

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

1384 Adelaide St, Crofton

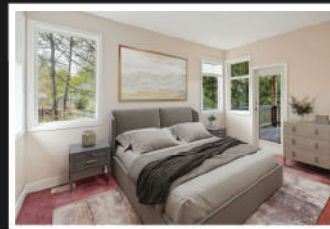


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PEMBERTON
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OCEANVIEW HOME IN CROFTON!



1384 Adelaide St

Awesome family home perfectly poised for ocean and mountain views! 1.6 acres of land surrounded on three sides with trees providing plenty of privacy. The home's main floor has a spacious living/dining room, a kitchen which really is the heart of this home with ample wood cabinetry and countertops, 4pc main bath, laundry room, and 3 bedrooms including the primary suite with large walk-in closet, 3pc ensuite, and private deck. Lots of large windows and skylights allow for natural light throughout, a heat pump for heating and cooling, and a cozy wood stove. Downstairs has potential for a suite. Large patio out back, ideal for summer bbqs, leads to a big back yard with room for a garden, and a generous deck out front provides a spot for quiet evenings enjoying the sunsets with your favourite beverage. 2 car carport with workshop finishes the property. Future subdivision potential would need to be discussed with North Cowichan. Call your agent to see this one today!



Priced at
\$925,000

Area	Crofton	Age	1995
Bedrooms	4	Taxes	4609
Bathrooms	3	Tax Year	2023
Lot Size	69696	MLS#	945813
Floor Space	3033	Parking	

DAN JOHNSON*
Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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Duncan, V9L 2W1



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 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



1384 Adelaide St Crofton BC V0R 1R0
 MLS® No: **945813** **\$925,000** **Active**



MLS® No: **945813** List Price: **\$925,000**
 Status: **Active** Orig Price: **\$925,000**
 Area: **Duncan** Sub Area: **Du Crofton**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Awesome family home perfectly poised for ocean and mountain views! 1.6 acres of land surrounded on three sides with trees providing plenty of privacy. The home's main floor has a spacious living/dining room, a kitchen which really is the heart of this home with ample wood cabinetry and countertops, 4pc main bath, laundry room, and 3 bedrooms including the primary suite with large walk-in closet, 3pc ensuite, and private deck. Lots of large windows and skylights allow for natural light throughout, a heat pump for heating and cooling, and a cozy wood stove. Downstairs has potential for a suite. Large patio out back, ideal for summer bbqs, leads to a big back yard with room for a garden, and a generous deck out front provides a spot for quiet evenings enjoying the sunsets with your favourite beverage. 2 car carport with workshop finishes the property. Future subdivision potential would need to be discussed with North Cowichan. Call your agent to see this one today!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	9'10x10'0
Den	Lower	15'7x14'1
Family Room	Lower	22'7x14'3
Rec Room	Lower	14'1x19'6
Storage (Unfin)	Lower	11'3x5'3
Utility Room (Unfinished) (Unfin)	Lower	15'4x12'4
Bathroom	Main	4-Piece
Bedroom	Main	9'8x10'0
Bedroom	Main	10'1x10'0
Bedroom - Primary	Main	12'0x14'7
Dining Room	Main	8'10x7'2
Eating Nook	Main	11'4x8'0
Ensuite	Main	3-Piece
Entrance	Main	9'0x7'7
Kitchen	Main	11'4x11'1
Laundry	Main	9'8x7'10
Living Room	Main	23'0x14'4
Pantry (Finished)	Main	8'5x3'8
Walk-in Closet	Main	7'9x9'9

Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **3,033** UnFin SqFt: **257** SqFt Total: **3,290** Basement: **Yes** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **5** 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): **1995** Front Faces: **North** Storeys:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
Insulation: Walls Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Fencing: Partial, Garden**

Lot

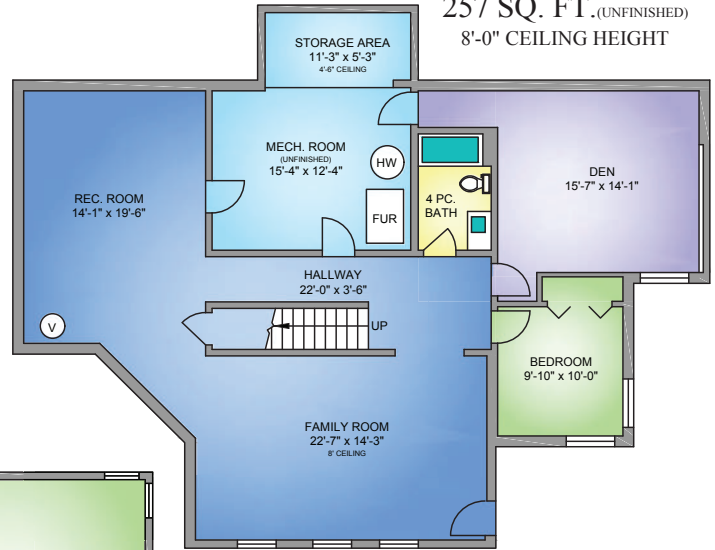
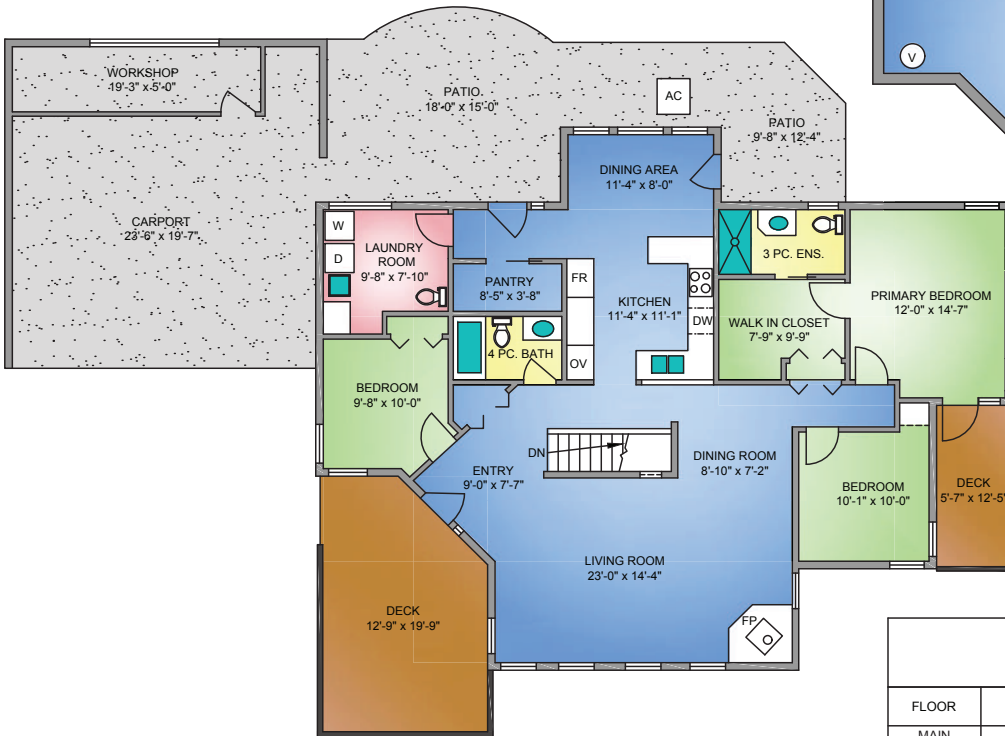
Lot SqFt: **69,696** Lot Acres: **1.60** Dimensions: Shape:
 Park Type: **Additional,** Park Spcs: **4** View: **Mountain(s), Ocean** Waterfront: Water: **Municipal**
Carport Double, Driveway Carport Spcs: **2** Garage Spcs: **0** Services:
 Sewer: **Septic System** Restrictions: Lot Ftrs: **Acreage, Easy Access, Panhandle Lot, Private, Quiet Area, Recreation Nearby, Rectangular Lot**

Legal/Public Records

Assessed: **\$828,000** Assess Yr: **2023** Taxes: **\$4,610** Tax Year: **2023**
 PID: **003-475-301** Roll No: **8668000** Zoning: **R1** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot 2, Section 19, Range 3, Comiaken Land District, Plan VIP5760 Except Plan VIP30717**

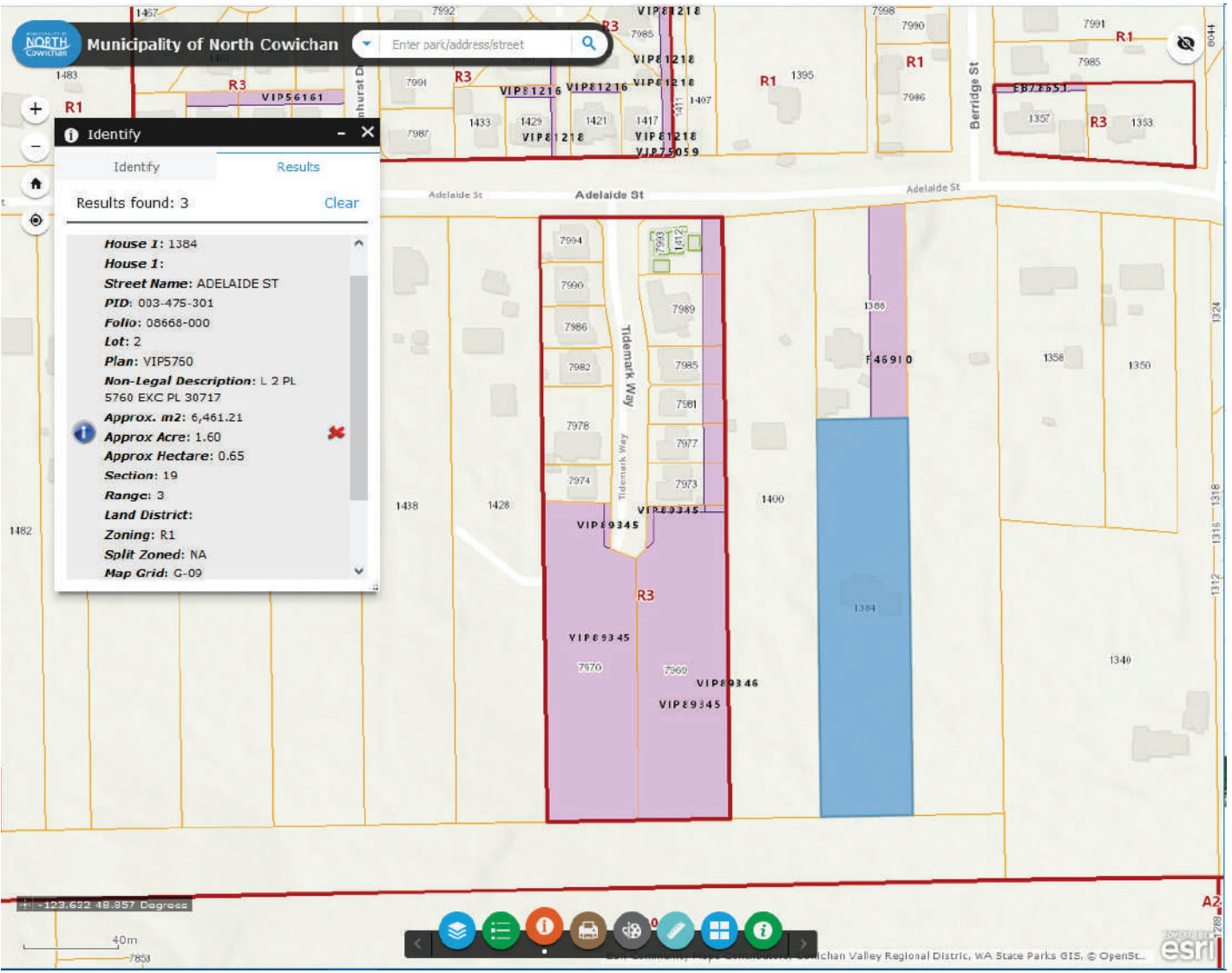
LOWER FLOOR
 1388 SQ. FT. (FINISHED)
 257 SQ. FT. (UNFINISHED)
 8'-0" CEILING HEIGHT

MAIN FLOOR
 1645 SQ. FT.
 9'-0" CEILING HEIGHT



1384 ADELAIDE STREET
 NOVEMBER 22, 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	CARPORT	DECK / PATIO
MAIN	1645	1645	-	613	700
LOWER	1645	1388	257	-	-
TOTAL	3290	3033	257	613	700



Residential Rural Zone (R1)

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 m² (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.
 - (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]

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) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) Repealed [3758]
 - (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 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (h) [Repealed. BL3367]

PART 3 – DEFINITIONS

Definitions

12 In this Bylaw:

[numbering removed from definitions: BL3651]

[Abbeyfield Housing - Repealed. BL3302]

[medical marijuana production facility – Repealed. BL3741]

[ALR cannabis production facility [BL3741, Repealed BL3797]]

“accessory building” means a building located on the same lot as the principal building and used for a purpose accessory or subordinate to the principal use;

“accessory dwelling unit, coach house” means a single storey, self-contained dwelling unit that has direct access to the outside at-grade by a set of internal stairs, and forms the second storey of a detached accessory garage building in the rear of a lot; [BL3333]

“accessory dwelling unit, garden suite” means a single storey, self-contained dwelling unit that has direct access to the outside at-grade, where the main floor is no more than 1.0 m (3.28') above grade in a detached accessory building in the rear of a lot; [BL3333]

“accessory dwelling unit” means a dwelling unit which is subordinate to and associated with the principal use; [BL3562]

“accessory office” means a building, or a portion of a building, used as the office of an architect, contractor, engineer, forester, or a surveyor;

“accessory use” means a use which is subordinate to and associated with the principal use;

“adult novelty business” means the use of premises for the display, retailing or renting of sex objects; [BL3323]

“agricultural exhibition and fairground” means the use of land for the promotion of agriculture through exhibits, festivals, recreational activities or events, educational contests, displays and demonstrations, and may include other activities of a public assembly or temporary nature in accordance with section 51(8); [BL3356]

“agricultural storage” means the storage of agriculture and nursery products, excluding processed products produced off the land, with the exception that a food bank may store a limited portion of processed products produced off site and not for sale. The maximum storage area shall not exceed a covered storage area of 500 m² (5,382 sq. ft.), and an outdoor storage area of 4,000 m² (43,056 sq. ft.); [BL3283]

“agriculture” means the use of land, buildings and structures (a) to raise livestock, (b) to grow, rear, produce, and harvest agricultural products, (c) to process crops grown on the land, (d) to store or repair farm equipment used on the land, (e) to sell agricultural products, (f) for aquaculture, (g) for horticulture, (h) for mariculture, and (i) for silviculture, but does not include the operation of feedlots, fur farms, piggeries, poultry farms, or mushroom farms; [BL3597]

“ALR soil-based cannabis production facility” means a cannabis production facility which qualifies as a farm use under section 8 of the *Agricultural Land Reserve Use Regulation*, BC Reg. 30/2019, and is located entirely on land designated as within the BC Agricultural Land Reserve. [BL3797]

“amenity space” means an area comprised of on-site, communal or private, indoor or outdoor space designated for active or passive recreational use; [BL3333]

“amusement park” means the use or intended use of buildings, structures or land, for entertainment provided by glass houses, water slides, go-cart tracks, rides, zoos, mini golf, carnivals, fairs, amusement devices, specifically excluding casinos, and/or bingos;

“apartment” means a building containing more than 2 dwelling units, each accessible from a common interior hallway, or additionally accessible from an at-grade entrance; [BL3457]

“appliance and small equipment repair” means the use of buildings, structures, or land for servicing or repairing household appliances (e.g. stoves) and small equipment (e.g. lawnmowers);

“aquarium” means buildings or structures designated for keeping and exhibiting live vertebrates, invertebrates, and water plants;

“arterial highway” means a highway managed by the British Columbia Ministry of Transportation and designated under section 45 (1) (a) of the British Columbia *Transportation Act*; [BL3323]

“artisan studio” means the use of premises for the production, and optional display and sale of, arts and crafts made from materials such as metal, wood, textile, glass, or stone; [BL3426]

“derelict motor vehicle” means a motor vehicle which is incapable of operating under its own power and does not have attached license plates for the current year, pursuant to the regulations of the *Motor Vehicle Act*, or is unlicensed;

“dining room” means an eating establishment, which may serve alcohol, where food is sold to the public for consumption on the premises;

“drug paraphernalia business” means the use of premises for the display, retailing or renting of illegal drug-related equipment; [BL3323]

“dwelling unit” means one or more rooms which constitute a single, self-contained living unit including sanitary facilities, sleeping facilities and only one kitchen, and which is used as the residence of only one family; [BL2996]

“eave line” means the horizontal line on a building that marks the extreme edge of the overhang of a roof, and where there is no overhang, the eave line will be the horizontal line at the exterior intersection of the roof and all; [BL3333]

“entertainment use” means a building, structure, or land used or intended to be used for teen clubs, cinemas, theatres, billiard halls, arcades, and the like, and may have accessory food and beverage services;

“family” means one or more persons related through marriage or common law, blood relationship, legal adoption, or legal guardianship, or a maximum of 5 unrelated persons occupying a single-family unit provided it is not an Assisted Living, Supportive Housing or Community Care Facility; [BL3202]

“farm animals” means domesticated cows, donkeys, horses, mules, llamas, emus, ostriches, swine, sheep, or goats, and other animals usually associated with farming, but not necessarily used solely for agricultural purposes; [3758]

“feedlot” means land structure, pen or corral, wherein farm animals are kept for the purpose of fattening for shipment to market;

“fence” means a free-standing structure used to enclose all or part of a lot. It can include retaining walls but does not include hedges or similar landscaping; [BL3891]

“financial institution” means a bank, credit union, acceptance corporation, trust company, finance company, or similar establishment, but does not include a building or premises containing a single bank machine;

“fitness centre/gymnasium” means the use of a building or structure for gymnasiums, weight rooms, exercise studios, hot tubs, saunas, and pools;

“float home” means a structure incorporating a flotation system, used or intended to be used or occupied for residential purposes, containing one dwelling unit only, not primarily intended, or used, for navigation, and does not include a water craft designed or intended primarily for navigation; [BL3068]

“floor space ratio” means the gross floor area of all buildings divided by the lot area;

“food and beverage processing” means the use of a building or structure to house equipment used for processing and/or packaging food, including fish, and beverages to prepare them for sale to the public, and may include a restaurant or sampling area;

“food bank” means the storage and distribution of food products for non-profit and charitable purposes; [BL3283]

“food cart” means a non-motorized mobile cart with a maximum area of 4.65 m² from which food or beverages are carried, contained and offered for sale to the public; [BL3657]

“food trailer” means a portable, self-contained trailer that is equipped to cook, prepare or serve, and offer food or beverages for sale to the public, but does not include a food cart; [BL3657]

“food truck” means a motorized, mobile, self-contained vehicle that is equipped to cook, prepare or serve, and offer for sale food or beverages to the public, but does not include a food trailer or food cart; [BL3657]

“forestry use” means a use providing for the conservation, management, and extraction of primary forest resources, but does not include the manufacturing and processing of forestry products;

“frontage” means the minimum required length of the front lot line;

“funeral parlour” means a building or structure where the dead are prepared for burial or cremation and where funeral services and wakes may be held, and may include a crematorium;

“seafood market” means the use of buildings, structures, or land for the retail sale of seafood and related items;

“secondary suite” means an additional dwelling unit which is accessory to a single-family dwelling, and meets the requirements set out in section 40.4; [BL3033, BL3674]

“septage” means a combination of water carried liquid and solid wastes or settles solids from residences, businesses and institutions normally collected in a septic tank, holding tank, or accumulated in wastewater lines; [BL3467]

“septage facility” means any facility, operations or process associated with the gathering, treatment, transportation, transfer, storage, utilization or discharge of sewage waste; [BL3467]

“service industry” means the use of land and buildings for the testing, assembling, wholesaling, cleaning, servicing, printing, repairing, and maintaining goods and materials, except as otherwise provided herein, including the sale of tools, lawnmowers, garden equipment, and any similar commodities;

“service station” means a use providing for the retail sale of motor fuels and lubricants as its principal use and may include a car wash, the service and repair of motor vehicles and the sale of automotive accessories, but does not include body shops, commercial card lock facilities, paint shops, welding shops, or machine shops;

“setback” means the horizontal distance measured at right angles from the lot line and along a parallel line to a use or wall of a building or structure which is nearest to that specific lot line;

“shipping container” means a container designed to store and transport cargo by ship, rail, or truck, whether or not it is actually used for such a purpose; [BL3457]

“single-family dwelling” means any building, consisting of one dwelling unit, used or intended to be used as the residence of one family, but does not include manufactured homes; [BL3367]

“slaughterhouse” means a building wherein animals and/or poultry are killed and butchered;

“sleeping unit” means one or more habitable rooms used to accommodate any persons for a period of three (3) consecutive months or less in a calendar year;

“small sawmill” means a facility for sawing, planing and dressing logs harvested from the property upon which the facility is located or from adjacent lands; [BL3452]

“solid fence” means a fence made of wood, masonry, or other material which is intended to act as a visual screen and which cannot be seen through;

“stacked townhouse” means a building containing at least three and not more than eight dwelling units attached by a party wall, where dwelling units may be stacked above one another, where each dwelling unit has direct access to the outdoors at grade and utilizes internal stairs to access the upper units; [BL3426]

“storage yard” means buildings, structures, or land used or intended to be used for storing materials. It excludes those materials classified as “special wastes” under the *Waste Management Act*;

“stream” means any of the following that provide fish habitat:

- (a) a watercourse, regardless of its water content,
- (b) a pond, lake, river, creek or brook, and
- (c) a ditch, spring or wetland that is connected by surface flow to a watercourse, pond, lake, river, creek or brook; [BL3323]

“structure” means any construction fixed to, supported by, or sunk into land or water but excludes concrete slabs on finished or natural grade, and decks on grade which are less than 0.61 m in height; [BL3891]

“supportive housing” means the use of a building designed to accommodate residents as they age and includes a private lockable room, separate common areas for dining and socializing, the provision of meals, and housekeeping, but does not include a community care facility; [BL3302]

“tea room” means a restaurant which may include outside seating and the accessory sale and display of arts and crafts, but specifically excludes “fast food restaurants”;

“temporary mobile home” means a mobile home which is permitted under the Temporary Mobile Home Permit Bylaw; [BL3754]

“tourist accommodation” means the use of land or buildings for providing overnight accommodation to tourists and may include the provision of parking for recreational vehicles or the provision of space for tents, and also may include the provision of accessory facilities;

Shipping Containers

- 40.1** Shipping containers may be placed on land provided they meet the following requirements:
- (a) within the Industrial Light Zone (I1) a maximum of two shipping containers per site are permitted where used for accessory storage;
 - (b) within the Industrial Heavy Zone (I2) a maximum of one shipping container per every 0.4 hectares (1 acre) of land, up to a maximum of 10 shipping containers, is permitted where used for accessory storage;
 - (c) where used for accessory storage purposes, placement of a shipping container must meet all accessory building setback requirements, with the exception of shipping containers within the I1 zone, which must either meet the setback requirements for accessory buildings, or be no closer to the front property line than the front wall of any principal building, whichever is greater;
 - (d) within the I1 and I2 zones, shipping containers may be used as a building material in the construction of a principal or accessory buildings only if a development permit and building permit have been obtained;
 - (e) a container may be used for the temporary storage of tools and materials during the construction or maintenance of any utility, building or structure for which a required building permit has been obtained and remains active, but the container must be removed prior to issuance of an occupancy permit, and
 - (f) one container per lot intended for use as an emergency preparedness kiosk shall be permitted in all Private Institutional (PI) and Public Use (PU) zones. [BL3511]

Liquor sales in grocery stores prohibited

- 40.2** The sale of liquor in grocery stores is prohibited. [BL3651]

Cannabis Production within the BC Agricultural Land Reserve (ALR) [BL3597; BL3741, BL3797]

- 40.3** (1) ALR soil based cannabis production facility is an additional permitted use on all lands within the ALR that are in an Agricultural or Rural zone
- (2) Any cannabis production facility in the ALR must be setback a minimum of:
- (i) 30 m from a watercourse,
 - (ii) 15 m from all property lines,
 - (iii) 30 m from residentially zoned land, where a minimum 15 m buffer is provided on the adjacent residentially zoned land,
 - (iv) 60 m from residentially zoned land, where no minimum 15 m buffer is provided on the adjacent residentially zoned land,
 - (v) 100 m from the urban containment boundary established in the Official Community Plan,
 - (vi) 100 m from the Agricultural Land Reserve boundary, and
 - (vii) 150 m from land dedicated, zoned, or otherwise identified as public parkland, Public Use (PU) Zone, or Public Conservation (PC) Zone.

Secondary Suite

- 40.4** A secondary suite must have
- (a) a gross floor area that is no greater than 90 m² or 40% of the habitable gross floor area of the building in which it is located, whichever is less,
 - (b) no more than 2 bedrooms, and
 - (c) driveway access that is shared with the access to the single family dwelling, unless the lot fronts two streets or a lane, in which case a secondary suite may have a separate access onto the second street or lane. [BL3674]

Cannabis Sales Prohibited

- 40.5** The sale, distribution or trade of cannabis and its derivatives is prohibited in all zones, except for

“townhouse” means a building containing at least three, and not more than six dwelling units attached by a party wall, located on 1 lot, with all dwelling units having direct access to the outdoors at grade;

[BL3383]

“trade school” means buildings, structures, or land used, or intended to be used, for operating a school which offers courses relating to the trades' fields (e.g. welding, mechanic, etc.);

“two-family dwelling” means a building, containing two dwelling units which, if joined by a party wall, is primarily adjoined by habitable space rather than a carport, located on a single lot or on two strata lots and which is used or intended to be used as the residence of two (2) families. Despite the foregoing, suites, granny flats, or in-law suites, and the like are permitted, provided that the unit number of 2 is not exceeded.

“use” means the purpose or function for which land, or buildings, is used or is designated or intended to be used and/or occupied;

“veterinary clinic” means any fully enclosed building, structure, or premises, in which veterinary medicine is practiced, which does not have outside paddocks or kennels;

“warehouse” means the use or intended use of a building, structure or land for storing goods or merchandise;

“watercourse” means any natural or man-made channel through which water flows, serving to give direction to a current of water;

“yacht club” means all buildings, land, foreshore, water lots, and land covered by water occupied for recreation use of a bona fide club incorporated under the *Society Act* and amendments thereto, for the purpose of boating, sailing, or yachting, and other club activities;

“yard, front” means that portion of the lot extending from one side lot line to another between the front lot line and a line drawn parallel thereto at a distance prescribed by the minimum setback of the zone in which the lot is located. The depth of such yard shall mean the perpendicular distance between the front lot line and the parallel line;

“yard, rear” means that portion of the lot, extending from one side lot line to another, between the rear lot line and a line drawn parallel thereto at a distance prescribed by the minimum setback of the zone in which the lot is located. The depth of such yard shall mean the perpendicular distance between the rear lot line and the parallel line. In the case of a lot where the side lot lines intersect at a point, the rear yard shall be established in accordance with the definition of “lot line, rear”;

“yard, side” means that portion of the lot, extending from the front lot line to the rear lot line, between the side lot line and the line drawn parallel thereto at a distance prescribed by the minimum setback of the zone in which the lot is located. The width of such yard shall mean the perpendicular distance between the side lot line and the parallel line;

“zone” means the areas into which the District is divided in accordance with this Bylaw, and attached schedules, and for which specific regulations are outlined; and

“zoning map” means the map marked Schedule “C” attached hereto and made part of this Bylaw. [BL3302]

- 12.1** Unless specifically included in a definition, the sale, distribution or trade of cannabis and its derivatives is excluded. [BL3688]

PART 4 – GENERAL REGULATIONS

Watercourses

- 13** (1) Despite any other provisions of this Bylaw, other than section 80.2 (7) (d), no building or part thereof shall be constructed, altered, moved, or extended, nor shall any mobile unit, manufactured home, structure, or fill be located: [BL3323]
- (a) within 7.5 m (24.6') from the natural boundary of the sea, or
 - (b) within the riparian assessment area, unless the requirements of the *Riparian Areas Regulation* of the British Columbia *Fish Protection Act* have been met;
 - (c) within 15.0 m (49.21') from the natural boundary of any other watercourse or source of water supply, excluding wells.

the parking is required, except where an owner or occupier has paid for parking instead of providing off-street parking, pursuant to a Bylaw adopted under the *Municipal Act*.

- (2) No off-street parking is permitted in the required front yard of the following zones:
 - (a) Residential Multi-Family Zone (R7);
 - (b) Residential Ground-Oriented Multi-Family Zone (R7-A);
 - (c) Residential Multi-Family Apartment Zone (R8). [BL3427]

19 The minimum setback for off-street parking for Commercial, Industrial, and Institutional uses for the Yard, Front is .6m (1.96').

20 All required visitor parking spaces must be designated as such by appropriate signs.

20.1 At most, 25% of the number of off-street parking spaces required by this bylaw may be for small cars. [BL3150]

21 The minimum number of required off-street parking spaces for each use category shall be as follows:
 (1) Residential

Assisted Living, Supportive Housing, and Community Care Facilities with a maximum of 10 residents	1 space per 3 resident rooms plus the single-family requirements
Bed and Breakfast	1 space per guest room plus the single-family requirements
Boarding and Rooming House	1 space per boarder plus the single-family requirements
Accessory Dwelling Unit	2 spaces
Congregate Housing	1 space per 3 resident rooms plus 15% of the total number of rooms designated as visitor and staff parking
Two-Family Dwelling	4 spaces
Home-based Business	1 space per 46 m ² (495.16 sq. ft.) gross floor area plus the single-family requirements
Mobile Home on Lot	2 spaces
Mobile Home in Park	1.5 spaces
Mobile Home Office in Park	3 spaces
Modular Home	2 spaces
Multi-Family, Apartment	1.5 spaces per dwelling unit plus 15% of the total number of units designated as visitor parking
Multi-Family, Townhouse, Two-Family Dwelling	2 spaces per dwelling unit plus 15% of the total number of units designated as visitor parking
Multi-family, Single-family dwelling, Single-family dwelling with Secondary Suite	2 spaces per Single-family dwelling unit plus 1 space for each secondary suite plus 15% of the total number of units designated as visitor's parking spaces
Single-Family Dwelling	2 spaces
Temporary Mobile Home	2 spaces

[BL3302, BL3367, BL3457, BL3754]

deemed to have the same zone designation as the lot.

Minimum Lot Area Exemptions

47 Lot area requirements and zoning restrictions do not apply to an unattended public utility use or a lot created for such use. In this context, "unattended" shall mean that there is no attendant or employee present on the lot.

Permitted in all Zones

48 The following are permitted in all zones:

- (1) Accessory Buildings;
- (2) Civic Use;
- (3) Public Utility Use;
- (4) Repealed [BL3758]
- (5) Community Care Facility for
 - (a) a day care for no more than 8 persons, or
 - (b) a residence for no more than 10 persons, not more than 6 of whom are persons in care, and licensed pursuant to the *Community Care and Assisted Living Act*, and its amendments. [BL3302]

- 48.1**
- (1) The keeping of farm animals and poultry is permitted on a lot greater than 8000 m² (1.98 ac) in area.
 - (2) The keeping of farm animals and poultry is not permitted on a lot less than 8000 m² (1.98 ac) in area, except as follows:
 - (a) on a lot greater than 1675 m² (0.41 ac) in area but less than 4000 m² (0.99 ac) in area, a total of not more than 12 rabbits or poultry;
 - (b) on a lot equal to or greater than 4000 m² (0.99 ac) in area but less than 8000 m² (1.98 ac) in area, a total of not more than 12 rabbits or poultry and a total of not more than 2 farm animals.
 - (3) Any structure to house farm animals, or poultry must be set back at least 15 m from any lot line.
 - (4) Any structure used for the storage of manure must be set back at least 15 m from any lot line.
 - (5) Notwithstanding the foregoing, where the minimum setback requirements from all lot boundaries of the zone in which the structure is located are greater than 15 m, the greater setback requirements apply. [BL3758]

Measurement Conversion

49 Where there is disparity between a metric measurement and its imperial equivalent, the metric measurement shall take precedence.

Zone Abbreviations

50 Where zone abbreviations are used within the text of this Bylaw, they shall be read in the same manner as the full textual name of the zone would be read.

1384 ADELAIDE ST CROFTON V0R 1R0

Area-Jurisdiction-Roll: 04-315-08668.000



04-315-08668000 11/02/2015

Total value \$828,000

2023 assessment as of July 1, 2022

Land	\$311,000
Buildings	\$517,000
Previous year value	\$725,000
Land	\$284,000
Buildings	\$441,000

Property information

Year built	1995
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	1.6 Acres
First floor area	1,610
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 2, PLAN VIP5760, SECTION 19, RANGE 3, COMIAKEN LAND DISTRICT, EXCEPT PLAN VIP30717
 PID: 003-475-301

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

PROPERTY INFORMATION

General Property Information

Civic Address:	1384 ADELAIDE ST
Folio:	08668-000
LTO Number:	CB670290
PID:	003-475-301
MHR Number:	
Status:	Active
Property No:	107356
Legal:	LOT 2 SECTION 19 RANGE 3 COMIAKEN PLAN VIP5760 EXCEPT PLAN 30717.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	CROFTON	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN B	GREEN 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
2023 May 10, 2023	Reg	4,609.80	1	311,000	517,000	828,000	828,000
2022 May 05, 2022	Reg	4,848.09	1	284,000	441,000	725,000	725,000
2021 May 19, 2021	Reg	4,897.06	1	246,000	336,000	582,000	582,000

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.

CROSS WATER SUBJECT TO: REMOVE PAPER REFUND ON HOLD.
FROM D/W HEADWALLS

CERTIFICATE ISSUED
DATE _____

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

Duncan, B.C.
Folio No. 2660-560

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT MR & MRS I. JONES DATE 23rd AUGUST 1994 PERMIT NO. 283
ADDRESS _____

PERMIT TO NEW (TYPE OF IMPROVEMENT) () STORY SINGLE FAMILY DWELLING (PROPOSED USE) NUMBER OF DWELLING UNITS ONE

AT (LOCATION) 1384 (NO.) ADELAIDE STREET (STREET) ZONING DISTRICT _____

SUBDIVISION Com 5760 R3 S 19 LOT 2 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

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

REMARKS:

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 1537 (SQUARE FEET)

OWNER _____
ADDRESS _____

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

Duncan, B.C.
Folio No. 8667-000

BUILDING PERMIT

DEPT. FILE COPY

0958

VALIDATION

APPLICANT MR & MRS I. JONES DATE 23rd AUGUST 1994 PERMIT NO. 283
ADDRESS _____ (NO.) _____ (STREET)
PERMIT TO NEW (TYPE OF IMPROVEMENT) () NO. SINGLE FAMILY DWELLING (PROPOSED USE) NUMBER OF DWELLING UNITS ONE.
AT (LOCATION) 1384 (NO.) ADELAIDE STREET (STREET) ZONING DISTRICT _____

SUBDIVISION Com 5760 R3 S 19 LOT 2 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: _____

AREA 1537 (SQUARE FEET) ESTIMATED VALUE \$ 115,000 PERMIT FEE \$ 614

OWNER _____ ADDRESS _____ BUILDING DEPT. BY [Signature]

G-9.4

FOLIO No. 8668 - 000				
LOT	BLK	RGE	SEC	PLAN
2	3	19	5760	COM
EX. 30717				

THE CORPORATION OF THE
DISTRICT
OF
NORTH COWICHAN

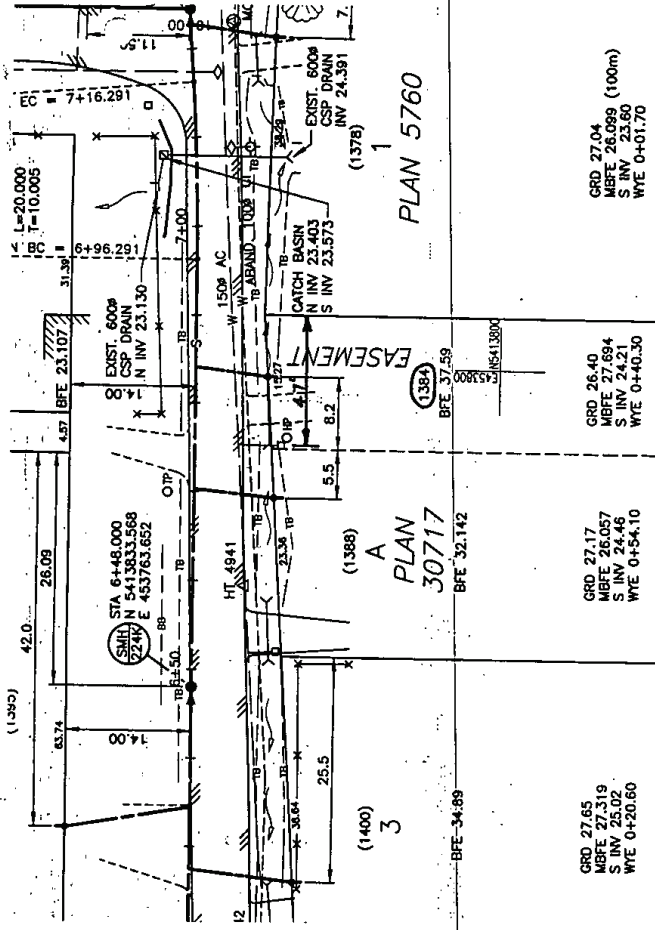
ADDRESS
1384
ADELAIDE ST.

MUNICIPAL SERVICES RECORD	
METER SERIAL No.	WATER SEWER DRAIN CULVERT GAS HYDRO/TEL
INSTALLATION DATE	30 JUL 81 JUN 98 29 JUL 81
SIZE OF SERVICE	3/4" 100MM 12"
TYPE OF PIPE	PLASTIC PVC CMP
CONNECTION LENGTH	9' 8" 20'
METER SIZE AND TYPE	
DEPTH AT PL.	2.5' 2.1"
DEPTH OF MAIN	2.8" 2.3"
LOCATION AT PL.	47' W OF NE PIN 82" LT OF RT PIN
LOCATION AT MAIN	" 40.3" FROM 225K
REVISION / DATE	
COMMENTS	

23 NOV 98 SEE REVERSE FOR SKETCH COLOR CODE — W-BLUE, S-RED, D-GREEN

PRIOR TO EXCAVATING CONTACT GAS, HYDRO, TELEPHONE AND CABLE TO CONFIRM LOCATIONS.

THE MUNICIPALITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS SERVICE RECORD.



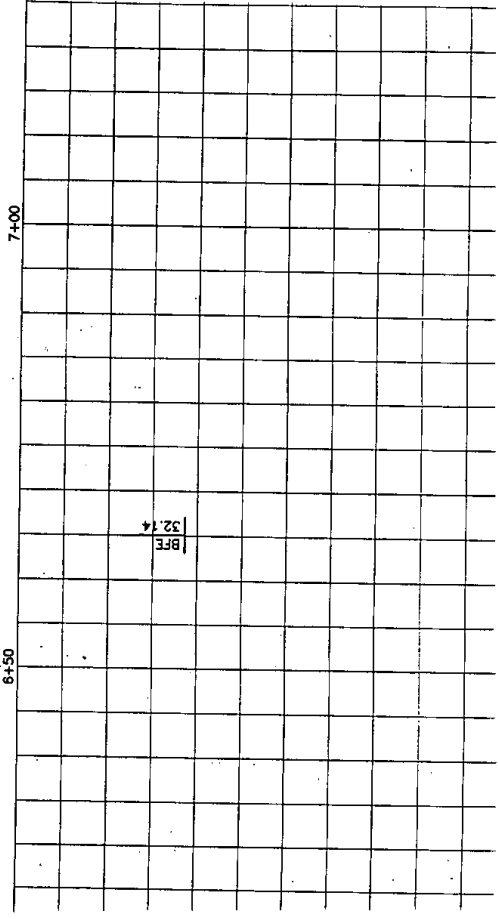
GRD 27.04
MBFE 26.089 (100m)
S INV 23.80
WYE 0+01.70

GRD 26.40
MBFE 27.694
S INV 24.21
WYE 0+40.30

GRD 27.17
MBFE 26.057
S INV 24.46
WYE 0+54.10

GRD 27.65
MBFE 27.319
S INV 25.02
WYE 0+20.60

NOTE: WYE CHANGES ARE MEASURED FROM DOWSTREAM MANHOLE



18 AUG 2004 11 41

EW110842



Ministry of Provincial Revenue
Real Property Taxation Branch
www.rev.gov.bc.ca/rpt

Mailing Address:
PO Box 9446 Stn Prov Govt
Victoria BC V8W 9V6

CERTIFIED COPY OF AGREEMENT
FOR DEFERMENT OF PROPERTY TAXES
LAND TAX DEFERMENT ACT
FORM 3

DESCRIPTION OF PROPERTY

PID: 003 475 301 (LTO: VICTORIA)
LOT 2, SECTION 19, RANGE 3, COMIAKEN DISTRICT, PLAN 5760, EXCEPT PART IN
PLAN 30717

PC

I IAN JONES and
I DELIA JONES ("I" or "We")

of 1384 ADELAIDE ST CROFTON 01 04/08/18 11:41:57 01 VI 585545
CHARGE FREE \$0.00

agree with the Crown in right of British Columbia as represented by the Minister of Provincial Revenue ("you" or "the Crown") on approval of my/our application to defer property taxes as follows:

- I/We authorize you
 - to obtain the P.I.D. Number, registered owner information and legal description of the property, or the details of the manufactured home that corresponds with the above-listed civic address (the "property") and to endorse that information on this agreement with the intent that the endorsement will form part of this agreement, and in the case of the manufactured home, endorse the information on the Financing Statement;
 - to obtain the value of any charges registered against the title on the property from the registered charge holders in order to verify the minimum equity requirements for tax deferral;
 - to verify the information provided by accessing relevant records held by the Motor Vehicle Branch, the Home Owner Grant Office, Land Title Office, Personal Property Registry, Manufactured Home Registry, BC Assessment Authority and other sources as required;
 - to register this agreement as a lien and encumbrance against my/our interest in the property in favour of the Crown, noted on every Certificate of Title/Lease pertaining to the property, or in the case of the manufactured home, to register a Financing Statement at the Personal Property Registry as a lien against my/our interest in the manufactured home in favour of the Crown.
- I/We will repay all administration fees and charges, deferred taxes and interest accrued under this agreement that are outstanding at the date of termination of this agreement, according to the requirements of the *Land Tax Deferral Act* and regulations under that Act.
- I/We will notify the Surveyor of Taxes when the property ceases to be my/our principal place of residence, is sold, transferred or otherwise disposed of.
- I/We will not assign any interest in this agreement or any right or benefits under this agreement.
- You will pay the property taxes to the collector of the jurisdiction in which the property is located.

I, THE SURVEYOR OF TAXES, CERTIFY THAT

- this is a copy of an agreement, as that term is referred to in the Land Tax Deferral Regulation, made on August 12, 2004 and duly executed by the Crown in right of British Columbia as represented by the Minister of Provincial Revenue and by the Applicant(s), and
- the original agreement is deposited at the Tax Deferral Office and bears Agreement Number 0178883

SURVEYOR OF TAXES SIGNATURE

[Handwritten Signature]

DATE SIGNED YYYY	MM	DD
2004	08	12

F46910

THIS INDENTURE made the 30 day of May, A.D. 1977.

BETWEEN:

~~CHARLES ROBERT BROWN, Husband, and
JOHN THOMAS BROWN, Wife, Remotely~~
both of 1388 Adelaide Street, in Crofton,
in the Province of British Columbia,
AS JOINT TENANTS

[hereinafter called the "Grantors"]

OF THE FIRST PART

~~CHARLES ROBERT BROWN, Husband, and
JOHN THOMAS BROWN, Wife, Remotely~~
both of 1388 Adelaide Street, in Crofton,
in the Province of British Columbia,
AS JOINT TENANTS

[hereinafter called the "Grantees"]

OF THE SECOND PART

WHEREAS the Grantors are the registered owners of
all and singular those certain lands and premises situate,
lying and being in the Municipality of North Cowichan, in
the Province of British Columbia, and more particularly
known and described as:

Lot Two (2)
Section Nineteen (19)
Range Three (3)
Comiaken District
Plan 5760

RECEIVED
LAND REGISTRY OFFICE
VICTORIA, B.C.

77 JUN 13 11 42 AM '77

AND WHEREAS the Grantors are desirous of sub-
dividing the aforementioned lands into two (2) separate
parcels of land to be known and described as follows:

All that part of Lot 2, Plan 5760, Section 19,
Range 3, Comiaken District shown outlined in red
and shown as Lot A on a plan of subdivision of
Part of Lot 2, Plan 5760, Section 19, Range 3,
Comiaken District, prepared by Michael H. Hanson,
British Columbia Land Surveyor, completed on the
13th day of December, 1976, and sworn to on the
17th day of January, 1977, a copy of which is
attached hereto.

Lot 2, Plan 5760, Section 19, Range 3, Comiaken
District, except that part shown as new Lot A, on
a plan of subdivision of Part of Lot 2, Plan 5760,
Section 19, Range 3, Comiaken District, prepared
by Michael H. Hanson, British Columbia Land Surveyor
completed on the 13th day of December, 1976, and
sworn to on the 17th day of January, 1977, a copy
of which is attached hereto.

Form "G" Land Registry Act (Sec. 50)
MEMORANDUM OF REGISTRATION
Registered the 17 day of June 1977
on application received at the time
with a statement on the application
H. T. KENNEDY, Registrar of the Victoria
Land Registration District

Substitute Form C
Date June 9 1977 Nature of Interest...
Declared (Nature) of Disposition of C.T. Applicant
Please Merge
STEWART, TAYLOR, NEWCOMB & ASSOC.
166 Station St., Duncan, B.C. Ph. 748-3763

13 JUN 77

9975 000500 5166

AND WHEREAS the Grantors are desirous of granting to the Grantees an easement on, over, under and across part of the aforementioned All that part of Lot 2, Plan 5760, Section 19, Range 3, Comiaken District, shown outlined in red and shown as Lot A on a plan of subdivision of Part of Lot 2, Plan 5760, Section 19, Range 3, Comiaken District.

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada now paid by the Grantees to the Grantors (the receipt whereof is hereby acknowledged) the Grantors do hereby grant and convey unto the Grantees an easement over, under, and across all that part of Lot 2, Plan 5760, Section 19, Range 3, Comiaken District shown outlined in red and shown as Lot A on a plan of subdivision of Part of Lot 2, Plan 5760 Section 19, Range 3, Comiaken District, prepared by Michael H. Hanson, British Columbia Land Surveyor, completed on the 13th day of December, 1976 and sworn to on the 17th day of January, 1977, a copy of which is attached hereto.

[hereinafter called the "Servient Tenement"]
described as that part shown outlined in green within the new Lot A on a plan of subdivision of Part of Lot 2, Plan 5760, Section 19, Range 3, Comiaken District, prepared by Michael H. Hanson, British Columbia Land Surveyor, completed on the 13th day of December, 1976, and sworn to on the 17th day of January, 1977, a copy of which is attached hereto.

This easement shall be appurtenant to Lot 2, Plan 5760, Range 3, Comiaken District, Except that part shown as new Lot A on a Plan of subdivision of Part of Lot 2, Plan 5760, Section 19, Range 3, Comiaken District.

[hereinafter called "Dominant Tenement"]

THE SAID EASEMENT is granted for the purpose of allowing access to and from the Dominant Tenement and for the purpose of constructing and maintaining such services as are required from time to time by the Grantees, their heirs, executors, and administrators, successors and assigns, and without restricting the generality of the foregoing for the purpose of constructing and maintaining storm and sanitary

3

sewers, cables for the transmission of hydro, telephone and cablevision service and pipes for the carriage of water; PROVIDED that this easement shall be subject to the following terms and conditions.

1. The Grantees, their servants, agents, invitees and licensees shall have a free and uninterrupted right of access in, under, through, over and upon the said lands.
2. All damage caused by the laying, operating, maintaining repairing, and removing of the aforementioned services by the Grantees shall be paid for by the Grantees.
3. The surface of the said lands shall be restored to its original condition as much as is reasonably possible as soon as any construction, maintenance, or repairs as aforesaid have been completed.
4. The Grantors shall not do any act or thing or knowingly suffer or permit any act or thing to be done which may interfere with or injure the said lands.

THE PARTIES HERETO agree that should either of the Grantees or the Grantors at the request of either of them that the herein Grant of Easement be conveyed for the purpose of a public road then in such event the Grantors and the Grantees will fully co-operate each with the other that the said Easement hereby granted may be dedicated as a public roadway.

This indenture shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have affixed

A

their hands and seals on the day and year first above written.

SIGNED, SEALED, AND DELIVERED by
the grantors in the presence of:

[Handwritten signature]

[as to both signatures]

[Handwritten signature]
[Handwritten signature]

SIGNED, SEALED AND DELIVERED by
the grantees in the presence of:

[Handwritten signature]

[as to both signatures]

[Handwritten signature]
[Handwritten signature]

5

46910

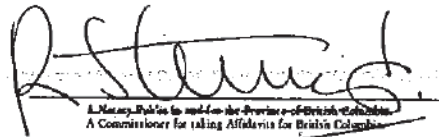
PARKS
Form 208

Acknowledgment of Maker

I HEREBY CERTIFY that, on the 30th day of May, 1977, at
the City of Duncan, in the Province of British Columbia

~~CHRISTEN ROBERTS BOBBES and JOHN BOBBES~~ (whose identity has been proved by the evidence on-
oath of _____), who is personally known to me, appeared
before me and acknowledged to me that each of the person mentioned in the annexed instrument as the
maker~~s~~ thereof, and whose name~~s~~ are subscribed thereto as part~~s~~ that each know~~s~~ the contents
thereof, and that each executed the same voluntarily, and each is of the full age of nineteen years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at the City of Duncan in the Province of
British Columbia, this 30th day of May 1977.


A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits for British Columbia

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.


PARKS
Form 208

Acknowledgment of Maker

I HEREBY CERTIFY that, on the 30th day of May, 1977, at
the City of Duncan, in the Province of British Columbia

~~CHRISTEN ROBERTS BOBBES and JOHN BOBBES~~ (whose identity has been proved by the evidence on-
oath of _____), who is personally known to me, appeared
before me and acknowledged to me that each of the person mentioned in the annexed instrument as the
maker~~s~~ thereof, and whose name~~s~~ are subscribed thereto as part~~s~~ that each know~~s~~ the contents
thereof, and that each executed the same voluntarily, and each is of the full age of nineteen years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
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A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits for British Columbia

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Status: Registered

Doc #: F46910

RCVD: 1977-06-13 RQST: 2023-11-22
11.40.48

PLAN #

F46910

TOO LARGE TO FILM



1384



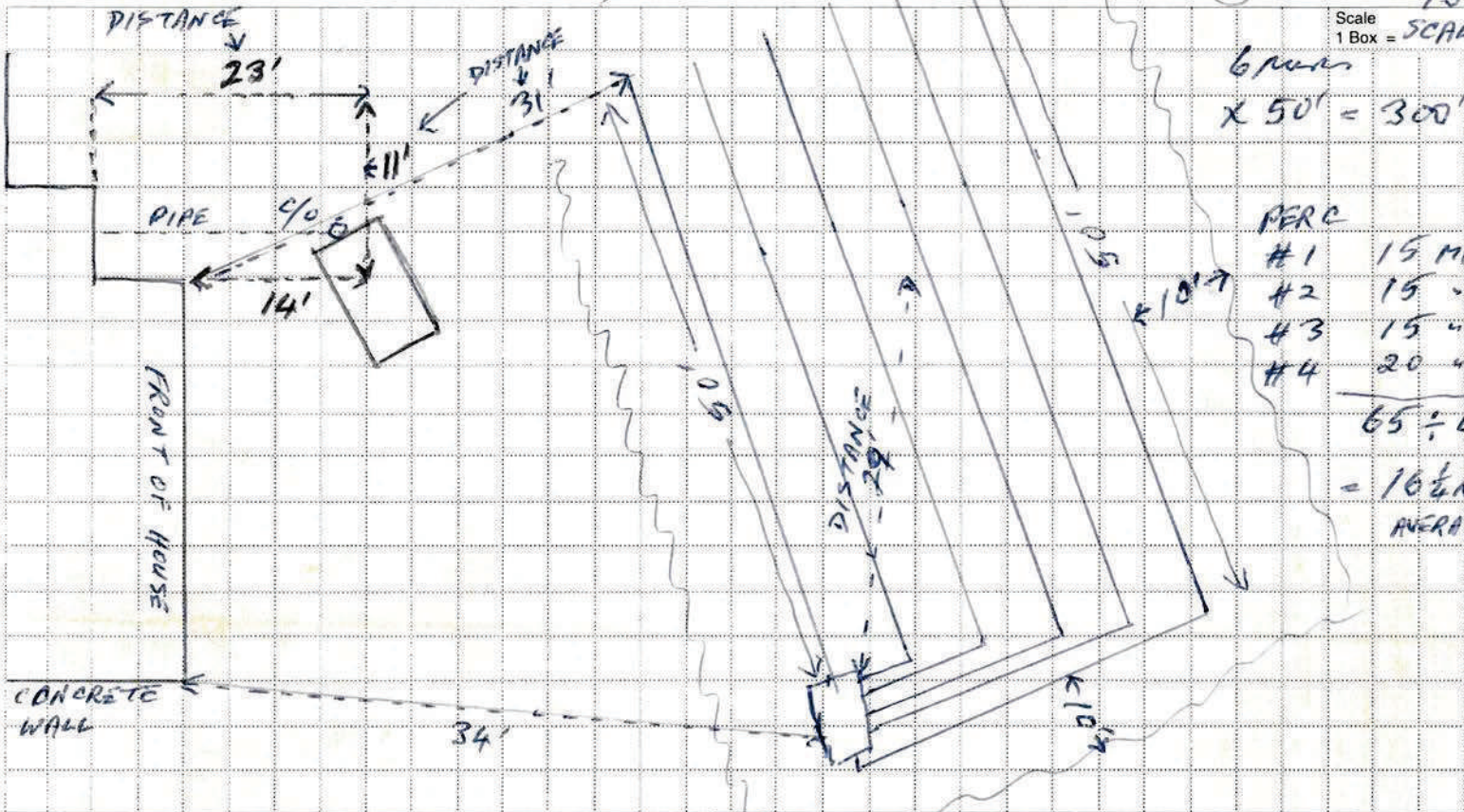
FOLIO NUMBER: 315-08668.000 DATE OF APPLICATION (Y/M/D): 1994/12/20 NAME OF OWNER: [REDACTED] NAME OF CONTRACTOR: [REDACTED]

LEGAL DESCRIPTION OF LOT
 LOT 2 SECTION 19
 RANGE 03 PLAN 5760
 LAND DISTRICT 63 ACRES 1.6

STREET ADDRESS / GENERAL LOCATION
 1354 ADELAIDE STREET,
 CROFTON, B.C.

INSTALLED AS PER REGULATIONS
 Yes No SIGNATURE OF OWNER / APPLICANT: [REDACTED]

AS BUILT DIAGRAM: to be completed by the contractor or applicant



The Ministry of Health does not guarantee the useable life of the sewage disposal system. The life of the system is affected by the use and maintenance it receives. Pump out the septic tank every 2-3 years. For servicing of package treatment plants, consult your local service agent. For service guarantees, consult your local sewage disposal contractor. If the system needs repair or modification, a new permit is required. If the system is not authorized for backfilling and if corrections are required, a re-inspection fee of \$100 must be paid for each time the Public Health Inspector checks to see that the faults have been corrected.

DATE BACKFILL / USE AUTHORIZED: Nov 30/94 SUBJECT TO THE FOLLOWING CONDITIONS: Ensure surface water is directed away from the disposal field area.

SIGNATURE PUBLIC HEALTH INSPECTOR / EHO: *Gerald Acorn*

FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

	APPROVED	REJECTED	NOT APPLICABLE		APPROVED	REJECTED	NOT APPLICABLE
septic tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	curtain drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
package treatment plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	interceptor drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
other (e.g.lagoon,holding tank) specify:				pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
field laterals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	drain rock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
distribution box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	set back distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
siphon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MNC



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

315-08668.000

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

ROLL OR FOLIO #: 930-000



APPLICANT'S FULL NAME

OWNER'S NAME

LEGAL DESCRIPTION AND STREET ADDRESS

OWNER'S ADDRESS

LOT 2 SECTION 19 RANGE 03
PLAN 5760, LAND DIST. 63
1.6 acres Conifer

TYPE OF PREMISES SERVED

SINGLE FAMILY DWELLING DUPLEX OTHER SPECIFY:

ESTIMATED TOTAL DAILY SEWAGE FLOW (REFER TO APPENDIX 1 OF REGULATIONS FOR MINIMUM FLOWS)

300 (3 bedroom home)

DIMENSIONS OF LOT

550.56' x 126'

LOT AREA

1.6 acres

DEPTH OF SOIL TO HARDPAN, BEDROCK OR HIGHEST WATER TABLE

4'

SEPTIC TANK (NAME, IF PREFABRICATED)

DAN'S PRECAST

MATERIAL

CEMENT

LIQUID CAPACITY

600 gal.

TYPE OF ULTIMATE DISPOSAL

CONVENTIONAL SYSTEM ALTERNATE (DESCRIBE)

TOTAL LENGTH OF DISPOSAL PIPE

288'

TYPE OF PIPE

P.V.C.

INSIDE DIAMETER OF PIPE

34

DISTANCES FROM SOURCES OF DOMESTIC WATER

FROM OWN CWS

FROM NEIGHBOUR'S

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.

28th JUNE 1994

DATE OF APPLICATION

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

Add 24" of porous fill material over entire field area. Add fill during dry weather; not in the winter months. Add Re 10 4' test holes and perc tests + contact this office. Scarify field area. Ensure all wells are >100' from septic field.

5/7/94

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

As built req'd. - 6-50' man. Pump system
160 p.c. curtain drains installed
Drainage course altered along west side of property.

BACKFILLING AND USE AUTHORIZED

YES NO

DATE

30/11/94

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.

31/10/94 4' test holes have 48" - 24" fill
Repers - 15, 15, 15, 20
do field asap.



