

ETHOS

REAL ESTATE GROUP

Dan Johnson
PERSONAL REAL ESTATE CORPORATION

Amera Johnson



Information Package for
7337 Alberta Pl, 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.



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7337 Alberta Pl, Duncan



BELOW ASSESSED VALUE! Tucked away on six serene acres, this private retreat feels a world away while offering every modern comfort. The south-facing property is filled with light and newly expanded valley views after selective tree removal, with eagles, hawks, and deer as frequent visitors. The log home features hickory floors, a brand-new cherry wood kitchen, and bathrooms currently being renovated with beautiful, high-end finishings. Step from the primary bedroom onto a covered deck and soak in the peace of nature. A secondary dwelling with soaring ceilings and custom fir floors serves as a karate studio but could transform into a guest house, gym, or creative retreat. With a deer-fenced garden, greenhouse, and acres of quiet beauty, this home is truly a sanctuary. Photos of the new views and updated bathrooms coming soon! - Laundry is also currently downstairs - a quote will be available shortly to move it to the main level

Priced at
\$1,399,000

Area	Duncan
Bedrooms	3
Bathrooms	2
Lot Size	
Floor Space	1339 Sqft

Age	1999
Taxes	\$8,039(2025)
MLS#	1012575
Parking	6



Dan Johnson*

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Pemberton Holmes Ltd

23 Queens Rd
Duncan, BC
V9L 2W1

Amera Johnson

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www.DuncanBCRealEstate.ca

Property One Page Resi Client

7337 Alberta Pl Duncan BC V9L 5W8

MLS® No: **1012575** **\$1,399,000** **Active**



MLS® No: **1012575** List Price: **\$1,399,000**
 Status: **Active** Orig Price: **\$1,399,000**
 Area: **Duncan** Sub Area: **Du East**
 Title: **Freehold**
 DOM: **0**
 Sub Type: **Single Family Detached**
 Pend Date:

Tucked away on six serene acres, this private retreat feels a world away while offering every modern comfort. The south-facing property is filled with light and newly expanded valley views after selective tree removal, with eagles, hawks, and deer as frequent visitors. The log home features hickory floors, a brand-new cherry wood kitchen, and bathrooms currently being renovated with beautiful, high-end finishings. Step from the primary bedroom onto a covered deck and soak in the peace of nature. A secondary dwelling with soaring ceilings and custom fir floors serves as a karate studio but could transform into a guest house, gym, or creative retreat. With a deer-fenced garden, greenhouse, and acres of quiet beauty, this home is truly a sanctuary. Photos of the new views and updated bathrooms coming soon! - Laundry is also currently downstairs - a quote will be available shortly to move it to the main level

Room	Level	Dims/Pieces
Basement (Unfinished) (Unfin)	Lower	32'1x10'9
Storage (Unfin)	Lower	12'9x11'3
Utility Room (Unfinished) (Unfin)	Lower	18'10x11'3
Bedroom - Primary	Main	14'3x13'8
Dining Room	Main	7'8x8'9
Ensuite	Main	4-Piece
Kitchen	Main	14'4x10'5
Living Room	Main	18'2x11'11
Mud Room	Main	11'10x3'5
Bathroom	Second	3-Piece
Bedroom	Second	10'7x17'9
Bedroom	Second	14'4x17'10
Bathroom	Other	2-Piece

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **0** Storeys:
 FinSqFt Total: **1,339** UnFin SqFt: **722** SqFt Total: **2,061** Basement: **Yes** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **3** Laundry: **In House**
 Layout: **Main Level Entry with Upper Level(s)**
 Heating: **Baseboard, Electric, Heat Pump**
 Intr Ftrs:

Exterior/Building

Built (Est): **1999** Front Faces: **Northeast** Storeys:
 Construction: **Frame Wood, Log** Foundation: **Poured Concrete** Bldg Warranty:
 Lgl NC Use: Access: **Road: Paved** Roof: **Asphalt Shingle**
 Exterior Ftrs: **Balcony/Deck, Fencing: Partial, Garden** Bldg Style:

Lot

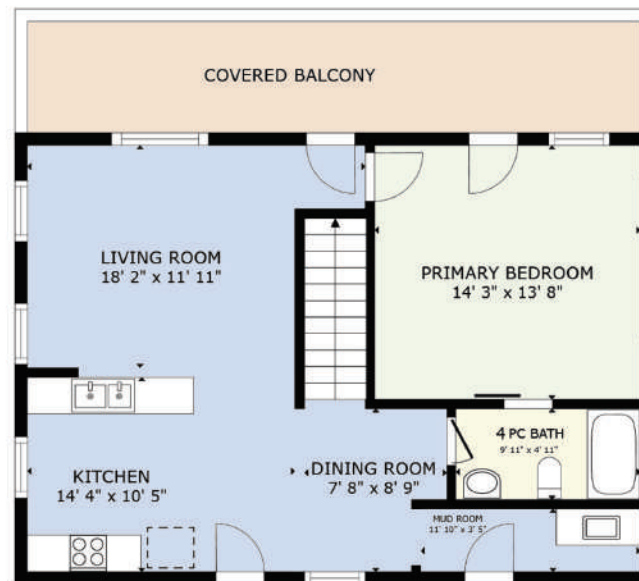
Lot SqFt: **267,023** Lot Acres: **6.13** Dimensions: Shape:
 Park Type: **Additional, Carport Quad+, Driveway** Park Spcs: **6** View: **Mountain(s)** Waterfront: Water: **Well: Drilled**
 Carport Spcs: **4** Garage Spcs: **0** Services:
 Sewer: **Septic System** Restrictions:
 Lot Ftrs: **Acreage, Irregular Lot, No Through Road, Private, Quiet Area, Rural Setting, In Wooded Area**

