

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

2485 Sylvester Rd, Shawnigan Lake



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 ·

PRIVATE OASIS IN SHAWNIGAN LAKE!



2485 Sylvester Rd

Fantastic family home on 2 private acres in Shawnigan Lake. The 5 bedroom/3 bath home has a cottage feel with vaulted wood ceilings and big beams. The main floor features a living room with a stone fireplace, large windows, a spacious kitchen with wood cabinets and an island, a bedroom, and large laundry room. Upstairs you find the primary bedroom with vaulted ceiling, lots of windows, a 4pc ensuite and french doors leading to a east facing deck for those morning coffees. Three more bedrooms on this level all with vaulted ceilings. Outside you will find the large in-ground pool with new liner and summer/winter covers, a hot tub, cabana, and lots of green space. Mature trees provide plenty of privacy. Apple and peach trees, raspberries and a seasonal creek and pond add to this idyllic property. Storage sheds, workshop, detached garage, and horse barn along with plenty of parking. Don't miss viewing this beautiful property!



Priced at
\$1,395,000

Area	Shawnigan	Age	1971
Bedrooms	5	Taxes	4466
Bathrooms	3	Tax Year	2022
Lot Size	87120	MLS#	930589
Floor Space	3342	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

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Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
ww.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)



2485 Sylvester Rd Shawnigan Lake BC V0R 2W2
 MLS® No: **930589** **\$1,395,000** **Active**



Fantastic family home on 2 private acres in Shawnigan Lake. The 5 bedroom/3 bath home has a cottage feel with vaulted wood ceilings and big beams. The main floor features a living room with a stone fireplace, large windows, a spacious kitchen with wood cabinets and an island, a bedroom, and large laundry room. Upstairs you find the primary bedroom with vaulted ceiling, lots of windows, a 4pc ensuite and french doors leading to a east facing deck for those morning coffees. Three more bedrooms on this level all with vaulted ceilings. Outside you will find the large in-ground pool with new liner and summer/winter covers, a hot tub, cabana, and lots of green space. Mature trees provide plenty of privacy. Apple and peach trees, raspberries and a seasonal creek and pond add to this idyllic property. Storage sheds, workshop, detached garage, and horse barn along with plenty of parking. Don't miss viewing this beautiful property!

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	10'10x13'5
Dining Room	Main	19'9x12'6
Entrance	Main	8'2x12'0
Kitchen	Main	15'9x17'7
Laundry	Main	12'9x9'0
Living Room	Main	12'9x23'3
Office	Main	18'5x7'2
Bathroom	Second	5-Piece
Bedroom	Second	15'10x11'8
Bedroom	Second	17'0x8'0
Bedroom	Second	14'0x10'2
Bedroom - Primary	Second	20'0x12'9
Ensuite	Second	4-Piece

MLS® No: **930589** List Price: **\$1,395,000**
 Status: **Active** Orig Price: **\$1,395,000**
 Area: **Malahat & Area** Sub Area: **ML Shawnigan**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **5** Baths: **3** Kitchens: **1** Fireplaces: **3** Storeys:
 FinSqFt Total: **3,342** UnFin SqFt: **0** SqFt Total: **3,342** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **5** Laundry: **In House**
 Layout: **Main Level Entry with Upper Level(s)**
 Heating: **Baseboard, Electric, Radiant Floor**
 Infr Ftrs: Appl Incl: **Dishwasher, F/S/W/D, Hot Tub**
 Cooling: **None**

Exterior/Building

Built (Est): **1971** Front Faces: **West** Storeys:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Slab** Bldg Warranty:
Insulation: Walls, Wood Roof: **Metal**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Patio, Swimming Pool**

Lot

Lot SqFt: **87,120** Lot Acres: **2.00** Dimensions:
 Park Type: **Detached, Driveway, Garage, RV** Park Spcs: **4** View: Shape:
Access/Parking Waterfront: Water: **Well: Drilled**
 Carport Spcs: **0** Garage Spcs: **1** Services:
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Acreage, Landscaped, Private, Quiet Area, Recreation Nearby, Rural Setting, In Wooded Area**

Legal/Public Records

Assessed: **\$1,470,000** Assess Yr: **2023** Taxes: **\$4,466** Tax Year: **2022**
 PID: **003-204-855** Roll No: **11505010** Zoning: **A-1** Zone Desc: **Rural Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot 1, District Lot 1, Malahat District, Plan VIP23057**

2485 SYLVESTER ROAD

MAY 4, 2023

PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON PREC*.
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

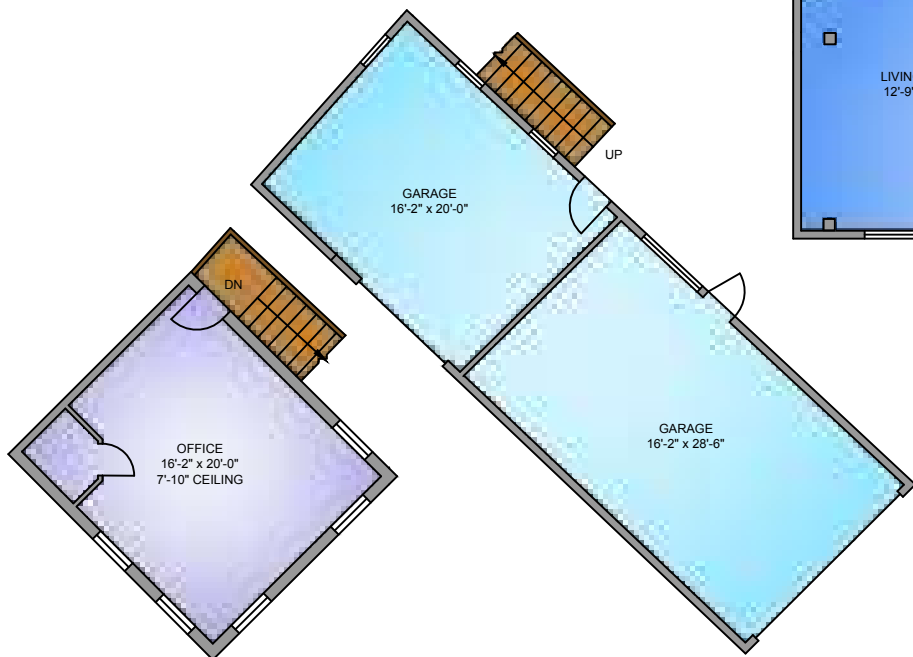
FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1910	1910	1978
UPPER	1432	1432	130
HOUSE TOTAL	3342	3342	2108
DET. GARAGE MAIN	883		
DET. GARAGE UPPER	380		
GARAGE TOTAL	1260		
POOL HOUSE	163		
SHED 1	153		
SHED 2	255		

NORTH



250-415-0041

karyn@propermeasure.com
 www.propermeasure.com



MAIN FLOOR
 1910 SQ. FT.
 CEILING HEIGHT VARIES

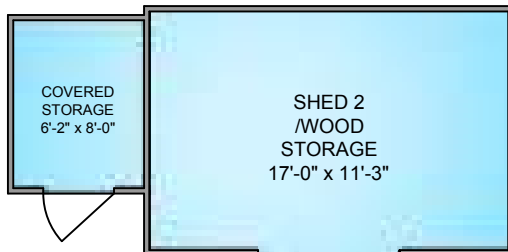
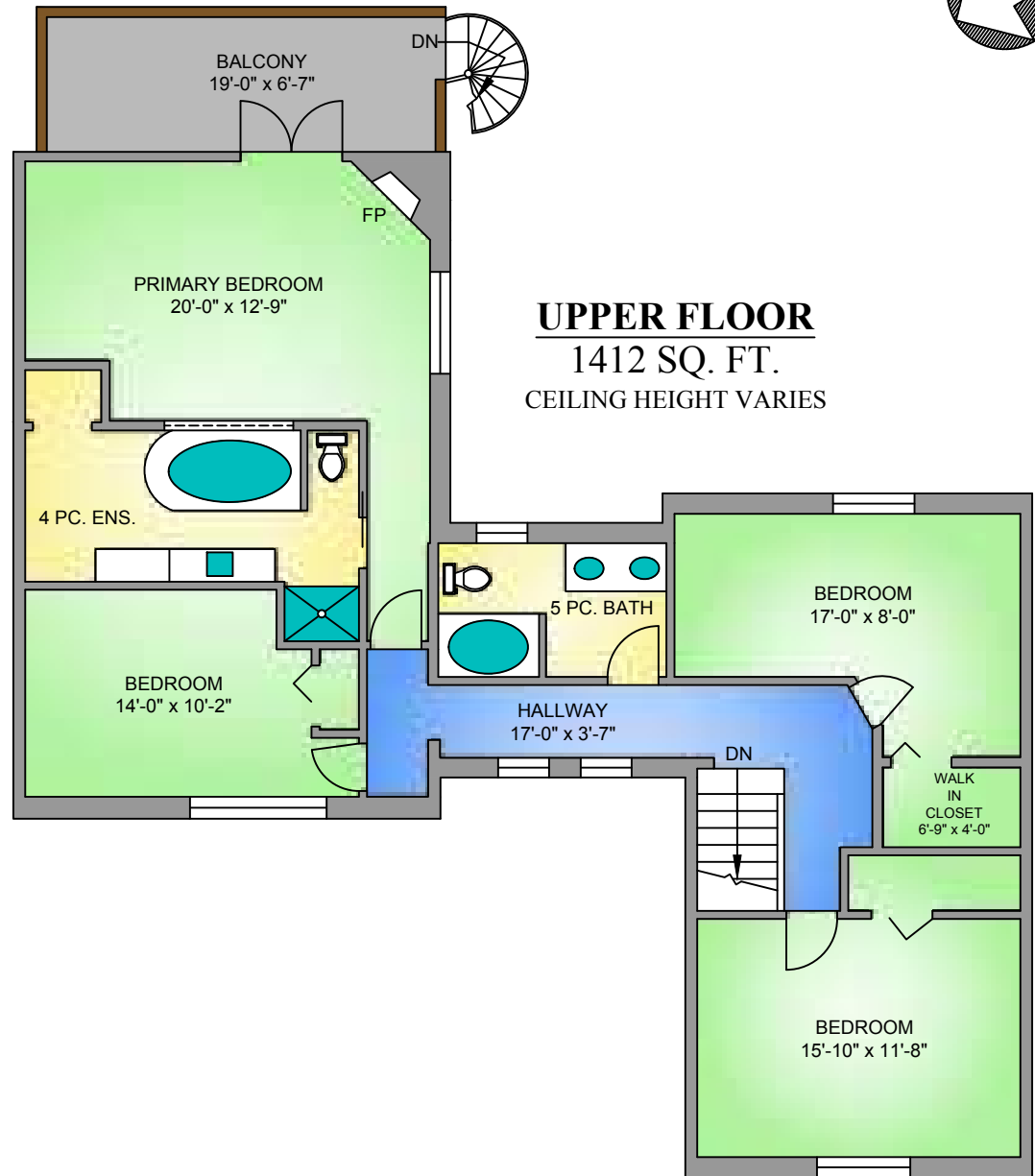
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SHED 1	153		
SHED 2	255		

NORTH



Property Notes – 2485 Sylvester Rd

Master ensuite in-floor heating

Apple and peach trees, raspberries

Seasonal creek, pond

New roof over guest room

New flooring in office

New pool liner, comes with winter and summer covers

Hot tub, cabana, tiki bar, change room

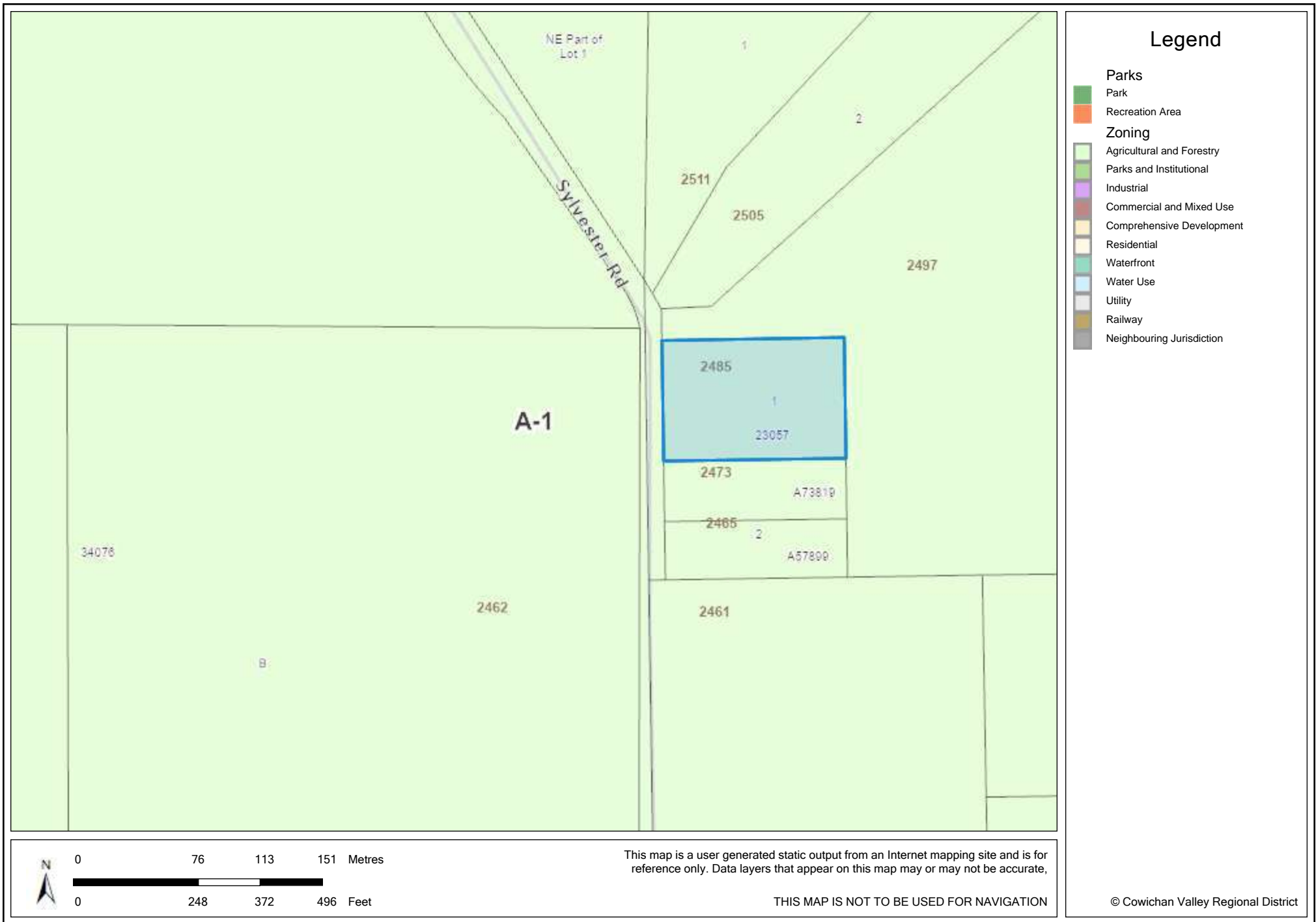
Wood and propane fireplaces (3)

Soft close cabinets

Man cave, shop

Storage sheds, small barn

Custom lights



7.0 AGRICULTURAL AND FORESTRY ZONES**7.1 A-1 ZONE - PRIMARY AGRICULTURAL****(a) Permitted Uses**

The following uses and no others are permitted in an A-1 zone:

- (1) agriculture horticulture silviculture turf farm fish farm;
- (2) single family residential dwelling or mobile home;
- (3) one additional single family dwelling accessory to agricultural use;
- (4) sale of products grown or reared on the property;
- (5) horse riding arena boarding stable;
- (6) kennel;
- (7) home based business;
- (8) bed and breakfast accommodation;
- (9) daycare nursery school accessory to a residential use;
- (10) secondary suite.

(b) Conditions of Use

For any parcel in an A-1 zone:

- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures with the exception of greenhouses which shall not exceed a parcel coverage of 50 percent;
- (2) the height of all buildings and structures shall not exceed 10 metres except for accessory buildings which shall not exceed a height of 7.5 metres;
- (3) the setbacks for the types of parcel lines set out in Column I of this section are set out for residential and accessory uses in Column II and for agricultural stable and accessory uses in Column III:

COLUMN I Type of Parcel Line	COLUMN II Residential & Accessory Uses	COLUMN III Agricultural & Accessory Use
Front	7.5 metres	30 metres
Side (Interior)	3.0 metres	15 metres
Side (Exterior)	4.5 metres	30 metres
Rear	7.5 metres	15 metres

2485 SYLVESTER RD SHAWNIGAN LAKE VOR 2W2

Area-Jurisdiction-Roll: 04-765-11505.010



04-765-11505010 11/19/2015

Total value **\$1,470,000**

2023 assessment as of July 1, 2022

Land	\$501,000
Buildings	\$969,000
Previous year value	\$1,265,000
Land	\$514,000
Buildings	\$751,000

Property information

Year built	1971
Description	2 STY house - Standard
Bedrooms	5
Baths	3
Carports	
Garages	G
Land size	2 Acres
First floor area	2,011
Second floor area	1,332
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 1, PLAN VIP23057, DISTRICT LOT 1, MALAHAT LAND DISTRICT
 PID: 003-204-855

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

PLAN OF SUBDIVISION of part of the North half of Lot 1 MALAHAT DISTRICT

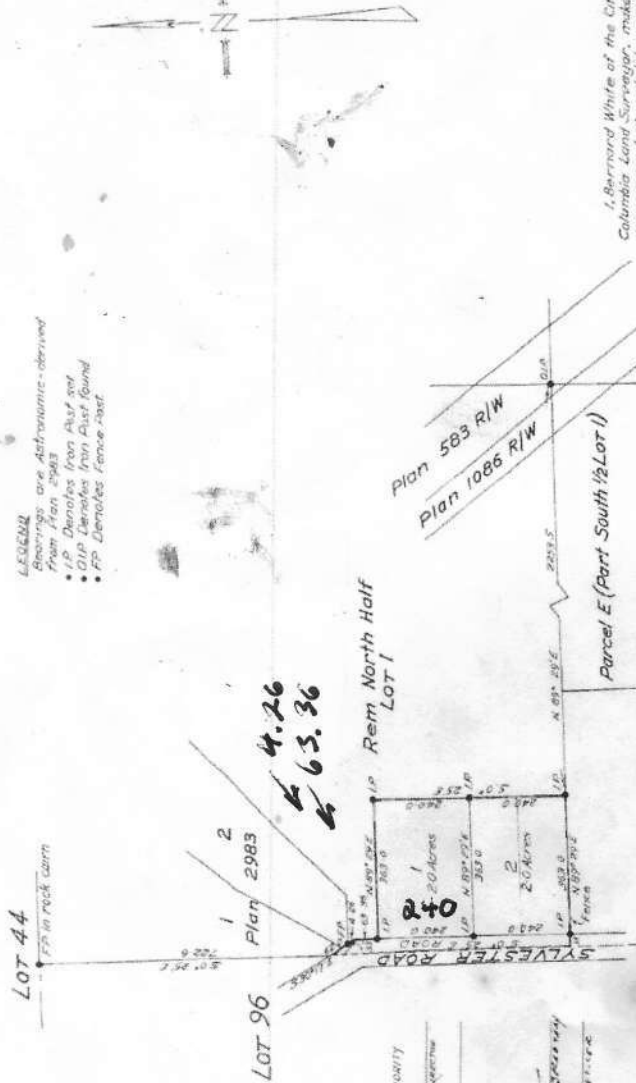
Scale: 1 inch = 200 feet

PLAN No 23057

Deposited in the Land Registry Office at
VICTORIA, B.C. this 28th day of February 1969

H. Leach
Registrar

- LEGEND
- Bearings are Astronomic - observed from Plan 2983
 - O.P. Denotes Iron Nail set
 - O.P. Denotes Iron Nail found
 - FP Denotes Fence Post



I, Bernard White of the City of Duncan, British Columbia, Land Surveyor, make oath and say that I was present at and did personally supervise the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 28th day of November 1969

B. White
B.C.L.S.

Sworn before me this
20 day of December 1969

M. S. Alton

A Commissioner for taking Affidavits
within the Province of British Columbia

Approved under the Land Registry Act
this 20th day of December 1969

M. S. Alton

Appraising Officer
Department of Highways

M. S. Alton
D. I.

IN WITNESS WHEREOF I have hereunto set my hand and the power of my office this 20th day of December 1969

M. S. Alton
M. S. Alton
Appraising Officer
Department of Highways

MONTREAL TRUST COMPANY
[Signature]
REGISTERED OWNER
ATTORNEY

SIGNATURES

Wm. J. Binks
Registered Owner

Dorothy S. Wade
Witness

R. L. Binkley
Description

BUILDING INSPECTION RECORD

BUILDING PERMIT NO. B-235-80 DATE June 20, 1980

CIVIC ADDRESS 2485 Sylvester Road ZONE A-1

DISTRICT Malahat DISTRICT LOT 107 SECTION _____

RANGE _____ PLAN 23057 BLOCK _____ LOT 1

PLACEMENT OF Addition to Single Family Dwelling

OWNER Wendy & Ron Boothroyd PHONE --

BUILDER Bill Plumb Construction Ltd, PHONE 743-5128

Inspection.	Date Completed	Not Approv. Date	Corrected Date	Insp.
1. Footing, Forms (Prior to pouring concrete)	27 May 80			ML
2. Foundation Forms				
3. Backfill & Perimeter Drain				
4. Framing	5 Sept 80			ML
5. Plumbing and Insulation	5 Sept 80			ML
6. Fireplace	5 Sept 80			ML
7. Miscellaneous				
8. Final Inspection PRIOR TO OCCUPANCY				

COMMENTS 16-JUNE-SAW 4 CM B (CONCRETE) REPHANS
 drilled floor joint to be
 replaced,
 joint replace. - 1-Sept 80
 GUARD FOR STA - REQUIRED

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING PERMIT

Permission has been granted for the construction or

placement of Addition to Single Family Dwelling

AT (address) 2485 Sylvester Road

LOT 1 BLOCK D/L 107 SEC RANGE PLAN 23057

DISTRICT Malahat ELECTORAL AREA B

OWNER Wendy & Ron Boothroyd ADDRESS Shawnigan Lake, B.C.

BUILDER Bill Plumb Construction Ltd. ADDRESS P.O. Box 212, Shawnigan Lake, B.C.

PARTICULARS

This is to certify that BUILDING PERMIT NO. 23057-80 has been ISSUED for the above noted building.

Permit fee of \$ 72.00 has been received by John B. Patterson

Date June 20, 1980 Paid June 16/80

John B. Patterson
Building Inspector.

No 235

— NO REFUND FOR CANCELLED BUILDING PERMITS. —

072.00



Ministry of Health

SEWAGE DISPOSAL REGULATIONS
APPLICATION TO CONSTRUCT

June 15, 1980

Pursuant to the Sewage Disposal Regulations, application is hereby made for a permit to construct a sewage disposal system:

- Type of premises served SINGLE Family Dwelling
- Legal description or street address Sylvester Rd.
- Commonly known location SHANNIGAN LAKE 2485
- Owner RON + WENDY BOOTHROYD Phone No. 39025
Address 2485 SYLVESTER
- Sewage Disposal Contractor: As above or JADE EXCAVATION
Phone No. 39148 Registration No. _____
- Lot area 2 ACRES square feet Dimensions _____ feet
- Depth of soil to hardpan, or bedrock 48 in inches
Depth to highest seasonal water table _____ inches
- Estimated daily sewage flow (Appendix I) 375 imperial gallons
- Septic tank (name, if prefabricated) PRE CAST
Material CONCRETE Liquid capacity 600 imperial gallons
- Disposal field: Type of pipe plastic Total length 260' feet
Distance from: Own well or spring 150' feet Neighbour's well 300' feet
Stream or lake _____ feet

- Package treatment plant (make and model) _____
Treatment capacity _____ imperial gallons
- Source of domestic water WELL

A site plan must be submitted with this application. See reverse side.
Percolation results must be attached as required by section 5:01 (b) (x) and (xi).

The undersigned applicant hereby agrees to comply with the Sewage Disposal Regulations and to notify the Medical Health Officer or his delegate when the installation is ready for inspection.

IT IS AN OFFENCE TO MAKE A FALSE APPLICATION

Received by Wendy Boothroyd
Signature of Owner or Agent

EXISTING DRAIN FIELD WILL BE UPGRADED IF NECC.

PERMIT TO CONSTRUCT "ALTERNATE METHOD APPROVED PURSUANT TO SECTION 8"

Pursuant to this application and the Sewage Disposal Regulations, permission is hereby granted for the construction of a sewage disposal system.

Conditions of permit EXISTING SYSTEM WITH FOR USE SUBJECT TO
APPROPRIATE REGULATIONS.

16 Jun 80
(Date issued)

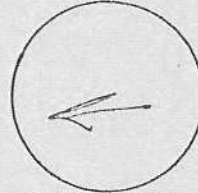
[Signature]
for Medical Health Officer

NOTE—CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY OR ON BEHALF OF THE MEDICAL HEALTH OFFICER. PRIOR TO BACKFILLING, THIS SEWAGE DISPOSAL SYSTEM MUST BE INSPECTED BY THE AUTHORITY HAVING JURISDICTION. THIS IS A SEWAGE DISPOSAL PERMIT ONLY. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING REGULATIONS. THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES SIX MONTHS FROM THE DATE OF ISSUE.

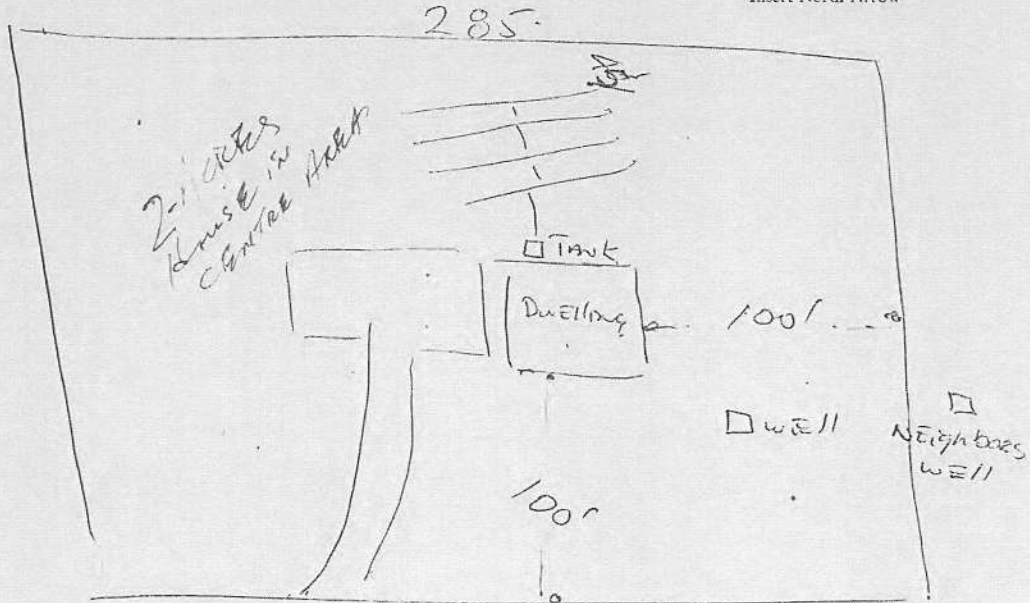
Date of inspection _____ Approved Rejected

Comments _____

A plot plan showing location of buildings, septic tank, disposal field, your own and neighbour's wells, water-lines, surface waters, etc., must be provided with this application.



Insert North Arrow

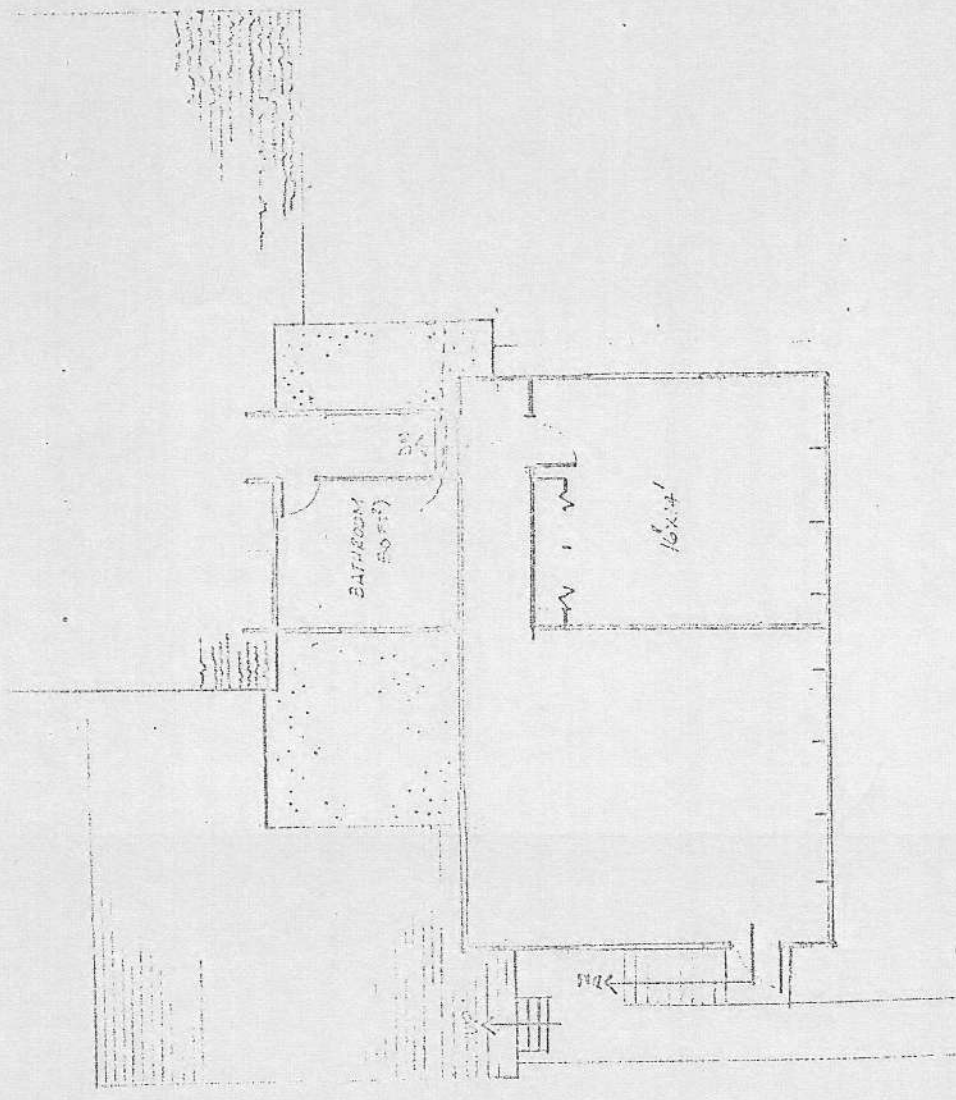


APPROVED

SUBJECT TO THE PROVISIONS OF
THE COWICHAN VALLEY REGIONAL DISTRICT
BUILDING BY-LAWS

NAME: W. & R. Boothroyd
 ADDRESS: 2485 - SYLVESTER ROAD
 DISTRICT: B ZONE: H.1. MALAKAT
 DISTRICT LOT: 107
 PLAN: 23057 BLOCK: LOT: 1
 BUILDING PERMIT # B-235-80 PLUMBING PERMIT #
 DATE: 19 JUNE 80 BY: Thomas H. Jarride

COWICHAN VALLEY REGIONAL DISTRICT





WELL LOG CONSTRUCTION RECORD

OWNER G. ERICKSON
 Address COBBLE HILL
 Well Location SYLVESTER RD.
 Date Started SEPT. 3 Date Completed SEPT. 4/74

DRILLWELL ENTERPRISES LTD.
 KEN SLADE - - Phone: 746-5268
 R.R.1, COWICHAN STATION, B.C.

Drilling Method ROTARY
 Driller T. STOLLYBRASS Helper RYAN
 File _____ Folio _____
 Signed By _____

LOG OF FORMATIONS

Depth	Descriptions
0 to 34	GRAVELLY TILL
34 to 70	SHALE
70 to 330	ARCLITE
330 to 350	ARCLITE
to	(DRILLED FREE)
to	
to	
to	
to	
to	
to	160ft 1/2 GAL
to	210ft 1/2 GAL
to	300 1/2 GAL
to	
to	TOTAL 1 1/2 GAL
to	
to	
to	
to	
to	
to	
to	
to	
to	
to	
to	
to	

GENERAL REMARKS

CASING RECORD

Dia. 6 ins. Wt. 200 #/ft. From 0 to 34
 Dia. _____ ins. Wt. _____ #/ft. From _____ to _____
 Dia. _____ ins. Wt. _____ #/ft. From _____ to _____
 Shoe L Welded Cemented _____

SCREEN RECORD

Make _____ Material _____
 Slot opening _____ Length _____
 Top _____ ft. Bottom _____ ft.
 Fittings Top _____ Fittings Bottom _____
 Gravel Pack _____ Natural _____
 Development Method _____

ROCK WELL DATA

Open Bore Hole _____ Dia. _____ ins.
 From _____ ft. to _____ ft.

PRODUCTION DATA

Static Level 50 ft.
 Measured from GROUND
 Pumping Level _____ ft. at _____ GPM
 _____ ft. at _____ GPM
 Bail Test _____ ft. at _____ GPH
 _____ ft. at _____ GPH
 Recommended Pump Setting _____ ft.
 Recommended Max. Pump Output _____ GPM
 _____ GPH
 Duration of Test _____ Hrs.

PUMP DATA

Make _____ Type _____
 Model _____ Serial No. _____
 Size _____ HP _____ Drop Pipe _____ ins.
 GPM _____ Head _____ ft. _____ RPM
 Motor _____ Volts _____ PH _____
 Well Seal _____
 Water Analysis — Hardness _____ PPM
 PH _____ Iron _____ PPM

92B.063.1.3.3

INS BRANCH, DEPT. OF LANDS, FORESTS, AND WATER RESOURCES, VICTORIA, B.C. WTN 31204

15

LEGAL LOCATION LT1 P223057 DL1

WELL LOCATION MAP COORDINATES X30, Y19 #4

SYLVESTER Rd

LAND DISTRICT MALAHAT

LICENCE NO. DATE LICENCE

AMOUNT N.T.S. GRID SHEET

OWNER'S NAME G ERICKSON 743-5488 ADDRESS COBBLE HILL

DRILLER'S NAME DRILLWELL ENT ADDRESS R.R.1 COWICHAN ST. DATE OF COMPLETION SEPT 17/74

DEPTH 350' OF ELEVATION 032 ESTIMATED SURVEYED CASING DIAM. 0.5' LENGTH 34' TYPE

METHOD OF CONSTRUCTION ROTARY SCREEN SIZE LENGTH TYPE

LOCATION OF SCREEN DEVELOPED DESCRIBE

PERFORATED CASING LENGTH LOCATION OF PERFORATIONS

GRAVEL PACK LENGTH DIAM. SIZE GRAVEL, ETC.

DISTANCE TO WATER FROM 50' ESTIMATED MEASURED WATER LEVEL ELEVATION ARTESIAN PRESSURE P.S.I. DATE

WATER USE

CHEMISTRY

TEST BY DATE

TOTAL DISSOLVED SOLIDS mg/l TEMPERATURE °C pH CONDUCTANCE μmhos/cm AT 25°C

IRON (Fe) mg/l SILICA (SiO2) mg/l TOTAL HARDNESS (CaCO3) mg/l

TOTAL ALKALINITY (CaCO3) mg/l PHEN. ALKALINITY (CaCO3) mg/l MANGANESE (Mn) mg/l

Table with columns for ANIONS (mg/l, epm, % epm) and CATIONS (mg/l, epm, % epm). Rows include Carbonate, Bicarbonate, Sulphate, Chloride, Nitrate, TKN, Phosphorus, Calcium, Magnesium, Sodium, Potassium, and Totals.

* TKN: TOTAL KJELDAHL NITROGEN

CHEMISTRY FIELD TESTS

TEST BY DATE EQUIPMENT USED

CONTENTS OF FOLDER

- DRILL LOG, PUMP TEST DATA, CHEMICAL ANALYSIS, SIEVE ANALYSIS, GEOPHYSICAL LOGS, REPORT

OTHER

SOURCES OF INFORMATION NOT IN 75 ROLL

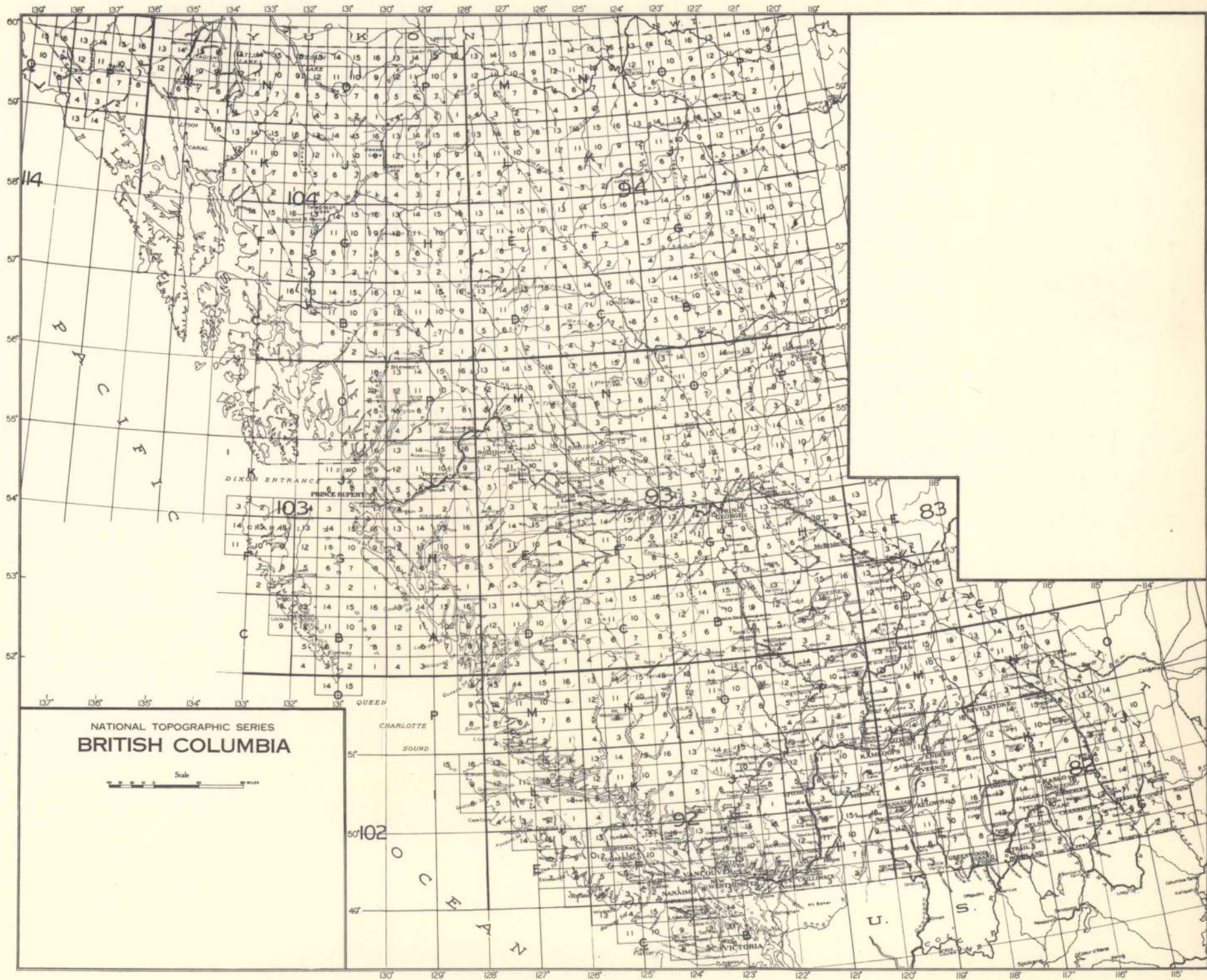
PRODUCTION TEST SUMMARY

DATE TEST BY BAIL TEST DURATION OF TEST PUMP TEST RATE G.P.M. WATER LEVEL AT COMPLETION OF TEST DRAWDOWN AVAILABLE DRAWDOWN SPECIFIC CAPACITY gpm/ft. dd PERMEABILITY USgpd/ft² STORAGE COEFF. TRANSMISSIVITY DRAWDOWN RECOVERY USgpd/ft. REMARKS

LITHOLOGY

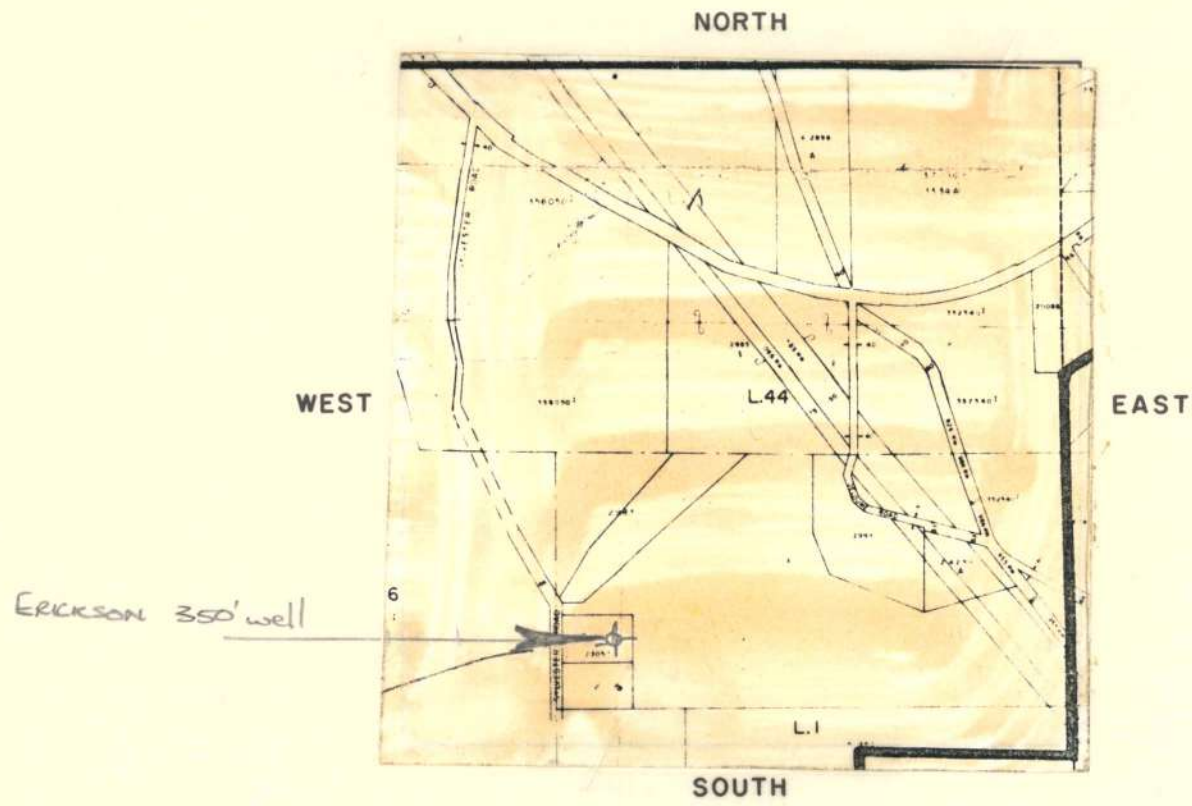
Lithology table with columns FROM, TO, DESCRIPTION. Entries include 0-34' GRAVELLY TILL, 34-70' SHALE, 70-330' ARGILLITE, 330-350' ARGILLITE (DRILLED FREE), 160' 1/2 GAL, 210 1/2 GAL, 300 1/2 GAL, TOTAL 1.5 GAL. A red circle with 'B' is drawn around the 330-350' entry.

REMARKS



NATIONAL TOPOGRAPHIC SERIES
BRITISH COLUMBIA

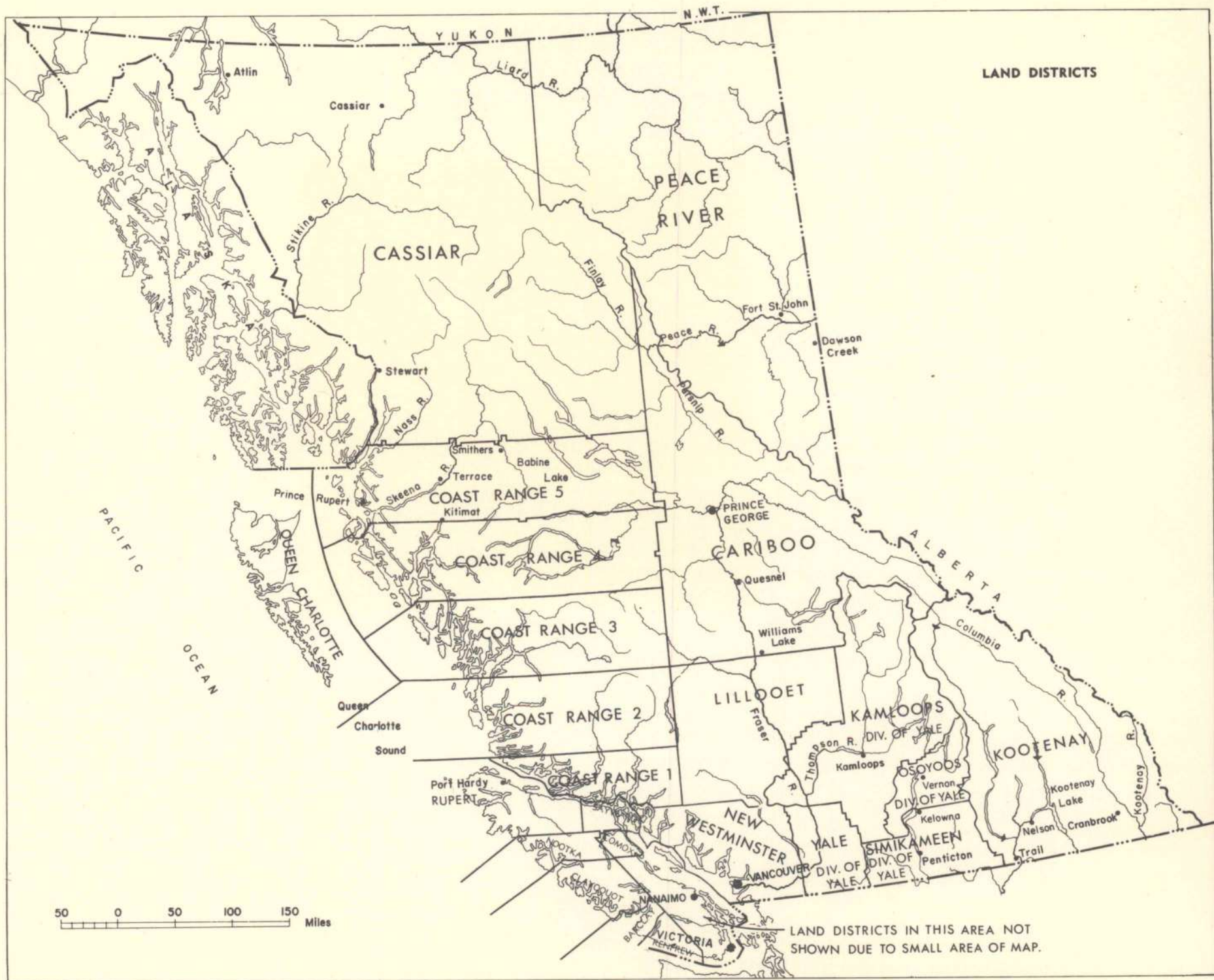




CARD BY G. J. H. DATE Jan 13/75
 ADDITIONAL DATA ADDED BY _____

REMARKS

A series of vertical lines forming a ruled area for handwritten remarks.





Groundwater Wells and Aquifers

Well Summary

Well Tag Number: 31204

Well Identification Plate Number:

Owner Name: G ERICKSON

Intended Water Use: Unknown Well Use

Artesian Condition: No

Well Status: New

Well Class: Unknown

Well Subclass:

Aquifer Number: 203

Technical Report: N/A

Observation Well Number:

Observation Well Status:

Environmental Monitoring System (EMS) ID:

Alternative specs submitted: No

Licensing Information

Licensed Status: Unlicensed

Licence Number:

Location Information

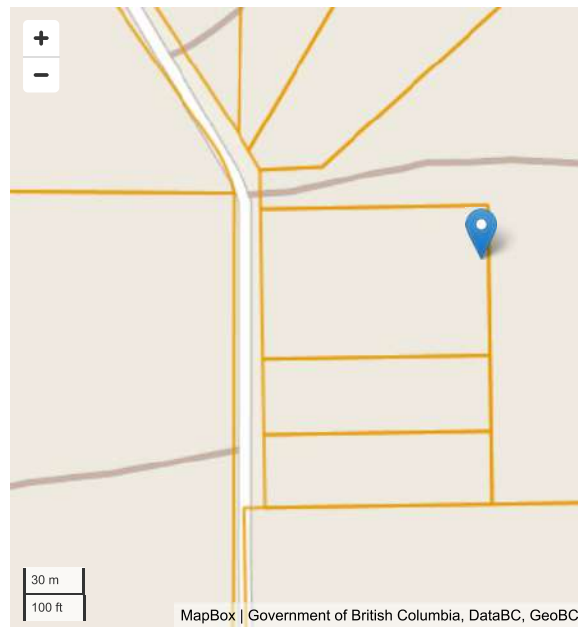
Street Address: SYLVESTER RD

Town/City: COBBLE HILL

Legal Description:

Lot	1
Plan	23057
District Lot	1
Block	
Section	
Township	
Range	
Land District	29
Property Identification Description (PID)	

Description of Well Location:



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.64197

Longitude: -123.597881

UTM Easting: 455957

UTM Northing: 5387829

Zone: 10

Coordinate Acquisition Code: (10 m accuracy) ICF cadastre and good location sketch

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1974-09-04	1974-09-04	Drillwell Enterprises	August 13th 2003 at 3:58 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1974-09-04	1974-09-04				

Well Completion Data

Total Depth Drilled:

Finished Well Depth: 350 ft bgl

Final Casing Stick Up:

Depth to Bedrock: 34 feet bgl

Ground elevation:

Estimated Well Yield: 1.5 USgpm

Well Cap:

Well Disinfected Status: Not Disinfected

Drilling Method: Other

Method of determining elevation: Unknown

Static Water Level (BTOC): 50 feet btoc

Artesian Flow:

Artesian Pressure (head):

Artesian Pressure (PSI):

Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	0	Total 1.5 gal						
0	0	(drilled free)						
0	0	160' 1/2 gal						
0	0	210' 1/2 gal						
0	0	300' 1/2 gal						
0	34	Gravelly till						
34	70	Shale						
70	330	Arglite						
330	350	Arglite						

Casing Details

From (ft bgl)	To (ft bgl)	Casing Type	Casing Material	Diameter (in)	Wall Thickness (in)	Drive Shoe
There are no records to show						

Surface Seal and Backfill Details

Surface Seal Material: Backfill Material Above Surface Seal:
 Surface Seal Installation Method: Backfill Depth:
 Surface Seal Thickness:
 Surface Seal Depth:

Liner Details

Liner Material:	Liner Thickness:	Liner perforations	
Liner Diameter:	Liner to:	From (ft bgl)	To (ft bgl)
There are no records to show			

Screen Details

Intake Method:	Installed Screens				
Type:	From (ft bgl)	To (ft bgl)	Diameter (in)	Assembly Type	Slot Size
Material: Opening: Bottom:	There are no records to show				

Well Development

Developed by: Development Total Duration:

Well Yield

Estimation Method: Estimation Rate: Estimation Duration:
 Static Water Level Before Test: Drawdown:
 Hydrofracturing Performed: No Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission: Method of Decommission:
 Sealant Material: Backfill Material:
 Decommission Details:

Comments

METHOD OF DRILLING = DRILLED

Documents

- [WTN 31204 Well Record.pdf](#)

Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.



WATER WELL RECORD

Date 8/6/03 07

Legal Description & Address MALAHAT DISTRICT LOT 1 PLAN 23057
2465 SYLVESTER RD. SHAWNIGAN LK.
 Descriptive Location APPROX. 1.5 KM. SOUTH ON SYLVESTER RD. ON LEFT.
 Owners Name & Address ANN KLEYN 2465 SYLVESTER RD. SHAWNIGAN LK. VOR-2WO

N T S MAP

 ELEV

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

 WELL No.

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

 UTM

Z									
E									N

 UTM Date 19

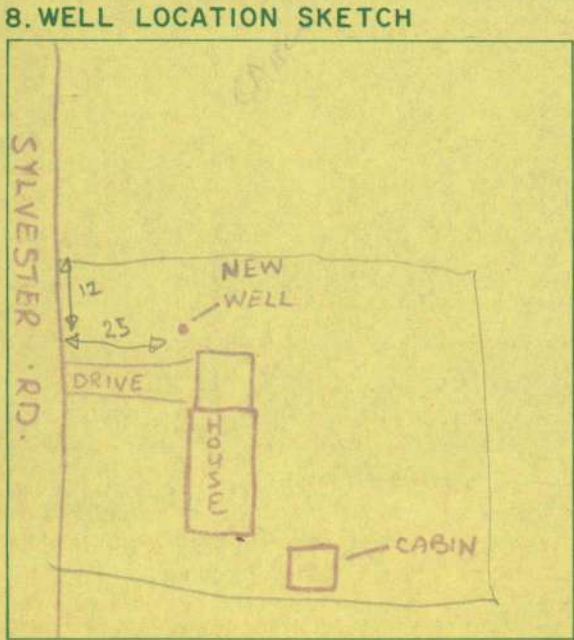
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1. TYPE OF WORK: 1 New Well 2 Reconditioned 3 Deepened 4 Abandoned
 2. WORK METHOD: 1 Cable tool 2 Bored 3 Jetted 4 Rotary a mud b air c reverse 5 Other
 3. WATER WELL USE: 1 Domestic 2 Municipal 3 Irrigation 4 Commercial & Industrial 5 Other

4. DRILLING ADDITIVES
 5. MEASUREMENTS from 1 ground level 2 top of casing

FROM ft	TO ft	6. WELL LOG DESCRIPTION	SWL ft
0	17	BROWN SILTY GRAVEL	
17	26	BLUE TILL	
26	130	GREEN SHALE BEDROCK	

7. CONSULTANT _____
 Address _____



9. CASING: Materials 1 Steel 2 Galvanized 3 Wood 4 Plastic 5 Concrete 6 Other _____ units

Hole Diameter												ins
Diameter	6"											ins
from	0											ft
to	27											ft
Thickness	.250											ins
Weight												lb/ft

Pitless unit _____ ft 1 above 2 below ground level
 1 Welded 2 Cemented 3 Threaded 4 New 5 Used
 Perforations: _____

Shoe(s): ONE
 Open hole, from 27 to 130 ft Diameter _____ ins
 Grout: _____
 10. SCREEN: 1 Nominal 2 Pipe Size Type 1 Continuous Slot 2 Perforated 3 Louvre 4 Other
 Material 1 Stainless Steel 2 Plastic 3 Other Set from _____ to _____ ft below ground level

Length	Diam. I D	Slot Size	from	to	units
					ft
					ins
					ins
					ft
					ft

Fittings, top _____ bottom _____
 Gravel Pack _____

11. DEVELOPED BY: 1 Surging 2 Jetting 3 Air 4 Bailing 5 Pumping 6 Other

12. TEST 1 Pump 2 Bail Date 8/6/03 Rate _____ USgpm Temp _____ °C SWL before test _____ ft ft after test of _____ hrs _____ mins

TIME in mins & DRAWDOWN in ft				TIME in mins & RECOVERY in ft			
mins	WL	mins	WL	mins	WL	mins	WL

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

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

15. WATER ANALYSIS: 1 Hardness _____ mg/l 2 Iron _____ mg/l 3 Chloride _____ mg/l 4 pH _____ Field Date _____

SITE I D No _____ Lab Date _____

16. FINAL WELL COMPLETION DATA
 Well Depth 130 ft Water Flowing 4 USgpm
 Static Water Level 28 ft Pressure Head _____ ft
 Back filled _____
 Well Head Completion WELDED LID ON CASING

17. DRILLER PLEASE PRINT SURNAME DOEGE FIRST NAME GARTH
 Signature _____

18. CONTRACTOR, Address DRILLWELL ENTERPRISES LTD. KEN SLADE R.R. 1, COWICHAN BAY, B.C. VOR 1N4

Member, BC W W D A yes no ; _____

L. 44

88

356050

2983

2

SYLVESTER ROAD

25

12

House

23057

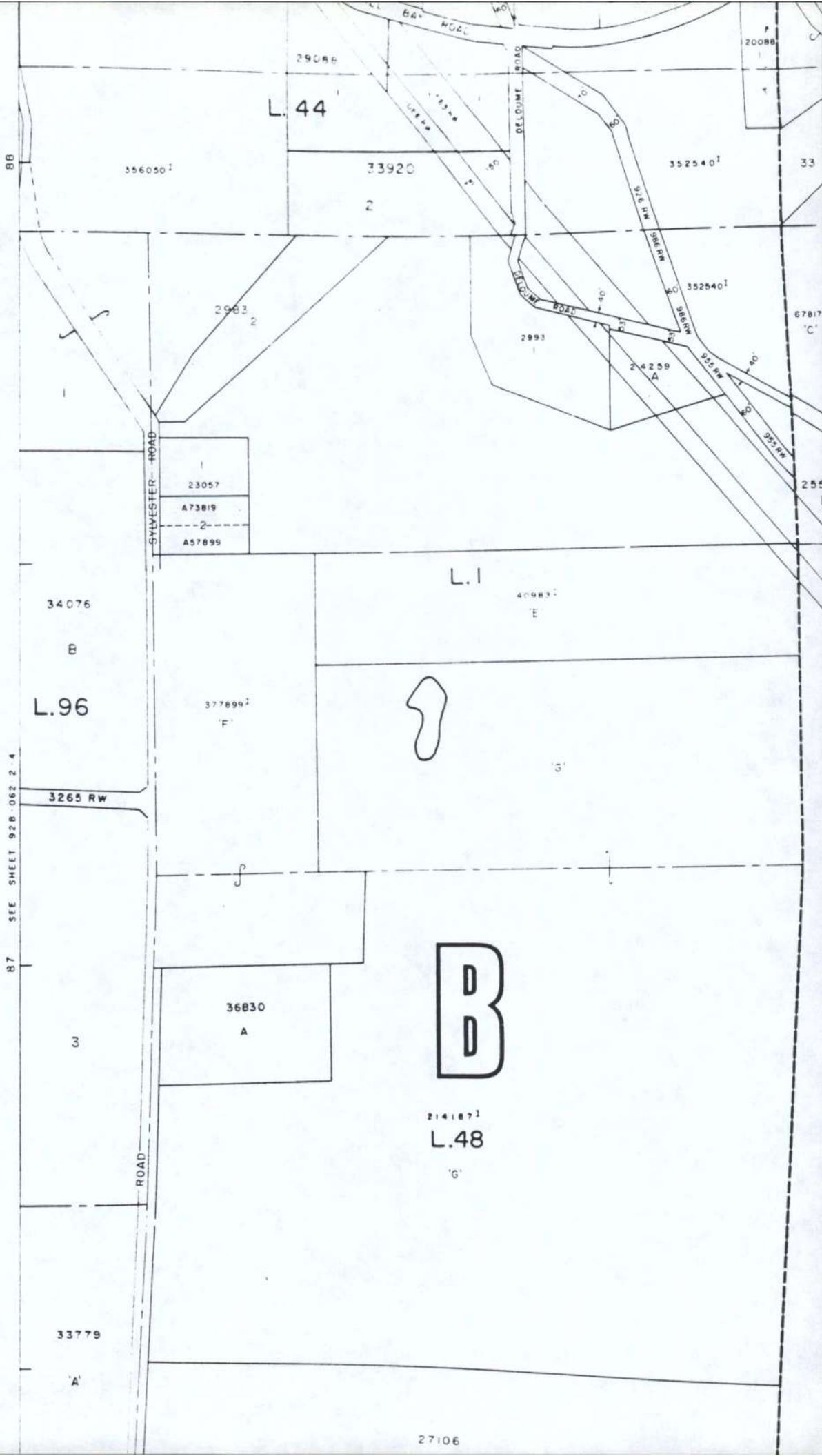
A73819

2

A57899

34076

2



L.44

356050²

33920

352540¹

2963²

2993

352540¹

23057

A73819

2

A57899

34076

B

L.1

40983²

E

L.96

377899²

F

3265 RW



B7 SEE SHEET 928-062 2-4

36830

A

B

214187¹

L.48

G

33779

A

92B.063.1.3.3

WTN 55803

45

WATER WELL RECORD

MINISTRY OF ENVIRONMENT AND PARKS, WATER MANAGEMENT BRANCH

VICTORIA, BRITISH COLUMBIA

LEGAL DESCRIPTION: LOT 1 SEC. _____ TP. _____ R. _____ D.L. 1 LAND DISTRICT MALAHAT PLAN 23057DESCRIPTIVE LOCATION 2465 SYLVESTER RD., SHAWNIGAN LAKE, B.C. LICENCE NO. _____ DATE _____
APPROX. 1.5 KM. SOUTH ON SYLVESTER RD., ON LEFTOWNER'S NAME ANN KLEYN ADDRESS 2465 SYLVESTER RD., SHAWNIGAN LKDRILLER'S NAME DRILLWELL ENTERPRISES ADDRESS R.R. #1, WALDY RD., COWICHAN BAY DATE COMPLETED _____DEPTH 130 ft. ELEVATION 072 ESTIMATED SURVEYED CASING DIAM. 6" LENGTH 0 to 27' MARCH 07 1986METHOD OF CONSTRUCTION ROTARY AIR CASING DIAM. _____ LENGTH _____SCREEN LOCATION _____ SCREEN SIZE _____ LENGTH _____ TYPE _____SANITARY SEAL YES NO SCREEN SIZE _____ LENGTH _____ TYPE _____PERFORATED CASING LENGTH _____ PERFORATIONS FROM _____ TO _____GRAVEL PACK LENGTH _____ DIAM. _____ SIZE GRAVEL, ETC. _____DISTANCE TO WATER 28 ft. ESTIMATED WATER LEVELFROM SURFACE MEASURED ELEVATION _____ ARTESIAN PRESSURE _____DATE OF WATER LEVEL MEASUREMENT _____ WATER USE DOMESTICZ WELL NO. 214 E NZ _____ X 30 Y 19 NO. 24

NAT. TOPO. SHEET NO. _____

MALAHAT DIST. - SHEET 2

PRODUCTION TEST SUMMARY

DATE _____

TEST BY _____

BAIL TEST PUMP TEST DURATION OF TEST _____

RATE _____ DRAWDOWN _____

WATER LEVEL AT COMPLETION OF TEST _____

AVAILABLE DRAWDOWN _____ SPECIFIC CAPACITY _____

PERMEABILITY _____ STORAGE COEFF. _____

TRANSMISSIVITY _____

ESTIMATED WELL YIELD 4 gpm

RECOMMENDED PUMPING RATE _____

RECOMMENDED PUMP SETTING _____

CHEMISTRY

TEST BY _____ DATE _____

TOTAL DISSOLVED SOLIDS _____ mg/l TEMPERATURE _____ °C pH _____ SILICA (SiO₂) _____ mg/lCONDUCTANCE _____ $\frac{\mu\text{mhos}}{\text{cm}}$ AT 25°C TOTAL IRON (Fe) _____ mg/l TOTAL HARDNESS (CaCO₃) _____ mg/lTOTAL ALKALINITY (CaCO₃) _____ mg/l PHEN. ALKALINITY (CaCO₃) _____ mg/l MANGANESE (Mn) _____ mg/l

COLOUR _____ ODOUR _____ TURBIDITY _____

ANIONS

mg/l

epm

CARBONATE (CO ₃)		
BICARBONATE (HCO ₃)		
SULPHATE (SO ₄)		
CHLORIDE (Cl)		
NO ₂ + NO ₃ (NITROGEN)		
• TKN. (NITROGEN)		
PHOSPHORUS (P)		

• TKN = TOTAL KJELDAHL NITROGEN

NO₂ = NITRITE NO₃ = NITRATE

CATIONS

mg/l

epm

CALCIUM (Ca)		
MAGNESIUM (Mg)		
SODIUM (Na)		
POTASSIUM (K)		
IRON (DISSOLVED)		

CHEMISTRY SITE NO. _____

CHEMISTRY FIELD TESTS

TEST BY _____ DATE _____ EQUIPMENT USED _____

CONTENTS OF FOLDER

 DRILL LOG SIEVE ANALYSIS PUMP TEST DATA GEOPHYSICAL LOGS CHEMICAL ANALYSIS REPORT

OTHER _____

SOURCES OF INFORMATION _____

LITHOLOGY

FROM TO DESCRIPTION

0 17 BROWN SILTY GRAVEL17 26 BLUE TILL26 130 GREEN SHALE BEDROCK(B)

NORTH

WEST

EAST

(SEE MAP INSERT)

SOUTH

CARD BY Bruan Epps DATE August 20 / 1987
ADDITIONAL DATA ADDED BY _____

REMARKS



Groundwater Wells and Aquifers

Well Summary

Well Tag Number: 55803

Well Identification Plate Number:

Owner Name: ANN KLEYN

Intended Water Use: Private Domestic

Artesian Condition: No

Well Status: New

Well Class: Water Supply

Well Subclass:

Aquifer Number: 203

Technical Report: N/A

Observation Well Number:

Observation Well Status:

Environmental Monitoring System (EMS) ID:

Alternative specs submitted: No

Licensing Information

Licensed Status: Unlicensed

Licence Number:

Location Information

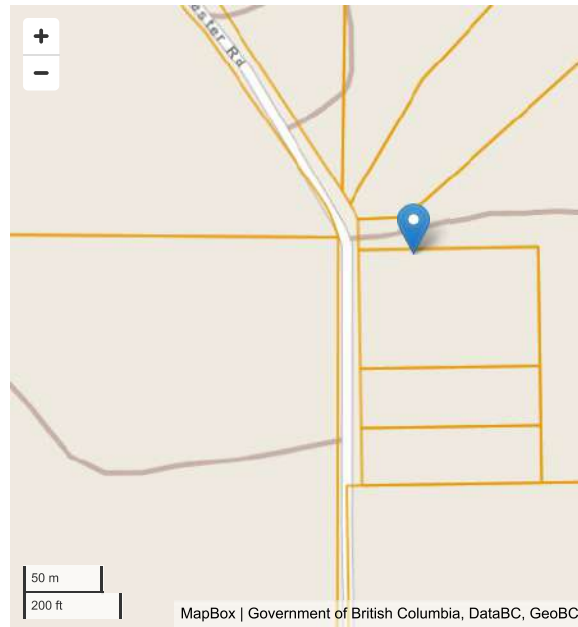
Street Address: SYLVESTER RD

Town/City: SHAWNIGAN LAKE

Legal Description:

Lot	1
Plan	23057
District Lot	1
Block	
Section	
Township	
Range	
Land District	29
Property Identification Description (PID)	

Description of Well Location:



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.642163

Longitude: -123.598874

UTM Easting: 455884

UTM Northing: 5387851

Zone: 10

Coordinate Acquisition Code: (10 m accuracy) ICF cadastre and good location sketch

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1986-03-07		Drillwell Enterprises	August 13th 2003 at 3:58 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1986-03-07					

Well Completion Data

Total Depth Drilled:

Finished Well Depth: 130 ft bgl

Final Casing Stick Up:

Depth to Bedrock: 26 feet bgl

Ground elevation:

Estimated Well Yield: 4 USgpm

Well Cap:

Well Disinfected Status: Not Disinfected

Drilling Method: Other

Method of determining elevation: Unknown

Static Water Level (BTOC): 28 feet btoc

Artesian Flow:

Artesian Pressure (head):

Artesian Pressure (PSI):

Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	17	Brown silty gravel						
17	26	Blue till						
26	130	Green shale bedrock						

Casing Details

From (ft bgl)	To (ft bgl)	Casing Type	Casing Material	Diameter (in)	Wall Thickness (in)	Drive Shoe
There are no records to show						

Surface Seal and Backfill Details

Surface Seal Material: Other
Surface Seal Installation Method:
Surface Seal Thickness:
Surface Seal Depth:

Backfill Material Above Surface Seal:
Backfill Depth:

Liner Details

Liner Material:	Liner Diameter:	Liner from:	Liner Thickness:	Liner to:	Liner perforations	
					From (ft bgl)	To (ft bgl)
There are no records to show						

Screen Details

Intake Method:	Type:	Material:	Opening:	Bottom:	Installed Screens				
					From (ft bgl)	To (ft bgl)	Diameter (in)	Assembly Type	Slot Size
There are no records to show									

Well Development

Developed by:
Development Total Duration:

Well Yield

Estimation Method:
Static Water Level Before Test:
Hydrofracturing Performed: No

Estimation Rate:
Drawdown:
Increase in Yield Due to Hydrofracturing:

Estimation Duration:

Well Decommission Information

Reason for Decommission:
Sealant Material:
Decommission Details:

Method of Decommission:
Backfill Material:

Comments

EST. WELL YIELD: 4 GPM. METHOD OF DRILLING = DRILLED

Documents

- [WTN 55803 Well Record.pdf](#)

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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.

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