

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

5500 Hanks Rd, Duncan

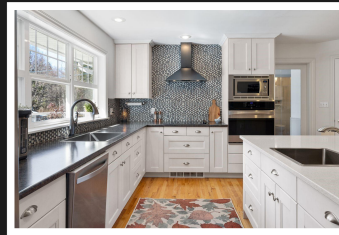
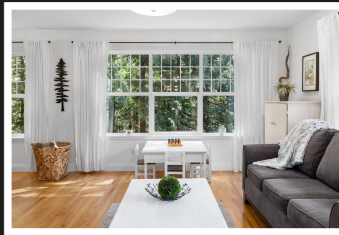


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

PRIVATE CUSTOM HOME!



5500 Hanks Rd

Gorgeous and private acreage in Sahtlam with sunny southern exposure, flat usable land, and a large covered deck! This custom built home on 3.73 acres has so many amazing features. The dormers and welcoming covered front porch lend a farmhouse feel, but upon entering you find modern touches everywhere - from the updated kitchen with stainless appliances, tiled backsplash, and large quartz island, to the spa-like baths. Lovely large living room with fireplace is light and bright with an abundance of windows, modern light fixtures, and gorgeous oak floors, dining room, large office, 2pc bath, and spacious laundry/mudroom complete the main floor. Upstairs are 4 generous bedrooms including the primary suite with 5pc ensuite, and an additional bedroom with 4pc ensuite over the double garage with its own sunny deck and stairs. On the lower floor is a fantastic indoor workshop for the handyman as well as a large family room with cozy woodstove, a flex space and a few storage rooms.



Priced at
\$1,395,000

Area	West Duncan	Age	1994
Bedrooms	5	Taxes	0
Bathrooms	4	Tax Year	2023
Lot Size	162478.8	MLS#	929945
Floor Space	4442	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)

5500 Hanks Rd Duncan BC V9L 6J3

MLS® No: **929945** **\$1,395,000** **Active**



MLS® No: 929945	List Price: \$1,395,000
Status: Active	Orig Price: \$1,395,000
Area: Duncan	Sub Area: Du West
	Duncan
DOM: 0	Sold Price:
Sub Type: Single Family	Detached
Send Date:	Title: Freehold

Gorgeous and private acreage in Sahtlam with sunny southern exposure, flat usable land, and a large covered deck! This custom built home on 3.73 acres has so many amazing features. The dormers and welcoming covered front porch lend a farmhouse feel, but upon entering you find modern touches everywhere - from the updated kitchen with stainless appliances, tiled backsplash, and large quartz island, to the spa-like baths. Lovely large living room with fireplace is light and bright with an abundance of windows, modern light fixtures, and gorgeous oak floors, dining room, large office, 2pc bath, and spacious laundry/mudroom complete the main floor. Upstairs are 4 generous bedrooms including the primary suite with 5pc ensuite, and an additional bedroom with 4pc ensuite over the double garage with its own sunny deck and stairs. On the lower floor is a fantastic indoor workshop for the handyman as well as a large family room with cozy woodstove, a flex space and a few storage rooms.

Room	Level	Dims/Pieces
Bonus Room	Lower	18'4x15'9
Rec Room	Lower	21'8x14'0
Storage (Unfin)	Lower	14'8x5'7
Storage (Unfin)	Lower	15'0x7'4
Storage	Lower	7'8x6'7
Workshop (Unfin)	Lower	13'0x15'9
Workshop	Lower	17'4x14'0
Bathroom	Main	2-Piece
Den	Main	13'10x136'10
Dining Room	Main	9'5x12'0
Entrance	Main	8'2x7'4
Family Room	Main	12'0x15'8
Kitchen	Main	16'2x16'7
Laundry	Main	11'8x10'2
Living Room	Main	15'8x21'3
Pantry (Finished)	Main	7'8x3'10
Bathroom	Second	5-Piece
Bedroom	Second	15'3x15'5
Bedroom	Second	11'8x14'4
Bedroom	Second	11'6x9'8
Bedroom	Second	14'0x13'2
Bedroom - Primary	Second	14'8x15'3
Bonus Room	Second	14'0x13'8
Ensuite	Second	4-Piece
Ensuite	Second	5-Piece
Walk-in Closet	Second	4'0x6'4
Other	Second	9'7x11'8

Interior

Beds: 5	Baths: 4	Kitchens: 1	Fireplaces: 3	Storeys:
FinSqFt Total: 4,442	UnFin SqFt: 845	SqFt Total: 5,287	Basement: Yes	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 2	Beds or Dens: 6	Laundry: In House
Layout: Main Level Entry with Lower/Upper Lvl(s)				
Heating: Baseboard, Electric, Wood				
Intr Ftrs: Workshop				
Appl Incl: Dishwasher, Dryer, Microwave, Oven Built-In, Refrigerator, Washer				
Cooling: None				

Exterior/Building

Built (Est): 1994	Front Faces: Northeast	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls		Foundation: Poured Concrete	Roof: Fibreglass Shingle
Lgl NC Use:	Access: Road: Paved		Bldg Style:
Exterior Ftrs: Balcony/Deck, Garden			

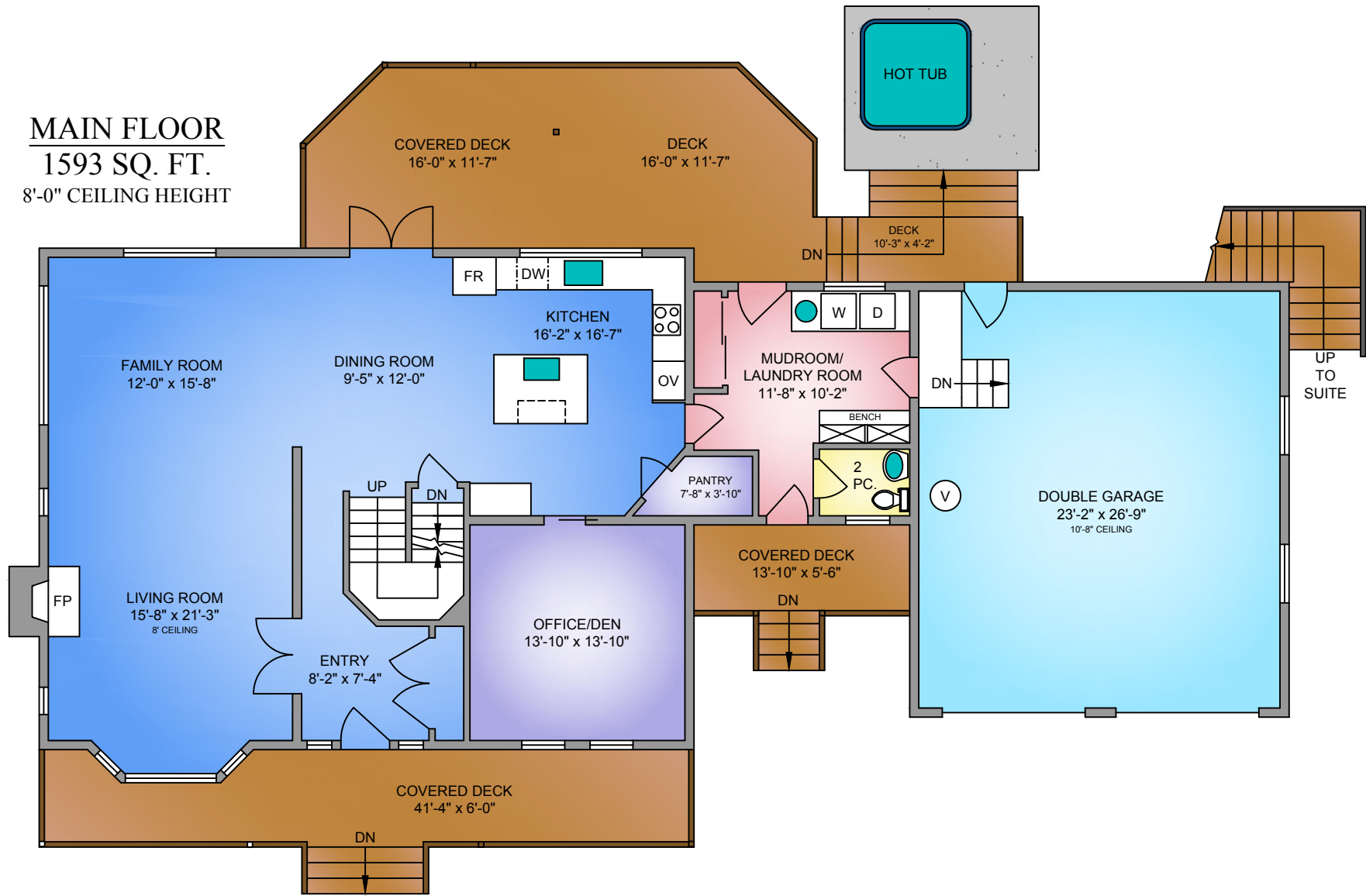
Lot

Lot SqFt: 162,479	Lot Acres: 3.73	Dimensions:	Shape:
Park Type: Additional,	Park Spcs: 5	View: Mountain(s)	Waterfront:
Carport Double, Driveway,			Water: Well: Drilled
RV Access/Parking			
Carport Spcs: 2	Garage Spcs: 0		
Sewer: Septic System	Restrictions:	Services:	
Lot Ftrs: Acreage, Irregular	Lot, Private, Quiet Area, Recreation Nearby, Rural Setting, In Wooded Area		

Legal/Public Records

Assessed: \$1,335,000	Assess Yr: 2023	Taxes: \$0	Tax Year: 2023
PID: 031-805-086	Roll No: 76503606039	Zoning: RF-50/50	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot B, Section 8, Range 7, Sahtlam District, Plan EPP99517			

MAIN FLOOR
1593 SQ. FT.
 8'-0" CEILING HEIGHT

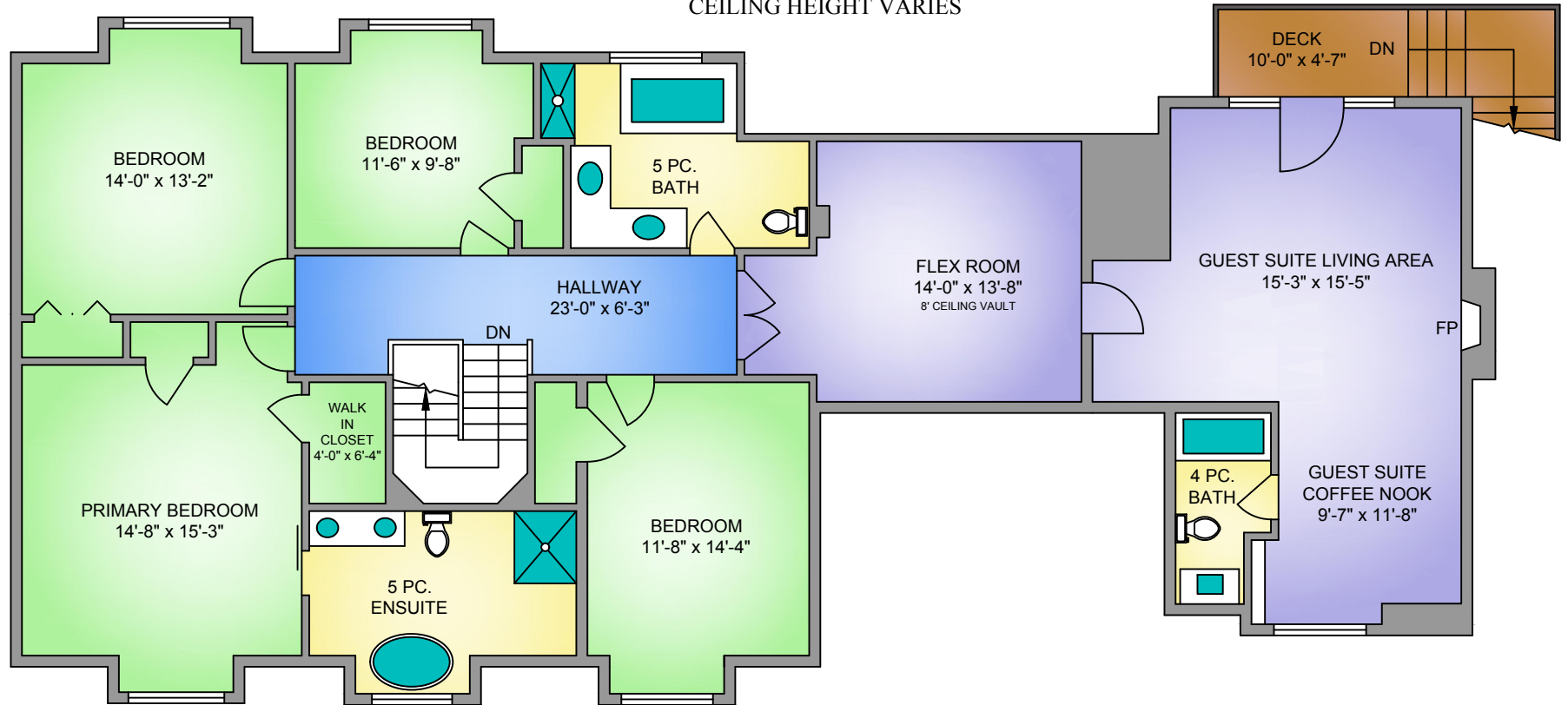


NORTH



5500 HANKS ROAD MARCH 28, 2023					
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	1593	1593	-	670	600
UPPER	2143	2143	-	-	45
LOWER	1551	706	845	-	-
TOTAL	5287	4442	845	670	645

UPPER FLOOR
2138 SQ. FT.
 CEILING HEIGHT VARIES

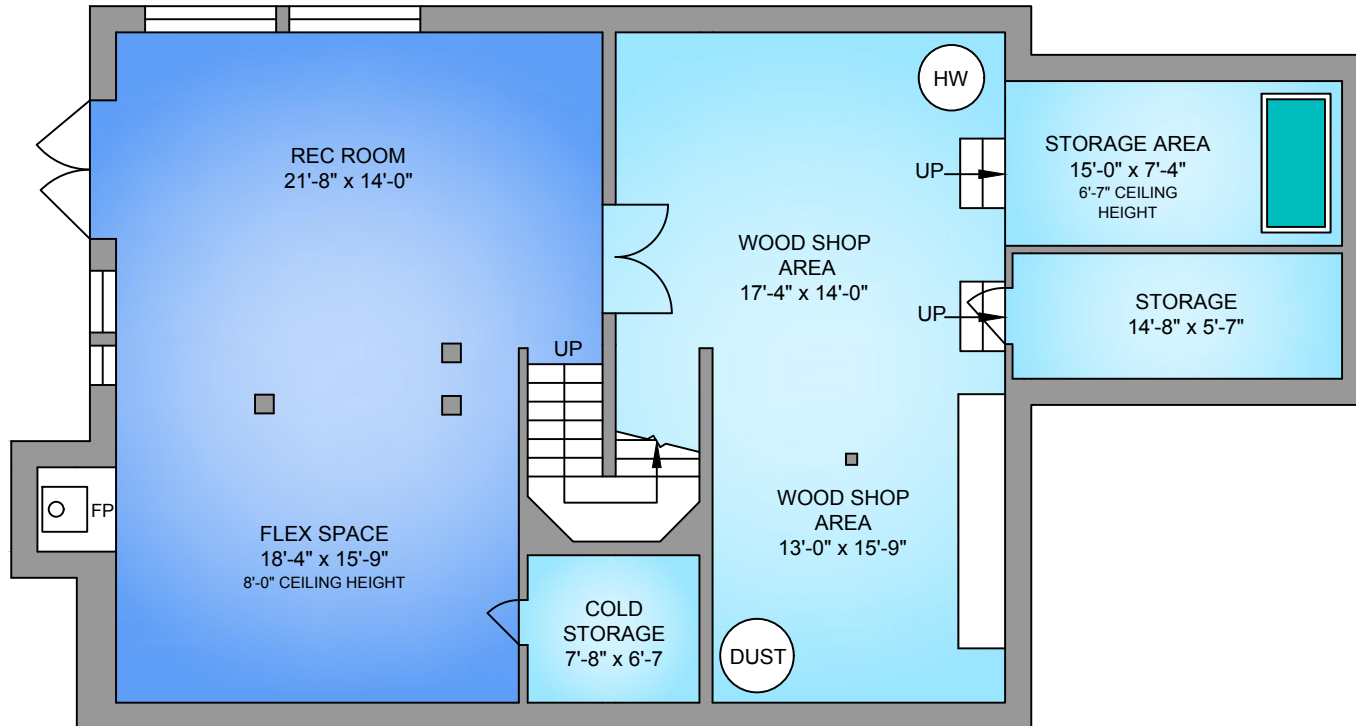


NORTH



5500 HANKS ROAD MARCH 28, 2023					
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	1593	1593	-	670	600
UPPER	2138	2138	-	-	45
LOWER	1551	706	845	-	-
TOTAL	5282	4437	845	670	645

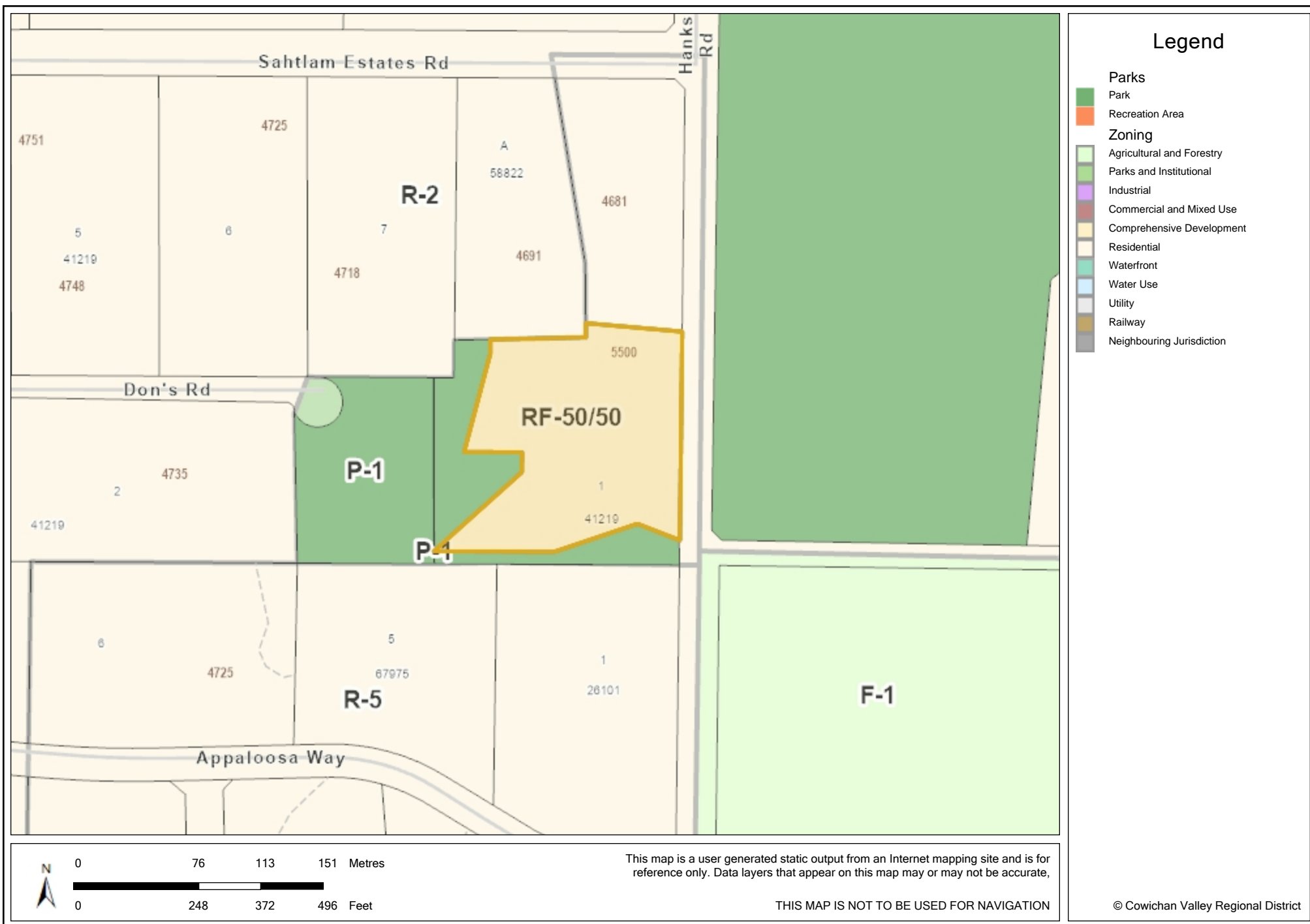
LOWER FLOOR
1551 SQ. FT.
8'-0" CEILING HEIGHT



NORTH



5500 HANKS ROAD MARCH 28, 2023 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR	TOTAL	AREA (SQ. FT.)			
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TOTAL	5287	4442	845	670	645



8.11 RF-50/50 ZONE – RURAL RESIDENTIAL/FORESTRY CONSERVATION ZONE

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following *uses*, *uses* permitted under Sections 4.4 and 4.5, and no others are permitted in an RF-50/50 zone:

- (1) One single family *dwelling*;
- (2) *agriculture, horticulture, silviculture*;
- (3) *daycare* or nursery school *accessory* to a residential *use*;
- (4) *home occupation*;
- (5) *secondary suite*.

(b) Conditions of Use

For any *parcel* in the RF-50/50 zone:

- (1) The following limits to *parcel coverage* and impervious surface coverage apply in the RF-50/50 Zone:
 - i. 30% for buildings and structures plus up to an additional 5% for other impervious surfaces for the first hectare of parcel area or portion thereof; plus
 - ii. for each additional hectare of land area above 1 hectare, an additional 10% for buildings and structures and up to an additional 5% for other impervious surfaces, to be calculated on a pro rata basis.
- (2) the *height* of all *buildings* and *structures* shall not exceed 10.0 metres, except for accessory buildings, which shall not exceed a *height* of 7.5 metres.
- (3) the minimum *setbacks* for the types of *parcel* lines set out in Column I of this Section are listed for the residential, non-agricultural, agricultural and *accessory* uses in Column II and III.

COLUMN I Type of Parcel Line	COLUMN II Residential and Non- Agricultural Principal and Accessory Uses	COLUMN III Agricultural Principal and Accessory Uses
Front	7.5 m	30 m
Interior Side	3.0 m	15 m
Exterior Side	4.5 m	15 m
Rear	4.5 m	15 m.

- (4) Notwithstanding Section 8.11(b)(3), a *building* or *structure* used for the keeping of livestock shall be located not less than 30 metres from all *watercourses*, sandpoints or wells.

(c) Density and Density Bonus

- (1) In no case shall the minimum parcel size be less than 1 hectare.
- (2) The minimum parcel area for the purpose of s. 946(4) of the *Local Government Act* is 25 hectares.
- (3) Blocks A and B, Section 1, Range 6, Seymour District and Section 10, Range 8, Sahtlam District, as shown outlined in black on Schedule A of Bylaw No. 3338, shall be subject to Density and Density Bonus provisions of Section 13.1.
- (4) The South ½ of Section 9, Range 8, Sahtlam District (PID 009-850-741, Cowichan Valley Trap and Skeet Club) shown outlined in black and identified as “Area B” on Schedule A of Bylaw No. 3807 shall be subject to Density and Density Bonus provisions of Section 13.2.

(c) without limiting the generality of (a) and (b) above, a fixed place of living to which a person intends to return when absent;

“residential shelter” means a single *family dwelling* used for the purpose of a temporary *residence* providing emergency and support services for persons leaving physically, psychologically and/or sexually abusive relationships;

“retail” means the sale and rental of goods and wares to the general public;

“religious facility” means an *assembly* building used for public worship;

“secondary suite” means a dwelling unit that does not exceed the floor area limit established in the General Requirements section of this Bylaw, located within a single family dwelling that is capable of being occupied year-round, with a separate entrance, living facilities including provision for sleeping, cooking, sanitation, food storage and preparation;

“setback” means the minimum permitted horizontal distance required under this bylaw between a *building* or *structure* and a specified *parcel* line;

“shot gun” means a firearm designed to be fired from the shoulder with a smoothbore barrel that fires shot shells containing pellets;

“silviculture” means all activities related to the development and care of forests, including seedling and tree nursery and harvesting, but specifically excludes the processing of wood or wood products;

“sleeping unit” means a room or suite of rooms which may or may not contain cooking facilities, used to accommodate any person on a *temporary* basis;

“small suite” means a small dwelling unit that does not exceed the floor area limit established in the General Requirements section of this Bylaw, that is not attached to or within a single family dwelling, and is capable of being occupied year-round, with a separate entrance, living facilities including provision for sleeping, cooking, sanitation, food storage and preparation;

“storey” means the portion of a *building* that is situated between the top of any floor and:

- (a) the top of the next floor above it; or
- (b) the ceiling above it where there is no floor above the ceiling;

“strata lot” has the same meaning as in the Condominium Act;

“streamside protection and enhancement area (SPEA)” means the area so designated by a Qualified Environmental Professional in a Riparian Assessment Report that is registered at the Province of British Columbia, prepared under the *Riparian Areas Regulation*”.

- (b) No *dwelling unit* shall be *used* or occupied by more than one *family*.
- (c) All rooms of a *dwelling unit* shall remain accessible from within that *dwelling unit*.

5.13.2 Residential Use in Non-Residential Zones

- (a) Notwithstanding the *setback* requirements of this bylaw, where a single *family dwelling* is permitted in a commercial, industrial or institutional zone, the following minimum *setbacks* shall apply:

Type of Parcel Line	Residential Use in a Non-Residential Zone
Front	7.5 m.
Side Exterior	4.5 m.
Side Interior	3.0 m.
Rear	4.5 m.

- (b) If the single *family dwelling* is attached to the *principal use* it shall not occupy more than 50% of the *floor area* of the *building*.
- (c) If the single *family dwelling* is a detached single family residential *dwelling* it must be located to the rear of the commercial, institutional or industrial *use*.

5.14 Sale of Products Grown or Reared on the Property

In zones permitted, the sale of products grown or reared on the property shall be permitted provided that the produce stand or agricultural outlet shall not exceed 32 square metres in area and is used exclusively to sell produce or other agricultural products generated on the farm itself.

5.15 Screening and Landscaping

A landscape screen shall be provided as a buffer between any commercial or industrial use and public roads, residential uses and institutional uses.

5.16 Secondary Suite

- (a) The *secondary suite* shall be located within a principal *residence*;
- (b) The *secondary suite* shall be located within the principal residence and shall have a private access;
- (c) The *secondary suite* shall be constructed in accordance with the provisions of the British Columbia Building Code;

- (i) The *secondary suite* shall not occupy more than 40% of the *gross floor area* of the *residence*;
- (ii) The floor area of a *secondary suite* shall not exceed 90 sq. m.
- (d) Prior approval of the jurisdiction having authority for liquid waste disposal shall be obtained before issuance of building permit;
- (e) Prior approval of the jurisdiction having authority for domestic water supply shall be obtained before issuance of building permit;
- (f) Two additional on-site *parking spaces* shall be provided;
- (g) Only one *suite*, either *secondary* or *small* shall be permitted per parcel;
- (h) An owner of the parcel must occupy either the *secondary suite* or the principal dwelling;
- (i) The secondary suite is subject to Section 5.27 of this Bylaw.

5.17 Setback Exceptions

Except as otherwise provided in particular zones, the *setback* requirements of this bylaw do not apply with respect to:

- (a) *pumphouse*;
- (b) gutters, cornices, sills, belt courses, bay windows, chimneys, exterior finish, heating or ventilating equipment if the projections do not exceed one metre, measured horizontally; and
- (c) eaves, unenclosed stairwells, decks or balconies, canopies and sunshades if the projections, measured horizontally, do not exceed:
 - i) 2 metres in the case of rear yard
 - ii) 1 metre in the case of front yard, or
 - iii) 0.6 m. in the case of side yard
- (d) Notwithstanding any other provision of this bylaw, the consent of the Ministry of Transportation and Highways is required to place any *building* or *structure* within 4.5 metres from the property line adjacent to a *highway* right-of-way;
- (e) signs
- (f) *fences*

no other features may project into a required *setback* area.

5.27 Covenant Required For More Than One Dwelling per Parcel

Except for subdivisions proposed under Section 5.23(1) of this Bylaw, parcels upon which there are located two or more dwelling units as permitted under this bylaw shall not be subdivided, nor shall any Strata Plan pursuant to the *Strata Property Act* be registered on the parcel or the buildings located on the parcel, and the owner(s) of the parcel shall enter into and register on the title of the parcel a covenant agreement to this effect as a pre-requisite to obtaining a building permit for the extra dwelling(s).

5.28 Minimum Parcel Area for Section 946 Subdivision

Except where a specific S. 946 regulation is contained within a zone under this Bylaw, for the purposes of subdivisions to provide a residence for a relative that may be proposed, the minimum required area of a parent parcel as per Section 946(4) of the *Local Government Act* is as follows:

- (a) for any parcel located in a zone within which the highest possible minimum lot size is 4 hectares or less, the minimum required area of a parent parcel is 4 hectares;
- (b) for any parcel located in a zone within which the smallest possible minimum parcel size is greater than 4 hectares, the minimum required area of a parent parcel is the same as the minimum parcel size of the zone within which the parcel is located.

5.29 Interpretation of Zoning on Parcels with Two or More Zones

Where any parcel in the area subject to this Bylaw is partially in two or more zones, each portion that lies within a single zone may be used and subdivided in accordance with that zone's regulations.

5.30 Sewer Infrastructure

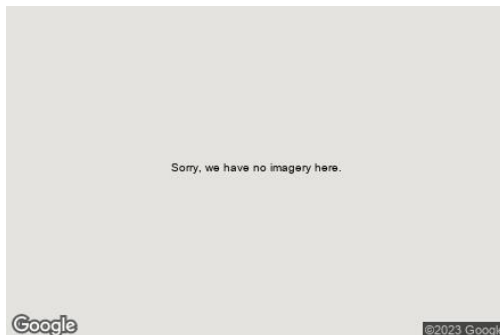
The construction, placement or installation of any sewer infrastructure in a designated Streamside Protection and Enhancement Area (SPEA) is not permitted.

5.31 Commercial Cannabis Regulations

- (a) Where cannabis production (commercial – medical) or cannabis production (commercial – non-medical) is permitted in a zone, the use is subject to the following regulations:
 - i. the cannabis producer must be in possession of a valid license from the Government of Canada and be consistently operating in full conformity with all of the conditions of that license;
 - ii. all buildings, structures or greenhouses used for that purpose shall be located not less than 30 metres from all parcel lines;
 - iii. all parcels used for that purpose shall be located not less than 300 metres from a park, school, daycare, residential or rural residential zone, park zone, institutional zone, comprehensive zone or mixed use zone.

HANK'S RD DUNCAN V9L 6J3

Area-Jurisdiction-Roll: 04-765-03606.039

**Total value \$1,335,000**

2023 assessment as of July 1, 2022

Land	\$529,000
Buildings	\$806,000

Previous year value

Land
Buildings

Property information

Year built	1994
Description	2 STY house - Standard
Bedrooms	6
Baths	3
Carports	
Garages	G
Land size	3.731 Acres
First floor area	1,580
Second floor area	1,817
Basement finish area	806
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel IDLOT B, PLAN EPP99517, SECTION 8, RANGE 7, SAHTLAM
LAND DISTRICT

PID: 031-805-086

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment

Search properties on a map

Compare property information and assessment
valuesStore and access favourite properties across
devices

View recently viewed properties



Province of
British Columbia

Ministry of
Health
PUBLIC HEALTH
INSPECTION

4681

765-03606.034

SEWAGE DISPOSAL REGULATIONS
INSPECTION OF SEWAGE DISPOSAL SYSTEM

cc: CVRD

Duncan B.C.

POSTED

Oct 17 19 94

THIS IS TO CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM ON:

Re: Lot 1, Plan 41219, Section 8, Range 7, Sahtlam District.

Subject to: Not creating a breakout potential for a minimum distance of 50 feet downhill from disposal field by disturbing native soil.

BACKFILLING AND USE IS AUTHORIZED.

WARNING: PROPERLY USED AND MAINTAINED, A SEWAGE DISPOSAL SYSTEM WILL PROVIDE SATISFACTORY SERVICE FOR A CONSIDERABLE LENGTH OF TIME. ABUSE AND NEGLIGENCE ON THE PART OF THE USER COULD SIGNIFICANTLY SHORTEN THE LIFE OF THE SYSTEM.

Albert Hols
R.R. 2
Duncan, B.C.
V9L 1N9

Ron Cook, Environmental Health Officer
for MEDICAL HEALTH OFFICER



Province of
British Columbia

Ministry of Health and
Ministry Responsible for Seniors
PUBLIC HEALTH
PROTECTION

APPLICATION FOR A PERMIT TO CONSTRUCT
A SEWAGE DISPOSAL SYSTEM

765-03606.034

Hols.
Page

THE APPLICANT LISTED BELOW HEREBY MAKES APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM PURSUANT TO THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS AND AS DESCRIBED IN THE PLAN AND SPECIFICATIONS CONTAINED HEREIN AND/OR ATTACHED HERETO.

PLEASE PRINT OR TYPE
APPLICANT'S FULL NAME

ROLL OR FOLIO #:

ALBERT HOLS

OWNER'S NAME

- SAME -

LEGAL DESCRIPTION AND STREET ADDRESS

LOT 1, PLAN 41219, SECTION 8 Range 7

OWNER'S ADDRESS

SAUTLAM DISTRICT

POSTAL CODE

APPLICANT'S PHONE

POSTAL CODE

OWNER'S PHONE

RR #2 DUNSMuir BC. V9L 1N9

748-6786

TYPE OF PREMISES SERVED

☒ SINGLE FAMILY DWELLING

☐ DUPLEX

☐ OTHER, SPECIFY:

ESTIMATED TOTAL DAILY SEWAGE
FLOW (REFER TO APPENDIX 1 OF
REGULATIONS FOR MINIMUM FLOWS)

375

DIMENSIONS OF LOT

148 m x 286 m

LOT AREA

7.49 ACRES

DEPTH OF SOIL TO HARDPAN,
BEDROCK OR HIGHEST
WATER TABLE

40 FT.

SEPTIC TANK (NAME, IF PREFABRICATED)

DAN'S PRECAST.

MATERIAL

CONCRETE

LIQUID CAPACITY

750

TYPE OF ULTIMATE DISPOSAL
☒ CONVENTIONAL SYSTEM
☐ ALTERNATE (DESCRIBE)

TOTAL LENGTH
OF DISPOSAL
PIPE

315

TYPE OF PIPE

PVC

INSIDE
DIAMETER
OF PIPE

3

DISTANCES FROM SOURCES OF DOMESTIC WATER

140 FT

FROM OWN

400 FT

FROM NEIGHBOUR'S

NONE NEARBY

FROM STREAM OR LAKE

IF A PACKAGE
TREATMENT PLANT
IS PROPOSED

MAKE AND MODEL

TREATMENT
CAPACITY

NOTE: A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION (see below) AND PERCOLATION TEST RESULTS MUST ALSO BE PROVIDED. RESULTS SHOULD BE RECORDED ON PLOT PLAN.

THE SEWAGE DISPOSAL SYSTEM DESCRIBED ABOVE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS. THE MEDICAL HEALTH OFFICER OR HIS DELEGATE MUST BE NOTIFIED WHEN THE INSTALLATION IS READY FOR USE AND BEFORE COVERING.

JUNE 5/194

DATE OF APPLICATION

SIGNATURE OF OWNER OR AGENT

Albert Hols

PERMIT TO CONSTRUCT - PURSUANT TO THIS APPLICATION AND THE SEWAGE DISPOSAL REGULATIONS, PERMISSION IS HEREBY GRANTED FOR THE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM.

CONDITIONS OF PERMIT

12" of suitable fill material to be added to entire
drainfield area.

June 9/94

DATE OF ISSUANCE

MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR

[Signature]

NOTE: CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR. AUTHORIZATION TO USE THE SEWAGE DISPOSAL SYSTEM MUST BE GRANTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BY-LAWS. **THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES SIX MONTHS FROM DATE OF ISSUE.**

COMMENTS

Field notes back of pre sheet -

BACKFILLING
AND USE
AUTHORIZED ☒ YES ☐ NO

DATE

June 4/94

MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR

[Signature]

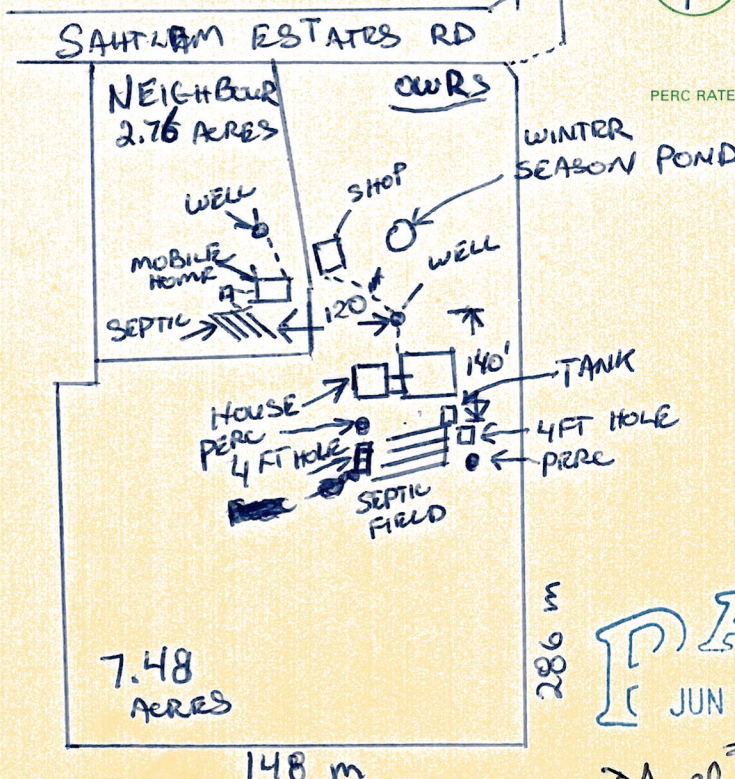
A PLOT PLAN SHOWING LOCATIONS OF BUILDINGS, SEPTIC TANKS, DISPOSAL FIELDS (YOURS AND YOUR NEIGHBOURS), ALL DRINKING WATER SOURCES, WATER LINES, PERCOLATION HOLES AND RESULTS, 4 FOOT TEST HOLES AND SURFACE WATERS MUST BE PROVIDED WITH THIS APPLICATION.



INSERT
NORTH
ARROW

AN ACCURATE 'AS-BUILT
DRAWING' IS REQUIRED
PRIOR TO FINAL INSPECTION

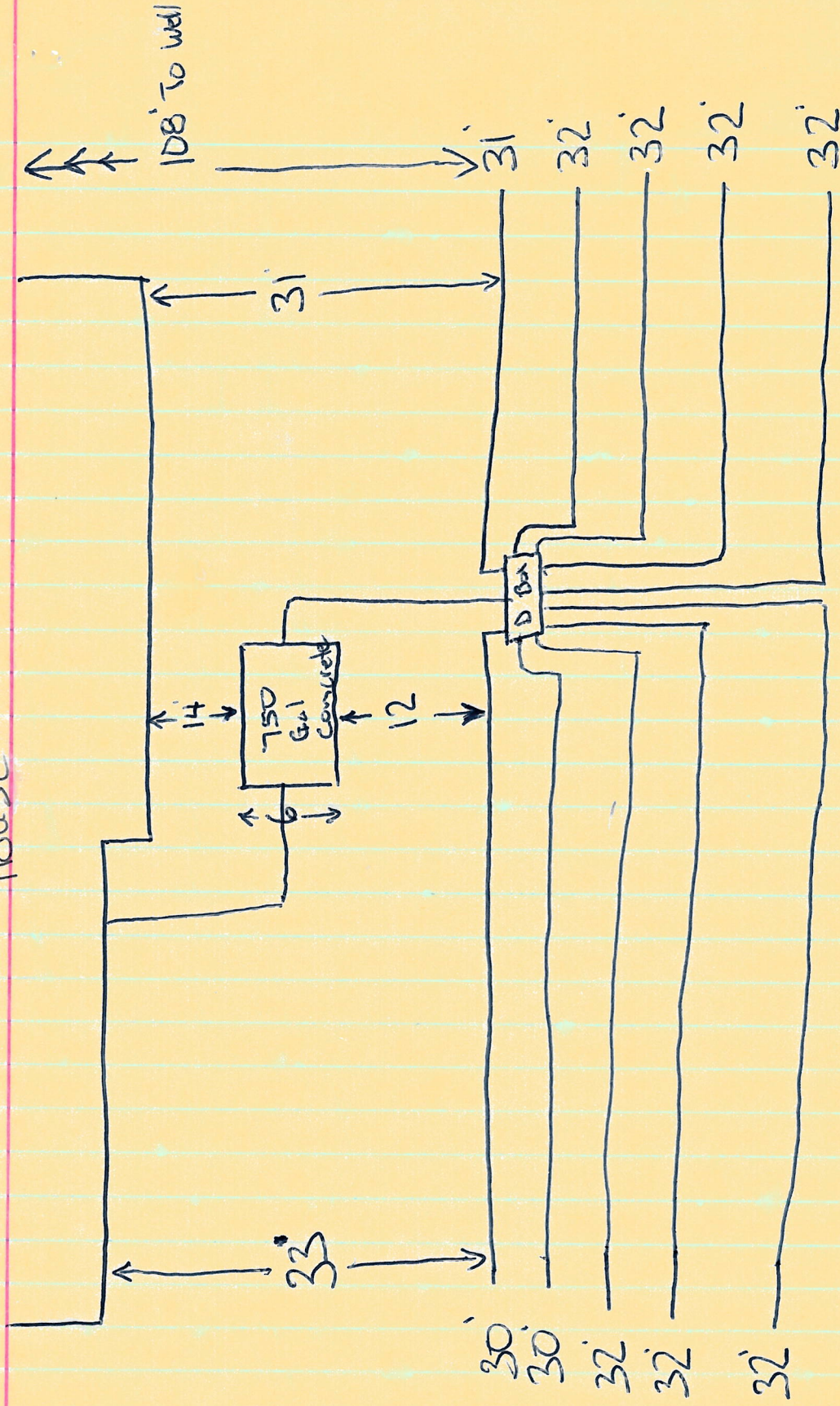
WATER
LINE



PERC RATES

PAID
JUN 7 1994
#950726J
D. A. [Signature]

House



Albert Hols

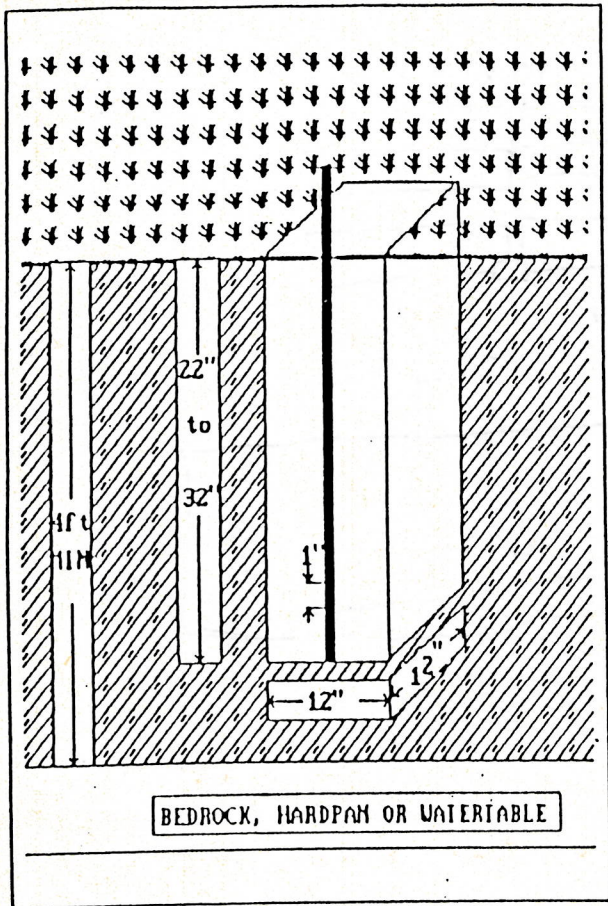
4691 Sahklam Estates Rd

Oct 13/94

RAL Bobcat Service Roy Lamon + Roy Z

PERCOLATION TEST

- (1) Determine the subsurface ground conditions in the area of the absorption field by digging or boring a representative number of holes to a MINIMUM of 4 feet. Flag the location of the test holes and cover the test holes to avoid accidents. Leave the excavated material for inspection.
- (2) Determine the suitability of the soil to absorb effluent by conducting PERCOLATION TESTS as follows:



- (a) Dig a test hole 12" square and 22 to 32" deep at each end of the absorption field.
- (b) Pre-soak test holes by keeping holes filled with water for 4 hours.
- (c) Allow water to drain to within 5" of bottom of test holes, then re-fill the test hole with water.
- (d) When the water in the test hole drops to the 6" mark, commence timing. When the water level reaches the 5" mark, stop timing and record the time in minutes.
- (e) Re-fill the hole with enough water to bring the depth of water to 6" or more and repeat step (d).
- (f) Repeat step (e) above until the last two rates of fall do not vary more than 2 minutes per inch.
- (g) Record and report all rates of fall in minutes per inch. The PERCOLATION RATE is determined by averaging the slowest rate determined for each of the test holes.

PERCOLATION TEST RESULTS

	TEST HOLE NO. 1	TEST HOLE NO. 2
1st Timing	<u>8.0</u> min./inch	<u>6.0</u> min./inch
2nd Timing	<u>8.5</u> min./inch	<u>6.0</u> min./inch
3rd Timing	<u>9.0</u> min./inch	<u>7.0</u> min./inch
4th Timing	<u>9.0</u> min./inch	<u>7.5</u> min./inch
5th Timing	<u>9.0</u> min./inch	<u>8.0</u> min./inch
Average the SLOWEST rate for each test hole <u>8.5</u> min./inch.		
*NOTE: Repeat timing procedure until the last two rates of fall do not vary more than 2 minutes per inch.		

4 Foot Hole - Within this depth, note the following:

	HOLE #1	HOLE #2
Depth of suitable soil	<u>4'</u>	<u>4'</u>
Depth to clay, hardpan - (within 4 ft. maximum)	<u>4'</u>	<u>4'</u>
Depth to solid rock - (within 4 ft. maximum)	<u>?</u>	<u>?</u>
Depth to water table - (within 4 ft. maximum)	<u>5</u>	<u>5</u>

TEST PERFORMED BY:

Albert Hols

Signature

NAME: ALBERT HOLS
 OCCUPATION: MECHANIC
 ADDRESS: RR #2 DUMEN V961N9
 DATE: JUNE 5/94

LEGAL DESCRIPTION:

LOT 1 PLAN 41219 SECTION 8

RANGE 7 - SANTIAGO DISTRICT

NOTE:

The Environmental Health Officer is NOT permitted to design the sewage disposal system. Should you require assistance, we recommend that you contact a contractor, consultant, or Engineering Firm of your choice to supervise and carry out the required testing.



Dan Johnson

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