PERC RATES

PAID JUN 28 1994

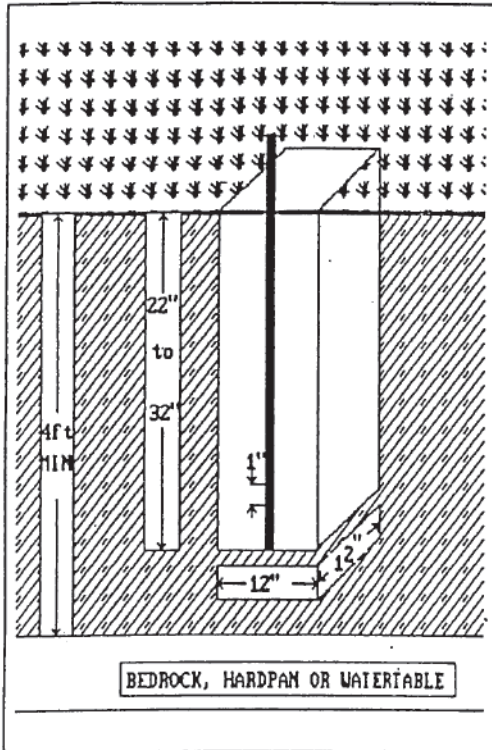
M. Heroman

Rec 9507483

250.00

PERCOLATION TEST

- (1) Determine the subsurface ground conditions in the area of the absorptior 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	<u>15</u> min./inch	<u>17</u> min./inch
2nd Timing	<u>15</u> min./inch	<u>15</u> min./inch
3rd Timing	<u>15</u> min./inch	<u>15</u> min./inch
4th Timing	_____ min./inch	_____ min./inch
5th Timing	_____ min./inch	_____ min./inch
Average the SLOWEST rate for each test hole <u>15.3</u> 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	<u>24 inches</u>	<u>24 inches</u>
Depth to clay, hardpan - (within 4 ft. maximum)	<u>24" HARD</u>	<u>30" HARD</u>
Depth to solid rock - (within 4 ft. maximum)	<u>NO ROCK</u>	<u>NO ROCK</u>
Depth to water table - (within 4 ft. maximum)	<u>DRY</u>	<u>DRY</u>

TEST PERFORMED BY:

NAME: _____
 OCCUPATION: _____
 ADDRESS: _____
 DATE: 27th JUNE 1994

Signature

LEGAL DESCRIPTION: LOT 2, SECTION 19, RANGE 03
PLAN. 5760, LAND DIST. 63, SIZE 1.60 ac., Adelaide Street.

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.

TAX ROLL NO. 930-000

126.

REM. 2
(252' x 34' app.)

PROPOSED POSITION HOUSE.

550.38

DRIVEWAY

550.56

PERC HOLES
4 holes

APPROX. 252' @ 24" good

23.32 m

15.24 m

292.97

DRIVEWAY EASEMENT

A
30717
SEPTIC TANK

neighbor's home

MAIN WATER SUPPLY FROM CROFTON

ADELAIDE

ST.

315-08668,000



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

APPLICANT'S FULL NAME [REDACTED]		OWNER'S NAME [REDACTED]	
APPLICANT'S STREET ADDRESS [REDACTED]		OWNER'S ADDRESS [REDACTED]	
REM. 2 RVE. 3 SECT. 19, COMIRKEN EX 30717, PLAN 3760 ADELAIDE STREET CROFTON	POSTAL CODE V0R	APPLICANT'S PHONE [REDACTED]	OWNER'S PHONE [REDACTED]
TYPE OF PREMISES SERVED <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER SPECIFY		DIMENSIONS OF LOT 1.6 ACRES, 126.54 x 550.36 CROFTON	
ESTIMATED TOTAL DAILY SEWAGE FLOW (REFER TO APPENDIX 1 OF REGULATIONS FOR MINIMUM FLOWS) 250	DEPTH OF SOIL TO HARDPAN, BEDROCK OR HIGHEST WATER TABLE 478"	SEPTIC TANK (NAME, IF PREFABRICATED) DAN'S PRECAST	MATERIAL CONC
TYPE OF ULTIMATE DISPOSAL <input checked="" type="checkbox"/> CONVENTIONAL SYSTEM <input type="checkbox"/> ALTERNATE (DESCRIBE)	TOTAL LENGTH OF DISPOSAL PIPE 160	TYPE OF PIPE ABS or PVC	LIQUID CAPACITY 500
DISTANCES FROM SOURCES OF DOMESTIC WATER FROM OWN CROFTON W.S. -		FROM NEIGHBOUR'S -	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.

DATE OF APPLICATION: OCT 3/89
SIGNATURE OF OWNER OR AGENT: [REDACTED]

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

[Empty space for conditions of permit]

DATE OF ISSUANCE: OCT 5/89
[REDACTED SIGNATURE]

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: _____

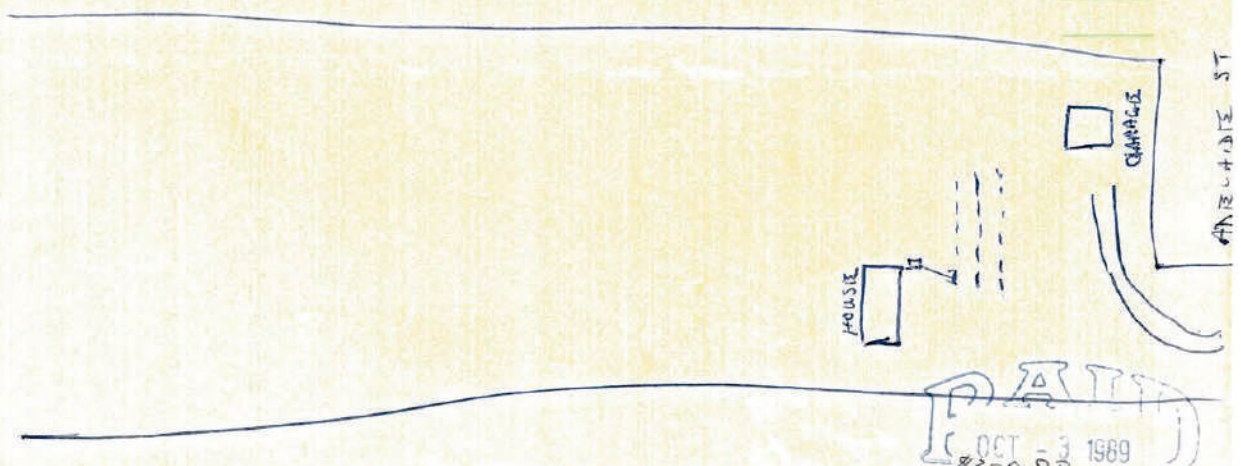
BACKFILLING AND USE AUTHORIZED: YES NO DATE: _____

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.



PERC RATES: _____



Handwritten: Del #274227J

PERCOLATION TEST RESULTS
FOR PROCEDURE SEE FORM - PERC B

PROPERTY OWNER: _____
 ADDRESS: _____
 LEGAL DESCRIPTION: _____

<u>HOLE No. 1 -</u>	TIME HOLE FILLED:	TIME DRAINED AWAY:	MINUTES TAKEN:
1st Filling:	<u>25 to 11</u>	<u>5 to 11</u>	<u>20 MIN</u>
2nd Filling:	<u>10 PAST 11</u>	<u>25 to 12</u>	<u>25 MIN</u>
3rd Filling:	<u>5 PAST 12</u>	<u>15 to 1</u>	<u>40 min</u>
With water level at 6 inches depth, number of minutes taken to drop 1 inch:			<u>7 MIN 2 inch drop</u>
Repeat until rate of fall does not vary more than 2 minutes.			<u>1 1/2 min 1 1/4 drop</u>
			<u>2 MIN</u>

<u>HOLE No. 2 -</u>	TIME HOLE FILLED:	TIME DRAINED AWAY:	MINUTES TAKEN:
1st Filling:	<u>11 30</u>	<u>10 to 12</u>	<u>20 min</u>
2nd Filling:	<u>12 15</u>	<u>20 to 1</u>	<u>25 min</u>
3rd Filling:	<u>15 to 1</u>	<u>25 PAST 1</u>	<u>40 MIN</u>
With water level at 6 inches depth, number of minutes taken to drop 1 inch:			<u>1 MIN 1/8 DROP</u>
Repeat until rate of fall does not vary more than 2 minutes.			<u>1 1/2 min</u>
			<u>2 MIN</u>

4 Foot Hole - Within this depth, note the following:

	<u>HOLE #1</u>	<u>HOLE #2</u>
Depth of suitable soil -	<u>3 1/2 feet</u>	<u>3 1/2</u>
Depth to clay, hardpan - (within 4 ft. maximum)	<u>3 1/2 feet</u>	<u>3 1/2 feet</u>
Depth to solid rock - (within 4 ft. maximum)	<u>?</u>	<u>?</u>
Depth to water table - (within 4 ft. maximum)	<u>?</u>	<u>?</u>

General remarks: _____

TEST PERFORMED BY: SIGNATURE: _____
 OCCUPATION: _____
 ADDRESS: _____
 DATE: Sept 30/89.



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca