

8071 QUEEN ST

Crofton, BC

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.



AB ADAM BALL
REAL ESTATE PROFESSIONAL

REMAX
ISLAND PROPERTIES

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

www.adamballrealty.ca

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





Zoning: R3
Floor Space: 1,479 sq ft
Bedrooms: 3
Bathrooms: 1
MLS# 1023543

8071 QUEEN ST Crofton, BC

This beautifully maintained 3-bedroom, 1-bath rancher offers 1,479 sq. ft. of bright, single-level living, perfect for families, down sizers, or anyone seeking easy accessibility. The open-concept living, dining, and kitchen areas feature fresh paint, and new flooring throughout the main spaces. The kitchen includes stainless steel appliances, a built-in dishwasher, and plenty of functional workspace. A generous laundry room provides added storage and convenient crawlspace access.

Recent updates to the home include flooring, paint, windows, plumbing, perimeter drainage, natural gas fireplace, and hot water tank. Additional features include central vacuum, and a heated and wired workshop, perfect for hobbies, projects, or extra storage.

The large covered back deck offers comfortable year-round outdoor enjoyment. Situated on a flat and fully usable 0.17-acre lot, the exterior showcases lovely landscaping creating the perfect spot to relax. There's also plenty of space for an RV or boat parking, plus a park just across the street and amenities only steps away.

This home blends thoughtful updates with practical comfort in one of the valley's most convenient locations — truly great value and move-in ready!

8071 QUEEN ST

Crofton, BC

Property Notes

Pex plumbing throughout whole home (2025)

New flooring (2025)

New paint (2025)

Windows (2018)

NG Hot water tank (2018)

Natural Gas Fireplace (2018)

NG hook up for BBQ (also plumbed if wanting a gas kitchen stove)

Perimeter Drains (Front 2023) (Side and Back 2025)

Suntubes (2018)

Wide hallways accommodate wheelchairs

Covered patio for relaxing

Wired workshop for hobbies

Room for RV's and boats

There is a built-in 5-zone sprinkler system but it has not been used

Walking distance to school, restaurants, shops, seawall, parks and trails

8071 QUEEN ST
Crofton, BC



| FLOOR | AREA |
|-------|-------|
| MAIN | 1,479 |
| TOTAL | 1,479 |

All information regarding this property is from sources deemed reliable, however their accuracy is not guaranteed.
Purchaser should confirm measurements if needed.

TITLE SEARCH PRINT

File Reference: Ball-Queen

2025-11-13, 11:39:29

Requestor: RE/MAX IP

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

| | |
|---------------------------------------|--|
| Land Title District | VICTORIA |
| Land Title Office | VICTORIA |
| Title Number | BB3101373 |
| From Title Number | CA885592 |
| Application Received | 2025-03-28 |
| Application Entered | 2025-04-10 |
| Registered Owner in Fee Simple | |
| Registered Owner/Mailing Address: | CAROL ANN STEWART, HOMEMAKER 8071 QUEEN STREET PO BOX 1089 CROFTON, BC V0R 1R0 |
| Taxation Authority | North Cowichan, The Corporation of the District of |
| Description of Land | |
| Parcel Identifier: | 017-175-551 |
| Legal Description: | LOT A, SECTION 20, RANGE 3, COMIAKEN DISTRICT, PLAN VIP52102. |
| Legal Notations | NONE |
| Charges, Liens and Interests | |
| Nature: | MORTGAGE |
| Registration Number: | CA885593 |
| Registration Date and Time: | 2008-08-15 10:21 |
| Registered Owner: | ROYAL BANK OF CANADA |
| Duplicate Indefeasible Title | NONE OUTSTANDING |
| Transfers | NONE |
| Pending Applications | NONE |

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2025-11-13, 12:25:59

File Reference:

Requestor: RE/MAX IP

PARCEL IDENTIFIER (PID): 017-175-551

SHORT LEGAL DESCRIPTION:S/VIP52102/////A

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT A, SECTION 20, RANGE 3, COMIAKEN DISTRICT, PLAN VIP52102.

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP52102

AFB/IFB: MN: N 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 certain 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. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their 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 an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in 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 in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their 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 their own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

Date of disclosure: December 19, 2025


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

ADDRESS: 8071 Queen St Crofton

BC V0R 1R0 (the "Premises")

| | | | | |
|--|---|----|----------------|-------------------|
| THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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? | | ✓ CS | | |
| B. Are you aware of any existing tenancies, written or oral? | | ✓ CS | | |
| C. Are you aware of any past or present underground oil storage tank(s) on the Premises? | | ✓ CS | | |
| D. Is there a survey certificate available? | | | ✓ CS | |
| E. Are you aware of any current or pending local improvement levies / charges? | | ✓ CS | | |
| F. Have you received any other notice or claim affecting the Premises from any person or public body? | | ✓ CS | | |

2. SERVICES

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

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BUYER'S INITIALS

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| CS | | |
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SELLER'S INITIALS

RC1002 REV. JUL 2025

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December 19, 2025

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 8071 Queen St Crofton

BC VDR 1R0

2. SERVICES (continued)

| | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|----|-------------|----------------|
| D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)? | | | ✓ | |
| E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)? | | | ✓ | |
| 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? | | ✓ | | |
| H. Are there any current service contracts (e.g., septic removal or maintenance)? | | | ✓ | |
| I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? | | | | ✓ |

3. BUILDING

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

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BUYER'S INITIALS

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| ✓ | | |
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SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 8071 Queen St Crofton

BC VOR 1R0

3. BUILDING (continued)

| | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--|-----|-------------------------------------|-------------------------------------|-------------------------------------|
| K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space? | | <input checked="" type="checkbox"/> | | |
| L. Are you aware of any damage due to wind, fire or water? | | <input checked="" type="checkbox"/> | | |
| M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years) | | <input checked="" type="checkbox"/> | | |
| N. Are you aware of any problems with the electrical or gas system? | | <input checked="" type="checkbox"/> | | |
| O. Are you aware of any problems with the plumbing system? | | <input checked="" type="checkbox"/> | | |
| P. Are you aware of any problems with the swimming pool and / or hot tub? | | | | <input checked="" type="checkbox"/> |
| Q. Do the Premises contain unauthorized accommodation? | | <input checked="" type="checkbox"/> | | |
| R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)? | | <input checked="" type="checkbox"/> | | |
| S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.) | | <input checked="" type="checkbox"/> | | |
| T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ? | | <input checked="" type="checkbox"/> | | |
| 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) | | <input checked="" type="checkbox"/> | | |
| V. To the best of your knowledge, have 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/m ³ <input type="checkbox"/> pCi/L on _____ (date of test (DD/MM/YYYY)) | | | <input checked="" type="checkbox"/> | |
| 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? | | | <input checked="" type="checkbox"/> | |

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? | | <input checked="" type="checkbox"/> | | |
|---|--|-------------------------------------|--|--|

