

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

2974 Tower Ridge Rd, Duncan



The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

GORGEIOUS RANCHER!



2974 Tower Ridge Rd

GORGEIOUS NEWER RANCHER in a desirable Duncan neighborhood! This 3 bed/2 bath home with large garage has been lovingly cared for and it shows. The welcoming covered front porch leads to the fir front door with transom window. The flooring is beautiful high-end laminate in the living spaces and 2nd bedroom, tile in the baths & laundry, and carpet in the master & 3rd bedrooms. Ample silestone countertops, an abundance of warm wood cabinets, large island, & subway tile backsplash make a lovely kitchen. The open floor plan continues with a light & bright dining area, and the spacious living room. A stone gas fireplace anchors the space, vaulted ceilings, skylights and large windows flood the rooms with natural light. The patio is ideal for a summer get-together. The ensuite and main bath both have silestone vanities, and the master has a walk in closet. A huge stand up crawl space with indoor & exterior access offers loads of storage. This home has it all! FULL PRICE OFFERS ONLY PLEASE!



Priced at
\$749,900

Area	West Duncan	Age	2014
Bedrooms	3	Taxes	4397
Bathrooms	2	Tax Year	2022
Lot Size	5662.8	MLS#	919882
Floor Space	1443	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

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Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

23 Queens Road
Duncan, V9L 2W1



Dan Johnson
 Personal Real Estate Corporation
 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



2974 Tower Ridge Rd
Du West Duncan ~ V9L 0E1

Interior Details

Layout: Rancher
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,443
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:** Gas
App Incl: Dishwasher, F/S/W/D, Microwave
Intr Ftrs: Ceiling Fan(s), Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	9'8x9'3
Bedroom	Main	9'7x12'2
Bedroom - Primary	Main	13'9x12'0
Dining Room	Main	9'5x9'0
Ensuite	Main	3-Piece
Entrance	Main	4'9x13'7
Kitchen	Main	10'0x15'9
Laundry	Main	6'5x5'10
Living Room	Main	12'7x21'0

Listing Summary

MLS®: 919882 **List Price:** \$749,900
Status: Active **Orig Price:** \$749,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,397 **Strata Fee:**
2022 Asmt: \$73,400 **Title:** Freehold

Remarks

GORGEOUS NEWER RANCHER in a desirable Duncan neighborhood! This 3 bed/2 bath home with large garage has been lovingly cared for and it shows. The welcoming covered front porch leads to the fir front door with transom window. The flooring is beautiful high-end laminate in the living spaces and 2nd bedroom, tile in the baths & laundry, and carpet in the master & 3rd bedrooms. Ample silestone countertops, an abundance of warm wood cabinets, large island, & subway tile backsplash make a lovely kitchen. The open floor plan continues with a light & bright dining area, and the spacious living room. A stone gas fireplace anchors the space, vaulted ceilings, skylights and large windows flood the rooms with natural light. The patio is ideal for a summer get-together. The ensuite and main bath both have silestone vanities, and the master has a walk in closet. A huge stand up crawl space with indoor & exterior access offers loads of storage. This home has it all! FULL PRICE OFFERS ONLY PLEASE!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,443	0	0	0
Beds	0	3	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

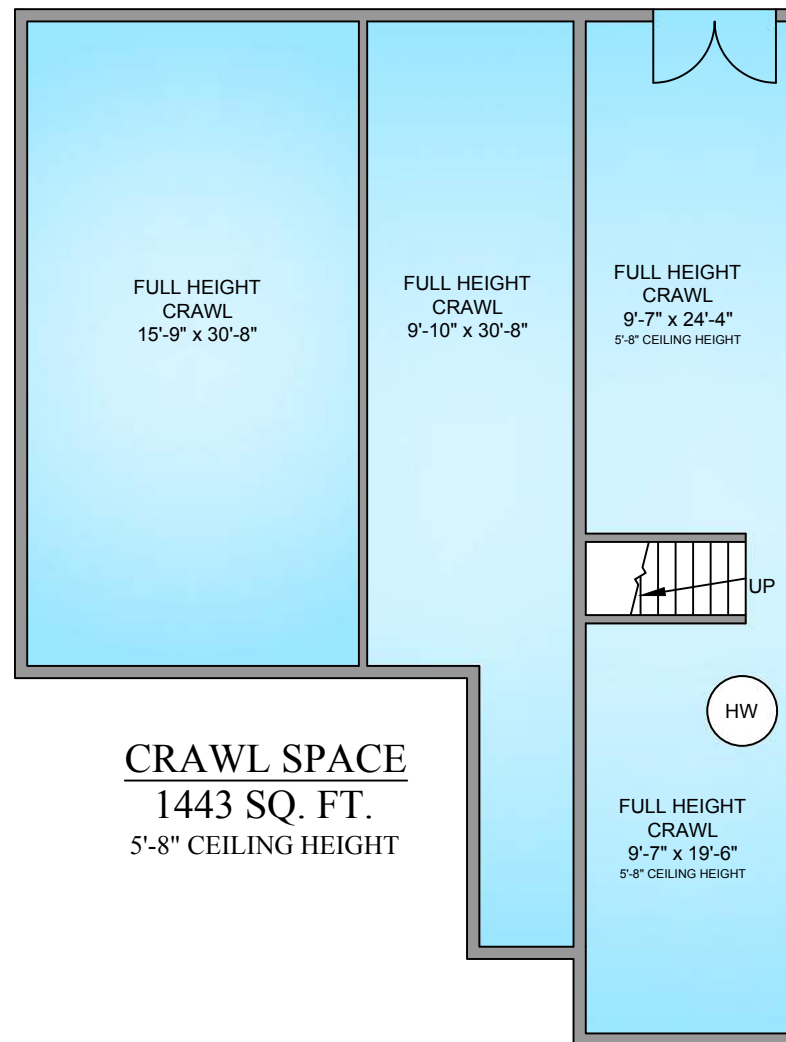
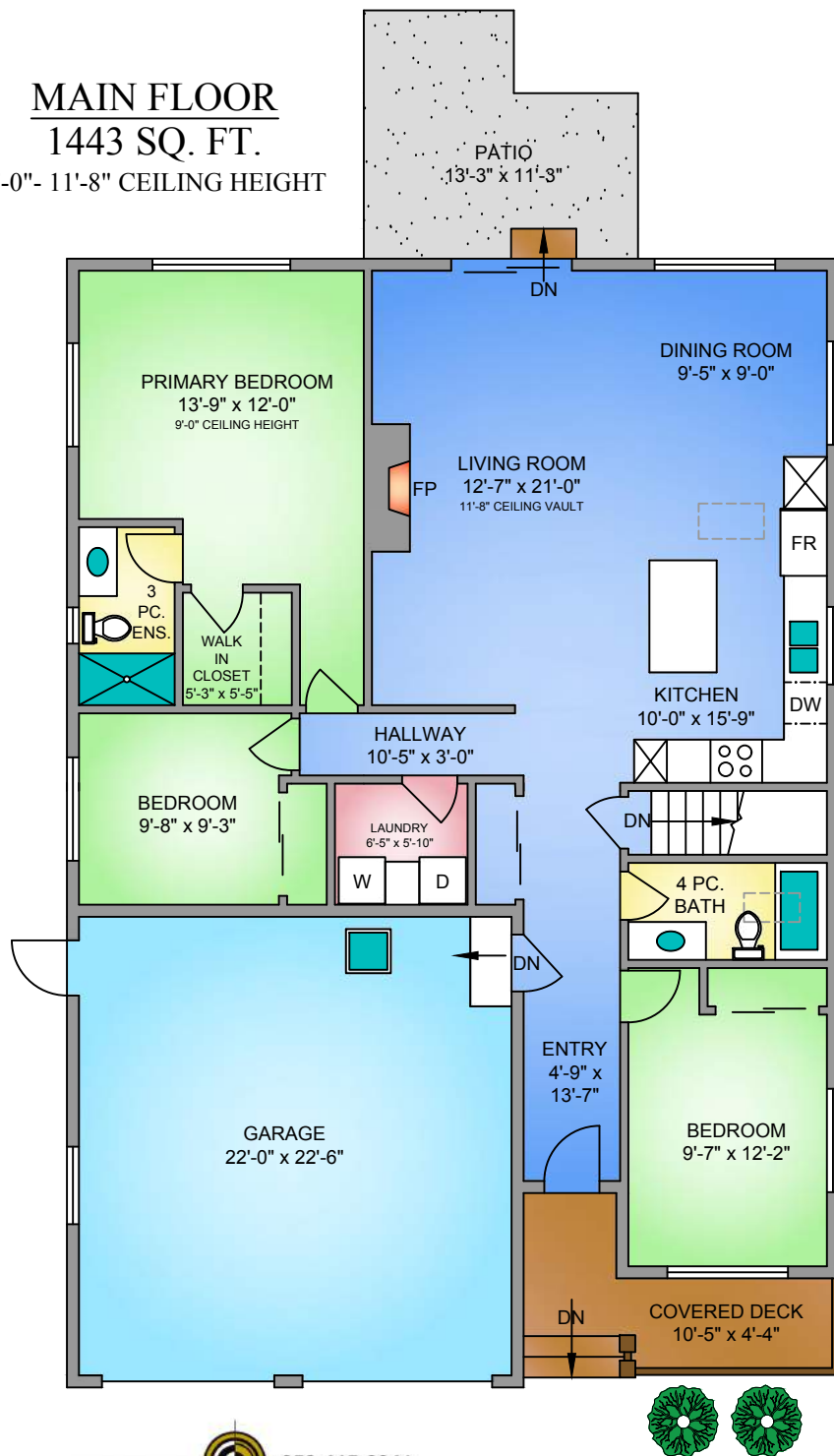
Built (est): 2014 **Lgl NC Use:** **Frnt Faces:** N **Bldg Style:** **Cool:** Air Conditioning
Oth Equ: Central Vacuum Roughed-In, Elk **Bldg Warr:** Yes **Heat:** Forced Air, Heat Pump, Natural Ga
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Shingle-Wood, Stor **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle
Ext Feat: Balcony/Patio, Fencing: Full **Fndn:** Poured Concrete **Accss:** Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size: 5,663sqft / 0.13ac **Dims (w/d):** **Waterfront:**
Prk Type: Garage Double **View:** Mountain(s)
Water: Municipal **Waste:** Sewer Connected **Services:** Underground Utilities
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Quiet Area, Recreation Nearby, Shopping Nea
Complex: **Prk Tota:** 2 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**

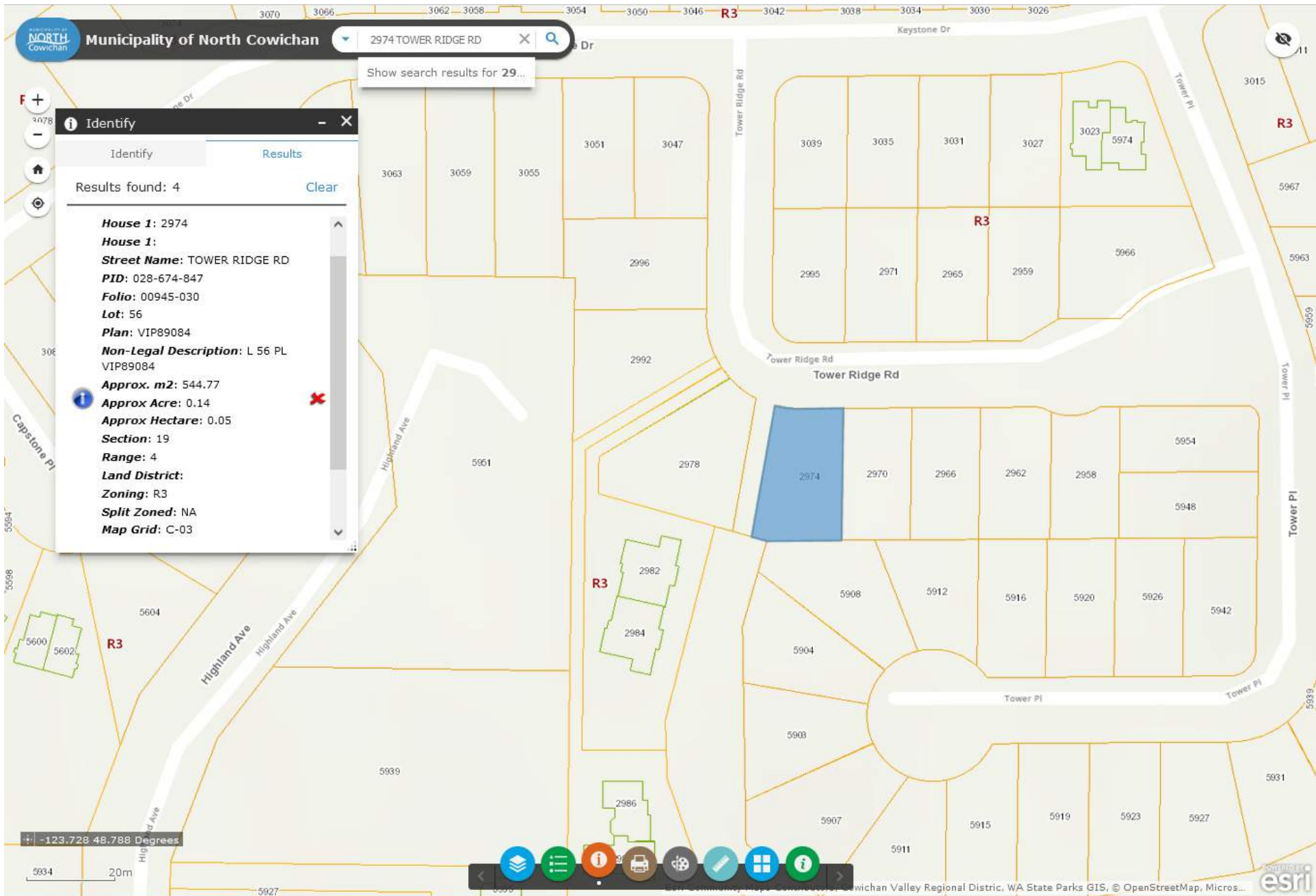


MAIN FLOOR **1443 SQ. FT.** 9'-0" - 11'-8" CEILING HEIGHT



CRAWL SPACE **1443 SQ. FT.** 5'-8" CEILING HEIGHT

2794 TOWER RIDGE ROAD JULY 11, 2022 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	CRAWL	GARAGE	DECK / PATIO
MAIN	1443	1443	-	500	210
LOWER	1443	-	1443	-	-
TOTAL	1443	1443	1443	500	210



Residential One and Two-Family Zone (R3)

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m² (4,844 sq. ft.)
 - (b) Single-family dwelling with a secondary suite, 450 m² (4,844 sq. ft.)
 - (c) Two-family dwelling, 700 m² (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m² (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m² (7,201 sq. ft.). [BL3684]

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
 - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
 - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) The maximum permitted floor space ratio is 0.5:1.
 - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
 - (d) Despite the foregoing, the placement of a temporary trailer may also be permitted subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')

- Yard, Side when adjacent to a lane or street, 3.0 (9.8')
- Yard, Rear, 7.5 m (24.6') [BL3323]
- (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92') [BL3323]

- (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 R3 zone are as follows:
- (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 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 three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) Agriculture use shall be subject to the "Animal Control Bylaw, 1995", No. 2856.
 - (g) [Repealed, BL3674]
 - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
 - (i) 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]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

Driveway Width

- (9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

2974 TOWER RIDGE RD DUNCAN V9L 0E1

Area-Jurisdiction-Roll: 04-315-00945.030



04-315-00945030 10/31/2015

Total value \$734,000

2022 assessment as of July 1, 2021

Land	\$341,000
Buildings	\$393,000

Previous year value	\$538,000
Land	\$238,000
Buildings	\$300,000

Property information

Year built	2014
Description	1 STY house - Standard
Bedrooms	3
Baths	2

Carports

Garages	C
Land size	.134 Acres
First floor area	1,435

Second floor area**Basement finish area****Strata area****Building storeys****Gross leasable area****Net leasable area****No. of apartment units****Legal description and parcel ID**

Lot 56 Plan VIP89084 Section 19 Range 4 Land District 45

PID: 028-674-847

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: 2974 TOWER RIDGE RD
Folio: 00945-030
LTO Number: CA8317393
PID: 028-674-847
MHR Number:
Status: Active
Property No: 118909
Legal: LOT 56 SECTION 19 RANGE 4 QUAMICHAN PLAN VIP89084

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN A	BROWN A SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022	May 05, 2022	Reg	4,396.90	1	341,000	393,000	734,000	734,000
2021	May 19, 2021	Reg	4,141.76	1	238,000	300,000	538,000	538,000
2020	May 25, 2020	Reg	4,063.02	1	221,000	284,000	505,000	505,000

Licensing Information

There is no licensing account information for this property.

Community Development Folder BP006652

Project No.:
Status: COMPLETED
Type: SINGLE FAMILY DWELLING - NEW
Purpose: THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION / ALTERATION OR REPAIR TO A SINGLE FAMILY DWELLING.

Folder Manager: DAN GELLEIN
Applied Date: Jan 14, 2014
Completed Date: May 15, 2014

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.

-1 SEP 2011 11 57

FB0433107

Page 1 of 8 Pages

10/10
1C

Land Title Act
FORM 35
(section 220(1))

Declaration of Building Scheme

NATURE OF INTEREST CHARGE: Statutory Building Scheme

HEREWITH FEES OF: \$ 73.40

tn 9/1/2011 11:57:54 AM 2 1
Charge 1 \$73.40

Address of person entitled to apply to register this building scheme:

661314 B.C. LTD., (Inc. No. 661314) c/o LAMONT LAND INC.
#200 - 5716 - 1st Street, S.E.
Calgary, Alberta T2H 1H8

Full name, address, and telephone number of person presenting application:

Cheryle Power, ROSBERG SAWATZKY LLP, Barristers & Solicitors,
#201 - 20353 - 64th Avenue, Langley, B.C. V2Y 1N5
Tel: 604/530-5570 LTO#12399



Signature of Applicant or
Solicitor or Authorized Agent

Lee Sawatzky
Barrister and Solicitor
#201, 20353 - 64th Avenue
Langley, B.C.
V2Y 1N5

DYE & DURHAM

We, 661314 B.C. Ltd. (Inc. No. 661314), c/o LAMONT LAND INC.
#200 - 5716 - 1st Street, S.E., Calgary, Alberta T2H 1H8

1. We are the registered owner in fee simple of the following land (the "Lots"):

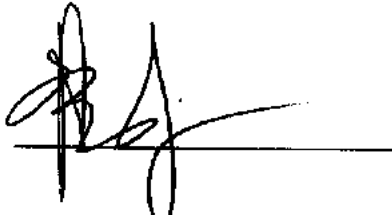
PID:	Legal Description:
NPA	Lots 27 to 66 inclusive Sec 19 Range 4 Quamichan District PlanVIP <u>89084</u>

2. We hereby create a building scheme relating to the Lots.
3. A sale of any of the Lots is subject to the restrictions enumerated in the schedule attached or annexed hereto.
4. The restrictions shall be for the benefit of all the Lots, provided, however, that we reserve the right to exempt any of the Lots remaining undisposed of by us from all or any of the restrictions and benefits.

EXECUTION(S)

Execution Date

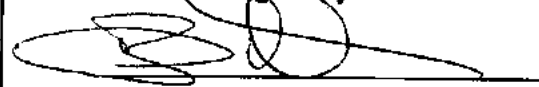
Officer Signature(s)


Adele Burchart
Barrister and Solicitor
#201, 20353 - 64th Avenue
Langley, B.C.
V2Y 1N5

Y	M	D
11	07	07

Chargeholder Signature(s)

661314 B.C. LTD. by its
authorized signatory:


BRUCE ROSBERG

OFFICER CERTIFICATION

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Stone Manor Estates Phase 2

SCHEDULE OF RESTRICTIONS

This Schedule is attached to and forms part of a Building Scheme made by 661314 B.C. Ltd. (the "Declarant").

1. Approval Process

No Building or other improvements will be constructed or erected on any Lot until the plans and specifications for such have been approved in writing by the Declarant.

2. Construction Scheduling

Each owner must commence construction on the Lot within three months of lot purchase, and complete construction of any structure on the Lot within twelve (12) months from commencement of construction.

3. Siting and Plot Plans

The minimum setbacks for the principal building on the Lot will be:

- (i) front yard of 6.0 metres, and
- (ii) side yard setback of 2.0 meters.

4. Site Coverage, Dwelling Size and Building Types

All homes must cover a minimum of 80% of the building pocket width established by the Declarant.

5. Accessory Buildings

Ancillary buildings are restricted to the rear yard, and shall be designed to compliment and be consistent with the house colours, finishes and trim. Only one accessory building on a Lot is permitted.

6. Lot Grading

Lot grading is to follow the natural slope of the landform and street elevations, and the owner shall ensure the grading provides for sheet flow storm drainage, existing and proposed drainage swales and the locations of any existing or proposed lawn basins, as indicated on the Lot Grading Plan. No changes to the Approved Grading Plan will be permitted. A copy of the Lot Grading Plan is available from the Declarant for house sighting purposes.

Lot slopes should be absorbed within the building massing to the extent possible (i.e., stepped foundations and floor levels). House excavation or construction must not undermine the slope stability of any roadway base without appropriate earth retention.

The Lot owner will not deposit earth fill, material, garbage, grass clippings or any other deleterious material over the top of any slope nor shall the Lot owner undercut the toe of any slope.

7. Elevations

Elevation guidelines must be adhered to by the owner, unless otherwise approved by the Declarant.

Prior to commencing excavation basement elevations must be approved by the Declarant.

Final lot grading must be completed to accommodate the grade of the adjacent lot, with a smooth transition from lot to lot.

8. Architectural Theme and Requirements

All homes in Stone Manor Estates will be built to reflect Craftsman and/or Heritage Theme. Special design elements to animate the building facades are required on all elevations fronting onto the main roads. Special design elements are required on corner side elevations and elevations fronting or facing interior green spaces.

The architectural design and location of the principal building on the Lot must be approved by the Declarant.

9. Repetition

To provide architectural diversity and interest:

- a. similar street elevations may not be repeated more often than every fourth house on either side of the street, where the houses form part of the same streetscape, and
- b. house plans or approximate front elevations shall not be repeated more often than every third house on either side of the street. While similar house plans and forms may occur along a section of the street in response to similar site conditions, modifications such as changing the direction of roof slopes, size and location of windows and doors, etc. will be required. House plans submitted to the Declarant for approval must reflect the actual site conditions.

10. Massing

Vast expanses of blank walls are not acceptable.

11. Exterior Finishes (Material and Colour Schemes)

Exterior Finishes shall be in keeping with a Heritage/Craftsman theme. Siding is to be applied in a horizontal direction only, or a vertical board and batten. The use of exterior material types other than Hardie Board, Hardie Shake and Cedar Shake must be approved in by the Declarant prior to construction. Siding must be used in combination with additional door, window, corner and fascia/baseboard wood trim elements.

Colours shall be in keeping with a Heritage/Craftsman theme. All colours of exterior finishes are to be approved by the Declarant. Monotone colour schemes are not permitted.

Stone veneer elements are mandatory in combination with siding. Stone veneers must run the corner 2feet. The colour and pattern for any stone veneers must blend with the siding.

12. Windows

Vinyl and/or wood frame windows are required. If shutters are used, they must be sized to the opening.

13. Exterior Trims

Vinyl and wood frame windows must be trimmed with window brick moulding supplied by the window manufacturer. A minimum of 1"x 4" wood trim must be used around all window and door openings and at the corners of the building. Fascia trim will be a minimum of 2"x 8". Trim or belly bands are required to delineate between the first and second storeys of each home.

14. Garages

Each residence must have at minimum a one car attached garage. No detached garages are permitted in the front yard unless otherwise approved by the Declarant.

Lots 57, 61 and 66 must contain three off street parking spaces. All other Lots must contain two off street parking spaces.

15. Roof and Eaves

The minimum pitch for the main roof of the principal building on the Lot shall be 6/12". The pitch on corner and secondary roof pitches shall be greater on front elevations.

Roofing materials will be layered fibreglass shingles (minimum of 30 year warranty).

Metal vents must be installed on the rear roof slope where least visible from the street.

All skylights shall be flat glass with frame colour approved by the Declarant.

16. Chimneys

No concrete block chimneys will be permitted. Metal "A" or "B" vents for heaters or fireplaces shall be enclosed in a framed chimney chase which can be finished to match the exterior finish of the home or located to the rear of the house where it is not visible to the street.

17. Exterior Lighting

Front exterior lighting is to be metal trim coach lamps.

House numbers are to be a minimum of 6" in height.

18. Driveways

Driveway surface must be approved by the Declarant. Exposed aggregate concrete, brushed concrete or combination thereof or concrete paver surface is required. The maximum width of a driveway abutting a sidewalk or the curb will be 20 feet. No gravel or asphalt driveways or parking surfaces are permitted.

Trailers, boats, commercial vehicles, recreation equipment shall not be stored on a Lot unless inside the garage or behind fencing or screening.

Storage of the vehicles and equipment is not permitted in front yards.

19. Fencing

For Lots 35 to 41, 1.2m black chain link will be the only fencing style allowed. Fencing in the rear yard must be placed on top of the boulder stack retaining wall. No Fencing will be allowed between the face of the retaining wall and the edge of the walkway.

For Lots 42 to 44, 51, 56 to 59, 1.2m black chain link will be the only fencing style allowed on those portions of the lot that adjoin park space areas.

All other fencing will be a maximum height of 1.8m and must be either black chain link or solid cedar panel.

No fencing is permitted to be constructed in front of the principal building.

20. Landscaping

The landscaping must be completed within 12 months from the date construction of the principal building on the Lot has commenced. Landscaping includes grading, addition of topsoil, laying of sod and planting of trees and shrubs.

All boulevards (finished to curb), front, side yards, shall be finally graded and turfed with sod within 90 days of the Occupancy Permit being issued, subject to delays due to weather conditions.

One tree must be installed within the front yard of each Lot. That tree must not be less than 5cm in caliper and must be one of the following four choices:

1. *Acer rubrum* "October Glory" Red Maple
2. *Cornus nuttallii* "Eddies White Wonder" Flowering Dogwood
3. *Gleditsia tri. inerm.* 'Skyline' Honey Locust
4. *Liriodendron tulipifera* Tuliptree

Each owner must ensure that excess soil is promptly removed from the site and that landscaping and other site changes do not interrupt the drainage pattern.

All street fronting and side yard areas are required to be landscaped with a ratio of dedicated areas to be at least 60% lawn, with the balance as shrubs and/or flowerbeds.

21. Retaining Walls

Any retaining walls constructed on a Lot must have the prior approval of the Declarant.

Retaining walls greater than four (4') feet in height must be constructed in accordance with the specifications of a certified engineer.

22. General Requirements

- (a) Satellite dishes and antennas shall be placed only in inconspicuous locations.
- (b) No wrecked or partially wrecked motor vehicles, any salvage materials, goods intended for commercial use or sale, waste or refuse shall be stored, kept, or permitted to be kept or stored, on any Lot.
- (c) Lot owners shall not keep or permit to be kept, any farm or fur bearing animals of any type or description, except for domestic household pets, which pets shall not be permitted to run wild or uncontrolled on the Lot.
- (d) No visible clotheslines are permitted.
- (e) No overhead wiring is permitted.
- (f) Electrical meters are to be installed in an inconspicuous location.
- (g) No trailers, commercial vehicles, recreational vehicles, van conversions or vehicles exceeding one ton, or similar property shall be parked or stored on a Lot for longer than a 24 hour loading and unloading period. Boats and RV parking are permitted on the Lot if parked, placed or situated behind the front line of the principal building or in an area screened from public view.
- (h) Composters must not be located on any part of the Lot that faces or flanks a roadway, or visible from a roadway.

23. Construction Practices

All construction debris shall be removed from the Lot as soon as reasonably practicable.

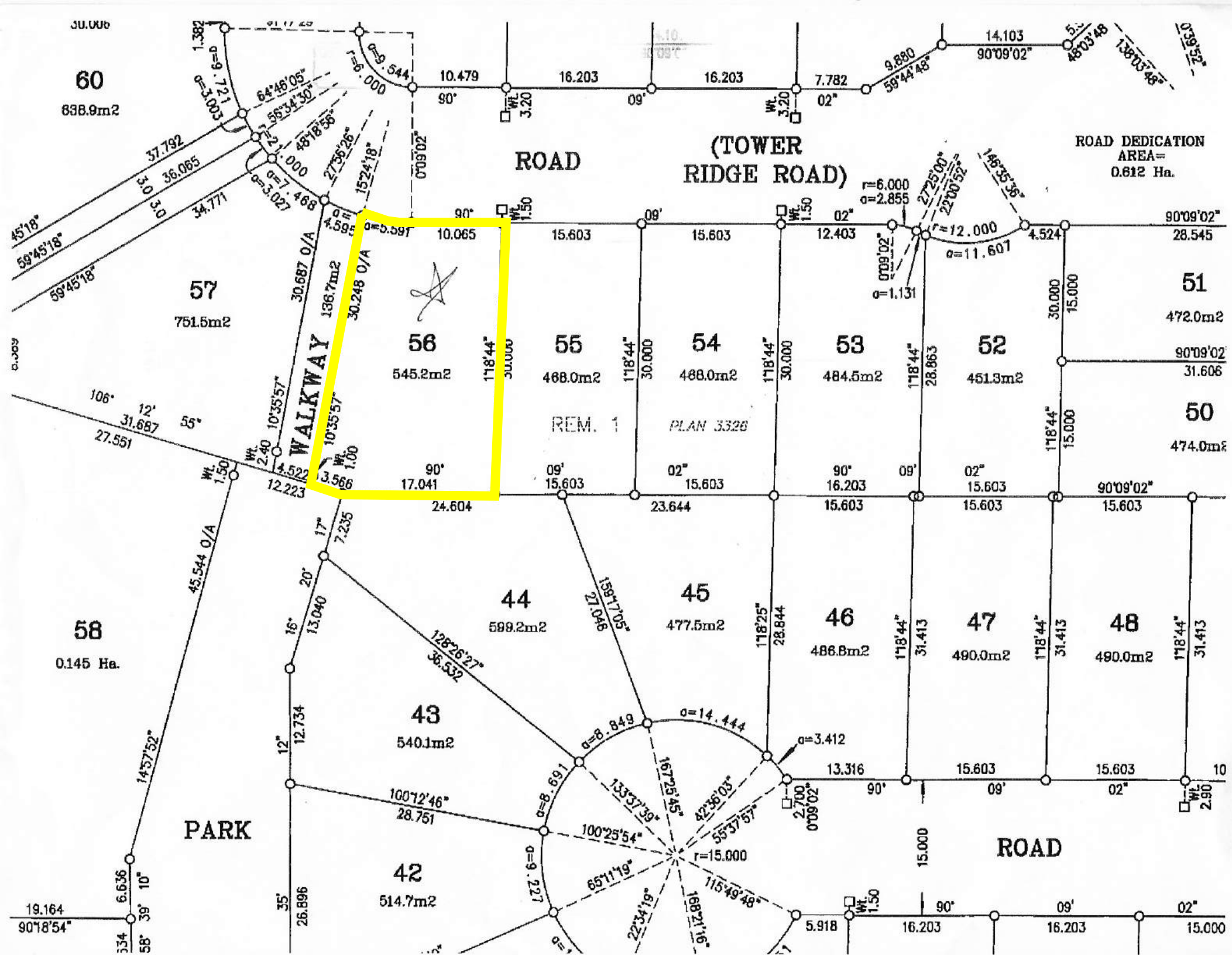
No burning on Lots shall be permitted.

No construction material or debris may be stored on adjacent lots.

The Lot must be kept clean and orderly during construction.

Special precautions must be taken during construction regarding ground and surface runoff.

