



5592 RIVERBOTTOM RD W
Duncan, BC

\$1,489,900

The information contained has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any and all information of special interest should be verified and obtained through independent verification.



Cell: 250.732.1863
Office: 250.748.7200
Email: adam@adamballrealty.ca

www.adamballrealty.ca

472 Trans-Canada Hwy, Duncan, BC V9L 3R6





Price: \$1,489,900
Zoning: RC-3
Floor Space: 2,192 sq ft
3 Bay Garage: 953 sq ft
Property: 2.44 acres
MLS# 963745

5592 RIVERBOTTOM RD W Duncan, BC

One-of-a-kind, 2.44 acre, riverfront gem is a rare find, and it's nothing short of spectacular! Step inside the custom-built Norwegian V-groove log home, boasting 2,192 square feet with 2 beds and 2 baths. Enjoy soaring vaulted ceilings & natural light from the large windows, offering views of the river & private landscape. The open-concept living & dining areas feature a stunning rock fireplace with wood-burning insert & hardwood floors. Upstairs, a handy mezzanine office overlooks the living space, & the primary bedroom is a sanctuary with walk-in closet, jacuzzi tub, ensuite, & private deck.

Outside, adventure continues with a private pond, complete with dock & fire pit area. The lower field is perfect for picnics & family gatherings with cement fire pits & picnic tables. The low-bank, walk-on Cowichan River frontage offers endless fun for fishing, swimming, tubing, & wildlife watching.

The 3-bay garage is ideal for hobbyists, includes a mechanics pit and could be suited if desired.

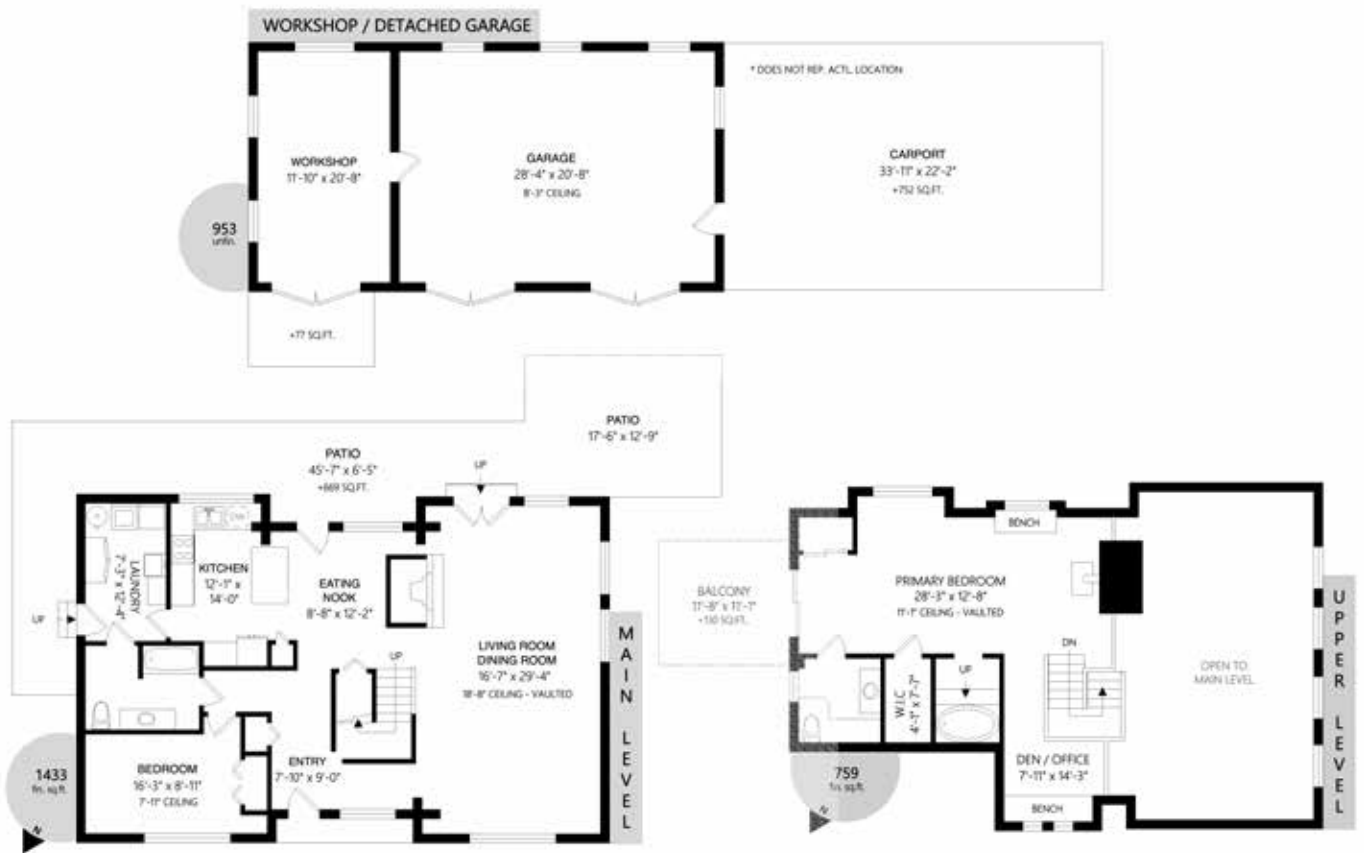
5592 RIVERBOTTOM RD W

Duncan, BC

Property Notes

Nowegian V-groove log home custom built
New septic system 2024
Newer hot water tank
Durable metal roofs on both home and garage
New well pump and filtration system 2023
House equipped with 200 amp service
953 sq ft garage with 220-volt power
Garage could be suited if wanted
Large carport for additional covered parking
Crawlspace fully redone, sealed, and insulated
One of the best fishing spots on the Cowichan River
First time for sale on the market
Large pond with dock and fire pit
Lower field can be used for family gatherings & camping
Walk in riverfront - perfect for fishing, swimming and endless fun

5592 Riverbottom Rd W



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Upper Level	759	0	759
Main Level	1433	0	1433
Workshop/Detached Garage	0	953	953
Total	2192	953	3145

Shown length and width dimensions are approximate. Area sq.ft. is representative of the on-site measurements. (1" accuracy)



Figures, Calculations, and Representations are for indicative and promotional purpose only. VI Standard Real Estate Services Inc. will not be liable for any damages of any kind arising from the mis-use of this information.

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR4012570

File Reference: 35161-2(b/o)

RIDGWAY & COMPANY - CORIENNA
ALEXANDER
#200 - 44 QUEENS ROAD
DUNCAN BC V9L 2W4

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 788531).

I certify this to be an accurate reproduction of title number **CB1339453** at 12:27 this 31st day of May, 2024.



REGISTRAR OF LAND TITLES



Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CB1339453 CA9603903
Application Received	2024-05-29
Application Entered	2024-05-31
Registered Owner in Fee Simple Registered Owner/Mailing Address:	INA ELAINE CLINE, RETIRED 5592 RIVERBOTTOM ROAD WEST DUNCAN, BC V9L 6J5
Taxation Authority	Nanaimo/Cowichan Assessment Area

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR4012570

Description of Land

Parcel Identifier: 000-006-076

Legal Description:

PARCEL D (DD 360651) OF SECTION 7, RANGES 1 AND 2, SAHTLAM DISTRICT, EXCEPT PART IN PLAN 13329

Legal Notations

RE CLAUSES (E) AND (F) OF SECTION 23(1) LTA, SEE DD3271 OS FILED 19.02.1976

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
SECTION 172 (3)
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).

PARCEL IDENTIFIER (PID): 000-006-076

SHORT LEGAL DESCRIPTION:U/SAHTLAM//1///7//////D
MARG:PC D (DD 36065I) - REM*

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

PARCEL D (DD 36065I) OF SECTION 7, RANGES 1 AND 2, SAHTLAM DISTRICT, EXCEPT
PART IN PLAN 13329

MISCELLANEOUS NOTES:

KP 494

3487 PP

-3271 OS (IMAGED, INCLUDING PLAN)-ROAD GAZETTE DATED 5TH FEBRUARY
1976, PAGE 139 FOR 0.06 ACRE PORTION OF RIVERBOTTOM ROAD IN PARCEL D.

-36065I (IMAGED) DOCUMENT, DESCRIPTION AND PLAN

-ALIVE AS TO PART OF PCL D WITHIN RANGE 2 SAHTLAM

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP13329

POSTING PLAN VIP3487PP

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

No one knows & loves your home like you do! Maybe there's a great park just up the road. Perhaps you have great neighbours. Maybe your home is eco-friendly constructed. There are many wonderful things about your home that you, as the owner, are aware of but may not be obvious to a prospective buyer. Please take a moment and consider the top 10 things that make your home a great place to live!

TOP 10 REASONS IT'S GREAT TO LIVE AT:

5592 RIVERBOTTOM RD W

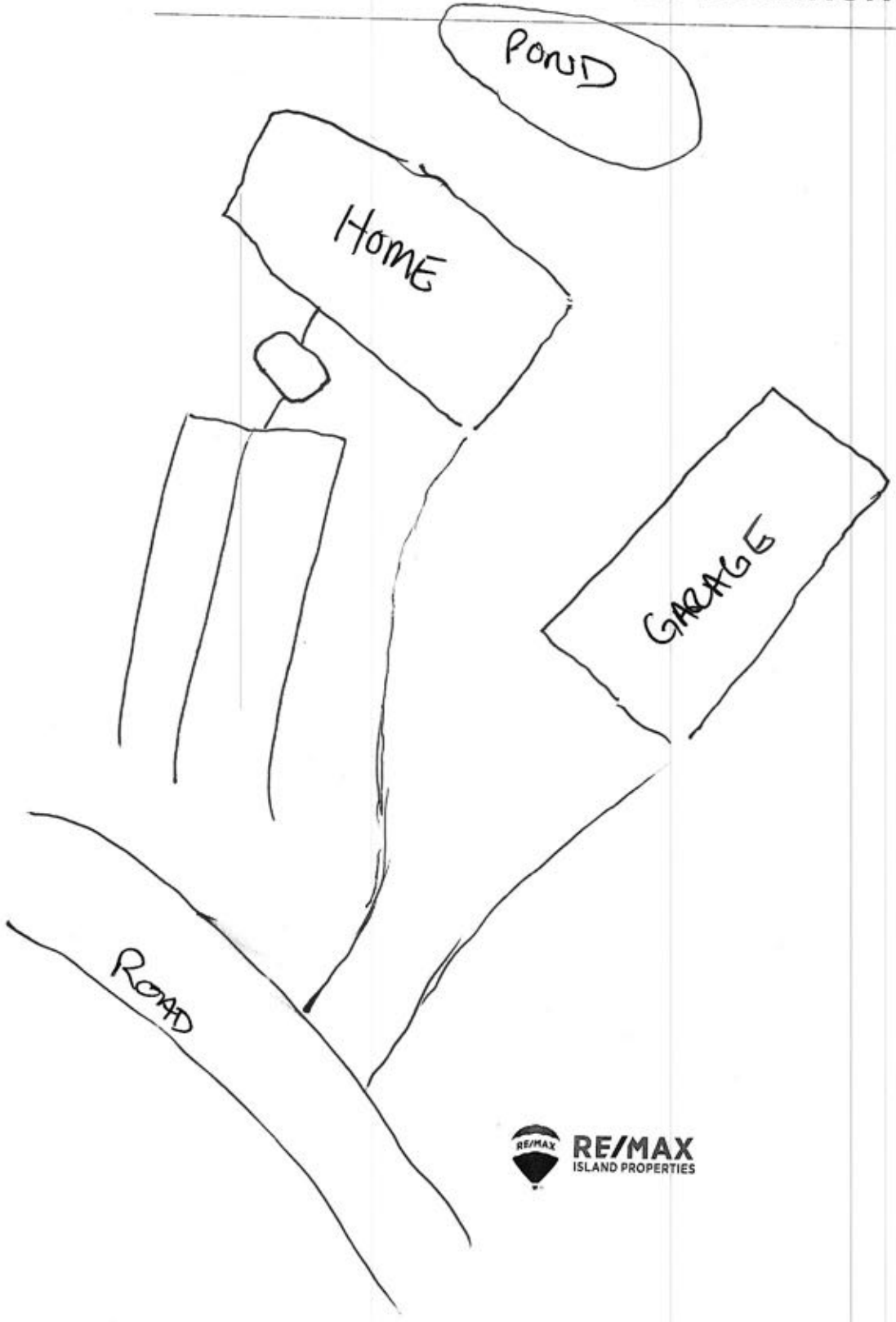
Address

- 1 Private riverfront retreat
- 2 Tons of outdoor adventures at your doorstep
- 3 Huge 3 bay garage
- 4 Custom loghome with metal roof
- 5 Great neighbours - unique "micro community"
- 6 Fish, boat, tube from your own yard
- 7 15 mins to town (Duncan & Lake Cowichan)
- 8 Sunny useable land
- 9 Beautiful wildlife
- 10 Quiet, peaceful

River



WELL AND SEPTIC LOCATION

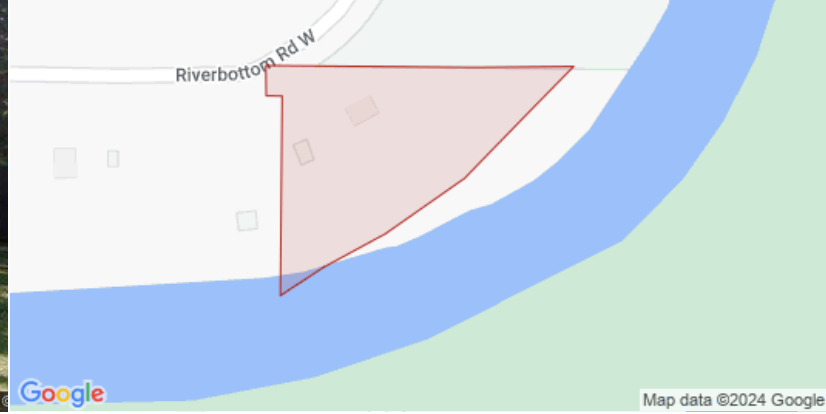




ADAM BALL
 Re/Max Island Properties
 DUNCAN
 P: +1250-732-1863
 adam@adamballrealty.ca
 www.adamballrealty.ca



GOOD MOVE.



5592 RIVERBOTTOM RD W Rural BC V9L 6J5

PID	000-006-076	Legal Description	PARCEL D (DD 36065I) OF SECTION 7, RANGES 1 AND 2, SAHTLAM DISTRICT, EXCEPT PART IN PLAN 13329				
Zoning	RC-3 - River Corridor 3 Zone	Plan	NO_PLAN				
Community Plans(s)	OCP: Land Use: River Corridor , not in ALR						
Floor Area	1924 Ft ²	Max Elevation	84.31 m	Year Built	1978	Transit Score	-
Lot Size	2.44 acres	Min Elevation	67.51 m	Bedrooms	3	Walk Score	3 / Car-Dependent
Dimensions	-	Annual Taxes	\$3,458.00	Bathrooms	2	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)

MLS HISTORY

MLS history not available

APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$929,000	30.48 %
Sales History	22/12/2021	\$712,000	71199900.00 %
	15/08/1983	\$1	-100.00 %
	15/06/1978	\$35,500	

ASSESSMENT

	2023	2024	% Change
Building	\$390,000	\$275,000	-29.49 %
Land	\$509,000	\$654,000	28.49 %
Total	\$899,000	\$929,000	3.34 %

SCHOOL DISTRICT

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

DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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



Adam Ball
 adam@adamballrealty.ca
 250-732-1863
 www.adamballrealty.ca



Public Records Full Property Report

Property Identification & Legal Description

Address: 5592 RIVERBOTTOM RD W DUNCAN BC V9L 6J5
Jurisdiction: Duncan Rural (766)
Roll No: 3503180 **Assessment Area:** 4
PID No: 000-006-076 **MHR No:**
Neighbourhood: North of Cowichan River
Legal Unique ID: A00000RN8R
Legal Description: PARCEL D, SECTION 7, RANGE 1, SAHTLAM LAND DISTRICT, EXCEPT PLAN 13329, (DD 36065I), & OF RGE 2

2023 Municipal Taxes

Gross Taxes: \$3,458

2024 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$654,000	\$275,000	\$929,000
	Gross Value:	\$654,000	\$275,000	\$929,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$654,000	\$275,000	\$929,000
SCHOOL:				
	Gross Value:	\$654,000	\$275,000	\$929,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$654,000	\$275,000	\$929,000
BC TRANSIT:				
	Gross Value:	\$0	\$0	\$0
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2021-12-22	\$712,000	CA9603903	Reject - Not Suitable for Sales Analysis
1978-06-15	\$35,500	G56375	Improved Single Property Transaction
1976-04-15	\$26,000	E45198	Improved Single Property Transaction

Other Property Information

Lot SqFt: 106,286 **Lot Width:**
Lot Acres: 2.44 **Lot Depth:**

Tenure: Crown-Granted **Actual Use:** 2 Acres Or More (Single Family Dwelling, Duplex)
School District: Cowichan Valley **Manual Class:** 1.5 STY SFD - After 1960 - 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	\$899,000	\$3,458
2022	\$812,000	\$3,384
2021	\$712,000	\$3,837
2020	\$663,000	\$3,767
2019	\$652,000	\$3,657

2018	\$568,000	\$3,344
2017	\$484,000	\$3,098
2016	\$474,000	\$3,278
2015	\$454,000	\$3,201
2014	\$455,000	\$3,155
2013	\$457,000	\$3,069
2012	\$465,000	\$2,934
2011	\$467,000	\$2,849
2010	\$448,000	\$2,671
2009	\$454,000	\$2,420
2008	\$462,000	\$2,403
2007	\$462,000	\$2,617
2006	\$356,000	\$2,330
2005	\$315,000	\$2,196
2004	\$243,000	\$1,908
2003	\$234,200	\$1,920
2002	\$232,700	\$1,887
2001	\$229,800	\$1,839



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Civic address

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5592 RIVERBOTTOM RD W DUNCAN V9L 6J5

Area-Jurisdiction-Roll: 04-766-03503.180



Favourite



Compare



Print



Total value **\$929,000**

2024 assessment as of July 1, 2023

Land	\$654,000
Buildings	\$275,000
Previous year value	\$899,000
Land	\$509,000
Buildings	\$390,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcasessment.ca/faq>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<http://bcagis.maps.arcgis.com/apps/MapSeries/>)

[index.html?appid=ba3d56fb4c144727896b25989bdf00d2](#)) for assessed value changes in your area, and our Property tax page (<https://info.bcassessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?

Year built	1978
Description	1.5 STY house - Standard
Bedrooms	3
Baths	2
Carports	C
Garages	G
Land size	2.44 Acres
First floor area	1,380
Second floor area	544
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

PARCEL D, SECTION 7, RANGE 1, SAHTLAM LAND
DISTRICT, EXCEPT PLAN 13329, (DD 36065I), & OF RGE 2

PID: 000-006-076

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

BUILDING INSPECTION RECORD

BUILDING PERMIT NO. F-436-87 DATE October 26, 1987
 CIVIC ADDRESS 5592 Riverbottom Road ZONE R-2
 DISTRICT Sahtlam District DISTRICT LOT _____ SECTION 7
 RANGE 2 PLAN _____ BLOCK _____ LOT _____ Pcl D.
 PLACEMENT OF Residential Carport
 OWNER Greg Hanbury PHONE [REDACTED]
 BUILDER Same PHONE Same

Inspection	Date Completed	Not Approv. Date	Corrected Date	Insp.
1. Footing, Forms (Prior to pouring concrete)	<u>Oct 27/87</u>			<u>DK</u>
2. Foundations Forms				
3. Backfill & Perimeter Drain				
3(a) Water/Sewer Hook-Up				
4. Framing	<u>* Nov 10/87</u>			<u>R</u>
5. Plumbing				
6. Insulation				
7. Fireplace				
7(a) Chimney Corbel (Prior to Facing)				
8. Miscellaneous				
9. Final Inspection PRIOR TO OCCUPANCY				

COMMENTS * (4) Not including trusses.

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING PERMIT

Permission has been granted for the construction of

placement of Residential Carport
 AT (address) 5592 Riverbottom Road
 LOT ^{Pc1 R} BLOCK D/L SEC 7 RANGE 2 PLAN 13320
 DISTRICT Sahtlan ELECTORAL AREA F
 OWNER Greg Hanbury ADDRESS R.R.#2, Duncan, B.C.
 BUILDER Same ADDRESS Same

PARTICULARS

- This is to certify that BUILDING PERMIT NO. 436 has been ISSUED for the above noted building.
- Permit fee of \$ 42.00 has been received by

Date October 26, 1987

[Signature]
Building Inspector.

No 436

This Permit confirms that the Regional District has reviewed Plans and the Application Form in respect of the Subject Building pursuant to Regional District Building By-Law No. 143, 1974. 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.

4:12 slope

strapping & shales

2'2" x 1' footings

11" x 6" beams

Proportion of time 29' from Reb.

TRUSS @ 24" o.c.
PROVIDE COPY OF TRUSS DESIGN AT FRAMING I.N.S.P.

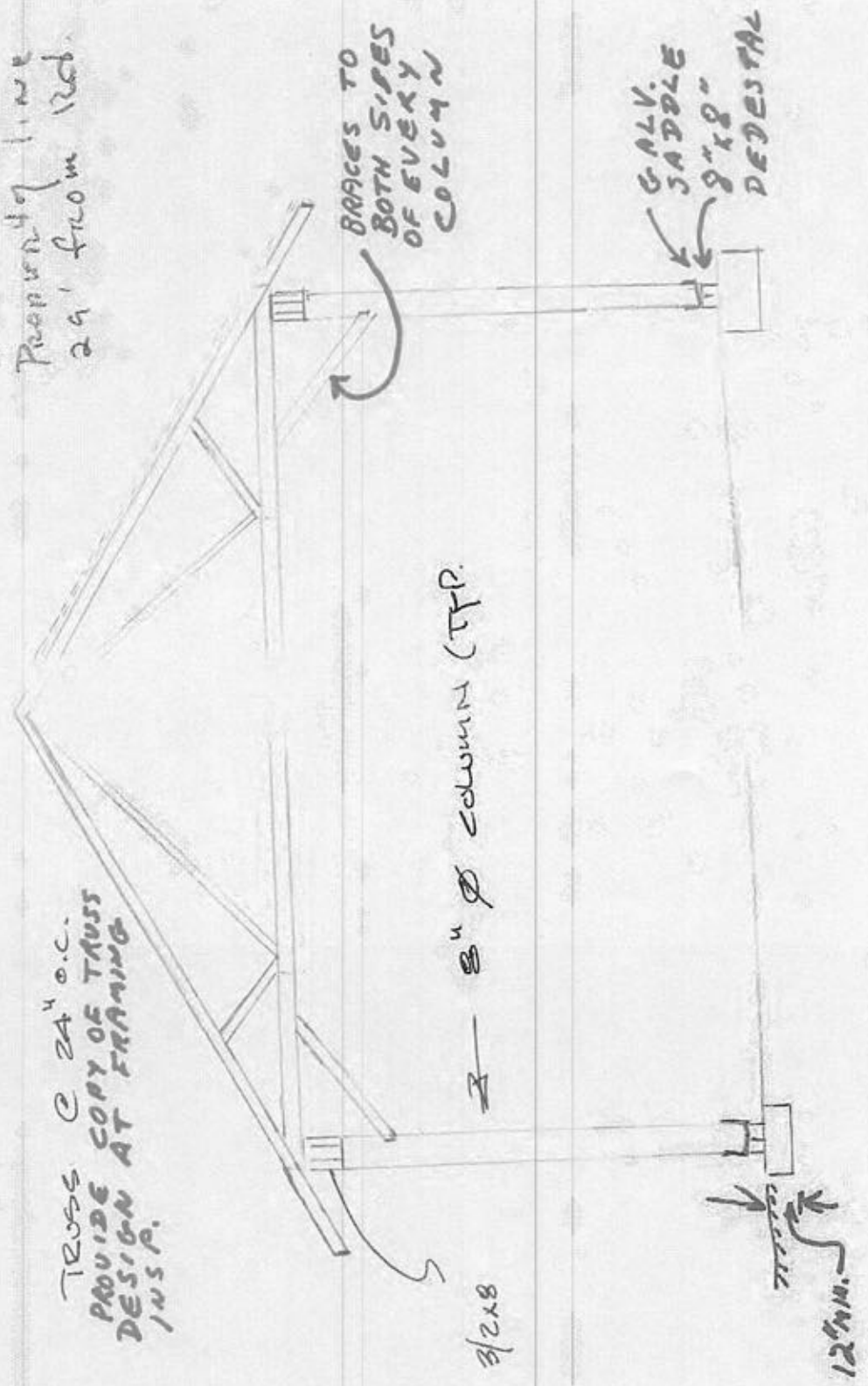
BRACES TO BOTH SIDES OF EVERY COLUMN

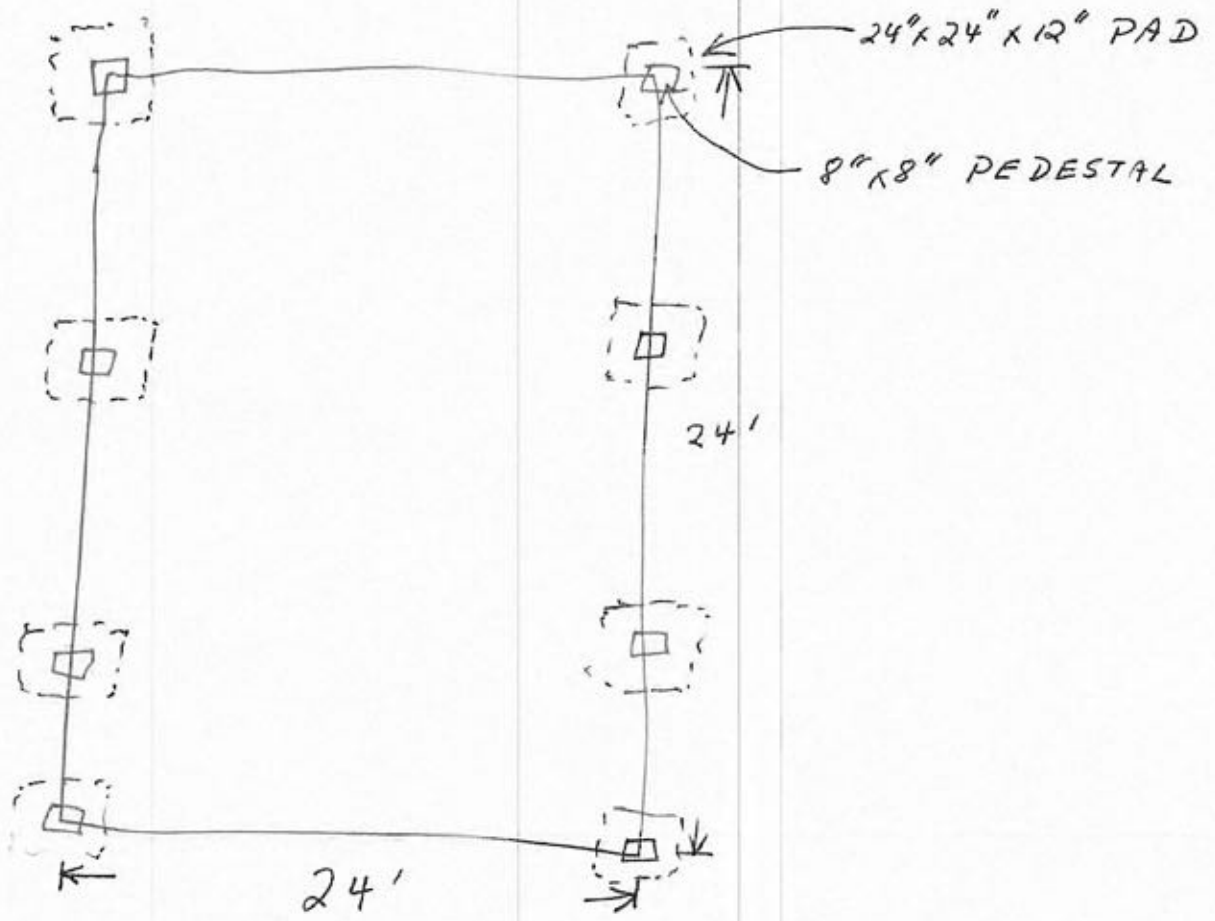
GALV. SADDLE 8" x 8" DEDESTAL

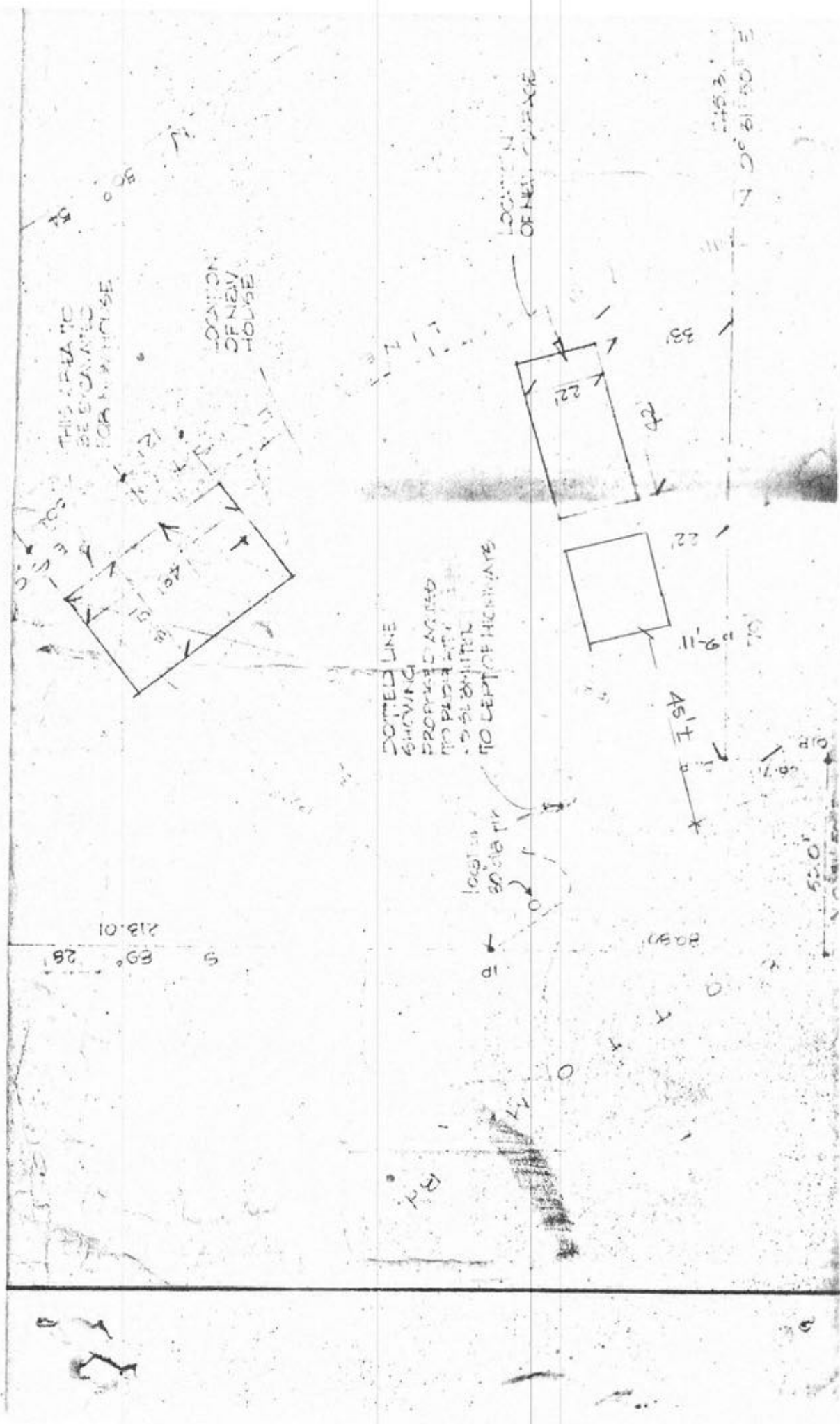
8" ϕ column (T.P.)

3/2 x 8

12" MIN.







THIS AREA TO BE SECURED FOR HOUSE

LOCATION OF NEW HOUSE

LOCATION OF NEW HOUSE

DOTTED LINE SHOWING PROPOSED ACROSS ROAD PROPERTY TO BE EXCLUDED TO LEFT OF HIGHWAY

9 E9° 28' 213.01

N 0° 21' 50" E 245.3

50' 0"

33'

22'

40'

22'

9'

45' E

location of house

10

0

0

X

X

17

18

0

BUILDING INSPECTION RECORD

BUILDING PERMIT NO. F-217-77 DATE June 24, 1977
 CIVIC ADDRESS Riverbottom Road ZONE R-2
 DISTRICT Sahtlam DISTRICT LOT _____ SECTION 7
 RANGE 2 PLAN 13329 Part of Parcel D (DD 36065 I)
 BLOCK _____ LOT _____
 PLACEMENT OF Single Family Dwelling
 OWNER Mr. & Mrs. G. Hanbury PHONE [REDACTED]
 BUILDER Same PHONE Same

Inspection	Date Completed	Not Approv. Date	Corrected Date	Insp.
1. Footing, Forms (Prior to pouring concrete)				
2. Foundation Forms				
3. Backfill & Perimeter Drain				
4. Framing INT. & ROOF FRAM	NOV 2/83			
5. Plumbing	SECOND FLOOR FEB 3/84 Aug 1984	See below		
6. Insulation SUBSTANTIALLY COMPLETED	FEB 3/84			
7. Fireplace	FEB 15/83			
8. Miscellaneous				
9. Final Inspection PRIOR TO OCCUPANCY	July 12/85	See back of sheet.		

#6 COMMENTS FEB 3/84 A FEW TUCK IN PROBLEMS. ADVISED TO CORRECT. CEILING OVER LIVING ROOM COVERED PRIOR INSP. (NOT APPROVED).

Aug 10/84 ADVISE MR. HANBURY 2- ① Relief vent main floor vanity. ② Use acceptable double fitting @ laundry tub and wash. machine and cool vent. ③ Airline vent for main floor shower. ④ Provide 1/2" @ base of stack + 1/8 bend. ⑤ Discussed requirements for crawl space ventilation.

COWICHAN VALLEY REGIONAL DISTRICT.

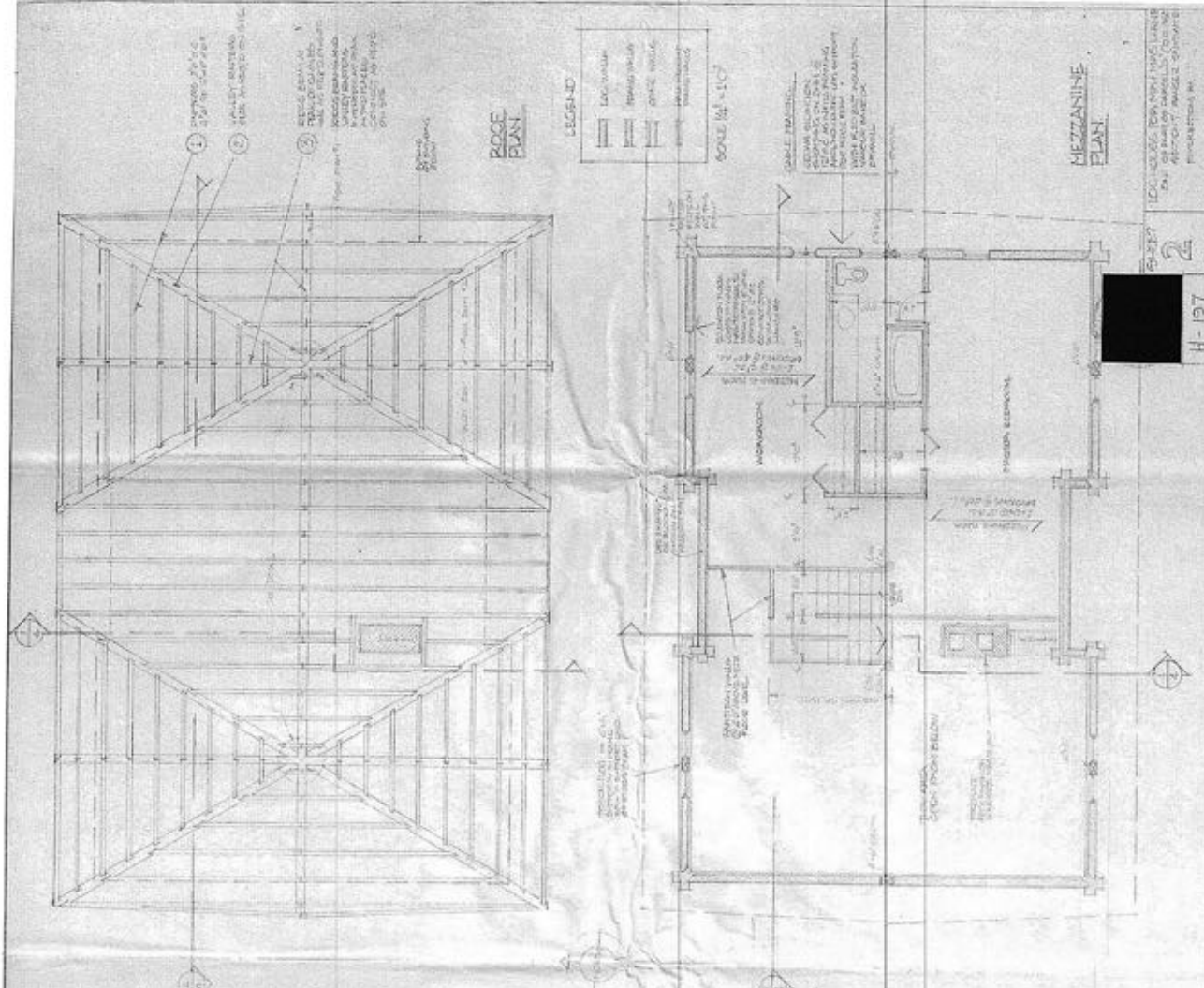
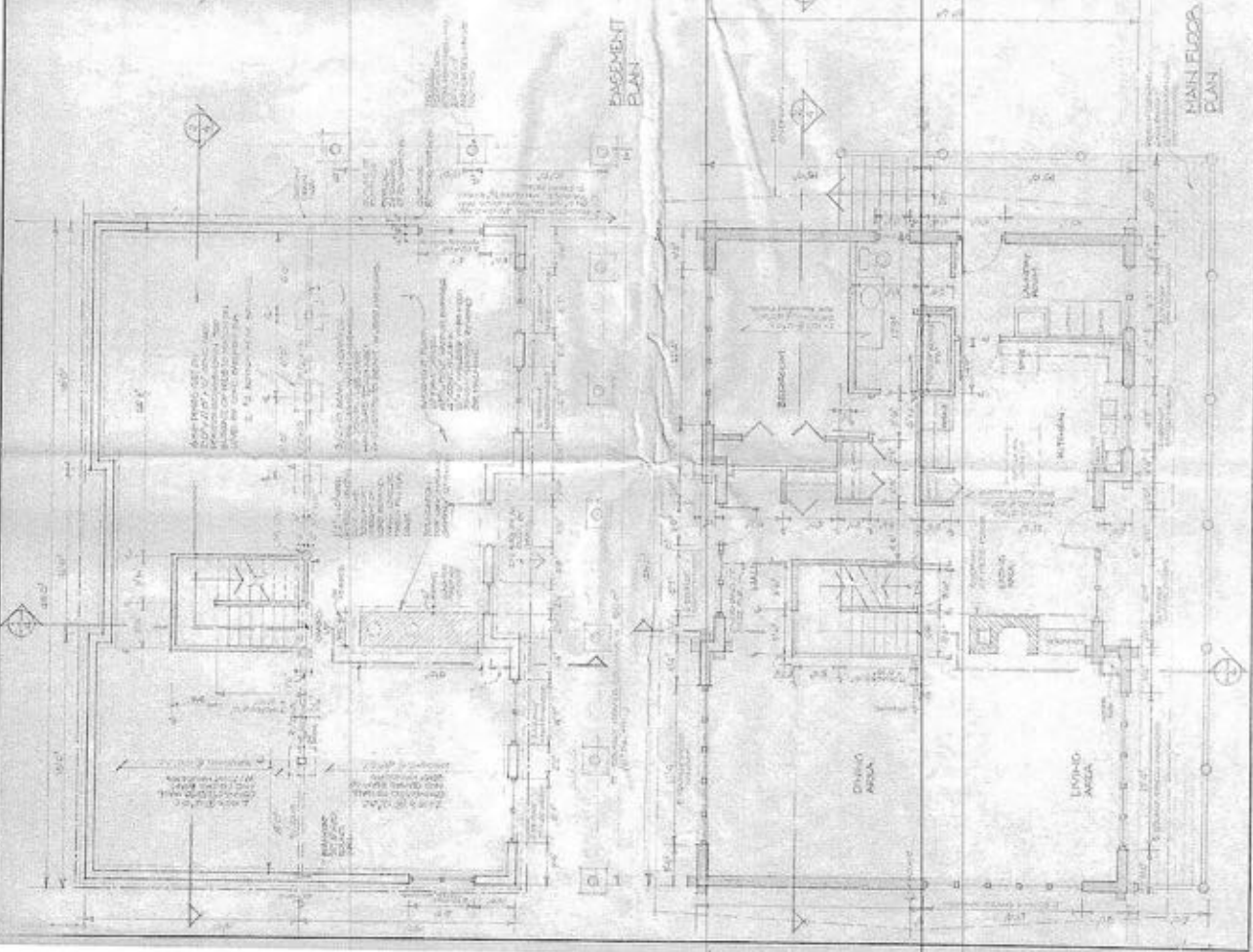
BUILDING INSPECTION RECORD.

BUILDING PERMIT NO. F/217/77 DATE June 24, 1977
 CIVIC ADDRESS Riverbottom Road ZONE R-2
 DISTRICT Sahtlam DISTRICT LOT _____ SECTION 7
 RANGE 2 PLAN 13329 Part of Parcel D (DD 36065 I)
 PLACEMENT OF single family dwelling (log house and garage)
 OWNER Mr. & Mrs. G. Hanbury PHONE [REDACTED]
 BUILDER self PHONE _____

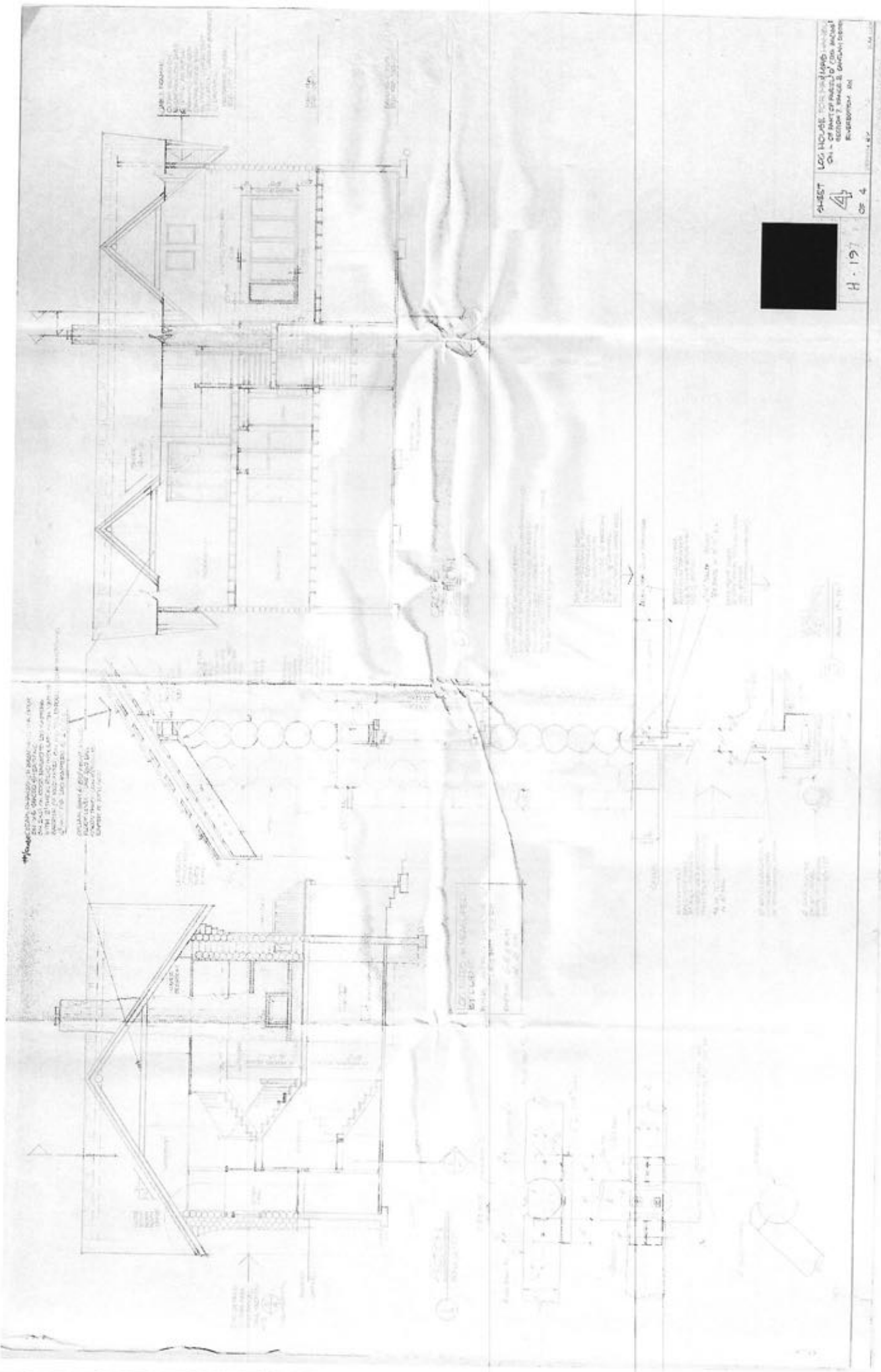
Inspection.	Date Completed	Not Approv. Date	Corrected Date	Insp.
1. Footing, Forms (Prior to pouring concrete)	<i>J. N. S. HOUSE GARAGE OCT 19/78</i>			<i>[Signature]</i>
2. Foundation Forms	<i>NOV. 9/78 HOUSE J. N. S.</i>			<i>J. N. S.</i>
3. Backfill & Perimeter Drain				
4. Framing	<i>Oct. 19/78</i>			<i>J. N. S.</i>
5. Plumbing and Insulation	<i>N A.</i>			<i>N A.</i>
6. Fireplace	<i>N A.</i>			<i>N A.</i>
7. Miscellaneous				
8. Final Inspection PRIOR TO OCCUPANCY				

COMMENTS

*Garage OK, April 10/78 J. N. S.
Complete.*



H-197
 SHEET 2 OF 4
 PROJECT NO. H-197
 ARCHITECT: [REDACTED]
 DATE: [REDACTED]



HD Horne Sprayfoam & Insulation Ltd.

PO Box 37098
 Victoria RPO Millstream BC
 V9B 0E8
 +1 2508824629
 HDsprayfoam@gmail.com
 GST/HST Registration No.: 735098071RT0001



INVOICE

BILL TO
Ina Cline
 5592 Riverbottom Rd W
 Duncan BC

INVOICE 1711
 DATE 22/08/2023
 TERMS Due on receipt

	QTY	RATE	AMOUNT
Complete Crawlspace Remediation			
Insulation services Supply and install heavy duty 15 Mil ground seal membrane to all exposed earth throughout the crawlspace ensure a consistent water tight seal throughout Ensure crawlspace is dry and there is no water intrusion No insulation existing. Supply and install R20 closed cell spray applied rigid polyurethane foam to all exterior walls, headers and footings throughout crawlspace 800sq ft.	1	15,000.00	15,000.00
Clean BC Income Qualified Rebate (60%) Note: maximum rebate value allowed is \$5,500 Code: 60-7ec9c51d	1	-5,500.00	-5,500.00

By booking our services you agree to our terms and conditions on our website: www.hdsprayinsulation.com. Insulation products and services provided by HD Horne have a 1 year warranty.

Any deviation from above specifications involving extra costs will be executed upon verbal orders, and become an extra charge.

Deposits not needed but payment is due upon completion. Overdue invoices will receive 2% interest compounded monthly beginning at day 30 along with other terms and conditions.

Homeowners/Builders are responsible for ensuring:

- The work area is prepared, accessible and free of debris and clutter.
- No live rodents are actively living in the work area.

SPRAYFOAM ADVISORY:

- *Not applicable to blown/batt insulation*
- Occupants and pets must vacate premises during application.
- All other trades/persons without PPE must vacate the building during application and cannot re-enter until sprayfoam application is complete.
- Only our trained employees are permitted in the work zone.

TAX SUMMARY

SUBTOTAL	9,500.00
GST @ 5%	750.00
TOTAL	10,250.00
BALANCE DUE	\$10,250.00

RATE	TAX	NET
GST @ 5%	750.00	15,000.00

HD Horne Sprayfoam & Insulation Ltd.

PO Box 37098
 Victoria RPO Millstream BC
 V9B 0E8
 +1 2508824629
 HDsprayfoam@gmail.com
 GST/HST Registration No.: 735098071RT0001



INVOICE

BILL TO
 Ina Cline
 5592 Riverbottom Rd W
 Duncan BC

INVOICE 1710
DATE 22/08/2023
TERMS Due on receipt

	QTY	RATE	AMOUNT
Pest and Rodent Services Set traps for rodents, followed by 4 visits to inspect traps and reset as needed until no more visible signs of rodents Assess entry points of rodents and make plan of action to close the access Complete removal of deteriorated insulation and debris from crawlspace 1 x 20 yard disposal bin & rural delivery and pickup fees Landfill fees	1	3,600.00	3,600.00
Clean BC Income Qualified Rebate (60%) Note: maximum rebate value allowed is \$5,500 Code: 60-7ec9c51d	1	-800.00	-800.00

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 • Only our trained employees are permitted in the work zone.

TAX SUMMARY

SUBTOTAL	2,800.00
GST @ 5%	180.00
TOTAL	2,980.00
BALANCE DUE	\$2,980.00

RATE	TAX	NET
GST @ 5%	180.00	3,600.00

592 West Riverbottom Road Duncan, British Columbia V9L
50-748-2452

Paid
Jul 22, 2023

vice callout + 3 hrs overtime

There was a leak on a 2" abs drain line in the crawlspace. It was a cracked fitting. It has contaminated the crawlspace to w
unsafe to enter. I was able to access the leak through the floor. Repaired. There was some concern that this could be rat
was a stress fracture on a 2" abs coupling. It was not rat related.

While I was opening the floor up I bumped corroded brass pex fitting. It was so soft it snapped in half. Repaired.

QTY.	UNIT PRICE	TOTAL
3	\$300.00	\$900.

Miscellaneous
materials

QTY.	UNIT PRICE	TOTAL
1	\$65.00	\$65.

vice callout Chris + helper

Repipe laundry sink drain and waterlines into the sink cabinet.

Seal wall cavities. Rat proof wall cavities.

Replace drywall. Re-enforce flooring. Replace subfloor.

Install laundry sink. New shut off valves, drain adaptor, ptrap.

Install clean out fitting at the laundry sink, auger drain. Cleared.

Install washer/dryer.

QTY.	UNIT PRICE	TOTAL
4.5	\$250.00	\$1,125.

Miscellaneous
materials

QTY.	UNIT PRICE	TOTAL
1	\$275.00	\$275.

Subtotal

tax (5.0%)

total

paid

voice balance

Thank you for your business. Please contact us with any questions regarding this invoice.


\$2,365.
\$118.
\$2,483.
- \$2,483.
\$0.

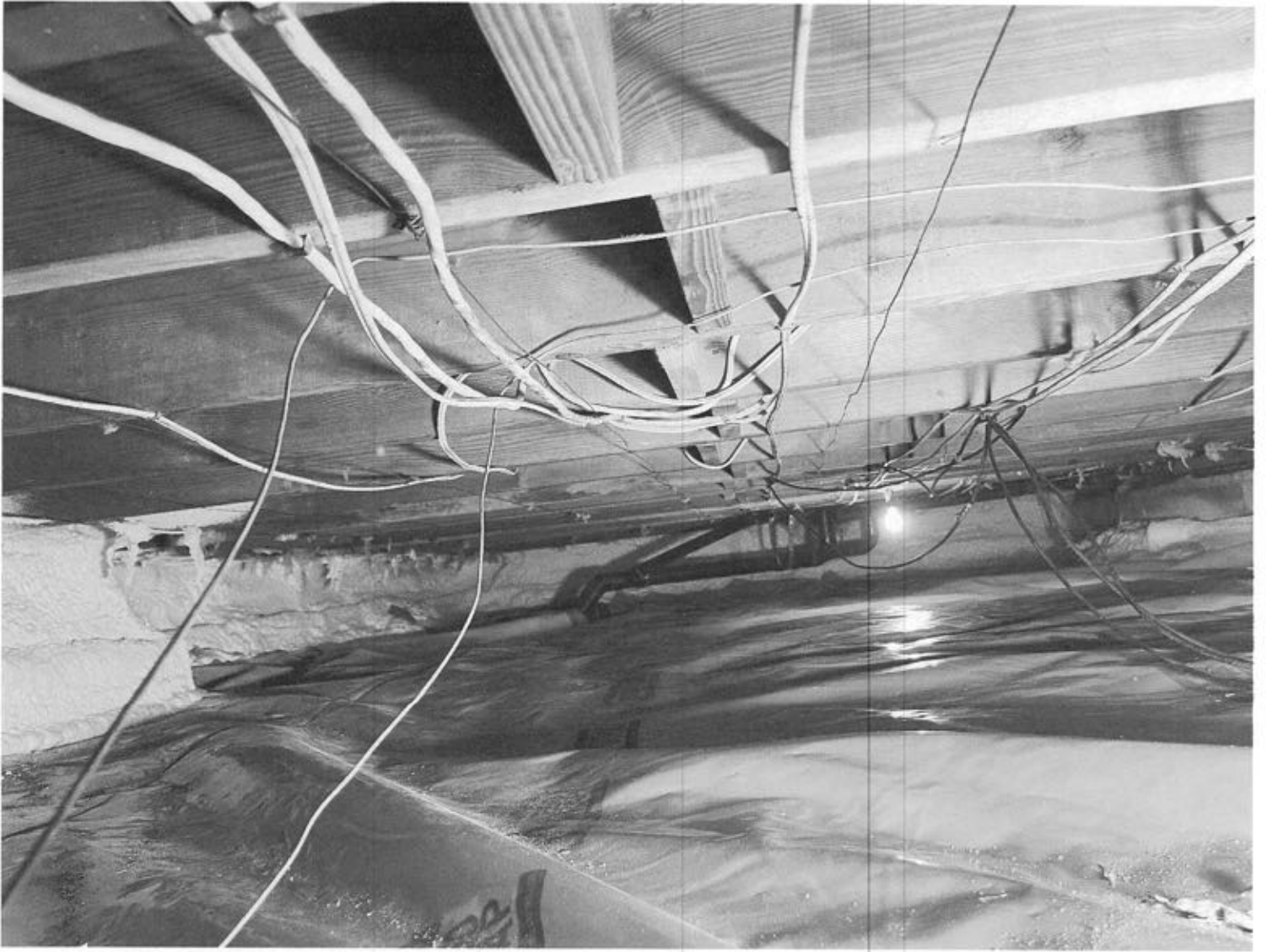
ST 846433712RT0001

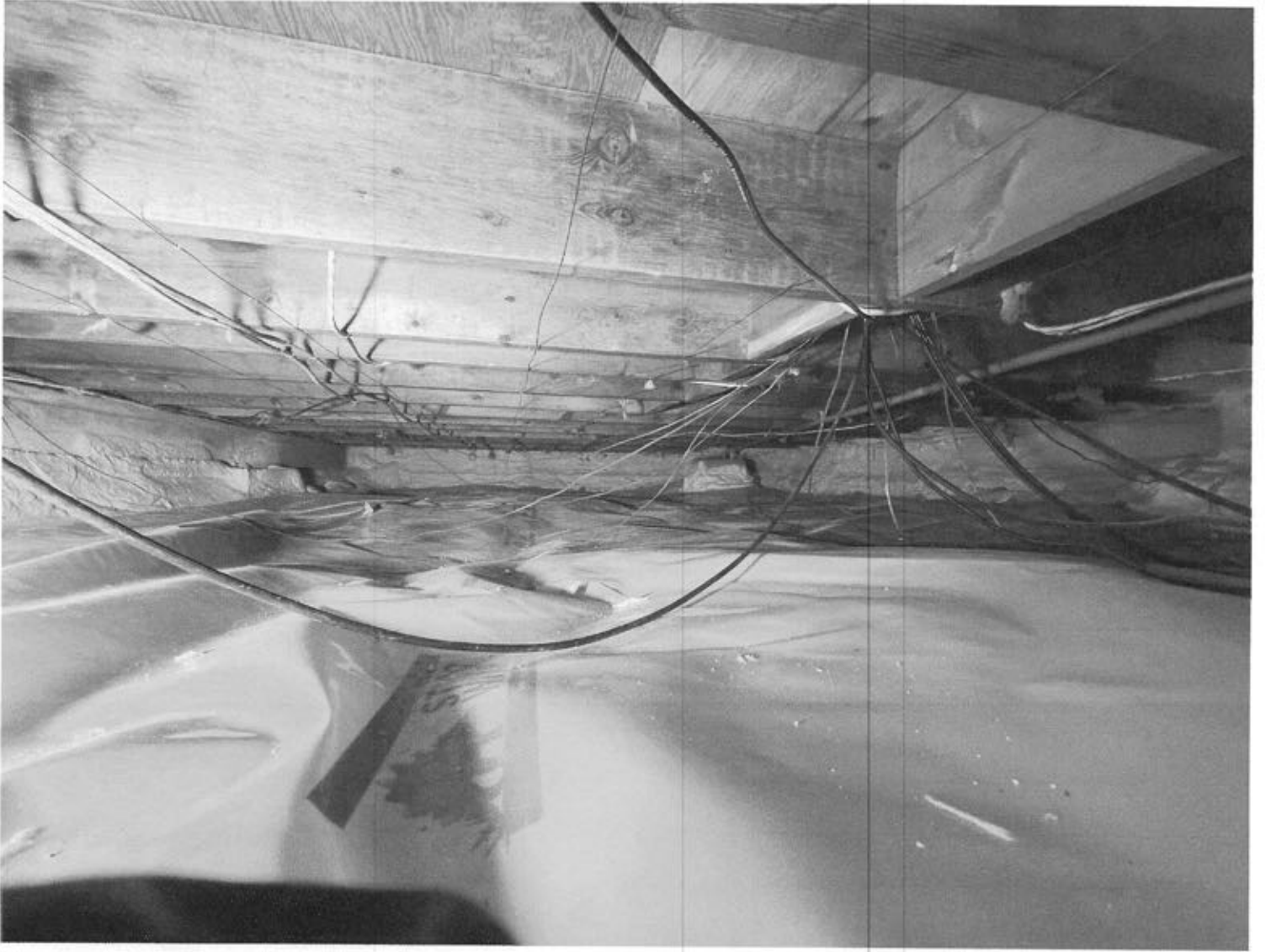
Contact Chris Bohmer Plumbing & Gas

Gas Contractor #GA0046069, 625 Delcourt Avenue, Ladysmith, British Columbia V9G 1N9

250-740-7474 c.bohmer75@gmail.com

 Created with getjobber.com





Copper Canyon Plumbing
 5603 Riverbottom Rd. West
 Duncan BC
 V9L 6H9 (250)715-5047

005228

DATE	July 22 2022
N° DE TAXE TAX REG. NO.	
N° DE COMMANDE ORDER NO.	

VENDU À SOLD TO	Dee Cline
ADRESSE ADDRESS	Riverbottom Rd. West
EXPÉDIER À SHIP TO	
ADRESSE ADDRESS	

DATE D'EXPÉDITION SHIPPING DATE	VIA	CONDITIONS TERMS	ACHETEUR BUYER	VENDU PAR SOLD BY
------------------------------------	-----	---------------------	-------------------	----------------------

QUANTITÉ QUANTITY	DESCRIPTION	PRIX PRICE	MONTANT AMOUNT
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
		TPS/GST TVH/HST	
		TVP/PST	
		TOTAL	2945 ⁰⁰

SIGNATURE

FORMULAIRE DE VENTE
 SALES ORDER

528



Home Depot Canada Inc.
 Store 7272 DUNCAN - 7272
 1 - 2980 Drinkwater Road
 Duncan, British Columbia
 V9L 6C6
 (250) 737 2360

To follow up on the status of this order
 please send us an SMS at 84322
 (standard rates may apply) or call us:
 Appliances: 18007592054
 Kitchens or Flooring projects:
 18447705328 x2422

Page 1 of 3
 Sales Person: KXB0851
 03.03.2023 15:43:45

ORDER NO. 606944759

CUSTOMER	Last Name: HANBURY	First Name: G	Phone (250) 748 2452
	Address 5592 W RIVERBOTTOM RD		City DUNCAN
	Province BC	Postal Code V9L 6H9	Job Desc. take with

MERCHANDISE AND SERVICE SUMMARY

CARRY OUT							
Ref#	Article	Description	Qty	UoM	Tax	Price Each	Extension
10	1000827604	DW80J3020US DISHWASHER	1.00	EA	Y	\$515.00	\$515.00
		BC MARR Dishwashers - ECO					\$2.50
END OF CARRY OUT							

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES	
	PRE-DISCOUNT TOTAL \$517.50
	TOTAL DISCOUNT \$0.00
	PRE-TAX TOTAL \$517.50
	GST R135772911 \$25.88
	QST 1021794119 N/A
	PST \$36.23
	HST N/A
END OF ORDER NO. 606944759	TOTAL \$579.61

**FOR MERCHANDISE PICK UP
 PROCEED TO SERVICE DESK
 AREA**

ORDER NO. 606944759



SCAN FOR SALE
 98010138259941

SOUTH ISLAND FIREPLACE & SPAS

Tel: (250) 746 - 0123
www.southislandfireplaces.com

Fax: (250) 746 - 0124
sales@southislandfireplaces.com

SOLID FUEL 2398 INSPECTION FORM

WETT CERTIFICATION #8164
GST# 133274209

NAME: HANBURY		DATE: AUG 25/17
ADDRESS: 5592 WEST RIVERBOTTOM RD		POSTAL CODE: V9L 6H9
CITY: DUNCAN	PHONE: 250-748-2452	POLICY#

LOCATION OF UNIT WITHIN DWELLING

Appliance Type: **WOOD INSERT**

Make: PACIFIC ENERGY	Model: NEO 2.5 INSERT	Serial #: 5030021931	Age: NEW
Labelled: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CSA <input checked="" type="checkbox"/> ULC	<input checked="" type="checkbox"/> WARNOCK HERSEY	<input checked="" type="checkbox"/> OTHER EPA

HEATING UNIT

Manufacturer Approved Clearances (See Label on Appliance) ALL MEASUREMENTS ARE IN INCHES

Side: 15"	Back: /	Corner: /	Mantle (insert) Measured From Insert Top Shelf: 16"
Hearth Front: 18"	Hearth Side: 8"	Hearth Rear: /	

ACTUAL AS MEASURED	Side: 54"	Back: /	Corner: /	Mantle (insert) Measured From Insert Top Shelf: 35"
	Hearth Front: 19"	Hearth Side: 31"	Hearth Rear: /	Do All Measurements Comply? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

FUEL	<input checked="" type="checkbox"/> Wood Only	Number of Cords burned per year? 1-1/2	<input type="checkbox"/> Wood and Oil	<input type="checkbox"/> Other, specify:
	How often is unit used? 1-2 days per week	Is the unit primary source of heat? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Primary source: ELECTRIC	

CHIMNEY

Note: Building Code Requires a Stainless Steel Liner for Masonry Fireplace Inserts

<input checked="" type="checkbox"/> Masonry	Clay Lined: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Stainless Liner: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Factory Built Class A	Manufacturer: LINER - 2-FLEX
<input type="checkbox"/> Factory Built 650 Degree	<input checked="" type="checkbox"/> CSA <input checked="" type="checkbox"/> ULC <input checked="" type="checkbox"/> WARNOCK HERSEY	Chimney is installed: <input checked="" type="checkbox"/> Inside Building <input type="checkbox"/> Outside Building		
How often is Chimney cleaned? 1-2/YEAR		By: PROFESSIONAL SWEEP		Date of last cleaning: NEW LINER

STOVEPIPE

<input type="checkbox"/> Single Wall Stovepipe	<input type="checkbox"/> Double Wall Stove Pipe	Manufacturer:	Does Stove Pipe Pass Through a Combustible Wall? <input type="checkbox"/> YES <input type="checkbox"/> NO	Length of Stove Pipe:
Distance to wall:	Construction of Wall:	Distance to Ceiling:	Construction of Ceiling:	

INSTALLATION

Was the appliance installed by a heating contractor?	<input type="checkbox"/> Unknown <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name of Firm: SOUTH ISLAND FIREPLACES
Was the Chimney Installed by a heating or masonry contractor?	<input checked="" type="checkbox"/> Unknown <input type="checkbox"/> NO <input type="checkbox"/> YES	Name of Firm: LINER - SAME
Does the stovepipe pass through a concealed space?	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES	Explain:
Is protective shielding used around heating unit?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	Material, clearances etc.
Does the unit share a chimney flue with any other appliance?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	Explain details:
Does other appliance vent above or below the unit?	<input type="checkbox"/> Above <input type="checkbox"/> Below	
Has the installation, including chimney been inspected and approved by a fire department or building code inspector?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	Name of Inspector:
Smoke detector on the same floor as unit? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Carbon Monoxide detector in the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Fire extinguisher in the area of the unit? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	TYPE:	
Where are ashes kept? METAL CONTAINER	How are ashes disposed of? OUTSIDE	

Special Notes



250-715-0634
4504 Cowichan Lake Road, Duncan V9L 6J4

1safety@sweepchimneyservice@gmail.com

G.S.T. #R837214121

NAME:

ADDRESS:

DATE:

NEXT DUE:

Elaine Cline

5592 Riverbottom Rd.

May 8/24

- CLEANING
- FLUE
- PIPE
- CLEANOUT
- FIREPLACE
- INSPECTION
- FLUE-LINER
- INSERT
- WOODSTOVE
- WOOD FURNACE
- INSTALLATION
- OIL FLUE
- OIL PIPE
- COOKSTOVE
- OIL FURNACE
- ESTIMATE

all labels good

Please reference invoice number with e-trans

Invoice No. 11312

SERVED BY:

Aaron Wait

TOTAL

\$147.00

Subtotal \$140.00
GST \$7.00

- CHEQUE
- CASH
- OWING



CHIMNEY MAINTENANCE MEANS WORRY FREE FIRES

569734

DATE: May 15 2024
TAX REG. NO. / N° DE TAXE

Mike's Septic And Environmental Services Ltd.
250-710-8172

SOLD TO / VENDU A	SHIP TO / EXPÉDIER A
ADDRESS / ADRESSE: 5592 Riverbottom Rd coast	ADDRESS / ADRESSE: mikesseptic1td@gmail.com

CUSTOMER'S ORDER / COMMANDE DU CLIENT	SOLD BY / VENDU PAR	TERMS / CONDITIONS	FCB / FAB	VIA
---------------------------------------	---------------------	--------------------	-----------	-----

QUANTITY / QUANTITE	DESCRIPTION	PRICE / PRIX	UNIT / UNITE	AMOUNT / MONTANT
	Pumped septic tank			\$325
	Septic waste	47	700	\$329
				\$654
				TVH/HST / TPS/GST \$32.70
				PST/TVP
				TOTAL \$686.70

PAID May 16, 2024
Stronger

INVOICE FACTURE

STAPLES 51B

CASE



Black Jack

Sweeps & Services

5502
RIVERBENT
RD
WEST

CHIMNEY SWEEP & GUTTERS

DATE: SEPT 14 / 23

NEXT DUE DATE: SEPT 2024

WORK PERFORMED

- Insert Flue
- Fireplace Flue
- Stove Flue
- Furnace Flue
- Pipes
- Smoke Shelf
- Clean Out

Misc. Thank you for
Amount Due \$ 252.00

DUNCAN 250-748-4011
blackjacksweep@hotmail.com

BOTH FLUES
DONE LAST
SEPTEMBER.
HAVEN'T USED
WOODSTOVE

CURSE



Black Jack

Sweeps & Services

5502
RIVERBENT
RD
WEST

CHIMNEY SWEEP & GUTTERS

DATE: SEPT 14 / 23

NEXT DUE DATE: SEPT 2024

WORK PERFORMED

- Insert Flue
- Fireplace Flue
- Stove Flue
- Furnace Flue
- Pipes
- Smoke Shelf
- Clean Out

Misc. Thank you for service
Amount Due \$ 252.00

DUNCAN 250-748-4011
blackjacksweep@hotmail.com

BOTH FLUES
DONE LAST
SEPTEMBER.
HAVEN'T USED
WOODSTOVE

Phone: 250-746-4277

Fax: 250-746-4257

INVOICE

Nº 102355

SK SEPTICS

ENVIRONMENTALLY CORRECT

www.skseptics.ca • skseptics@shaw.ca

5881 Howard Ave. Duncan, BC V9L 3N7

Date April 30, 2024

Phone 748 2452

Work _____

Cell _____

Fax _____

Customer INA Cline

Address 5592 West Riverbottom Road Postal Code _____

Email _____ Site Same

HOURS	DESCRIPTION OF WORK	PRICE
	Supply and install new onsite wastewater system	18,400.13
	Deposit of \$2,500.00 by cheque deposited around April 30 th /24	
COMMENTS:		SUBTOTAL 18,400.13 DEPOSIT \$2,500.00 GST 920.01 PST TOTAL 16,820.14

Payment Due Upon Receipt • GST # R897529400

Signed _____

Thank You!



SEWERAGE SYSTEM LETTER OF CERTIFICATION

Filing#: DC24/046 Folio or PID#: 000 - 006 - 076 Date: May 17, 2024

Civic Address: 5592 West Riverbottom Road, Duncan

Legal Description: Parcel D., Section 7, Range 1, Sahtlam District, L.D. Except Plan 13329 (dd 360651) & of RGR 2

The construction of the proposed sewerage system on the above property was completed on: May 16, 2024

This system was installed:

- By or under the supervision* of a professional Name: n/a Registration #:
By a Registered Onsite Wastewater Practitioner Installer Name: Stewart Krumm Registration #: OW0033
By the property Owner under the supervision* of Name: n/a Registration#:

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

- 1. The Owner has been provided with:
- A copy of the sewerage system plans and specifications as filed with the Health Authority;
- A maintenance plan for the sewerage system that is consistent with standard practice;
- A copy of this Letter of Certification as filed with the Health Authority;
2. The sewerage system has been constructed in accordance with standard practice as indicated in the Sewerage System Filing Form filed on (date) May 6, 2024;
3. The sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. The estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters;
5. If operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

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

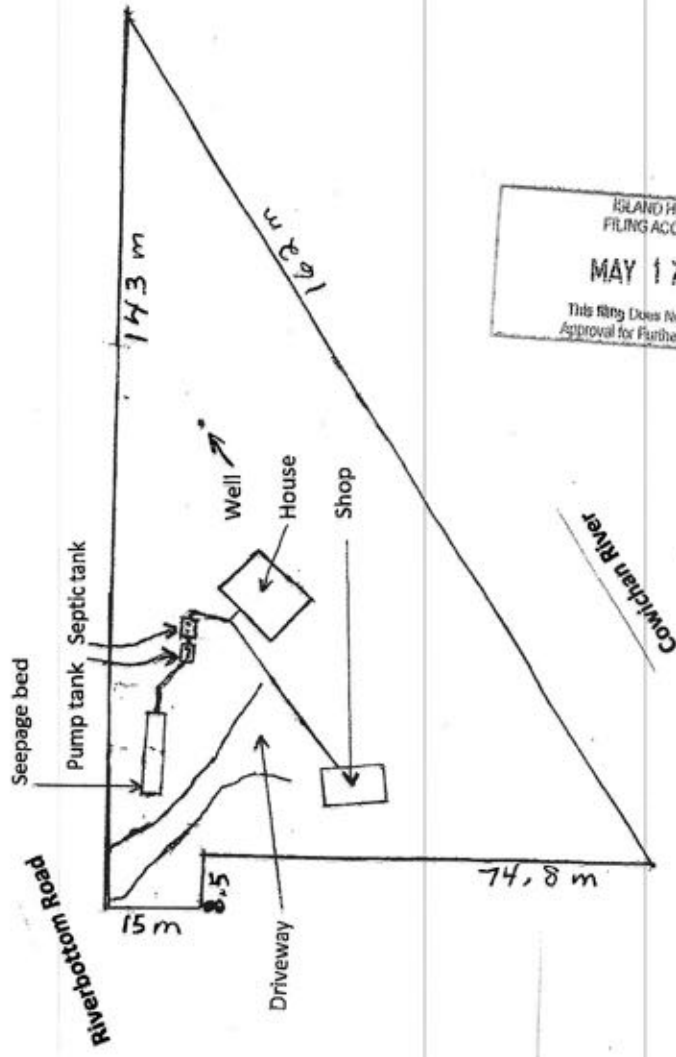
Appended to this document is a plan of the sewerage system as it was built and a copy of the maintenance plan.

Form containing Name (please print): Stewart Krumm, Signature, Authorized Person's Seal, RECEIVED stamp (MAY 17 2024), and Health Authority Use Only stamp (ISLAND HEALTH FILING ACCEPTED MAY 17 2024). Includes a circular seal for Stewart G. Krumm, Registered Onsite Wastewater Practitioner, PL IN OW0033.

As Built drawing of new onsite wastewater system installed at
5592 West Riverbottom Road Prepared May 17, 2024

GPS: Latitude 48.768557 Longitude 123.876330

Type 1 System



ISLAND HEALTH
FILING ACCEPTED
MAY 17 2024
This filing Does Not Constitute
Approval for Further Subdivision

3% Lot slope

RECEIVED
MAY 17 2024
Scale 1:1000 (meters)





Office: (250) 746-4277
Fax: (250) 746-4257

Email: skseptics@shaw.ca
Web: www.sksseptics.ca

5881 Howard Ave, Duncan B.C. V9L 3N7

Maintenance Plan for onsite wastewater system installed at 5592 West Riverbottom Road, Duncan

Prepared May 17, 2024

Owners: Ina Cline

Site: 5592 Riverbottom Road

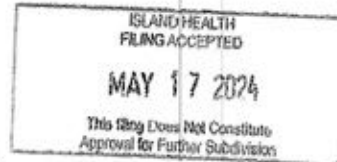
Phone: 250 710 5363

Legal: Description: Parcel D, Section 7, Range 1, Sahtlam Land District, Except Plan 13329 (DD 360651) and of Range 2

Folio # 03503.180

PID: 000 - 006 - 076

GPS location: Latitude – 48.779765 Longitude – 123.791713



System Summary

3 Bedroom House (Residential only)

Total Living Area allowed: 280m² (3014 ft²)

Daily Design Flow rate (DDF): 1300 LPD (286 GPD)

Expected Average Daily flows: 650 LPD (143 GPD)

System: Type 1 Pressure distribution to a seepage bed

Hydraulic Loading Rate chosen: 32

Area of infiltrative surface (AIS) = DDF/HLR = 41

LLR 170 1300 LPD/170 LLR = 7.65m in length, (25 feet) Min. discharge area length

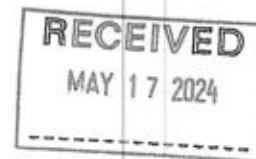
Rock bed area is 3m wide X 13.5m in length



Tanks

New 1000 Gallon two compartment septic tank with an effluent filter

New 600 Gallon one compartment pump tank



Maintenance Plan for Sewerage System installed at 5592 West Riverbottom Road, Duncan

Rhombus Indoor outdoor alarm will be set on demand dose to pump approximately 27 Gallons per pump cycle. The audible and visual alarm is part of the panel.

Discharge area

All work to follow the Standard Practice Manual.

All Pipe to be CSA approved

Type 1 Pressurized to Seepage bed

Excavation for receiving area, mound sand and pea-gravel bed

Installer is to excavate into approximately 55cm of native soil, then place 45cm of C- 33 Sand.

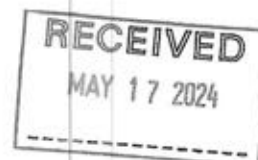
Then Place 9" of clean drain rock, Then install 4 - 1 1/4" PVC lines, Orifice shields will cover 11/64 orifice, then rock will cover all PVC pipe, Filter cloth and then 7" of soil.

Rock Bed Size and Piping information

- 4 Laterals that are end fed run the length of rock bed
- Lateral spacing is 45cm from the outside edge
 - 60cm between laterals
- Orifice spacing is 76cm (30 inches) on the pipe
 - 11/64 orifice size
 - Orifice shields will cover the drilled holes
 - Lateral length is 13.5.m (45 feet)
- The manifold is 2 inch CSA PVC
- Flush-outs are installed at the end of each line with 2 – 45degree fittings
- Ball valves to control each lateral at the start of each line
- All flush-outs and valves for the discharge area have proper valve-boxes to cover them in order to provide protection and later access

For answers to any questions of concerns please contact:

Stewart Krumm (250) 709-4497 skseptics@shaw.ca



Maintenance Plan for Sewerage System installed at 5592 West Riverbottom Road, Duncan

Page 2 of 4

Planned Maintenance and Inspection to include the following checks once a year

Act in accordance to the Standard Practice Manual

- Confirm continued protection of the septic field and the tanks
- No structures or heavy traffic, ensure appropriate vegetation and landscaping, no groundwater or surface flows that could interfere with proper operation of dispersal field
- Check the security and safety of the tank accesses
- Confirm limited solids carry over to the filter compartment
- Check condition and proper operation of inlet and outlet tees
- Clean fats, oil and grease from the tees
- Inspect and clean the effluent filter at the outflow of the septic tank
- Measure to confirm that tank solids and sludge are under pump out requirements
- Recommend pump out only if required
- Flush lines and do a squirt test (squirt should be at least 2 feet with 11/64 holes in caps)
- Provide customer with a detailed document covering all components of the system and a description of the maintenance provided
- All components are on the attached Record Drawing for exact location

For answers to any questions or concerns please contact

Stewart Krumm

(250) 709-4497

skeptics@shaw.ca



Maintenance Plan for Sewerage System installed at 5592 West Riverbottom Road, Duncan

Page 3 of 4

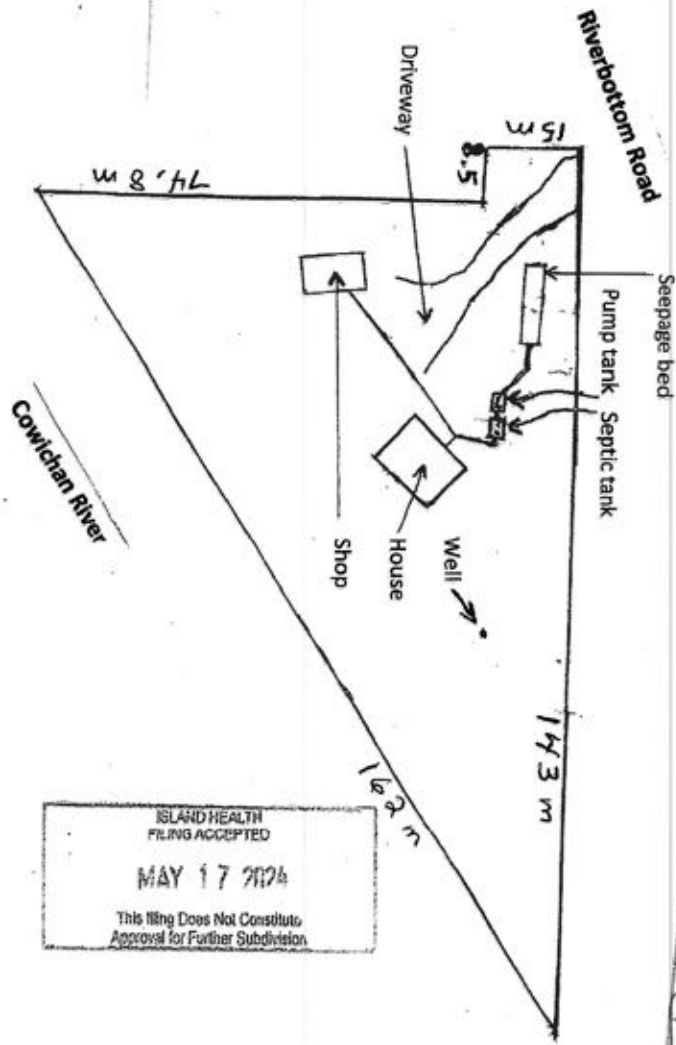
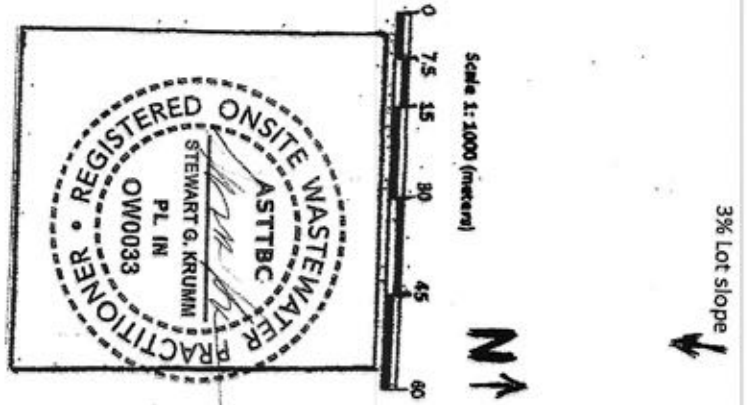
As Built drawing of new onsite wastewater system installed at

5592 West Riverbottom Road

Prepared May 17, 2024

GPS: Latitude 48.768557 Longitude 123.876330

Type 1 System



RECEIVED
MAY 17 2024

RECEIVED

ISLAND HEALTH
FILING ACCEPTED
MAY 17 2024
This filing Does Not Constitute
Approval for Further Subdivision

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Office: (250) 746-4277
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Email: skseptics@shaw.ca
Web: www.skseptics.ca

5881 Howard Ave, Duncan B.C. V9L 3N7

Owner's Manual

Prepared May 17, 2024

Owner's Responsibilities

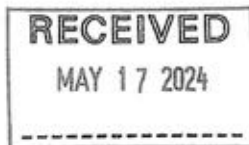
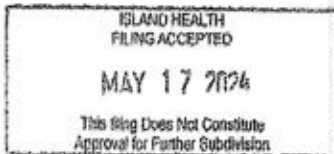
The new Sewerage System Regulations of (2005) require that an owner ensures the following:

- That the system be inspected and maintained in accordance with the maintenance plan included in this final package of documents. The frequency and scope of work are specified in the maintenance plan.
- That only Authorized Persons who are registered and certified as a Professional or a Registered Onsite Wastewater Practitioner construct, repair or maintain the sewerage system.
- That the owner maintains records of maintenance performed over the years.
- The owner does not misuse and neglect the system which will result in health hazards or risks to the environment.

Record Keeping

The owner must keep all records including Health Authority forms, design specifications, record drawings, maintenance plans and owner's manuals. Copies of these documents have been filed with the local Health Authority as required.

- SK Septics has complete documentation pertaining to the entire design and installation process of this sewerage system
- The owner must obtain the appropriate documentation from the maintenance provider as maintenance is performed on the system.



Maintenance

The new (2005) Sewerage System Regulation requires owners to ensure their systems are maintained by authorized persons according to the maintenance plan provided. It is extremely important that regular maintenance and monitoring as specified in the maintenance plan.

Owners: Ina Cline

Site: 5592 Riverbottom Road

Phone: 250 710 5363

Legal: Description: Parcel D, Section 7, Range 1, Sahtlam Land District, Except Plan 13329 (DD 360651) and of Range 2

Folio # 03503.180

PID: 000 - 006 - 076

GPS location: Latitude – 48.779765 Longitude – 123.791713

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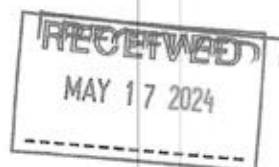
Discharge area

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All Pipe to be CSA approved

Type 1 Pressurized to Seepage bed

Owner's Manual for new onsite wastewater system installed at 5592 West Riverbottom Road. Page 2 of 7



Excavation for receiving area, mound sand and pea-gravel bed

Installer is to excavate into approximately 55cm of native soil, then place 45cm of C- 33 Sand. Then Place 9" of clean drain rock, Then install 4 - 1 1/4" PVC lines, Orifice shields will cover 11/64 orifice, then rock will cover all PVC pipe, Filter cloth and then 7" of soil.

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 - 11/64 orifice size
 - Orifice shields will cover the drilled holes
 - Lateral length is 13.5.m (45 feet)
- The manifold is 2 inch CSA PVC
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- All flush-outs and valves for the discharge area have proper valve-boxes to cover them in order to provide protection and later access

For answers to any questions of concerns please contact:

Stewart Krumm (250) 709-4497 skseptics@shaw.ca



Planned Maintenance and Inspection to include the following checks once a year

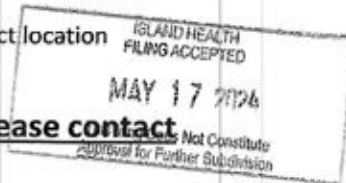
Act in accordance to the Standard Practice Manual

- Confirm continued protection of the septic field and the tanks



Owner's Manual for new onsite wastewater system installed at 5592 West Riverbottom Road. Page 3 of 7

- No structures or heavy traffic, ensure appropriate vegetation and landscaping, no groundwater or surface flows that could interfere with proper operation of dispersal field
- Check the security and safety of the tank accesses
- Confirm limited solids carry over to the filter compartment
- Check condition and proper operation of inlet and outlet tees
- Clean fats, oil and grease from the tees
- Inspect and clean the effluent filter at the outflow of the septic tank
- Measure to confirm that tank solids and sludge are under pump out requirements
- Recommend pump out only if required
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- Provide customer with a detailed document covering all components of the system and a description of the maintenance provided
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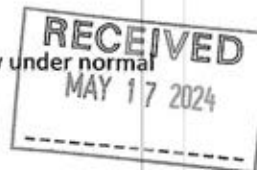


For answers to any questions or concerns please contact

Stewart Krumm (250) 709-4497 skeptics@shaw.ca

Must not overload the system

- Your onsite wastewater systems are designed for peak flow volume of 286 gallons per day of residential sewage. Average flows a month should not exceed 60% of the peak volume design flow which is approximately 172 gallons per day.
- The design flows are a conservative allowance for the expected flow under normal residential use of your 3 bedroom house.

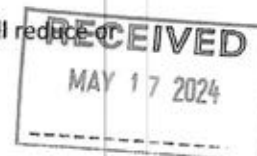
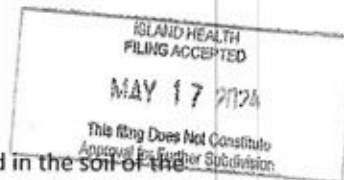


- Prolonged flows in excess of this design capacity will overload the system. This can cause premature failure of the system and can cause health hazards to humans and harm the environment. Health regulation violations and liability can result – with the responsibility on the homeowner.
- Although you are not expected to accurately determine and monitor these flows, you are advised to use a common sense approach to avoid overloading the system. If you make changes to the house or other buildings that will increase the sewage flows then the design must be reviewed and the system enlarged to accommodate the changes. Examples include water filtration systems, additional bedrooms or washrooms, starting Bed and Breakfast operations and other home based business with significant increases to the number of people using the system.
- Introducing high strength sewage (industrial/commercial/strong chemicals) will harm bacteria and severely reduce the treatment ability of the system with potential impacts to public health and the environment. Changes to the strength and characteristics of the sewage require immediate design modifications to accommodate the sewage input change.
- Adding water softener systems, in sink garbage disposal units, operating dark rooms and wine or beer making are examples of activities that will alter the sewage flow anticipated in the original design.
- See the Do and Do Not section for more information on how to avoid misuse of the system.

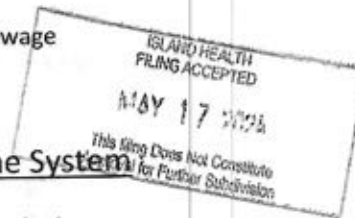
Do and Do Not

Your sewerage system relies on treatment inside the septic tank and in the soil of the distribution field to reduce the harmful qualities of the wastewater. Longevity of the system, preventing health hazards and minimizing impacts on the environment depend on your proper use and maintenance of the system.

- Promoting bacteria growth by avoiding products and chemicals that will reduce or eliminate bacteria growth
- Minimizing non biodegradable materials, fats, oils and grease

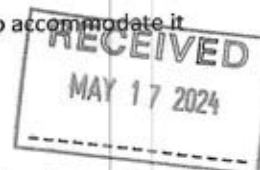


- Not overloading the system beyond its capacity to treat the sewage
- Ensuring that regular maintenance is carried out



Tips to Ensure Proper Treatment and Longevity of the System

- Contact SK Septics before planting trees or excavating near the discharge area
- Avoid, reduce and control the use of disinfectants, bleach and anything that kills bacteria
- Do not use Drano or Liquid Plumber style products to clear clogged plumbing because they are very damaging to bacteria
- Do not put the following into the system: lubricating oils, greases, petroleum products, antifreeze, automotive fluids, chemical waste, toxins, paints, solvents, thinners, caustic cleaners, pesticides or herbicides
- Reduce and avoid where possible fats, oils and grease from food preparation because they are very difficult to break down, cause filters to clog and drastically shorten the life of the system by clogging sand and soil in the dispersal area
- Use strategies to reduce like: collecting fat from fried foods, oil from deep fryers etc. and disposing of them in the garbage
- Do not allow non-biodegradable materials to enter the system because quicker buildup of solids will result in higher frequency of pump outs needed
- Do not allow bandages, strings, rags, cotton balls, coffee grinds, paper towels, condoms, disposable diapers, cigarette butts, plastics, metals, kitty litter, feminine products and other materials that do not compose easily
- Do not allow excessive amounts of hair and laundry lint to enter the system because it causes thickening and matting of the scum in the tank by entangling other solids and it can clog filters
- In-sink garbage disposal units increase the organic matter entering the system and should not be used unless the system has been designed and sized to accommodate it
- Do - composting to limit organics from entering



RECORD OF SEWERAGE SYSTEM

FILING # (OFFICE USE ONLY):

DC84/046

1. PROPERTY INFORMATION

NEW CONSTRUCTION ALTERATION n/a REPAIR

AMENDMENT - ORIGINAL FILING #:



TAX ASSESSMENT ROLL #: 03503.180

PID #: 000 - 006 - 076

LEGAL DESCRIPTION (PLAN, LOT, DISTRICT LOT, BLOCK NUMBERS):

Parcel D, Section 7, Range 1, Sahtlam Land District, Except Plan13329 (DD360651) And of Range 2

STREET (CIVIC) ADDRESS OR GENERAL LOCATION:

5592 West Riverbottom Road

CITY:

Duncan

2. OWNER INFORMATION

NAME OF LEGAL OWNER:

Ina Cline

MAILING ADDRESS:

5592 West Riverbottom Road

PHONE:

250 710 5363

CITY:

Cowichan Bay

PROV:

BC

POSTAL CODE:

V0R 1N2

3. AUTHORIZED PERSON INFORMATION

NAME OF AUTHORIZED PERSON:

Stewart Krumm

REGISTRATION #:

OW0033

MAILING ADDRESS:

5881 Howard Ave

PHONE:

250 709 4497

EMAIL:

skseptics@shaw.ca

CITY:

Duncan

PROV:

BC

POSTAL CODE:

V9L 3N7

4. STRUCTURE INFORMATION

SEWERAGE SYSTEM WILL SERVE:

SINGLE FAMILY DWELLING OTHER STRUCTURE (SPECIFY) OTHER DWELLING (SPECIFY)

3 Bedroom house, residential only. Installing a new system to replace existing one

THE DESIGN DAILY DOMESTIC SEWAGE FLOW IS (CHECK ONE):

LESS THAN OR EQUAL TO 9 100 LITRES MORE THAN 9 100 LITRES BUT LESS THAN 22 700 LITRES

5. SITE INFORMATION

DEPTH OF NATIVE SOIL TO SEASONAL HIGH WATER TABLE OR RESTRICTIVE LAYER (cm):

150 plus

INFORMATION RESPECTING THE TYPE, DEPTH AND POROSITY OF THE SOIL IS ATTACHED

YES NO

GPS LOCATION OF SYSTEM (DECIMAL DEGREES) LATITUDE: 48.768557 LONGITUDE: 123.876330

HORIZONTAL ACCURACY (m) ¹¹

RECREATIONAL GPS DIFFERENTIAL GPS

6. DRINKING WATER PROTECTION

WILL THE SEWERAGE SYSTEM BE LOCATED LESS THAN 30m FROM A WELL? YES NO

IF YES, ATTACH A PROFESSIONAL'S REPORT AND SPECIFY THE INTENDED DISTANCE ^{n/a} (m)

DISTANCE OF PROPOSED SEWERAGE SYSTEM TO THE CLOSEST SURFACE WATER ^{30 plus} (m)

7. SYSTEM INFORMATION

SEWERAGE TREATMENT METHOD:

TYPE 1

TYPE 2

TYPE 3

8. LEGAL OR REGULATORY CONSIDERATIONS

CONSTRUCTION OF THE PROPOSED SEWERAGE SYSTEM WILL NOT CONFLICT WITH LEGAL INSTRUMENTS REGISTERED ON THE PROPERTY.

IS THIS FILING SUBMITTED AS THE RESULT OF AN ORDER FROM THE HEALTH AUTHORITY?

YES (ATTACH A COPY OF THE ORDER) NO

9. PLOT PLAN AND SPECIFICATIONS

PLOT PLAN (TO SCALE) AND SPECIFICATIONS ARE ATTACHED

THE PLANS AND SPECIFICATIONS ARE CONSISTENT WITH STANDARD PRACTICE

SOURCE OF STANDARD PRACTICE: MINISTRY OF HEALTH STANDARD PRACTICE MANUAL OTHER

10. AUTHORIZED PERSON'S SIGNATURE

SIGNATURE:

[Handwritten Signature]

DATE:

May 6, 2024

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RECEIPT NUMBER: #112103

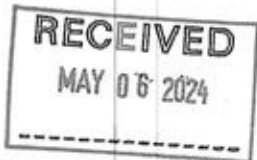
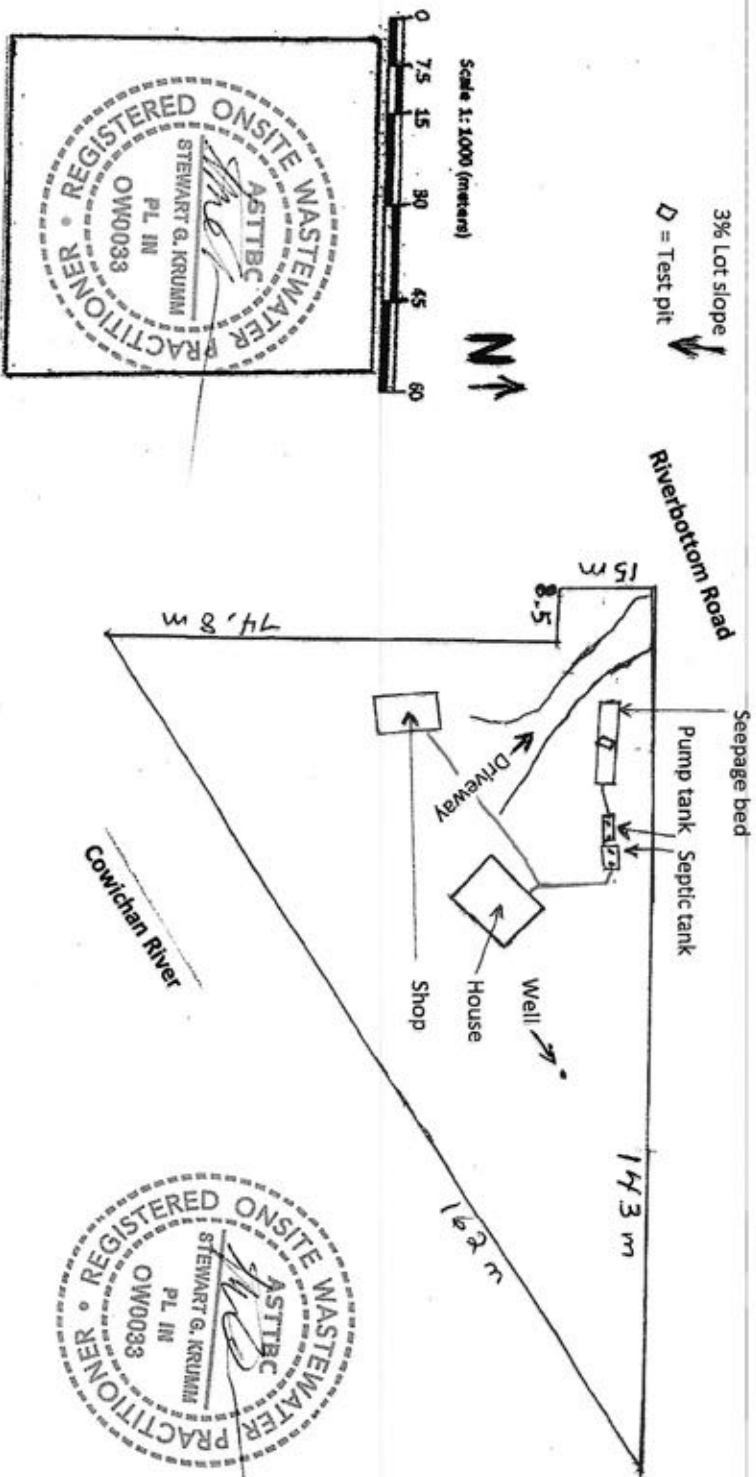
Site Plan of proposed onsite wastewater system to be installed

at 5592 West Riverbottom Road

Prepared May 3, 2024

GPS: Latitude 48.768557 Longitude 123.876330

Type 1 System



Onsite Wastewater Site Assessment and Construction Specifications

May 6, 2024

Owners: Ina Cline

Site: 5592 Riverbottom Road

Phone: 250 710 5363

Legal: Description: Parcel D, Section 7, Range 1, Sahtlam Land District,
Except Plan 13329 (DD 360651) and of Range 2

Folio # 03503.180

PID: 000 - 006 - 076

GPS location: Latitude – 48.779765 Longitude – 123.791713

System Summary

3 Bedroom House (Residential only)

Total Living Area allowed: 280m² (3014 ft²)

Daily Design Flow rate (DDF): 1300 LPD (286 GPD)

Expected Average Daily flows: 650 LPD (143 GPD)

System: Type 1 Pressure distribution to a seepage bed

Hydraulic Loading Rate chosen: 32

Area of infiltrative surface (AIS) = DDF/HLR = 41

LLR 170 1300 LPD/170 LLR = 7.65m in length, (25 feet) Min. discharge area length

Rock bed area is 3m wide X 13.5m in length

Site Evaluation

Owner wants to have a new sewerage system designed for a 3 bedroom house. After looking at test pits results I found there is enough soil for a pressure distribution to seepage bed system.

Some C 33 sand to be placed on AIS bed area.

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Test Pit Soil Evaluation

Test Pit 1

- 0 – 10cm: Lawn, Brown, Loose, Many roots
- 10 – 57cm: Very fine sandy loam, small 1-3cm peds, common roots, 4% rocks and coarse fraction, Very dark
- 57 – 150cm Very gravelly. Course sand and bigger rocks

Constraints and design rationale

Constraints	Mitigating Strategies
<p>Sewer line from house to deep for a gravity system. Discharge area will be raised to keep surface water away.</p> <p>Some loam will need to be removed and later used for cover on top of discharge area</p>	<p>Pressure distribution to a seepage bed discharge system</p> <p>Discharge area will be raised to keep surface water away.</p> <p>Will also dig out the loamy soil and replace with 18" of C 33 Sand to give some treatment before draining into the coarse gravel horizon and selected 32 HLR do to this.</p>

Tanks

New 1000 Gallon two compartment septic tank with an effluent filter

New 600 Gallon one compartment pump tank

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Installer must:

- Inspect tank prior to installation to ensure tank is not damaged;
- Perform a water tightness test as described in SPM
- Backfill the tank evenly on all four sides in 30 cm (12") lifts with compaction to final grade (or use suitable clean rock)
-

Pump Settings

Rhombus Indoor outdoor alarm will be set on demand dose to pump approximately 27 Gallons per pump cycle. The audible and visual alarm is part of the panel.

Discharge area

All work to follow the Standard Practice Manual.
All Pipe to be CSA approved
Type 1 Pressurized to Seepage bed

Excavation for receiving area, mound sand and pea-gravel bed

Installer is to excavate into approximately 55cm of native soil, then place 45cm of C- 33 Sand. Then Place 9" of clean drain rock, Then install 4 - 1 1/4" PVC lines, Orifice shields will cover 11/64 orifice, then rock will cover all PVC pipe, Filter cloth and then 7" of soil.

Rock Bed Size and Piping information

- 4 Laterals that are end fed run the length of rock bed
- Lateral spacing is 45cm from the outside edge
 - 60cm between laterals
- Orifice spacing is 76cm (30 inches) on the pipe
 - 11/64 orifice size
 - Orifice shields will cover the drilled holes
 - Lateral length is 13.5.m (45 feet)
- The manifold is 2 inch CSA PVC
- Flush-outs are installed at the end of each line with 2 – 45degree fittings



- Ball valves to control each lateral at the start of each line
- All flush-outs and valves for the discharge area have proper valve-boxes to cover them in order to provide protection and later access

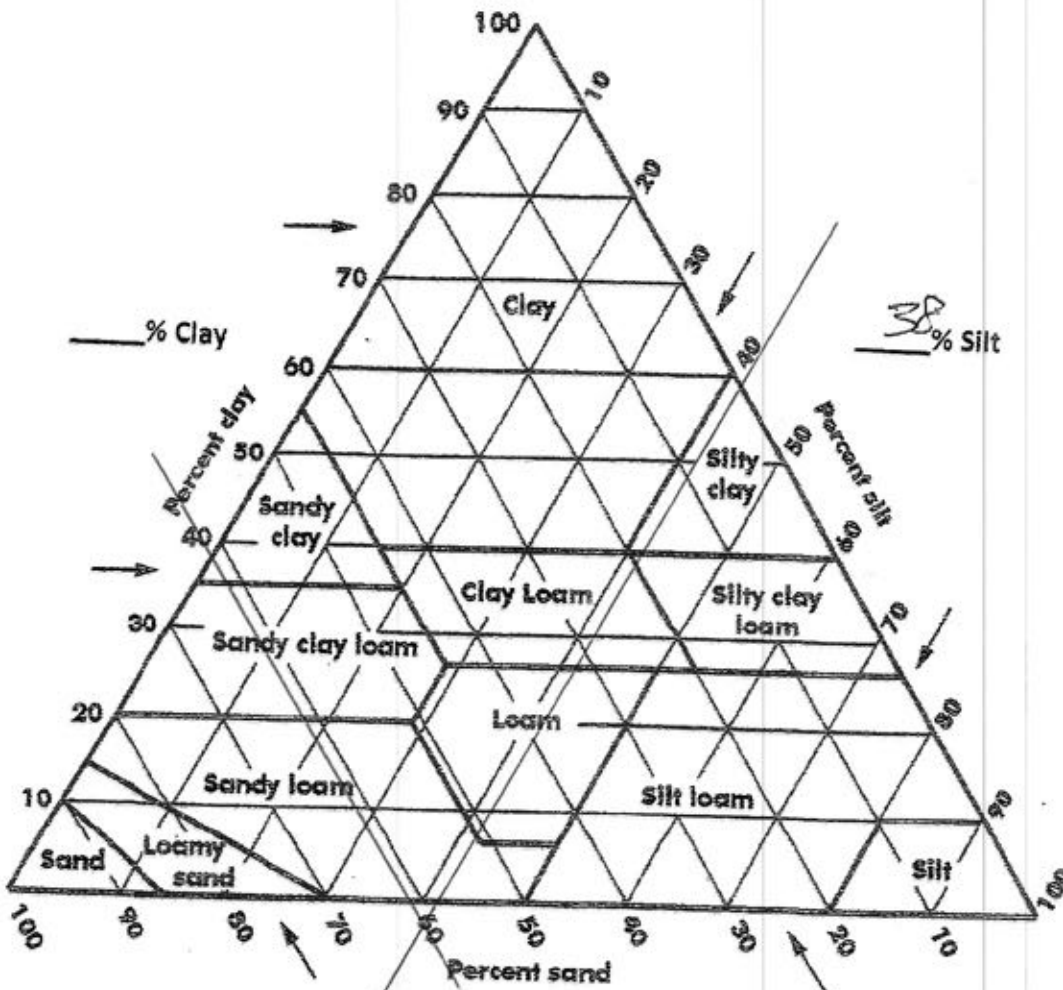
Qualified Installer:

- If qualified installer is other than Stewart Krumm site inspection fees will apply
 - Must contact Stewart Krumm at least 2 weeks prior to installation for a required site meeting
 - All work to follow the Standard Practice Manual.
 - All PVC pipe must be CSA approved
 - Insure that all components, lids, sidewalks, driveways, street etc. are left as clean as possible
- For answers to any questions of concerns please contact:

Stewart Krumm (250) 709-4497 skseptics@shaw.ca



Jar Test Results



62 % Sand

Result Fine Sandy loam



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Dee Cline Riverbottom West

Input Parameters

Orifice Size	<input type="text" value="11/64"/>	inches
Residual Head at Last Orifice	<input type="text" value="4.0"/>	feet
Orifice Spacing	<input type="text" value="2.5"/>	feet
Number of Laterals per Cell	<input type="text" value="4"/>	
Lateral Length	<input type="text" value="45.0"/>	feet
Lateral Pipe Class/Schedule	<input type="text" value="40"/>	
Lateral Line Size	<input type="text" value="1.25"/>	inches
Distributing Valve Model	<input type="text" value="None"/>	
Manifold Length	<input type="text" value="7.0"/>	feet
Manifold Pipe Class/Schedule	<input type="text" value="40"/>	
Manifold Line Size	<input type="text" value="1.25"/>	inches
Lift to Manifold	<input type="text" value="11.0"/>	feet
Transport Length	<input type="text" value="15.0"/>	feet
Transport Pipe Class/Schedule	<input type="text" value="40"/>	
Transport Line Size	<input type="text" value="2.00"/>	inches
Discharge Assembly Size	<input type="text" value="2.00"/>	inches
Flow Meter	<input type="text" value="None"/>	inches
'Add-on' Friction Losses	<input type="text" value="0.0"/>	feet

Calculation

Minimum Flow Rate per Orifice	<input type="text" value="0.73"/>	gpm
Number of Orifices per Zone	<input type="text" value="76"/>	
Total Flow Rate per Zone	<input type="text" value="56.4"/>	gpm
Number of Laterals per Zone	<input type="text" value="4"/>	
% Flow Differential 1st and Last Orifice	<input type="text" value="5.1"/>	%

Size Pump For

Design Flow Rate	<input type="text" value="56.4"/>	gpm
Total Dynamic Head	<input type="text" value="23.3"/>	feet

Pressure head desired at most distant orifice in distribution lateral. Typical values range from 1 foot to 5 feet depending upon orifice size.

Static Heads

Lift to Manifold	<input type="text" value="11.0"/>	feet
Residual Head at Last Orifice	<input type="text" value="4.0"/>	feet

Frictional Head Losses

Head Loss in Laterals	<input type="text" value="0.5"/>	feet
Head Loss through Distributing Valve	<input type="text" value="0.0"/>	feet
Head Loss in Manifold	<input type="text" value="0.7"/>	feet
Head Loss in Transport Pipe	<input type="text" value="0.8"/>	feet
Head Loss through Discharge	<input type="text" value="6.4"/>	feet
Head Loss through Flow Meter	<input type="text" value="0.0"/>	feet
'Add-on' Friction Losses	<input type="text" value="0.0"/>	feet

Calculate

Generate Chart

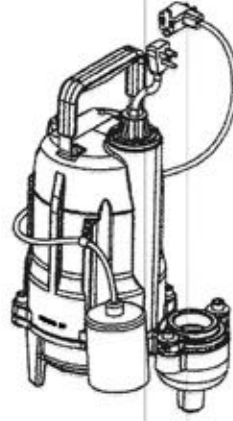


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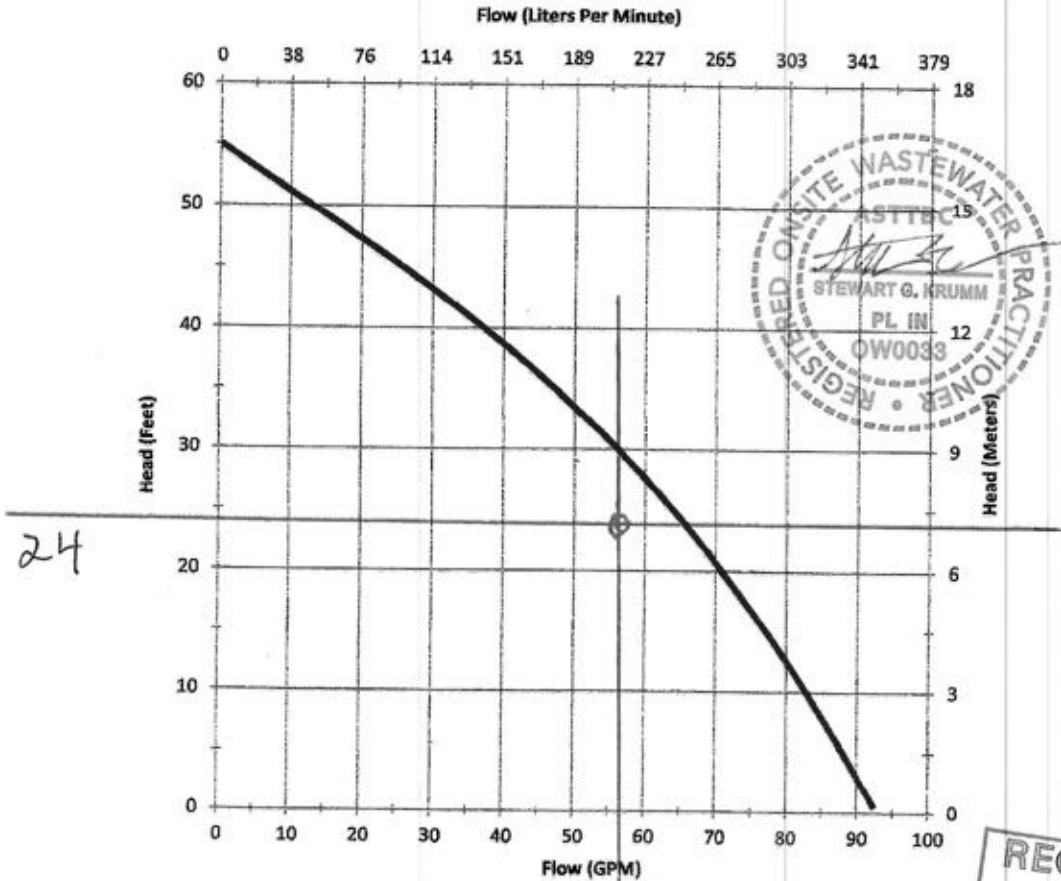
Liberty Pumps

Pump Specifications

FL50 Series 1/2 hp Submersible Effluent Pump



Cline



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