gross Value:</b>	\$0	\$0	\$0
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$0	\$0	\$0

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2014-01-16	\$384,000	CA3549983	Improved Single Property Transaction
2006-12-21	\$431,000	CA351047	Improved Single Property Transaction
2006-07-27	\$116,000	FA91262	Vacant Single Property Transaction

## Other Property Information

**Lot SqFt:** 17,424 **Lot Width:**  
**Lot Acres:** 0.40 **Lot Depth:**  
**Tenure:** Crown-Granted **Actual Use:** Single Family Dwelling  
**School District:** Cowichan Valley **Manual Class:** 1 STY SFD - After 1990 - Standard  
**Vacant Flag:** No **Reg District:** Cowichan Valley  
**BC Transit Flag:** No **Reg Hosp Dist:** Cowichan Valley  
**Farm No:** **Mgd Forest No:**  
**DB Last Modified:** 2024-01-01 **Rec Last Modified:** 2024-01-01

## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$819,000	\$4,305
2022	\$697,000	\$3,968
2021	\$527,000	\$3,892
2020	\$489,000	\$3,768

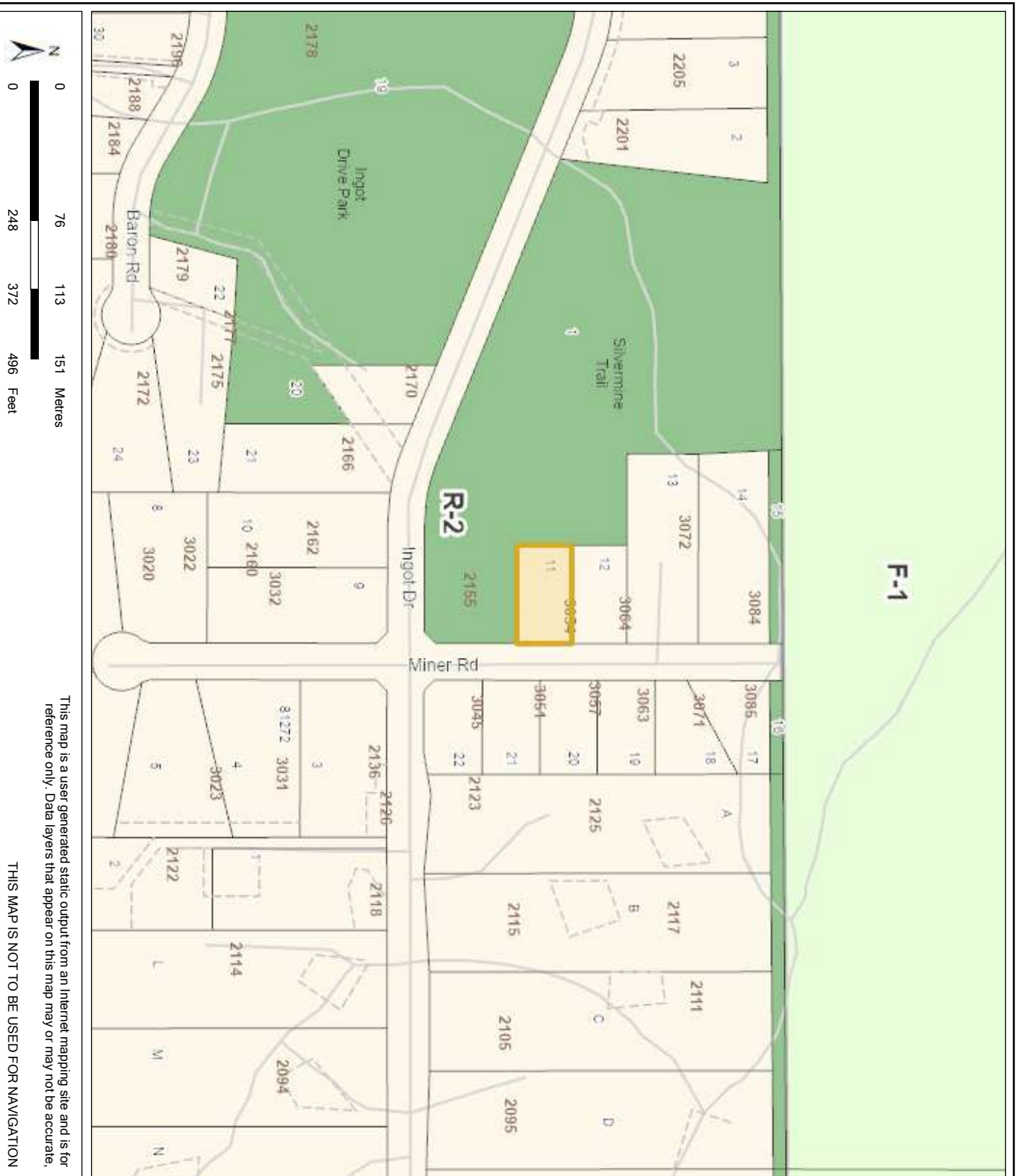


2019	\$491,000	\$3,703
2018	\$435,000	\$3,519
2017	\$371,000	\$3,324
2016	\$384,000	\$3,491
2015	\$371,000	\$3,350
2014	\$0	\$3,291
2013	\$381,000	\$3,277
2012	\$0	\$3,181
2011	\$382,000	\$3,019
2010	\$373,000	\$2,945
2009	\$368,000	\$2,666
2008	\$368,000	\$2,479
2007	\$207,000	\$1,841

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

# 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



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

© Cowichan Valley Regional District



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

8.4 R-2 ZONE - SUBURBAN RESIDENTIAL

(a) Permitted Uses

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

- (1) single detached dwelling or mobile home;
- (2) agriculture horticulture;
- (3) home based business;
- (4) bed and breakfast accommodation;
- (5) daycare nursery school accessory to a residential use; and
- (6) detached suite or attached suite.

(b) Conditions of Use

For any parcel in an R-2 Zone:

- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) the height of all buildings and structures shall not exceed 10 metres except for auxiliary buildings which shall not exceed a height of 7.5 metres; and
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column III and IV:

<b>COLUMN I Type of Parcel Line</b>	<b>COLUMN II Residential Use</b>	<b>COLUMN III Agricultural &amp; Accessory Use</b>	<b>COLUMN IV Accessory Residential Use</b>
Front	7.5 metres	30 metres	7.5 metres
Side (Interior)	10% of the parcel width or 3 metres whichever is less	15 metres	10% of the parcel width or 3.0 metres whichever is less or 1.0 metres if the building is located in a rear yard
Side (Exterior)	4.5 metres	15 metres	4.5 metres
Rear	4.5 metres	15 metres	4.5 metres

## 3054 MINER RD COBBLE HILL VOR 1L6

Area-Jurisdiction-Roll: 04-765-17287.061



04-765-17287061 11/14/2015

**Total value \$819,000**

2023 assessment as of July 1, 2022

Land \$284,000

Buildings \$535,000

Previous year value \$697,000

Land \$292,000

Buildings \$405,000

### Property information

Year built	2006
Description	1 STY house - Standard
Bedrooms	2
Baths	3
Carports	
Garages	G
Land size	.4 Acres
First floor area	1,102
Second floor area	
Basement finish area	550
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

LOT 11, PLAN VIP81272, SECTION 6, RANGE 2, SHAWNIGAN LAND DISTRICT  
PID: 026-734-532

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

## Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

**PUMPING CODE**

- P-4 Provide a separate collection and discharge system for roof water. (Do not discharge into perimeter drains)
- P-6 Potable water supply details - C.S.A. approved potable water pipe, vacuum relief valve, pressure reducing valve, stop and drain, check valves, etc.
- P-6 Corrosion resistant pan and drain required for H.W.T. on all floors. Drain to be connected to exterior

YES	NO
	Plan incorporates brass or cast steels and or gunders that affect beam or truss sizes requiring an engineer's design and inspection of the building
	Plan specifies glue lam, micro lam, parallel truss-jost or other engineered product, requiring an engineer's design and inspection of the building
	Plan specifies a gas-appliance which requires a permit from the Provincial Gas Inspector, a copy of which is required prior to release of an occupancy permit
	Plan specifies the use of "air tight drywall" which is required to be installed by a qualified installer confirmed by registration with the CVRD, and needs verification by a fan door test report by a recognized independent tester, also to be registered with the CVRD.

**COWICHAN VALLEY REGIONAL DISTRICT**  
DEVELOPMENT SERVICES DEPARTMENT  
14 Ingram Street, Duncan, BC V9L 1R8  
Tel: 246-2520, Fax 746-2021

**OFFICE COPY**  
IF FEBRY MAKE APPLICATION UNDER THE PROVISION OF COWICHAN VALLEY REGIONAL DISTRICT REGULATORY BYLAWS FOR PERMISSION TO: BUILD HOUSE

House no. 3054 Street Minor Rd District Shanogon Electrical Area B  
Section 6 Range 2 Plan 199 61278 Block      Lot 11 DL       
PID # (Parcel Identifier) D216-734-532

Owner Shanogon Lake Developments  
Mailing Address: [REDACTED]  
Builder/Contractor: [REDACTED]  
Mailing Address: [REDACTED]  
Area of Building: [REDACTED] Height of Building: 2.5  
Highway Access Obtained? YES      NO      Comments N/A  
Sanitary Permit Obtained? YES      NO      Comments     

I AGREE TO CONFORM TO ALL THE REQUIREMENTS OF THE SAID BYLAWS AND ALL OTHER STATUTES AND BYLAWS IN FORCE AT THE TIME OF CONSTRUCTION IN THE COWICHAN VALLEY REGIONAL DISTRICT AND TO INDEMNIFY AND KEEP HARMLESS THE COWICHAN VALLEY REGIONAL DISTRICT AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES OF WHATSOEVER KIND WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID REGIONAL DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS PERMIT AND THE PERFORMANCE OF THE WORKS REFERRED TO HEREIN. THE UNDERSIGNED BEING THE OWNER OR DULY AUTHORIZED AGENT FOR THE ABOVE PROPERTY UPON WHICH IS INTENDED TO CONSTRUCT THE ABOVE BUILDING OR STRUCTURE. PERMIT CONSISTENT TO THIS APPLICATION.

Signature of Applicant [REDACTED] Application Date Dec 27 2006  
Address [REDACTED]

NOTE: DOUBLE building permit fees are assessed on all projects started prior to obtaining a permit. THIS APPLICATION IS A PERMIT AUTHORIZING COMMENCEMENT OF WORK AND IS ONLY VALID UPON SIGNATURE BY A CVRD BUILDING OFFICIAL.

FOR OFFICE USE ONLY	
BUILDING PERMIT FEE	\$ <u>974</u>
PLUMBING PERMIT FEE	\$ <u>144</u>
WATER CONNECTION INSP. FEE	\$ <u>80</u>
SANITARY CONNECTION INSP. FEE	\$ <u>80</u>
STORM CONNECTION INSP. FEE	\$ <u>80</u>
OTHER	\$ <u>    </u>
<b>TOTAL PERMIT COST</b>	\$ <u>1128</u>
DATE PAID	<u>July 21 2006</u>
RECEIPT NO.	<u>68332</u>
PERMIT DATE	<u>July 21 2006</u>
SIGNED:	<u>[Signature]</u>
Building Classification	<u>S.F.D.</u>
Type of Permit	<u>NEW</u>



COWICHAN VALLEY REGIONAL DISTRICT  
BUILDING INSPECTION DIVISION

C.V.R.D

## Certificate of Substantial Completion

Pursuant to the Cowichan Valley Regional District Building Bylaw #143, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

Address of Building: 3054 Miner Road

Legal Description: Lot 11 Section 6 Range 2 Shawnigan District Plan 81272

Building Permit: B-313-06

Conditions:

### IMPORTANT NOTICE

Pursuant to the Regional District regulations currently in effect, this permit confirms that the Regional District has reviewed the plans and application form with respect to the subject building. This permit is not a warranty that the subject building will comply with all Regional and Provincial regulations governing building construction nor that it is without defect.

Per:

*Grant Beckenridge*  
Grant Beckenridge, RBO

CVRD BUILDING INSPECTOR

Date:

*13/10/06*

CVRD House Number Bylaw No. 1107 requires that house numbers be posted by the owner or occupier of a principal building

User: EL26803 Electrical Licence No.: 26803

Permits

## Order (Electrical Inspection Request) Now

You have successfully ordered this Inspection Request.

Permit Number: 3347501 Requested Date: 2006/12/13  
Site: 3054 MINER ROAD  
COBBLE HILL (25) Site Name:  
Installation Name: Shawnigan Lake Developments  
Field Safety Rep Name: PARTRIDGE, CRAIG WILLIAM  
Field Safety Rep No: 23697  
 Work is in Progress  All work is complete  Installation S:

Rough Wiring Inspection Required Rough Wiring Cover Date: 2006/12/15  
Rough Wiring Progress:  Partial  Slab  UFER Ground  Under Ground  
 Complete  
 (none)

Partial Rough Wiring Area:

Electrical Installation Ready  
Type of Electrical Installation:  
Service Change From:  
Service Change To:  
Type of Grounding Electrode:  
Other Type of Electrode:

Non-Compliances are corrected  
Non-Compliances Corrected Date: yyyy/mm/dd  
Notes:

I, (23697) PARTRIDGE, CRAIG WILLIAM, a field safety representative for MID ISLAND ELECTRIC LTD have physically inspected the electrical work completed under the above-mentioned permit, and hereby certify that the electrical installation authorized thereby has been installed to comply with the Safety Standards Act and Regulations of British Columbia.

Please click [here](#) to print your inspection request.



Head Office:  
88 - 6th Street, Suite 400  
New Westminster, BC V3L 5B3

Vancouver Island Regional Office:  
3rd Floor, 4249 Glanford Avenue  
Victoria, BC V8Z 4B9

Southern Interior Regional Office:  
1913 Kent Road  
Kelowna, BC V1Y 7S6

Lower Mainland Regional Office:  
20635 Fraser Highway  
Langley, BC V3A 4G4

Northern Interior Regional Office:  
3740 Opie Crescent  
Prince George, BC V2N 4P7

TOLL FREE NUMBER:  
1.866.566.SAFE (7233)  
www.safetyauthority.ca

**GAS INSTALLATION PERMIT**

The information on this form is collected to administer the provisions of the BC Safety Standards Act. If you have any questions about the collection, use, or disclosure of this information, contact the Records/FOI/PP Coordinator for the BC Safety Authority at telephone 604-660-6286. If you are applying for this permit at a BCSA office, cheque to be made payable to the BC Safety Authority. If you are applying for this permit at a Government Agents office, cheque to be made payable to the Minister of Finance & Corporate Relations.

Installation Permit Number: 3383162

**Permit Information** (The information below is required to process your application)

Natural gas subject and circle one only: <input checked="" type="checkbox"/> 1 Single family dwelling <input type="checkbox"/> 2 Commercial <input type="checkbox"/> 3 Industrial <input type="checkbox"/> 4 Multi-unit dwelling <input type="checkbox"/> 5 Homeowner	No. of gas meters: _____ Pressure: <input type="checkbox"/> Low <input type="checkbox"/> 2 PSIG <input type="checkbox"/> High	Propane (select and circle one only): <input checked="" type="checkbox"/> 06 Single family dwelling <input type="checkbox"/> 07 Commercial <input type="checkbox"/> 08 Industrial <input type="checkbox"/> 09 Multi-unit dwelling <input type="checkbox"/> 10 Homeowner	Propane supplier: No. of gas meters: _____ Pressure: <input checked="" type="checkbox"/> Low <input type="checkbox"/> 2 PSIG <input type="checkbox"/> High
	Total connected load: _____		Total connected load: <u>60,000</u>

Contractor Information (Please Print)  
 Contractor Licence No.: 92412 Gas fitter no.: 28484 Gas fitter name: GREGORY KER

PERMIT APPLICANT (Please use your mailing address)  
 Applicant name: GREGORY J KER  
 Site no.: \_\_\_\_\_  
 City: \_\_\_\_\_

Installation name: Shawigan LAKE DEVELOPMENT S.  
 Site no.: \_\_\_\_\_ Street no.: 3054 Street name: MINER RD. Street type: \_\_\_\_\_ NSEW.  
 City: COBBE HILL B.C.

**Fees**  
 Appliance type: Select and record permit type code; number of appliance, "N" for new or "R" for replacement, state input (BTU) for each appliance and the fee. For piping only, record length in metres.

Appliance Type Code (1-34)			Type code	No. of Appl.	(N) New (R) Replace	Input PER Appliance	Fee
1 Boiler	13 Wall Oven	25 NG Dispenser	<u>06</u>	<u>1</u>	<u>N</u>	<u>28,000</u>	\$
2 Water heater	14 Deep fat fryer	26 Remote Dispenser	<u>15</u>	<u>1</u>	<u>N</u>	<u>40,000</u>	\$
3 Furnace	15 Barbecue	27 NG Refuel Appl. (Comm.)					\$
4 Unit heater	16 Chinese cooker	28 Laboratory					\$
5 Space heater	17 Oven	29 Chicken Brooder					\$
6 Fireplace	18 Steam table	31 NG Vehicle Refuel (S.F.D.)					\$
7 Direct fired Make-up Air	19 Grill	32 Water Heater Repl. HO					\$
8 Indirect Fired Make-up Air	20 Piping only (metres)	33 Piping-Resid Mobile Home					\$
9 Roof top unit	21 Vent only	34 Roof top Heating & Cooling					\$
0 Dryer	22 Other (specify)						\$
1 Range	23 Temp. Heater						\$
2 Range top	24 Propane Dispenser						\$

Fees payable as noted at the top of this form.

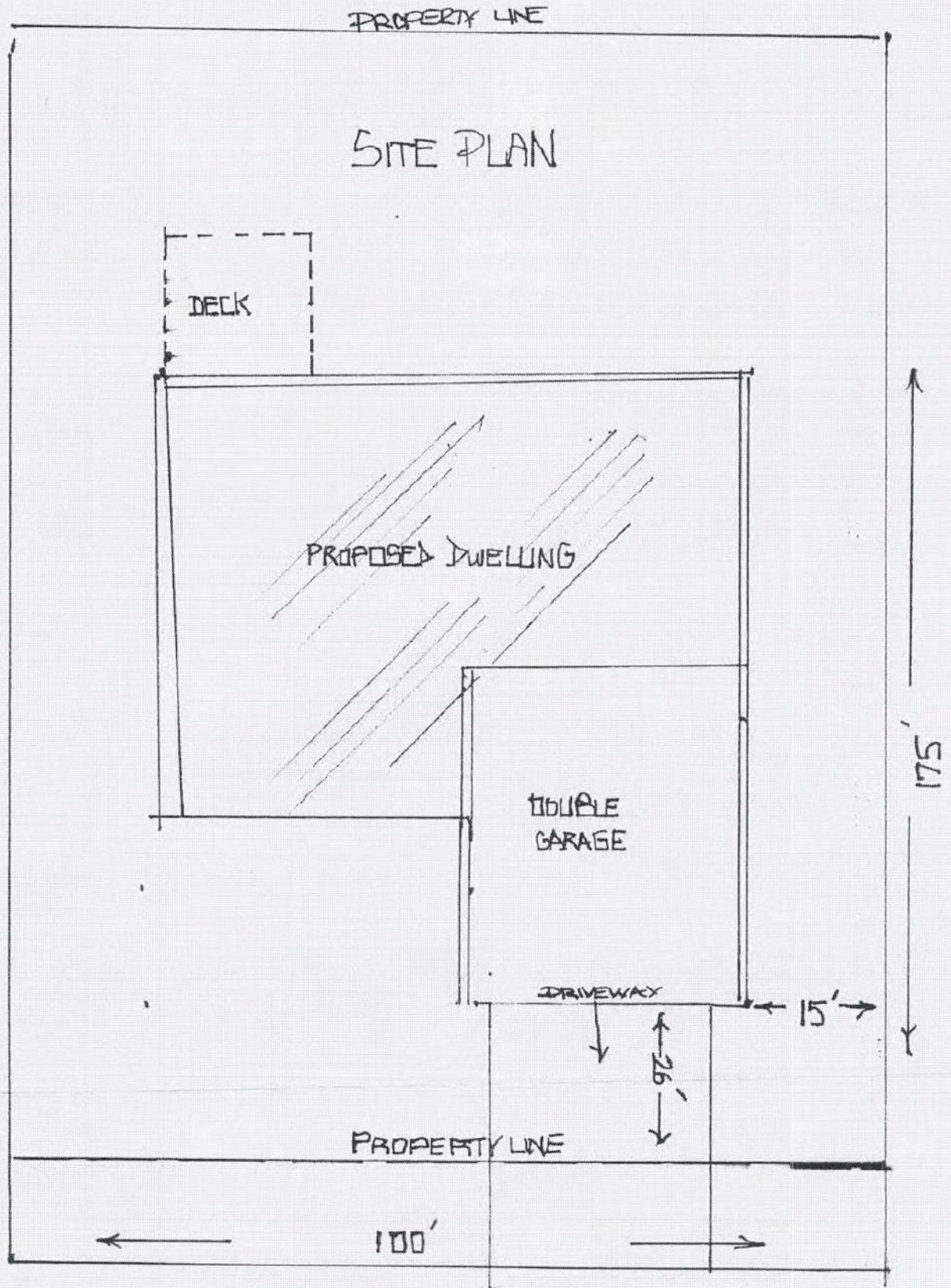
Fee:	\$
User Fee:	\$
<b>Total Fee:</b>	<b>\$</b>

For Office use Only  
 Payment method: CASH Office: DUNGS Payment date: NOV 20 / 06 Initials: SK

Mail completed form and fee to your local BC Safety Authority office or Government Agent's Office



LOT 11 MINER RD  
SHAWAUGAN LAKE DEV





Licensed  
Bonded & Insured  
Reg. # 26803

Office: (250) 743-8841  
Pager: 715-2520  
Toll Free Pager: 1-888-777-7306  
Fax: (250) 743-8867

#### FANS AND FAN VENTILATION

**JOBSITE:** Small suite at 2048 West Shewnigan Lk Rd

**FANS:** 2 S80U E.C Broan bathroom exhaust fans. Pipe will be 4" solid metal for both fans. Upstairs fan will be controlled from a wall switch as well as a dehumidistat. Downstairs powder room will be controlled by a wall switch.

Dryer duct will be 4" solid metal pipe.

Range duct will be a 3"x10" boot directly vented on the exterior wall

**NOTE:** Both pipe runs for fans will be under 20'

# HPO Registration Form



Homeowner  
Protection Office

0082727

## Detached Dwelling Unit

Please press firmly. See reverse for Definitions and Instructions. Sections A and B must be completed by the Licensed Residential Builder. Upon completion of Sections A and B, send this form to your home warranty insurance provider. If the proposed new home is an area where a building permit is not required, you must mail the white copy of this form, with Sections A through D completed, directly to the Homeowner Protection Office prior to the commencement of construction.

### A. BUILDER INFORMATION (To be completed by builder)

Residential Builder Licence No.: <b>25767</b>	Exp. Date: (mm/yr) <b>Feb-2007</b>
Residential Builder: <b>SHAWNIGAN LAKE DEVELOPMENTS LTD.</b>	Does the property owner intend on selling the new dwelling unit within 9 months of occupancy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property Owner (tee simple) Last and first name or company name: <b>Shawnigan LK Developments</b>	
Licensee: (last) <b>Partridge</b> (first) <b>Craig</b>	

It is understood and agreed by the licensee that the information on this form is collected under the authority of the Homeowner Protection Act (S.B.C. 1998, c.31) and Regulations, Sections A, B, D and E, as provided will be disclosed on a database made available to the public for the purpose of strengthening consumer protection.

By completing and signing this HPO Registration Form - Detached Dwelling Unit, I am consenting to the public disclosure of this information.\*

\*If you have any questions about the collection and use of this information, contact the Deputy Registrar of the Homeowner Protection Office at: Box 11132, Royal Centre, Vancouver, BC, V6E 3P3. Phone (604) 646-7050 or toll-free at 1-800-407-7757.

I declare that all information in this form is accurate and complete in all respects.

Application Date: (mm/dd/yr) \_\_\_\_\_ Licensee's Signature: \_\_\_\_\_

### B. NEW HOME INFORMATION: DETACHED DWELLING UNIT (To be completed by the licensee)

Civic Address: Street Name: **Lot 21 Miner Rd** City: **Shawnigan LK B.C** Postal Code: **V0R-2W0**  
 Legal Description: (must be completed) **Lot 21 Sec 6, Plan W.P. 7354 Kp 21** Parcel Identifier (P.I.D.): **□□□-□□□-□□□**

<b>Check all that apply</b>	<b>Unit Description:</b>	<b>Type of Building:</b>	<b>Type of Ownership:</b>	<b>Foundation:</b>	<b>Heating:</b>
<input type="checkbox"/> 1 storey	<input checked="" type="checkbox"/> 2 storey	<input checked="" type="checkbox"/> site built	<input type="checkbox"/> freehold	<input checked="" type="checkbox"/> concrete	<input type="checkbox"/> FHA
<input type="checkbox"/> 2 storey	<input type="checkbox"/> 3 storey	<input type="checkbox"/> custom timber	<input type="checkbox"/> bare land strata	<input type="checkbox"/> concrete block	<input type="checkbox"/> radiant
<input type="checkbox"/> garage (attached)	<input type="checkbox"/> garage (detached)	<input type="checkbox"/> pre-fabricated	<input type="checkbox"/> leased land	<input type="checkbox"/> piles	<input type="checkbox"/> HRV
<input type="checkbox"/> carport (attached)	<input type="checkbox"/> carport (detached)	<input type="checkbox"/> manufactured	<input type="checkbox"/> life lease	<input type="checkbox"/> piles (con/wood)	<input type="checkbox"/> oil
<input type="checkbox"/> carport (detached)		<input type="checkbox"/> log	<input checked="" type="checkbox"/> other <b>We own</b>	<input type="checkbox"/> preserved wood	<input type="checkbox"/> gas
		<input type="checkbox"/> other _____		<input type="checkbox"/> basement	<input checked="" type="checkbox"/> electric
				<input type="checkbox"/> crawlspace	<input type="checkbox"/> other _____
				<input type="checkbox"/> other _____	

<b>Insulation:</b>	<b>Floor Framing:</b>	<b>Roof Frame:</b>	<b>Roof Finish:</b>	<b>Exterior Finish:</b>
<input type="checkbox"/> code	<input type="checkbox"/> wood joist	<input checked="" type="checkbox"/> truss / wood	<input type="checkbox"/> flat	<input type="checkbox"/> wood
<input type="checkbox"/> R-2000	<input type="checkbox"/> wood truss	<input type="checkbox"/> truss / metal	<input type="checkbox"/> slope	<input type="checkbox"/> metal
<input checked="" type="checkbox"/> glass fiber	<input type="checkbox"/> wood I beam	<input type="checkbox"/> framed / wood	<input checked="" type="checkbox"/> asphalt shingles	<input type="checkbox"/> vinyl
<input type="checkbox"/> expanded polystyrene	<input type="checkbox"/> metal joist	<input type="checkbox"/> framed / metal	<input type="checkbox"/> wood	<input type="checkbox"/> stucco
<input type="checkbox"/> loose fill	<input checked="" type="checkbox"/> concrete	<input type="checkbox"/> concrete	<input type="checkbox"/> metal	<input type="checkbox"/> masonry
<input type="checkbox"/> foamed plastic	<input type="checkbox"/> other _____	<input type="checkbox"/> other _____	<input type="checkbox"/> built-up	<input type="checkbox"/> rainscreen
<input type="checkbox"/> other _____			<input type="checkbox"/> tile	<input checked="" type="checkbox"/> other <b>Hardy Plank</b>
			<input type="checkbox"/> other _____	

<b>Wall Frame:</b>	<b>Flooring:</b>	<b>Services:</b>	<b>Fire Place:</b>
<input checked="" type="checkbox"/> wood	<input type="checkbox"/> wood	<input checked="" type="checkbox"/> municipal	<input type="checkbox"/> wood
<input type="checkbox"/> metal	<input checked="" type="checkbox"/> ceramic	<input type="checkbox"/> septic	<input checked="" type="checkbox"/> gas
<input type="checkbox"/> concrete	<input checked="" type="checkbox"/> carpet	<input type="checkbox"/> well	<input type="checkbox"/> oil
<input type="checkbox"/> masonry	<input type="checkbox"/> sheet flooring	<input type="checkbox"/> other _____	<input type="checkbox"/> propane
<input type="checkbox"/> other _____	<input type="checkbox"/> other _____		<input type="checkbox"/> other _____

**Construction Information:**  
 Estimated Start Date: (mm/yr) **June 2006** Estimated Completion Date: (mm/yr) **Sept 2006** Estimated Possession Date: (mm/yr) \_\_\_\_\_  
 Type of Home:  
 Spec Home Estimated Selling Price: **\$380,000.00** or  Custom Home Contract Price \$ \_\_\_\_\_

### C. HOMEOWNER PROTECTION ACT FEES (To be completed by home warranty insurance company at time of payment)

As per Schedule I of the Homeowner Protection Act Regulation, unit fees must be paid in the amount of \$ 25.00.

<b>D. PROOF OF HOME WARRANTY INSURANCE</b> (To be completed by home warranty insurance company)	<b>E. PROOF OF EXEMPTION</b> (To be completed by HPO if necessary)
Warranty Provider: <b>St Paul Guarantee</b>	Reason(s):
Builder's Warranty No.: <b>00002132</b>	Seal:
Home Warranty Insurance No.: <b>00006617</b>	Date (mm/dd/yy):

Registration Fees:  Yes  No \* Fees overdue by 30 days will be subject to interest charges on the outstanding amount payable at an annual rate of 18%.

### F. BUILDING PERMIT INFORMATION (To be completed by municipality or regional district)

If no building permit is required, you must mail the white copy of this form, with Sections A through D completed, directly to the Homeowner Protection Office prior to the commencement of construction.

Protection Office prior to the commencement of construction. Date Issued: (mm/dd/yy) \_\_\_\_\_ Permit No. **1 R-313-06**







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](mailto:paul@paultedrick.ca)  
[paultedrick.ca](http://paultedrick.ca)  
250-216-6020

