

PROPERTY REPORT

300 CARIBOO AVE

Clinton BC

V0K 1K0

Canada

PID: 012-808-776

JUNE 20, 2024



BLAKE BOLSTER
ROYAL LEPAGE KAMLOOPS REALTY
KAMLOOPS
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Blake Bolster REALTOR®
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ROYAL LEPAGE
KAMLOOPS REALTY 322 Seymour Street
Kamloops, BC
V2C 2G2

**300 CARIBOO AVE**

Area **North West**
 Sub Area **Clinton**
 Property Type **Single Family Dwelling**
 Style **Bungalow**
 Taxes **\$1,441 (2023)**
 MLS® **179374**
 Year Built **1997**
 Zoning **R2**
 DOM **0**
 Assessment **\$134,100 (2024)**

Listing Status **Active**
 Current Price **\$239,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$239,000**

Sale Price
 Sale Date

INTERIOR		STYLE		FEATURES	
Bedrooms Above Grade 3	Exterior Finish Vinyl	Roof Asphalt Shingle	Heating Furnace, Forced Air	Fuel Gas (Natural)	City City
Bathrooms 1	Construction Manufactured	Access	Water	Sewer Type Sewer Connected	Dist to Schools
Ensuite	Basement Type	Dist to Transp			
Fireplaces (0) -	Bsmt Devel				
Rough In Fireplaces	Foundation Post & Pad				
Flooring Mixed					

MOBILE INFORMATION					
Mobile Dimension	Pad Size	Lease Term	Mobile Approval	Mobile Disposition	
Mobile Type	Lease Term	Mobile Model 14831	Serial Number 0317715	ESB Number	CSA Number 430970
Mobile Make 1997 Prestige	Mobile Model	Rental Rate			
Pad Number	Rental Rate	Mobile Park			
Registration	Mobile Park				

Total Sqft: 1,196					EXTERIOR FEATURES	
	Bsmt	Main	Above	Other		
Totals (sqft)		1,196			Lot Width	Lot SqFt 7,260
Living		16x13			Lot Depth	Lot Acres 0.1667
Dining		11x8			Parking Spaces	
Kitchen		10x11			Parking Types Open, RV Parking	
Bedroom		8x11			Site Influences	
Bathroom		5pc			Outdoor Area	
Mast BR		10x11			Equipment Included	
Mudroom		12x6			LEGAL	
Bedroom		10x11			PID Number 012-808-776	
					Legal LOT 55B TOWNSITE OF CLINTON	

Agent Information	Commission Split 3/1.5% WITH FIRST PHYSICAL INTRO OR COMMISSION IS REDUCED TO 25% OF SELLING SIDE
Date Listed Jun 20/24	Expiry Date Dec 20/24
Conditions	Condition Removal Date
Realtor Remarks Easy to show. Quick possession possible	

AGENT INFORMATION			
Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office ROYAL LEPAGE KAMLOOPS REALTY	250-374-3022	Selling Office	
Co-List Office		Selling Slsp1	
Listing Slsp1 BLAKE BOLSTER	250-377-5101	Seller GERALD G HYSTAD	
Listing Slsp2		Seller(s) Name 2 LORRAINE M HYSTAD	
		Tenant	

Well kept 3 bedroom, 1 bath mobile home sitting on a large corner lot in the quaint village of Clinton. Inside the home you will find a bright layout featuring a sunken living room area, fair sized dining area, kitchen with tons of cupboard space. A 5 pc main bath with 2 sinks ,a soaker tub and laundry set, a master bedroom, 2 other good sized bedrooms and the perfect mudroom complete the home. Outside, is a 12x28 covered deck with skylights, a fully fenced yard, 11x16 wired workshop, two matching secure storage sheds, car tent, side yard access to part your toys, and parking out front for two vehicles. Email L.S for info package.

This listing information is provided to you by:
BLAKE BOLSTER
 ☎ 250-377-5101 ✉ bbolster@kadrea.com
ROYAL LEPAGE KAMLOOPS REALTY
 ☎ 250-374-3022 📠 250-828-2866 Toll Free: 1-888-374-3022 ✉ royallepage@kadrea.com 🌐
<http://www.royallepage.ca/kamloopsrealty>
 322 SEYMOUR STREET KAMLOOPS, B.C. V2C 2G2
 All measurements are approximate.

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jun 20, 2024.






Property Information Report

Report Generated on: June 04, 2024 12:01:13 AM

Thompson-Nicola Regional District
 300 - 465 Victoria St
 Kamloops, BC V2C 2A9
 T (250) 377-8673
 F (250) 372-5048
 E gisinfo@tnrd.ca

300 Cariboo Ave

Parcel Description & Location [More Details](#)

Legal Description:

LOT 55B TOWNSITE OF CLINTON

Plan Number:

KAP1CL

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

Lot Size(Calculated)(+/-5%):

Square Meter:

674.86

Acre:

0.167

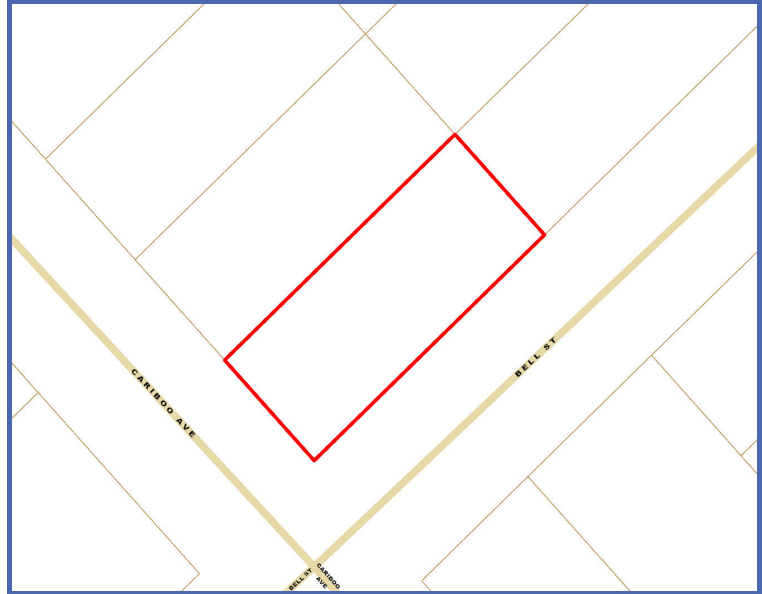
Hectare:

0.067

Community: Clinton

Local Authority: Village of Clinton

School District: Gold Trail



TNRD Services (Contact the Local Authority for services provided by other jurisdictions) [More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority) [More Details](#)

Future Debt: b'Unknown - contact Village of Clinton for any future debt.'

Planning & Zoning (For enquiries, contact the Local Authority) [More Details](#)

Zoning Bylaw: CONTACT VILLAGE OF CLINTON

Zoning: CONTACT VILLAGE OF CLINTON

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Unknown

Lake Classification: Unclassified

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: Contact Local Authority

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCP Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): No

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority) [More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:		
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
Type of Construction:					

BC Assessment (For enquiries, contact BC Assessment Authority) [More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
515.00130.002	012-808-776	2024	\$26,100.00	\$108,000.00	1-Res
515.00130.002	012-808-776	2023	\$19,600.00	\$109,000.00	1-Res

Folio:	Actual Use:	Manual class:
515.00130.002	MANUFACTURED HOME (NOT IN MANUFACTURED HOME PARK)	Manufactured Home-Single Wide - Good Q

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).

300 CARIBOO AVE CLINTON

Area-Jurisdiction-Roll: 23-515-00130.002



Total value **\$134,100**

2024 assessment as of July 1, 2023

Land \$26,100

Buildings \$108,000

Previous year value \$128,600

Land \$19,600

Buildings \$109,000

Property information

Year built 1997

Description MH - Single Wide

Bedrooms

Baths

Carports

Garages

Land size 7260 Sq Ft

First floor area 924

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 55B, LILLOOET LAND DISTRICT, CLINTON TOWNS
MANUFACTURED HOME REG.# 81651

PID: 012-808-776

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width 14 Ft

Length 66 Ft

Total area 924 Sq Ft

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

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

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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

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

ANSWERS MUST BE COMPLETE AND ACCURATE

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

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES

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

FOUR IMPORTANT CONSIDERATIONS

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

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: June 19, 2024

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

ADDRESS: 300 CARIBOO AVE CLINTON BC V0K 1K0 (the "Premises")

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

1. LAND

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

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____			
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?		<input checked="" type="checkbox"/> ^{DS} LH ✓	
(ii) Have you applied for a water licence and are awaiting response?		<input checked="" type="checkbox"/> ^{DS} LH ✓	
C. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/> ^{DS} LH ✓	
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	<input checked="" type="checkbox"/> ^{DS} LH ✓		

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BUYER'S INITIALS

<input checked="" type="checkbox"/> ^{DS} LH	<input checked="" type="checkbox"/> ^{DS} LH	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 300 CARIBOO AVE CLINTON BC V0K 1K0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	<input checked="" type="checkbox"/> ^{DS} LA			
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?		<input checked="" type="checkbox"/> ^{DS} LA		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/> ^{DS} LA		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<input checked="" type="checkbox"/> ^{DS} LA

3. BUILDING

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

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BUYER'S INITIALS

^{DS} GA	^{DS} LA	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 300 CARIBOO AVE CLINTON BC V0K 1K0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/> ^{DS} LA	<input checked="" type="checkbox"/>	
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/> ^{DS} LA	<input checked="" type="checkbox"/>	
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/> ^{DS} LA	<input checked="" type="checkbox"/>	
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/> ^{DS} LA
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/> ^{DS} LA	<input checked="" type="checkbox"/>	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="checkbox"/> ^{DS} LA	<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 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<input checked="" type="checkbox"/> ^{DS} LA	<input checked="" type="checkbox"/>	
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/> ^{DS} LA	<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"/> ^{DS} LA	<input checked="" type="checkbox"/>	
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		<input checked="" type="checkbox"/> ^{DS} LA	<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"/> ^{DS} LA	<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"/> ^{DS} LA	<input checked="" type="checkbox"/>	
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<input checked="" type="checkbox"/> ^{DS} LA	<input checked="" type="checkbox"/>	

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BUYER'S INITIALS

^{DS} GA	^{DS} LA	
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SELLER'S INITIALS

DATE OF DISCLOSURE

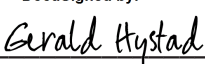
ADDRESS: 300 CARIBOO AVE CLINTON BC V0K 1K0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		<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"/> 		

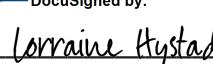
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

DocuSigned by:


 SELLER(S) A5A8F24439FD404...

DocuSigned by:


 SELLER(S) A5A8F24439FD404...

 SELLER(S)

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

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

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

The Buyer acknowledges that all measurements are approximate.

 BUYER(S)

 BUYER(S)

 BUYER(S)

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

*PREC represents Personal Real Estate Corporation

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

TITLE SEARCH PRINT

2024-06-04, 08:55:25

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$120000

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

Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA3805651 KM128471
Application Received	2014-06-27
Application Entered	2014-07-02
Registered Owner in Fee Simple Registered Owner/Mailing Address:	GERALD GARTH HYSTAD, RETIRED LORRAINE MAY HYSTAD, RETIRED PO BOX 789 CLINTON, BC V0K 1K0 AS JOINT TENANTS
Taxation Authority	Kamloops Assessment Area Clinton, Village of
Description of Land Parcel Identifier: Legal Description:	012-808-776 LOT 55B TOWNSITE OF CLINTON
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA3805652 2014-06-27 08:07 ROYAL BANK OF CANADA
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE



SEARCH RESULT Manufactured Home Act

as of June 04, 2024 at 10:53:13

M.H. Reg: 081651

Current Status: EXEMPT

Attn/Ref #:

Searching Party: HOME & COTTAGE REALTY LTD. DBA ROYAL

Registered Owner(s)

Name: WEST, KATHERINE YVONNE Address: BOX 564 CLINTON, BC V0K 1K0 Tenancy type: SOLE OWNER

Registered Location

Lot: 55B Land Dist: * Add Desc: TOWNSITE OF CLINTON Street No: 300 Street Name: CARIBOO AVENUE Town/City: CLINTON Prov: BC

Description of Manufactured Home

Manufacturer: MODULINE INDUSTRIES (CANADA) LTD. Make/Model: 1997 PRESTIGE 14831 Year: 1997 No. of Sections: 1 Serial No: 0317715 Length: 66' Width: 14' CSA Number: 430970 CSA Standard: Date of Eng. Eng. Name: Report:

Unit Notes

Document Type: RES. EXEMPTION Reg Date: DECEMBER 31, 1998 Time: 11:01:08 Expired Date: N/A Doc #: 40804175 Contact: ISLAND REGISTRY SERVICES LTD. SUITE #305 895 FORT STREET VICTORIA, BC CANADA V8W 1H7 Phone: 250 385-3401

Exempted pursuant to Section 21 of the Manufactured Home Act by an order of the Registrar dated December 31, 1998 on document registration number 40804175.

ELECTRICAL CONTRACTOR AUTHORIZATION & DECLARATION OF COMPLIANCE ELECTRICAL INSPECTION REQUEST

Permit Number: EL-1723464-2024
Inspection Type: ASSESS: EL: Final

Requested Inspection Date: June 18, 2024
Conceal Date:

Additional Information

Name of Licensed Electrical Contractor: Associated Electrical Services Ltd

Site Address	Unit or Suite:	Civic Number:	300
on Permit:	Street Name: Cariboo	Street Type:	Avenue
	City: Clinton	Postal Code:	V0K1K0
		Province:	BC

Non-compliances corrected

Date non-compliance corrected:

Notes/Work Description for this inspection request: Pulled permit for mobile home carrying CSA with addition wired without permit. All wiring was code compliant and in good shape.

FSR Information

FSR Name: Kieran Chenier FSR Class: FSR Class A

Preferred Method of Communication - Type: Email

Preferred Method of Communication - Info: kieranandy_2@hotmail.com

FSR Declaration

I am the Field Safety Representative for the above licensed contractor and hereby declare that the electrical installation authorized under the above mentioned permit is safe to inspect and has been installed to comply with the Safety Standards Act and Regulations of British Columbia.

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at www.technicalsaftybc.ca.

Suite 600 - 2889 East 12th Avenue Vancouver, BC V5M 4T5 T 1 866 566 7233 E contact@technicalsaftybc.ca www.technicalsaftybc.ca

ELECTRICAL INSTALLATION PERMIT

CONTRACTOR RESIDENTIAL SINGLE FAMILY DWELLING

June 17, 2024

Associated Electrical Services Ltd
PO BOX 938
ASHCROFT BC V0K 1A0

SITE OF INSTALLATION

Lorraine Hystead
Lorraine Hystead
300 CARIBOO AVENUE
CLINTON BC V0K 1K0

Contractor Information:

Contractor Name - Associated Electrical Services Ltd
Licence Class - Contractor Licence
Licence No. - LEL0011690

Designated FSR Information:

FSR Name - Kieran Chenier
FSR Class - FSR Class A

INSTALLATION DESCRIPTION

Building Occupancy: Residential - Mobile Home			
Main Service Switch:	Volts: 240	Amps: 100	Phase: 1
High Voltage: No	Low Energy:	Hazardous Area:	Patient Care:

Scope of Work: Permit is for work on trailer addition and shop that was done by others without a permit

The Permit holder is permitted to install electrical equipment at this site of installation within the listed scope of work above, subject to listed Terms & Conditions.

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at www.technicalsaftybc.ca.

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

R2 - GENERAL RESIDENTIAL

SECTION 7

Permitted Uses

- 7.1 The following uses and no others shall be permitted in the R2 Zone:
- a) duplex
 - b) multi-family dwelling
 - c) single family dwelling
 - d) home based business
 - e) church
 - f) accessory use

Regulations

- 7.2 On a parcel located in an area zoned as R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Maximum number of principal buildings	1 per parcel
.2 Maximum density	18 units/hectare (7 units/acre)
.3 Minimum parcel size - single family dwelling - duplex - multi-family dwelling	550 sq. m (5,920 sq. ft.) 550 sq. m (5,920 sq. ft.) 1000 sq. m (10,764 sq. ft.)
.4 Minimum parcel width	15 m (49 ft.)
.5 Minimum width of principal building	4.2 (14 ft.)
.6 Minimum setback of principal building from: - front parcel line - interior side parcel line - exterior side parcel line - rear parcel line	6 m (20 ft.) 1.5 m (4.9 ft.) 3 m (10 ft.) 6 m (20 ft.)
.7 Maximum parcel coverage	40%
.8 Maximum building height	12 m (39 ft.)

Livestock Regulations

- 7.3 The keeping of livestock in a general residential area is restricted to parcels over 1,200 Sq. M (12,800 sq ft or 1/3 acre).