

Compliments of



Home Book
for

7337 Alberta Pl, 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.



7337 Alberta Pl, Duncan

BELOW ASSESSED VALUE! Tucked away on six serene acres, this private retreat feels a world away while offering every modern comfort. The south-facing property is filled with light and newly expanded valley views after selective tree removal, with eagles, hawks, and deer as frequent visitors. The log home features hickory floors, a brand-new cherry wood kitchen, and bathrooms currently being renovated with beautiful, high-end finishings. Step from the primary bedroom onto a covered deck and soak in the peace of nature. A secondary dwelling with soaring ceilings and custom fir floors serves as a karate studio or dojo but could transform into a guest house, gym, or creative retreat. With a deer-fenced garden, greenhouse, and acres of quiet beauty, this home is truly a sanctuary. Photos of the new views and updated bathrooms coming soon! Laundry is also currently downstairs, but moving it upstairs would be easy.

MLS #1028598
Fin Sq Ft 1,339
Bedrooms 3
Bathrooms 3
Taxes \$8,039 (2025)



Dan Johnson
Personal Real Estate
Corporation

(250) 709-4987
dan@ethosrealestategroup.ca



ethosrealestategroup.ca

Amera Johnson
REALTOR®

(778) 838-8685
amera@ethosrealestategroup.ca

7337 Alberta Pl Duncan BC V9L 5W8
 MLS® No: **1028598** **\$1,379,000** **Active**



MLS® No: **1028598** List Price: **\$1,379,000**
 Status: **Active** Orig Price: **\$1,379,000**
 Area: **Duncan** Sub Area: **Du East**
 DOM: **1** Sold Price:
 Sub Type: **Single Family Detached** Title: **Freehold**
 Pend Date:

Priced below assessed value, this private six acre retreat offers peace, beauty, and exceptional versatility. The south-facing property enjoys abundant natural light and newly expanded valley views following selective tree removal, with eagles, hawks, and deer frequently passing through. The charming log home features hickory floors, a beautifully updated cherry wood kitchen, and newly completed high-end bathroom renovations both upstairs and down *more photos to come*. Step directly from the primary bedroom onto a covered deck and enjoy the tranquility of the surrounding landscape. A separate secondary building with soaring ceilings and custom fir floors is currently used as a karate dojo but could easily become a guest house, studio, gym, or creative retreat. The property also includes a deer-fenced garden, greenhouse, and expansive natural surroundings, creating a rare sanctuary that blends privacy, flexibility, and rural charm just minutes from town.

| Room | Level | Dims/Pieces |
|-----------------------------------|--------|-------------|
| Basement (Unfinished) (Unfin) | Lower | 32'1x10'9 |
| Storage (Unfin) | Lower | 12'9x11'3 |
| Utility Room (Unfinished) (Unfin) | Lower | 18'10x11'3 |
| Bedroom - Primary | Main | 14'3x13'8 |
| Dining Room | Main | 7'8x8'9 |
| Ensuite | Main | 4-Piece |
| Kitchen | Main | 14'4x10'5 |
| Living Room | Main | 18'2x11'11 |
| Mud Room | Main | 11'10x3'5 |
| Bathroom | Second | 3-Piece |
| Bedroom | Second | 10'7x17'9 |
| Bedroom | Second | 14'4x17'10 |
| Bathroom | Other | 2-Piece |

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **0** Storeys:
 FinSqFt Total: **1,339** UnFin SqFt: **722** Basement: **Yes** Addl Accom: Laundry: **In House**
 SqFt Total: **2,061** Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **F/S/W/D** Cooling: **Air Conditioning**

Heating: **Baseboard, Electric, Heat Pump**
 Intr Ftrs:

Exterior/Building

Built (Est): **1999** Front Faces: **Northeast** Storeys: Bldg Warranty:
 Construction: **Frame Wood, Log** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Fencing: Partial, Garden**

Lot

Lot SqFt: **267,023** Lot Acres: **6.13** Dimensions: Shape:
 Park Type: **Additional, Carport Quad+, Driveway** Park Spcs: **6** View: **Mountain(s)** Waterfront: Water: **Well: Drilled**
 Carport Spcs: **4** Garage Spcs: **0** Services:
 Sewer: **Septic System** Restrictions: Lot Ftrs: **Acreage, Irregular Lot, No Through Road, Private, Quiet Area, Rural Setting, In Wooded Area**

Legal/Public Records

Assessed: **\$1,496,000** Assess Yr: **2026** Taxes: **\$8,039** Tax Year: **2025**
 PID: **028-201-906** Roll No: **8025008** Zoning: **A2** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot B, Section 12, Range 2, Comiakén District, Plan VIP87798**

Licensee/Agency Information

| Licensee Name | Phone | Brokerage | Awd Split |
|------------------------------|--|------------------------------------|---------------------------------------|
| List: Dan Johnson* | 250-709-4987 | Pemberton Holmes Ltd. (Dun) | |
| CoList: Amera Johnson | 778-838-8685 | Pemberton Holmes Ltd. (Dun) | |
| Appt Ph: | Lckbx Loc: front door of log home | Solicitation OK?: No | Brok Fee: 3% 1st 100K/1.5% bal |

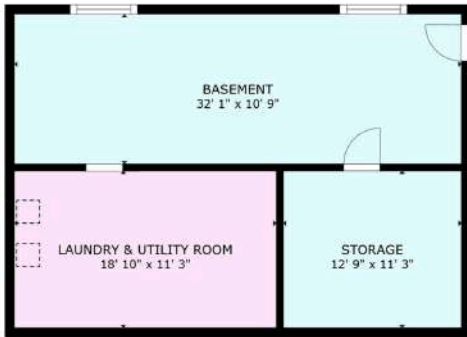
Licensee Notes: **Photos and floorplans by Coastalviews. The second dwelling is legal, non-conforming - meaning it was built legally and rezoning has since changed. The laundry is currently downstairs but could easily be moved upstairs.**

Agent Info: **Information Package Available**
 Showing Instructions: **Appts by Showing Service, Lockbox**

*Personal Real Estate Corporation

ETHOS

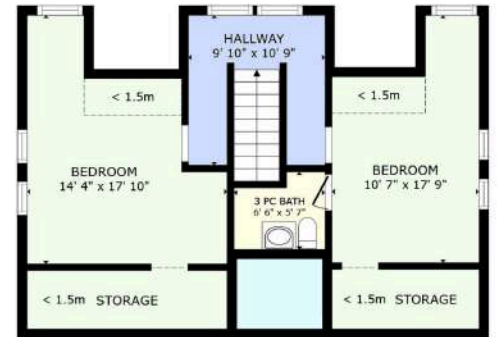
REAL ESTATE GROUP



FLOOR 1

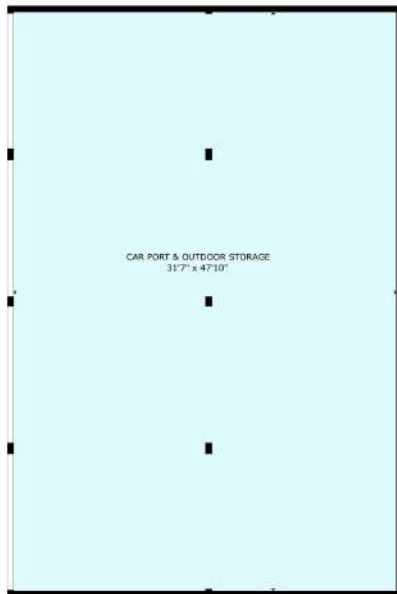


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 722 sq.ft. FLOOR 2 753 sq.ft. FLOOR 3 586 sq.ft.
 EXCLUDED AREAS : COVERED BALCONY 197 sq.ft. REDUCED HEADROOM 36 sq.ft.
 TOTAL : 2,060 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 2: 1811 sq.ft.
 EXCLUDED AREAS: CAR PORT & OUTDOOR STORAGE: 1811 sq.ft.
 TOTAL: 1811 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

7337 Alberta Pl Property Notes

Property

- Wildlife abounds including a resident family of deer and birds of prey
- Southeast views
- Deer fencing for garden area
- 200amp service - all underground power. Dojo has a 200amp panel with not too much being used, at the moment. The power goes to the house and then to the dojo.

Dojo

- 1 7/8" wood floors
- Circular glass decorative window is excluded
- Heat Pump and bathroom

Greenhouse

- Purposefully built with ventilation and watering via dojo plumbing (2 holes in cement to accommodate hoses)

Log House

- Wood flooring with 50-year warranty
- Heated by heat pump with electric base board heaters as other source
- 3 bedrooms - 2 without closets
- Large fireplace removed to put in sleeker model in the future, stainless steel chimney is triple walled
- Kitchen has cherrywood cabinetry including a built-in cutlery tray
- Some finishing touches needing to be completed - all big-ticket items are done

Rural Zone (A2)

[BL3083, BL3287, BL3302, BL3323, BL3457, BL3520, BL3521, BL3554, BL3662, BL3697, BL3754, BL3757, BL3758, BL3767, BL3819, BL3822, BL3827, BL3871, BL3876, BL3883, BL3913, BL3927]

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- 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 dwelling units per lot shall not exceed two.
 - (b) 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.
 - (c) 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*.
 - (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, or where a building strata already exists.
 - (e) 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.
- (f) 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).
 - (g) 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)
 - (xxi) 2524 Ashcroft Road (PID: 000-677-311)
- [BL3287, BL3754, BL3697, BL3757, BL3819, BL3822, BL3871, BL3876, BL3883, BL3913.]
- (h) 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]
- (i) 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]



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

7337 ALBERTA PL NORTH COWICHAN V9L 5W8

Area-Jurisdiction-Roll: 04-315-08025.008



04-315-08025008 11/02/2015

Total value \$1,496,000

2026 assessment as of July 1, 2025

Land \$790,000

Buildings \$706,000

Previous year value \$1,431,000

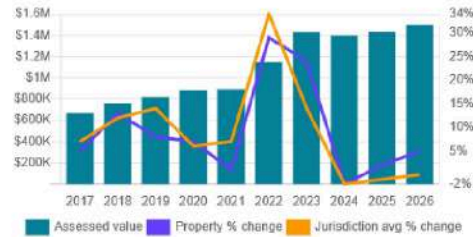
Land \$744,000

Buildings \$687,000

Property value history

| | | |
|------|------|-------------|
| 2026 | +5% | \$1,496,000 |
| 2025 | +2% | \$1,431,000 |
| 2024 | -2% | \$1,398,000 |
| 2023 | +24% | \$1,429,000 |
| 2022 | +29% | \$1,148,000 |

Property value and District of North Cowichan jurisdiction change



Property information

| | |
|-----------------------|------------------------|
| Year built | 1999 |
| Description | 2 STY house - Standard |
| Bedrooms | 2 |
| Baths | 1 |
| Carpports | |
| Garages | G |
| Land size | 6.128 Acres |
| First floor area | 816 |
| Second floor area | 510 |
| Basement finish area | 734 |
| Strata area | |
| Building storeys | 2 |
| Gross leasable area | |
| Net leasable area | |
| No.of apartment units | |

Legal description and parcel ID

LOT B, PLAN V1P87798, SECTION 12, RANGE 2, COMIAKEN LAND DISTRICT
PID: 028-201-906

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY INFORMATION

General Property Information

Civic Address: 7337 ALBERTA PLC
Folio: 08025-008
LTO Number: CA2266816
PID: 028-201-906
MHR Number:
Status: Active
Property No: 118396
Legal: LOT B SECTION 12 RANGE 2 COMIAKEN PLAN VIP87798

Property Attributes

| Title | Value | Description |
|------------------|-----------|-------------------------------|
| BCAA | | |
| MANUAL CLASS | 0147 | 2 Sty Sfd - New Standard |
| ACTUAL USE | 060 | 2 ACRES OR MORE (SFD, DUPLEX) |
| FIRE AREA | MAPLE BAY | |
| CURBSIDE PICKUP | | |
| GARBAGE SCHEDULE | GREEN B | GREEN B 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 |
|------|--------------|------|------------|-------|------------|--------------------|------------------|----------------|
| 2026 | | Reg | 0.00 | 1 | 790,000 | 706,000 | 1,496,000 | 1,496,000 |
| 2025 | May 02, 2025 | Reg | 8,039.12 | 1 | 744,000 | 687,000 | 1,431,000 | 1,431,000 |
| 2024 | May 15, 2024 | Reg | 7,422.30 | 1 | 717,000 | 681,000 | 1,398,000 | 1,398,000 |

Licensing Information

There is no licensing account information for this property.

Community Development Folder BP005979

Project No.:
Status: COMPLETED
Type: ACCESSORY BUILDING - NEW
Purpose: THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING.

Folder Manager: DAVE KILLION
Applied Date: Nov 15, 2011
Completed Date: Sep 24, 2013

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.

The Corporation of the District of North Cowichan

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

Folio No. 8025-001

BUILDING PERMIT

DEPT. FILE COPY

1830

VALIDATION

DATE SEP 17 19 99 PERMIT NO. 230-99

APPLICANT C. PAGE ADDRESS [REDACTED]

PERMIT TO CONSTRUCT (2) STORY 104. RESIDENCE NUMBER OF DWELLING UNITS 1

AT (LOCATION) 7337 ALBERTA. Pk. ZONING DISTRICT

S-12 Rg 2.

SUBDIVISION COMIAKEN L.D. VIP62466 LOT 1 BLOCK _____ LOT SIZE 28.416 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 816 ESTIMATED VALUE \$ 80,000⁰⁰ FR. PERMIT FEE \$ 409⁰⁰ FR.

OWNER / ADDRESS [REDACTED] BUILDING DEPT. BY EJ BUCHER

The Corporation of the District of North Cowichan

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

Folio No. 8025-001

ACCESS ALLOWED
 CERTIFICATE ISSUED
 DATE SEPT 28, 2000
ESTRICHEN
BUILDING PERMIT
1830
CERTIFICATE OF OCCUPANCY

DATE SEP 17 19 99 PERMIT NO. 230-99

APPLICANT C. PAGE ADDRESS [REDACTED]

PERMIT TO CONSTRUCT (2) STORY 104. RESIDENCE NUMBER OF DWELLING UNITS 1

AT (LOCATION) 7337 ALBERTA. Pk. ZONING DISTRICT

S-12 Rg 2.

SUBDIVISION COMIAKEN L.D. VIP62466 LOT 1 BLOCK _____ LOT SIZE 28.416 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: [REDACTED]

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

BUILDING AREA 816 ESTIMATED VALUE \$ 80,000⁰⁰ FR. PERMIT FEE \$ 409⁰⁰ FR.

OWNER / ADDRESS [REDACTED] BUILDING DEPT. BY EJ BUCHER

The Corporation of the District of North Cowichan

7030 Trans Canada Highway
P.O. Box 278, Duncan, BC

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

BUILDING PERMIT

Permit #: **BP005979**

Folio: 08025-008

Issued Date: Nov 16, 2011

Permit Type: **ACCESSORY BUILDING - NEW**

Description: THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING.

Address: **7337 ALBERTA PLC**
Legal: LT B SEC 12 RGE 2 COM PL VIP87798

Zone: A2 RURAL ZONE
P.I.D. 028-201-906

Applicant: PAGE, CATHERINE L
Address: [REDACTED]

Phone: [REDACTED]

Owner: PAGE, CATHERINE L
Address: [REDACTED]

Phone: [REDACTED]

| <u>Description</u> | <u>Quantity</u> | <u>Amount</u> | <u>Description</u> | <u>Quantity</u> | <u>Amount</u> |
|--------------------|-----------------|---------------|--------------------|-----------------|-----------------|
| Bp Fees | 97,878.00 | 832.68 | Bp Fixture | 2.00 | 25.20 |
| | | | | Total: | \$857.88 |

Building Information:

TYPE OF IMPROVEMENT: NEW

CONSTRUCTION VALUE: 97,878.00

Special Conditions:

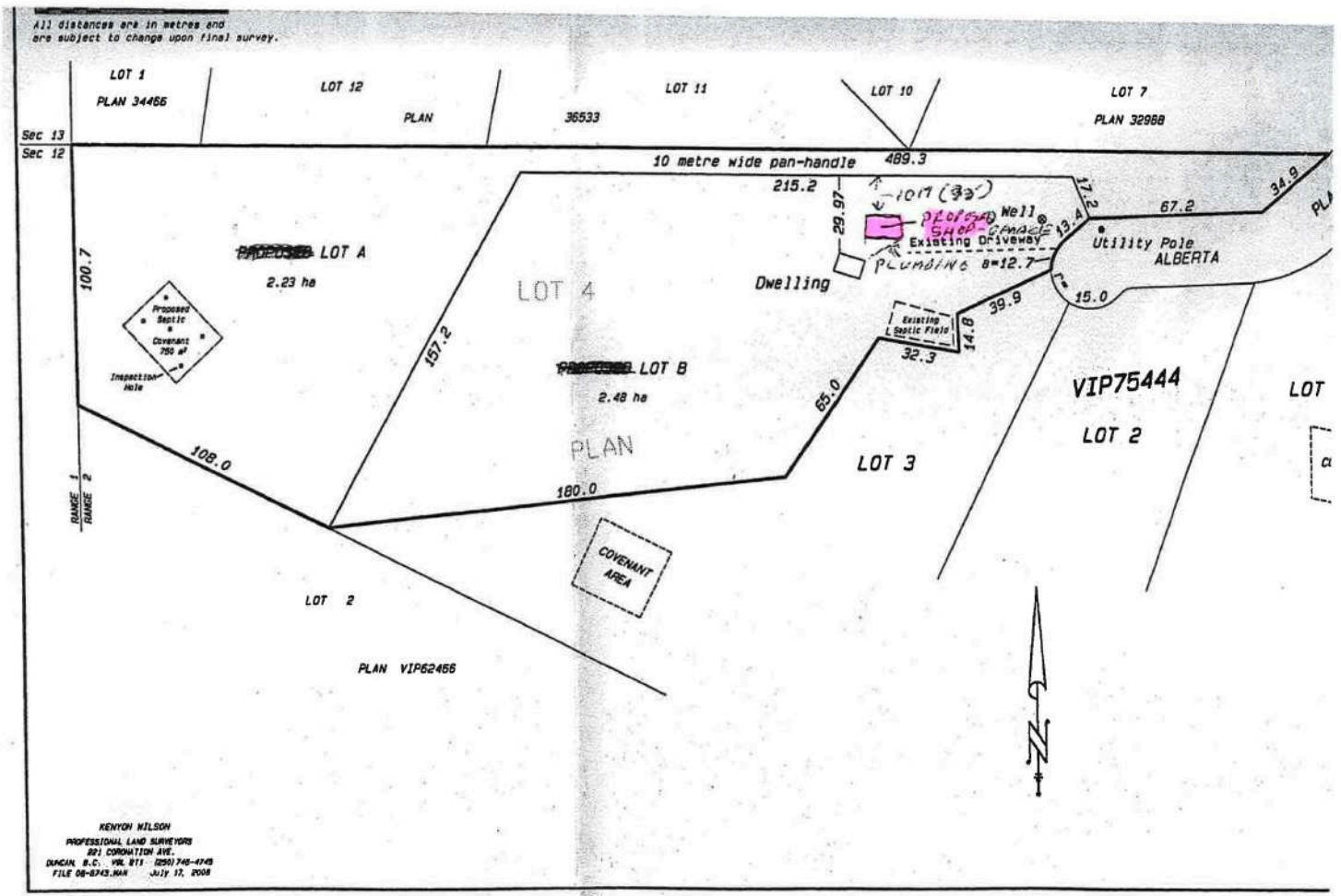
- * The District of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- * Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the District of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. See B.C.B.C. (2006) Division A, Article 1.1.1.3.
- * Plans have been reviewed for general conformance. It is the designers responsibility for accuracy, adequacy and all code requirements.
- *

This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes.

Applicant: _____

Building Inspector: _____



315-08025.001



BRITISH COLUMBIA

Ministry of Health and
Ministry Responsible for Seniors

APPLICATION FOR PERMIT TO CONSTRUCT
OR REPAIR A SEWAGE DISPOSAL SYSTEM



OWNER INFORMATION

Correspondence to be sent to
 owner

FOLIO NUMBER: _____ DATE OF APPLICATION (Y/M/D): 99-08-12

New Construction Repair Alteration

NAME OF OWNER: CATHERINE PAGE TELEPHONE NUMBER: 743-0209

Number and Street: _____ City: _____ Postal Code: _____

MAILING ADDRESS: P.O. BOX 303 MALAHAT, B.C. V0R2L0

APPLICANT INFORMATION

Correspondence to be sent to
 applicant

NAME OF APPLICANT: AARDVARK BACKHOE SERVICES LTD. TELEPHONE NUMBER: 743-4214

Number and Street: _____ City: _____ Postal Code: _____

MAILING ADDRESS: R.R.# 2 COBBLE HILL, B.C. V0R1L0

LOT INFORMATION

LEGAL DESCRIPTION OF WHERE DISPOSAL SYSTEM IS TO BE CONSTRUCTED:
LOT 1 SEC. 12 RG. 2 COMIAKEN DIST.

PLAN VIP 62466 P.I.D. 023-305-029

STREET ADDRESS / GENERAL LOCATION: ALBERTA PLACE OFF WALTON MTN. RD.

PREMISE INFORMATION

SEWAGE DISPOSAL SYSTEM WILL SERVE:
 SINGLE FAMILY DWELLING DUPLEX
 OTHER (specify): 1-2 BED + 1-3 BED.

NUMBER OF BEDROOMS: 5 FINISHED BASEMENT: Yes No

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

ESTIMATED DAILY SEWAGE FLOW: 550 GALS. TOTAL LIVING AREA: 2-BED: 1260 # 3-BED: 2000 # LOT SIZE: 28 ACRES

SYSTEM INFORMATION

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

SEPTIC TANK MANUFACTURER: DAN'S PRE-CAST LIQUID VOLUME OF TANK: 1000 + 750

MATERIAL OF SEPTIC TANK: CONCRETE

TOTAL LENGTH OF DRAINAGE PIPE: 460' TYPE OF DRAINAGE PIPE: PVC OTHER (specify): _____ INSIDE DIAMETER OF PIPE: 3"

IF PACKAGE TREATMENT PLANT IS PROPOSED GIVE:
MAKE: N/A TREATMENT CAPACITY: _____ SEWAGE PUMP: YES NO FIELD DOSE VOLUME PUMPED PER CYCLE: _____

MODEL: _____

ALTERNATE INFORMATION

PRESSURE DISTRIBUTION PROPOSED: YES NO LAGOON SIZE: _____ DEPTH OF CLAY SOIL: _____ 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 3' 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 3'

PERC TESTS

SLOWEST RATE FROM test hole #1 5 min./2.5 cm (1 inch) test hole #2 8 min./2.5 cm (1 inch)

AVERAGE OF SLOWEST RATE FROM EACH TEST HOLE 7 min./2.5 cm (1 inch)

WATER INFORMATION

SOURCES OF DOMESTIC WATER: WELL TO DRILLED LATER 100'++

DISTANCES OF PROPOSED DISPOSAL FIELD FROM: WELL source of domestic water N/A breakout point 200' own well 1000' neighbouring wells N/A stream or lake 100'+ 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: [Signature] Date: AUG. 12/99

PAID: \$ 250.00 OFFICE USE ONLY # 397798

DATE: Aug 12/99

INITIALS: DJ



Ministry of Health and
Ministry Responsible for Seniors

SEWAGE DISPOSAL SYSTEM
**SEWAGE APPLICATION
APPEAL INFORMATION**

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, JOHN CAROL - APPROVAK 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:

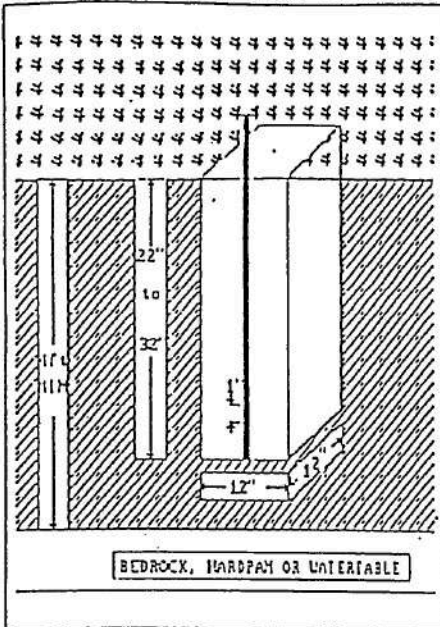
LOT 1 PLAN VIP 62466 SECTION 12

DISTRICT COMIAKEN STREET ALBERTA PLACE

[Signature]
Signature of Registered Owner

PERCOLATION TEST SHEET

- (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 | 5 min./inch | 8 min./inch |
| 2nd Timing | _____ min./inch | _____ min./inch |
| 3rd Timing | _____ min./inch | _____ min./inch |
| 4th Timing | _____ min./inch | _____ min./inch |
| 5th Timing | _____ min./inch | _____ min./inch |

Average the SLOWEST rate for each test hole 7 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 | 30" | 36" |
| Depth to clay, hardpan - (within 4 ft. maximum) | 48 | 48 |
| Depth to solid rock - (within 4 ft. maximum) | - | - |
| Depth to water table - (within 4 ft. maximum) | 30" | 36" |

TEST PERFORMED BY:

[Signature]

NAME: JOAN CADDY
 OCCUPATION: PROPERTY MGR
 ADDRESS: 102 COB HILL
 DATE: AUG. 12/89

LEGAL DESCRIPTION: LOT 1 SEC. 12 PG. 2 COMMENCE
DIST. PLAN V162466 ROBERTA PLAZA

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.

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: no fill req'd. keep field to the N + W

DATE PERMIT VALID

Aug 13/97

SIGNATURE OF PUBLIC HEALTH INSPECTOR / EHO

Gerald Acorn

FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

SITE EVALUATION

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

SITE INFORMATION

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

COMMENTS

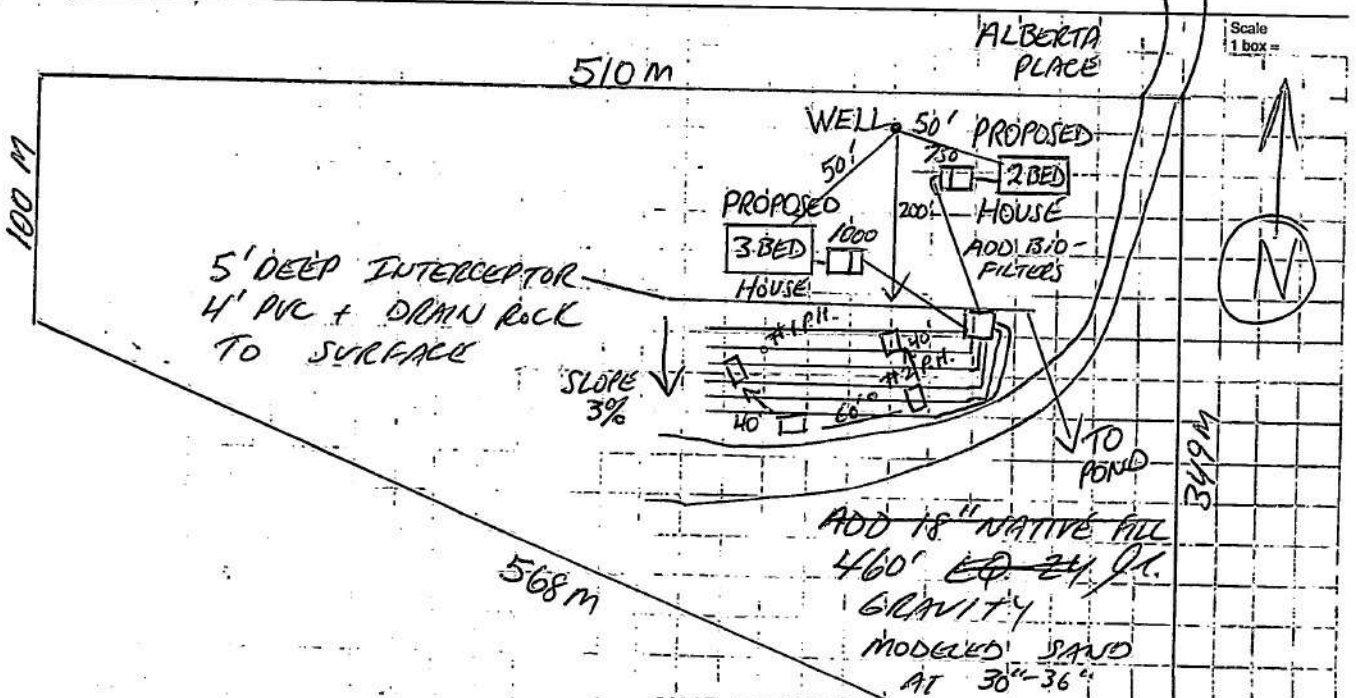
1-750 & 10-46 1/2'
23/9 need 2nd S.T
✓ 7' dia
need as built

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

WALTON MOUNTAIN RD.



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

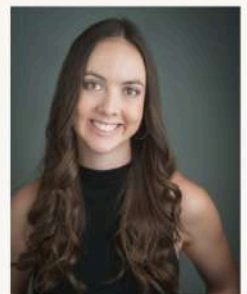
(250) 709-4987
dan@ethosrealestategroup.ca

ETHOS

REAL ESTATE GROUP



ethosrealestategroup.ca



Amera Johnson
REALTOR®

(778) 838-8685
amera@ethosrealestategroup.ca