

Dan Johnson

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Information Package

For

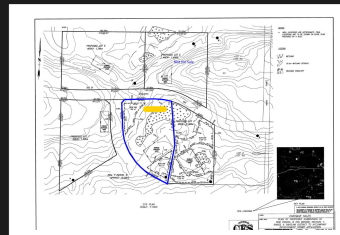
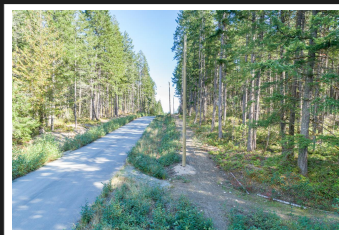
Lot 4 Appaloosa Way, Duncan



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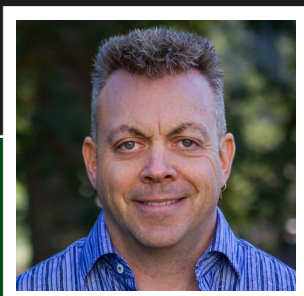
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BEAUTIFUL SADDLE VIEW ESTATES LOT!



Lot 4 Appaloosa Way

PHASE II of this beautiful acreage development continues with these new lots! These four lots are towards the end of Appaloosa Way and will have great southern exposure! Perfect horse country with loads of trails all around. These acreage lots are in a peaceful semi-rural brand new subdivision only 10 mins west of the city of Duncan. The wells are in, and septic percolation has been proved! Build your dream home on one of these acreage lots in prestigious Saddle View Estates. Developers' Disclosure statement is available. Price + GST. Call today!



Priced at
\$299,900

Area Z3 West
Bedrooms Duncan
Bathrooms
Lot Size
Floor Space 3.24

Age
Taxes
Tax Year
MLS# 466544
Parking

DAN JOHNSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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

23 Queens Road
Duncan, V9L 2W1



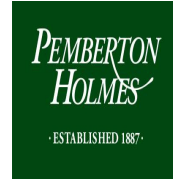
This Listing Information has been provided to you by:

Pemberton Holmes LTD. (Dun)

23 Queens Road, Duncan
 Office Phone: (250) 746-8123
 Office Fax: (250) 746-8115



Dan Johnson
 (250) 709-4987
 wrkn4you@gmail.com
 DuncanBCRealEstate.ca



Address: Lot 4 Appaloosa Way	Unit:	MLS@: 466544	Status: Active	List Price: \$299,900
Area: Zone 3- Duncan		Taxes:	For Year:	Sale Price: Sale Date:
Sub Area: Z3 West Duncan		Zoning: R-5	PID#: 031-037-801	
City: DUNCAN		Zoning Type: Single Family	Tax Roll#:	
Type: Lots/Acreage		Zoning Jurisdiction: Cowichan Valley		
Frontage:	Acres: 3.24	Elementary: Tansor	Possession:	
Depth:	Sqft: 141,134	Middle: Quamichan	Title To Land: Freehold	
Strata Fee:	Lot Size: 3.24 acres	Secondary: Cowichan		
Property Type:				
Subdivision: Saddle View Estates				
Prospectus:				

