

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 ·

MODERN COUNTRY CHARM!



5500 Hanks Rd

MORTGAGE HELPER POTENTIAL! Gorgeous and private acreage in Sahtlam with sunny southern exposure, flat usable land with parkland on 3 sides, a large covered deck and a detached 28x30 storage structure for your boat, tractor, etc! 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. Bedroom and flex space over the double garage previously used as a suite with kitchen, plumbing is available in garage ceiling, stove plug still present, and it has its own entrance on the sunny deck. On the lower floor is a fantastic indoor workshop for the handyman as well as a large family room with cozy wood stove, a flex space and a few storage rooms. Wildlife will pass right through your yard - including the majestic elk! There's a hot tub too! This is an exceptional property that you will not want to miss! Call your agent today and come and see for yourself!



Priced at
\$1,299,000

Area	West Duncan	Age	1994
Bedrooms	5	Taxes	0
Bathrooms	4	Tax Year	2022
Lot Size	162478.8	MLS#	933170
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



MLS® No: **933170** **\$1,299,000** **Active**



List Price: **\$1,299,000**
Orig Price: **\$1,299,000**
Sub Area: **Du West**
Duncan
Sold Price:
Detached
Title: **Freehold**

MORTGAGE HELPER POTENTIAL! Gorgeous & private acreage in Sahtlam with sunny southern exposure, flat usable land, & a large covered deck! Custom built home on 3.73 acres with many amazing features. The dormers & 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, & large quartz island, to the spa-like baths. Lovely large living room with fireplace is light & bright with abundant windows, modern light fixtures, & gorgeous oak floors. Dining room, large office, 2pc bath, & spacious laundry/mudroom complete the main floor. Upstairs are 4 generous bedrooms including the primary suite with 5pc ensuite, & an additional bedroom with 4pc ensuite (suite potential) over the double garage with its own sunny deck & stairs. On the lower floor is a fantastic indoor workshop for the handyman & a large family room with cozy wood stove, a flex space & 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: Potential
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 2	Beds or Dens: 6	Laundry: In House
Layout: Main Level Entry with Lower/Upper Lvl(s)		Appl Incl: Dishwasher, Dryer, Microwave, Oven Built-In, Refrigerator, Washer		
Heating: Baseboard, Electric, Wood		Cooling: None		
Intr Ftrs: Workshop				

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			

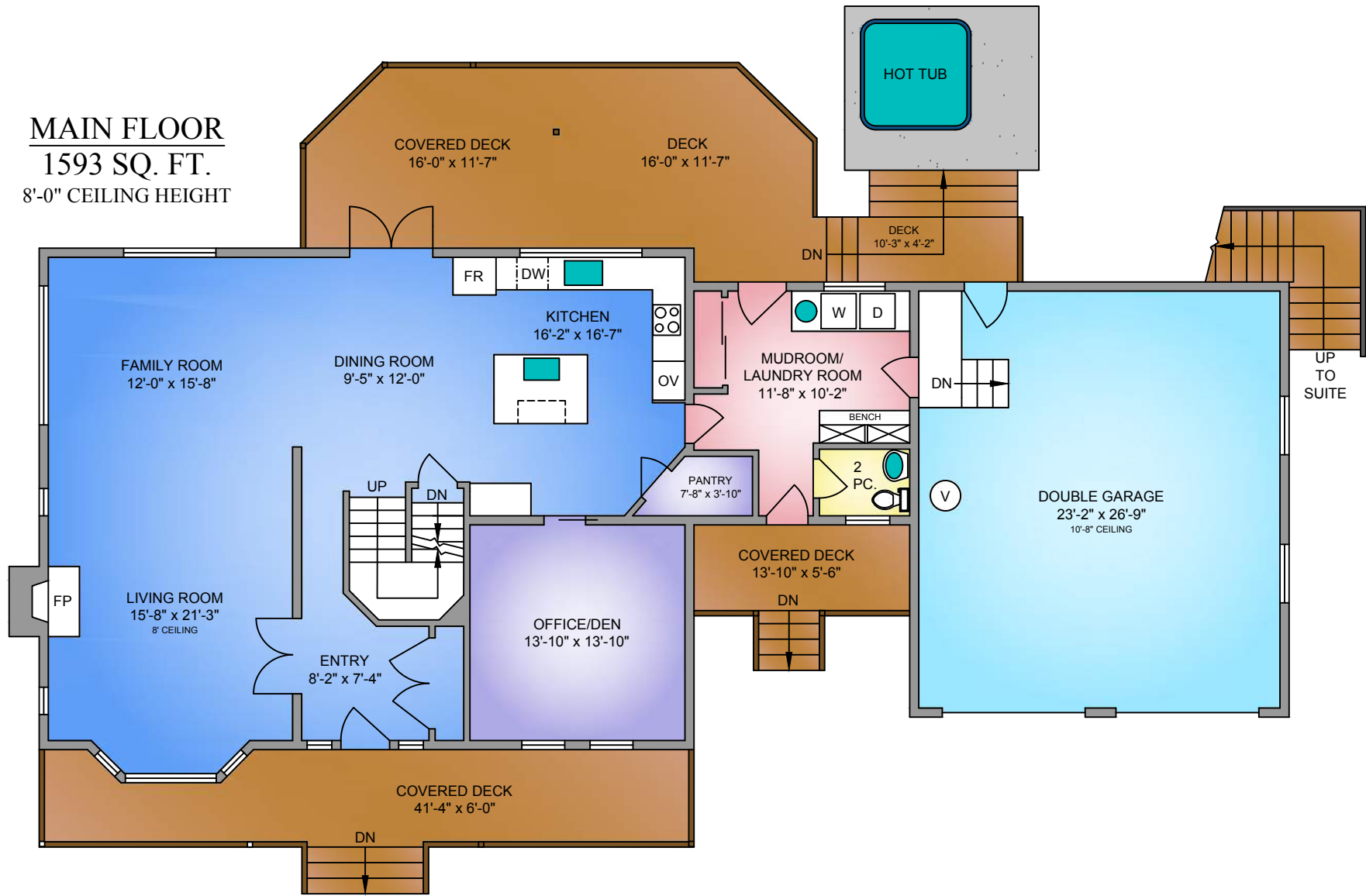
Lot

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: 2022
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

