



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



ethosrealestategroup.ca

Amera Johnson  
REALTOR®

(778) 838-8685  
amera@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**  
 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!

Room	Level	Dims/Pieces
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

#### Interior

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

#### Exterior/Building

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

#### Lot

Lot SqFt: **17,860** Lot Acres: **0.41** Dimensions: Shape:  
 Park Type: **Driveway,** Park Spcs: **3** View: Waterfront: Water: **Municipal**  
 Garage Double  
 Carport Spcs: **0** Garage Spcs: **2** Services:  
 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

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: **LB access** Solicitation OK?: **No** Brok Fee: **3% 1st 100K/1.5% bal**  
 Licensee Notes: **Photos and measurements by Coastalviews.**  
 Agent Info: **Information Package Available**  
 Showing Instructions: **Appts by Showing Service, Lockbox**  
 \*Personal Real Estate Corporation

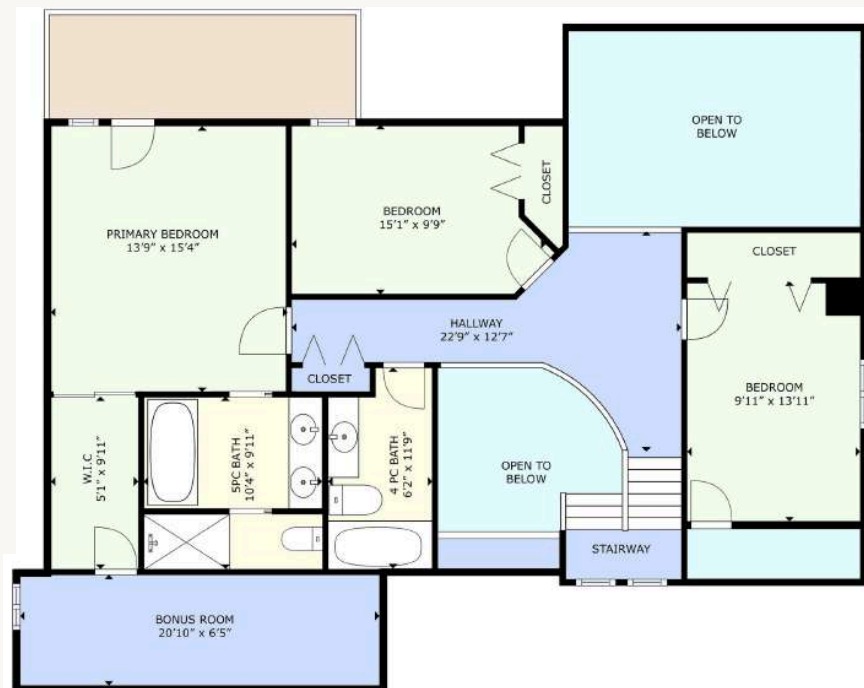
# ETHOS

REAL ESTATE GROUP

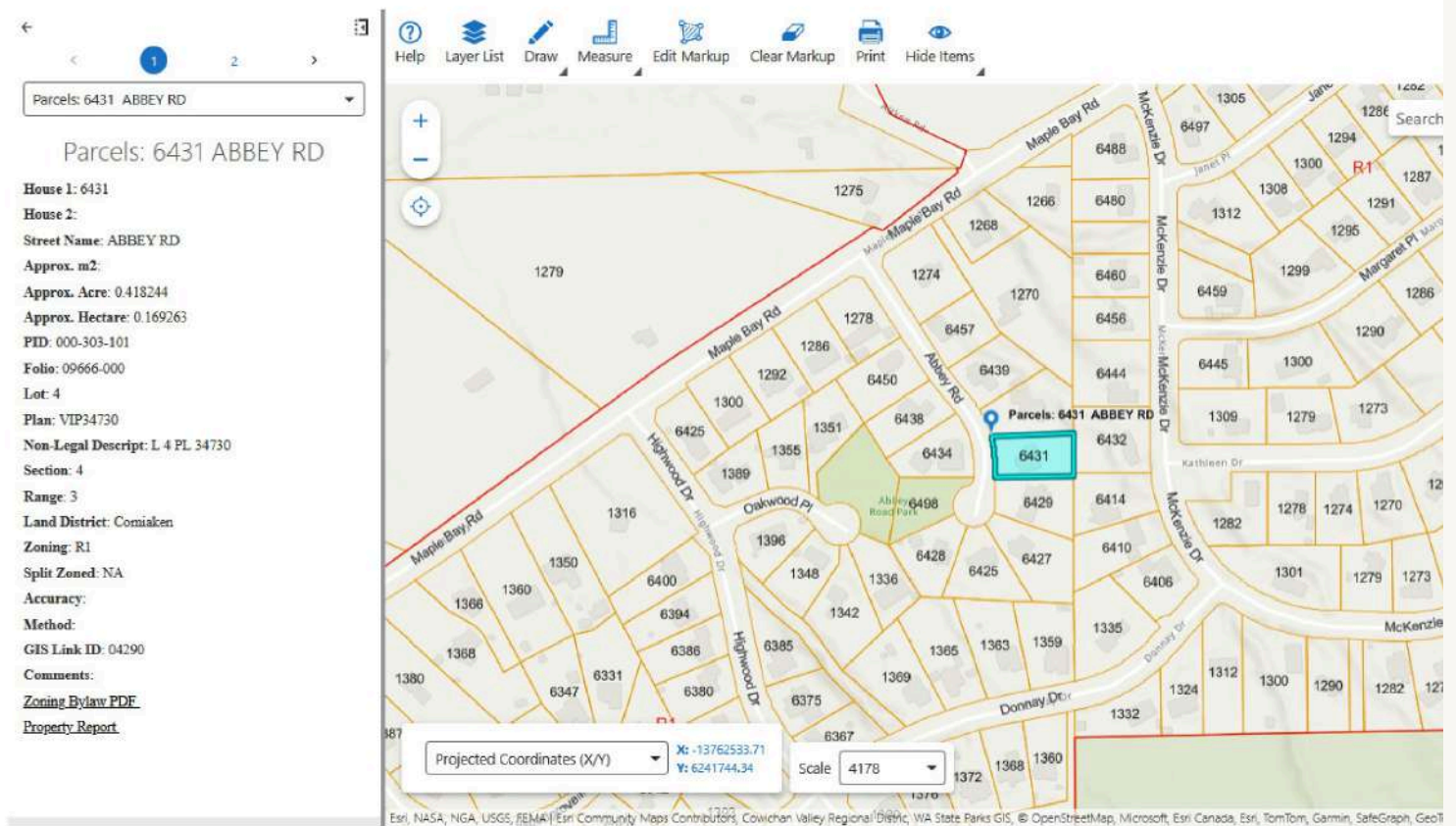


FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1,375 sq. ft, FLOOR 2: 1,412 sq. ft  
TOTAL: 2,787 sq. ft  
EXCLUDED AREA: GARAGE: 903 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2





## 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	0%	\$813,000
2025	-3%	\$814,000
2024	-5%	\$835,000
2023	+6%	\$878,000
2022	+32%	\$829,000

### 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, COMIAKEN 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

**Civic Address:** 6431 ABBEY RD  
**Folio:** 09666-000  
**LTO Number:** CA8427377  
**PID:** 000-303-101  
**MHR Number:**  
**Status:** Active  
**Property No:** 108620  
**Legal:** 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	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

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

SCALE 1:400

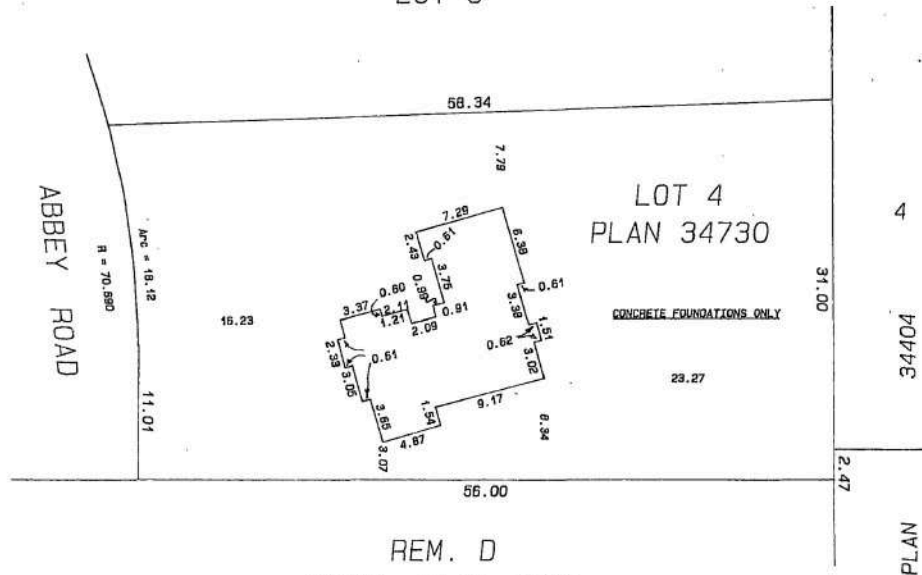
All distances are in metres.

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.

*Paul FRANCIS*



LOT 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.

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

File 310-C

*Michael H. Hanson* B.C.L.S.