Water: Drilled Well
Sewer: Septic - No

Legal: **LOT 4, SECTION 7, RANGE 7, SAHTLAM DISTRICT, PLAN EPP67975**

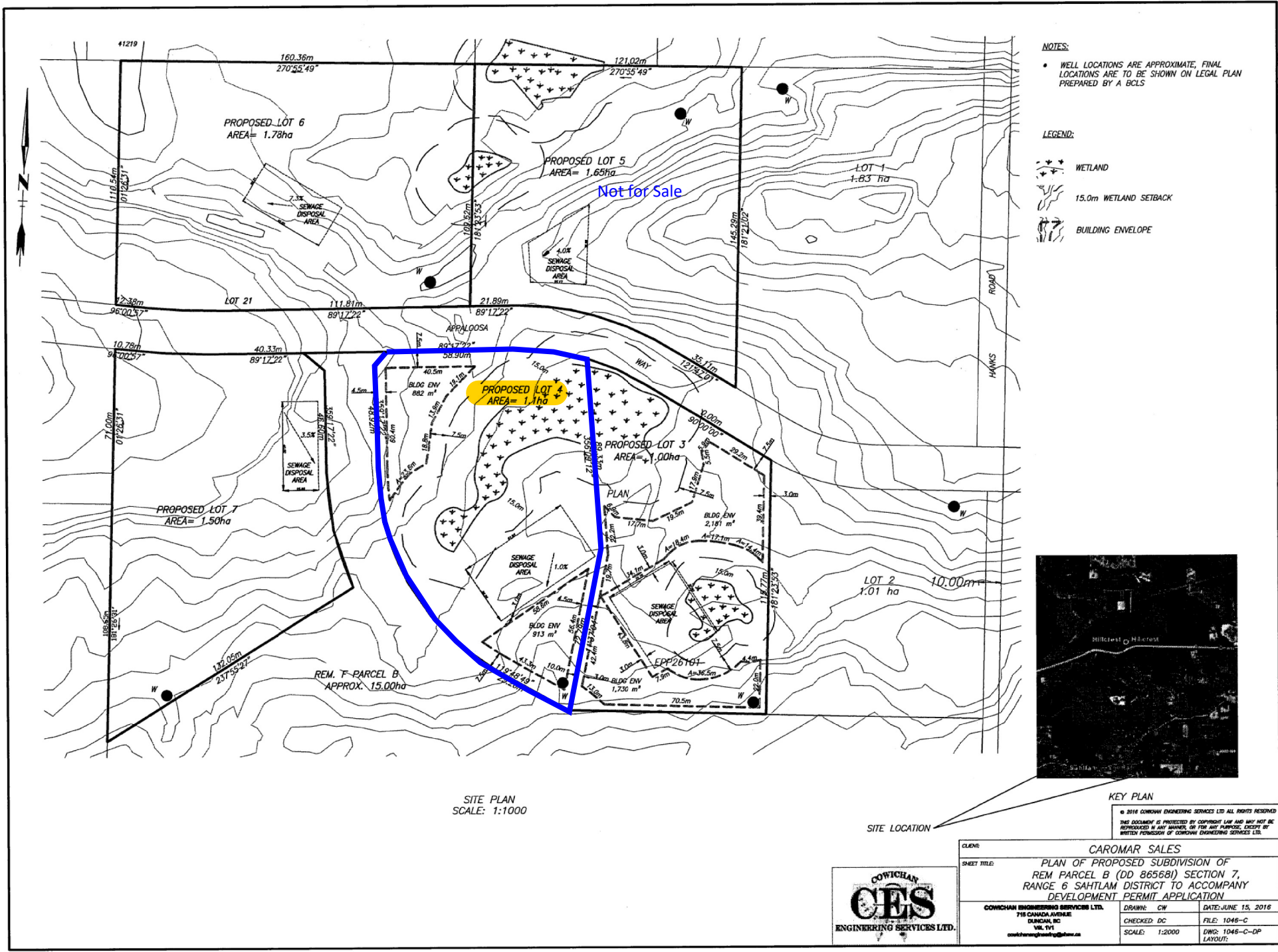
Site Influences: **Private Setting, Rural Setting, Treed Lot, Wooded Area, Quiet Area, Acreage, Road - Paved**

Restrictions: **Build. Scheme**

Mortgage:

PHASE II of this beautiful acreage development continues with these new lots! These four lots are towards the end of Appaloosa Way and will have great southern exposure! Perfect horse country with loads of trails all around. These acreage lots are in a peaceful semi-rural brand new subdivision only 10 mins west of the city of Duncan. The wells are in, and septic percolation has been proved! Build your dream home on one of these acreage lots in prestigious Saddle View Estates. Developers' Disclosure statement is available. Price + GST. Call today!

Listing Office: **Pemberton Holmes LTD. (Dun)**



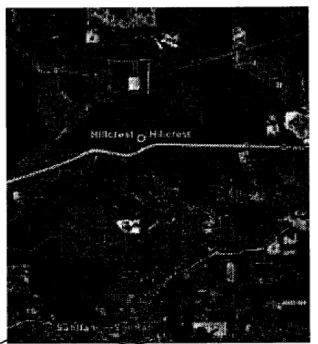
NOTES:

- WELL LOCATIONS ARE APPROXIMATE, FINAL LOCATIONS ARE TO BE SHOWN ON LEGAL PLAN PREPARED BY A BCLS

LEGEND:

- WETLAND
- 15.0m WETLAND SETBACK
- BUILDING ENVELOPE

SITE PLAN
SCALE: 1:1000



KEY PLAN

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CLIENT:	CAROMAR SALES		
SHEET TITLE:	PLAN OF PROPOSED SUBDIVISION OF REM PARCEL B (DD 86568) SECTION 7, RANGE 6 SAHTLAM DISTRICT TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION		
COWICHAN ENGINEERING SERVICES LTD. 715 CANADA AVENUE DUNSMUIR BC V6L 1V1 cowichaneng@shaw.ca	DRAWN: CW	DATE: JUNE 15, 2016	
	CHECKED: DC	FILE: 1048-C	
	SCALE: 1:2000	DWG: 1048-C-DP LAYOUT:	

8.9 R-5 ZONE – COMPREHENSIVE DEVELOPMENT RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in the R-5 Zone:

(a) Permitted Uses

The following uses, plus the uses permitted under Section 4.4, and no other uses, are permitted in the R-5 Zone:

- (4) One single family dwelling per parcel;
- (5) Agriculture, horticulture, including horse riding arena and boarding stable, subject to Section 8.9(b)(4) below;
- (6) Home occupation;
- (7) Bed and Breakfast accommodation;
- (8) Daycare, nursery school accessory to a residential use;
- (9) Secondary suite or small suite.

(b) Conditions of Use:

For any parcel in the R-5 Zone:

- (1) the parcel coverage for buildings and structures shall not exceed 20 percent;
- (2) the height of all buildings and structures shall not exceed 10 metres;
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this Section are listed for the residential, agricultural and accessory uses in Columns II, III and IV:

COLUMN I Type of Parcel Line	COLUMN II Residential Use Setbacks	COLUMN III Agricultural Use and accessory to Agricultural Use Setbacks	COLUMN IV Accessory to Residential Use
Front	7.5 metres	30 metres	7.5 metres
Interior Side	3.0 metres	15 metres	1.0 metres
Exterior Side	4.5 metres	15 metres	4.5 metres
Rear	4.5 metres	15 metres	1.0 metres

- (4) Horse riding arenas and boarding stables are only permitted on parcels of land that exceed 3 hectares in area.

(c) Density and Density Bonus

Subject to Part 12, the following regulations apply in the R-5 Zone:

- (1) The number of parcels that may be created by subdivision in the R-5 zone must not exceed 22, including any remainder parcel.
- (2) Despite Section 8.9(c)(1), the number of parcels that may be created by subdivision in the R-5 zone may be increased to 50 if the conditions in Sections 8.9(c)(6) through (8) are met.
- (3) Density averaging is permitted, provided that the average density in any subdivision, excluding any remainder parcel, does not exceed one parcel per 1.6 hectares of gross land area.
- (4) The minimum parcel area for the purposes of s.946(4) of the *Local Government Act* is 25 hectares.
- (5) The minimum parcel area is 1 hectare.
- (6) In respect of each 4 parcels created in excess of 22, one of the parcels must be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, to be used for the purposes set out in Section 8.9(c)(10), and the costs of transfer including the Regional District's actual, reasonable legal costs must be paid by the subdivider.
- (7) Each parcel transferred to the regional district must be selected by the Regional District on the basis of the proposed plan of subdivision, being neither the most valuable nor the least valuable of the lots in the proposed subdivision.
- (8) Each parcel transferred to the regional district must be fully provided with hydro, cable and telephone service and highway frontage improvements to the standard provided in the rest of the subdivision, as well as a driveway to the property line, all as determined by an inspection of the parcel by the Regional District prior to the transfer. The subdivider must also provide to the Regional District proof of potable water and on-site sewage disposal capability, each as required by the local health authority or the subdivision approving officer. No parcel transferred to the Regional District may be a strata lot.
- (9) In the event that a particular subdivision creates a number of parcels producing a fraction of a parcel to be transferred under Section 8.9(c)(6), the subdivider must transfer a parcel in relation to the fraction, with the obligation to transfer parcels under this Section being adjusted upon subsequent subdivision so that the total number of parcels transferred to the Regional District under this Section does not exceed 7.
- (10) The parcels transferred to the Regional District under Section 8.9(c)(6) must be used for:
 - i. the provision of fire protection services, including the sale of one or more of the parcels and the deposit of the proceeds into the Sahtlam Fire Protection Service Area statutory reserve fund; or
 - ii. community park purposes, including the sale of one or more of the parcels and the deposit of the proceeds into an Electoral Area E or Electoral Area F community parks statutory reserve fund.

LAND TITLE ACT
FORM 35
(section 220(1))

STATUTORY BUILDING SCHEME

NATURE OF INTEREST CHARGE: **BUILDING SCHEME**

HEREWITH FEES OF: \$ _____

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

CAROMAR SALES LTD., (Incorporation No. BC0286799), (the “**Developer**”)
#616 1641 Lonsdale Avenue, North Vancouver, B.C. V7M 2J5

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

Maxwell P. Carroll, **LAWSON LUNDELL LLP**, Barristers and Solicitors,
#1600 – 925 West Georgia Street, Vancouver, B.C. V6C 3L2
File No. 00274-113064

Signature of Applicant or
Solicitor or Authorized Agent

CAROMAR SALES LTD. declares that:

1. It is the registered owner in fee simple/lessee of the lands legally described as set out on the attached Schedule “A” (collectively, the “**Lots**” and individually a “**Lot**”).
2. It hereby creates a building scheme relating to the Lots.
3. A sale of any of the Lots is subject to the restrictions enumerated in the Schedule of Restrictions attached hereto.
4. The restrictions will be for the benefit of all the Lots.

EXECUTION(S):

	Execution Date			Chargeholder Signature(s)
	Y	M	D	
Officer Signature(s)				CAROMAR SALES LTD. , by its authorized signatory(ies)
<hr/>	17			_____ Print Name:
(as to both signatures)				_____ Print Name:

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.

SCHEDULE A

Parcel Identifier and Legal Description of the Lots

<i>(PID)</i>	<i>(LEGAL DESCRIPTION)</i>
029-361-150	LOT 1 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP26101
029-361-168	LOT 2 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP26101
●	LOT 3 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975
●	LOT 4 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975
●	LOT 5 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975
●	LOT 6 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975
●	LOT 7 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975

SCHEDULE OF RESTRICTIONS

A. Definitions

For the purposes of this Building Scheme, the following words or phrases shall have the following meanings:

- (a) “Approved Plans and Specifications” means the Plans and Specifications in respect of which the Approving Authority has granted its Approval in accordance with the provisions of this Building Scheme;
- (b) “Approving Authority” means the Developer or its designated agent, or a qualified third party such as an Architect nominated or appointed by the Developer in writing from time to time to act in its stead;
- (c) “Lot” means a lot to which this Building Scheme applies;
- (d) “Owner” means the person or persons registered from time to time as the owner of a Lot in the Victoria Land Title Office; and
- (e) “Plans and Specification” means the plans and specifications and other items, as described in Section 5 of the Design Guidelines, to be prepared by the Owner and submitted to the Approving Authority for its review and approval.

B. Design Guidelines

1. No dwelling or structure will be erected on any Lot unless the Plans and Specifications therefor have been submitted to and approved in writing by the Approving Authority in accordance with the provisions of this Building Scheme. Any such Plans and Specifications when submitted will include exterior elevations, floor plans, a site plan, and such other documents, plans and supporting materials as requested or required by the Developer or the Agent, acting reasonably.

C. Building Siting

2. No dwelling or structure will be constructed without first considering the pre- and post-development slope and natural characteristics of the Lot in relationship to the street and neighbouring lot(s)/home(s).
3. No existing dwelling or structure shall be moved onto or otherwise placed on any Lot for any purposes. No dwelling or structure will be constructed on any Lot unless it is new construction, constructed in accordance with this Building Scheme.

D. Exterior Design

4. Based on the home siting, no dwelling or structure will be constructed on any Lot unless it is designed to address view opportunities from that location as well as the visual impact on neighbouring homes and Lots and from street level.

29. No dwelling or other structure will be constructed on any Lot unless either:

- (a) the main dwelling is constructed prior to the construction of any other structure on the Lot and all construction will be completed within two (2) years from the date of commencement of construction; or
- (b) a carriage house is constructed prior to the main dwelling, in which case:
 - (i) the construction of the carriage house will be completed within two (2) years from the date of commencement of construction; and
 - (ii) the construction of the main dwelling will be completed within five (5) years from the date of the original purchase of the applicable Lot from the Developer by a purchaser/owner.

30. Prior to the construction of a dwelling or structure upon a Lot, the purchaser/owner will not permit the Lot to become overgrown with vegetation or weeds nor permit any garbage, materials or debris to be placed or stored on the Lot or elsewhere in the development.

5. The same house design must not be repeated on any Lot, including any reversed or mirror images of house design.
6. No dwelling or structure will be constructed on any Lot unless:
 - (a) a minimum of two (2) different approved cladding materials are used;
 - (b) trim boards and other exterior detailing are used consistently on all faces of the exterior to avoid a *front and back* appearance using 4" curb faces or better;
 - (c) the architectural style reflects a "West Coast rural" setting or "Cape Cod Farmhouse"; and
 - (d) articulating elements provide surface relief, depth and shadows to the façade.
7. No satellite receiving dishes will be erected on the rooftop of any dwelling or structure constructed on any Lot nor in any yard area visible from the street and will be mounted discreetly.
8. Exterior lighting will not be installed within fifteen (15) meters of any Lot boundary.

E. Yard and Slopes

9. No dwelling or structure will be constructed on any Lot unless the design of each dwelling or structure and lot grading works with the available grades.
10. Finished yard grades will not exceed a maximum of 2H:1V (50%) slope, with any slopes greater to be retained.

F. Exterior Colours

11. No paint will be used on the exterior of any dwelling or structure constructed on a Lot unless:
 - (a) such paint colour(s) are selected from within the Benjamin Moore "Historical Colours" palette; and
 - (b) such paint complements the natural stained timbers, wood trims and brick/stone façade of such dwelling or structure.
12. The same or very similar paint colour schemes must not be repeated as among the dwellings constructed on Lots adjacent or in close proximity to one another.

G. Roof Design

13. No dwelling or structure will be constructed on any Lot without having a minimum roof pitch of 6¹/₂V/12H and no single-pitched roofs of any dwelling or structure will be constructed on any Lot without having a minimum roof pitch of 1.5V/12H.

14. No overhangs will be constructed on any dwelling or structure on any Lot without being a minimum of 24" (not including any architectural relief such as barge board detail) on roof cable ends.
15. No roofing materials will be used on any dwelling or structure on any Lot unless:
 - (a) a roofing material other than cedar shakes or shingles is used. Fiberglass asphalt shingles may only be used if they have a minimum 35 year warranty. Painted standing seam metal roofing will not be used;
 - (b) the colour of any such roofing material will be "earth tone", in the range of brown to charcoal grey to black and is evenly toned;
 - (c) all roof stacks, flashings, or any other roof protrusions are to be of baked enamel;
 - (d) all metal chimney pipes are enclosed; and
 - (e) gutters and rainwater leaders and soffits are baked enamel.

H. Driveways and Garages

16. No driveway will be constructed on any Lot unless it is constructed in a manner to control drainage of stormwater on the Lot.
17. No garage will be constructed on any Lot unless such garage has a closing door and is of a style suited to the architecture of the dwelling on the Lot.
18. No carports will be constructed within any structure on any Lot.

I. Landscaping

19. No landscaping will be constructed or installed on any Lot unless such landscaping relates to the West Coast rural setting and unless a majority of plants are selected according to indigenous values and blend from the developed areas transitioning into the natural environment.
20. No portion of the landscaping of any Lot may be disturbed, unless within 60 days after a certificate of completion for the construction of the dwelling or structure has been issued the landscaping is thereafter returned to its natural state.
21. No front yard landscaping will be constructed or installed unless:
 - (a) such landscaping includes top soiling, grading, planting and lawn planting; and
 - (b) the side yard of a corner Lot is planted the full depth of the building site, undisturbed natural and does not have to be replaced.

J. Recreational Equipment and Accessory Buildings

22. No trailers (excluding RV's, motorhomes and horse trailers), mobile or manufactured homes, boats, recreational equipment or other similar equipment will be stored on any Lot unless stored inside a dwelling or other structure on the Lot or behind fencing or screening such that the stored item is not visible from the street or otherwise in public view.

23. Accessory buildings, garages, carriage houses or structures must not be constructed on any Lot unless such accessory building or structure matches and complements the primary dwelling in finish and colour.

K. Construction Protocol and Lot Appearance

24. During the course of house construction and at all other times, no owner of a Lot will permit any construction debris, garbage or waste to accumulate on a Lot.

25. No owner of a Lot will permit any construction debris to remain 30 days after a certificate of completion for the construction of the dwelling or structure has been issued.

26. No owner of any Lot will burn garbage upon such Lot nor within the development.

27. No owner of any Lot will dispense of concrete into any drainage system.

L. Construction Process

28. No purchaser/owner will apply for a building permit for any dwelling upon a Lot without first submitting to the Approving Authority one full-size set of plans to scale and three 11"x17" set of plans for the proposed dwelling or structure, including the following:

- (i) Survey Plan;
- (ii) Floor Plan(s);
- (iii) Cross Sections;
- (iv) Elevations;
- (v) Colour Chart and Material List;
- (vi) Site Plan showing landscaping;
- (vii) Letter of Authorization from purchaser/owner (in the case that an agent is used); and
- (viii) any other drawings, photos, material, or information as may be applicable

for confirmation by the Approving Authority that the above Plans and Specifications indicate that the improvements to be constructed on a Lot are to be constructed in accordance with the terms of this Building Scheme.



Ministry of Environment

Well Construction Report DRILLWELL ENTERPRISES L.L.C. 4994 Polkey Road Duncan, B.C. V9L 6W3 Phone: 250-746-5268

Ministry Well ID Plate Number: 42474 Ministry Well Tag Number: Confirmation/alternative specs. attached Original well construction report attached

Red lettering indicates minimum mandatory information. See reverse for notes & definitions of abbreviations.

Owner name: Caromar Land Sales Mailing address: 616-1641 Kosciuszko Ave North Vancouver B.C. Postal Code V7M 2J5

Well Location: Address: Street no. Street name: Argonauta Town: Land District: Sahltam

NAD 83: Zone: 10 UTM Easting: 0434853 UTM Northing: 5401454 Latitude: Longitude:

Method of drilling: Air rotary Orientation of well: Vertical Class of well: Water Supply Sub-class of well: Domestic

Lithologic description table with columns: From ft (bgl), To ft (bgl), Relative Hardness, Colour, Material Description, Water-bearing Estimated Flow (USgpm), Observations

Casing details table with columns: From ft (bgl), To ft (bgl), Dia in, Casing Material / Open Hole, Wall Thickness in, Drive Shoe

Screen details table with columns: From ft (bgl), To ft (bgl), Dia in, Type (see note 18), Slot Size

Surface seal: Type: Bentonite Depth: 16' ft Method of installation: Poured Thickness: 1 in Backfill: Type: Depth: ft

Intake: Screen Screen type: Telescope Screen material: Plastic Screen opening: Continuous slot Screen bottom: Plug Filter pack: From 85 ft To: 93 ft Thickness: 2 in

Developed by: Air lifting Surging Jetting Pumping Bailing Other (specify): Total duration: 9 hrs

Final well completion data: Total depth drilled: 103 ft Finished well depth: 85 ft (bgl) Final stick up: 24 in Depth to bedrock: 101 ft (bgl) SWL: 27.3 ft (btoc) Estimated well yield: 4 USgpm

Well yield estimated by: Pumping Air lifting Bailing Other (specify): Rate: 4 USgpm Duration: 2 hrs

Well closure information: Reason for closure: Method of closure: Poured Pumped Sealant material: Backfill material: Details of closure (see note 17):

Obvious water quality characteristics: Fresh Salty Clear Cloudy Sediment Gas Colour/odour: Brown/Grey Water sample collected: X

Well driller (print clearly): Name (first, last) (see note 19): Scott Davidson Registration no. (see note 20): IVD 04121403

Date of work (YYYY/MM/DD): Started: 2015/02/27 Completed: 2015/03/04

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation. Signature of Driller Responsible: Scott Davidson

Client/Code
Drillwell Enterprises Ltd. - M
4994 Polkey Rd.
Duncan, BC
V9L 6W3

TEL: (800) 746-7444
FAX: (250) 746-8404
drill@drillwell.com

Date 04Mar15 2:36p No. W118850
Source Well water
Type of Sample 1
No. of Samples
Arrival temp.: 9.0C
Comments

Sample: Lot 24

Lot 4

<u>Sample</u>	<u>Date</u>	<u>Time</u>	<u>Fecal Coliforms</u>	<u>E.coli</u>	<u>Units</u>
Well # 42474	03Mar15	16:00p	ND	ND	CFU/100mL

ND = none detected
* membrane filtration

E. coli = Escherichia coli. FDA/BAM 8th ed, 1995 + Revision A, 1998; May 2009
Bergey's Manual of Systematic Bacteriology vol 1, ADAC 1984; J.Clin.Micro.,
J.Intern.Systm.Bact.

Fecal Coliforms may also be known as Thermotolerant Coliforms

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

K. Paneque Martinez
Microbiologist

W. Riggs
Sr. Microbiologist



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 3S6

TEL: (250) 656-1334 FAX: 656-0443



Dan Johnson

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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.

Dan Johnson, Realtor® - Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca