

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

2049 Herd Rd, Duncan

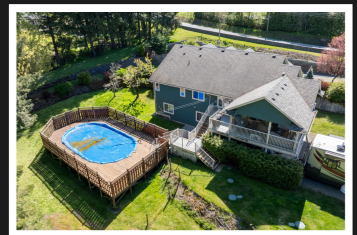
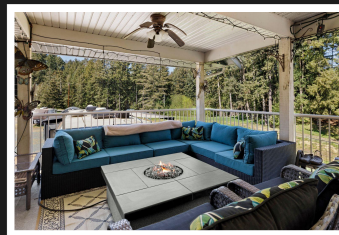
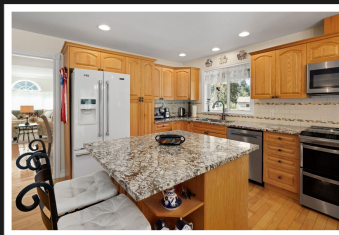
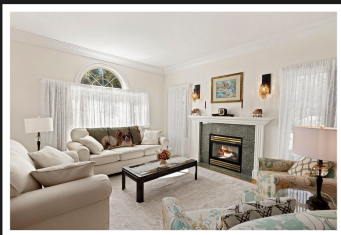


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

CUSTOM HOME ON 2.5ACRES!



2049 Herd Rd

BRING YOUR TOYS! Awesome custom built family home just outside of town! On just over 2.5 acres of flat, useable land backing onto the forest, this 5 bed + den/3 bath home has some great features! Generous living spaces with beautiful ash hardwood flooring, a fantastic covered deck overlooking the back yard and swimming pool for family gatherings, a large kitchen with oak cabinetry and loads of granite counter space! Home is heated via a heat pump for heating and cooling. The primary bedroom is large and has a 5pc ensuite and walk in closet. Above ground pool surrounded by cedar decking and pool has a new liner and heat from a heat pump! This home also has two 200amp meters, an RV plug, and a sanidump connected to the septic system. A dug well could be used for irrigation. Double garage and lots of extra parking as well as a 20x20 storage shed and an indoor workshop with welding plug. So much to appreciate with this property. Call your agent to view today!



Priced at
\$1,195,000

Area	East Duncan	Age	2003
Bedrooms	5	Taxes	5890
Bathrooms	3	Tax Year	2023
Lot Size	112384.8	MLS#	960609
Floor Space	3284	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

23 Queens Road
Duncan, V9L 2W1



Dan Johnson
 Personal Real Estate Corporation
 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



2049 Herd Rd Duncan BC V9L 5W3
 MLS® No: **960609** **\$1,195,000** **Active**



MLS® No: **960609** List Price: **\$1,195,000**
 Status: **Active** Orig Price: **\$1,195,000**
 Area: **Duncan** Sub Area: **Du East**
Duncan
 DOM: **2** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

BRING YOUR TOYS! Awesome custom built family home just outside of town! On just over 2.5 acres of flat, useable land backing onto the forest, this 5 bed + den/3 bath home has some great features! Generous living spaces with beautiful ash hardwood flooring, a fantastic covered deck overlooking the back yard and swimming pool for family gatherings, a large kitchen with oak cabinetry and loads of granite counter space! Home is heated via a heat pump for heating and cooling. The primary bedroom is large and has a 5pc ensuite and walk in closet. Above ground pool surrounded by cedar decking and pool has a new liner and heat from a heat pump! This home also has two 200amp meters, an RV plug, and a sandump connected to the septic system. A dug well could be used for irrigation. Double garage and lots of extra parking as well as a 20x20 storage shed and an indoor workshop with welding plug. So much to appreciate with this property. Call your agent to view today!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	13'6x12'9
Bedroom	Lower	13'7x13'2
Bedroom	Lower	13'0x8'4
Den	Lower	12'4x15'10
Storage (Unfin)	Lower	16'8x7'0
Utility Room (Unfinished) (Unfin)	Lower	10'9x8'4
Workshop (Unfin)	Lower	20'6x13'2
Bathroom	Main	4-Piece
Bedroom	Main	10'3x11'8
Bedroom - Primary	Main	15'10x11'5
Dining Room	Main	13'0x9'9
Ensuite	Main	5-Piece
Entrance	Main	8'7x10'0
Family Room	Main	10'6x17'9
Kitchen	Main	13'4x16'8
Laundry	Main	10'0x5'6
Living Room	Main	13'0x15'10
Walk-in Closet	Main	6'3x6'0

Interior

Beds: 5	Baths: 3	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 3,284	UnFin SqFt: 350	SqFt Total: 3,634	Basement: Yes	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 6	Laundry: In House
Layout: Main Level Entry with Lower Level(s)				
Heating: Electric, Forced Air, Heat Pump				
Intr Ftrs: Workshop				

Exterior/Building

Built (Est): 2003	Front Faces: West	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls	Access: Road: Paved	Foundation: Poured Concrete	Roof: Asphalt Shingle
Lgl NC Use:			Bldg Style:
Exterior Ftrs: Balcony/Deck, Swimming Pool			

Lot

Lot SqFt: 112,385	Lot Acres: 2.58	Dimensions:	Shape:	
Park Type: Additional, Driveway, Garage Double, RV Access/Parking	Park Spcs: 6	View:	Waterfront:	Water: Municipal
Carport Spcs: 0	Garage Spcs: 2			
Sewer: Septic System	Restrictions:	Services:		
Lot Ftrs: Acres, Easy Access, Irregular Lot, Landscaped, Recreation Nearby, Rural Setting				

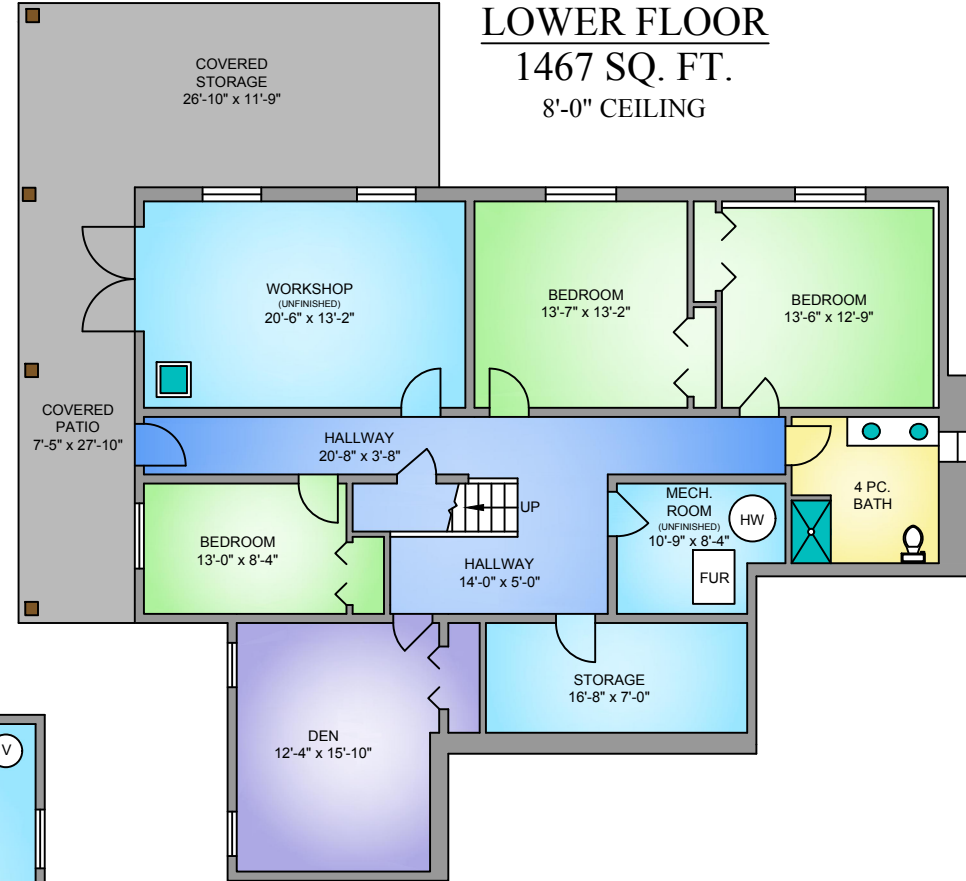
Legal/Public Records

Assessed: \$1,241,000	Assess Yr: 2024	Taxes: \$5,890	Tax Year: 2023
PID: 006-139-507	Roll No: 8652000	Zoning: A2	Zone Desc: Rural Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Parcel A, Lot 4, Section 8&9, Range 1, Comiakien District, Plan VIP3759, Portion (DD144490I), except Plan 16063 1011BL(C) VIP51860			

MAIN FLOOR
1817 SQ. FT.
8'-0" CEILING



LOWER FLOOR
1467 SQ. FT.
8'-0" CEILING



NORTH



250-415-0041
karyn@propermeasure.com
www.propermeasure.com

2049 HERD ROAD APRIL 19, 2024 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1817	1817	-	536	553
LOWER	1467	1467	350	-	521
TOTAL	3634	3284	350	536	1074

Parcels: 2049 HERD RD

House 1: 2049

House 2:

Street Name: HERD RD

Approx. m2:

Approx. Acre: 2.561362

Approx. Hectare: 1.036583

PID: 006-139-507

Folio: 08652-000

Lot: PCL A

Plan: VIP3759

Non-Legal Descript: PCL A DD144490I OF L 4 PL 3759 EXC PLANS 16063, C ON 1011BL, & VIP51860

Section: 8

Range: 1

Land District: Comiakén

Zoning: A2

Split Zoned: NA

Accuracy:

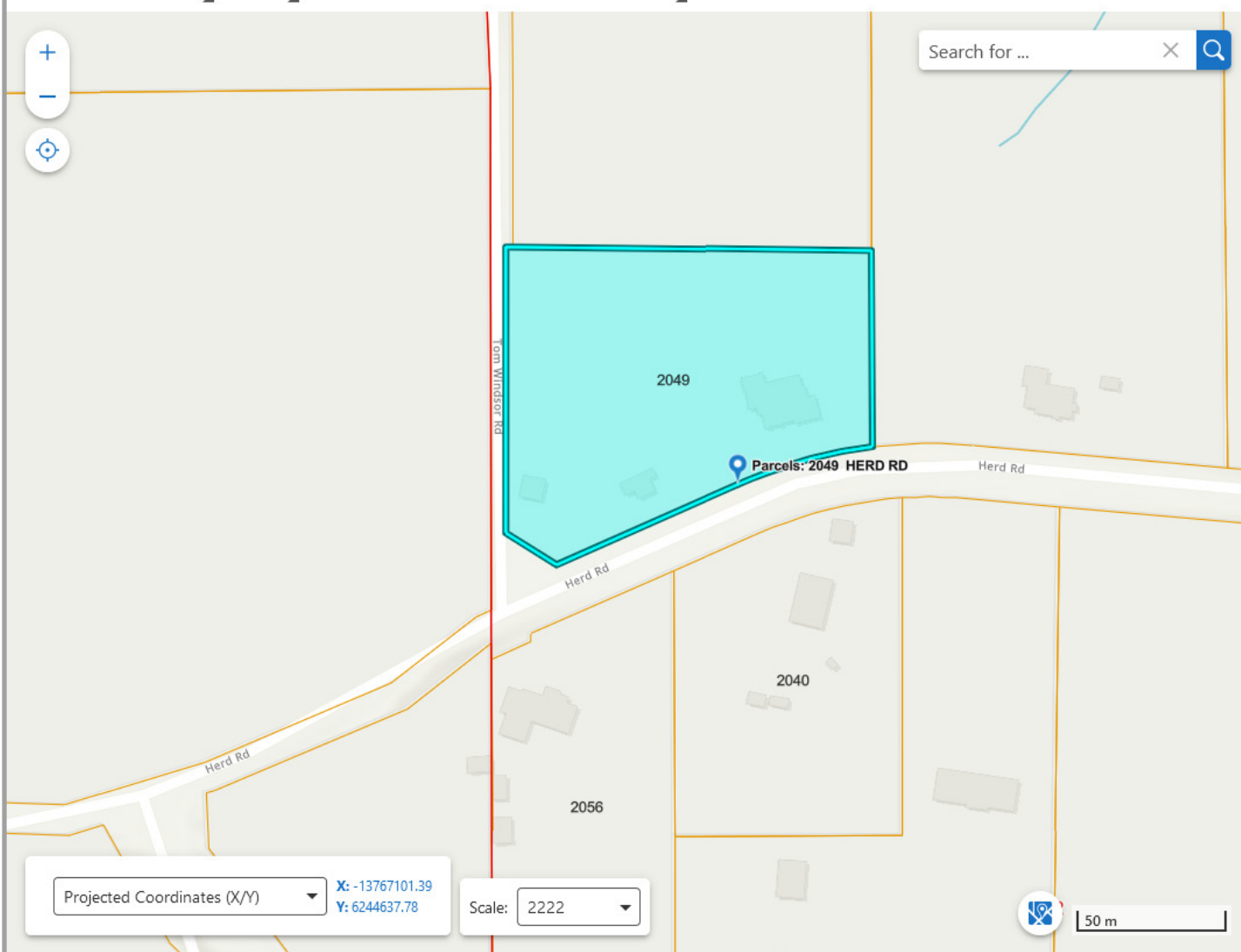
Method:

GIS Link ID: 13253

Comments:

[Zoning Bylaw PDF](#)

[Property Report](#)



Projected Coordinates (X/Y) X: -13767101.39 Y: 6244637.78 Scale: 2222

Rural Zone (A2)

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- Accessory Dwelling Unit
 - Agriculture
 - Agricultural Storage
 - Animal Shelter (subject to the Conditions of Use set out in Section 52(8)(h) and (i)) [BL3927]
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Craft Distillery
 - Forestry Use
 - Greenhouse
 - Home-based Business
 - Kennel
 - Manufactured Home
 - Riding Stable
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw). [BL3754]
 - Two-Family Dwelling [BL3302, BL3457, BL3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

Density

- (4) The maximum permitted density for the A2 zone is as follows:
- (a) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.
 - (b) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
 - (c) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
 - (d) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21,

- 2022.
- (e) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556).
 - (f) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
 - (i) 3252 Gibbins Road (PID 006-360-378);
 - (ii) 3286 Gibbins Road (PID 004-555-562);
 - (iii) 3276 Gibbins Road (PID 002-343-789);
 - (iv) 3240 Gibbins Road (PID 002-742-501);
 - (v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
 - (vi) B-3228 Gibbins Road (PID 001-252-267);
 - (vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
 - (viii) 3088 Cliffs Road (PID 005-586-445);
 - (ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);
 - (x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);
 - (xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
 - (xii) A-3228 Gibbins Road (PID 000-041-874);
 - (xiii) repealed;
 - (xiv) 3246 Gibbins Road (PID 028-738-080);
 - (xv) Lot A..., Plan 10506 (PID 005-267-412);
 - (xvi) 3186 Gibbins Road (PID 005-409-292).
 - (xvii) 2772 Herd Road (PID: 002-831-732)
 - (xviii) 1379 Maple Bay Road (PID 004 893 409)
 - (xix) 7167 Bell McKinnon Road (PID 005-465-621)
 - (xx) 3833 Gibbins Road (PID: 006-570-208)
- [BL3287, BL3754, BL3697, BL3757, BL3819, BL3822, BL3871, BL3876, BL3883.]
- (g) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of two dwelling units, the smaller of which must not exceed 170m², is permitted on the following properties:
 - (i) 7475 Bell McKinnon Road (PID 009-785-965)

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A2 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21)'.
 - Yard, Abutting Residentially Zoned Property, 30 m (98.42') [BL3767]
 - (d) Accessory Buildings and Structures (Excluding Fences)

- Yard, Front, 8.0 m (26.25')
- Yard, Side, 3.0 m (9.84')
- Yard, Rear, 8.0 m (26.25')
- (e) Temporary Mobile Homes
To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]
- (f) Kennel
Yard, Front, 30 m (98.43')
- Yard, Side, 30 m (98.43')
- Yard, Rear, 30 m (98.43') [BL3758]
- (h) Animal Shelter
Yard, Front, 20.0 m (65.62')
- Yard, Side, 20.0 m (65.62')
- Yard, Rear, 20.0 m (65.62') [BL3927]

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').
- (b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A2 zone are as follows:
 - (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.
 - (b) 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.
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
 - (d) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]
 - (e) [Repealed; BL3697].
 - (f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road.
[BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]
 - (g) A kennel must not be located on a lot less than 8000 m² (1.98 acres) in area. [BL3758]
 - (h) An "Animal Shelter" is a site-specific permitted use on 7550 Bell McKinnon Road exclusively. [BL3927]

- (i) Despite section 52(6)(g), the minimum permitted setback for outdoor animal enclosures (e.g., runs, pens, cages) is 30.0 m (98.43') from residentially zoned properties. [BL3927]

2049 HERD RD DUNCAN V9L 5W3

Area-Jurisdiction-Roll: 04-315-08652.000



04-315-08652000 11/11/2015

Total value **\$1,241,000**

2024 assessment as of July 1, 2023

Land	\$557,000
Buildings	\$684,000
Previous year value	\$1,291,000
Land	\$557,000
Buildings	\$734,000

Property information

Year built	2003
Description	1 STY house - Standard
Bedrooms	6
Baths	3
Carports	
Garages	G
Land size	2.576 Acres
First floor area	1,776
Second floor area	
Basement finish area	1,343
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

PARCEL A, LOT 4, PLAN VIP3759, SECTION 889, RANGE 1, COMIAKEN LAND DISTRICT, PORTION (DD 1444901), EXCEPT PLAN 16063 1011BL(C) VIP51860
 PID: 006-139-507

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
 Length
 Total area

Comments

Property has more than one structure; Property Details are for main building only

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

PROPERTY INFORMATION

General Property Information

Civic Address: 2049 HERD RD
Folio: 08652-000
LTO Number: EV43116
PID: 006-139-507
MHR Number:
Status: Active
Property No: 107338
Legal: LOT 4 SECTION 8&9 RANGE 1 COMIAKEN PLAN VIP3759 PARCEL A, PORTION (DD 144490I), EXCEPT PLAN 16063 1011BL(C) VIP51860.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	060	2 ACRES OR MORE (SFD, DUPLEX)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN A	GREEN A SCHEDULE
ZONING	A2	RURAL ZONE

Property Tax Levies and Assessments Summary

Year Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024	Reg	0.00	1	557,000	684,000	1,241,000	1,241,000
2023 May 10, 2023	Reg	5,890.14	1	557,000	734,000	1,291,000	1,291,000
2022 May 05, 2022	Reg	5,513.04	1	452,000	609,000	1,061,000	1,061,000

Licensing Information

There is no licensing account information for this property.

Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING(S) ON
**PARCEL A (DD 144490I) OF LOT 4, SECTIONS 8 & 9,
 RANGE 1, COMIAKEN DISTRICT, PLAN 3759, EXCEPT
 PART IN PLAN 16063; AREA "C", PLAN 1011 BL;
 AND EXCEPT PLAN VIP51860.**

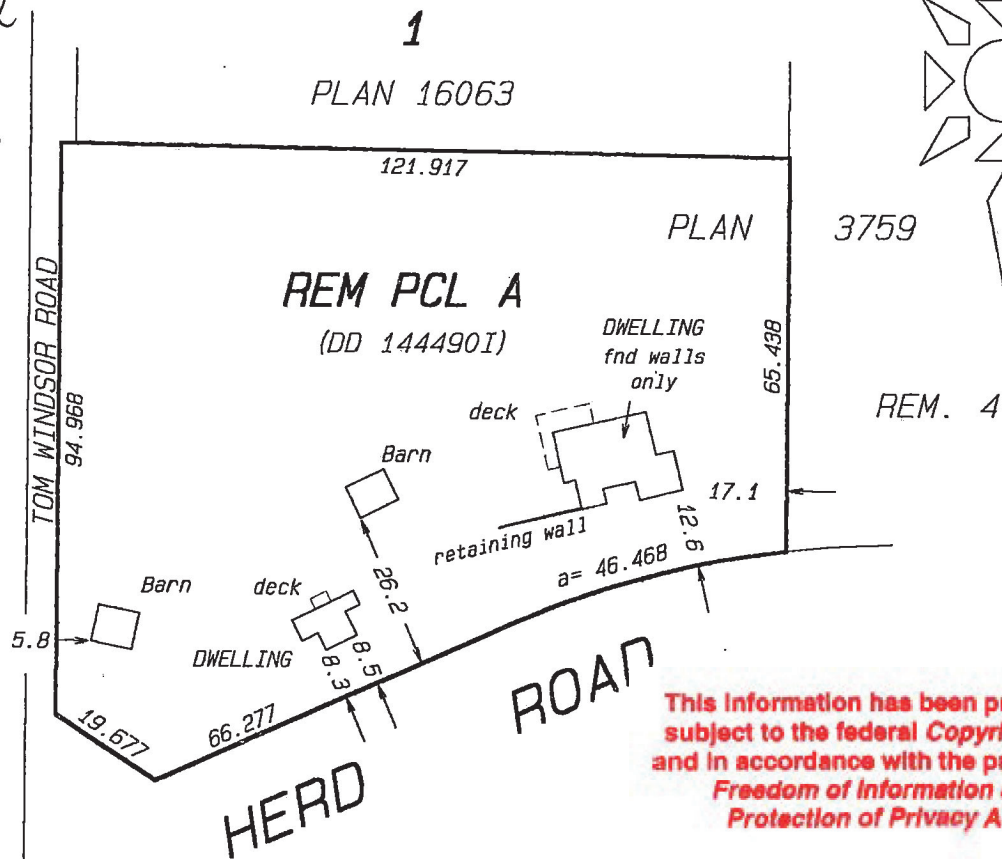
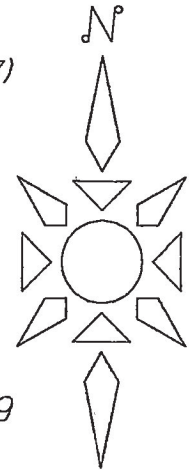
Scale = 1:1250

Civic address - 2049 Herd Road, Duncan (PID 006-139-507)

LEGEND

All distances are in metres.

Received
 by hand
 Sept. 17/03
 BH-



**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 was prepared for mortgage purposes, in accordance with the Manual of Standard Practice, for the exclusive use of our client.

The surveyor accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

This document shows the relative location of the surveyed structures and features with respect to the registered boundaries of that land, and is not a boundary survey.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or part without the consent of the signatory.

Certified correct this 9th day of Sept., 2003.

[Handwritten signature]

B.C.L.S.

This document is not valid unless originally signed and sealed.

Field survey completed September 5, 2003.

BOWERS & ASSOCIATES

B.C. LAND SURVEYOR
 2856 Caswell Street
 Chemainus, B.C., V0R 1K3
 phone/fax: 250-246-4928

© 2003

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

**BUILDING
PERMIT**

Folio No.

8652-000

DEPT. FILE COPY

2921

VALIDATION

DATE SEPT 2 2003

PERMIT NO. 197-03

APPLICANT S + B GENERAL CONT ADDRESS 2784 ORTONA ROAD V9L 6B8

PERMIT TO NEW BUILDING (1) STORY S.F.D. NUMBER OF DWELLING UNITS 1
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)

AT (LOCATION) 2049 HERD ROAD ZONING DISTRICT A2
(NO.) (STREET)

SUBDIVISION SEC. 8+9 RANGE 1
PLAN 3759 LOT 4 LOT 4 BLOCK _____ LOT SIZE 2.576 AC.

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: _____

BUILDING AREA 1802 ESTIMATED VALUE \$ 161,000 PERMIT FEE \$ 1105
(SQUARE FEET)

OWNER / AGENT [Redacted]

ADDRESS _____ BUILDING DEPT. BY [Signature]

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

Folio No.

8652-000

ACCESS APPROVED

CERTIFICATE ISSUED
DATE

Feb. 24/04 B.C.
with deficiencies
see report

**BUILDING PERMIT
CERTIFICATE OF OCCUPANCY**

DATE SEPT 2 2003

PERMIT NO. 197-03

APPLICANT S + B GENERAL CONT ADDRESS 2781 ORTONA ROAD V9L 6B8

PERMIT TO NEW BUILDING (1) (TYPE OF IMPROVEMENT) NO. 1 STORY S.F.D (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 2049 (NO.) HERD ROAD (STREET) ZONING DISTRICT A2

SUBDIVISION SEC. 8+9 RANGE 1
PLAN 3759 LOT 4 LOT 4 BLOCK _____ LOT SIZE 2.576 AC.

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA 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.

BUILDING AREA 1802 (SQUARE FEET)

OWNER / AGENT [Redacted]

ADDRESS _____

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

**BUILDING
PERMIT**

DEPT. FILE COPY

Folio No. 08652-000

1988/19
VALIDATION

BP004908

DATE SEPT 30 20 08 - PERMIT NO. 305-08

APPLICANT T. VERHOOG ADDRESS 2049 HERS RD. DUNCAN V9L 5W3

PERMIT TO DEMOLISH (TYPE OF IMPROVEMENT) (NO.) SFD + ACCESS. BLDG (PROPOSED USE) NUMBER OF DWELLING UNITS -1

AT (LOCATION) 2049 HERS ROAD (NO.) (STREET) ZONING DISTRICT A-2

LOT 4 SECT B/9 RNG 1 PLAN 3759 DISTRICT COMIAREN LOT SIZE 2.576

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: DEMOLISH OLDER EXISTING SFD + 18'x22' ACC. BLDG.

BUILDING AREA SFD - 700 sq ft ESTIMATED VALUE \$ --- PERMIT FEE \$ 30.00 ~~50~~ 820
ACC BLDG 396 sq ft

OWNER / AGENT [REDACTED]

ADDRESS AAA BUILDING DEPT. BY EST [Signature]

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

Folio No.

08652-000

CERTIFICATE ISSUED
DATE

**BUILDING PERMIT -
CERTIFICATE OF OCCUPANCY**

BP004908

DATE SEPT 30 20 08

PERMIT NO. 305-08

APPLICANT

P. VERHOOG

ADDRESS

2049 HERD RD. DUNCAN V9L 5W3

PERMIT TO

DEMOLISH
(TYPE OF IMPROVEMENT)

SFO + ACCESS. BLDG
(PROPOSED USE)

NUMBER OF DWELLING UNITS

-1

AT (LOCATION)

2049 HERD ROAD
(NO.) (STREET)

ZONING DISTRICT

A-2

LOT

4

SECT

8/9

RNG

1

PLAN

3759

DISTRICT

COMIAREN

LOT SIZE

2.576

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS:

ACC. BLDG 396 sq ft

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.

BUILDING AREA

Acc. BLDG 396 sq ft

OWNER / AGENT

[Redacted]

ADDRESS

2049

3000
acc. capt
ETS

FOLIO No.					
LEGAL DESCRIPTION					
LOT	BLK	RGE	SEC	PLAN	DIST.
A		1	8	PP144490 I	LOW.

**THE CORPORATION OF THE
DISTRICT
OF
NORTH COWICHAN**

ADDRESS
2049 HERD RD.

MUNICIPAL SERVICES RECORD						
METER SERIAL No.	WATER	SEWER	DRAIN	CULVERT	GAS	HYDRO/TEL
INSTALLATION DATE	9/108					
SIZE OF SERVICE	3/4"					
TYPE OF PIPE	P.V.C.					
CONNECTION LENGTH	4.0					
METER SIZE AND TYPE						
DEPTH AT P.L.	.80					
DEPTH OF MAIN	1.0					
LOCATION AT P.L.	See elev.					
LOCATION AT MAIN						
REVISION / DATE						

COMMENTS: ± 6.0cm West of the Grovel Parkway.

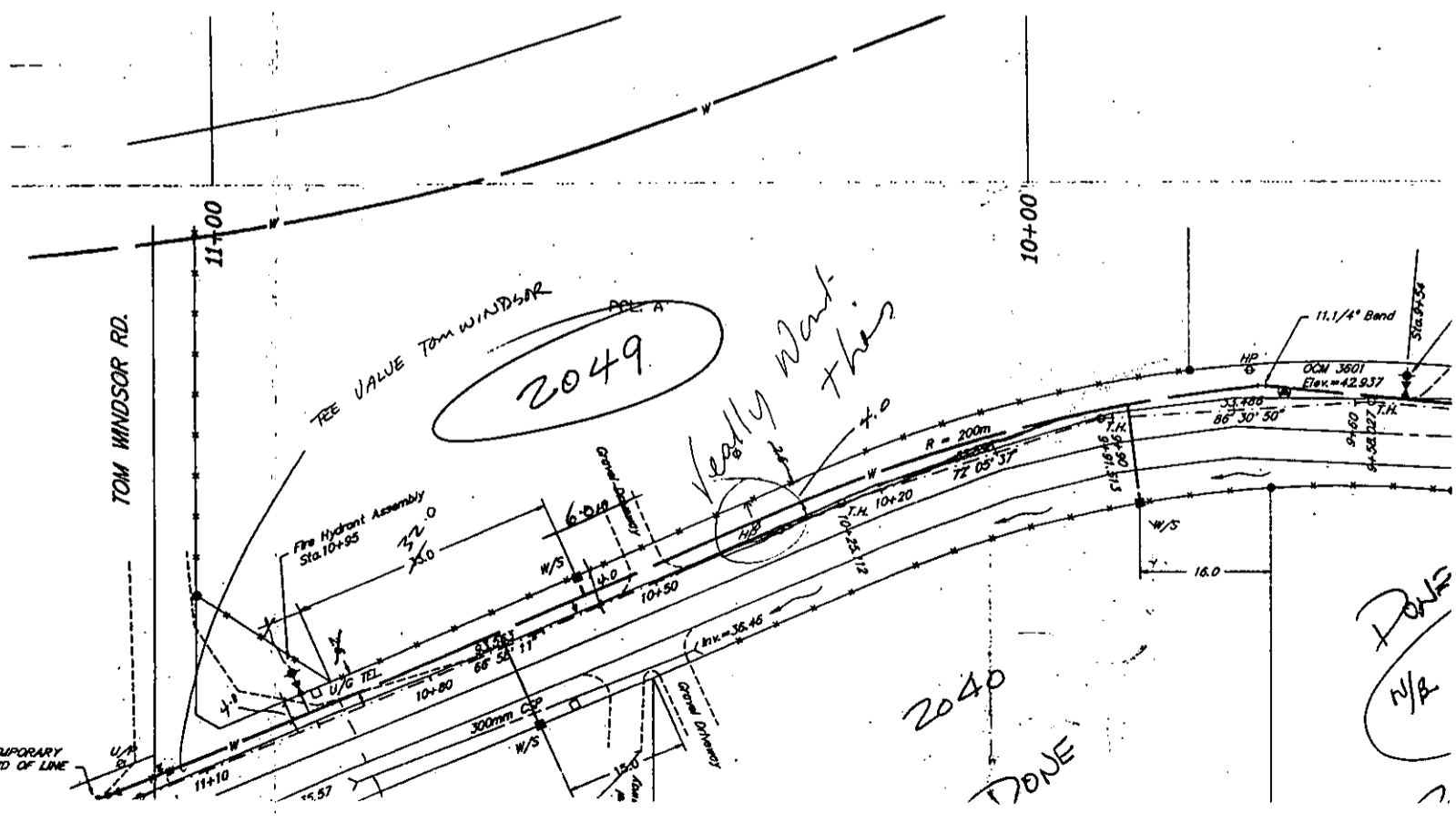
SEE REVERSE FOR SKETCH

COLOR 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.

ds



4264

2049

315-08652.000

Giles Environmental Engineering

1744 Llandaff Place
Victoria, BC V8N 4V1

Telephone (250) 477-2202
FAX (250) 477-2286
Email: gileseng@shaw.ca



April 11, 2005

**Maintenance Schedule
for Sewage Treatment and Disposal System at
Verhoog Residence
2049 Herd Road
North Cowichan, BC
V9L 5W3**

Every 4 Months:

Test Control Panel:	Pumps Timer Breakers Alarms
Septic Tank	Risers/Filter
Pump Chambers:	Pumps/Floats Inlet/Outlet Risers
Tile Field:	Hydrotech Valve Field operation/Condition
Sand Filter:	Hydrotech Valve Filter Operation/Condition Flush Laterals Effluent Quality (BOD, TSS)

Every 12 Months:

Sand Filter:	Recalibrate dosing pump
---------------------	--------------------------------

Every 36 Months:

Septic Tank:	Sludge/Scum Inlet/Outlet Risers/Filter
Tile Field:	Flush Laterals

End

Nancy Verhoog

Giles Environmental Engineering

1744 Llandaff Place
Victoria, BC V8N 4V1

Telephone (250) 477-2202
FAX (250) 477-2286
Email: gileseng@shaw.ca

March 8, 2005

Mr. Gerry Acorn
Vancouver Island Health Authority
Branch Office
4th Floor, 238 Government Street
Duncan, BC V9L 1A5

RECEIVED
05/03/08

Dear Mr. Acorn:

Re: Sewage Disposal Permit for Verhoog Residence at 2049 Herd Road

Attached is the signed Authorization form and sealed record drawing as requested.

Please note for permit correspondence that the Verhoog's mailing address is now:

2049 Herd Road
North Cowichan, BC
V9L 5W3


Yours truly,

GILES ENVIRONMENTAL ENGINEERING

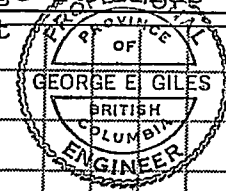
George E. Giles

George E. Giles, P.Eng.

V.I. HEALTH AUTHORITY
E.H.O. DEPARTMENT
MAR 22 2005
DUNCAN, BC


FOLIO NUMBER 315-08056.004	DATE OF APPLICATION (Y/M/D) 2005/01/10	NAME OF OWNER TEUNIS & NANCY VERHOOG	NAME OF CONTRACTOR HENRY VAN HELL
LEGAL DESCRIPTION OF LOT Lot 4, Section 8 & 9, Range 1 Plan 3759, Comiaken District		STREET ADDRESS / GENERAL LOCATION 2049 Herd Rd. North Cowichan, BC	
AS BUILT DIAGRAM : <i>to be completed by the contractor or applicant</i>		INSTALLED AS PER REGULATIONS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SIGNATURE OF OWNER / APPLICANT  George E. Giles P.Eng. A Agent

See Attached Drawing.



Scale
1 Box =

The Ministry of Health does not guarantee the useable life of the sewage disposal system. The life of the system is affected by the use and maintenance it receives. Pump out the septic tank every 2-3 years. For servicing of package treatment plants, consult your local service agent. For service guarantees, consult your local sewage disposal contractor. If the system needs repair or modification, a new permit is required. If the system is not authorized for backfilling and if corrections are required, a re-inspection fee of \$100 must be paid for each time the Public Health Inspector checks to see that the faults have been corrected.

DATE BACKFILL / USE AUTHORIZED May 5/05	SUBJECT TO THE FOLLOWING CONDITIONS Trap 04
SIGNATURE PUBLIC HEALTH INSPECTOR / EHO: 	
FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY	
APPROVED REJECTED NOT APPLICABLE septic tank: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	APPROVED REJECTED NOT APPLICABLE curtain drain: <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
package treatment plant: <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> EST	interceptor drains: <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
other (e.g. lagoon/holding tank) specify: <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	pump: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
field laterals: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	drain rock: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Small amount
distribution box: <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	set back distances: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
siphon: <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	fill: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

65.438



reserve area

Sand Filter Dosing Pump Chamber

Effluent Disposal Pump Chamber

Residence

Intermittent sand filter Pump Chamber

Slope 10-15%

Barn

Old residence

Barn

Herd Road



72.58m of 25mm pipe with 3mm holes every .27m. Pipes .54m apart.

C33 Sand Mound

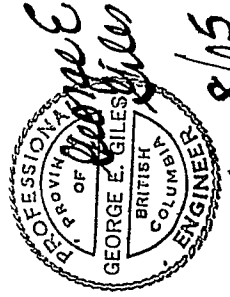
Ditch

94.968

Tom Windsor Road

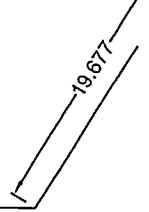
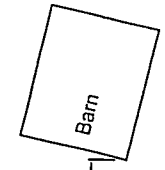
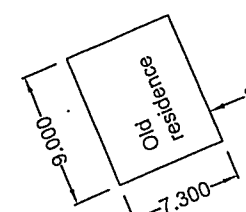
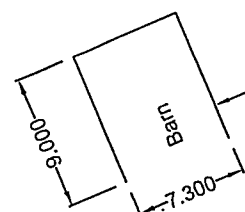
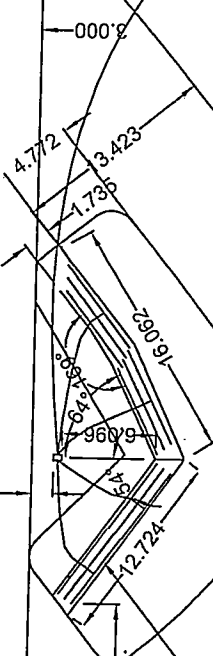
Treatment and Disposal System for VerHoog Residence
2049 Herd Road, North Cowichan, BC

Designed by
George E. Giles, P. Eng.
Giles Environmental Engineering
1744 Llandaff Place, Victoria, BC



Scale 1:500

Mar 8/05



Giles Environmental Engineering

1744 Llandaff Place
Victoria, BC V8N 4V1

Telephone (250) 477-2202
FAX (250) 477-2286
Email: gileseng@shaw.ca

March 8, 2005

Mr. Gerry Acorn
Vancouver Island Health Authority
Branch Office
4th Floor, 238 Government Street
Duncan, BC V9L 1A5

Post-It™ Fax Note		7671E	Date	03/08/08	# of pages	3
To	Gerry Acorn		From	George Giles		
Co./Dept.	VIHA		Co.	Giles Env. Eng.		
Phone #			Phone #	(250) 477-2202		
Fax #	(250) 746-1408		Fax #	(250) 477-2286		

Dear Mr. Acorn:

Re: Sewage Disposal Permit for Verhoog Residence at 2049 Herd Road

Attached is the signed Authorization form and sealed record drawing as requested.

Please note for permit correspondence that the Verhoog's mailing address is now:

2049 Herd Road
North Cowichan, BC
V9L 5W3

Yours truly,

GILES ENVIRONMENTAL ENGINEERING

George E. Giles, P.Eng.

2/13 - Nancy need 57 m
George



AUTHORIZATION TO OPERATE A SEWAGE DISPOSAL SYSTEM

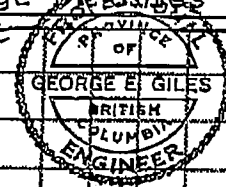
FOLIO NUMBER 315-08056.004	DATE OF APPLICATION (Y/M/D) 2005/01/10	NAME OF OWNER TEUNIS & NANCY VERHOOG	NAME OF CONTRACTOR HENRY VAN HELL
--------------------------------------	--	--	---

LEGAL DESCRIPTION OF LOT Lot 4, Section 8 & 9, Range 1 Plan 3759, Comiaken District	STREET ADDRESS / GENERAL LOCATION 2049 Herd Rd. North Cowichan, BC
---	--

AS BUILT DIAGRAM : <i>to be completed by the contractor or applicant</i>	INSTALLED AS PER REGULATIONS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SIGNATURE OF OWNER / APPLICANT <i>George E. Giles</i> George E. Giles P.Eng. A
--	---	---

See Attached Drawing

Agent



Scale 1 Box

The Ministry of Health does not guarantee the useable life of the sewage disposal system. The life of the system is affected by the use and maintenance it receives. Pump out the septic tank every 2-3 years. For servicing of package treatment plants, consult your local service agent. For service guarantees, consult your local sewage disposal contractor. If the system needs repair or modification, a new permit is required. If the system is not authorized for backfilling and if corrections are required, a re-inspection fee of \$100 must be paid for each time the Public Health Inspector checks to see that the faults have been corrected.

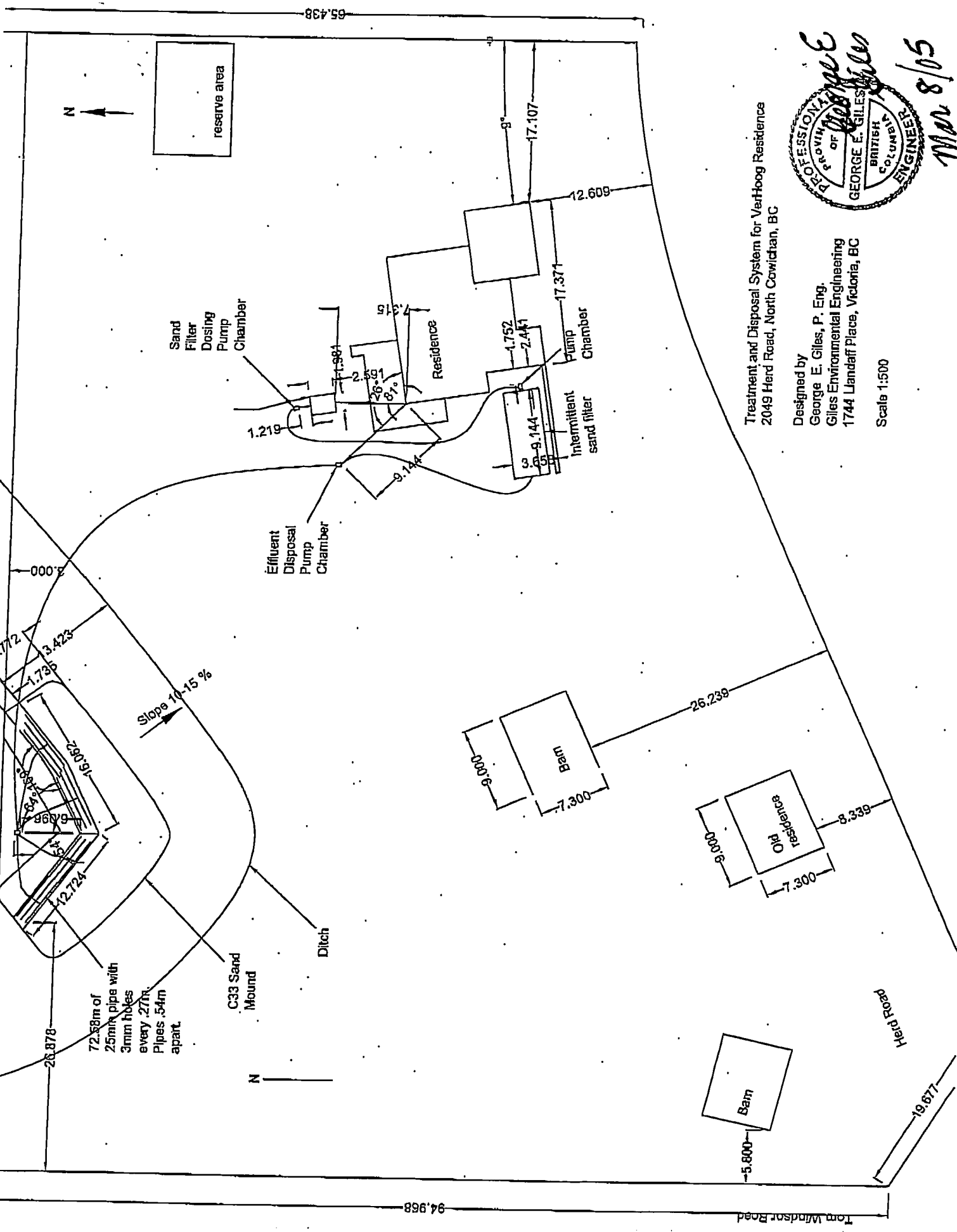
APPROVED FOR USE SUBJECT TO THE FOLLOWING CONDITIONS

AUTHORIZED

SIGNATURE PUBLIC HEALTH INSPECTOR: _____

FOR PUBLIC HEALTH INSPECTOR USE ONLY

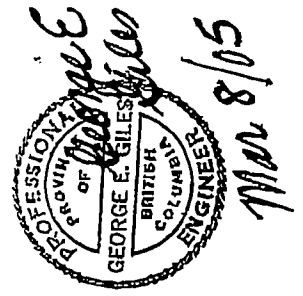
APPROVED FOR USE	APPROVED FOR INSTALLATION	APPROVED FOR BACKFILLING
<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None
<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None
<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None
<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None
<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None
<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None
<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None	<input type="checkbox"/> All <input type="checkbox"/> Partial <input type="checkbox"/> None



Treatment and Disposal System for VerHoog Residence
 2049 Herd Road, North Cowichan, BC

Designed by
 George E. Giles, P. Eng.
 Giles Environmental Engineering
 1744 Landaff Place, Victoria, BC

Scale 1:500



315-08056.004

Giles Environmental Engineering

1744 Llandaff Place
Victoria, BC V8N 4V1

Telephone (250) 477-2202
FAX (250) 477-2286
Email: gileseng@shaw.ca

January 10, 2005

Mr. Gerry Acorn
Vancouver Island Health Authority
Branch Office
4th Floor, 238 Government Street
Duncan, BC V9L 1A5

Dear Mr. Acorn:

Re: Sewage Disposal Permit for Verhoog Residence at 2049 Herd Road

Enclosed is the record drawing and Authorization form for the above septic permit.

Please note for permit correspondence that the Verhoog's mailing address is now:

2049 Herd Road
North Cowichan, BC
V9L 5W3

Yours truly,

GILES ENVIRONMENTAL ENGINEERING

George E Giles

George E. Giles, P.Eng.

cc: Teunis and Nancy Verhoog
Henry Van Hell

V.I. HEALTH AUTHORITY
E.H.O. DEPARTMENT
JAN 12 2005
DUNCAN, BC

8/3 - need dwg stamped.
S+M



**AUTHORIZATION TO OPERATE
A SEWAGE DISPOSAL SYSTEM**

FOLIO NUMBER 315-08056.004	DATE OF APPLICATION (Y/M/D) 2005/01/10	NAME OF OWNER TEUNIS & NANCY VERHOOG	NAME OF CONTRACTOR HENRY VAN HELL
LEGAL DESCRIPTION OF LOT Lot 4^{1/2} Section 8 & 9, Range 1 Plan 3759, Comiaken District		STREET ADDRESS / GENERAL LOCATION 2049 Herd Rd. North Cowichan, BC	

AS BUILT DIAGRAM : *to be completed by the contractor or applicant*

INSTALLED AS PER REGULATIONS
 Yes No

SIGNATURE OF OWNER / APPLICANT
George E. Giles P.Eng. A,
Agent

Scale
1 Box =

See Attached Drawing.

The Ministry of Health does not guarantee the useable life of the sewage disposal system. The life of the system is affected by the use and maintenance it receives. Pump out the septic tank every 2-3 years. For servicing of package treatment plants, consult your local service agent. For service guarantees, consult your local sewage disposal contractor. If the system needs repair or modification, a new permit is required. If the system is not authorized for backfilling and if corrections are required, a re-inspection fee of \$100 must be paid for each time the Public Health Inspector checks to see that the faults have been corrected.

DATE BACKFILL / USE AUTHORIZED

SUBJECT TO THE FOLLOWING CONDITIONS:

SIGNATURE PUBLIC HEALTH INSPECTOR / EHO:

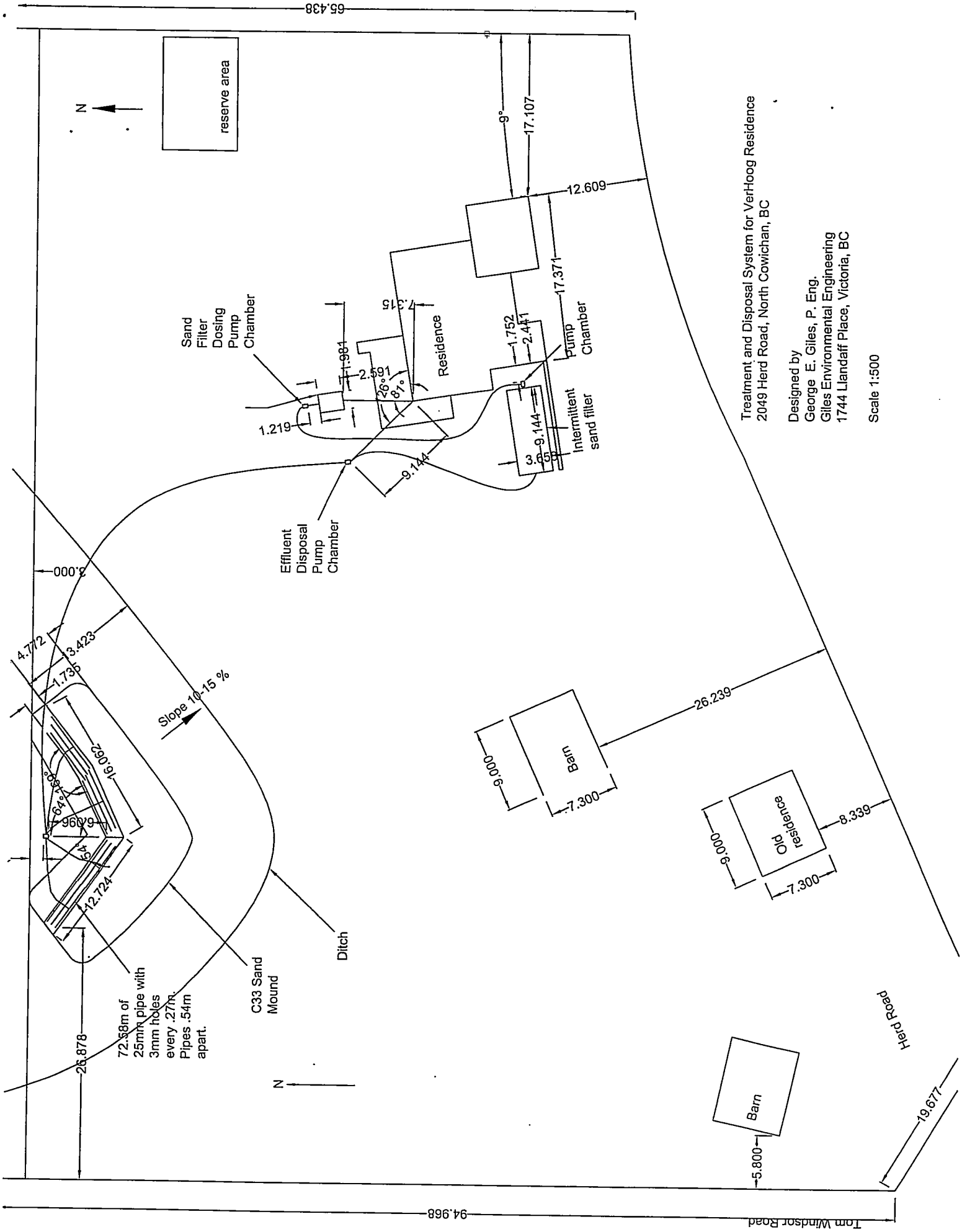
FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

APPROVED REJECTED NOT APPLICABLE

- septic tank
- package treatment plant
- other (e.g.lagoon,holding tank) *specify:* _____
- field laterals
- distribution box
- siphon

APPROVED REJECTED NOT APPLICABLE

- curtain drain
- interceptor drains
- pump
- drain rock
- set back distances
- fill



Treatment and Disposal System for VerHoog Residence
 2049 Herd Road, North Cowichan, BC

Designed by
 George E. Giles, P. Eng.
 Giles Environmental Engineering
 1744 Llandaff Place, Victoria, BC

Scale 1:500

65.438

94.968

Tom Windsor Road

Herd Road
 19.977

Slope 10-15 %

72.58m of
 25mm pipe with
 3mm holes
 every .27m
 Pipes .54m
 apart.

C33 Sand
 Mound

Ditch

Sand
 Filter
 Dosing
 Pump
 Chamber

Effluent
 Disposal
 Pump
 Chamber

Residence

Barn

Old
 residence

Barn

Pump
 Chamber

Intermittent
 sand filter

reserve area

N

N

9°

1.219

1.984

2.591

26°

6°

7.315

9.144

3.6

9.144

5

1.752

2.441

17.371

12.609

17.107

3.000

4.772

3.423

1.736

16.062

6.096

3.6

12.124

26.878

5.800

9.000

7.300

9.000

7.300

9.000

7.300

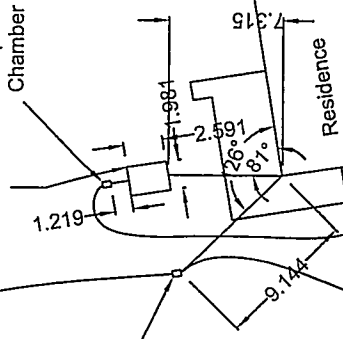
26.239

65.438



reserve area

Sand Filter Dosing Pump Chamber



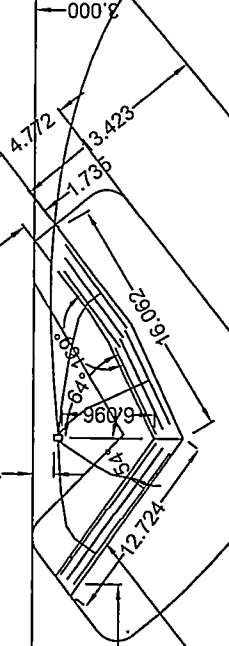
Residence

Pump Chamber

Intermittent sand filter

Effluent Disposal Pump Chamber

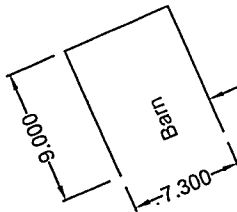
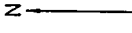
Slope 10-15 %



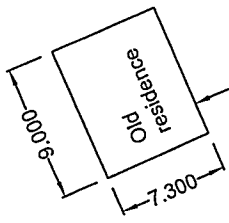
72.58m of 25mm pipe with 3mm holes every .27m. Pipes .54m apart.

C33 Sand Mound

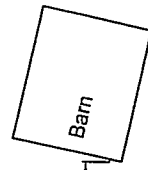
Ditch



Barn



Old residence



Barn

Treatment and Disposal System for VerHoog Residence
2049 Herd Road, North Cowichan, BC

Designed by
George E. Giles, P. Eng.
Giles Environmental Engineering
1744 Llandaff Place, Victoria, BC

Scale 1:500

Tom Windsor Road

94.968

Herd Road

19.677

5.800

8.339

26.239

8.000

28.878

12.724

6.096

16.002

4.772

3.423

1.735

1.219

1.981

2.35

2.6

1.752

2.4

17.371

12.609

17.107

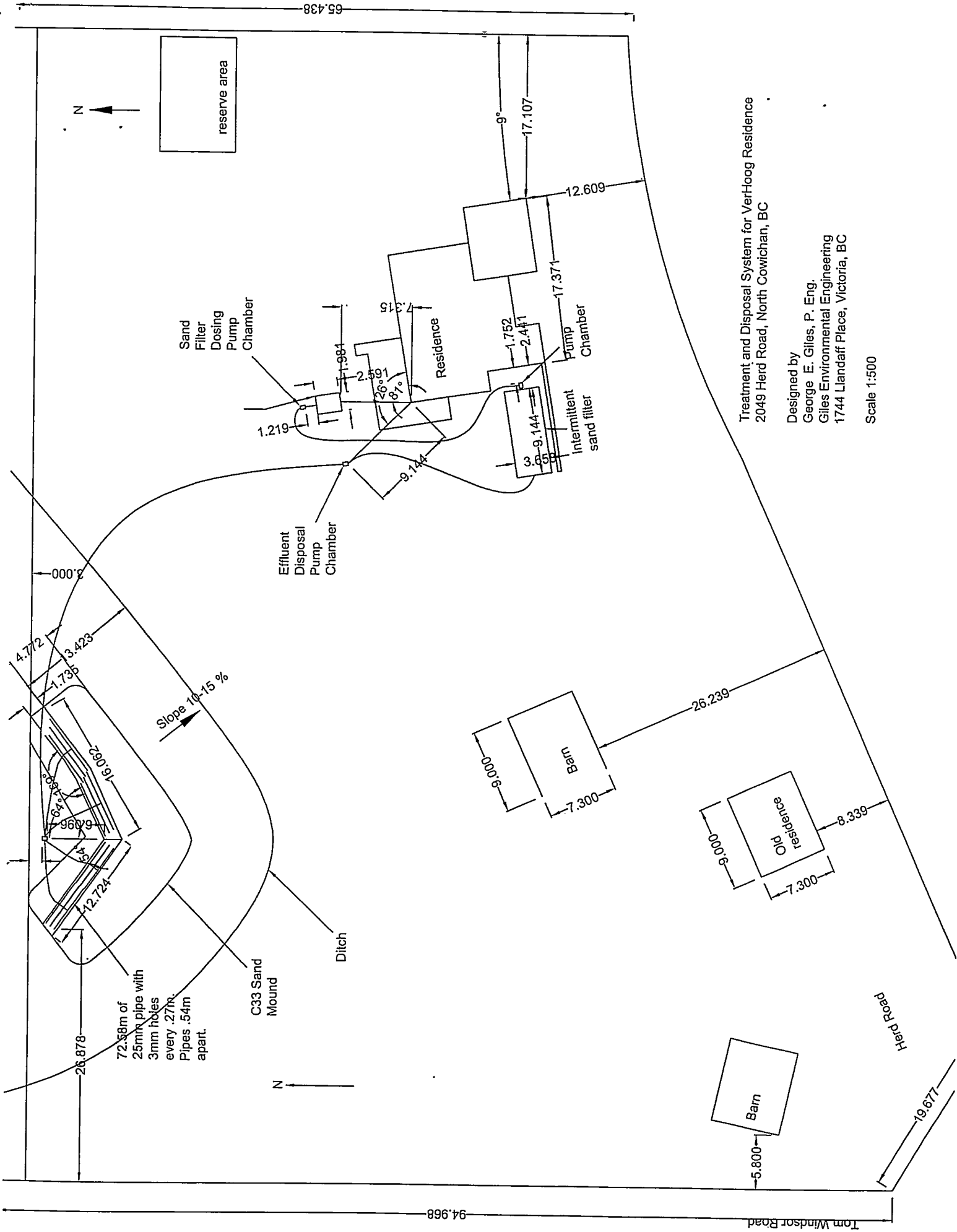
9%

9%

26%

8%

10-15%



reserve area

Sand Filter Dosing Pump Chamber

Effluent Disposal Pump Chamber

Residence

Pump Chamber

Intermittent sand filter

Barn

Old residence

Barn

Herd Road

Treatment and Disposal System for VerHoog Residence
2049 Herd Road, North Cowichan, BC

Designed by
George E. Giles, P. Eng.
Giles Environmental Engineering
1744 Llandaff Place, Victoria, BC

Scale 1:500



94.968

Tom Windsor Road

19.677

26.878

72.58m of 25mm pipe with 3mm holes every .27m. Pipes .54m apart.

C33 Sand Mound

Ditch

Slope 10-15%

3.000

4.772

1.735

3.423

16.052

6.999

12.724

1.219

1.984

2.591

7.315

9.144

3.658

9.144

1.752

2.441

17.371

12.609

17.107

9°

26.239

9.000

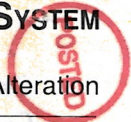
7.300

9.000

7.300

8.339

5.800



OWNER INFORMATION

FOLIO NUMBER 315 584
08652.000 DATE OF APPLICATION (YYYY / MM / DD) 2003/06/02

New Construction Repair Alteration

Correspondence to be sent to owner

NAME OF OWNER Teunis and Nancy Verhoog TELEPHONE NUMBER 250 746-1656

Number and Street 6450 Diana Drive City Duncan Postal Code V9L 5V1

APPLICANT INFORMATION

NAME OF APPLICANT Giles Environmental Engineering TELEPHONE NUMBER 250 477-2202

Number and Street 1744 Llandaff Place City Victoria Postal Code V8N 4V1

Correspondence to be sent to applicant

LOT INFORMATION

LEGAL DESCRIPTION OF WHERE DISPOSAL SYSTEM IS TO BE CONSTRUCTED
PCL A(DD1444901) of LT 4 SEC 8 & 9 RGE 1 COMIA KEN PL3759 exc PT in PL 16064 PID 6139507

STREET ADDRESS / GENERAL LOCATION
2049 Herd Road, North Cowichan, B. C.

PREMISE INFORMATION

SEWAGE DISPOSAL SYSTEM WILL SERVE:
 presently 2 bdrm house
 SINGLE FAMILY DWELLING DUPLEX
 in future as described herein
 OTHER (specify): _____

NUMBER OF BEDROOMS: 4 FINISHED BASEMENT Yes No

DO YOU INTEND TO ADD A BASEMENT SUITE OR MORE BEDROOMS IN THE FUTURE?
 Yes No

TOTAL LIVING AREA: _____ LOT SIZE: 2.6 acres

ESTIMATED DAILY SEWAGE FLOW: 1802ft² up 1802Ft² down

SYSTEM INFORMATION

TYPE OF SEWAGE DISPOSAL SYSTEM:
 CONVENTIONAL gravel infiltration bed in C33 sand
 ALTERNATE (E.G. PRIVY LAGOON, RAISED MOUNDS, SEEPAGE BED)
 DEEP TRENCH OTHER (specify): _____

SEPTIC TANK MANUFACTURER Dan's Precast LIQUID VOLUME OF TANK 5460 L

MATERIAL OF SEPTIC TANK precast concrete

TOTAL LENGTH OF DRAINAGE PIPE 68.5 m TYPE OF DRAINAGE PIPE: PVC OTHER (specify) pipes in mound system PVC forcemain HDPE INSIDE DIAMETER OF PIPE 25 mm

IF PACKAGE TREATMENT PLANT IS PROPOSED GIVE:
MAKE Giles Environmental Eng. TREATMENT CAPACITY 1704 L/d SEWAGE PUMP: YES NO FIELD DOSE VOLUME PUMPED PER CYCLE: 71 L

MODEL Intermittent Sand Filter approved Innovative Policy

ALTERNATE INFORMATION

PRESSURE DISTRIBUTION PROPOSED YES NO LAGOON SIZE _____

DEPTH OF CLAY SOIL 1.5 ft to morainal silts GARBURATOR YES NO

SITE INFORMATION

SOIL DESCRIPTION
DEPTH OF SOIL: over 1.2 m (4 ft.) under 1.2 m (4 ft.) If under 1.2m (4 ft.), due to rock or clay at 1.5 ft. from surface.
DEPTH TO WATER TABLE: over 1.2 m (4 ft.) under 1.2 m (4 ft.) If under 1.2m (4 ft.) the depth is morainal silts

PERC TESTS
SLOWEST RATE FROM test hole #1 4.0 min./2.5 cm (1 inch) test hole #2 1.6 min./2.5 cm (1 inch) #3 9.7m/i
AVERAGE OF SLOWEST RATE FROM EACH TEST HOLE 5.1 min./2.5 cm (1 inch) #4 5.2m/i

WATER INFORMATION
SOURCES OF DOMESTIC WATER: municipal

DISTANCES OF PROPOSED DISPOSAL FIELD FROM more than 30.5m source of domestic water 15.24m breakout point
more than 30.5 m own well more than 30.5 m neighbouring wells n/a stream or lake more than 30.5 m water lines

RESTRICTIVE COVENANTS

ARE THERE ANY RESTRICTIVE COVENANTS / EASEMENTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWAGE DISPOSAL SYSTEM? Yes No
If Yes, explain _____

APPLICANT SIGNATURE

The information on this application is accurate and true to the best of my knowledge:
 Owner or Agent

Signature George E Giles Date (yyyy/mm/dd) 2003/06/02

PAID: \$100.00 # 65772
DATE: June 5/03 150.00
INITIALS: DS

PERMIT TO CONSTRUCT, INSTALL, ALTER OR REPAIR

FOLIO / LOT NUMBER

Pursuant to this application and the Sewage Disposal Regulations, permission is hereby granted to construct, install, alter, or repair the sewage disposal system on this property. This permit may be cancelled if variations are made to these plans and specifications.

Conditions of Permit: 1) ^{*} A Service & Monitoring Agreement must be in place before final inspection 2) George E. Giles drawings (incl) form an integral part of this permit 3) Eng. supervision during construction is req'd. 4) There is to be no soil or tree removal below the field area 5) fill low areas with suitable fill material to prevent breakout 6) Can. Designs & Technologies New to B.C. must be adhered to. 7) Eng. stamped As Built req'd at Time of final Insp.

DATE PERMIT VALID

SIGNATURE OF PUBLIC HEALTH INSPECTOR / EHO

June 18/03

Gerald Acorn

FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

SITE EVALUATION

SITE INFORMATION

- file check
- application complete and consistent
- soil requirements met
- setback distances

- soil type _____
- soil depth _____
- water table _____
- slope _____

COMMENTS swale / ditch may have to be culverted. 18-36"
If the reserve area must be protected by a rest. cov. or installed before final Insp.

PLOT PLAN DRAWN TO SCALE (to be completed by the Applicant/Contractor)

PLOT PLAN CHECKLIST The following items should appear on the plot plan of the proposed system. Indicate which items have been included by checking the appropriate box.

- | | | | | |
|---|--|--|---|--|
| <input type="checkbox"/> house (or house site) | <input type="checkbox"/> water lines | <input type="checkbox"/> roadways | Distance from septic tank: | Distance from disposal field (or lagoon/mound) |
| <input type="checkbox"/> other buildings | <input type="checkbox"/> percolation test holes (2) | <input type="checkbox"/> patio / deck | <input type="checkbox"/> to house | <input type="checkbox"/> to house |
| <input type="checkbox"/> septic tank | <input type="checkbox"/> observation test holes (2) | <input type="checkbox"/> paved areas | <input type="checkbox"/> to domestic water source | <input type="checkbox"/> to perimeter of lot |
| <input type="checkbox"/> pkg. treatment plant | <input type="checkbox"/> surface water (creeks, streams, lakes) | <input type="checkbox"/> parking areas | <input type="checkbox"/> to domestic water pipeline | <input type="checkbox"/> to own well |
| <input type="checkbox"/> disposal field | <input type="checkbox"/> retaining wall | <input type="checkbox"/> dimensions of lot | <input type="checkbox"/> to perimeter of lot | <input type="checkbox"/> to neighbouring wells |
| <input type="checkbox"/> drinking water sources | <input type="checkbox"/> "North" arrow | <input type="checkbox"/> property lines | | <input type="checkbox"/> to surface water (springs, streams, creeks, etc.) |
| <input type="checkbox"/> yours <input type="checkbox"/> adjacent neighbours | <input type="checkbox"/> direction of and percentage of ground slope | <input type="checkbox"/> swimming pool | | <input type="checkbox"/> to interceptor drains |

Scale
1 box =

Giles Environmental Engineering

1744 Llandaff Place
Victoria, BC V8N 4V1

Telephone (250) 477-2202
FAX (250) 477-2286
Email: gileseng@shaw.ca

June 3, 2003

Mr. Gerry Acorn
Vancouver Island Health Authority
Branch Office
4th Floor, 238 Government Street
Duncan, BC V9L 1A5

Dear Mr. Acorn:

Re: Application for Sewage Disposal Permit for Alteration of System for Verhoog Residence at
2049 Herd Road

Enclosed is an agent authorization, application form, plot plan, percolation test results, Soil Depths Interpretation, Observation Hole Results, an expanded plot plan (for convenience), a plan for the intermittent sand filter, a cross-section of the raised mound system, and a cheque for \$100.00.

The south portion of the property was apparently a dump site and has been covered with a heterogeneous mixture of clays, silts and loams, probably from off-site. According to the soils mapping, the soils on the rest of the site are silty or sandy loam overlying gravelly sandy moraine (mixture of glacial origin) with some cementation at depth. The heterogeneous nature of the subsoil is a challenge for classification and determination of permeability for effluent disposal. We have conservatively determined that there is 0.45 m (18 inches) or more of favorable material at the proposed disposal area, based on percolation tests at depth (average 5.1 min/in). Test pits on the east side of the property (RH1-RH3) have indicated there is favorable soil for a reserve area. Test pits and percolation test holes have been backfilled for safety and liability.

The system is comprised of a septic tank with effluent filter, intermittent sand filter (approved under Innovative Policy), and a raised mound system constructed using C33 sand.

The raised mound design is engineered by George Giles, P.Eng. based on established principles and loading rates in guidelines, including those from Washington State, and with the design of the intermittent sand filter. The raised mound will be in the ground at the east end of the mound and 0.45m above ground level at the west end, providing a minimum of 0.61 m (24 inches) of C33 and/or permeable soil beneath the gravel distribution bed in the mound. A downslope apron of C33 sand is provided for infiltration of effluent into the ground downslope from the raised mound.

Please consider this application at your earliest convenience, as the Verhoogs wish to undertake construction as soon as practicable this summer.

If you have any questions or concerns, we would be pleased to discuss them with you.

Yours truly,

GILES ENVIRONMENTAL ENGINEERING

George E. Giles

George E. Giles, P.Eng.

cc: Teunis and Nancy Verhoog



Giles Environmental Engineering

1744 Landaff Place
Victoria, BC V8N 4V1

Telephone (250) 477-2202
FAX (250) 477-2286
email: gileseng@shaw.ca

FACSIMILE COVER LETTER

Date: May 8, 2003
To: Gerry Arom
Fax: (250) 746-1408
From: George E. Giles

URGENT

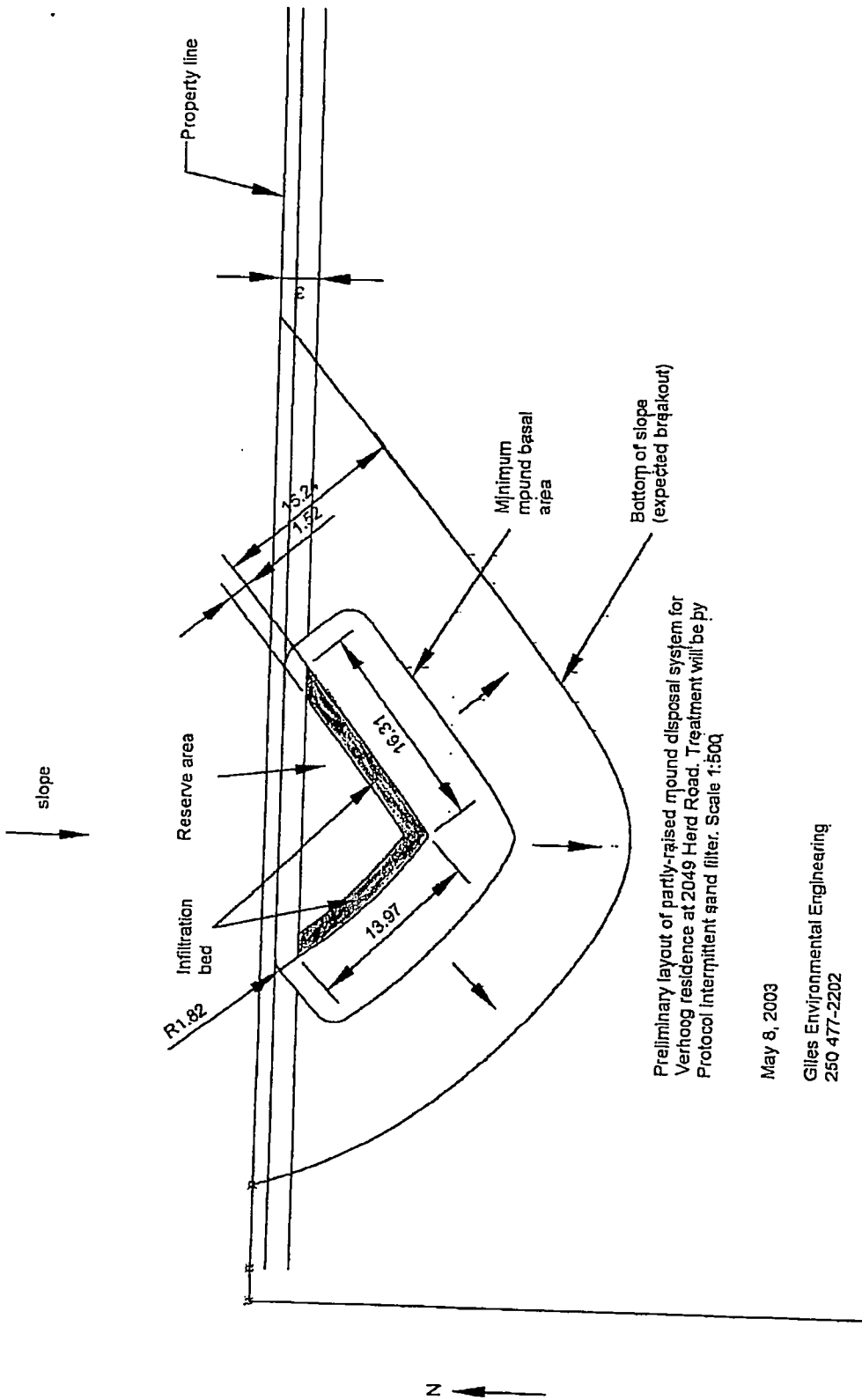
TOTAL NUMBER OF PAGES INCLUDING THIS COVER: 2.

Re: Verhoog Residence

Attached is a sketch of a proposed partly-raised mound system for repair/expansion of the Verhoog's system. We would add enough C33 sand to obtain 24" of sand and native soil. I don't think we would need much fill on the upslope corners and ground slopes down from the property line, so can put the infiltration bed 3m from the property line without any problem.

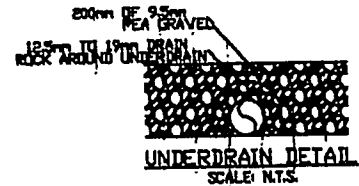
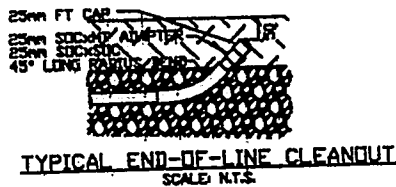
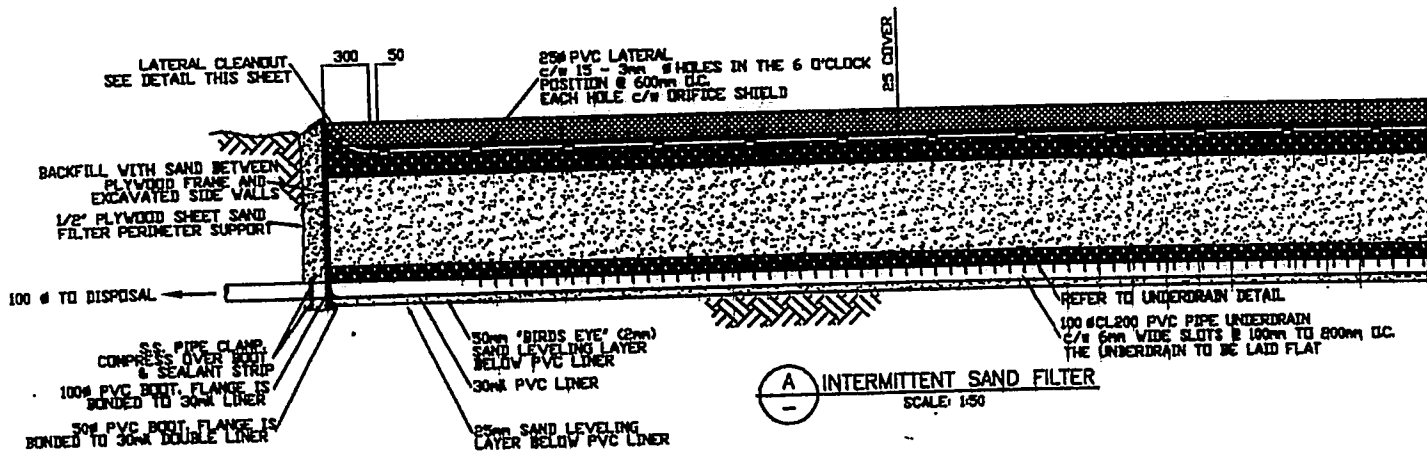
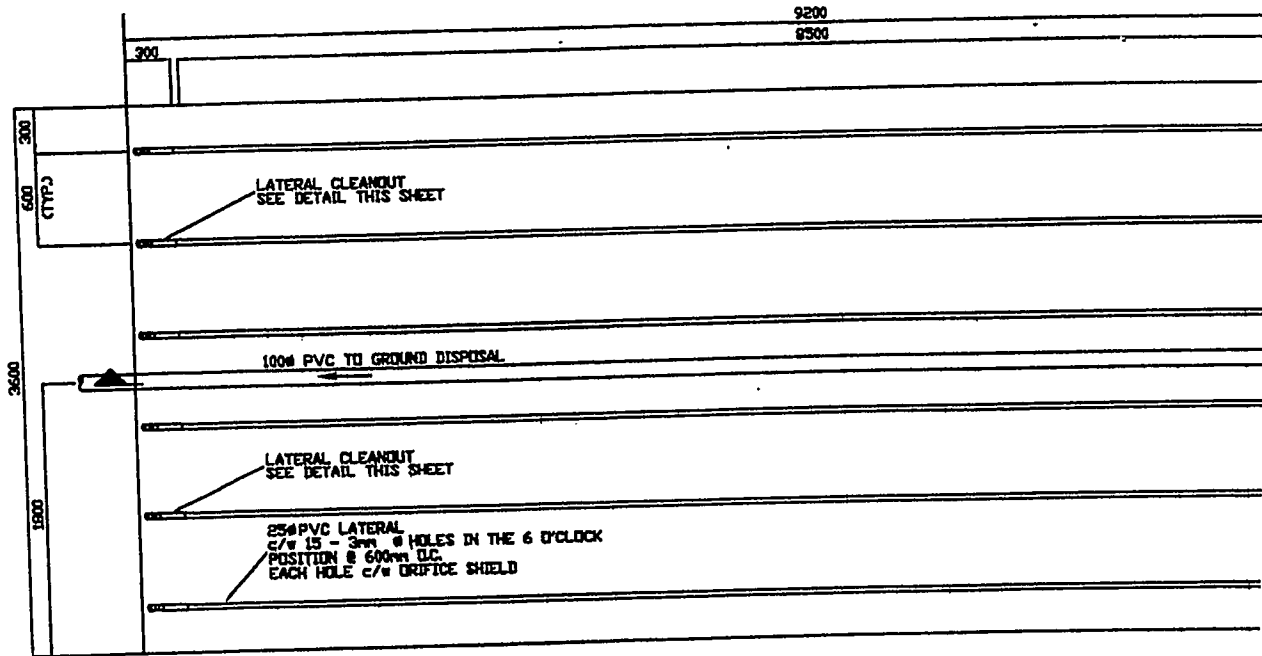
I will call to discuss on Friday am.

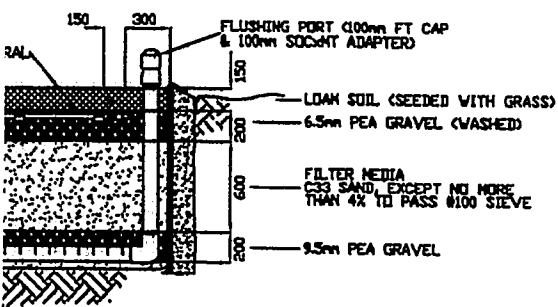
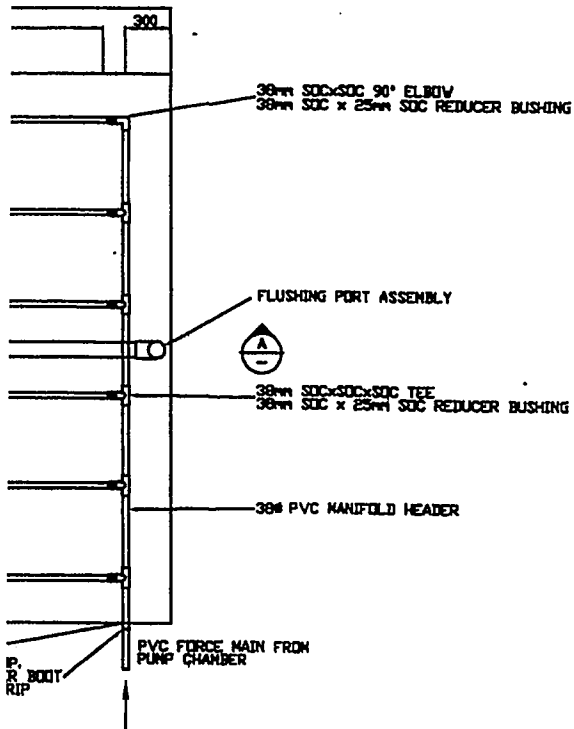
George Giles



Preliminary layout of partly-raised mound disposal system for Verborg residence at 2049 Herd Road. Treatment will be by Protocol intermittent sand filter. Scale 1:500

May 8, 2003
 Giles Environmental Engineering
 250 477-2202





NOTES:

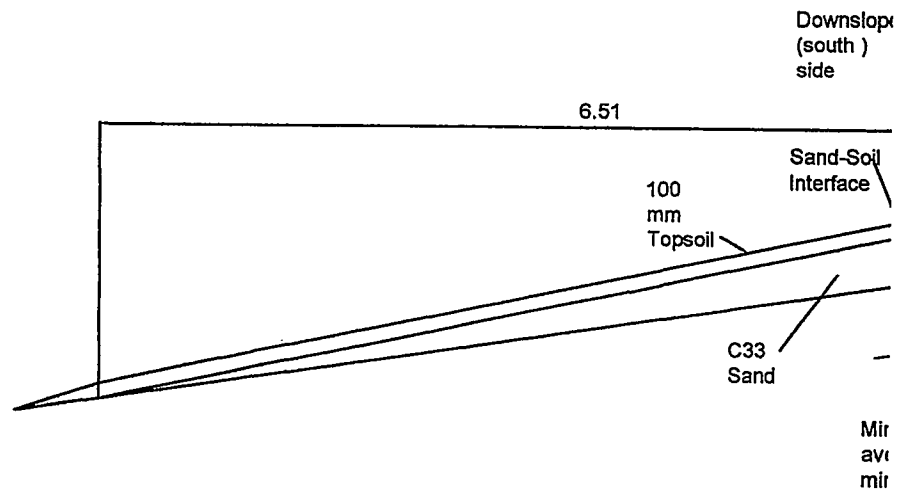
1. Design shown is for Estimated Daily Sewage Flow = 1704L/d (4 bedroom).
2. Sand filter loading rate is 52 L/m²/d.
3. Sand Filter to be preceded by septic tank with effluent filter.
4. Effluent pump to operate on floats and timer.
5. Last orifice in each lateral to be in the 12 o'clock position to allow for pressure testing of the system.
6. Length to Width ratio can be varied to fit site conditions.
7. Design is approved under "PHP-95-001, Policy - Innovative Designs and Technologies New to British Columbia with Respect to Onsite Sewage Disposal".
8. Copyright reserved. These plans and designs are and at all times remain the property of Giles Environmental Engineering to be used for the project shown and may not be reproduced without written consent.
9. Giles Environmental engineering prepared this drawing for the listed client only and accepts no responsibility for third party use.



June 2, 2003

Intermittent Sand Filter
 for Verhoog Residence
 2049 Herd Road, North Cowichan, BC
 Giles Environmental Engineering
 1744 Llandaff Place, Victoria, BC
 V8N 4V1

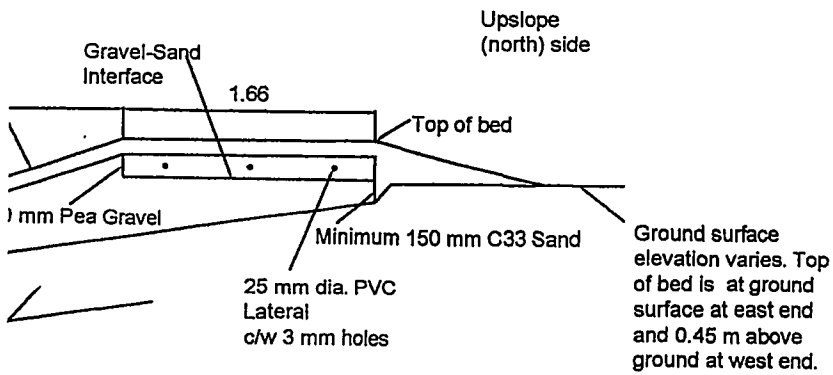
MAY 27, 2003



Cross Section
Scale: 1:50

Treatment and
2049 Herd Road

Designed by:
George E. Giles
Giles Environmental
1744 Lundaff
Victoria, BC

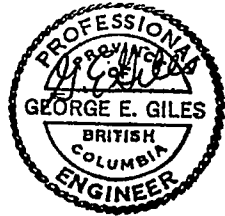


45 m of soil with
 colation rate of 5.1

d Mound Using C33 Sand

.l System for VerHoog Residence
 Cowichan, BC

l.
 gineering



June 2, 2003

The Environmental Appeal Board is established under section 11 of the Environment Management Act. Appeals are heard by a panel of the Board. This ensures that sewage permit application process is administered openly and fairly. It also provides the public the right to an independent appeal process.

If a person is aggrieved by the issue or the refusal of a permit for a sewage disposal system, they may appeal that ruling to the Environmental Appeal Board. On hearing an appeal, the Environmental Appeal Board may confirm, vary or rescind the ruling under appeal.

A person who is issued a permit must post a public notice, provided by the Ministry of Health, which must contain a site map, the conditions of the permit or authorization, a description of how an appeal of the decision to issue the permit or authorization is commenced, and a reference to the time period for commencing that appeal. The public notice must be posted in a conspicuous place(s) on the property not more than 3 days after the date it was issued and must remain posted for 30 days from the date it was issued.

In addition to posting a public notice if the estimated sewage flow is more than 4,546 litres (1000 I.G.) per day, a notice must be published in the newspaper in the area.

I understand that my neighbours or any other aggrieved parties have 30 days, from the date of issuance, to appeal the permit and that the permit may be overturned by the Environmental Appeal Board. I am prepared to accept full responsibility for any construction that I may do during this time should the Environmental Appeal Board uphold the appeal and revoke my permit.

and

I, as registered owner of the property, hereby authorize, Giles Environmental Eng. as my agent for the purpose of applying for a permit to construct and for the purpose of constructing my proposed sewage disposal system.

Legal description of property:

LOT 4 PLAN Plan 3759 Rem. Parcel A(00144490) SECTION 8 and 9
DISTRICT Comiaken STREET 2049 Herd Rd.

Jancy Verhoog
Signature of Registered Owner

Percolation Test Results

Project: Ver Hoog
 Site: Herd Road
 Date: 20-May-03
 Weather: rain
 Excavation: Bobcat Mini-Excavator
 Logged by: G.E. Giles, P.Eng and J.L. Sabell, BSc

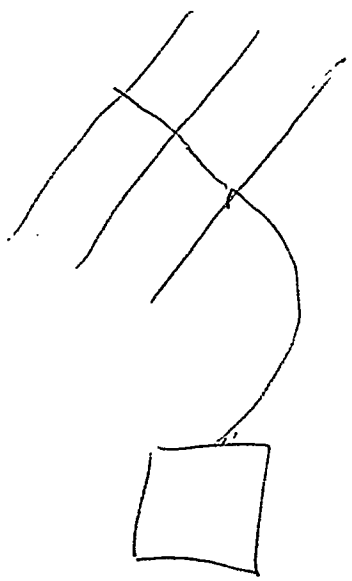
Percolation Hole	Percolation Rate (min/in)	Depth (in)	Soil Texture	Remarks
P1	3.97	18.75	loam to silt loam	large root and rock near bottom of hole
P2	1.60	19.25	sandy loam into morrainal deposit	organic, reddish brown and light brown gray layers present
P3	9.73	22.50	sandy loam into morrainal deposit	rocks throughout
P4	5.16	21.50	sandy loam to loam	rocks and fine roots throughout
Average:				5.1 min/in

↑ ↓ H₂O

1200 SF + PC
 2 Filter

To 30x12 ISF
 To P.C.

To
 need 5 + m
 4 as built.



Depths Interpretations

Project: Ver Hoog
Site: Herd Road
Date: 20-May-03
Weather: rain
Excavation: Bobcat Mini-Excavator
Logged by: G.E. Giles, P.Eng and J.L. Sabell, BSc

	H1	H2	H3	H4	H5	RH1	RH2	RH3
Depth of Suitable Soil (in)	~44	22	19	18	18	42	~45	15
Depth to Clay, Hardpan (in)	>44	20	12	15	>47	~42	>48	>40
Depth to Solid Rock (in)	>44	>35	>53	>47	>47	>42	>48	>40
Depth to Water Table (in)	>44	>35	>53	>47	>47	>42	>48	>40

Note: Depths based on interpretation of test holes and percolation test field data.

Observation Hole Results

Project: Ver Hoog
 Site: Herd Road
 Date: 20-May-03
 Weather: rain
 Excavation: Bobcat Mini-Excavator
 Logged by: G.E. Giles, P.Eng and J.L. Sabel, BSc

Observation Hole	Layer	Thickness (Inches)	Texture	Structure	Roots	Stoniness	Colour	Moisture	Slope (%)	Vegetation	Notes
H1	1	7	sandy loam to loam	weak to moderate	fine to large	very - small	reddish brown	slightly damp	5 to 10	conifers and shrubs	old hole, no standing water
	2	37	loamy sand	weak to moderate	fine to large	very - small to large	light brown	slightly damp	5 to 10	conifers and shrubs	
H2	1	15	loamy sand, sandy loam	weak	many-fine to large	very - small	reddish brown with no mottling	dry	10 to 15	conifers and shrubs	old hole, no standing water
	2	20	dense morainel material	strong to cemented	few - fine	very - small to large	light brown with no mottling	slightly damp	~15	conifers and shrubs	new hole, possibly cemented in parts of layer 2
H3	1	11	sandy loam	weak to moderate	fine to medium	moderate	reddish brown fading to light brown	dry to damp	~10	conifers and shrubs	old hole, no standing water; some compacted chunks present
	2	42	dense morainel material	moderate to strong	fine to medium	very	light brown to gray	slightly damp	~10	conifers and shrubs	new hole; charcoal present at 10 - 25" and some shale patches
H4	1	47	loamy sand; sandy loam	weak	fine to large	very - small to large	light brown to reddish	dry	10 to 15	conifers	new hole
	2	15	loam	weak to moderate	fine to medium	few	reddish brown	dry	~10	conifers and shrubs	new hole
RH1	1	32	loam to silt loam	weak to moderate	fine to medium	very - small to large	light brown	dry	10 to 15	conifers	new hole
	2	13	silty clay loam	moderate	fine to medium	small rocks present	reddish brown	dry	10 to 15	conifers	new hole
RH2	1	28	silt loam	moderate	fine to medium	few but large	light brown	slightly damp	10 to 15	conifers	new hole
	2	18	silty clay loam	moderate	fine to large	moderate	reddish brown	slightly damp	10 to 15	conifers	new hole
RH3	1	29	sand to loamy sand	moderate to strong	fine to large	very	light to medium brown	slightly damp	~10	conifers	new hole
	2	25	silty clay loam	moderate	fine to large	little to moderate	medium to reddish brown	slightly damp	~10	conifers	new hole
	2	25	silty clay loam	moderate	not in lower 10"	very little	medium brown	slightly damp	~10	conifers	new hole

Note: Soils at this site are of morainel origin and are heterogeneous mixtures of particle sizes and stoniness and are highly variable in location and depth.



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

The information and documentation included
in this package was gathered from assumed
reliable sources, but should not be relied
upon without further independent
investigation and verification by the Buyer.

Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca