

# 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.



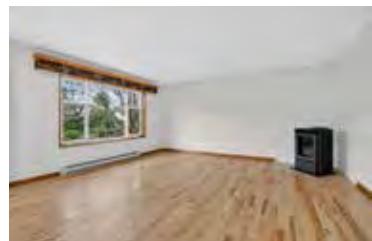
**AB** **ADAM BALL**  
REAL ESTATE PROFESSIONAL

**REMAX**  
ISLAND PROPERTIES

Cell: 250.732.1863  
Office: 250.748.7200  
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[www.adamballrealty.ca](http://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

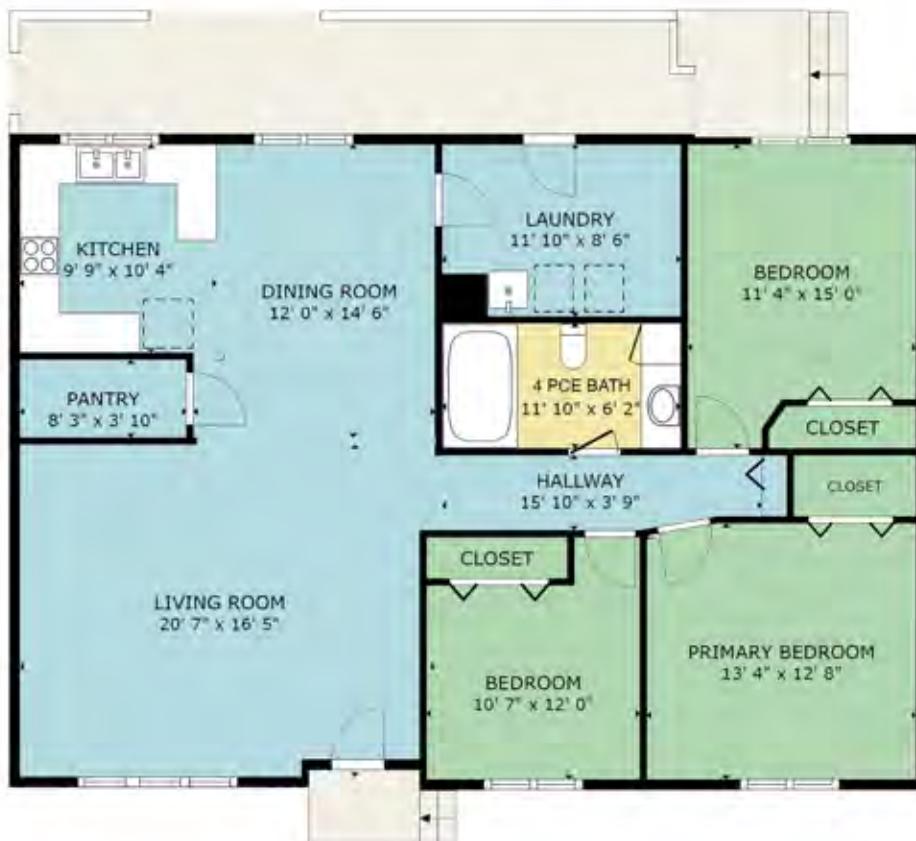
Room for RV's and boats

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
<b>TOTAL</b>	<b>1,479</b>

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

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****L****Land Title District**  
Land Title OfficeVICTORIA  
VICTORIA**T**  
**Title Number**

From Title Number

BB3101373  
CA885592**A**  
**Application Received**

2025-03-28

**A**  
**Application Entered**

2025-04-10

**R**  
**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

CAROL ANN STEWART, HOMEMAKER  
8071 QUEEN STREET  
PO BOX 1089  
CROFTON, BC  
V0R 1R0**T**  
**Taxation Authority**

North Cowichan, The Corporation of the District of

**D**  
**Description of Land**

Parcel Identifier:

017-175-551

Legal Description:

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

**L**  
**Legal Notations**

NONE

**C**  
**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

CA885593

Registration Date and Time:

2008-08-15 10:21

Registered Owner:

ROYAL BANK OF CANADA

**D**  
**Duplicate Indefeasible Title**

NONE OUTSTANDING

**T**  
**Transfers**

NONE

**P**  
**Pending Applications**

NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

File Reference:

2025-11-13, 12:25:59

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.	<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

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

**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? (ii) Have you applied for a water licence and are awaiting a response?				<input checked="" type="checkbox"/>
C. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

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BUYER'S INITIALS

		
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SELLER'S INITIALS

December 19, 2025

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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 unrepairs 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

RC1002 REV. JUL 2025

✓ ✓		
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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 V0R 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?		✓ S		
L. Are you aware of any damage due to wind, fire or water?		✓ S		
M. Are you aware of any roof leakage or unrepainted roof damage? (Age of roof if known: _____ years)		✓ S		
N. Are you aware of any problems with the electrical or gas system?		✓ S		
O. Are you aware of any problems with the plumbing system?		✓ S		
P. Are you aware of any problems with the swimming pool and / or hot tub?				✓ S
Q. Do the Premises contain unauthorized accommodation?		✓ S		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		✓ S		
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.)		✓ S		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		✓ S		
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)		✓ S		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: □ short term or □ long term (more than 90 days) Level: _____ □ bq/m <sup>3</sup> □ pCi/L on _____ (date of test (DD/MM/YYYY))			✓ S	
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?			✓ S	

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?		✓ S		
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✓ S		
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DATE OF DISCLOSURE

ADDRESS: 8071 Queen St

Crofton

BC V0R 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.				
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 Heritage Conservation Act or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

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

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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December 19, 2025

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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

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

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CREA WEBForms®

# 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)* <b>DAVID STEWART</b>	FortisBC natural gas account number* <b>403 4472</b>	Installation address* <b>8071 QUEEN ST.</b>
City* <b>Crofton B.C.</b>	Postal code* <b>V0R 1R0</b>	Mailing address (if different from above) <b>P.O. Box 1039</b>
City <b>Crofton B.C.</b>	Postal code <b>V0R 1R0</b>	Telephone number <b>250 324-0020</b>
		Email address <b>rewards@shaw.ca</b>

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.

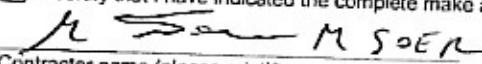
## 2. Contractor information

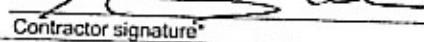
Company name* <b>1D Plumbing &amp; Heating</b>	Telephone number* <b>250-245-8858</b>	Email address <b>1dheat@shaw.ca</b>
Company address* <b>810 Esplanade</b>	City <b>Ladysmith</b>	Postal code* <b>V9G 1B3</b>

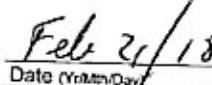
Are you a member of the FortisBC Trade Ally Network?  Yes  No If not, would you like to learn more about joining?  Yes  No

I certify that I have sold the customer named above a qualifying water heater listed on [fortisbc.com/waterheater](http://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.





  
Feb 26/18  
Date (Year/Month/Day)

Contractor name (please print)\*

Contractor signature\*

## Installation information

Contractor business name* <b>1D Plumbing &amp; Heating</b>	Technical Safety BC gas contractor licence number* <b>000 4839</b>	Installation permit number* <b>GA-652252-2018</b>
---	---	--

## 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+G40S 36N**

Efficiency rating

EF  Thermal Efficiency

2018-02-21  
Purchase date (Year/Month/Day)

Total cost (appliance and labour)\*  
**\$2940**

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

Strongly affected  Somewhat affected  Did not affect at all  Do not know

## Residence information

Type of residence

Single family  Townhouse  Mobile home  Duplex  Other:

Number of adults in household  
**2**

Is this a rental property?  
 Yes  No

## 4. Old water heater information

Type of fuel

Natural gas  Electric  Other

Age (approx.)

Was your old water heater working and fully functional at the time you upgraded?

Yes  No **NEVER**

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

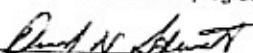
I would like to subscribe to Energy Moment, FortisBC's enewsletter offering conservation and energy saving tips. I agree to receive Energy Moment via email. You may withdraw your consent to receive such emails from FortisBC at any time. Please refer to our Privacy Policy or contact us for more details. How did you hear about the rebate?

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

## 6. Declaration

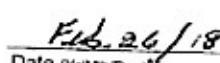
I certify that I have read and comply with the program terms and conditions on page two.

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



**DAVID W STEWART**

Customer signature\*

  
Feb 26/18  
Date (Year/Month/Day)

Customer name (please print)\*

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](mailto: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](http://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  FORTIS BC

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)* <b>DAN D STEWART</b>	FortisBC natural gas account number* <b>403 4472</b>	Installation address* <b>8071 QUEENS.</b>	City* <b>Crofton BC</b>
Postal code* <b>V0R 1R0</b>	Mailing address (if different from installation address) <b>P.O. Box 1039</b>	City <b>Crofton BC</b>	Postal code <b>V0R 1R0</b>
Telephone number <b>250 324-0020</b>	Email address <b>renewableshaw.ca</b>		

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* <b>LD Plumbing &amp; Heating</b>	Telephone number* <b>250 3458858</b>	Email address <b>ldheat@shaw.ca</b>	Company address* <b>810 Esplanade</b>
City* <b>Goldsmith</b>	Postal code* <b>V9G 1B3</b>	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 checked="" 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 Cachone.**

**Machine.**

**Feb 21, 2018**

Date (Yr/Mth/Day)\*

Contractor name (please print)\*

Contractor signature\*

## Installation information

Contractor business name* <b>LD Plumbing &amp; Heating</b>	Technical Safety BC Gas Contractor Licence Number* <b>0004839</b>	Installation permit number* <b>GA-652252-2</b>
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## 3. New fireplace information

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

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

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) <b>15 years</b>	Was your old fireplace working and fully functional at the time you upgraded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Proprietary</b>
--	--------------------------------------	---

## 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 enewsletter 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.\*

**DAN D STEWART**

Customer name (please print)\*

**David Stewart**

Customer signature\*

**Feb. 26/2018**

Date (Yr/Mth/Day)\*

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](mailto: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](http://fortisbc.com/enerchoice).

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.  
2080 17/10



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

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

**PLUMBING & HEATING**

Serving the Mid-Island for over 20 years.

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.	DEPART:	A.M.
Heating Appliance						P.M.		P.M.
<input type="checkbox"/> Check T-Stat Operation	<input type="checkbox"/> Vent to Code P	_____	F	_____	<input type="checkbox"/> Check Contactor	_____	<input type="checkbox"/> OA Temp	_____
<input type="checkbox"/> Check Air Filter	<input type="checkbox"/> Flue Temp	_____			<input type="checkbox"/> Check Condensate	_____	<input type="checkbox"/> Head PSIG	_____
<input type="checkbox"/> Check Burners	<input type="checkbox"/> Lubricate Motor/Bearings	_____			<input type="checkbox"/> Check OD Coil	_____	<input type="checkbox"/> Suction PSIG	_____
<input type="checkbox"/> Check Heat Exchanger	<input type="checkbox"/> Check Belts/Pulley (if applic.)	_____			<input type="checkbox"/> Check ID Coil	_____	<input type="checkbox"/> Check REFR. Leaks	_____
<input type="checkbox"/> Check Safety Controls	<input type="checkbox"/> Check Gas Leak	_____			<input type="checkbox"/> Cond. Motor Amps	_____	<input type="checkbox"/> Adjust REFR. Charge	_____
<input type="checkbox"/> Check Electrical/Voltage	<input type="checkbox"/> Blower Motor Amps	_____			<input type="checkbox"/> $\Delta$ T	_____	<input type="checkbox"/> Clean Equipment Exteriors	_____

**PLUMBING**

Check All Toilets  Check Exposed Water Supply Pipes  House Pressure \_\_\_\_\_  
 Check All Faucets  Check Outside Hose Bibbs  Check PRV Operation \_\_\_\_\_  
 Check All Drains  Safety Check Water Heater  Check Water Temp \_\_\_\_\_

**MISCELLANEOUS**

HRV  
 Water Filter  
 UV Light

Supply Work Performed	Parts Description	Quantity
<i>Supply and install Enviro E301 &amp; 40 Gal nat gas power vent HWT. as per quote.</i>		
<i>Rheem Pro+ G40S-36N CN67 PV</i>		

**TECHNICIAN RECOMMENDATIONS**

<i>paid in full</i>	<input type="checkbox"/> Fuel Surcharge	<b>\$0.00</b>
	<input type="checkbox"/> Truck Supplies / Disposal	
	<b>MATERIAL SUBTOTAL</b>	
	<input type="checkbox"/> Service Call	
	<input type="checkbox"/> Labour \$/HR _____ X _____	
	<b>LABOUR SUBTOTAL</b>	
<i>Deposit \$3000 Feb 8/18.</i>	<b>TOTAL MATERIAL &amp; LABOUR</b>	<b>\$690 -</b>
<i>Deposit 1037 Feb 9/18</i>	<b>GST # 86367597RT0001</b>	<b>8074.50 -</b>
	<input type="checkbox"/> Permits	<b>150 -</b>

<i>Balance Due \$4187.50</i>	<b>TOTAL DUE</b>	<b>\$8224.50 -</b>
<i>paid chg #147</i>	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Credit <input type="checkbox"/> Debit	

<i>\$4187.50</i>	<b>CC #</b>	<b>CCV #</b>
<i>Tech Name: _____</i>	<b>Customer Signature: _____</b>	

 COMPLETE NOT COMPLETE ON GOING WARRANTY PARTS ORDERED**PAYMENT DUE ON RECEIPT OF INVOICE**

## **Gascon Mechanical Limited**

## RECEIPT

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

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
RATE	10,855.00
GST # 70251 877 RT 0001	542.75
<b>TOTAL</b>	<b>\$ 11,397.75</b>

Please pay by cheque to Gascon Mechanical Limited or e-transfer, [Gasconmechanical@gmail.com](mailto:Gasconmechanical@gmail.com)  
If you have any questions concerning this invoice, contact us at 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	Ship To
STEWART, CAROL 8071 QUEEN ST CROFTON, BC V0R1R0	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 VESSEL 3/8 8LB CARPET INSTALL	VELVETY CLAY CUSHION	339.00 SF 339.00 SF 339.00 SF	5.50 0.00 0.00	1,864.50 0.00 0.00

— 10/31/25 ————— 2:09PM —————

Sales Representative(s):

TOM PERRY

Order: CG502294

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

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.

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
<b>#123 - LAUNDRY</b>					
LUXURY VINYL SHEET CAPRI 12' - LVS2 - 12'	CAPRI MARBLE	105.00	SF	5.48	575.40
VINYL INSTALL MINIMUM FLOOR PREP		1.00	EA	425.00	425.00
TRAP DOOR OR HATCH		1.00	SF	150.00	150.00
7/8 HATCH COVER MOULDING SILVER 7/8" X 5/8"		1.00	EA	200.00	200.00
ANODIZE		1.00	EA	40.00	40.00
					<b>1,390.40</b>

**\*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

CARD \*\*\*\*\* 4615  
CARD TYPE VISA  
DATE 2018/11/23  
TIME 0125 09:56:24  
INVOICE # 38750  
RECEIPT NUMBER  
CR4026151-001-001-170-0

PURCHASE  
TOTAL

12,701.65

VISA CREDIT  
40000000031010  
39013FE316CEC77  
3080008000-6800  
EE12EBA2EF641959  
3080008000-7800

APPROVED

AUTH# 087461 01-027  
THANK YOU

CARDHOLDER COPY

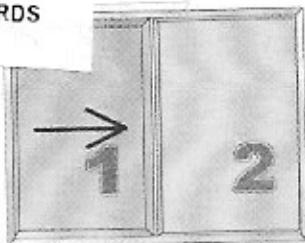
IIS

RDS

IMPORTANT - RETAIN THIS  
COPY FOR YOUR RECORDS

TEACH

X  
INIT.



Viewed from Exterior

Quotation no: 42588-8

	PO #: Stuart
	Ship to:
	#3 5311 TRANS CAN HWY
	DUNCAN - BC
	\$5196 + GST less disposal
within 30 days.	
Ext. view)	W x H (Actual Heel 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



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

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

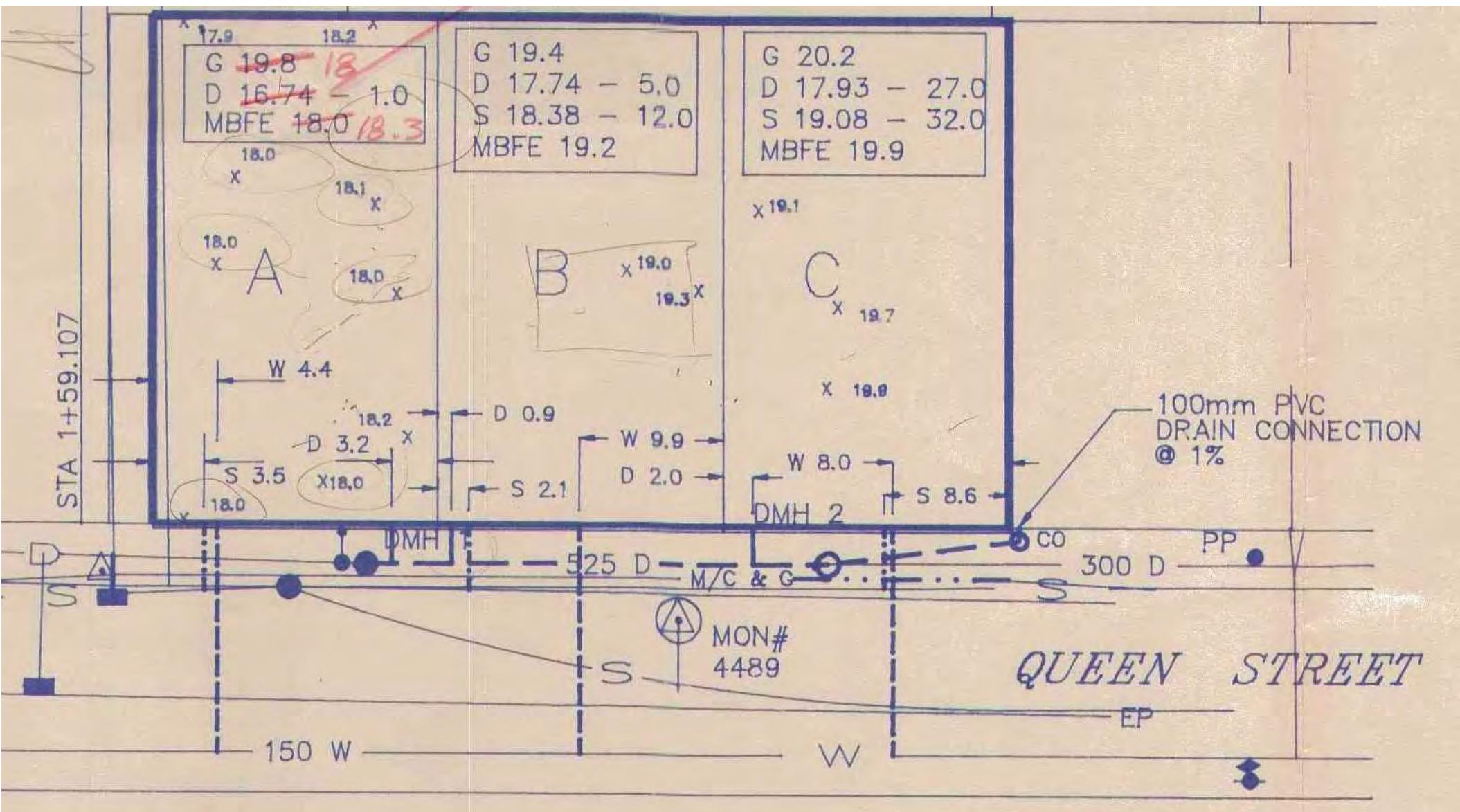
METER SERIAL No.	WATER	SEWER	DRAIN	CULVERT	GAS	HYDRO/TEL
INSTALLATION DATE		Dec 7/15				
SIZE OF SERVICE	19 mm	100 mm				
TYPE OF PIPE		PVC				
CONNECTION LENGTH	15.0 m	4.0 m +/-				
METER SIZE AND TYPE						
DEPTH AT P.L.		1.4 m				
DEPTH OF MAIN		1.5 m				
LOCATION AT P.L.	9.1 m S of NW IP	3.3 m S 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.					
	<b>00010212.pdf</b>					

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.



Queen Street

MOUNTABLE CURB & GUTTER

150 W

W

150 S

525 D

M/C

C9

17.86

W 1.4m

18.33

S 0.6m

X17.18

X18.88

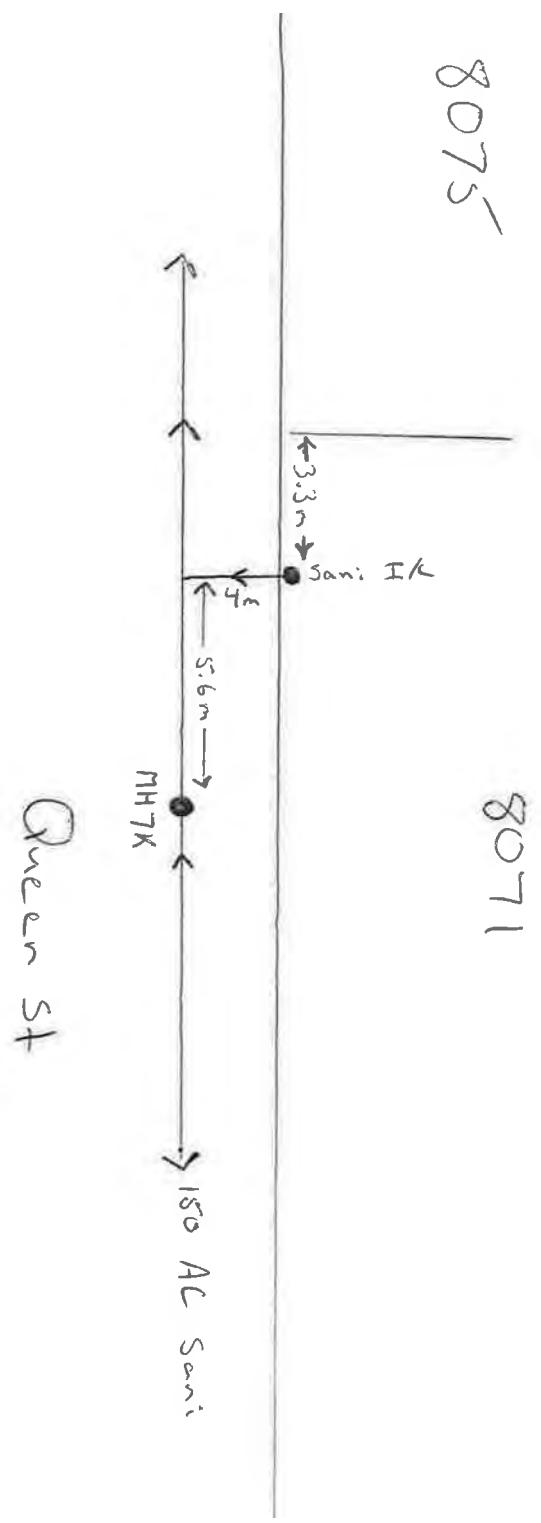
X18.48

X15.87

X18.27

X15.88

N  
+  
S  
-



- CROFTON SEWER  
- CROFTON WATER

SEPT. 12/91

SUBJECT TO DRIVEWAY AS PER  
ACCESS PERMIT. PAP

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 780-020

# BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

DATE 14th MAY 1991

PERMIT NO. 137

APPLICANT

R. DUNCAN

ADDRESS

PERMIT TO

NEW

(TYPE OF IMPROVEMENT)

STORY

SINGLE FAMILY DWG

NUMBER OF  
DWELLING UNITS

ONE

AT (LOCATION)

8071

QUEEN STREET

(STREET)

ZONING  
DISTRICT

R3

SUBDIVISION

Com 52102, R3520

LOT

LOT  
BLOCK

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

1440

(SQUARE FEET)

OWNER

ADDRESS

*[Handwritten Signature]*

CERTIFICATE ISSUED  
DATE \_\_\_\_\_

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, B.C.  
Building Dept. Folio No. 9080-020  
Phone 746-7101

# BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT

R. DUNNEAN

DATE 29th JULY

1991

PERMIT NO.

285

ADDRESS

PERMIT TO

NEW

(TYPE OF IMPROVEMENT)

(1) STORY

NO.

CAR PORT / SHE

(PROPOSED USE)

NUMBER OF  
DWELLING UNITS

AT (LOCATION)

8071 QUEEN STREET

(NO.)

(STREET)

ZONING  
DISTRICT

SUBDIVISION

PM 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



MR. DUNNEAN

DEPT. FILE COPY

The Corporation of the District of North Cowichan  
P.O. Box 278, Duncan, B.C.  
Building Dept. Folio No. 9080-020  
Phone 746-7101

# BUILDING PERMIT

9169

VALIDATION

APPLICANT

R. DUNCAN

DATE 29th JULY 1991

PERMIT NO. 285

ADDRESS

PERMIT TO

New

(TYPE OF IMPROVEMENT)

(1) STORY  
NO.

CAR PORT / SHE)  
(PROPOSED USE)

NUMBER OF  
DWELLING UNITS

AT (LOCATION)

8071 QUEEN STREET

(NO.)

(STREET)

ZONING  
DISTRICT

SUBDIVISION

Com 52102 R3 520

LOT

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 \$ 3000<sup>00</sup>

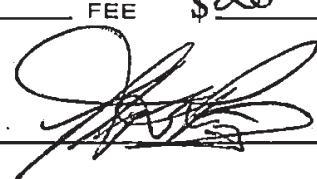
PERMIT  
FEE

\$ 20<sup>00</sup>

OWNER

ADDRESS

BUILDING DEPT.  
BY



DEPT. FILE COPY

The Corporation of the District of North Cowichan  
P.O. Box 278, Duncan, B.C.  
Building Dept. Folio No. 9050-020  
Phone 746-7101

# BUILDING PERMIT

0601

VALIDATION

APPLICANT

R. DUNDEAN

DATE 14th MAY

1991

PERMIT NO. 137

ADDRESS

(NO.) (STREET)

PERMIT TO

NEW

(TYPE OF IMPROVEMENT)  
NO. 1 STORY

SINGLE FAMILY DWELLING

NUMBER OF  
DWELLING UNITS

ONE

AT (LOCATION)

8091

QUEEN STREET

ZONING  
DISTRICT

R3

SUBDIVISION

Com 52102 R3S20

LOT

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

\$ 65,000.00

PERMIT  
FEE

\$ 316.00

OWNER

ADDRESS

BUILDING DEPT.  
BY

R. DUNDEAN

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

Scale = 1:500

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

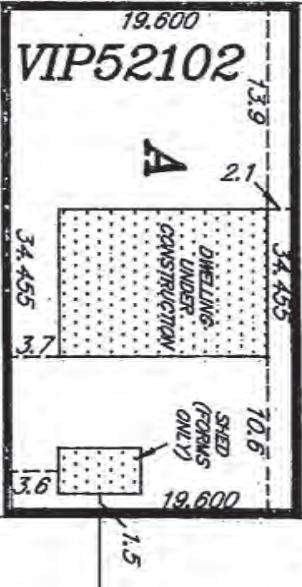


**QUEEN STREET**

**PLAN**



**REM LOT 1 PLAN 18951**



**1  
PLAN  
31980**

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 2<sup>nd</sup> day of August, 1991.

**WRIGHT  
 PARRY  
 TAYLOR  
 & FULLER**

**B.C. LAND SURVEYORS**

**CONSULTING ENGINEERS**

Victoria

Duncan

Nanaimo

Parksville

Michael J. Taylor

B.C.L.S.

© WRIGHT PARRY TAYLOR & FULLER, 1991

## 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 m<sup>2</sup> (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 m<sup>2</sup> (3,014 sq. ft.) in area.
  - (ii) Four in the case of lots that are at least 280 m<sup>2</sup> (3,014 sq. ft.) but not more than 4,050 m<sup>2</sup> (1 acre) in area.
  - (iii) Two in the case of lots that are greater than 4,050 m<sup>2</sup> (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 m<sup>2</sup> (7,000 sq. ft.) or larger; and
- (b) 35% of the lot area for lots less than 650 m<sup>2</sup> (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 m<sup>2</sup> (7,000 sq. ft.) or larger;
- (b) 40% of the lot area for lots less than 650 m<sup>2</sup> (7,000 sq. ft.) but larger than 500 m<sup>2</sup> (5,382 sq. ft.); and
- (c) 45% of the lot area for lots 500 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (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

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### **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.

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**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



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



## 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  
**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:

	<b>Value:</b>	<b>Land</b>	<b>Improve</b>	<b>Total</b>
<b>GENERAL:</b>		<b>\$249,000</b>	<b>\$318,000</b>	<b>\$567,000</b>
		<b>Land</b>	<b>Improve</b>	<b>Total</b>
	<b>Gross Value:</b>	<b>\$249,000</b>	<b>\$318,000</b>	<b>\$567,000</b>
	<b>Exempt Value:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>Net Value:</b>	<b>\$249,000</b>	<b>\$318,000</b>	<b>\$567,000</b>

#### SCHOOL:

	<b>Land</b>	<b>Improve</b>	<b>Total</b>
	<b>Gross Value:</b>	<b>\$249,000</b>	<b>\$318,000</b>
	<b>Exempt Value:</b>	<b>\$0</b>	<b>\$0</b>
	<b>Net Value:</b>	<b>\$249,000</b>	<b>\$318,000</b>

#### BC TRANSIT:

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

### Last Three Sales Per BCA

<b>Conveyance Date</b>	<b>Price</b>	<b>Document No</b>	<b>Conveyance Type</b>
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

<b>Lot SqFt:</b>	7,266	<b>Lot Width:</b>	64.3
<b>Lot Acres:</b>	0.17	<b>Lot Depth:</b>	113
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Single Family Dwelling
<b>School District:</b>	Cowichan Valley	<b>Manual Class:</b>	1 STY SFD - After 1960 - Standard
<b>Vacant Flag:</b>	No	<b>Reg District:</b>	Cowichan Valley
<b>BC Transit Flag:</b>	No	<b>Reg Hosp Dist:</b>	Cowichan Valley
<b>Farm No:</b>		<b>Mgd Forest No:</b>	
<b>DB Last Modified:</b>	2025-03-31	<b>Rec Last Modified:</b>	2025-03-31

### Assessment & Tax History

<b>Year</b>	<b>Assessed Value</b>	<b>Gross Taxes</b>
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 VOR 1R0**  
Area-Jurisdiction-Roll: 04-315-09080.020

 Favourite  Compare  Print



04-315-09080020 10/31/2015  
[Report a problem \(/Property/ImageUrlInformation\)](#)

<b>Total value</b>	<b>\$567,000</b>
2025 assessment as of July 1, 2024	
Land	\$249,000
Buildings	\$318,000
Previous year value	
Land	\$589,000
Buildings	\$275,000
Buildings	\$314,000

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

Visit our BC Assessment interactive market trends maps (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) 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>)

<b>Property information</b>		<b>Legal description and parcel ID</b>
Are the property details correct?		LOT A, PLAN VIP52102, SECTION 20, RANGE 3, COMIAKEN
Year built	1991	LAND DISTRICT
Description	1 STY house - Standard	PID: 017-175-551
Bedrooms	3	
Baths	2	

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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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 Ft <sup>2</sup>	Max Elevation	20.06 m	Year Built	1991	Transit Score	-
Lot Size	7274.06 ft <sup>2</sup>	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		Date	Minimum	Maximum
Assessment	2025	\$567,000	-3.74 %	Market Rent Estimate	20/09/2025	\$2,600	\$2,750
Sales History		No data available					

### Market Rent powered by OFFERLAND

### 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 %

### DEVELOPMENT APPLICATIONS

No records found for this parcel

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