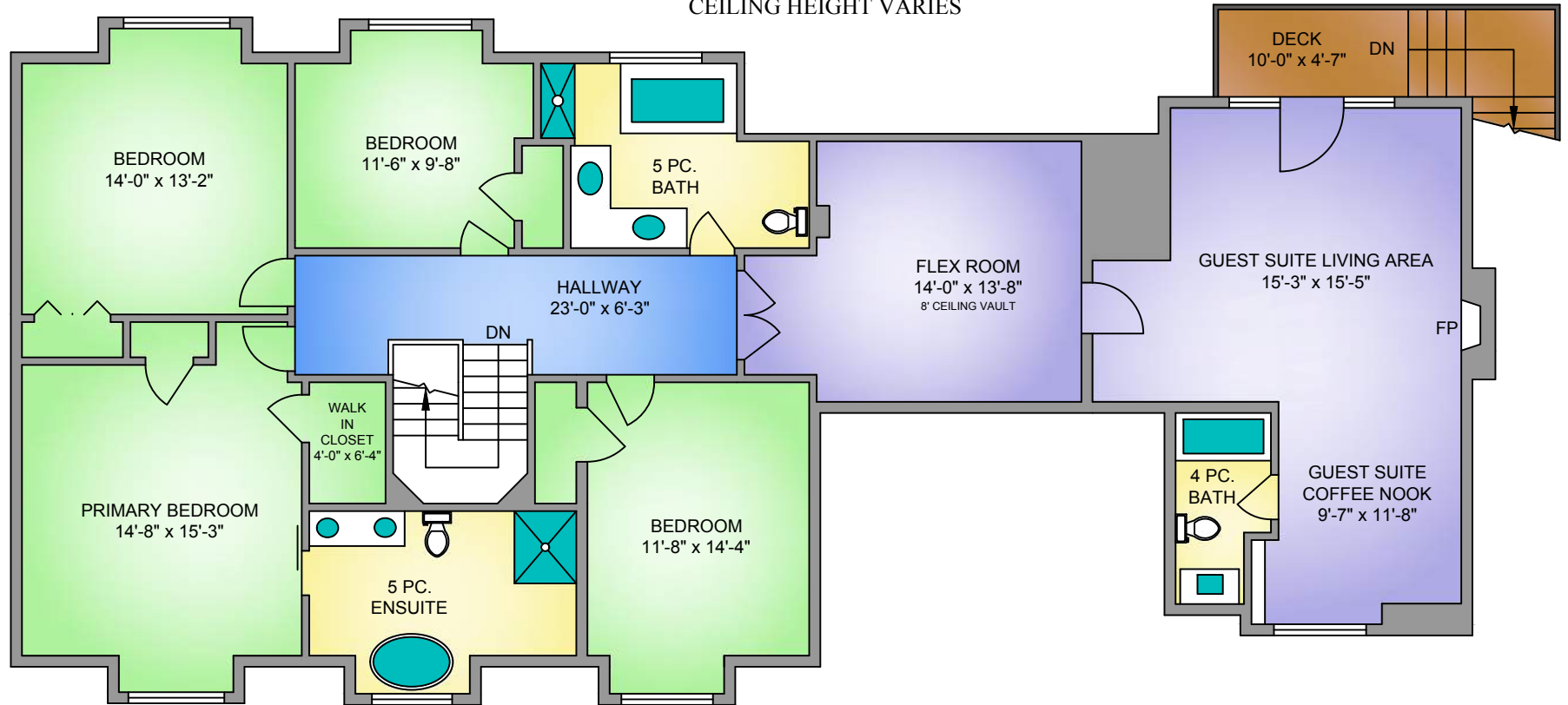


NORTH



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

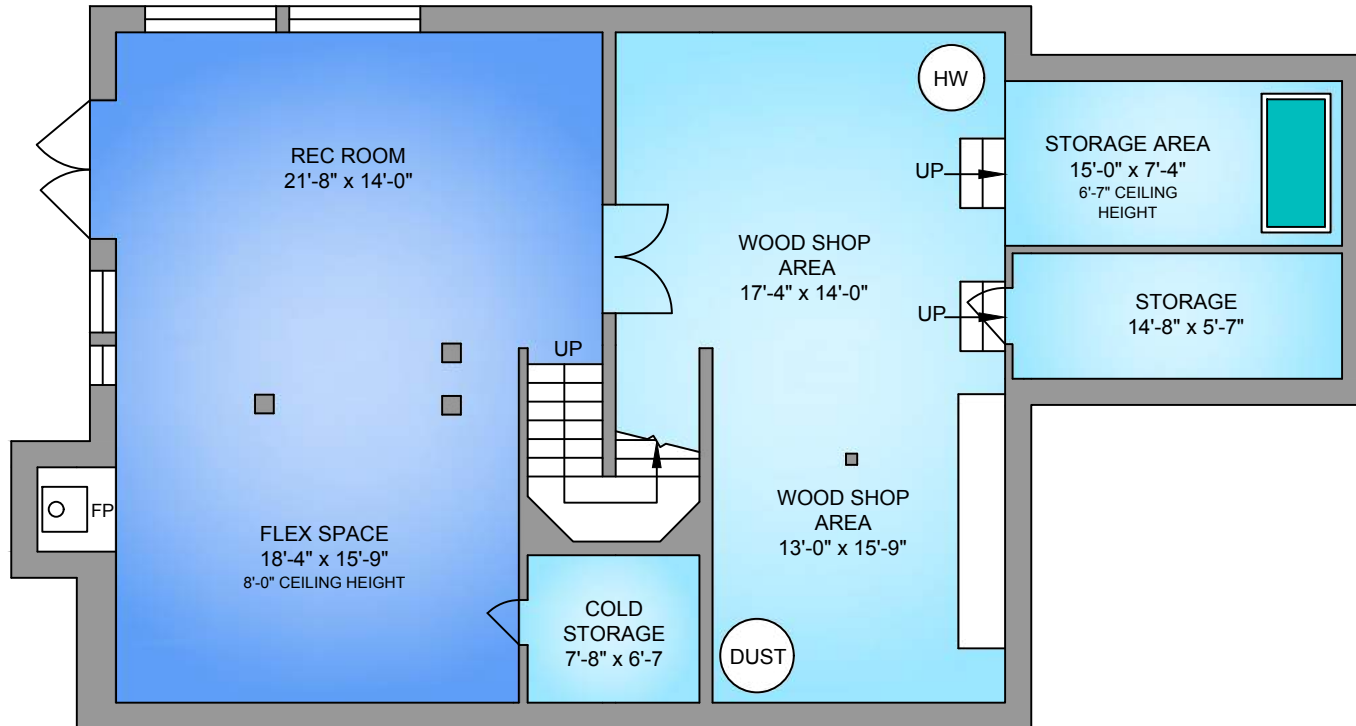


NORTH



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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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MAIN	1593	1593	-	670	600
UPPER	2143	2143	-	-	45
LOWER	1551	706	845	-	-
TOTAL	5287	4442	845	670	645

Property Notes – 5500 Hanks Rd, Duncan

New stove top and fridge within last 6 months

New carpet in bedrooms within last year

Hot water tank replaced in 2019

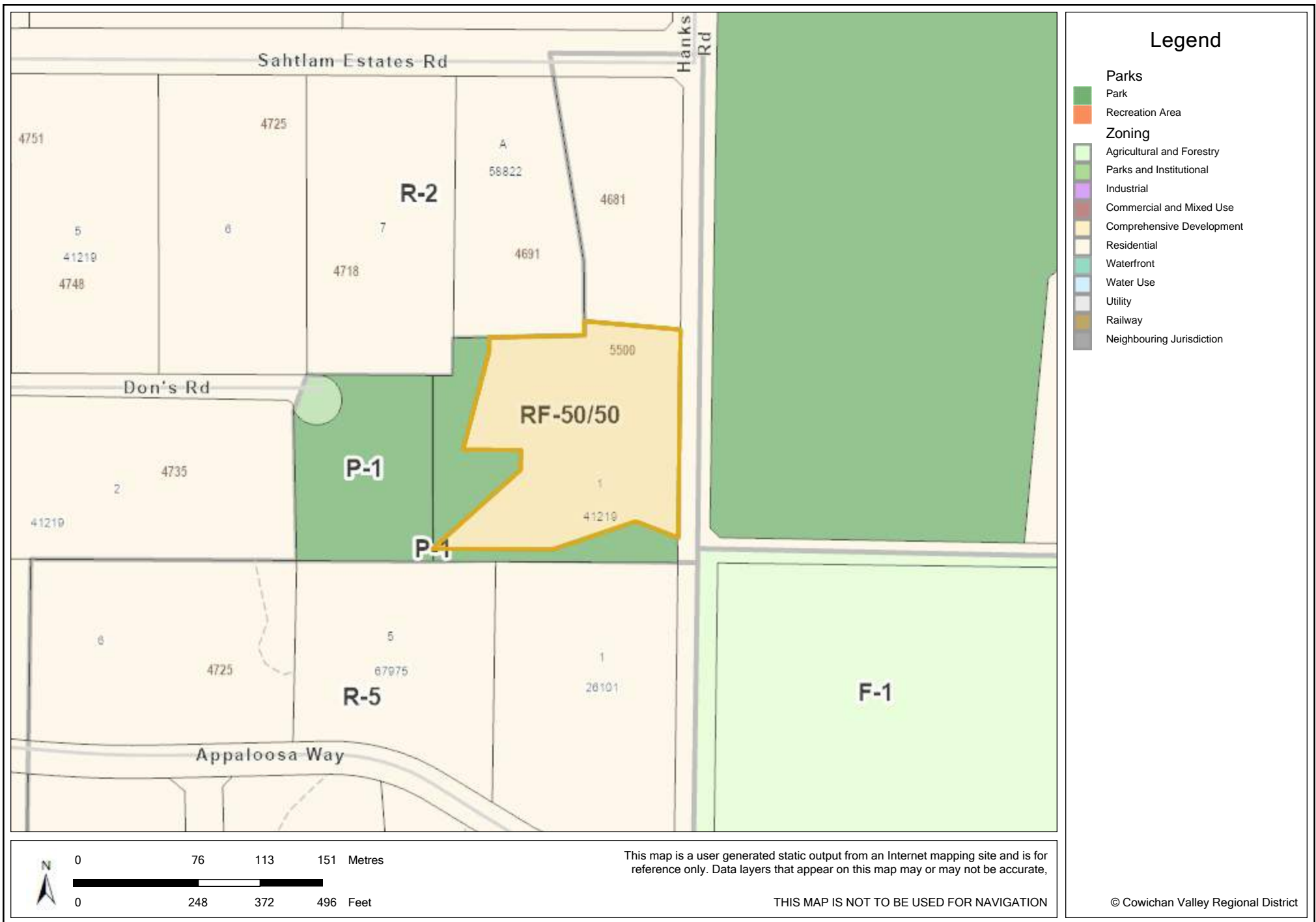
Over-height garage 10'8 with 9" doors

Property surrounded on 3 sides by park land

Hot Tub

Large deck partially covered

Bedroom above garage and flex space previously used as a suite –
plumbing for a kitchen is in the ceiling of the garage, the plug for an oven still present,
has its own entrance up the back stairs and deck



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

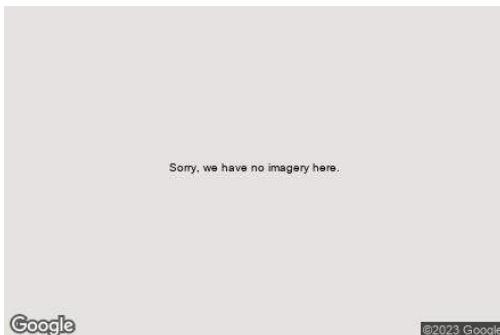
The construction, placement or installation of any sewer infrastructure in a designated Streamside Protection and Enhancement Area (SPEA) is not permitted.

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

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING PERMIT

Permission has been granted for the construction or

placement of Single Family Dwelling

AT (address) 4581 Sahtlam Estates Road

LOT 1 BLOCK D/L SEC B RANGE 7 PLAN 41219 EXE. PT. IN 58822
Sahtlam

DISTRICT ELECTORAL AREA

OWNER Albert & Juliska Hols ADDRESS R.R.#2, Duncan, B.C. V9L 1N9

BUILDER Same ADDRESS Same

PARTICULARS

☒ This is to certify that BUILDING PERMIT NO. B-452-94 has been ISSUED for the above noted building.

☒ Permit fee of \$ 966.00 has been received by [Signature]

Date June 30, 1994
Building Inspector. [Signature]

No 452

This Permit confirms that the Regional District has reviewed Plans and the Application Form in respect of the Subject Building pursuant to Regional District Building 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.

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING INSPECTION RECORD

BUILDING PERMIT NO.: E-452-94 DATE: June 30, 1994

CIVIC ADDRESS: 4681 Sahtlam Estates Road ZONE: R-2

DISTRICT: Sahtlam DISTRICT LOT: SECTION: 8

RANGE: 7 PLAN: 41219 BLOCK: LOT: 1

PLACEMENT OF: Single Family Dwelling

OWNER: Albert & Juliska Hols PHONE: 748-6786

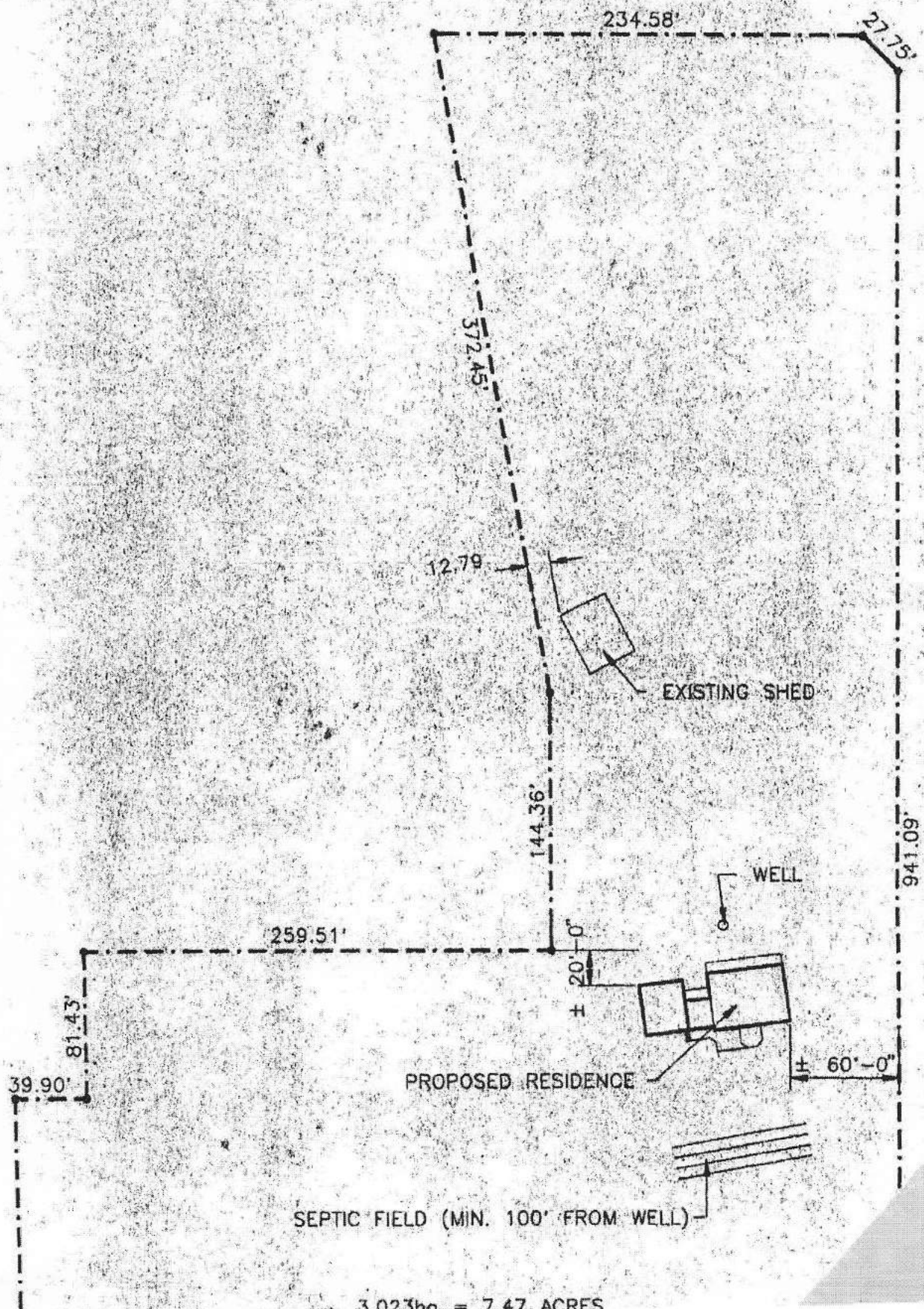
BUILDER: Same PHONE: Same

Inspection	Date Completed	Correction Required	Date Corrected	Insp.
1. Footing Forms (prior to pouring concrete)	June 29/94	Subj to siting.		ETB.
2. Perimeter Tile and Drain Rock Cover	July 18/94			ETB.
3. Water/Sewer Hook-Up				
4. Framing		MAR 1. 95 AP 6. 95	AP 19. 95	ETB. ETB.
5. Plumbing <u>Rough in.</u>	AP 6. 95			ETB.
6. Insulation <u>V.B. See Report</u>	May 4/95			ML
7. Fireplace				
8. Chimney <u>Corbel</u> <u>REINFORCEMENT</u> (prior to facing) <u>See Report</u>		May 4/95 July 23/95		ML ML ETB.
9. Miscellaneous <u>Ex. fan Driveway</u>	AP 19. 95			
10. Substantial Completion				

COMMENTS: Final Design Approval Rec'd Dec 19. 94 ETB

#1. REVISED DRAWINGS REC'D. (REC'D) ETB. ETB.

SAHTLAM ESTATES ROAD



Canadian Valley

SUBDIVISION PLAN OF PART OF LOT 1, SECTION 8,
RANGE 7, SAHTLAM DISTRICT, PLAN 41219.

PLAN VIP 58822

B.C.S. 928 - 071
SCALE 1 : 1000



Deposited in the Land Title Office at Victoria, B.C.,
this 2nd day of May, 1994.

IAN MACDONALD

DEPUTY REGISTRAR

- LEGEND**
- All distances are in metres.
 - denotes standard iron post found.
 - denotes standard iron post placed.
 - Astronomic bearings are derived from Plan 41219.

Approved under the Land Title Act
this 13 day of May 1994.
[Signature]
Approving Officer for the Ministry of
Transportation and Highways

This Plan lies within
The Cowichan Valley Regional District.

REGISTERED OWNERS

[Signature]
ALBERT HOLTS

[Signature]
JULIETA HOLTS

[Signature]
JULIETA HOLTS

Witness to signatures - name
[Signature]
J.C. KAND SWENNER

Occupation of witness
Witness
155 ALDENIA ST. BUNCEAN
Address of witness



PLAN

LOT 7

LOT A
4.13 ha

219

SAHTLAM ESTATES ROAD

HANKS ROAD

PARK

REM LOT 1

HANSON, KENTON & QUARREY
B.C. LAND SURVEYORS
4465 ALDENIA STREET
DUNCAN, B.C. V9L 3Y3 746-4745
FILE 94-3410.51B

I, ERWIN J. WILSON, a Justice of the Peace, do hereby certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 10th day of March, 1994.

[Signature]
B.C.L.S.



Province of
British Columbia

Ministry of
Health
PUBLIC HEALTH
INSPECTION

4681

765-03606.034

SEWAGE DISPOSAL REGULATIONS
INSPECTION OF SEWAGE DISPOSAL SYSTEM

cc: GVRD

Duncan BC



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.
POSTED

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
OWNER'S ADDRESS

LOT 1, PLAN 41219, SECTION 8, RANGE 7

SAHTLAM 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

Albert Hols
SIGNATURE OF OWNER OR AGENT

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

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

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

SAHTLAM ESTATES RD

NEIGHBOUR
2.76 ACRES

OURS

PERC RATES

WINTER
SEASON POND

WELL

SHOP

WELL

MOBILE HOME

SEPTIC

120'

140'

TANK

4 FT HOLE

PERC

SEPTIC FIELD

HOUSE

PERC

4 FT HOLE

PERC

7.48 ACRES

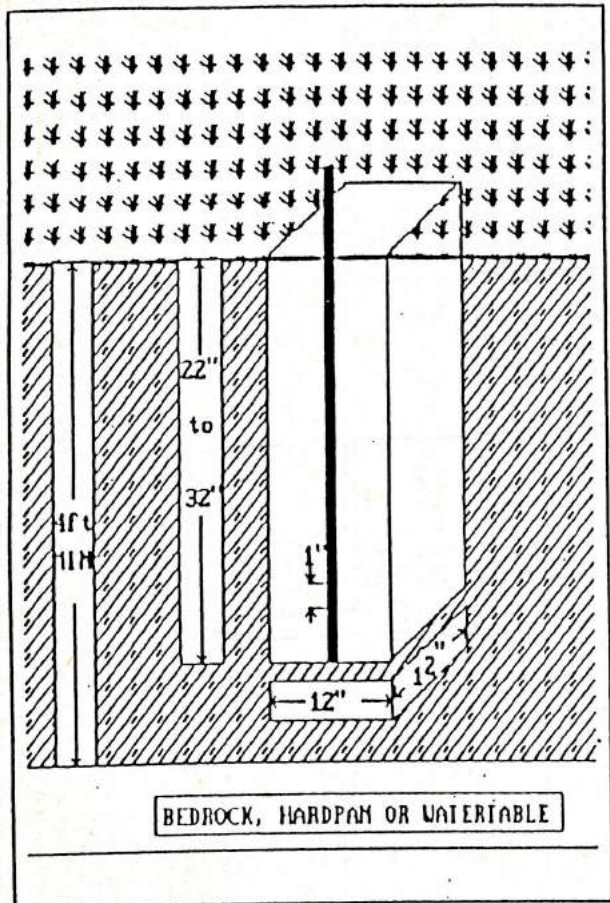
148 m

PAID
JUN 7 1994

#9507265
D. A. S. \$250.00

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	8.0 min./inch	6.0 min./inch
2nd Timing	8.5 min./inch	6.0 min./inch
3rd Timing	9.0 min./inch	7.0 min./inch
4th Timing	9.0 min./inch	7.5 min./inch
5th Timing	9.0 min./inch	8.0 min./inch
Average the SLOWEST rate for each test hole 8.5 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	4'	4'
Depth to clay, hardpan - (within 4 ft. maximum)	4'	4'
Depth to solid rock - (within 4 ft. maximum)	?	?
Depth to water table - (within 4 ft. maximum)	5	5

TEST PERFORMED BY:

Albert Hols

Signature

NAME: ALBERT HOLS
 OCCUPATION: MECHANIC
 ADDRESS: RR #2 DUMEN VALLEY
 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.



Groundwater Wells and Aquifers

Well Summary

Well Tag Number: 63878

Well Identification Plate Number:

Owner Name: ALBERT HOLDS

Intended Water Use: Private Domestic

Artesian Condition: No

Well Status: New

Well Class: Water Supply

Well Subclass:

Aquifer Number:

Technical Report: N/A

Observation Well Number:

Observation Well Status:

Environmental Monitoring System (EMS) ID:

Alternative specs submitted: No

Licensing Information

Licensed Status: Unlicensed

Licence Number:

Location Information

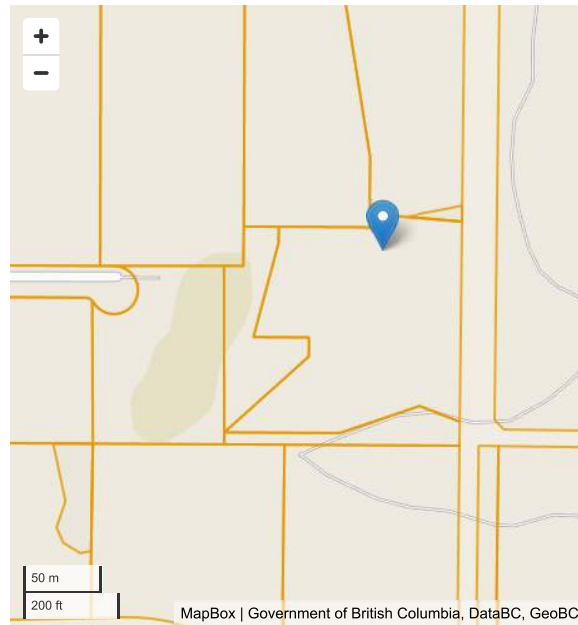
Street Address: 5500 Hanks Road

Town/City: Duncan

Legal Description:

Lot	1
Plan	41219
District Lot	50
Block	
Section	8
Township	
Range	7
Land District	50
Property Identification Description (PID)	000528064

Description of Well Location:



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.77131

Longitude: -123.81664

UTM Easting: 439996

UTM Northing: 5402356

Zone: 10

Coordinate Acquisition Code: (10 m accuracy) Handheld GPS with accuracy of +/- 10 metres

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1994-02-04	1994-02-04	Drillwell Enterprises	August 13th 2003 at 8:42 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1994-02-04	1994-02-04				

Well Completion Data

Total Depth Drilled: 81 ft bgl

Finished Well Depth: 81 ft bgl

Final Casing Stick Up:

Depth to Bedrock:

Ground elevation:

Estimated Well Yield: 4 USgpm

Well Cap: welded lid on casing

Well Disinfected Status: Not Disinfected

Drilling Method: Air Rotary

Method of determining elevation:

Static Water Level (BTOC): 43 feet btoc

Artesian Flow:

Artesian Pressure (head):

Artesian Pressure (PSI):

Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	15	GRAVEL & SAND			brown		COARSE BROWN	
15	74	TILI			grey			
74	81	GRAVEL & SAND			grey		SILTY GREY WATER-BEARING	

Casing Details

From (ft bgl)	To (ft bgl)	Casing Type	Casing Material	Diameter (in)	Wall Thickness (in)	Drive Shoe
0	81	Production casing	Steel	6	0.219	Installed

Surface Seal and Backfill Details

Surface Seal Material:	Backfill Material Above Surface Seal:
Surface Seal Installation Method:	Backfill Depth:
Surface Seal Thickness:	
Surface Seal Depth:	

Liner Details

Liner Material:		Liner perforations	
Liner Diameter:	Liner Thickness:	From (ft bgl)	To (ft bgl)
Liner from:	Liner to:	There are no records to show	

Screen Details

Intake Method:

Type:

Material:

Opening:

Bottom:

Installed Screens

From (ft bgl)	To (ft bgl)	Diameter (in)	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by: Air lifting	Development Total Duration:
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Well Yield

Estimation Method:	Estimation Rate: 4 USgpm	Estimation Duration:
Static Water Level Before Test:	Drawdown:	
Hydrofracturing Performed: No	Increase in Yield Due to Hydrofracturing:	

Well Decommission Information

Reason for Decommission:	Method of Decommission:
Sealant Material:	Backfill Material:
Decommission Details:	

Comments

STEEL CASING,0.0 TO 81.0,,219 THICK, METHOD OF DRILLING = DRILLED. Ground level. Previous street address: 4681 SAHTLAM ESTATES ROAD.

Documents

- [WTN 63878 Well Construction.pdf](#)

Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.

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Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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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

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