Legal/Public Records

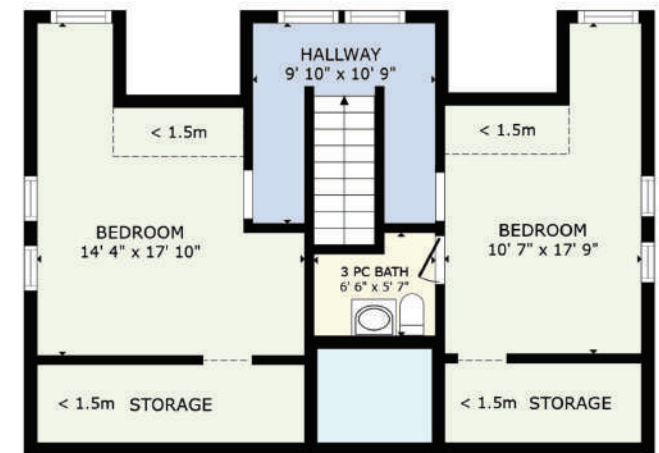
Assessed: **\$1,431,000** Assess Yr: **2025** Taxes: **\$8,039** Tax Year: **2025**
 PID: **028-201-906** Roll No: **8025008** Zoning: **A2** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot B, Section 12, Range 2, Comiaken District, Plan VIP87798**



FLOOR 1

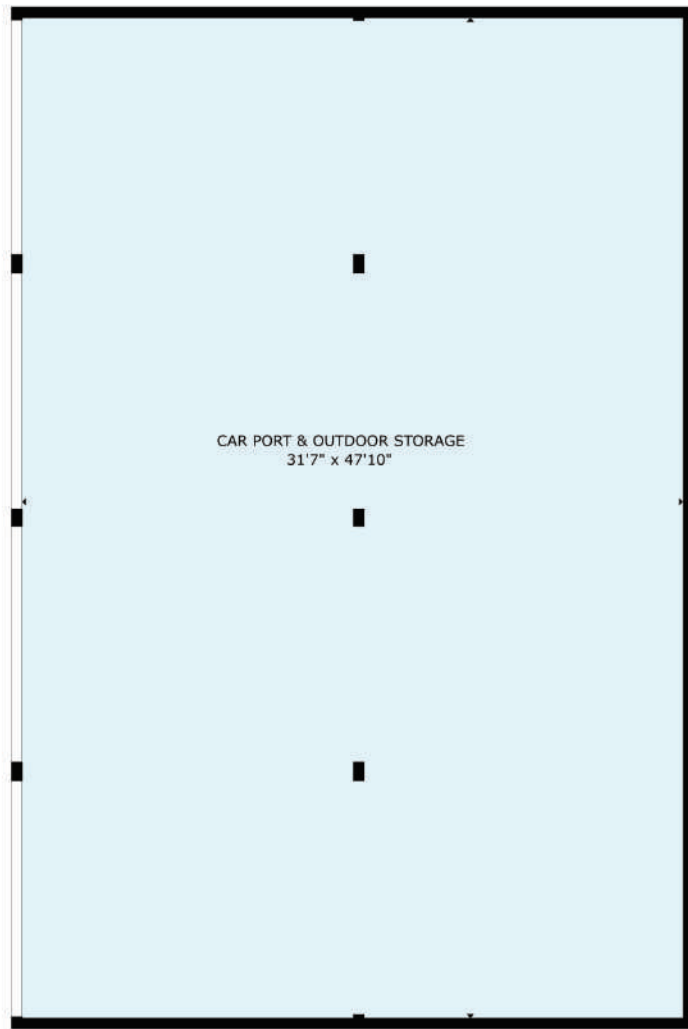


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 722 sq.ft. FLOOR 2 753 sq.ft. FLOOR 3 586 sq.ft.
 EXCLUDED AREAS : COVERED BALCONY 197 sq.ft. REDUCED HEADROOM 36 sq.ft.
 TOTAL : 2,060 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 1511 sq ft
EXCLUDED AREAS; CAR PORT & OUTDOOR STORAGE: 1511 sq ft
TOTAL: 1511 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

7337 alberta

Property Report

Scale	9789	▼
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Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Cowichan Valley Regional District, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc... Powered by Esri

Rural Zone (A2)

[BL3083, BL3287, BL3302, BL3323, BL3457, BL3520, BL3521, BL3554, BL3662, BL3697, BL3754, BL3757, BL3758, BL3767, BL3819, BL3822, BL3827, BL3871, BL3876, BL3883, BL3913, BL3927]

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- Agriculture
 - Agricultural Storage
 - Animal Shelter (subject to the Conditions of Use set out in Section 52(8)(h) and (i)) [BL3927]
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Craft Distillery
 - Forestry Use
 - Greenhouse
 - Home-based Business
 - Kennel
 - Manufactured Home
 - Riding Stable
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw). [BL3754]
 - Two-Family Dwelling [BL3302, BL3457, BL3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

Density

- (4) The maximum permitted density for the A2 zone is as follows:
- (a) The number of dwelling units per lot shall not exceed two.
 - (b) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.
 - (c) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
 - (d) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
 - (e) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21,

- 2022.
- (f) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556).
 - (g) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
 - (i) 3252 Gibbins Road (PID 006-360-378);
 - (ii) 3286 Gibbins Road (PID 004-555-562);
 - (iii) 3276 Gibbins Road (PID 002-343-789);
 - (iv) 3240 Gibbins Road (PID 002-742-501);
 - (v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
 - (vi) B-3228 Gibbins Road (PID 001-252-267);
 - (vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
 - (viii) 3088 Cliffs Road (PID 005-586-445);
 - (ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);
 - (x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);
 - (xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
 - (xii) A-3228 Gibbins Road (PID 000-041-874);
 - (xiii) repealed;
 - (xiv) 3246 Gibbins Road (PID 028-738-080);
 - (xv) Lot A..., Plan 10506 (PID 005-267-412);
 - (xvi) 3186 Gibbins Road (PID 005-409-292).
 - (xvii) 2772 Herd Road (PID: 002-831-732)
 - (xviii) 1379 Maple Bay Road (PID 004 893 409)
 - (xix) 7167 Bell McKinnon Road (PID 005-465-621)
 - (xx) 3833 Gibbins Road (PID: 006-570-208)
 - (xxi) 2524 Ashcroft Road (PID: 000-677-311)

[BL3287, BL3754, BL3697, BL3757, BL3819, BL3822, BL3871, BL3876, BL3883, BL3913,]
 - (h) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of two dwelling units, the smaller of which must not exceed 170m², is permitted on the following properties:
 - (i) 7475 Bell McKinnon Road (PID 009-785-965)

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A2 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21')".
 - Yard, Abutting Residentially Zoned Property, 30 m (98.42') [BL3767]

- (d) Accessory Buildings and Structures (Excluding Fences)
Yard, Front, 8.0 m (26.25')
Yard, Side, 3.0 m (9.84')
Yard, Rear, 8.0 m (26.25')
- (e) Temporary Mobile Homes
To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]
- (f) Kennel
Yard, Front, 30 m (98.43')
Yard, Side, 30 m (98.43')
Yard, Rear, 30 m (98.43') [BL3758]
- (i) Animal Shelter
Yard, Front, 20.0 m (65.62')
Yard, Side, 20.0 m (65.62')
Yard, Rear, 20.0 m (65.62') [BL3927]

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').
- (b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A2 zone are as follows:
 - (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.
 - (b) 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.
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
 - (d) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]
 - (e) [Repealed; BL3697].
 - (f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road.
[BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]
 - (g) A kennel must not be located on a lot less than 8000 m² (1.98 acres) in area. [BL3758]

- (h) An "Animal Shelter" is a site-specific permitted use on 7550 Bell McKinnon Road exclusively. [BL3927]
- (i) Despite section 52(6)(g), the minimum permitted setback for outdoor animal enclosures (e.g., runs, pens, cages) is 30.0 m (98.43') from residentially zoned properties. [BL3927]

7337 ALBERTA PL DUNCAN V9L 5W8

Area-Jurisdiction-Roll: 04-315-08025.008



04-315-08025008 11/02/2015

Total value \$1,431,000

2025 assessment as of July 1, 2024

Land	\$744,000
Buildings	\$687,000
Previous year value	\$1,398,000
Land	\$717,000
Buildings	\$681,000

Property information

Year built	1999
Description	1.5 STY house - Standard
Bedrooms	2
Baths	1

Carports

Garages	G
Land size	6.128 Acres

First floor area 816

Second floor area 510

Basement finish area 734

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel IDLOT B, PLAN VIP87798, SECTION 12, RANGE 2, COMIAKEN
LAND DISTRICT

PID: 028-201-906

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment

Search properties on a map

Compare property information and assessment
valuesStore and access favourite properties across
devices

View recently viewed properties

PROPERTY INFORMATION

General Property Information	
Civic Address:	7337 ALBERTA PLC
Folio:	08025-008
LTO Number:	CA2266816
PID:	028-201-906
MHR Number:	
Status:	Active
Property No:	118396
Legal:	LOT B SECTION 12 RANGE 2 COMIAKEN PLAN VIP87798

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	0146	1 1/2 Sty Sfd - New Standard
ACTUAL USE	060	2 ACRES OR MORE (SFD, DUPLEX)
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN B	GREEN B SCHEDULE
ZONING	A2	RURAL ZONE

Property Tax Levies and Assessments Summary							
Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Net Assessment
2025	May 02, 2025	Reg	8,039.12	1	744,000	687,000	1,431,000
2024	May 15, 2024	Reg	7,422.30	1	717,000	681,000	1,398,000
2023	May 10, 2023	Reg	7,013.30	1	717,000	712,000	1,429,000

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

Community Development Folder BP005979					
Project No.:		Folder Manager:	DAVE KILLION		
Status:	COMPLETED	Applied Date:	Nov 15, 2011	Completed Date:	Sep 24, 2013
Type:	ACCESSORY BUILDING - NEW				
Purpose:	THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING.				

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.

The Corporation of the District of North Cowichan

7030 Trans Canada Highway

P.O. Box 278, Duncan, BC

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

BUILDING PERMIT

Permit #: **BP005979**

Folio: 08025-008

Issued Date: Nov 16, 2011

Permit Type: **ACCESSORY BUILDING - NEW**

Description: THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING.

Address: **7337 ALBERTA PLC**

Legal: **LT B SEC 12 RGE 2 COM PL VIP87798**

Zone: **A2 RURAL ZONE**

P.I.D. **028-201-906**

Applicant: **PAGE, CATHERINE L**

Address: [REDACTED]

Phone: [REDACTED]

Owner: **PAGE, CATHERINE L**

Address: [REDACTED]

Phone: [REDACTED]

Description	Quantity	Amount	Description	Quantity	Amount
Bp Fees	97,878.00	832.68	Bp Fixture	2.00	25.20
				Total:	\$857.88

Building Information:

TYPE OF IMPROVEMENT: **NEW**

CONSTRUCTION VALUE: **97,878.00**

Special Conditions:

- * The District of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- * Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the District of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. See B.C.B.C. (2006) Division A, Article 1.1.1.3.
- * Plans have been reviewed for general conformance. It is the designers responsibility for accuracy, adequacy and all code requirements.
- *

This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes.

Applicant: 

Building Inspector: 

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
BUILDING DEPT.

INSPECTION NOTICE

Job Location 7337 ALBERTA

The Following Item(s) On These Premises Was Inspected Today:

Footings / Foundation <input type="checkbox"/>	Storm Drain <input type="checkbox"/>	Wood Burning Appliance <input type="checkbox"/>	Other <input type="checkbox"/>
Drain Tile / Damp-proofing <input type="checkbox"/>	Building Sewer <input type="checkbox"/>	Occupancy Inspection <input type="checkbox"/>	<input type="checkbox"/>
Rough Plumbing <input type="checkbox"/>	Chimney <input type="checkbox"/>	Final Plumbing <input type="checkbox"/>	<input type="checkbox"/>
Rough Frame <input type="checkbox"/>	Insulation & Vapour Barrier <input type="checkbox"/>	Final Building <input checked="" type="checkbox"/>	<input type="checkbox"/>

Inspection showed that prior to approval the following items must be corrected.

Final Complete

Built Complete

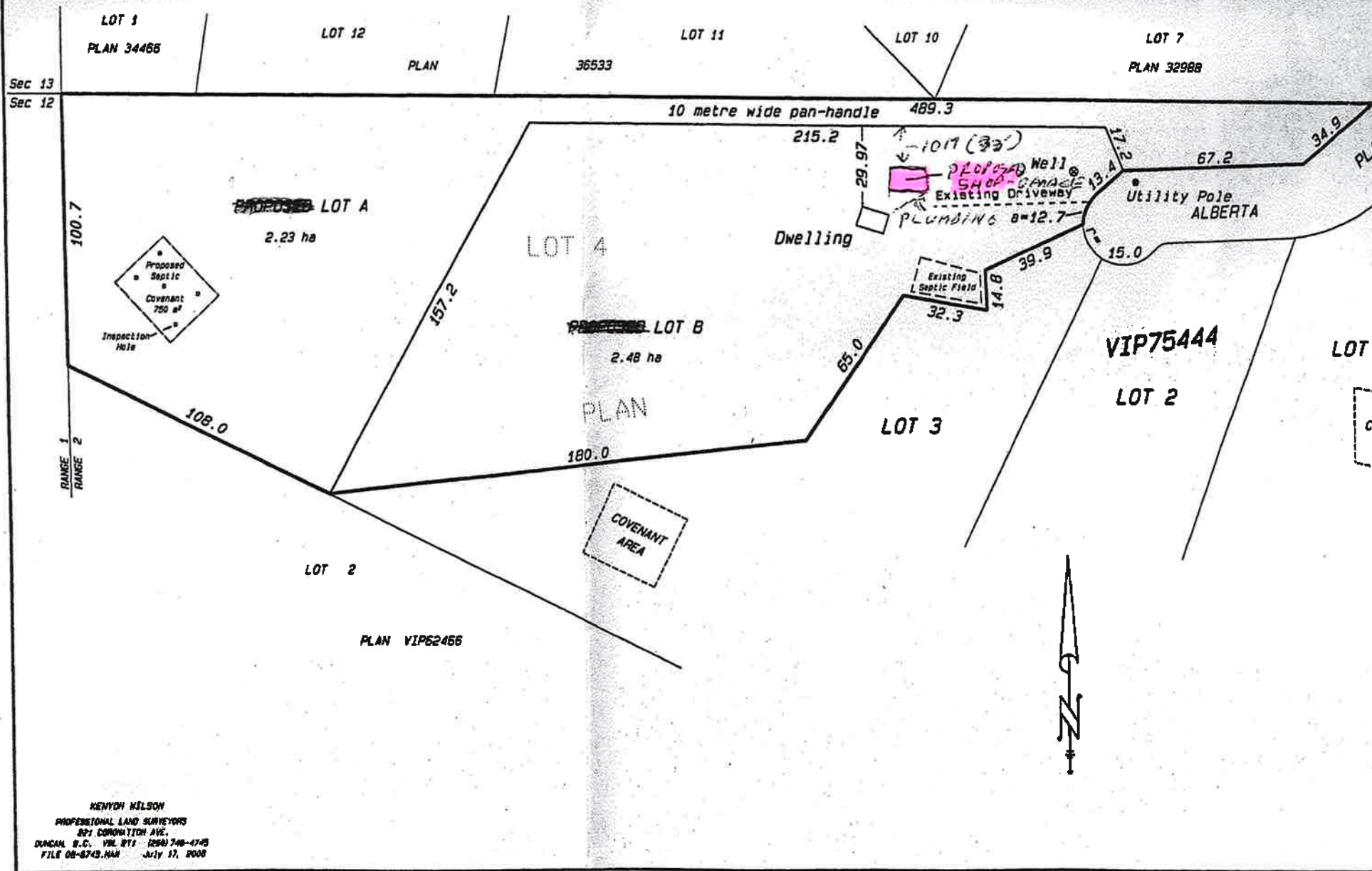
Date Sept 25/13

Signed Rachel Hastings

DO NOT REMOVE THIS TAG

When Corrected Please Phone
☐ Bruce L. Oliphant (250) 746-3125
☐ Elmer J. Bichel (250) 746-3126
☐ Dan Gellein (250) 746-3179
☒ Rachel Hastings (250) 746-3127

Sec 13
Sec 12





BRITISH COLUMBIA

Ministry of Health and
Ministry Responsible for Seniors

315-08025.001
**APPLICATION FOR PERMIT TO CONSTRUCT
OR REPAIR A SEWAGE DISPOSAL SYSTEM**

OWNER INFORMATION
Correspondence to be sent to
☐ owner

APPLICANT INFORMATION
Correspondence to be sent to
☐ applicant

LOT INFORMATION

PREMISE INFORMATION

SYSTEM INFORMATION

ALTERNATE INFORMATION

SITE INFORMATION

RESTRICTIVE COVENANTS

APPLICANT SIGNATURE

FOLIO NUMBER		DATE OF APPLICATION (Y / M / D) 99-08-12		<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Repair <input type="checkbox"/> Alteration	
NAME OF OWNER CATHERINE PAGE		TELEPHONE NUMBER 743-0209			
MAILING ADDRESS P.O. BOX 303 MALAHAT, B.C.		City MALAHAT		Postal Code V0R2L0	
NAME OF APPLICANT AARDVARK BACKHOE SERVICES LTD.		TELEPHONE NUMBER 743-4214			
MAILING ADDRESS Rt # 2 COBBLE HILL, B.C.		City COBBLE HILL		Postal Code V0R1L0	
LEGAL DESCRIPTION OF WHERE DISPOSAL SYSTEM IS TO BE CONSTRUCTED LOT 1 SEC. 12 RG. 2 COMIAKEN DIST. PLAN VIP 62466 P.I.D. 023-305-029					
STREET ADDRESS / GENERAL LOCATION ALBERTA PLACE OFF WALTON MTN. RD.					
SEWAGE DISPOSAL SYSTEM WILL SERVE: <input type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input checked="" type="checkbox"/> OTHER (specify): 1-2 BED + 1-3 BED.			NUMBER OF BEDROOMS: 5	FINISHED BASEMENT <input type="checkbox"/> Yes <input type="checkbox"/> No	DO YOU INTEND TO ADD A BASEMENT SUITE OR MORE BEDROOMS IN THE FUTURE? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ESTIMATED DAILY SEWAGE FLOW: 550 GALS.			TOTAL LIVING AREA: 2-BED: 1260 sq ft 3-BED: 2000 sq ft	LOT SIZE: 28 ACRES	
TYPE OF SEWAGE DISPOSAL SYSTEM: <input checked="" type="checkbox"/> CONVENTIONAL <input checked="" type="checkbox"/> ALTERNATE (E.G. <input type="checkbox"/> PRIVY <input type="checkbox"/> LAGOON, <input checked="" type="checkbox"/> RAISED MOUNDS, <input type="checkbox"/> SEEPAGE BED) <input type="checkbox"/> DEEP TRENCH <input type="checkbox"/> OTHER (specify):			SEPTIC TANK MANUFACTURER DAN'S PRE-CAST		LIQUID VOLUME OF TANK 1000 + 750
MATERIAL OF SEPTIC TANK CONCRETE					
TOTAL LENGTH OF DRAINAGE PIPE 460'		TYPE OF DRAINAGE PIPE: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> OTHER (specify):		INSIDE DIAMETER OF PIPE 3"	
IF PACKAGE TREATMENT PLANT IS PROPOSED GIVE: MAKE MODEL		TREATMENT CAPACITY —	SEWAGE PUMP: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FIELD DOSE VOLUME PUMPED PER CYCLE: —	
PRESSURE DISTRIBUTION PROPOSED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		LAGOON SIZE —	DEPTH OF CLAY SOIL —	GARBURATOR <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SOIL DESCRIPTION DEPTH OF SOIL: <input type="checkbox"/> over 1.2 m (4 ft.) <input checked="" type="checkbox"/> under 1.2 m (4 ft.) If under 1.2m (4 ft.), due to <input type="checkbox"/> rock or <input type="checkbox"/> clay at 3 ft. from surface. DEPTH TO WATER TABLE: <input type="checkbox"/> over 1.2 m (4 ft.) <input checked="" type="checkbox"/> under 1.2 m (4 ft.) If under 1.2m (4 ft.) the depth is 3'					
PERC TESTS SLOWEST RATE FROM test hole #1 5 min./2.5 cm (1 inch) test hole #2 8 min./2.5 cm (1 inch) AVERAGE OF SLOWEST RATE FROM EACH TEST HOLE 7 min./2.5 cm (1 inch)					
WATER INFORMATION SOURCES OF DOMESTIC WATER: WELL TO DRILLED LATER 100'++ DISTANCES OF PROPOSED DISPOSAL FIELD FROM: WELL source of domestic water N/A breakout point 200' own well 1000' neighbouring wells N/A stream or lake 100'++ water lines					
ARE THERE ANY RESTRICTIVE COVENANTS / EASEMENTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWAGE DISPOSAL SYSTEM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain					
The information on this application is accurate and true to the best of my knowledge: <input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Agent Signature X			PAID: \$ 250.00 # 3927798 DATE: Aug 12/99 INITIALS: DJ		

A plot plan must be submitted with this application (refer to opposite page)

The Environmental Appeal Board is established under section 11 of the Environment Management Act. Appeals are heard by a panel of the Board. This ensures that sewage permit application process is administered openly and fairly. It also provides the public the right to an independent appeal process.

If a person is aggrieved by the issue or the refusal of a permit for a sewage disposal system, they may appeal that ruling to the Environmental Appeal Board. On hearing an appeal, the Environmental Appeal Board may confirm, vary or rescind the ruling under appeal.

A person who is issued a permit must post a public notice, provided by the Ministry of Health, which must contain a site map, the conditions of the permit or authorization, a description of how an appeal of the decision to issue the permit or authorization is commenced, and a reference to the time period for commencing that appeal. The public notice must be posted in a conspicuous place(s) on the property not more than 3 days after the date it was issued and must remain posted for 30 days from the date it was issued.

In addition to posting a public notice if the estimated sewage flow is more than 4,546 litres (1000 I.G.) per day, a notice must be published in the newspaper in the area.

I understand that my neighbours or any other aggrieved parties have 30 days, from the date of issuance, to appeal the permit and that the permit may be overturned by the Environmental Appeal Board. I am prepared to accept full responsibility for any construction that I may do during this time should the Environmental Appeal Board uphold the appeal and revoke my permit.

and

I, as registered owner of the property, hereby authorize, JOHN CAROL - APPROVAL as my agent for the purpose of applying for a permit to construct and for the purpose of constructing my proposed sewage disposal system.

Legal description of property:

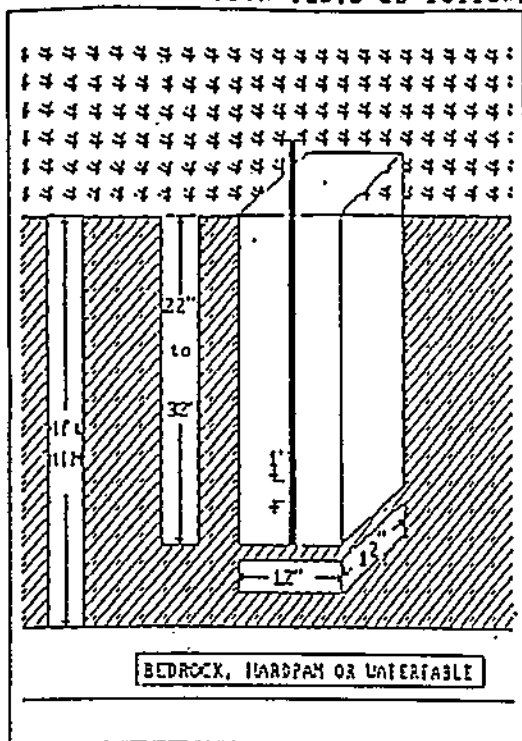
LOT 1 PLAN VIP 62466 SECTION 12

DISTRICT COMIAKEN STREET ALBERTA PLACE

John Carol
Signature of Registered Owner

PERCOLATION TEST SHEET

- (1) Determine the subsurface ground conditions in the area of the absorption field by digging or boring a representative number of holes to a MINIMUM of 4 feet. Flag the location of the test holes and cover the test holes to avoid accidents. Leave the excavated material for inspection.
- (2) Determine the suitability of the soil to absorb effluent by conducting PERCOLATION TESTS as follows:



- (a) Dig a test hole 12" square and 22" to 32" deep at each end of the absorption field.
- (b) Pre-soak test holes by keeping holes filled with water for 4 hours.
- (c) Allow water to drain to within 5" of bottom of test holes, then re-fill the test hole with water.
- (d) When the water in the test hole drops to the 6" mark, commence timing. When the water level reaches the 5" mark, stop timing and record the time in minutes.
- (e) Re-fill the hole with enough water to bring the depth of water to 6" or more and repeat step (d).
- (f) Repeat step (e) above until the last two rates of fall do not vary more than 2 minutes per inch.
- (g) Record and report all rates of fall in minutes per inch. The PERCOLATION RATE is determined by averaging the slowest rate determined for each of the test holes.

PERCOLATION TEST RESULTS

	TEST HOLE NO. 1	TEST HOLE NO. 2
1st Timing	<u>5</u> min./inch	<u>8</u> min./inch
2nd Timing	_____ min./inch	_____ min./inch
3rd Timing	_____ min./inch	_____ min./inch
4th Timing	_____ min./inch	_____ min./inch
5th Timing	_____ min./inch	_____ min./inch
Average the SLOWEST rate for each test hole	<u>7</u> min./inch	_____ 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>30"</u>	<u>36"</u>
Depth to clay, hardpan - (within 4 ft. maximum)	<u>48</u>	<u>48</u>
Depth to solid rock - (within 4 ft. maximum)	<u>—</u>	<u>—</u>
Depth to water table - (within 4 ft. maximum)	<u>30"</u>	<u>36"</u>

TEST PERFORMED BY:

Signature: [Signature]
 NAME: JOAN CARDY
 OCCUPATION: PROPERTY MANAGER
 ADDRESS: 102 COB LANE
 DATE: AUG. 12/89

LEGAL DESCRIPTION: LOT 1 SEC. 12 PG. 2 COMMENCE
DIST. PLAN V.P. 62466 ALBERTA PLATE

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.

PERMIT TO CONSTRUCT, INSTALL, ALTER OR REPAIR

FOLIO/LOT NUMBER

Pursuant to this application and the Sewage Disposal Regulations, permission is hereby granted to construct, install, alter, or repair the sewage disposal system on this property. This permit may be cancelled if variations are made to these plans and specifications.

Conditions of Permit: no fill req'd. Keep field to the N + W

DATE PERMIT VALID

Aug 13/99

SIGNATURE OF PUBLIC HEALTH INSPECTOR / EHO

Sherald Aron

FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

SITE EVALUATION

- ☐ file check
- ☐ application complete and consistent
- ☐ soil requirements met
- ☐ setback distances

SITE INFORMATION

- ☐ soil type
- ☐ soil depth
- ☐ water table
- ☐ slope

COMMENTS

1-750 & 10-46 1/2'
2 1/2' need 2nd S.T.
✓ 1st S.T.
need as built

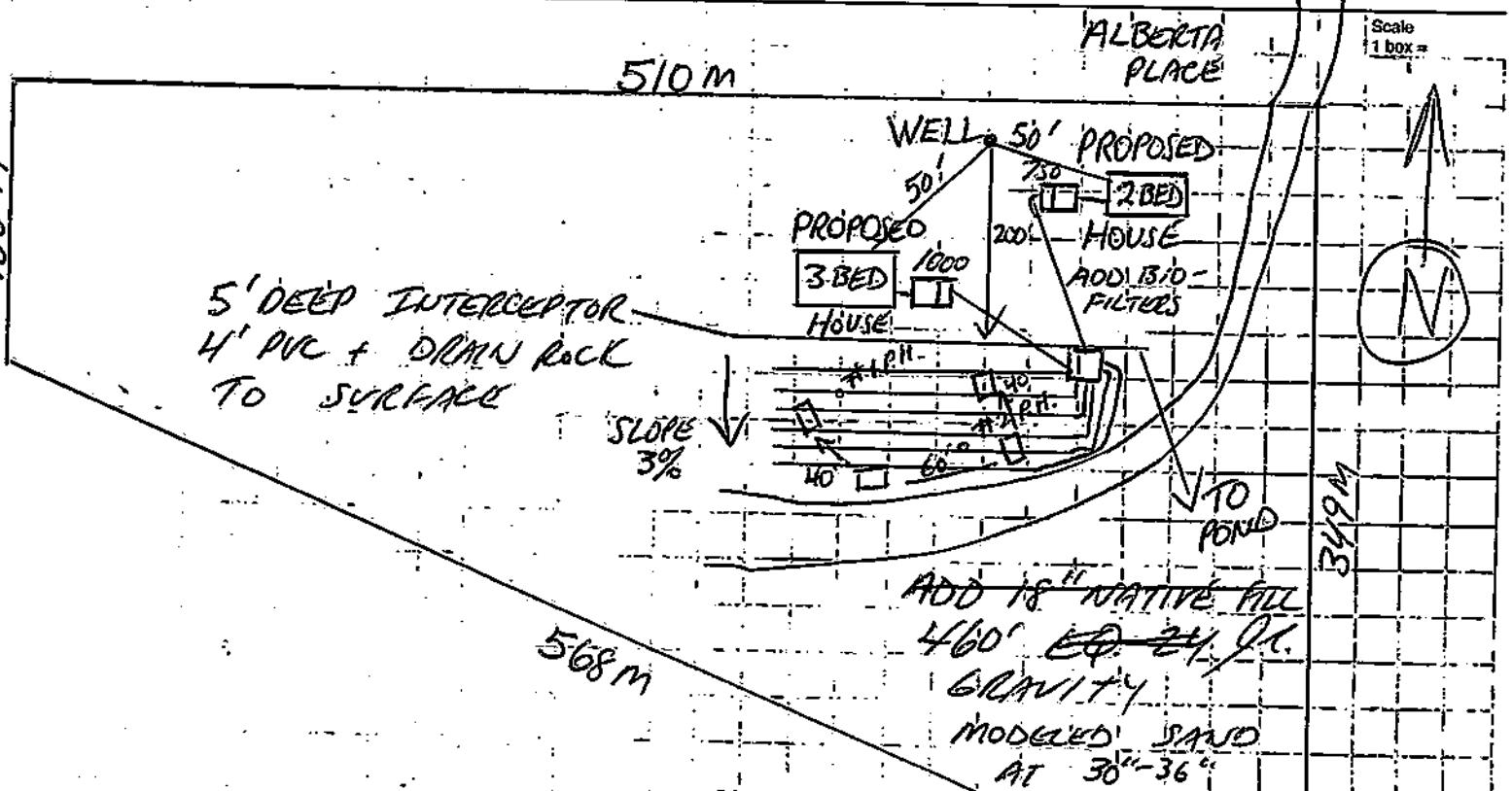
PLOT PLAN DRAWN TO SCALE (to be completed by the Applicant/Contractor)

PLOT PLAN CHECKLIST The following items should appear on the plot plan of the proposed system. Indicate which items have been included by checking the appropriate box.

- | | | | | |
|--|---|---|--|--|
| <input checked="" type="checkbox"/> house (or house site) | <input checked="" type="checkbox"/> water lines | <input type="checkbox"/> roadways | Distance from septic tank: | Distance from disposal field (or lagoon/mound): |
| <input checked="" type="checkbox"/> other buildings | <input checked="" type="checkbox"/> percolation test holes (2) | <input type="checkbox"/> patio / deck | <input type="checkbox"/> to house | <input type="checkbox"/> to house |
| <input checked="" type="checkbox"/> septic tank | <input checked="" type="checkbox"/> observation test holes (2) | <input type="checkbox"/> paved areas | <input checked="" type="checkbox"/> to domestic water source | <input type="checkbox"/> to perimeter of lot |
| <input type="checkbox"/> pkg. treatment plant | <input type="checkbox"/> surface water (creeks, streams, lakes) | <input type="checkbox"/> parking areas | <input type="checkbox"/> to domestic water pipeline | <input checked="" type="checkbox"/> to own well |
| <input checked="" type="checkbox"/> disposal field | <input type="checkbox"/> retaining wall | <input checked="" type="checkbox"/> dimensions of lot | <input type="checkbox"/> to perimeter of lot | <input type="checkbox"/> to neighbouring wells |
| <input checked="" type="checkbox"/> drinking water sources | <input checked="" type="checkbox"/> North arrow | <input type="checkbox"/> property lines | | <input type="checkbox"/> to surface water (springs, streams, creeks, etc.) |
| <input checked="" type="checkbox"/> yours | <input checked="" type="checkbox"/> direction of and percentage of ground slope | <input type="checkbox"/> swimming pool | | <input type="checkbox"/> to interceptor drains |
| <input type="checkbox"/> adjacent neighbours | | | | |

WALTON MTD. RD.

Scale
1 box =





BC
Environment

Water Management Division

WATER WELL RECORD

Date 990809

[illegible]

Owners Name & Address C. PAGE BOX 303 MALAHAT B.C. VOR-2LO
Legal Description & Address LOT 1, SECTION 12, RANGE 2, COMIAKEN
DISTRICT PLAN 62466

Descriptive Location

1. TYPE OF WORK: 1 ☒ New Well 2 ☐ Reconditioned
3 ☐ Deepened 4 ☐ Abandoned

2. WORK METHOD

1 <input type="checkbox"/> Cable tool	2 <input type="checkbox"/> Bored	3 <input type="checkbox"/> Jetted
4 <input checked="" type="checkbox"/> Rotary	a <input type="checkbox"/> mud	b <input checked="" type="checkbox"/> air
<input type="checkbox"/> Other	c <input type="checkbox"/> reverse	

3. WATER 1 ☒ Domestic 2 ☐ Municipal 3 ☐ Irrigation
WELL USE 4 ☐ Comm. & Ind. ☐ Other

4. DRILLING ADDITIVES

5. MEASUREMENTS from 1 ☒ ground level 2 ☐ top of casing
casing height above ground level _____ ft

FROM ft	TO ft	6. WELL LOG DESCRIPTION	SWL ft
0	4	TOPSOIL, SANDY BROWN, COBBLES	
4	21	SAND + GRAVEL, VERY SILTY GREY	
21	265	BEDROCK, GREYISH, BLACK	

9. CASING: 1 ☒ Steel 2 ☐ Galvanized 3 ☐ Wood
Materials 4 ☐ Plastic 5 ☐ Concrete
☐ Other

						units
Hole Diameter						ins
Diameter	6"					ins
from	0					ft
to	21					ft
Thickness	219					ins
Weight						lb/ft

Pitless unit _____ ft 1 ☐ above 2 ☐ below ground level

1 ☒ Welded 2 ☐ Cemented 3 ☐ Threaded | 1 ☐ New 2 ☐ Used
Perforations: _____

Shoe (s): ONE

Open hole, from 21 to 265 ft Diameter ins

Grout :

10. SCREEN: 1 ☐ Nominal (Telescope) 2 ☐ Pipe Size
Type 1 ☐ Continuous Slot 2 ☐ Perforated 3 ☐ Louvre
☐ Other

Material 1 ☐ Stainless Steel 2 ☐ Plastic ☐ Other _____
Set from _____ to _____ ft below ground level

RISER, SCREEN & BLANKS					units
Length					ft
Diam. I D					ins
Slot Size					ins
from					ft
to					ft

Fittings, top _____ bottom _____

Gravel Pack

II. DEVELOPED BY: 1 ☐ Surging 2 ☐ Jetting 3 ☒ Air
4 ☐ Boiling 5 ☐ Pumping ☐ Other _____

12. TEST 1 ☐ Pump 2 ☐ Bail 3 ☐ Air Date
Rate USgpm Temp °C SWL before test ft
Water Level ft after test of hrs

<input type="checkbox"/> DRAWDOWN in ft				<input type="checkbox"/> RECOVERY in ft			
mins	WL	mins	WL	mins	WL	mins	WL

13.	RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
		ft	USgpm

14. WATER TYPE: 1 ☐ fresh 2 ☐ salty 3 ☒ clear 4 ☐ cloudy
colour _____ smell _____; gas 1 ☐ yes 2 ☐ no

15. WATER ANALYSIS:

2 Iron	_____	mg/L	1 Hardness	_____	mg/L
4 pH	_____		3 Chloride	_____	mg/L
			Field Date	_____	

SITE ID No.

Lab Date

--	--	--	--	--	--

16. FINAL WELL COMPLETION DATA

Well Depth 265 ft Well Yield 10 US gpm

Static Water Level 35 ft Artesian Flow US gpm Pressure Head ft

Back filled

Well Head Completion WELDED LID ON CASING

17. DRILLER DOEGE GARTH
PLEASE PRINT SURNAME FIRST NAME

Signature _____

18. CONTRACTOR,
Address

DRILLWELL ENTERPRISES (1982) LTD.
4894 POLKEY ROAD
DUNCAN, BC V9L 6W8

Member, BCWWDA

☒ yes ☐ no

A hand-drawn sketch map showing the layout of the property. A horizontal line represents the road, labeled "ALBERTA WAY" on the left. A vertical line crosses the road, labeled "GATE". To the right of the gate, a small rectangle is labeled "TRAILER". Further to the right, a small circle is labeled "WELL". A curved line branches off from the road to the right, leading towards the top of the page.

ETHOS

REAL ESTATE GROUP

Dan Johnson
PERSONAL REAL ESTATE CORPORATION

Amera Johnson

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.



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amerajohnsonrealestate@gmail.com