END OF DOCUMENT



**B.C. LAND SURVEYOR'S
CERTIFICATE OF LOCATION FOR
LOT 56, SECTION 19, RANGE 4,
QUAMICHAN DISTRICT,
PLAN VIP89084.**

SCALE 1 : 200

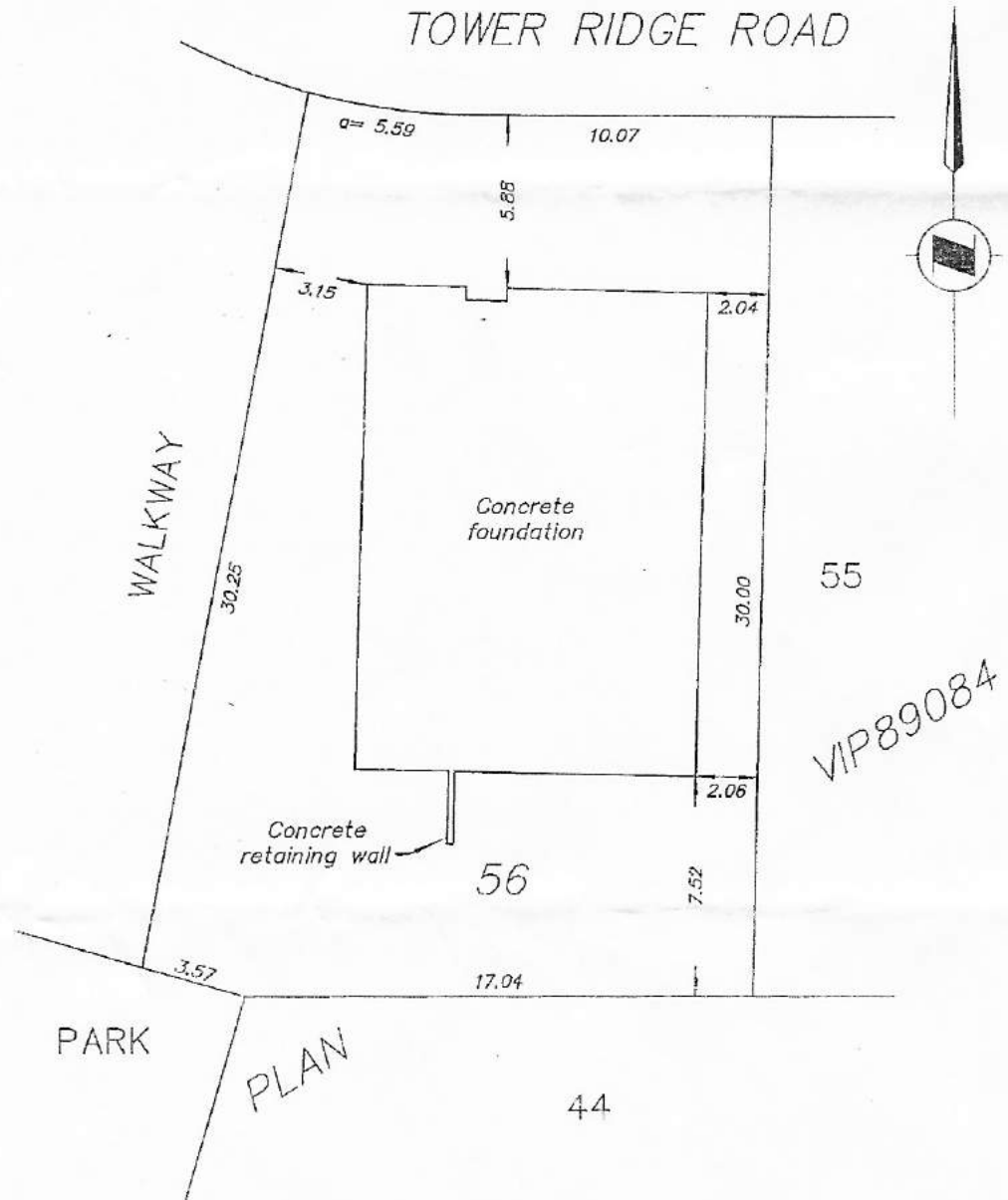
0 2 4 6 8 10 20 metres

all distances are in metres.

Note: Lot 56 lies within the Corporation of the District of North Cowichan and is Zoned R-3. Bylaw setback requirements are as follows:

Principal Buildings:
Front 5.0 m
Side (Interior) 2.0 m
Side (Exterior) 3.0 m
Rear 7.5 m

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.



The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 3rd day of February, 2014.

**KENYON
WILSON**

PROFESSIONAL LAND SURVEYORS

FILE: 12-7434 L56.dwg
DATE: FEBRUARY 3, 2014.
221 Coronation Avenue
Duncan, B.C. V9L 2T1 (250) 746-4745

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THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



Homeowner
Protection Office
Branch of BC Housing

New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

Form: 272191

A. BUILDER INFORMATION

Licence Number: 35216

Expiry Date: November 30, 2014

Company Name: Macey Developments Ltd.

B. PROPERTY INFORMATION

Civic Address: 2974 Tower Ridge Road

City/Town: Duncan

Province: British Columbia

Postal Code: V9L 0E1

PID: 028-674-847

Legal Description: Lot 56 Section 19 Range 4 Quamichan District Plan VIP 89084

Owner(s) of the Property: 661314 B.C. Ltd.

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 1

Type of New Home: Single

D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

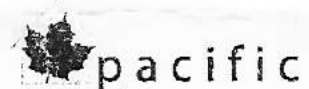
Seal:

Warranty Provider: Echelon General Insurance Company

Builder Warranty No.: MACE101

Insurance No.: 50-121935

Warranty Provider Seal Date: January 23, 2014



E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the HPO:

Municipality or Regional District:

Permit issued to:

Date Issued: (month/day/year)

Permit No.:

Correction to civic address, type of new home or other information, if applicable:

Municipality of North Cowichan



7030 Trans Canada Highway, Box 278
Duncan, BC V9L 3X4

Telephone: (250) 746-3165
Fax: (250) 746-3154
www.northcowichan.ca

BUILDING PERMIT CERTIFICATE OF OCCUPANCY

May 15, 2014

Folio No. 00945-030
Permit #: BP006652

APPLICANT

MACEY DEVOPMENTS LTD.

ADDRESS

571 CEDAR AVE
DUNCAN BC V9L 1J4

CIVIC ADDRESS: 2974 TOWER RIDGE RD

This certifies that the premise described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued.

Building Inspector:

cowichan



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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The information and documentation included
in this package was gathered from assumed
reliable sources, but should not be relied
upon without further independent
investigation and verification by the Buyer.

Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca