

Dan Johnson

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Information Package

For

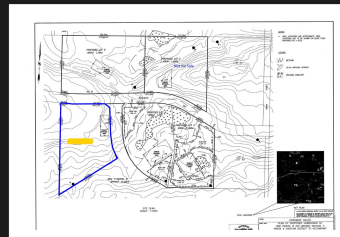
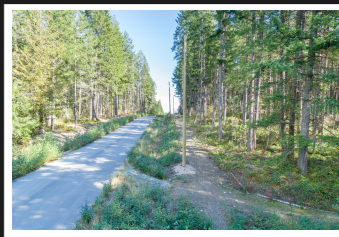
Lot 7 Appaloosa Way, Duncan



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SADDLE VIEW ESTATES LOT!



Lot 7 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
\$349,900

Area Z3 West
Bedrooms Duncan
Bathrooms
Lot Size
Floor Space 3.71

Age
Taxes
Tax Year
MLS# 466547
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



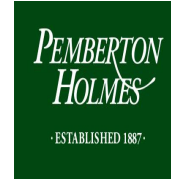
This Listing Information has been provided to you by:

Pemberton Holmes LTD. (Dun)

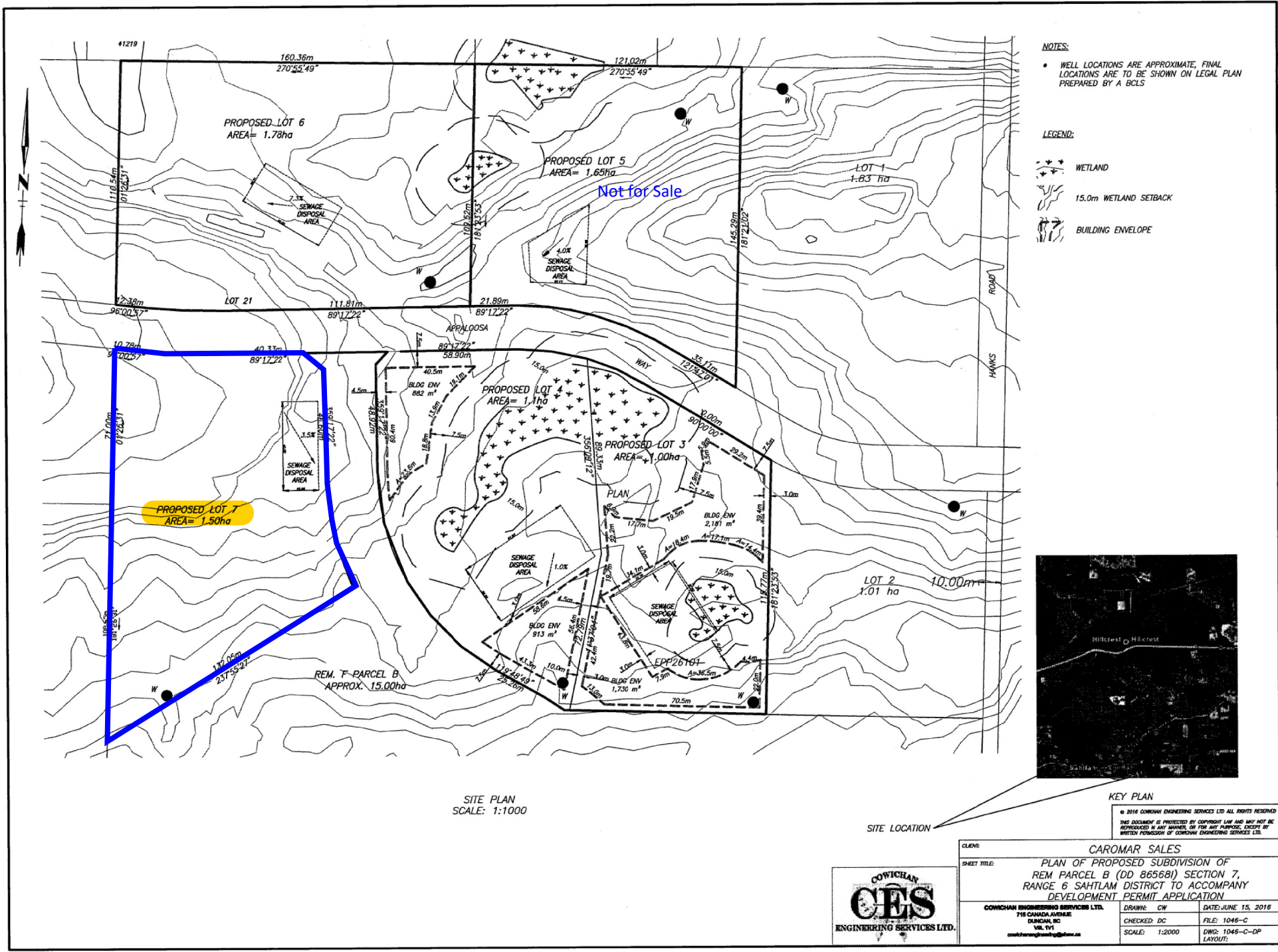
23 Queens Road, Duncan
 Office Phone: (250) 746-8123
 Office Fax: (250) 746-8115



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



Address: Lot 7 Appaloosa Way	Unit:	MLS@: 466547	Status: Active	List Price: \$349,900
Area: Zone 3- Duncan		Taxes:	For Year:	Sale Price: Sale Date:
Sub Area: Z3 West Duncan		Zoning: R-5	PID#: 031-037-836	
City: DUNCAN		Zoning Type: Single Family	Tax Roll#:	
Type: Lots/Acreage		Zoning Jurisdiction: Cowichan Valley		
Frontage:	Acres: 3.71	Elementary: Tansor	Possession:	Title To Land: Freehold
Depth:	Sqft: 161,608	Middle: Quamichan		
Strata Fee:	Lot Size: 3.71 acres	Secondary: Cowichan		
Property Type:				
Subdivision: Saddle View Estates				
Prospectus:				
Water: Drilled Well				
Sewer: Septic - No				
Legal: LOT 7, 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:				
<p>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!</p>				
Listing Office: Pemberton Holmes LTD. (Dun)				



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
- Well Closure Report
- Well Alteration Report

DRILLWELL ENTERPRISES LTD.
 4994 Polkey Road
 Duncan, B.C. V9L 6W3
 Phone: 250-746-5268

Ministry Well ID Plate Number: 42475
 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: Capomar Land Sales
 Mailing address: 616-1644 Lonsdale Ave. Town North Vancouver Prov. B.C. Postal Code V7M 2J5

Well Location: Address: Street no. _____ Street name Appalosa Town Duncan

Legal description: Lot 29 Plan _____ D.L. _____ Block _____ Sec. 7 Twp. _____ Rg. 7 Land District Sahlten

NAD 83: Zone: 10 UTM Easting: 0439674 m Latitude (see note 3): _____
 UTM Northing: 540 1938 m Longitude: _____

Method of drilling: Air rotary cable tool mud rotary auger driving jetting excavating other (specify): _____

Orientation of well: vertical horizontal Ground elevation: _____ ft (asl) Method (see note 4): _____

Class of well (see note 5): Water Supply Sub-class of well: Domestic

Water supply wells: indicate intended water use: private domestic water supply system irrigation commercial or industrial other (specify): _____

Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)				Water-bearing Estimated Flow (USgpm)	Observations (e.g., fractured, weathered, well sorted, silty wash), closure details
From ft (bgl)	To ft (bgl)	Relative Hardness	Colour	Material Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)	
0	12	S	Brown	Silty Sands / Gravel - Trace organics	∅
12	36	M	Grey	Till - Cobbles	
36	39	M	Grey	Sands - Course Gravel - Silt	∅
39	48	M	Brown	Sands - Med - fine	
48	58	SM	Grey	Sands - Med - fine	∅
58	68	S	Brown	Course Sands - Gravel	4-5
68	70	S	Brown	very fine Sands	4-6
70	71	S	Grey	very fine Silty Sands	4-5
71	72	S	Grey	Silt	

Casing details			Wall Thickness in	Drive Shoe
From ft (bgl)	To ft (bgl)	Dia in	Casing Material / Open Hole	
0	16	10	Steel / Removed	
0	63	6	Steel	219 DR

Screen details				Slot Size
From ft (bgl)	To ft (bgl)	Dia in	Type (see note 18)	
67	63	6	Stainless	18

Surface seal: Type: Bentonite Depth: 16 ft
 Method of installation: Poured Pumped Thickness: 2 in
 Backfill: Type: _____ Depth: _____ ft
 Liner: PVC Other (specify): _____
 Diameter: _____ in Thickness: _____ in
 From: _____ ft (bgl) To: _____ ft (bgl) Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

Intake: Screen Open bottom Uncased hole
 Screen type: Telescope Pipe size
 Screen material: Stainless steel Plastic Other (specify): _____
 Screen opening: Continuous slot Slotted Perforated pipe
 Screen bottom: Bail Plug Plate Other (specify): _____
 Filter pack: From: _____ ft To: _____ ft Thickness: _____ in
 Type and size of material: _____

Developed by:
 Air lifting Surging Jetting Pumping Bailing
 Other (specify): _____ Total duration: 3 hrs
 Notes: _____

Final well completion data:
 Total depth drilled: 72 ft Finished well depth: 67 ft (bgl)
 Final stick up: 18 in Depth to bedrock: _____ ft (bgl)
 SWL: -30 ft (btoc) Estimated well yield: 6 USgpm
 Artesian flow: _____ USgpm, or Artesian pressure: _____ ft
 Type of well cap: weld on Well disinfected: Yes No
 Where well ID plate is attached: on casing

Well yield estimated by:
 Pumping Air lifting Bailing Other (specify): _____
 Rate: 6 USgpm Duration: _____ hrs
 SWL before test: _____ ft (btoc) Pumping water level: _____ ft (btoc)

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: Grey Water sample collected:

Well driller (print clearly):
 Name (first, last) (see note 19): Scott Davidson
 Registration no. (see note 20): W1004121403 Paul Stok
 Consultant (if applicable; name and company): _____

Date of work (YYYY/MM/DD):
 Started: 2015/03/05 Completed: 2015/03/06
 Comments: _____

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

Date 05Mar15 2:36p No. W118870
Source Well
Type of Sample water
No. of Samples 1
Arrival temp.: 8.0C
Comments

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

Sample: Caromar Lot 29 *LOT 7*

<u>Sample</u>	<u>Date</u>	<u>Time</u>	<u>Fecal Coliforms</u>	<u>E.coli</u>	<u>Units</u>
ID 42475 - Rig	04Mar15	16:00p	0	0	CFU/100mL
ID 42475 - Rig	DUP	16:00p	0	0	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, AGAC 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.M.
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

Realtor®

*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.

Dan Johnson, Realtor® - Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca