



Home Book  
for

6431 Abbey 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.



## 6431 Abbey Rd, Duncan

Step into this 4-bed/3-bath family home located on a quiet no-through road in desirable Maple Bay. Offering total peace of mind, this home features a brand-new roof, fresh exterior paint, & new skylights. Inside, the main level entry leads to a sun-drenched formal living room with soaring vaulted ceilings & a wood-burning fireplace. The bright, spacious kitchen flows into a family room with woodstove, perfect for cozy Island winters. Upstairs, the spacious primary suite is a true retreat with a 5pc ensuite, walk-in closet, and private deck for your morning coffee. The 0.41-acre lot is a family dream: Tons of parking between your double garage & driveway! The backyard is fully fenced and features a garden, compost area, hot tub and concrete patio. Centrally located near great schools, several parks/green spaces, just minutes from Maple Bay's beaches, marinas, and hiking trails, & only 10 minutes from Downtown Duncan's shops! This is the Cowichan Valley lifestyle you've been looking for!

MLS #1025090  
 Fin Sq Ft 2,787  
 Bedrooms 4  
 Bathrooms 3  
 Taxes \$4,819 (2025)



Dan Johnson  
 Personal Real Estate  
 Corporation

(250) 709-4987  
 dan@ethosrealestategroup.ca

  
**PEMBERTON  
 HOLMES**  
REAL ESTATE

[ethosrealestategroup.ca](http://ethosrealestategroup.ca)

Amera Johnson  
 REALTOR®

(778) 838-8685  
 ameraj@ethosrealestategroup.ca

**6431 Abbey Rd Duncan BC V9L 5S1**  
 MLS® No: **1025090** \$899,000 **Active**



MLS® No: **1025090** List Price: **\$899,000**  
 Status: **Active** Orig Price: **\$899,000**  
 Area: **Duncan** Sub Area: **Du East**  
**Duncan**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

Step into this 4-bed/3-bath family home located on a quiet no-through road in desirable Maple Bay. Offering total peace of mind, this home features a brand-new roof, fresh exterior paint, & new skylights. Inside, the main level entry leads to a sun-drenched formal living room with soaring vaulted ceilings & a wood-burning fireplace. The bright, spacious kitchen flows into a family room with woodstove, perfect for cozy Island winters. Upstairs, the spacious primary suite is a true retreat with a 5pc ensuite, walk-in closet, and private deck for your morning coffee. The 0.41-acre lot is a family dream: Tons of parking between your double garage & driveway! The backyard is fully fenced and features a garden, compost area, hot tub and concrete patio. Centrally located near great schools, several parks/green spaces, just minutes from Maple Bay's beaches, marinas, and hiking trails, & only 10 minutes from Downtown Duncan's shops! This is the Cowichan Valley lifestyle you've been looking for!

<b>Room</b>	<b>Level</b>	<b>Dims/Pieces</b>
Bathroom	Main	2-Piece
Bedroom	Main	11'11x14'10
Dining Room	Main	10'11x13'11
Entrance	Main	14'3x9'1
Family Room	Main	15'2x10'4
Kitchen	Main	18'4x13'11
Laundry	Main	6'8x6'5
Living Room	Main	15'3x18'6
Bathroom	Second	4-Piece
Bedroom	Second	9'11x13'11
Bedroom	Second	15'1x9'9
Bedroom - Primary	Second	13'9x15'4
Bonus Room	Second	20'10x6'5
Ensuite	Second	5-Piece
Walk-in Closet	Second	5'1x9'11

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **2**  
 FinSqFt Total: **2,787** UnFin SqFt: **0** Basement: **No** Addl Accom:  
 SqFt Total: **2,787** Layout: **Main Level Entry** Appl Incl: **Dishwasher, F/S/W/D, Hot Tub, Jetted Tub**  
 Heating: **Baseboard, Electric, Heat Pump** with Upper Level(s)  
 Intr Ftrs: **Vaulted Ceiling(s)** Cooling: **Air Conditioning**

#### Interior

Built (Est): **1987** Front Faces: **Northwest** Storeys: **2**  
 Construction: **Frame Wood, Insulation: Ceiling, Foundation: **Poured Concrete****  
**Insulation: Walls, Wood** Roof: **Asphalt Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Warranty:  
 Exterior Ftrs: **Fencing: Full, Garden** Bldg Style:

#### Exterior/Building

Lot SqFt: **17,860** Lot Acres: **0.41** Dimensions: **Shape:**  
 Park Type: **Driveway, Garage Double** Park Spcs: **3** View: **Waterfront:**  
 Garage Spcs: **0** Garage Spcs: **2** Services: **Water: Municipal**  
 Sewer: **Septic System** Restrictions:  
 Lot Ftrs: **Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, No Through Road, Quiet Area, Recreation**  
**Nearby**

#### Legal/Public Records

Assessed: **\$813,000** Assess Yr: **2026** Taxes: **\$4,819** Tax Year: **2025**  
 PID: **000-303-101** Roll No: **9666000** Zoning: **R1** Zone Desc: **Residential**  
 Plan Number: Lot: **Block:** District Lot: **Land District:**  
 Legal Description: **Lot 4, Section 4, Range 3, Comiaken District, Plan VIP34730**

#### Licensee/Agency Information

<b>Licensee Name</b>	<b>Phone</b>	<b>Brokerage</b>	<b>Awd Split</b>
List: <b>Dan Johnson*</b>	<b>250-709-4987</b>	<b>Pemberton Holmes Ltd. (Dun)</b>	
CoList: <b>Amera Johnson</b>	<b>778-838-8685</b>	<b>Pemberton Holmes Ltd. (Dun)</b>	
Appt Ph:	Lckbx Loc: <b>LB access</b>	Solicitation OK?: <b>No</b>	Brok Fee: <b>3% 1st 100K/1.5% bal</b>
Licensee Notes: <b>Photos and measurements by Coastalviews.</b>			
Agent Info: <b>Information Package Available</b>			
Showing Instructions: <b>Appts by Showing Service, Lockbox</b>			

\*Personal Real Estate Corporation

# ETHOS

REAL ESTATE GROUP





## Residential Rural Zone (R1)

[BL3083, BL3302, BL3367, BL3383, BL3642, BL3666, BL3731, BL3732, BL3754, BL3758, BL3760, BL3766, BL3809, BL3815, BL3847, BL3150, BL3852, BL3891, BL3911, BL3919, BL3944, BL3974, BL4002]

### Permitted Uses

56 (1) The permitted uses for the R1 zone are as follows:

- Agriculture
- Assisted Living
- Bed and Breakfast
- Community Care Facility
- Home-based Business
- Modular Home
- Single-Family Dwelling
- Supportive Housing
- Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw)
- Two-Family Dwelling [BL3302, BL3367, BL3754]

### Minimum Lot Size

(2) The minimum permitted lot size for the R1 zone is 1,675 m<sup>2</sup> (18,029 sq. ft.).

### Minimum Frontage

(3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

### Density

(4) The maximum permitted density for the R1 zone is as follows:

- (a) The number of residential buildings shall not exceed one and the number of dwelling units shall not exceed two.
- (b) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted on lots 0.81 ha (two acres), or larger, subject to the Temporary Mobile Home Permit Bylaw. [BL3754]
- (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
- (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID:006-038-000). [BL3642]
- (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]
- (f) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6343 Wicks Road (PID: 003-145-603). [BL3731]
- (g) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 10097 Chemainus Road (PID: 018-858-651). [BL3732]
- (h) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 2372 Regina Drive (PID 000-368-393). [BL3760]
- (i) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1038 Herd Road (PID: 023-168-501). [BL3766]
- (j) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on Lot 7 Wellburn Place (PID: 031-028-314). [BL3809]
- (k) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined

maximum of 2 dwelling units, is permitted on 9376 Cottonwood Road (PID: 004-156-676). [BL3815]

- (l) Despite section 56 (4)(a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6353 Genoa Bay Road (PID: 001-165-283) [BL3847]
- (m) Despite section 56 (4)(a) a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 8921 Chemainus Road (PID: 029-612-829) [BL3852]
- (n) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1211 Barnes Road (PID: 000-006-793) [BL3911]
- (o) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1935 Maple Bay Road (PID: 001-526-031) [BL3944]
- (p) Despite section 56(4)(a), a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6344 Woodgrove Way (PID 026-674-301). [BL3919]
- (q) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6495 Wicks Road (PID: 003-405-966). [BL3974]

#### **Maximum Lot Coverage**

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

#### **Minimum Setbacks**

- (6) The minimum permitted setbacks for the R1 zone are as follows:
  - (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 3.0 m (9.84')

- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

#### **Maximum Building Height**

- (7) The maximum permitted building heights for the R1 zone are as follows:
  - (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40")

#### **Conditions of Use**

- (8) The conditions of use for the R1 zone are as follows:
  - (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (d) Bed and breakfast uses may have no more than six sleeping units.
  - (e) [Repealed. BL3758]

- (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
  - (ii) the use is within a single-family dwelling unit only,
  - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
- (g) 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 m<sup>2</sup> (1076.4 sq. ft.); and
  - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
- (h) [Repealed. BL3367]
- (i) Despite 56(1), 56(4), 56(5) and 56(7), "apartment" is a permitted use at 8272 Crofton Road (PID: 001-024-817), with a maximum density of floor space ratio 1:1, maximum lot coverage of 40%, and maximum principal building height of 11m. [BL4002]



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.

## 6431 ABBEY RD NORTH COWICHAN V9L 5S1

Area-Jurisdiction-Roll: 04-315-09666.000



04-315-09666000 10/29/2015

**Total value** **\$813,000**

2026 assessment as of July 1, 2025

Land **\$328,000**

Buildings **\$485,000**

Previous year value **\$814,000**

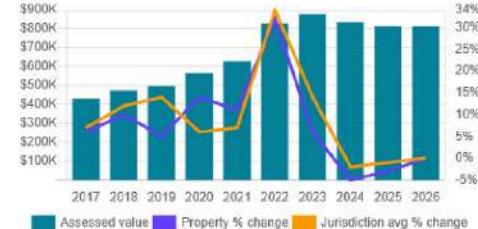
Land **\$333,000**

Buildings **\$481,000**

### Property value history

2026	<b>0%</b>	<b>\$813,000</b>
2025	<b>-3%</b>	<b>\$814,000</b>
2024	<b>-5%</b>	<b>\$835,000</b>
2023	<b>+6%</b>	<b>\$878,000</b>
2022	<b>+32%</b>	<b>\$829,000</b>

### Property value and District of North Cowichan jurisdiction change



### Property information

Year built	1987
Description	2 STY house - Semi-Custom
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	.41 Acres
First floor area	1,327
Second floor area	1,195
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

LOT 4, PLAN VIP34730, SECTION 4, RANGE 3, COMIACKEN LAND DISTRICT

PID: 000-303-101

### 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	
<b>Civic Address:</b>	6431 ABBEY RD
<b>Folio:</b>	09666-000
<b>LTO Number:</b>	CA8427377
<b>PID:</b>	000-303-101
<b>MHR Number:</b>	
<b>Status:</b>	Active
<b>Property No:</b>	108620
<b>Legal:</b>	LOT 4 SECTION 4 RANGE 3 COMIAKEN PLAN 34730

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	0152	2 STY SFD-AFTER 1930-S. CUSTOM
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R1	RESIDENTIAL RURAL ZONE

Property Tax Levies and Assessments Summary								
Year	Notice Date	Type	Total Levy	Gross Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2026		Reg	0.00	1	328,000	485,000	813,000	813,000
2025	May 02, 2025	Reg	4,818.91	1	333,000	481,000	814,000	814,000
2024	May 15, 2024	Reg	4,663.20	1	359,000	476,000	835,000	835,000

Licensing Information	
There is no licensing account information for this property.	

Community Development	
There is no community development information for this property.	

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

SITE SURVEY CERTIFICATE OF

Paul FRANCIS

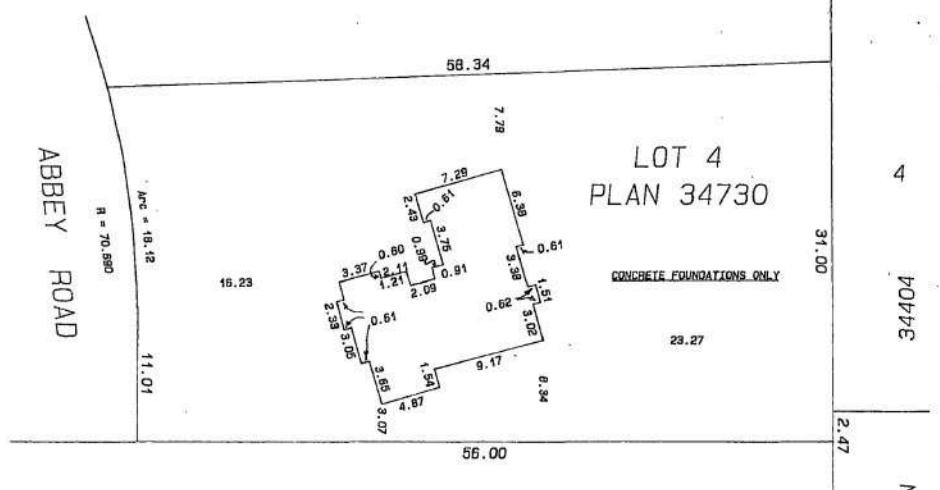
LOT 4, SECTION 4, RANGE 3,  
COMIAKEN DISTRICT.  
PLAN 34730 FOR MUNICIPAL PURPOSES.

SCALE 1:400

All distances are in metres.

This information has been provided subject to the federal Copyright Act and in accordance with the provincial *Freedom of Information and Protection of Privacy Act*.

LOT 3



REM. D  
COMP. PLAN 3078

PLAN

3

All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

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 16th day of December, 1986.

correct this, 16th day of December, 1986.  
Michael H. Hanson B.C.L.S.

Michael H. Hanson, B.C.L.S.  
#104 - 35 Queens Road  
Duncan, B.C. V9L 2W1  
Telephone 746-4745

DEPT. FILE COPY

2798

VALIDATION

The Corporation of the District of North Cowichan  
 P.O. Box 278, Duncan, B.C.  
 Building Dept. Folio No. 9666  
 Phone 746-7101

## BUILDING PERMIT

APPLICANT [REDACTED] DATE DEC 3  
 ADDRESS P.O. BOX 21 WESTHOLME BC V0R 3C0  
 PERMIT TO CONSTRUCT ( ) STORY RESIDENCE NUMBER OF DWELLING UNITS 1  
 AT (LOCATION) 6431 ABBEY RD ZONING DISTRICT R1  
 (NO.) (STREET)

SUBDIVISION COM 34730 R354 LOT 4 BLOCK \_\_\_\_\_  
 LOT SIZE \_\_\_\_\_  
 BUILDING IS TO BE 52 FT. WIDE BY 40 FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: \_\_\_\_\_

AREA 2000 ft<sup>2</sup> (SQUARE FEET) ESTIMATED VALUE \$ 60000 PERMIT FEE \$ 180  
 OWNER [REDACTED] BUILDING DEPT. MB Murphy  
 ADDRESS Name, \_\_\_\_\_ BY \_\_\_\_\_

The Corporation of the District of North Cowichan  
 P.O. Box 278, Duncan, B.C.  
 Building Dept. Folio No. 9666  
 Phone 746-7101

## BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

CERTIFICATE ISSUED DATE JUNE 10/87

APPLICANT [REDACTED] DATE DEC 3 ADDRESS P.O. BOX 21 WESTHOLME BC V0R 3C0  
 PERMIT TO CONSTRUCT ( ) STORY RESIDENCE NUMBER OF DWELLING UNITS 1  
 AT (LOCATION) 6431 ABBEY RD ZONING DISTRICT R1  
 (NO.) (STREET)

SUBDIVISION COM 34730 R354 LOT 4 BLOCK \_\_\_\_\_  
 LOT SIZE \_\_\_\_\_  
 BUILDING IS TO BE 52 FT. WIDE BY 40 FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING 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.

AREA 2000 ft<sup>2</sup> (SQUARE FEET) [REDACTED]  
 OWNER [REDACTED] MB Murphy  
 ADDRESS Name, \_\_\_\_\_ [REDACTED]

315-09666.000



Province of  
British Columbia

Ministry of  
Health

6431 Alberni Rd



## SEWAGE DISPOSAL REGULATIONS

### APPROVAL OF SEWAGE DISPOSAL SYSTEM

Duncan, B.C.

March 27 1987

THIS IS TO CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM ON:

Lot 4, Plan 34730, Section 4 Range 3  
Comox Land District.

Pant Fruinity - Abbey Rd

HAS BEEN INSPECTED. 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.

Field was inspected Dec 9/86

by A. Ridout - Certon

Area only inspected this date.

for MEDICAL HEALTH OFFICER



## Province of British Columbia

Ministry of  
Health  
PUBLIC HEALTH  
INSPECTION

APPLICATION FOR A PERMIT TO CONSTRUCT  
A SEWAGE DISPOSAL SYSTEM

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

TYPE OF PREMISES SERVED		CHOICE	NUMBER
<input checked="" type="checkbox"/> SINGLE FAMILY DWELLING		<input type="checkbox"/> DUPLEX	<input type="checkbox"/> OTHER SPECIFY
ESTIMATED TOTAL DAILY SEWAGE DISCHARGE TO AVERAGE 1 DAY (INCLUDES FLOWS FOR MINIMUM FLOWS)		1363 litres	DIMENSIONS OF LOT
		30m x 88m	LOT AREA
			0.1694 ha
DEPTH OF SOIL TO HARD PAN OR FROZEN GROUND, HIGHEST WATER TABLE	48 "	SEPTIC TANK (NAME, IF PREFABRICATED)	MATERIAL
		2.5 x 1.0 x 1.2 x 1.5 meters	concrete
		TOTAL LENGTH OF DISPOSAL PIPE	Liquid CAPACITY
TYPE OF ULTIMATE DISPOSAL RIDGE, LAGOON, SEEPAGE BED, CONVENTIONAL ETC	conventional absorption	76 metres	2727 litres
DISTANCES FROM SOURCES OF DOMESTIC WATER		FROM OWN	FROM NEIGHBOUR'S
TREATMENT PLANT IF PROPOSED		—	—
MADE 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 INSPECTION.

NOV. 16/86  
DATE OF APPLICATION

SIGNATURE

**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 CURTAIN DRAIN REQUIRED TO LOWER WATER TABLE IN WRT WEATHER CONDITIONS.

Nov 20/86  
DATE OF ISSUE

Richard

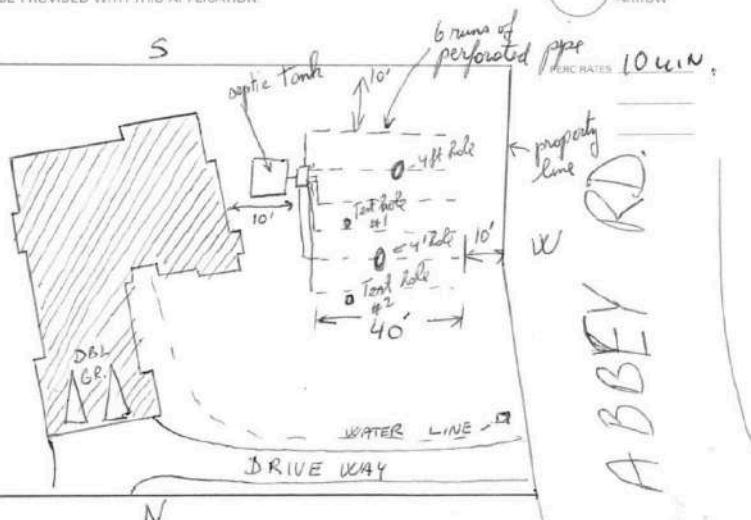
NOTE: CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR HIS DELEGATE. THIS SEWAGE DISPOSAL SYSTEM MUST BE INSPECTED BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BY-LAWS. THIS PERMIT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

#### COMMENTS

CURRIAN DRAW TO BE INSPECTED NEXT WEEK  
TANK + FIELD IN  
TANK IS SLOWLY BURSTING

BACKFILLING  YES  NO DATE OF FINAL INSPECTION  
AND USE  YES  NO *Dec 4th, 2027*  
AUTHORIZED BY *[Signature]*

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



PERCOLATION TEST

July 3/86

PROPERTY OWNER: [REDACTED]

ADDRESS: [REDACTED]

LEGAL DESCRIPTION: Lot 4, Section 4, Range 3, COMIAKEN DISTRICT  
Plan 34730 ( ABBEY ROAD )

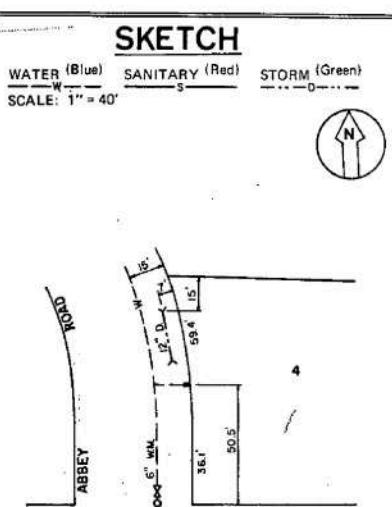
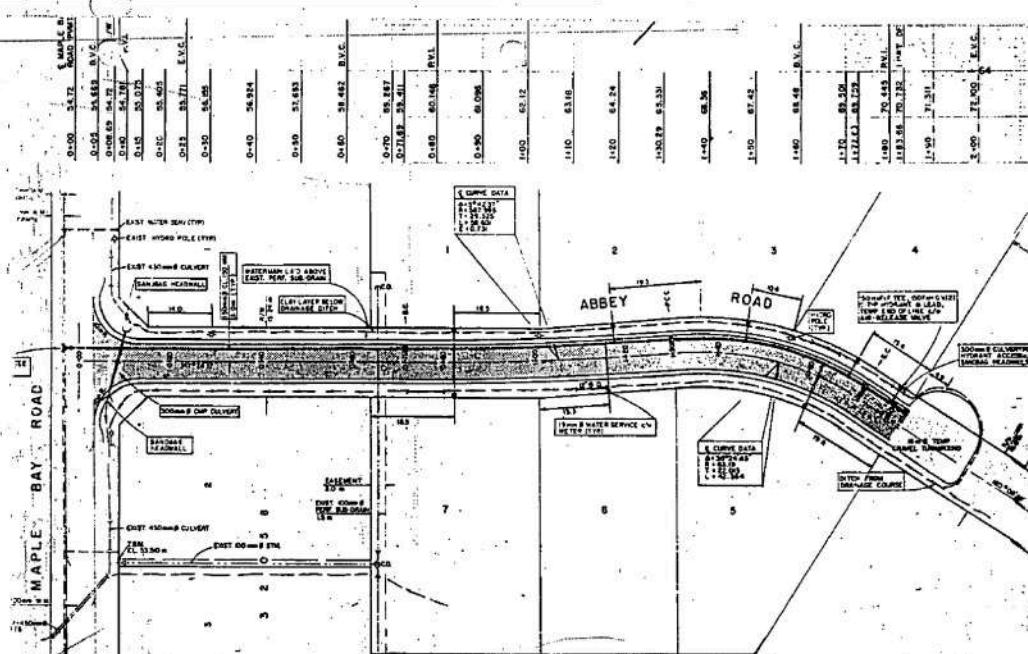
	<u>TIME FILLED</u>	<u>TIME EMPTIED</u>	<u>MINUTES</u>
<u>LOT 4</u>			
HOLE 1	1:20	2:05	5 - 6
HOLE 2	1:26	2:40	14 - 15

(1) 4' HOLE - Silt & Shale Mix to 1', Shale to 4'+.

(2) 4' HOLE - Silt & Shale Mix to 1', Shale to 4'+.

*George Chacks*

G. K. SEPTIC INSTALLATIONS LTD.  
BOX 1008, DUNCAN, B.C. V9L 3Y2  
DAY & NIGHT 748-0522

FOLIO NO.	9666	THE CORPORATION OF THE	ADDRESS		
LEGAL DESCRIPTION		631 ABBEY ROAD			
Lot, Blk, Rge, Sec; Plan, District					
4	3	4	34730 COMIAKEN		
DISTRICT OF NORTH COWICHAN					
MUNICIPAL SERVICES RECORD					
	WATER	SAN. SEWER	STORM DRAIN		
APPLICATION DATE					
INSTALLATION DATE	NOV. 25/80				
SIZE OF SERVICE	3/4"				
TYPE OF PIPE	PLASTIC				
CONNECTION LENGTH	15'				
METER SIZE & TYPE	5/8" x 3/4" ROCKWELL				
METER SERIAL NO.					
DEPTH AT P.L.					
DEPTH OF MAIN					
LOCATION AT P.L.	505' N. OF S.W. PIN				
LOCATION AT MAIN	505' N. OF S.W. PIN				
CULVERT INSTALLATIONS					
APPLICATION DATE	INSTALLATION DATE	SIZE & TYPE	LENGTH		
MARCH 11/81	MARCH 19/81	12" GALV. STEEL	20'		
					
SHOP	NO.	DATE	REASON	ENDS	NOTES
		NOV/80	PER MUNICIPAL REQUEST "AS BUILT"	L.D.H.	
					

2163

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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