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BUYER'S INITIALS

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| <input checked="" type="checkbox"/> | | |
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SELLER'S INITIALS

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December 19, 2025

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DATE OF DISCLOSURE

ADDRESS: 8071 Queen St

Crofton

BC

VOR 1R0

| 4. GENERAL (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|-------------------------------------|----------------|-------------------|
| B. Are you aware of any latent defect with respect to 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:</i> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation. | | <input checked="" type="checkbox"/> | | |
| 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)? | | <input checked="" type="checkbox"/> | | |
| 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)? | | <input checked="" type="checkbox"/> | | |

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

3. O. the plumbing has been updated to Pex. There is one corner of the house (left corner) where it was not changed out that went to an outside hose bib. This has been decommissioned but the old plumbing for it remains in place but is no longer functioning.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

| | | |
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BUYER'S INITIALS

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SELLER'S INITIALS

HC1602 REV. JUL 2025

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December 19, 2025

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 8071 Queen St

Crofton

BC V0R 1R0

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Carol A Stewart

SELLER(S) CAROL STEWART

SELLER(S)

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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 nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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ENERGY STAR® Water Heater Program application

Energy at work  FORTIS BC

☒ Please send my rebate. I have purchased a qualifying natural gas water heater within the past 60 days.
Please note: customer cheque will be addressed to the name of the account holder. Contractor cheque will be addressed to the business name.
* All fields marked with a red asterisk are required fields and must be filled out.

1. Customer information

| | | |
|---|---|---|
| Account holder name (first/last)* DAVID STEWART | FortisBC natural gas account number* 403 4472 | Installation address* 8071 QUEEN ST. |
| City* Crofton B.C. | Postal code* V0R 1R0 | Mailing address (if different from above) P.O. Box 1039 |
| City Crofton B.C. | Postal code V0R 1R0 | Telephone number 250 324-0020 |
| | | Email address reidw@shaw.ca |

☒ I agree to receive emails from FortisBC for the purpose of administering and evaluating this program. IMPORTANT NOTE: You will be unable to receive e-mail correspondence regarding your application if you do not agree. You may withdraw your consent to receive such emails from FortisBC at any time. Please refer to our Privacy Policy or contact us for more details.

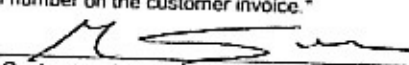
2. Contractor information

| | | |
|--|--|--|
| Company name* D Plumbing & Heating | Telephone number* 250-245-8888 | Email address ldheat@shaw.ca |
| Company address* 810 Esplanade | City* Ladysmith | Postal code* V9G 1B3 |

Are you a member of the FortisBC Trade Ally Network? ☒ Yes ☐ No If not, would you like to learn more about joining? ☐ Yes ☐ No

☒ I certify that I have sold the customer named above a qualifying water heater listed on fortisbc.com/waterheater and that I have read and comply with the program terms and conditions on page two.

☒ I certify that I have indicated the complete make and model number on the customer invoice.*

Contractor name (please print)* **M. SOER** Contractor signature*  Date (Yr/Mn/Day)* **Feb 21/18**

Installation information

| | | |
|---|---|--|
| Contractor business name* LD Plumbing & Heating | Technical Safety BC gas contractor licence number* 000 4839 | Installation permit number* GA-652252-2018 |
|---|---|--|

3. New water heater information

| | | |
|--|--|---|
| <input type="checkbox"/> Condensing tankless - \$500 rebate | <input type="checkbox"/> Hybrid (tankless with a small buffer tank) - \$500 rebate | <input type="checkbox"/> Non-condensing tankless - \$400 rebate |
| <input checked="" type="checkbox"/> 0.67 EF storage tank - \$200 rebate | <input type="checkbox"/> Condensing storage tank - \$1000 rebate | |
| Brand name* Rheem | Model number* PRO+G40S36N | Efficiency rating <input checked="" type="checkbox"/> EF <input type="checkbox"/> Thermal Efficiency |
| Total cost (appliance and labour)* \$2940 | Purchase date (Yr/Mn/Day)* 2018-02-21 | |
| To what degree did the rebate affect your decision to purchase a qualifying water heater? <input type="checkbox"/> Strongly affected <input type="checkbox"/> Somewhat affected <input type="checkbox"/> Did not affect at all <input type="checkbox"/> Do not know | | |

Residence information

| | | |
|--|---|---|
| Type of residence <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Mobile home <input type="checkbox"/> Duplex <input type="checkbox"/> Other: | Number of adults in household 2 | Is this a rental property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|---|---|

4. Old water heater information

| | | |
|--|---------------|---|
| Type of fuel <input type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Other | Age (approx.) | Was your old water heater working and fully functional at the time you upgraded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LKEN |
|--|---------------|---|

5. Optional information

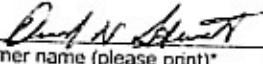
☒ I agree to receive emails from FortisBC containing news, updates and promotions regarding FortisBC's products, services, programs and associated business opportunities.
☐ I would like to subscribe to Energy Moment, FortisBC's newsletter offering conservation and energy saving tips. I agree to receive Energy Moment via email. You may withdraw your consent to receive such emails from FortisBC at any time. Please refer to our Privacy Policy or contact us for more details.

How did you hear about the rebate?

☐ Contractor ☐ Bill insert ☒ FortisBC website ☐ Word of mouth ☐ Newspaper ad ☐ Radio ☐ Retailer ☐ Online ad

6. Declaration

☒ I certify that I have read and comply with the program terms and conditions on page two.*
☒ I certify that I meet the program eligibility criteria and agree that all information provided in this application is true and correct.*

Customer name (please print)* **DAVID W STEWART** Customer signature*  Date (Yr/Mn/Day)* **Feb 26/18**

Send completed application and supporting documentation within 60 days of purchase to:

ENERGY STAR Water Heater Program
FortisBC Energy Inc.
PO Box 9090
Surrey BC V3T 5W4
Or
Email: rebates@fortisbc.com

Did you remember to?

☐ Sign your completed application form.
☐ Include a copy of the itemized receipt. Note: receipt must include product manufacturer and model number.
☐ Provide the installation permit number.
For more information, call 1-800-663-8400 or visit fortisbc.com/waterheater

Note: registered mail or email is recommended. Faxes are not acceptable.
Program date is subject to change and total number of rebates available may be limited in FortisBC's discretion. Processing of applications may take up to 90 days.

EnerChoice® Fireplace Program rebate application

Energy at work 

- ☒ Please send me a \$300 rebate. I have purchased an EnerChoice® fireplace after May 1, 2016.
 *Please note: customer cheque will be addressed to the name of the account holder. Contractor cheque will be addressed to the business name.
 * All fields marked with a red asterisk are required fields and must be filled out.

1. Customer information

| | | | |
|---|--|--|-------------------------------|
| Account holder name (first/last)* DAVID STEWART | FortisBC natural gas account number* 403 4472 | Installation address* 8071 QUEENS. | City* CROFTON BC |
| Postal code* V0R 1R0 | Mailing address (if different from installation address) P.O. Box 1039 | City CROFTON B.C. | Postal code V0R 1R0 |
| Telephone number 250 324-0020 | Email address revdws@shaw.ca. | | |

- ☒ I agree to receive emails from FortisBC for the purpose of administering and evaluating this program. **IMPORTANT NOTE:** You will be unable to receive e-mail correspondence regarding your application if you do not agree. You may withdraw your consent to receive such emails from FortisBC at any time. Please refer to our Privacy Policy or contact us for more details.

2. Contractor/dealer information

| | | | |
|---|--|---|---|
| Company name* LD Plumbing & Heating | Telephone number* 250 245 8858 | Email address ldheat@shaw.ca. | Company address* 810 Esplanade |
| City* Ladysmith | Postal code* V9G 1B3 | Are you a member of the FortisBC Trade Ally Network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | If not, would you like to learn more about joining? <input type="checkbox"/> Yes <input type="checkbox"/> No |

- ☒ I certify that I have sold the customer named above a qualifying fireplace listed on fortisbc.com/enerchoice and that I have read and comply with the program terms and conditions on page two.*

- ☒ I certify that I have indicated the complete make and model number on the customer invoice.*

Lonnie Cochran.

W. Cochran

Feb 21, 2018

Installation information

| | | |
|---|--|---|
| Contractor business name* LD Plumbing & Heating | Technical Safety BC Gas Contractor Licence Number* 0004839 | Installation permit number* GA-652252-2 |
|---|--|---|

3. New fireplace information

Note: for multiple fireplace purchases, provide one complete application form and multiple copies of sections three and four.

| | | | |
|-------------------------------|-----------------------------|---|-------------------------------|
| Brand name* ENVIRO. | Model number* 530 | Purchase date (Yr/Mth/Day)* 2018, 2, 21 | Total cost* \$5135- |
|-------------------------------|-----------------------------|---|-------------------------------|

To what degree did the rebate affect your decision to purchase a qualifying fireplace?

- ☒ Strongly affected ☐ Somewhat affected ☐ Did not affect at all ☐ Do not know

Type of residence where the fireplace will be installed

- ☒ Single family ☐ Townhouse ☐ Mobile home ☐ Duplex ☐ Other:

Is this a rental property?

- ☐ Yes ☐ No

4. Old fireplace information

| | | |
|--|--------------------------------------|---|
| Type of fuel <input type="checkbox"/> Natural gas <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Other | Age (approximate) 15 years | Was your old fireplace working and fully functional at the time you upgraded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Propane |
|--|--------------------------------------|---|

5. Optional information

- ☒ I agree to receive emails from FortisBC containing news, updates and promotions regarding FortisBC's products, services, programs and associated business opportunities.

- ☐ I would like to subscribe to Energy Moment, FortisBC's newsletter offering conservation and energy saving tips. I agree to receive Energy Moment via email.

You may withdraw your consent to receive such emails from FortisBC at any time. Please refer to our Privacy Policy or contact us for more details.

How did you hear about the rebate?

- ☐ Contractor ☐ Bill insert ☒ FortisBC website ☐ Word of mouth ☐ Newspaper ad ☐ Radio ☐ Retailer ☐ Online ad

Declaration

- ☒ I certify that I have read and comply with the program terms and conditions on page two.*

- ☒ I certify that I meet the program eligibility criteria and agree that all information provided in this application form is true and correct.*

Did you remember to?

- ☐ Sign your completed application form.*
☐ Include a copy of the itemized receipt. Note: name and address on the receipt must match name and address on the application form.*
☐ Fill in the installation permit number.*

DAVID STEWART

Customer name (please print)*

David Stewart

Customer signature*

Send completed application and supporting documentation within 60 days of purchase date to:

EnerChoice Fireplace Program
 FortisBC Energy Inc.
 PO Box 9090
 Surrey BC V3T 5W4

Or
 Email: rebates@fortisbc.com
 Note: registered mail or email is recommended. Faxes are not accepted.

For more information call
 1-800-663-8400 or visit
fortisbc.com/enerchoice.

Feb. 26/2018

Date (Yr/Mth/Day)*

Program date is subject to change and total number of rebates available may be limited in FortisBC's discretion. Processing of applications may take up to 90 days.



PLUMBING & HEATING

Serving the Mid-Island for over 20 years.

810 Esplanade (Hwy.) Box 1800, Ladysmith, BC V9G 1B3

Email: ldheat@shaw.ca - www.ldplumbingheating.ca

Ladysmith Ph: (250) 245-8858

Duncan Ph: (250) 748-1611

INVOICE # 08060

DATE: Feb 21/2018

☐ ANNUAL SERVICE

THANK YOU FOR YOUR VALUED BUSINESS

Name: David & Carol Stewart
Address: 8071 Queen St. PO Box: _____
City: Crofton Postal: V0R 1R0
Email: revdws@shaw.ca
Phone: 250 324 0020 Alt. Phone: _____

REASON FOR CALL: _____
MAKE: _____
MODEL: _____ SER#: _____

WORK PERFORMED: Filter Size _____ x _____ x _____ Filter Type _____ ARRIVE: _____ A.M. P.M. DEPART: _____ A.M. P.M.

Heating Appliance

- ☐ Check T-Stat Operation
- ☐ Check Air Filter
- ☐ Check Burners
- ☐ Check Heat Exchanger
- ☐ Check Safety Controls
- ☐ Check Electrical/Voltage
- ☐ Vent to Code P ____ F ____
- ☐ Flue Temp _____
- ☐ Lubricate Motor/Bearings
- ☐ Check Belts/Pulley (if applic.)
- ☐ Check Gas Leak
- ☐ Blower Motor Amps _____

Fireplace Service

- ☐ Clean Glass
- ☐ Clean Pilot and Burner
- ☐ Check Door Gasket
- ☐ Check Venting
- ☐ Vacuum Inside Unit

AC/Heat Pump

- ☐ Check Contactor
- ☐ Check Condensate
- ☐ Check OD Coil
- ☐ Check ID Coil
- ☐ Cond. Motor Amps _____
- ☐ Δ T _____
- ☐ OA Temp _____
- ☐ Head PSIG _____
- ☐ Suction PSIG _____
- ☐ Check REFR. Leaks
- ☐ Adjust REFR. Charge
- ☐ Clean Equipment Exteriors

PLUMBING

- ☐ Check All Toilets
- ☐ Check All Faucets
- ☐ Check All Drains
- ☐ Check Exposed Water Supply Pipes
- ☐ Check Outside Hose Bibbs
- ☐ Safety Check Water Heater
- ☐ House Pressure _____
- ☐ Check PRV Operation
- ☐ Check Water Temp _____

MISCELLANEOUS

- ☐ HRV
- ☐ Water Filter
- ☐ UV Light

| Work Performed | Parts Description | Quantity |
|---|-------------------|----------|
| Supply and install Enviro E301 & 40 gal nat gas power vent HWT. as per quote. | | |
| Rheem Pro 1/4 G405-36N CN67 PV | | |

TECHNICIAN RECOMMENDATIONS

| | | |
|--------------------------|------------------------------------|-----------|
| paid full. | Fuel Surcharge | \$10.00 |
| | Truck Supplies / Disposal | |
| | MATERIAL SUBTOTAL | |
| | Service Call | |
| | Labour \$/HR _____ X _____ | |
| | LABOUR SUBTOTAL | |
| Deposit \$3000 Feb 8/18. | TOTAL MATERIAL & LABOUR | 8690 - |
| Deposit 1037 Feb 9/18 | GST # 86367597RT0001 | 8074.50 - |
| | Permits | 150 - |
| | TOTAL DUE | 8224.50. |

Balance Due \$4187.50
paid chq #147
\$4187.50

Cash ☐ Cheque ☒ Credit ☐ Debit ☐
CC # _____
Expiry _____ CCV # _____

Tech Name: _____

Customer Signature: _____

☐ COMPLETE ☐ NOT COMPLETE ☐ ON GOING ☐ WARRANTY ☐ PARTS ORDERED

PAYMENT DUE ON RECEIPT OF INVOICE

Gascon Mechanical Limited

5776 Jaynes Road
Duncan, BC
Phone 604-989-7242

RECEIPT

DATE: NOV 28 2025

REC-10282025

Bill To:

CAROL STEWART

8071 QUEEN ST CROFTON BC

Job Name:

POLY B REPIPE

| DESCRIPTION | AMOUNT |
|-------------|--------|
|-------------|--------|

REMOVE EXISTING POLY B PIPING FROM ALL FIXTURES AND MAIN LINE

REPLACE WITH PEX PIPING HEATLINK/SUPERPEX

1 BATHROOM, 1 KITCHEN, 1 HOT WATER TANK, 1 LAUNDRY SINK

1 WASHER BOX, 1 MAIN LINE, 1 PRV, 1 FRIDGE BOX, 1 HOSEBIB

LABOUR AND MATERIALS

9,355.00

REPAIR ALL DRYWALL / READY FOR PAINT

1,500.00

PAID

10,855.00

GST # 70251 877 RT 0001

542.75

TOTAL \$ 11,397.75

Please pay by cheque to Gascon Mechanical Limited or etransfer, Gasconmechanical@gmail.com
If you have any questions concerning this invoice, contact Ne the above mentioned at 604-989-7242

VALLEY CARPET ONE
230 KENNETH ST.
DUNCAN, BC V9L6X4
(250) 748-2581

Page 1

CG502294

ACKNOWLEDGMENT

Sold To

STEWART, CAROL
8071 QUEEN ST
CROFTON, BC V0R1R0

Ship To

STEWART, CAROL
8071 QUEEN ST
CROFTON, BC V0R1R0

| Order Date | Tele #1 | PO Number | Order Number | |
|----------------|-------------------|----------------|--------------|-----------|
| 10/31/25 | 250-213-3133 | | CG502294 | |
| Style/Item | Color/Description | Quantity Units | Price | Extension |
| SP1726 | VELVETY CLAY | 339.00 SF | 5.50 | 1,864.50 |
| VESSEL 3/8 8LB | CUSHION | 339.00 SF | 0.00 | 0.00 |
| CARPET INSTALL | | 339.00 SF | 0.00 | 0.00 |

10/31/25

2:09PM

Sales Representative(s):

TOM PERRY

Order: CG502294

Business # R137262838.

50% Deposit required at time of purchase. Balance due on completion.
Overdue accounts subject to a service charge of 2% per month if not paid
within 30 days.

Subtotal: 1,864.50

GST: 93.23

PST: 0.00

INVOICE TOTAL: \$1,957.73

Less Payment(s): 0.00

BALANCE DUE: \$1,957.73

VALLEY CARPET ONE
230 KENNETH ST.
DUNCAN, BC V9L6X4
(250) 748-2581

Page 1

ES501447



ESTIMATE

NOT DONE

| Sold To | Ship To |
|---|---|
| STEWART, CAROL 8071 QUEEN ST CROFTON, BC V0R1R0 | STEWART, CAROL 8071 QUEEN ST CROFTON, BC V0R1R0 |

| Quote Date | Tele #1 | PO Number | Quote Number |
|------------|--------------|-----------|--------------|
| 10/31/25 | 250-213-3133 | | ES501447 |

| Style/Item | Color/Description | Quantity Units | Price | Extension |
|---|-------------------|----------------|--------|-----------|
| #123 - LAUNDRY | | | | |
| LUXURY VINYL SHEET CAPRI 12 - | CAPRI MARBLE | 105.00 SF | 5.48 | 575.40 |
| LVS2 - 12' | | | | |
| VINYL INSTALL MINIMUM | | 1.00 EA | 425.00 | 425.00 |
| FLOOR PREP | | 1.00 SF | 150.00 | 150.00 |
| TRAP DOOR OR HATCH | | 1.00 EA | 200.00 | 200.00 |
| 7/8 HATCH COVER MOULDING SILVER 7/8" X 5/8" | | 1.00 EA | 40.00 | 40.00 |
| ANODIZE | | | | |
| | | | | 1,390.40 |

Estimates valid for 10 days after estimate date

Installation:

Purchaser acknowledges that proper installation of materials requires a subfloor base which is solid, level and free of contamination. The purchaser is responsible to ensure that the subfloor is adequate and the vendor is entitled to require the subfloor be adequate at the time of installation. Valley Floors Carpet One does not guarantee the installation of material where the purchaser fails to provide an adequate subfloor base.

— 10/31/25 —

2:04PM —

Sales Representative(s):

TOM PERRY

Subtotal: 1,390.40
GST: 69.52
PST: 0.00

50% Deposit required at time of purchase. Balance due upon completion. Overdue accounts subject to a service charge of 2% per month if not paid within 30 days.
e-transfers: payments@valleyfloors.ca

ESTIMATE TOTAL: \$1,459.92

THERMOPROOF
MANUFACTURING LTD
5311 TRANS CANADA HWY
UNIT
DUNCAN BC

Thermoproof Manufacturing Ltd.

9386 Smiley Rd
CHEMAINUS - BC
V0R1K4

Phone: (250) 246-3271
Fax: (250) 246-9867
Toll-Free: 1-877-317-3777
E-Mail: info@thermoproof.ca

Quotation no:42588-8

CARD *****4615
CARD TYPE VISA
DATE 2018/11/23
TIME 0125 09:56:24
INVOICE # 38750
RECEIPT NUMBER
C84026151-001-001-170-0

PURCHASE
TOTAL

2,701.65

| |
|--------------------------------------|
| PO #: Stuart |
| Ship to: |
| #3 5311 TRANS CAN HWY DUNCAN - BC |
| \$5196 + GST less disposal |

within 30 days.

Ext. view)

W x H
(Actual Panel Dimensions)

Today \$2701.65



43 3/4" X 32"

Horizontal Slider 200 Series Reno - White

Vert. Mullion #1 Position : 21 7/8"

Argon : Yes

Spacer Bar : Super Spacer, 1/2", Std Charcoal

Exterior Glass : Low E 272 3mm

Interior Glass : Clear 3mm

Screen : Flat

APPROVED

AUTH# 087461

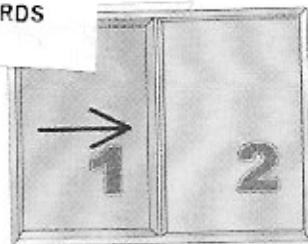
01-027

THANK YOU

CARDHOLDER COPY

11S
RDS

IMPORTANT - RETAIN THIS
COPY FOR YOUR RECORDS



Viewed from Exterior

KITCHEN SINK

55 3/4" X 44"

Horizontal Slider 200 Series Reno - White

Vert. Mullion #1 Position : 27 7/8"

Argon : Yes

Spacer Bar : Super Spacer, 1/2", Std Charcoal

Exterior Glass : Low E 272 3mm

Interior Glass : Clear 3mm

Screen : Flat

X
INIT.

DINING AREA

| | | | | | | |
|-------------------|-----|-----------|-----|-------|----------|--|
| FOLIO No. | | 09080-020 | | | | |
| LEGAL DESCRIPTION | | | | | | |
| LOT | BLK | RGE | SEC | PLAN | DIST | |
| A | - | 3 | 20 | 52102 | Comiaken | |

THE CORPORATION OF THE

DISTRICT OF NORTH COWICHAN

| |
|------------------|
| ADDRESS |
| 8071 Queen St |

MUNICIPAL SERVICES RECORD

| | | | | | | |
|---------------------|---|--------------------------|-----------------|---------|-----|-----------|
| METER SERIAL No. | WATER | SEWER | DRAIN | CULVERT | GAS | HYDRO/TEL |
| INSTALLATION DATE | | Dec 7/15 | | | | |
| SIZE OF SERVICE | 19 mm | 100 mm | | | | |
| TYPE OF PIPE | | PVC | | | | |
| CONNECTION LENGTH | 15.0 m | 4.0 m +/- | | | | |
| METER SIZE AND TYPE | | | | | | |
| DEPTH AT P.L. | | 1.4 m | | | | |
| DEPTH OF MAIN | | 1.5 m | | | | |
| LOCATION AT P.L. | 9.1 m S of NW IP | 3.3 m S of NWIP | 3.2 m N of SEIP | | | |
| LOCATION AT MAIN | | 5.6 m down from MH 7K | see below | | | |
| REVISION / DATE | | | | | | |
| | | | | | | |
| | | | | | | |
| COMMENTS | Installed 200 mm I/C in existing Sani Service Dec 7/15 (mm) | | | | | |
| | Appears to have a second storm connection over 8075/77; however there is | | | | | |
| | no private easement or SRW registered on either properties toward Charlotte St. | | | | | |

00010212.pdf

SEE REVERSE FOR SKETCH

COLOUR CODE - W-BLUE, S-RED, D-GREEN

PRIOR TO EXCAVATING, CONTACT GAS, HYDRO, TELEPHONE
AND CABLE TO CONFIRM LOCATIONS.

THE MUNICIPALITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY
OF THE INFORMATION CONTAINED ON THIS SERVICE RECORD.

STA 1+59.107

G ~~19.8~~ 18.2
D ~~16.74~~ 1.0
MBFE ~~18.0~~ 18.3

G 19.4
D 17.74 - 5.0
S 18.38 - 12.0
MBFE 19.2

G 20.2
D 17.93 - 27.0
S 19.08 - 32.0
MBFE 19.9

18.0 X
18.1 X
18.0 X
A

B
X 19.0
19.3 X

C
X 19.7
X 19.9

W 4.4

18.2
D 3.2 X
S 3.5
18.0 X

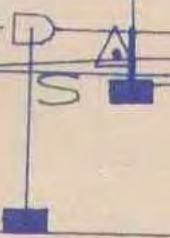
D 0.9
S 2.1

W 9.9
D 2.0

W 8.0
DMH 2

S 8.6

100mm PVC
DRAIN CONNECTION
@ 1%



DMH 1

525 D



MON#
4489

M/C & G

300 D

CO

PP

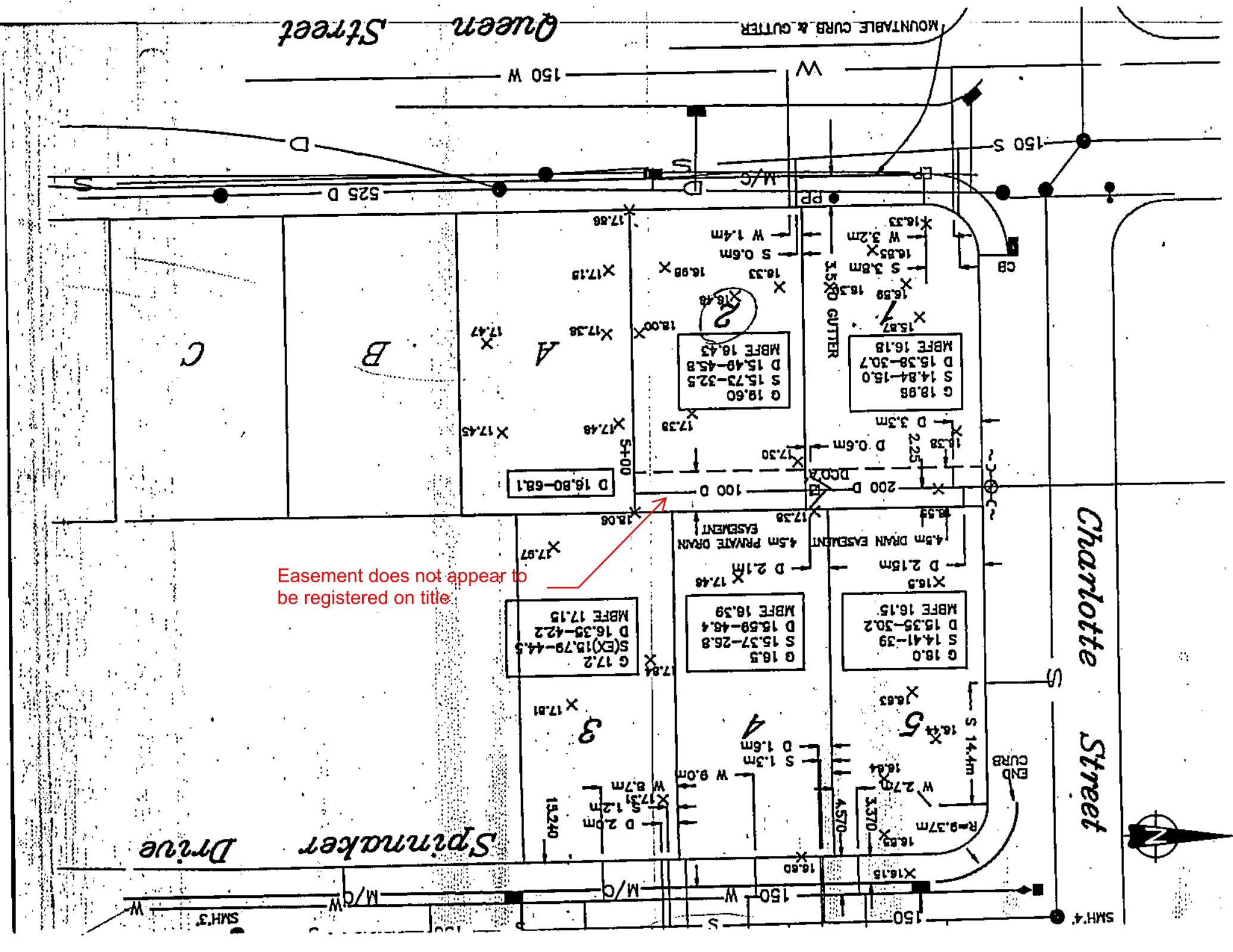
QUEEN STREET

150 W

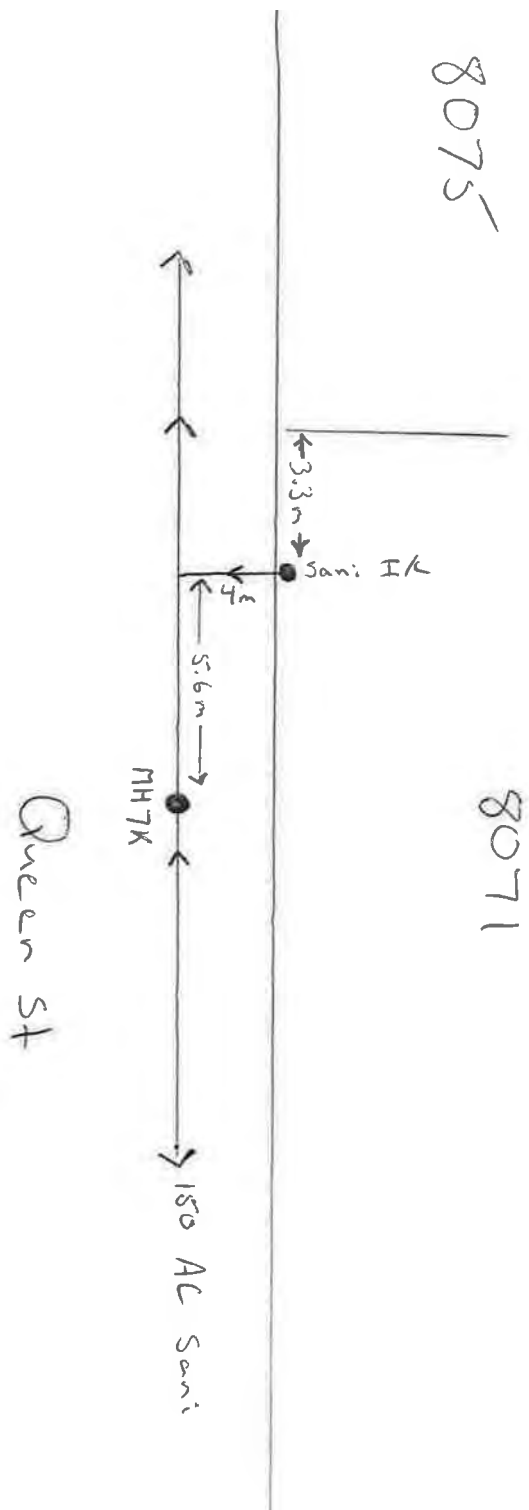
W

EP





Easement does not appear to be registered on title



- CROFTON SEWER
- CROFTON WATER

SEPT 12/91

SUBJECT TO DRIVEWAY AS PER
ACCESS PERMIT. RA

CERTIFICATE ISSUED

DATE SEPT 12/91

The Corporation of the District of North Cowichan

P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 1080-5020

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT R. DUNCAN DATE 14th MAY 1991 PERMIT NO. 137
ADDRESS [REDACTED]

PERMIT TO NEW (TYPE OF IMPROVEMENT) NO. () STORY SINGLE FAMILY DWG (PROPOSED USE) NUMBER OF DWELLING UNITS ONE

AT (LOCATION) 8091 (NO.) QUEEN STREET (STREET) ZONING DISTRICT R3

SUBDIVISION Com 52102, R3S20, 5A LOT 5A BLOCK 5A LOT SIZE 5A

BUILDING IS TO BE 1440 FT. WIDE BY 1440 FT. LONG BY 1440 FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: [REDACTED]

The inspection on which this certificate is based is made to further municipal interests; and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

AREA 1440 (SQUARE FEET)

OWNER [REDACTED]

ADDRESS [REDACTED]

[Signature]

CERTIFICATE ISSUED

DATE _____

The Corporation of the District of North Cowichan

P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 9080-020

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT R. DUNCAN DATE 29th JULY 1991 PERMIT NO. 285
ADDRESS [REDACTED]

PERMIT TO NEW (TYPE OF IMPROVEMENT) () STORY CARPORT / SHED (PROPOSED USE) NUMBER OF DWELLING UNITS _____

AT (LOCATION) 8071 (NO.) QUEEN STREET (STREET) ZONING DISTRICT _____

SUBDIVISION COM 52102 R3 S20 LOT A BLOCK _____ LOT SIZE _____

BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: 

The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

AREA 350 (SQUARE FEET) 

OWNER _____

ADDRESS _____

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 9080-020

BUILDING PERMIT

DEPT. FILE COPY

9169

VALIDATION

APPLICANT R. DUNNAN DATE 29th JULY 1991 PERMIT NO. 285
ADDRESS [REDACTED]
PERMIT TO New (TYPE OF IMPROVEMENT) () STORY CARPORT / SHED (PROPOSED USE) NUMBER OF DWELLING UNITS
AT (LOCATION) 8071 (NO.) QUEEN STREET (STREET) ZONING DISTRICT

SUBDIVISION COM 52102 R3 S20 LOT A BLOCK LOT SIZE

BUILDING IS TO BE FT. WIDE BY FT. LONG BY FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

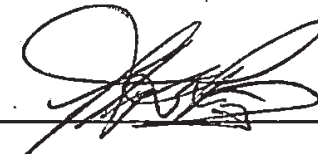
TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS:

AREA 350 (SQUARE FEET) ESTIMATED VALUE \$ 3000⁰⁰ PERMIT FEE \$ 20⁰⁰

OWNER
ADDRESS

BUILDING DEPT.
BY



The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 9080-020

BUILDING PERMIT

DEPT. FILE COPY

0601

VALIDATION

APPLICANT R. DUNEAN DATE 14th MAY 1991 PERMIT NO. 137
ADDRESS [REDACTED]
PERMIT TO NEW (TYPE OF IMPROVEMENT) () NO. SINGLE FAMILY DWG (PROPOSED USE) NUMBER OF DWELLING UNITS ONE
AT (LOCATION) 8091 (NO.) QUEEN (STREET) STREET ZONING DISTRICT R3
SUBDIVISION Com 52102 R3S20 LOT A BLOCK _____ LOT SIZE _____

BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: _____

AREA 1440 (SQUARE FEET) ESTIMATED VALUE \$ 65,000⁰⁰ PERMIT FEE \$ 316⁵⁰
OWNER _____
ADDRESS _____
BUILDING DEPT. BY [Signature]

SITE SURVEY PLAN OF BUILDING(S) LOCATED ON
**LOT A, SECTION 20, RANGE 3,
 COMAKEN DISTRICT, PLAN VIP52102.**

LEGEND

All distances are in metres.
 denotes direction and number
 of photograph (typ.)

Scale = 1:500



This information has been provided
 subject to the federal Copyright Act
 and in accordance with the provincial
 Freedom of Information and
 Protection of Privacy Act.

This document is not valid unless originally signed
 and sealed.

This plan is for the protection of the mortgagee
 only and not for the re-establishment of
 property boundaries.

Certified correct this 2ND day of August, 1991.

Michael L. Taylor
 Michael L. Taylor
 B.C.L.S.
 WRIGHT PARRY TAYLOR & FULLER, 1991

WRIGHT
 PARRY
 TAYLOR
 & FULLER

B.C. LAND SURVEYORS
 CONSULTING ENGINEERS

Victoria

Duncan

Nanaimo

Parksville

Residential One and Two-Family Zone (R3)

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Detached Accessory Dwelling Unit
 - Home-based Business
 - Multi-Family Residence
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) The minimum permitted lot size in the R3 zone is 670 m² (7,212 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is 18.0 m (59.06').

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
 - (b) The number of dwelling units shall not exceed:
 - (i) Three in the case of lots that are less than 280 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (1 acre) in area.

Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 35% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger;
 - (b) 40% of the lot area for lots less than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.); and
 - (c) 45% of the lot area for lots 500 m² (5,382 sq. ft.) or less.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 4.5 m (14.76')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
 - Yard, Rear, 7 m (22.97')

- (b) Accessory Buildings and Structures (Excluding Fences)
Yard, Front, 5.0 m (16.40')
Yard, Side, 1.0 m (3.28')
Yard, Rear, 1.5 m (4.92') [BL3323]
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R3 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) [Repealed, BL3758]
 - (g) [Repealed, BL3674]
 - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]
- (9) Despite sections 58 (2) and 58 (3) the minimum permitted lot size is 450 m² (4,844 sq. ft.) and the minimum permitted frontage is 15 m (49.21') on the following properties:
 - (a) 6077 Mary Street (PID: 000-328-332)
 - (b) 3056 Gibbins Road (PID: 005-667-909)
 - (c) Lot 1 Sophia Road (PID: 029-263-123)
 - (d) 3214 Cowichan Lake Road (PID: 001-086-359)
 - (e) 7978 Tidemark Way (PID: 028-795-261)
 - (f) 6125 Lakeview Drive (PID: 003-760-251)
 - (g) 9921 Echo Heights (PID: 027-633-250)
 - (h) 5850 (Lot 3) Highland Avenue (PID: 007-387-687)
 - (i) 1578 Adelaide Street (PID: 003-247-988)
 - (j) 3192 Sherman Road (PID: 002-748-851)
 - (k) 5951 Highland Avenue (PID: 000-392-651)

Driveway Width

- (10) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.



2358 Seine Road
Duncan, B.C. V9L-3B1
1-877-709-5663
Fax: (250) 748-1663
FBM@telus.net

Date: October 27, 2025

To:

Karli Fortin
8075 Queen St.
Crofton, BC

Quotation for Poly-B Removal and Replacement

FBM Plumbing Ltd. is pleased to provide the following quotation for the removal and replacement of all existing Poly-B piping in the residence located at **8075 Queen St., Crofton, BC.**

Scope of Work

- Replace all existing Poly-B water lines in the home from the **main water shut-off** with new **PEX piping**.
- Supply and installation of all necessary materials and labour for this work.
- **Laundry box** to be replaced with a new **PEX laundry box** — *included in quote.*
- **Hot water tank** to be **re-plumbed** — *included in quote.*
- Work areas will be accessed in a manner intended to minimize drywall damage.
 - **Upstairs cabinetry** will be accessed through the cabinet bases (not back walls).
 - **Upstairs toilets** will be accessed through the floor beside each fixture.

Pricing

- **Labour and Materials (complete PEX re-pipe):** \$5,900.00 + GST
- **Optional Costs (if required):**
 - Replacement of **shower valves and trim** (only if necessary based on Poly-B connections): *approximately \$400.00 per valve installed.*
- **Drywall Disposal:** To be completed on a **cost-plus** basis, as the amount of drywall removal cannot be accurately predicted prior to work.

- Estimated cost: *approximately* **\$550.00**.

Exclusions

- FBM Plumbing Ltd. does **not** provide drywall replacement or painting services.
 - A **separate quote** will be required for drywall repair and finishing.

Notes

- All work will be performed in accordance with applicable plumbing codes and standards.
- This quote is valid for **30 days** from the date above.

Total Estimated Project Cost (excluding GST): \$5,900.00

(plus any additional costs noted above as required)

Prepared by:

FBM Plumbing Ltd.

Authorized Representative: Pierre Graham

*****Please Note: Customer supplied products that are display models, used, inferior, or complicated may incur extra costs at time of installation. In addition will not be covered by our warranty.(Workmanship only) Please Note: FBM Plumbing & Heating Ltd. Will not be liable for any delays in construction materials due to unforeseen supplier circumstances at this time. Detailed breakdowns if requested may incur extra charges, depending on complexity*****

FBM Plumbing and Heating Ltd.
Operations Manager: Pierre Graham
250-709-5663
Office Manager: Krissi LaRose
250-732-3081



Public Records Full Property Report

Property Identification & Legal Description 🏡

Address: 8071 QUEEN ST CROFTON BC V0R 1R0
Jurisdiction: District of North Cowichan
Roll No: 9080020
PID No: 017-175-551
Neighbourhood: Crofton
Assessment Area: 4
MHR No:
Legal Unique ID: A00000QL3B
Legal Description: LOT A, PLAN VIP52102, SECTION 20, RANGE 3, COMIAKEN LAND DISTRICT

2025 Municipal Taxes

Gross Taxes: \$4,072

2025 Assessed Values

VALUATION:

| | Value: | Land \$249,000 | Improve \$318,000 | Total \$567,000 |
|-----------------|----------------------|-------------------|----------------------|--------------------|
| GENERAL: | | | | |
| | Gross Value: | \$249,000 | \$318,000 | \$567,000 |
| | Exempt Value: | \$0 | \$0 | \$0 |
| | Net Value: | \$249,000 | \$318,000 | \$567,000 |

SCHOOL:

| | Land | Improve | Total |
|----------------------|-----------|-----------|-----------|
| Gross Value: | \$249,000 | \$318,000 | \$567,000 |
| Exempt Value: | \$0 | \$0 | \$0 |
| Net Value: | \$249,000 | \$318,000 | \$567,000 |

BC TRANSIT:

| | Land | Improve | Total |
|----------------------|------|---------|-------|
| Gross Value: | \$0 | \$0 | \$0 |
| Exempt Value: | \$0 | \$0 | \$0 |
| Net Value: | \$0 | \$0 | \$0 |

Last Three Sales Per BCA

| Conveyance Date | Price | Document No | Conveyance Type |
|-----------------|-----------|-------------|--|
| 2008-08-15 | \$302,900 | CA885592 | Reject - Not Suitable for Sales Analysis |
| 2003-09-26 | \$150,000 | EV114728 | Reject - Not Suitable for Sales Analysis |
| 1996-01-30 | \$133,000 | EK9168 | Improved Single Property Transaction |

Other Property Information

| | | | |
|--------------------------|-----------------|---------------------------|-----------------------------------|
| Lot SqFt: | 7,266 | Lot Width: | 64.3 |
| Lot Acres: | 0.17 | Lot Depth: | 113 |
| Tenure: | Crown-Granted | Actual Use: | Single Family Dwelling |
| School District: | Cowichan Valley | Manual Class: | 1 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: | 2025-03-31 | Rec Last Modified: | 2025-03-31 |

Assessment & Tax History

| Year | Assessed Value | Gross Taxes |
|------|----------------|-------------|
| 2024 | \$589,000 | \$3,881 |
| 2023 | \$579,000 | |
| 2022 | \$537,000 | \$4,226 |
| 2021 | \$382,000 | \$3,929 |
| 2020 | \$352,000 | \$3,777 |
| 2019 | \$315,000 | \$3,503 |

| | | |
|------|-----------|---------|
| 2018 | \$282,000 | \$3,391 |
| 2017 | \$235,000 | \$3,156 |
| 2016 | \$217,000 | \$3,091 |
| 2015 | \$207,000 | |
| 2014 | \$221,000 | |
| 2013 | \$223,000 | |
| 2012 | \$243,000 | |
| 2011 | \$251,000 | |
| 2010 | \$244,000 | |
| 2009 | \$283,000 | |
| 2008 | \$287,000 | |
| 2007 | \$224,000 | |
| 2006 | \$184,000 | |
| 2005 | \$146,600 | |
| 2004 | \$134,500 | |
| 2003 | \$118,900 | |
| 2002 | \$117,800 | |
| 2001 | \$120,500 | |



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8071 QUEEN ST CROFTON V0R 1R0

Area-Jurisdiction-Roll: 04-315-09080.020



Favourite



Compare



Print



04-315-09080020 10/31/2015

[Report a problem \(/Property/ImageInformation\)](#)

Total value

\$567,000

2025 assessment as of July 1, 2024

| | |
|---------------------|-----------|
| Land | \$249,000 |
| Buildings | \$318,000 |
| Previous year value | \$589,000 |
| Land | \$275,000 |
| Buildings | \$314,000 |

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

Visit our [BC Assessment interactive market trends maps](https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618) (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) for assessed value changes in your area, and our [Property tax page](https://info.bcasessment.ca/propertytax) (<https://info.bcasessment.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.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx) (<https://info.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?

Year built 1991

Description 1 STY house - Standard

Bedrooms 3

Baths 2

Legal description and parcel ID

LOT A, PLAN VIP52102, SECTION 20, RANGE 3, COMIAKEN
LAND DISTRICT

PID: 017-175-551

| | |
|-----------------------|---------------|
| Carports | |
| Garages | |
| Land size | 64.3 x 113 Ft |
| First floor area | 1,440 |
| Second floor area | |
| Basement finish area | |
| Strata area | |
| Building storeys | 1 |
| Gross leasable area | |
| Net leasable area | |
| No.of apartment units | |

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

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



GOOD MOVE.



8071 QUEEN ST North Cowichan BC V0R 1R0

| | | | | | | | |
|------------|--|---------------|------------|--------------------|---|---------------|------------------------|
| PID | 017-175-551 | | | Legal Description | LOT A, SECTION 20, RANGE 3, COMIAKEN DISTRICT, PLAN VIP52102. | | |
| Zoning | R3 - Residential One and Two-Family Zone | | | Plan | VIP52102 | | |
| | | | | Community Plans(s) | not in ALR | | |
| Floor Area | 1440 Ft² | Max Elevation | 20.06 m | Year Built | 1991 | Transit Score | - |
| Lot Size | 7274.06 ft² | Min Elevation | 18.45 m | Bedrooms | 3 | Walk Score | 38 / Car-Dependent |
| Tax Year | 2024 | Annual Taxes | \$4,072.00 | Bathrooms | 2 | Structure | SINGLE FAMILY DWELLING |

MLS HISTORY

| | Status (Date) | DOM | LP/SP | Firm |
|--------|-----------------|-----|-----------------------|--------------------------|
| 455745 | Sold 15/10/2008 | 134 | \$309,700 / \$302,900 | RE/MAX of Duncan (MilBy) |

APPRECIATION

| | Date | (\$) | % Change |
|---------------|-------------------|-----------|----------|
| Assessment | 2025 | \$567,000 | -3.74 % |
| Sales History | No data available | | |

ASSESSMENT

| | 2024 | 2025 | % Change |
|----------|-----------|-----------|----------|
| Building | \$314,000 | \$318,000 | 1.27 % |
| Land | \$275,000 | \$249,000 | -9.45 % |
| Total | \$589,000 | \$567,000 | -3.74 % |

Market Rent powered by OFFERLAND

| | Date | Minimum | Maximum |
|----------------------|------------|---------|---------|
| Market Rent Estimate | 20/09/2025 | \$2,600 | \$2,750 |

DEVELOPMENT APPLICATIONS

No records found for this parcel

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