

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

## Information Package

For

***808 Country Club Dr, Cobble Hill***



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.

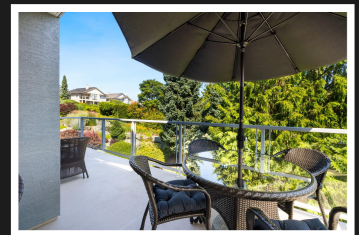
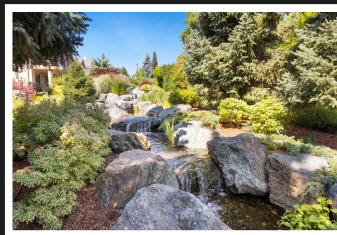
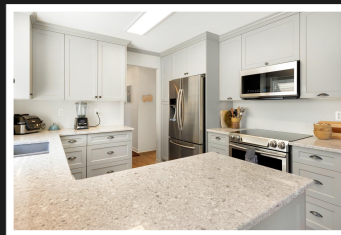


PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# ARBUTUS RIDGE OASIS!

808 Country Club Dr, Cobble Hill



FULLY UPDATED home in Cobble Hill's Arbutus Ridge! This 3 bed + den/3 bath home was the original showhome for the Uplands at Arbutus Ridge and has been updated with care & full attention to every single detail. The entrance has a large skylight flooding the main floor with natural light along with the large windows in the living room which has a cozy modern gas fireplace. Oak hardwood flooring throughout the main floor in warm tones. Quartz counter tops, lots of cabinetry to the ceiling with crown molding, modern fixtures, & stainless appliances create a kitchen to love. The eating nook opens to a large, partially covered vinyl deck which looks down onto a peaceful and tranquil cascading water feature and beautiful gardens with loads of flowers and shrubs, all of which are on automated micro irrigation! The main floor has the primary suite with walk-in closet & 5pc ensuite, a den, 4pc bath & laundry room. Down, the awesome large family room with fireplace is the ideal place for movie night & has access to the back yard through the sliders, where you find the serene waterway & lush garden. 2 further bedrooms, a 4pc bath, & a large workshop/gym as well as lots of storage complete this floor. 2-car garage with EV charger and a private front patio. Please see the "Sellers Upgrades" document for a list of improvements. Call your agent to view today!



**Priced at**  
**\$950,000**

|             |             |          |        |
|-------------|-------------|----------|--------|
| Area        | Cobble Hill | Age      | 1997   |
| Bedrooms    | 3           | Taxes    | 3656   |
| Bathrooms   | 3           | Tax Year | 2023   |
| Lot Size    | 4791.6      | MLS#     | 978263 |
| Floor Space | 2168        | 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)



**808 Country Club Dr Cobble Hill BC V0R 1L1**  
 MLS® No: **978263** **\$950,000** **Active**



FULLY UPDATED home in Cobble Hill's Arbutus Ridge! This 3 bed + den/3 bath home has been updated with care & attention to detail. The entrance has a large skylight flooding the main floor with natural light along with the large windows in the living room which has a modern gas fireplace. Wood flooring throughout the main floor in warm tones. Quartz counter tops, lots of cabinetry to the ceiling with crown molding, modern fixtures, & stainless appliances create a kitchen to love. The eating nook opens to a large deck. The main floor has the primary suite with walk-in closet & 5pc ensuite, a den, 4pc bath & laundry room. Down, the awesome large family room with fireplace is the ideal place for movie night & has access to the back yard through the sliders, where you find the serene waterway & lush garden. 2 further bedrooms, a 4pc bath, & a large workshop/gym complete this floor. 2-car garage and private front patio. Please see the Sellers Upgrades for more. Call your agent to view today!

| Room              | Level | Dims/Pieces |
|-------------------|-------|-------------|
| Bathroom          | Lower | 4-Piece     |
| Bedroom           | Lower | 10'7x12'0   |
| Bedroom           | Lower | 8'9x15'7    |
| Family Room       | Lower | 14'3x20'5   |
| Office            | Lower | 10'10x4'11  |
| Workshop (Unfin)  | Lower | 34'9x9'0    |
| Bathroom          | Main  | 4-Piece     |
| Bedroom - Primary | Main  | 11'2x29'7   |
| Den               | Main  | 9'11x11'9   |
| Dining Room       | Main  | 10'10x10'3  |
| Eating Nook       | Main  | 10'7x9'7    |
| Ensuite           | Main  | 5-Piece     |
| Entrance          | Main  | 5'5x8'9     |
| Kitchen           | Main  | 10'7x10'2   |
| Laundry           | Main  | 3'3x4'11    |
| Living Room       | Main  | 12'1x15'6   |
| Walk-in Closet    | Main  | 5'2x6'3     |

MLS® No: **978263** List Price: **\$950,000**  
 Status: **Active** Orig Price: **\$950,000**  
 Area: **Malahat & Area** Sub Area: **ML Cobble Hill**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold/Strata**

**Interior**

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **2** Storeys:  
 FinSqFt Total: **2,168** UnFin SqFt: **542** SqFt Total: **2,710** Basement: **Yes** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **4** Laundry: **In House**  
 Layout: **Main Level Entry with Lower Level(s)** Appl Incl: **Dishwasher, F/S/W/D**  
 Heating: **Heat Pump** Cooling: **Air Conditioning**  
 Intr Ftrs:

**Exterior/Building**

Built (Est): **1997** Front Faces: **South** Storeys:  
 Construction: **Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Balcony/Deck, Balcony/Patio, Low Maintenance Yard**

**Lot**

Lot SqFt: **4,792** Lot Acres: **0.11** Dimensions: Shape:  
 Park Type: **Driveway, Garage Double** Park Spcs: **2** View: Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **2** Services:  
 Sewer: **Sewer Connected** Restrictions:  
 Lot Ftrs: **Adult-Oriented Neighbourhood, Gated Community, Landscaped, Near Golf Course, Quiet Area, Recreation Nearby, Southern Exposure**

**Legal/Public Records**

Assessed: **\$788,000** Assess Yr: **2024** Taxes: **\$3,656** Tax Year: **2023**  
 PID: **018-753-086** Roll No: **4365835** Zoning: **CD-1** Zone Desc: **Residential**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **Strata Lot 535, Section 12, Range 9, Shawnigan District, Plan VIS1601, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1**

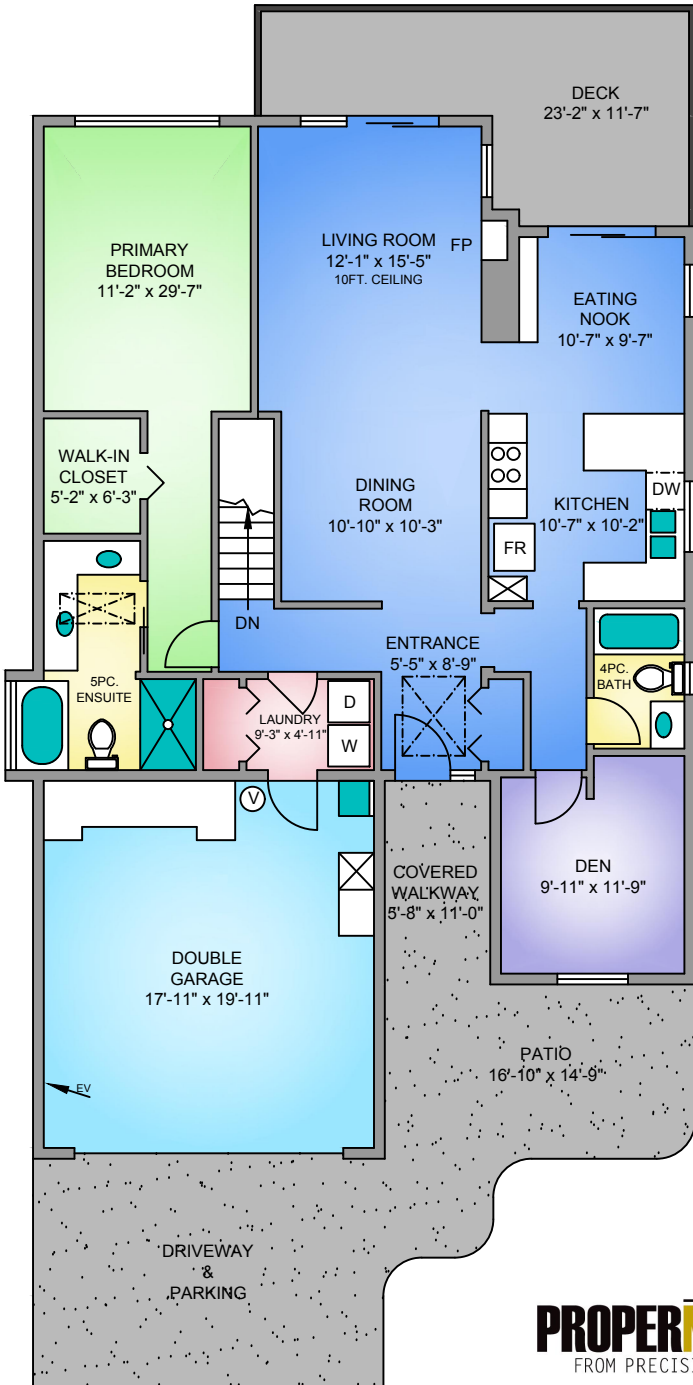
**Strata**

Strata/Pad Fee: **\$580** Strata/Pad Fee Year: **2024** Prop Mgr: **NAI Goddard & Smith** Mgr Phone: **(604) 534-7974**  
 Complex: Bldgs/Cmplx: Str Lots/Cmplx: **646** Str Lots/Bldg:  
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:  
 Park SqFt: Park Incl: Park Cm'n Sp: Park LCP Spc:  
 Depr Rpt?: **Yes** Plan Type: **Bare Land** Lvl's in Unit: Unit's Level:  
 Subdivision Name: **Arbutus Ridge**  
 Rent Allwd?: **Some Rentals** see Strata Bylaws  
 Yngst Age: **55**  
 Pets Allwd: **Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit** see Strata Bylaws  
 BBQs Allwd: **Yes**  
 Smoking Byl: **Unknown**  
 Unit Incl: **Balcony, Deck/Patio, Garage, Private Garden**  
 Assmt Incl: **Garbage Removal, Property Management, Sewer, Water**  
 Shrd Am: **Clubhouse, Common Area, Fitness Centre, Meeting Room, Pool, Recreation Facilities, Secured Entry**

# MAIN FLOOR

1358 SQ. FT.

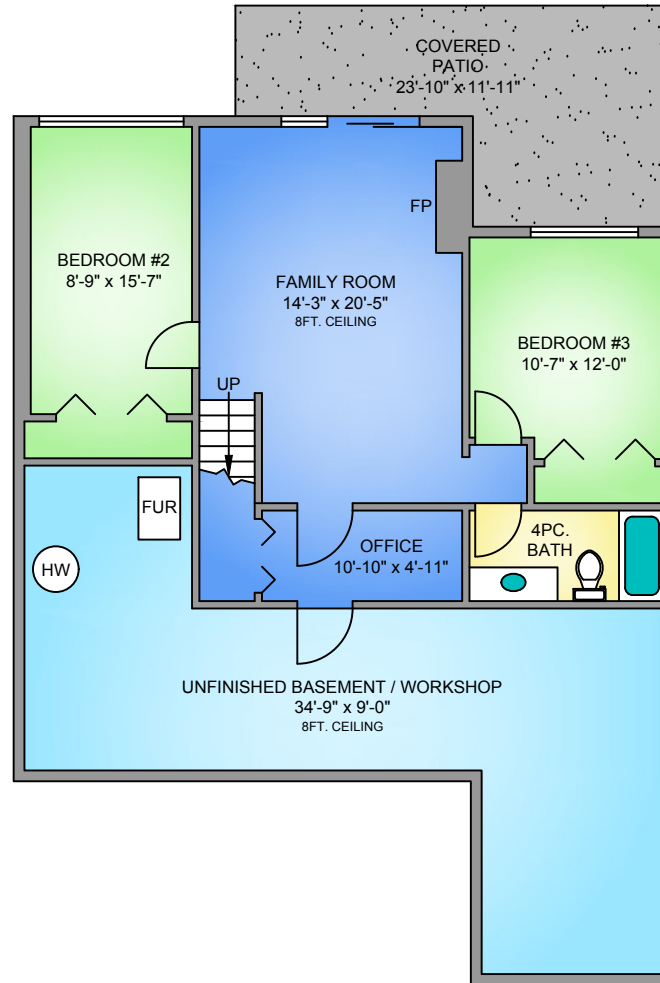
8-10FT. CEILING



# LOWER FLOOR

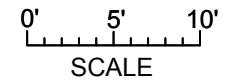
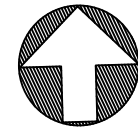
810 SQ. FT.

8FT. CEILING



808 COUNTRY CLUB  
DRIVE

NORTH



| 808 COUNTRY CLUB   |                |            |            |              |
|--|----------------|------------|------------|--------------|
| 10 JULY, 2024  |                |            |            |              |
| PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.               |                |            |            |              |
| PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY. |                |            |            |              |
| FLOOR  | AREA (SQ. FT.) |            |            |              |
|  | FINISHED       | UNFINISHED | GARAGE     | DECK / PATIO |
| MAIN   | 1358           | -          | 395        | 194          |
| LOWER  | 810            | 542        | -          | 209          |
| <b>TOTAL</b>   | <b>2168</b>    | <b>542</b> | <b>395</b> | <b>403</b>   |



250-415-0041

karyn@propermeasure.com  
www.propermeasure.com

## Property Notes – 808 Country Club Dr, Cobble Hill

### **SELLERS UPGRADES:**

|  |               |
|--|---------------|
| roof                                   | \$16,000      |
| gutters                                | \$1,500       |
| paint outside                          | \$6,600       |
| shutters / fascias                     | \$800         |
| flower box                             | \$50          |
| front door                             | \$2,000       |
| led lighting                           | \$1,400       |
| heat pump – ducted                     | \$25,000      |
| landscaping                            | \$2,000       |
| in ground sprinkler                    | \$500         |
| paint inside                           | \$2,000       |
| toilets                                | \$1,200       |
| upgraded bathrooms                     | \$4,790       |
| new Valor fireplaces                   | \$15,000      |
| kitchen - quartz, undermount, lighting | \$26,000      |
| garage door                            | \$1,800       |
| garage                                 | \$300         |
| murphy bed                             | \$800         |
| EV charger                             | \$1,000       |
| <br>Total =                            | <br>\$108,740 |

All plants, shrubs & flowers are set up with automated micro-drip irrigation!  
Kitchen was built with some smart corner drawers and extra storage.



## Frequently Asked Questions & Answers from the Seller about Arbutus Ridge

### 1. Where is Arbutus Ridge located?

Southern Vancouver Island about 1 hour north of Victoria, 1 hour south of Nanaimo & 20 minutes south of Duncan in the Cowichan Valley.

Overlooking the Salish Sea, Satellite Channel, Salt Spring Island & the Saanich Peninsula

### 2. What makes Arbutus Ridge special?

- It is a beautiful seaside community noted as one of Canada's finest for active adults 55+
- You will find a **sense of community** where you will **easily make many friends**
- There is a network of waterfront walking paths, sidewalk trails, parks, and ocean views
- The community surrounds the privately owned 18-hole Arbutus Ridge Golf Course
- 24-hour security – no break-in in the history of the community

### 3. What is the weather like at Arbutus Ridge?

- Climate Warm micro-climate enabling palm trees to grow.
- Temperature Canada's warmest year-round temperature "Cowichan", from a First Nations' word, means "Warm Land"
- Sunshine Victoria has 308 days of sunshine.
- Rain Victoria has 1/3 less rain than Vancouver, Montreal and New York City and Arbutus Ridge gets less rain than Victoria
- Winter Usually above 0 C. (Averages around 6 C.) There may be one or two small snowfalls which usually melt the next day.

### 4. Where do I find groceries and other services?

Groceries, Gifts, Liquor, Paint, Mill Bay Centre 10 min; Valleyview Centre 10 min  
Clothing, Pizza, Restaurant etc.

Lawyer, Accountant, Banks, Library Mill Bay Centre 10 min, Duncan 20 min

Stores/Services/ Big Box Stores Duncan 20 min, Langford 30 min, Victoria 45 min

Airports/Ferries/Sea Planes Victoria 1 hr, Nanaimo 1 hr, Maple Bay 30 min

Bus - BC Transit (local) Arbutus Ridge to Mill Bay Centre, Valleyview Centre, Shawnigan Lake and Duncan

### 5. How close are the medical facilities to Arbutus Ridge?

- Ambulances 15 min
- Hospitals Duncan 25 min, Victoria 35 min
- Medical Doctors, Dentists, Physiotherapists, Lab, X-Ray, Audiologists, Optometrists all 10 min

### 6. What is a Bare Land Strata?

Residents own their home and land and are responsible for maintaining those.

They have shared ownership and financial responsibility for maintaining common property such as Roads, Parks, Activity Centre, RV Storage area, Pool, Tennis Court, etc.

Arbutus Ridge is a Strata Plan administered by the Strata Property Act of British Columbia.

- Council consists of up to 7 elected members who are residents who volunteer to serve

- Paid employees consist of a manager as well as office, maintenance, and security staff
- Common sense Rules and By-Laws, in no way restrictive, protect the lifestyle and beauty of the community

#### Fees

\$580.00 per month (includes extra fee for 23 homes on the watercourse)

The fee is the same for each strata lot regardless of the size of the home.

Fees cover costs for staff and all services including water, sewer, security, garbage and all the amenities.

A Contingency Reserve Fund and an up-to-date Depreciation Report are in place as required by the Strata Act. Additional funding for major upgrades is voted on by the residents at an Annual General Meeting.

#### **7. How many people are allowed per home and what age is allowed?**

Two people are allowed per home, one of whom must be 55 years old.

#### **8. Can I have visitors?**

Visitors, including grandchildren, are welcome for up to 30 days per person per calendar year.

#### **9. Can I have pets?**

Arbutus Ridge has a pet bylaw, where a home may have one dog or one cat. Council may grant exceptions for compassionate reasons to new home buyers for existing pets. The seller or the realtor must submit a written request on behalf of a potential home buyer for Council to approve an exception to the Pet bylaw on compassionate grounds if it is a condition of a sale. Council may review and grant exceptions on a case-by-case basis.

#### **10. Is High Speed Internet available?**

Yes. Shaw and Telus have high speed internet and cable/satellite services available.

Free Wi-Fi Service is available at the Security Gates, Café and in the Village Centre.

#### **11. What are the demographics of Arbutus Ridge?**

65-74 yrs. - 44% 75-84 yrs. - 28 % 55-65 yrs. - 19% Over 85 yrs. - 8%

Single - 15% Working - 9%

#### **12. What are the amenities?**

- Seasonal pool
- Year-round hot tub
- Tennis court
- Fitness centre
- Boat Launch
- Dock (Our docks were damaged in a storm and removed. The Residents are considering their options for future use of the waterfront.)
- RV and boat storage - \$.48/foot/month
- Multi-purpose centre with rooms for Crafts, Games, Library, Woodworking, Meetings, Kitchen, Hairdresser and Café
- 40 clubs and activities – some have small fees of \$25 -\$35/year

### **13. What are the Clubs and Activities at Arbutus Ridge?**

#### ***Onsite***

Art  
Kayaking/Canoeing - launch area & racks  
Ballroom Dancing  
Knitting  
Bible Babes  
Library  
Billiards/Pea Pool Mah Jong  
Bingo, Motor Biking - informal groups  
Boating Music - choir  
Book Clubs Performing Arts  
Bridge – Duplicate, Ladies, Mixed Poker  
Carpet Bowling Quilting  
Ceramics Sewing  
Crafts Snooker - Ladies  
Cribbage Swimming  
Cycling & e-Biking Table Tennis  
Dog Club Tennis - Outdoors  
Fishing - Salmon, Ling Cod, Chum, Prawns, Crabs Wine Club  
Fitness  
Glassworks Woodcarving  
Hiking - Ramblers Woodworking

#### ***Offsite***

Curling  
Golf  
Pickleball  
Tennis - indoors and outdoors

### **14. What attractions and activities are close to Arbutus Ridge?**

#### ***Attractions***

15 Wineries, Kinsol Trestle, Trans Canada Trail etc.

#### ***Parks***

Manley Park, Ocean trail in front of Arbutus Ridge, Trail beside the 18th fairway

#### ***Wildlife***

Whale Watching Sometimes in front of Arbutus Ridge or by taking a tour at Cowichan Bay or Victoria.

Seals, Sea Lions, Bald Eagles, Deer

#### ***Cultural***

Performing Arts Theatres Duncan, Chemainus, Victoria  
Symphony Victoria Symphony in Victoria, periodically in Duncan  
Opera Metropolitan Opera Live on screen in Duncan  
Art Galleries, Historic Sites Nearby

#### ***Sports*** -outside Arbutus Ridge

Golf (Year-Round) Arbutus Ridge Golf Course  
Tennis Indoors - at Bubble at Arbutus Ridge Golf Course  
Outdoors - at Kerry Park Recreation Centre - 5 min  
Pickleball Kerry Park- 5 min.; Duncan Rec. Centre - 20 min  
Chemainus outdoors - 30 min



Curling Kerry Park Rec. Centre – 5 min, Duncan - 20 min  
Fitness Fitness Centre at Valleyview Centre - 10 min  
Swimming Duncan Recreation Centre - 20 min  
Skating Duncan Recreation Centre - 20 min  
Skiing Mount Washington 2.5 hrs  
Hiking Everywhere  
Boating/Marinas Mill Bay, Genoa Bay, Maple Bay  
Fishing Salmon, Ling Cod, Chum, Prawns & Crabs

**15. Is the Arbutus Ridge Golf Course part of the Arbutus Ridge Community?**

While the golf course winds through part of our community, it is a separate legal entity.

For golf information go to: [https:// www.arbutusridge.com](https://www.arbutusridge.com)

**16. Do Arbutus Ridge residents get a discount to golf at the Arbutus Ridge Golf Course?**

No. But there are numerous discount packages available, depending on the frequency and time when you wish to play.

**17. What type of homes can I find at Arbutus Ridge?**

Total 643 homes/lots (1060 residents) - 148 acres of waterfront landscape and forested areas. Sizes from 1,000 sq. ft. to 6,500 sq. ft.

Style One-level patio homes to multi-level homes – from \$600,000 to over \$1,000,000

**18. Can I rent a home at Arbutus Ridge?**

Yes. Owners can rent for a minimum of 1 month. Two renters are allowed per home, one of whom must be 55 years old. Renters may use all the Arbutus Ridge facilities.

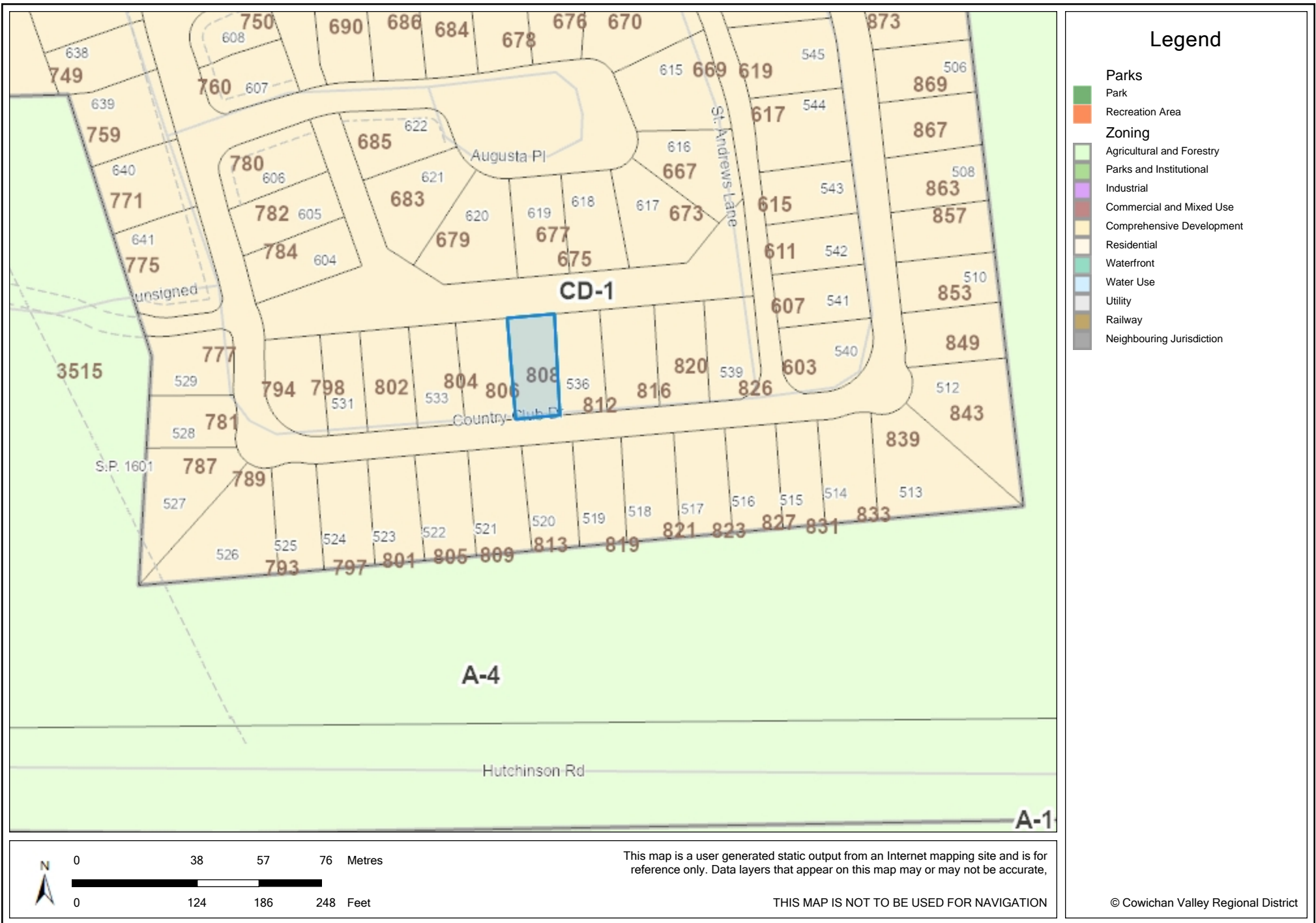
To find a rental, go to our website at [www.arbutusridge.ca](http://www.arbutusridge.ca) . Click on “Homes for Rent”.

**19. How do I view homes/lots for sale or for rent in Arbutus Ridge?**

Go to the Arbutus Ridge website: [www.arbutusridge.ca](http://www.arbutusridge.ca) . Click on links at the bottom of the home page. Since this is a gated community, it is recommended that you call the realtor of your choice to make an appointment prior to arriving.

\*All info is provided as a courtesy and is to be verified by the buyer.





**11.1 CD-1 RURAL COMPREHENSIVE DEVELOPMENT 1 – ARBUTUS RIDGE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the CD-1 Zone:

- a. Single detached dwelling;
- b. Community service facilities, limited to a maximum total land area of 2.5 hectares within the CD-1 Zone;
- c. Private utility/property maintenance yard and non-commercial RV/boat storage area.
- d. Attached suite accessory to a single detached dwelling.

**2. Minimum Areas and Contiguity Required for Certain Uses**

In the CD-1 Zone, not less than 2.4 hectares shall be set aside for the permitted use 11.1.1.b, and not less than 0.82 hectares shall be set aside for permitted use 11.1.1.c; and each of uses 11.1.1.b and 11.1.1.c, and not more than one separate contiguous block of land shall be set aside for each.

**3. Parcel Coverage Limit**

The limit to parcel coverage in the CD-1 Zone is 50 percent for buildings and structures.

**4. Building Height**

In the CD-1 Zone, the following height regulations apply:

- a. The height of all residential buildings and structures shall not exceed 7.5 metres, and the height of all community service buildings shall not exceed 10 metres.
- b. Where the elevation of the centerline of a road is above the average elevation of the natural grade of the parcel, the building height as specified in Section 11.1.4(a) may be increased by the vertical distance between the natural grade and the street curb level, to a maximum additional height of 3 metres.

**5. Setbacks**

The following minimum setbacks for buildings and structures apply in the CD-1 Zone:

| Type of Parcel Line              | Residential Use   | Accessory Use   |
|----------------------------------|---|---|
| Front parcel line                | 6 metres  | 6 metres  |
| Interior side parcel line        | 2 metres from one side parcel line and 1.4 m from the other | 1.5 metres from one side parcel line and 0 m from the other |
| Exterior side parcel line        | 4.5 metres  | 4.5 metres  |
| Exterior side (strata lots only) | 3 metres  | 3 metres  |
| Rear parcel line                 | 4.5 metres  | 4.5 metres  |

**6. Minimum Parcel Size**

The minimum parcel size in the CD-1 Zone is 900 m<sup>2</sup> for residential uses.

**7. Residential Density**

Notwithstanding the minimum parcel size in Section 11.1.6 above, the total number of parcels for residential use and total number of single detached dwelling units in the entire CD-1 Zone shall not be greater than 646, plus a maximum of one attached suite per parcel.



## 808 COUNTRY CLUB DR COBBLE HILL V0R 1L1

Area-Jurisdiction-Roll: 04-765-04365.835



04-765-04365835 11/25/2015

**Total value \$788,000**

2024 assessment as of July 1, 2023

Land \$258,000

Buildings \$530,000

Previous year value \$870,000

Land \$282,000

Buildings \$588,000

### Property information

|                        |                        |
|------------------------|------------------------|
| Year built             | 1997                   |
| Description            | 1 STY house - Standard |
| Bedrooms               | 4                      |
| Baths                  | 3                      |
| Carports               |                        |
| Garages                | G                      |
| Land size              | 4736 Sq Ft             |
| First floor area       | 1,362                  |
| Second floor area      |                        |
| Basement finish area   | 811                    |
| Strata area            |                        |
| Building storeys       | 1                      |
| Gross leasable area    |                        |
| Net leasable area      |                        |
| No. of apartment units |                        |

### Legal description and parcel ID

STRATA LOT 535, PLAN VIS1601, SECTION 12, RANGE 9, SHAWNIGAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 018-753-086

### 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 values



Store and access favourite properties across devices



View recently viewed properties

B.C. LAND SURVEYOR'S  
CERTIFICATE OF LOCATION FOR

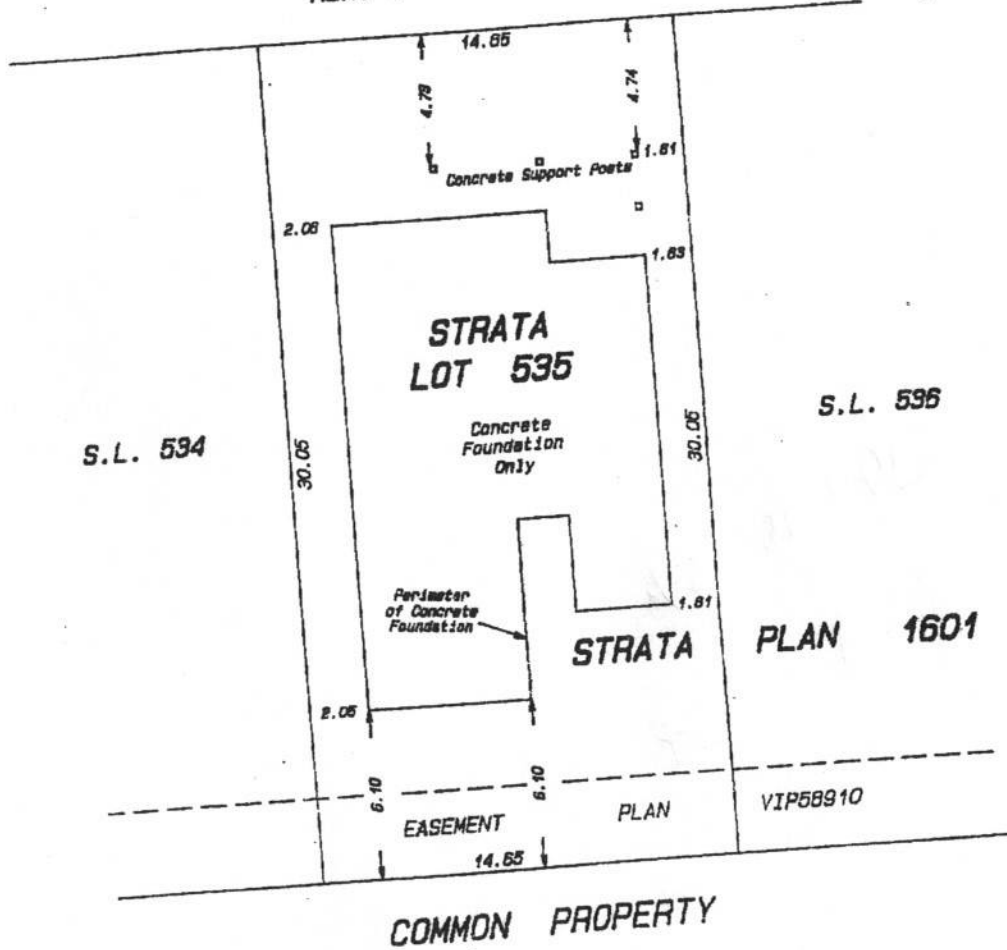
STRATA LOT 535, SECTION 12,  
RANGE 9, SHAWNIGAN DISTRICT,  
STRATA PLAN 1601.

SCALE 1:200

All distances are in metres.



REM. 1 PLAN VIP57684



Note: S.L. 536 lies within C.V.R.D.  
Area C and is Zoned R-5.  
Setback requirements are as follows:  
Front 6.0 m  
Side (Interior) 2.0 m from one side lot line &  
1.4 m from the other side  
Side (Exterior) 3.0 m  
Rear 4.5 m

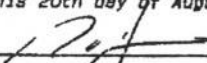
The purpose of this plan is for the  
protection of the mortgagee only  
and not for the re-establishment  
of property boundaries.

This is to certify that the structure on  
the above lot lies wholly within the said  
lot and does not encroach on any  
adjoining lot or road. Certified  
correct this 20th day of August, 1996.

HANSON, KENYON & QUARMBY  
B.C. LAND SURVEYORS  
455 Alderlea St.  
Duncan, B.C. V9L 3V3  
Telephone 748-4743

2497-535.crt

©

  
B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.



COWICHAN VALLEY REGIONAL DISTRICT  
BUILDING INSPECTION DIVISION

# C.V.R.D. Certificate of Substantial Completion

Pursuant to the Cowichan Valley Regional District Building Bylaw #143, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

Address of Building: 808 Country Club Drive  
Legal Description: Shawnigan District, Section 12, Range 10, S. Plan 1601, Lot 535  
Building Permit: C-281-96

Conditions This is a "conditional Certificate of Substantial Completion" issued subject to the formal approval of the writer distribution system installed in this residence (and certified to C.S.A. B.137.5 standards) by the inclusion of this standard in the revised 1998 edition of the

**R.C. Plumbing Code**

**IMPORTANT NOTICE:**

This Permit confirms that the Regional District has reviewed Plans and the Applications Form in respect of the Subject Building pursuant to Regional District Regulations currently in Effect. This Permit is not a Warranty that the Subject Building will comply with all Regional and Provincial Regulations Governing Building Construction nor that it is without Defect.

C.V.R.D. BUILDING INSPECTOR

Per: *[Signature]*  
Date: March 13, 1996

C.V.R.D. House Number Bylaw #1107 requires that house numbers be posted by the owner or occupier of any principal building.



# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

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