The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C.  
Folio No. 9666

## BUILDING PERMIT

DEPT. FILE COPY

2798

VALIDATION

APPLICANT [REDACTED] DATE DEC 3 19 86 PERMIT NO. 623  
ADDRESS P.O. BOX 21 WESTHOLME BC V0R 3C0  
(NO.) (STREET)  
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) NO. 1 STORY RESIDENCE (PROPOSED USE) NUMBER OF DWELLING UNITS 1  
AT (LOCATION) 6431 ABBAY RD (NO.) (STREET) ZONING DISTRICT R1

SUBDIVISION Com 34730 R3S4 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 sq ft (SQUARE FEET) ESTIMATED VALUE \$ 60000 PERMIT FEE \$ 180

OWNER Same ADDRESS Same BUILDING DEPT. BY MB Murphy

The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C.  
Folio No. 9666

## BUILDING PERMIT- CERTIFICATE OF OCCUPANCY

CERTIFICATE ISSUED  
DATE JUNE 10/87

APPLICANT [REDACTED] DATE DEC 3 19 86 PERMIT NO. 623  
ADDRESS P.O. BOX 21 WESTHOLME BC V0R 3C0  
(NO.) (STREET)  
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) NO. 1 STORY RESIDENCE (PROPOSED USE) NUMBER OF DWELLING UNITS 1  
AT (LOCATION) 6431 ABBAY RD (NO.) (STREET) ZONING DISTRICT R1

SUBDIVISION Com 34730 R3S4 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 sq ft (SQUARE FEET)

OWNER Same ADDRESS Same BUILDING DEPT. BY MB Murphy



Province of  
British Columbia

Ministry of  
Health

6431 A.C.C. K1

315-09666.000



## 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 Valley District

Paul Frumery - 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 4/86  
by A. Ridout - Curran  
Main 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 <u>CHURCH (Rm)</u>		DIMENSIONS OF LOT <u>30m x 88m</u>		LOT AREA <u>0.1694 ha</u>	
<input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER SPECIFY _____		ESTIMATED TOTAL DAILY SEWAGE FLOW (REFER TO APPENDIX 1 OF REGULATIONS FOR MINIMUM FLOWS) <u>1363 litres</u>		MATERIAL <u>concrete</u>	
DEPTH OF SOIL TO HARDPAN OR BEDROCK (HIGHEST WATER TABLE) <u>48"</u>		SEPTIC TANK (NAME, IF PREFABRICATED) <u>2.5 x 1.0 x 1.2 x 1.5 meters</u>		LIQUID CAPACITY <u>2727 litres</u>	
TYPE OF ULTIMATE DISPOSAL <u>conventional absorption</u>		TOTAL LENGTH OF DISPOSAL PIPE <u>76 metres</u>		TYPE OF PIPE <u>Plastic</u>	
DISTANCES FROM SOURCES OF DOMESTIC WATER		FROM OWN _____		FROM NEIGHBOUR'S _____	
FROM STREAM OR LAKE _____		TREATMENT PLANT & PROPOSED _____		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 NOTICED 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 WREATHEN CONDITIONS.

Nov 20/86  
DATE OF ISSUANCE

MEDICAL HEALTH OFFICER OR DELEGATE

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

CURTAIN DRAIN TO BE INSTALLED NEXT WRT  
TANK & FIELD IN  
TANK IS SIDE ENTRANCED

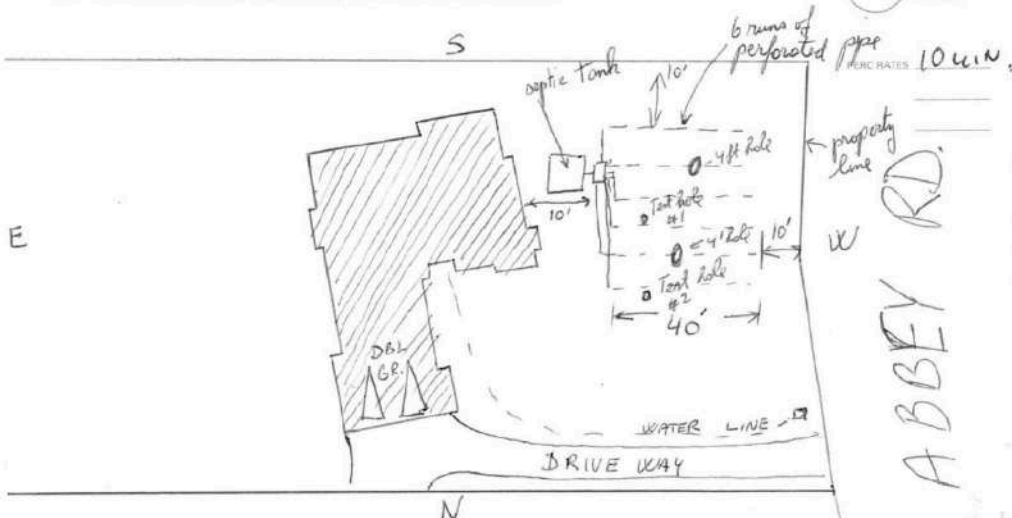
BACKFILLING AND USE AUTHORIZED BY \_\_\_\_\_

DATE OF FINAL INSPECTION

MEDICAL HEALTH OFFICER OR DELEGATE

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





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 Chricht*

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

FOLIO NO.	9666
LEGAL DESCRIPTION	
Lot, Blk, Rge, Sec.	Plan, District
4 3 4	34730 COMIAKEN

THE CORPORATION OF THE  
**DISTRICT OF NORTH COWICHAN**  
**MUNICIPAL SERVICES RECORD**

ADDRESS
6431 ABBEY ROAD

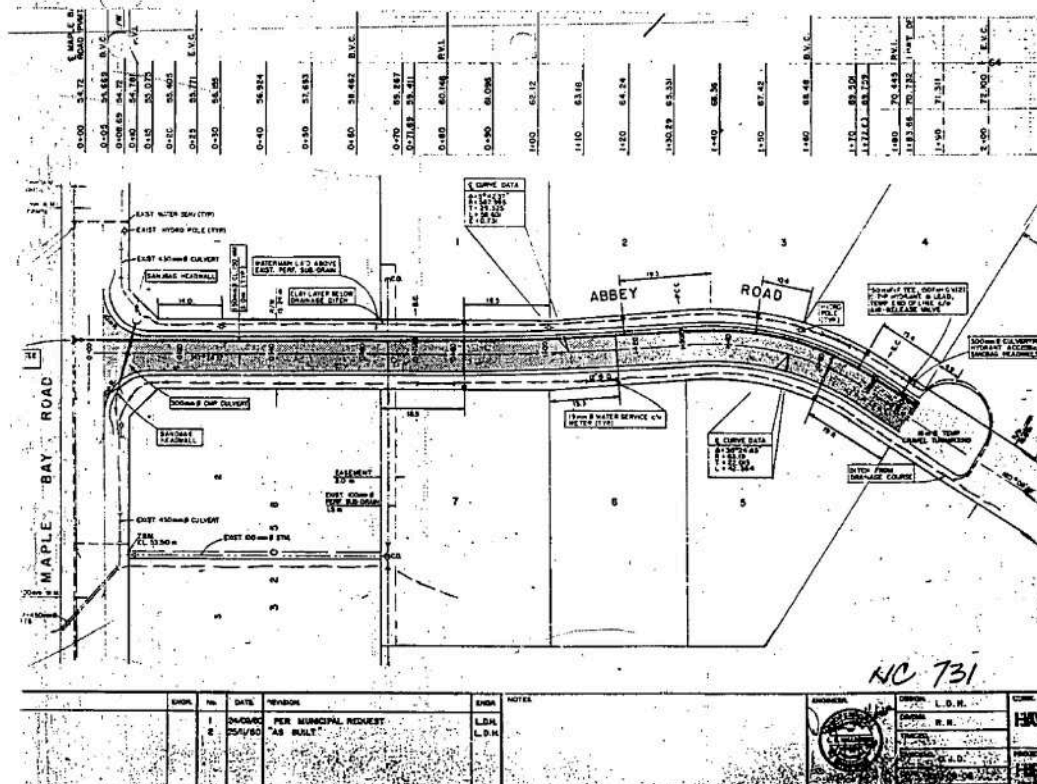
	WATER	SAN. SEWER	STORM DRAIN
APPLICATION DATE			
INSTALLATION DATE	NOV 25/80		
SIZE OF SERVICE	3/4"		
TYPE OF PIPE	PLASTIC		
CONNECTION LENGTH	15'		
METER SIZE & TYPE	5/8"x3/4" ROCKWELL		
METER SERIAL NO.			
DEPTH AT P.L.			
DEPTH OF MAIN			
LOCATION AT P.L.	50.5' N. OF S.W. PIN		
LOCATION AT MAIN	50.5' N. OF S.W. PIN		

**SKETCH**  
 WATER (Blue) SANITARY (Red) STORM (Green)  
 SCALE: 1" = 40'



see over

CULVERT INSTALLATIONS			
APPLICATION DATE	INSTALLATION DATE	SIZE & TYPE	LENGTH
MARCH 11/81	MARCH 19/81	12" GALV. STEEL	20'



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.

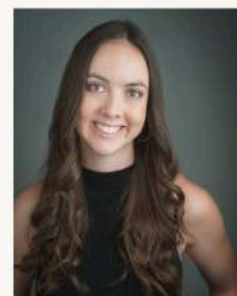


Dan Johnson  
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