

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

5577 Riverbottom Rd W, Duncan



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

STUNNING RANCHER!



5577 Riverbottom Rd

Stunning 4 yrs new, 2,000+ sqft rancher with a gorgeous, fully renovated custom cottage and a 1,000sqft shop on an acre of land located right around the corner to one of the most beautiful spots on the Cowichan River where you can fish and swim! The 3 bedroom (one bedroom has no closet), 3 bath home has gorgeous finishes throughout. The living room with floor to ceiling windows is bright and spacious and the gourmet kitchen has a large island with quartz countertops, stainless steel appliances, and modern country light fixtures as well as a nice pantry with barn door! 2 bedrooms have walk-in closets, and the master bedroom has a 5pc ensuite with gorgeous tiled shower and separate tub. Beautiful flooring throughout, a heat pump for efficient heating and cooling, and every detail attended to. The 1 bedroom cottage has lovely cabinetry, stainless appliances, a wood stove, beautiful 3pc bath, and loft space for guests or storage. This home and cottage is not one to miss!



Priced at
\$1,295,000

Area	West Duncan	Age	2018
Bedrooms	4	Taxes	4781
Bathrooms	4	Tax Year	2021
Lot Size	44866.8	MLS#	897472
Floor Space	2049	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
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)



**5577 Riverbottom Rd W
 Du West Duncan ~ V9L 6H8**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11'9x10'0
Bedroom	Main	14'0x13'7
Dining Room	Main	16'8x8'7
Ensuite	Main	5-Piece
Ensuite	Main	3-Piece
Entrance	Main	8'0x6'7
Kitchen	Main	11'8x15'4
Laundry	Main	5'9x10'0
Living Room	Main	16'10x18'
Primary Bedroom	Main	13'3x14'1
Bathroom	Other	3-Piece
Bedroom	Other	9'5x16'0
Kitchen	Other	15'4x16'9

Listing Summary

MLS@: 897472 **List Price:** \$1,295,000
Status: Active **Orig Price:** \$1,295,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,781 **Strata Fee:**
2022 Asmt: \$1,020,000 **Title:** Freehold

Remarks

Stunning 4 yrs new, 2,000+ sqft rancher with a gorgeous, fully renovated custom cottage and a 1,000sqft shop on an acre of land located right around the corner to one of the most beautiful spots on the Cowichan River where you can fish and swim! The 3 bedroom (one bedroom has no closet), 3 bath home has gorgeous finishes throughout. The living room with floor to ceiling windows is bright and spacious and the gourmet kitchen has a large island with quartz countertops, stainless steel appliances, and modern country light fixtures as well as a nice pantry with barn door! 2 bedrooms have walk-in closets, and the master bedroom has a 5pc ensuite with gorgeous tiled shower and separate tub. Beautiful flooring throughout, a heat pump for efficient heating and cooling, and every detail attended to. The 1 bedroom cottage has lovely cabinetry, stainless appliances, a wood stove, beautiful 3pc bath, and loft space for guests or storage. This home and cottage is not one to miss!

Interior Details

Layout: Rancher
Bedrms: 4 **Kitchens:** 2
Baths Tot: 4 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,049
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 1 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Propane, Wood Stove
App Incl:
Intr Ftrs

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	2,049	0	0	566
Beds	0	3	0	0	1
Baths	0	3	0	0	1
Kitchens	0	1	0	0	1

Building Information

Built (est): 2018 **Lgl NC Use:**
Oth Equ:
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls
Ext Feat: Balcony/Patio

Frnt Faces: E **Bldg Style:**

Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Air Conditioning
Heat: Heat Pump
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 44,867sqft / 1.03ac
Prk Type: Driveway, RV Access/Parking
Water: Cistern, Well: Drilled **Waste:** Septic System
Lot Feat: Family-Oriented Neighbourhood, Level, Private, Quiet Area, In Wooded Area
Complex:
SqFt Balc: **StrLots/Cplx:** **Prk Tota:** 3
SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:**
SqFt Pat: **Suites/Bldg:** **Prk LCP:**
SqFt Strg: **Floors/Bldg:** **Prk Str Lot:**
Gnd/Top?: **Lvl/Suite:** **Str Lot Incl:**
Shrd Am:

Dims (w/d):

Waterfront:

View:

Services:

Rent Alld?:

Yng Ag Alld?:

Pets Alld?:

BBQs Alld?:

Unit Incl:



5577 WEST RIVERBOTTOM ROAD

MARCH 25, 2022

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

NORTH

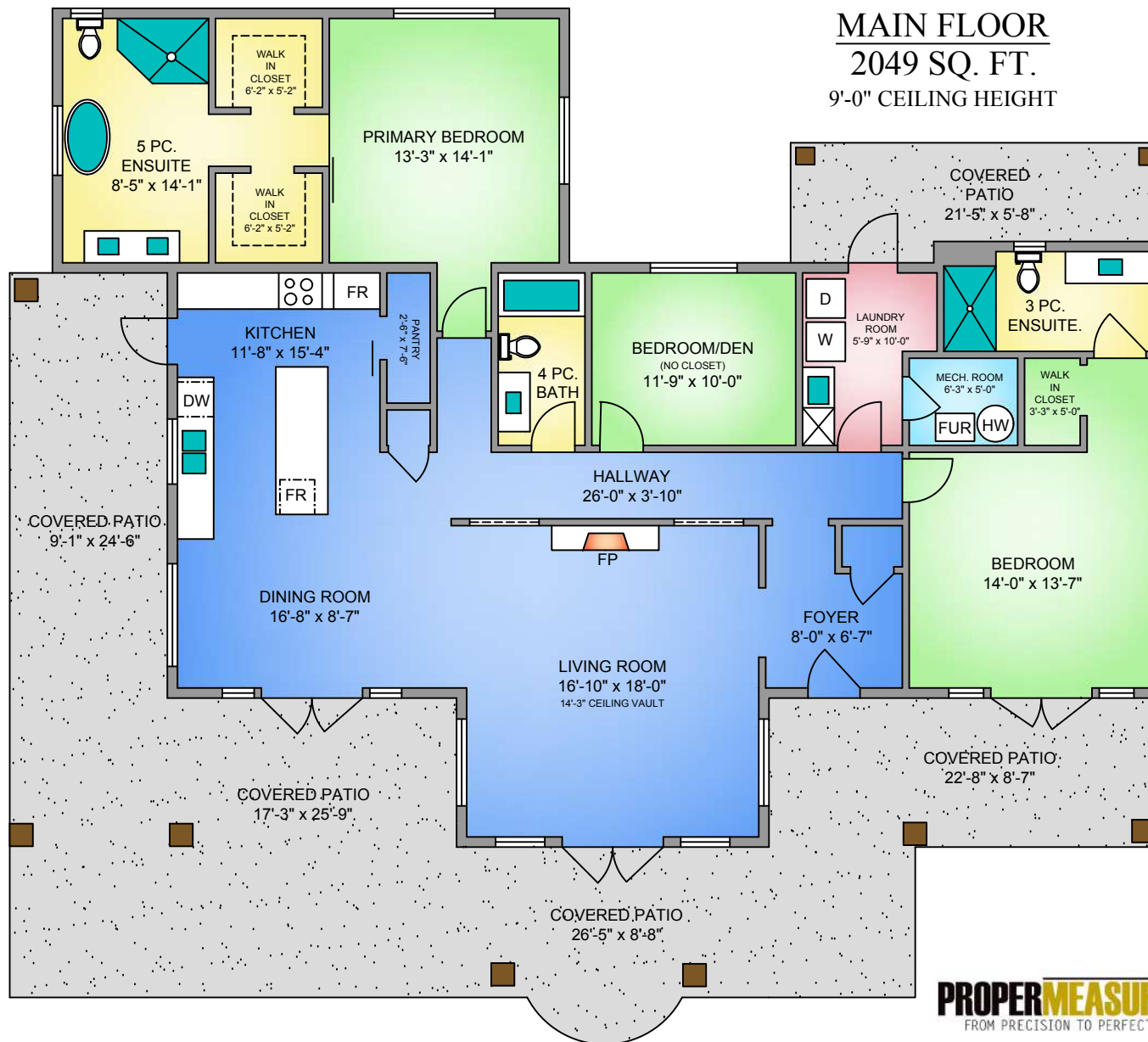


FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	QUONSET	DECK / PATIO
MAIN	2049	2049	1007	1234
TOTAL	2049	2049	1007	1234
CARRIAGE	566	566		100

MAIN FLOOR

2049 SQ. FT.

9'-0" CEILING HEIGHT



5577 WEST RIVERBOTTOM ROAD
MARCH 25, 2022

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

NORTH

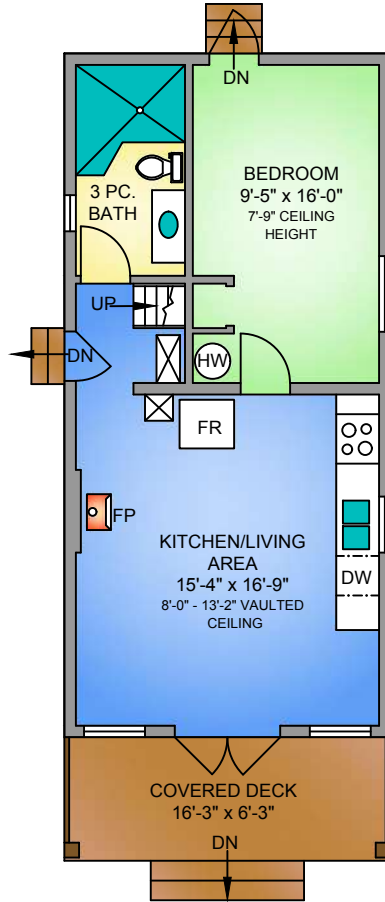


FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	QUONSET	DECK / PATIO
MAIN	2049	2049	1007	1234
TOTAL	2049	2049	1007	1234
CARRIAGE	566	566		100

**CARRIAGE
MAIN FLOOR**

566 SQ. FT.

8'-0" CEILING HEIGHT



**CARRIAGE
LOFT**

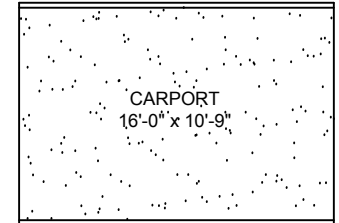
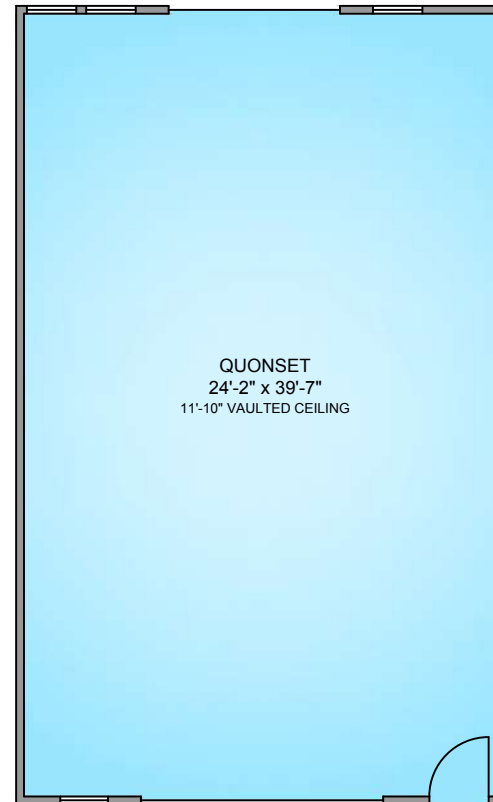
285 SQ. FT.

4'-9" CEILING HEIGHT



QUONSET

1007 SQ. FT.
11'-0" CEILING HEIGHT



Property Notes – 5577 Riverbottom Rd, Duncan

Excellent producing well and good water & pressure – 2500 gallon underground cistern installed by Independent Pump & Mechanical – there is an alarm for the water

Septic approved by VIHA, work done by Aardvark

Home built by DDS Holdings

HPO 2/5/10

Dog wash by the back door with hot & cold water

Heated & lit crawl space 3-4feet depth

Legal 648 sqft carriage house with loft & wood stove, done by owner and approved by the CVRD – no laundry, but is plumbed

Rented \$950 mo to mo by an excellent tenant and she pays her own hydro (on separate meter)

26' x 40' shop wired for welder

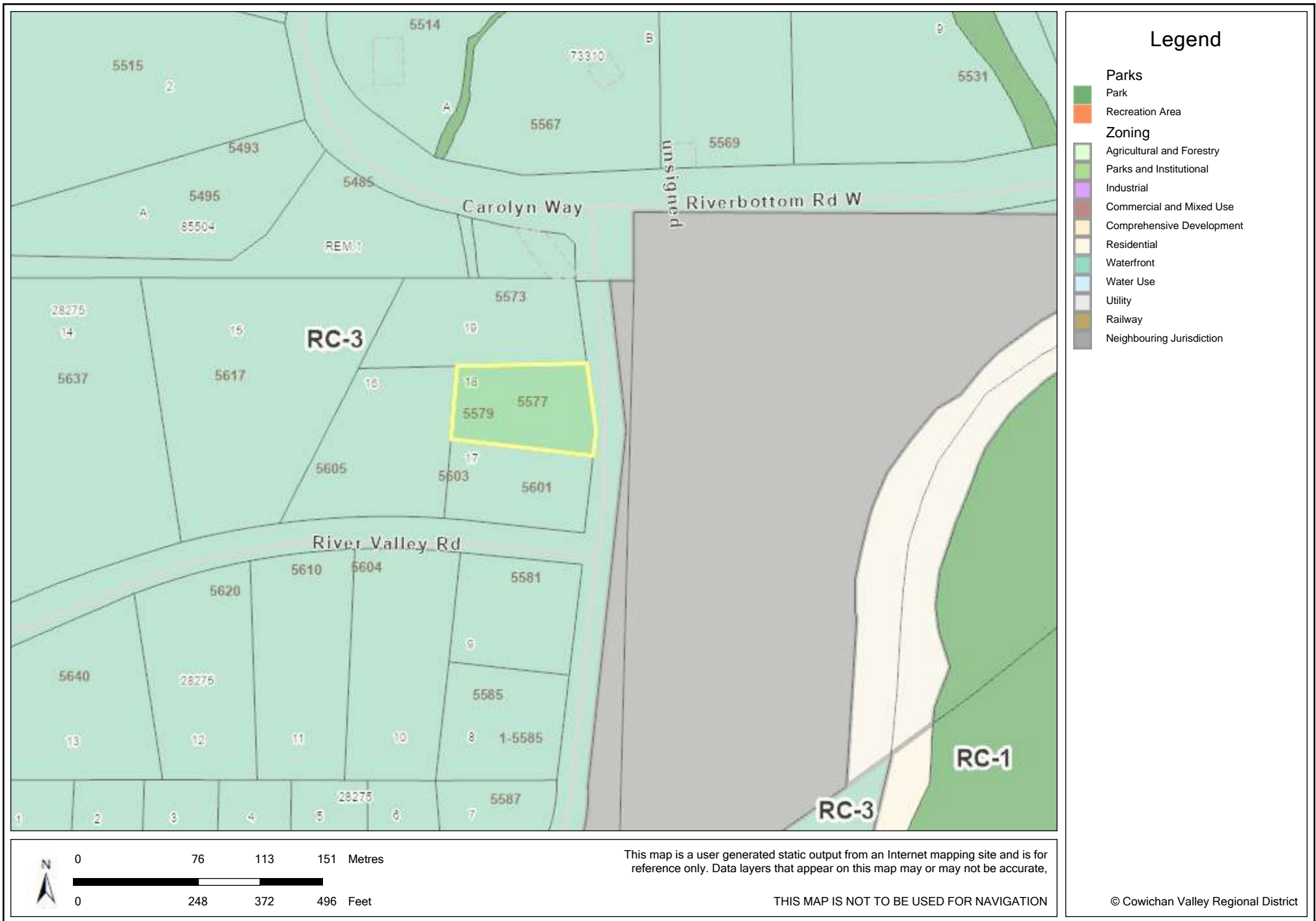
Included items: Fridge, Stove, Dishwasher, Washer, Dryer, Wine Fridge – Main House
Fridge, Stove, and Dishwasher – Carriage House

4 TV Mounts to stay

Negotiable: Generator, Tractor, and Riding Mower

Generator powers fridge, lights, pump for toilet.

Propane fireplace.



5.8 RC-3 RIVER CORRIDOR 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RC-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RC-3 Zone:

- a. Agriculture, excluding intensive agriculture;
- b. Environmental protection and conservation;
- c. Single-family dwelling.

The following accessory uses are permitted in the RC-3 Zone:

- d. Bed and breakfast accommodation;
- e. Buildings and structures accessory to a principal permitted use;
- f. Home-based business;
- g. Secondary dwelling unit or secondary suite.

2. Minimum Parcel Size

The minimum parcel size in the RC-3 Zone is 20 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned RC-3. For parcels zoned RC-3 that 0.4 in area or more, one additional secondary dwelling or secondary suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the RC-3 Zone:

Type of Parcel Line	Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	7.5 metres

5. Height

In the RC-3 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the RC-3 Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking spaces in the RC-3 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

5577 RIVERBOTTOM RD W DUNCAN V9L 6H8

Area-Jurisdiction-Roll: 04-766-03515.018



Total value **\$1,020,000**

2022 assessment as of July 1, 2021

Land	\$311,000
Buildings	\$709,000
Previous year value	\$761,000
Land	\$257,000
Buildings	\$504,000

Property information

Year built	2017
Description	1 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	
Land size	1.03 Acres
First floor area	1,998
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 18 Plan VIP28275 Section 7 Range 2 Land District 50
PID: 002-036-398

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Comments

Property has more than one structure; Property Details are for main building only

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



October 4, 2019

Dear Purchasers/Owner:

Re: Limited Warranty Policy

Welcome to National Home Warranty - congratulations on your new home!

Please find enclosed your Limited Home Warranty Insurance Policy and an adhesive decal outlining the expiry dates of your warranty coverage. Should you notice any errors, contact our office immediately. The policy details the coverage on your new home and highlights your obligations. Please read your warranty policy carefully; especially the section titled "Duties of the Owner".

Your warranty is automatically transferable to the next purchaser of your home and it is therefore important that you place the adhesive decal in a secure place, such as the inside of your circuit breaker panel.

The Homeowner Maintenance Manual for your home is located on National Home Warranty's website at www.nationalhomewarranty.com. This manual will guide you through the care and maintenance of your new home, highlighting your responsibility in this regard. Please contact our office if you would like a printed copy of this manual.

You may also want to refer to the Residential Construction Performance Guide that is available through the BC Housing website at: <https://www.bchousing.org/licensing-consumer-services/new-homes/home-warranty-insurance-new-homes>.

Note: If your home is part of a multi-family Strata Plan, a copy of your Limited Common Property Warranty Insurance Policy has been provided to your Strata Corporation.

We recognize that you may not have been aware of the coverages available to you under the Policy and that the time for submitting a claim for items that fall under the first year of coverage has lapsed. Therefore, we would like to offer you a one-time opportunity to submit a claim for any defects that could be considered for coverage under the first year of the Policy within 90 clear days of the date of this letter. For more information on how to submit a claim, please refer to the "If you need to file a claim..." document at the back of this policy package.

If you have any questions regarding your warranty policy, please contact the Warranty Services Department in the Vancouver Office at 604-608-6678 or toll free at 1-855-709-9834.

Yours Truly,

A handwritten signature in cursive script that reads 'Jessie Sekha'.

Certificate of Possession Department
National Home Warranty Group Inc.
encl.

VANCOUVER

1100-1125 Howe Street, Vancouver, BC, V6Z 2Y6
Tel: (604) 608-6678 Fax: (604) 408-1001
Toll Free: 1-888-243-8807

LANGLEY

#200, 8621-201 Street, Langley, BC, V2Y0G9
Phone: (604) 455-9155 Fax: (604) 455-9156
Toll Free: 1-888-243-8807
Ver. 03.17

Aviva Insurance Company of Canada

Represented by its Agent, National Home Warranty Group Inc.

Address of New Home: 5577 Riverbottom Road DUNCAN, BC V9L6H8

Home Warranty Insurance Policy Number: NHWB93180-A10

Name of Residential Builder: DDS Holdings Ltd.

Limited Home Warranty Insurance Policy
For New Home in fee simple ownership

(PURSUANT TO HOMEOWNER PROTECTION ACT AND REGULATIONS)

Notice to the Owner: This Policy covers different components of the New Home for specified periods of time. It is important that the following expiry dates be kept in mind, and that The Program be given prompt written notice of any Defects covered by this Policy. The Program will honour valid claims delivered to the Residential Builder and The Program in writing prior to the applicable expiry dates listed below in accordance with this Policy.

Expiry Dates: (each term begins on the New Home Commencement Date pursuant to the Homeowner Protection Act and Regulations). The following summary of the coverages is for convenience only; refer to the entirety of this Policy, including applicable definitions, for a succinct description of the insurance coverage, limitations and exclusions.

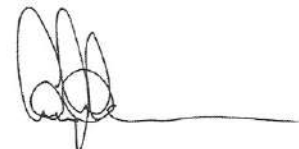
New Home Commencement Date: July 01, 2018

• One Year (Defects in materials, labour and design set out under Part II: Coverages, Article B.1a)	Expires	July 01, 2019	12:01 a.m.
• Two Years (Defects in materials, labour and design set out under Part II: Coverages, Article B.1b)	Expires	July 01, 2020	12:01 a.m.
• Five Years (Defects In The Building Envelope)	Expires	July 01, 2023	12:01 a.m.
• Ten Years (Structural Defects)	Expires	July 01, 2028	12:01 a.m.

This is a limited Home Warranty Insurance policy. It does not cover all components of the New Home. Read this Policy thoroughly. The coverage contained in this Policy is the only Home Warranty Insurance on the New Home which is binding upon The Program.

Enclosed with this Policy is an adhesive label outlining the expiry dates of coverages applicable to the New Home for you to affix in a conspicuous location in the New Home.

In this Policy all capitalized terms shall have the meaning set out in Part I: Definitions.



Authorized signature of Insurer

PART I: DEFINITIONS

In this Policy:

"Act" means the *Homeowner Protection Act* and the regulations thereto, as each is amended from time to time.

"Act of Nature" means an act occasioned by the forces of nature and beyond the reasonable control of the Residential Builder.

"Building Code" means, as applicable:

- (a) the British Columbia Building Code established under the *Local Government Act*; or
- (b) the Vancouver Building Bylaw established under the *Vancouver Charter*,

in force at the time that the building permit was issued for the New Home or, in jurisdictions where a building permit is not required, in force when construction commences.

"Building Envelope" means the assemblies, components and materials of the New Home which are intended to separate and protect the interior space of the New Home from the adverse affects of exterior climatic conditions.

"Defect" means any design or construction, that is contrary to the Building Code or that requires repair or replacement due to the negligence of the Residential Builder or person for whom the Residential Builder is responsible at law.

"Defects In The Building Envelope" means Defects that result in the failure of the Building Envelope to perform its intended function.

"Designated Heritage Building" means a provincial heritage site within the meaning of the *Heritage Conservation Act* or included in the provincial heritage register under that legislation, or protected through heritage designation or included in a heritage register under the *Local Government Act*, the *Vancouver Charter* or the *Islands Trust Act*.

"Developer" means a Residential Builder that sells the Residential Builder's ownership in the New Home, and includes a Vendor that contracts with a General Contractor for the construction of the New Home.

"Driveway" means a surface intended and constructed primarily to be used for vehicular access to or from the New Home.

"Dwelling Unit" means a class of new home which is a building, or a portion of a building that:

- (a) is newly constructed;
- (b) is intended for residential occupancy;
- (c) is a single, self-contained residence usually containing cooking, eating, living, sleeping and sanitary facilities, and
- (d) may contain a secondary suite if permitted by local bylaws.

"General Contractor" means a Residential Builder that is engaged under contract by an Owner, Developer or Vendor to perform or cause to be performed all or substantially all of the construction of the New Home, and includes a construction manager and project manager.

"Home Warranty Insurance" has the same meaning as in section 189.1(1) of the *Insurance Act*.

"Load Bearing" means subjected to or designed to carry loads in addition to its own dead load, but does not include a wall element subjected only to wind or earthquake loads in addition to its own dead load.

"New Home" means the home which is the subject matter of this Policy having the address set out on the first page of this Policy which is a building, or portion of a building, that is newly constructed or being constructed and is intended for residential occupancy.

"New Home Commencement Date" means the date shown on the first page of this Policy for the commencement of the Home Warranty Insurance for the New Home.

"Owner" means a person who purchases the New Home, or contracts with the Residential Builder to construct the New Home, and includes a person who purchases a life interest in the New Home, a strata corporation in respect of common property, common facilities and other assets, a cooperative, corporation or society having an ownership interest in the New Home, and a subsequent purchaser of the New Home.

"Policy" means this limited Home Warranty Insurance policy together with all forms, riders and endorsements attached hereto.

"Residential Builder" means the person named on the first page of this Policy as such, and means a person who engages in, arranges for or manages all or substantially all of the construction of the New Home or agrees to do any of those things and includes a Developer or General Contractor.

"Structural Defect" means:

- (a) any Defect in materials and labour that results in the failure of a Load Bearing part of the New Home; and
- (b) any Defect which causes structural damage that materially and adversely affects the use of the New Home for residential occupancy.

"The Program" means Aviva Insurance Company of Canada represented by its agent, National Home Warranty Group Inc.

"Vendor" means a person who sells their ownership interest in the New Home.

"Walkway" means a surface intended and constructed primarily to be used as a pedestrian access to or from the New Home, and may include stairs.

"Warranty Provider" means a person who has a business authorization under the *Financial Institutions Act* to carry on insurance business.

In addition, if any terms are used in this Policy which are defined in the Act but not defined in this Policy, the meanings given to such terms in the Act will apply.

PART II: COVERAGE

A. GENERAL

1. Subject to the Act, Home Warranty Insurance coverages provided in this Policy may be limited in whole or in part should the Owner be in default of its duties and obligations under the Act and this Policy including but not limited to duties as stated in Part III Conditions, Article B - Duties of Owner.
2. The Program shall provide limited Home Warranty Insurance coverage to the New Home as specified in this Policy, subject to the exclusions, limitations and conditions set out in this Policy, where a claim is made by the Owner within the applicable warranty period in the manner set forth in this Policy.

B. WARRANTY COVERAGES

1. Beginning on the New Home Commencement Date, this Policy provides the following limited Home Warranty Insurance coverage for the materials and labour for the New Home:
 - (a) in the first 12 months,
 - (i) coverage for any for Defect in materials and labour; and
 - (ii) subject to section 2 below, coverage for violation of the Building Code.
 - (b) in the first 24 months,
 - (i) coverage for any Defect in materials and labour supplied for the electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems;
 - (ii) coverage for any Defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the New Home;
 - (iii) coverage for any Defect in materials and labour which renders the New Home unfit to live in; and
 - (iv) subject to section 2 below, coverage for a violation of the Building Code.
2. Non-compliance with the Building Code is considered a Defect covered under this Policy if the non-compliance:
 - (a) constitutes an unreasonable health or safety risk; or
 - (b) has resulted in, or is likely to result in, material damage to the New Home.

3. This Policy provides limited Home Warranty Insurance coverage for Defects In The Building Envelope of the New Home including a Defect which permits unintended water penetration such that it causes, or is likely to cause, material damage to the New Home, for a period of 5 years after the New Home Commencement Date.
4. This Policy provides limited Home Warranty Insurance coverage for Structural Defects for a period of 10 years after the New Home Commencement Date.

C. WARRANTY LIMITS

1. The aggregate limit of liability of The Program under this Policy is the lesser of:
 - (a) the original purchase price paid by the original Owner for the New Home; or
 - (b) \$200,000.
2. When calculating the cost of claims in respect of the limits under this Policy, The Program will include:
 - (a) the cost of repairs;
 - (b) the cost of any investigation, engineering and design required for the repairs; and
 - (c) the cost of supervision of repairs, including professional review but excluding legal costs.

D. LIMITATIONS AND EXCLUSIONS:

1. **General Exclusions from Warranty** – The following are excluded from the limited Home Warranty Insurance coverage under this Policy:
 - (a) landscaping, both hard and soft, including plants, fencing, detached patios, planters, gazebos and similar structures;
 - (b) non-residential detached structures including sheds, garages, carports or outbuildings, or any structure or construction not attached to or forming an integral part of a multi-unit building or other new home;
 - (c) any commercial use area and any construction associated with a commercial use area;
 - (d) roads, curbs and lanes;
 - (e) subject to subsection 2(m) below, site grading and surface drainage except as required by the Building Code;
 - (f) the operation of municipal services, including sanitary and storm sewer;
 - (g) septic tanks or septic fields;
 - (h) the quality or quantity of water, either from a piped municipal water supply or from a well;
 - (i) a water well but excluding equipment installed for the operation of a water well used exclusively for the New Home which equipment is considered to

be part of the plumbing system for the New Home for the purposes of this Policy; and

- (j) in the case of a Designated Heritage Building that is being converted from commercial to residential use, any component of the Designated Heritage Building that has heritage value and does not conform with the Building Code.

Notwithstanding the foregoing, the exclusions set out in this section 1 do not include any of the following to the extent applicable under this Policy:

- (i) a Driveway or Walkway;
- (ii) recreational and amenity facilities situated in, or included as the common property of, the New Home;
- (iii) a parking structure in a multi-unit building; or
- (iv) a retaining wall that (i) an authority having jurisdiction requires to be designed by a professional engineer, or (ii) is reasonably required for the direct support of, or retaining soil away from, the New Home, Driveway or Walkway.

2. Defects Excluded from Warranty - The following items are excluded from the limited Home Warranty Insurance coverage under this Policy:

- (a) weathering, normal wear and tear, deterioration or deflection consistent with normal industry standards;
- (b) normal shrinkage of materials caused by drying after construction;
- (c) any loss or damage which arises while the New Home is being used primarily or substantially for non-residential purposes;
- (d) materials, labour or design supplied by an Owner;
- (e) any damage to the extent that it is caused or made worse by an Owner or third party, including:
 - (i) negligent or improper maintenance or improper operation by anyone other than the Residential Builder or its employees, agents or subcontractors;
 - (ii) failure of anyone, other than the Residential Builder or its employees, agents or subcontractors, to comply with the warranty requirements of the manufacturers of appliances, equipment or fixtures;
 - (iii) alterations to the New Home, including the conversion of non-living space into living space or the conversion of the Dwelling Unit into 2 or more units, by anyone other than the Residential Builder or its employees, agents or subcontractors while undertaking their obligations under the sales contract, and

(iv) changes to the grading of the ground by anyone other than the Residential Builder or its employees, agents or subcontractors;

- (f) failure of the Owner to take timely action to prevent or minimize loss or damage, including the failure to give prompt notice to The Program of a Defect or discovered loss or a potential Defect or loss;
- (g) any damage caused by insects or rodents and other animals, unless the damage results from non-compliance with the Building Code by the Residential Builder or its employees, agents or subcontractors;
- (h) accidental loss or damage from Acts of Nature including, but not limited to, fire, explosion, smoke, water escape, glass breakage, windstorm, hail, lightning, falling trees, aircraft, vehicles, flood, earthquake, avalanche, landslide, and changes in the level of the underground water table which are not reasonably foreseeable by the Residential Builder;
- (i) bodily injury or damage to personal property or real property which is not part of the New Home;
- (j) any Defect in, or caused by, materials or work supplied by anyone other than the Residential Builder or its employees, agents or subcontractors;
- (k) changes, alterations or additions made to the New Home by anyone after initial occupancy, except those performed by the Residential Builder or its employees, agents or subcontractors as required by this Policy or under the construction contract or sales agreement;
- (l) contaminated soil;
- (m) subsidence of the land around the New Home or along utility lines, other than subsidence footings of the New Home or under Driveways or Walkways; and
- (n) diminution in the value of the New Home.

Subsection 2(i) above includes bodily injury, or damage to personal property, caused by mould.

3. Construction Checklist Exclusions - Without limiting, and in addition to, any other exclusions from warranty coverage under this Policy, those items listed in the construction checklist if attached to this Policy as being "homeowner constructed/supervised" are excluded from the limited Home Warranty Insurance coverage under this Policy.

E. LIVING-OUT ALLOWANCE

- 1. If repairs are required under this Policy and damage to the New Home or the extent of the repairs renders the New Home uninhabitable, the Policy will cover reasonable living-out expenses incurred by the Owner. The maximum limit for living-out expenses is One Hundred Dollars (\$100) per day for the complete

reimbursement of actual accommodation expenses incurred by the Owner at a hotel, motel or other rental accommodation up to the day the New Home is ready for occupancy, subject to the Owner receiving 24 hours advance notice.

2. The aforementioned living-out allowance is inclusive of, and subject to, the limits described in article C above.

F. WARRANTY ON REPAIRS AND REPLACEMENTS

1. All repairs and replacements made under this Policy are warranted against Defects in materials and labour until the later of:
 - (a) the first anniversary of the date of completion of the repair or replacement; and
 - (b) the expiry of the applicable Home Warranty Insurance coverage as set out in article B above.
2. All repairs and replacements made under this Policy shall be completed in a reasonable manner using materials and labour conforming to the Building Code and industry standards.
3. The Program reserves the right to use the Residential Builder or any third party to perform the warranty obligations imposed on The Program, and the Owner agrees to cooperate with The Program and the Residential Builder and any third party in carrying out any such obligations.

PART III: CONDITIONS

A. NOTICE OF DEFECTS

1. Within a reasonable time after the discovery of a Defect and before the expiry of the applicable Home Warranty Insurance coverage under this Policy, the Owner must give to The Program and the Residential Builder written notice in reasonable detail that provides particulars of any specific Defects covered by this Policy.
2. The aforementioned written notice must include:
 - (a) the Policy number set out on the first page of this Policy;
 - (b) copies of any relevant documentation and correspondence between the Owner and the Residential Builder; and
 - (c) particulars of the specific Defects as determined to be necessary by The Program to comply with its obligations pursuant to this Policy.
3. The Program cannot provide Home Warranty Insurance coverage for any Defects of which The Program was not notified pursuant to this article A even if such Defects would otherwise be covered by this Policy.

B. DUTIES OF OWNER

1. The Owner must, unless otherwise specifically provided for under the Act:

- (a) properly maintain the New Home in accordance with the recommended maintenance requirements or procedures that were provided to the original Owner by The Program or the Residential Builder; and
- (b) not permit damage to the New Home to worsen from non-discovery of indications of a Defect due to absence of the Owner, where indications of such a Defect would normally have been noticeable by a reasonably prudent person occupying the New Home.

2. The Owner must:

- (a) permit The Program or the Residential Builder, or both, to enter the New Home at all reasonable times, on the giving of reasonable notice to the Owner, to monitor the New Home and its components, inspect for required maintenance, investigate complaints or claims, and/or undertake repairs; and
- (b) provide The Program with all information and documentation that the Owner has available, as reasonably required by The Program, in order to investigate a claim or maintenance requirement, or to undertake repairs.

To the extent that damage to the New Home is caused by the unreasonable refusal of the Owner or occupant to permit The Program or the Residential Builder access to the New Home for reasons set out in subsection 2(a) or to provide information required by subsection 2(b), such damage is excluded from Home Warranty Insurance coverage under this Policy.

3. The Owner must:

- (a) mitigate any damage to a New Home provided that, subject to subsection 3(b) below, such duty to mitigate shall be met through timely written notice to The Program of the Defect after discovering the Defect, or after indications of water penetration or other Defect first become evident, including such indications as:
 - (i) water staining on interior surfaces;
 - (ii) evident water penetration into wall cavities, ceiling or roof spaces, or other areas of the building, even if such water penetration does not appear to be causing damage;
 - (iii) water or dampness in carpeting or other floor finishes;
 - (iv) mould growth or mildew in areas of the New Home where such might be caused by water penetration; and
- (b) take all reasonable steps to restrict damage to the New Home if the Defect requires immediate attention.

To the extent that damage to the New Home is caused or made worse by the failure of the Owner to take reasonable steps to mitigate, as set out in this section 3, such damage may, at The Program's option, be

excluded from Home Warranty Insurance coverage under this Policy.

The Owner's duty to mitigate damage to the New Home set out in this section 3 survives even if:

- (i) the New Home is unoccupied;
- (ii) the New Home is occupied by someone other than the Owner; or
- (iii) water penetration does not appear to be causing damage.

C. SUBROGATED RIGHTS

1. The Owner agrees with The Program that if The Program makes a payment or assumes liability for any payment or repair under this Policy:
 - (a) The Program is subrogated to all rights of recovery of the Owner against any person or persons who may have caused or contributed to the requirement for the payment or repair under this Policy, and
 - (b) The Program may bring an action at its own expense, in the name of the Owner or of The Program, to enforce such rights.
2. The Owner shall fully support and assist The Program in the pursuit of the aforementioned subrogated rights if The Program pursues such subrogated rights.

D. IMPLIED AND EXPRESSED WARRANTIES

The Owner agrees that implied or expressed warranties or representations made by the Residential Builder to the Owner are not binding on The Program except as set out in the Act.

PART IV: OTHER WARRANTY CONDITIONS

A. MANDATORY CONDITIONS

1. In this article A:
 - (a) "**mediation**" means a collaborative process in which 2 or more parties meet and attempt, with the assistance of a mediator, to resolve issues in dispute between them;
 - (b) "**mediation session**" means a meeting between 2 or more parties to a dispute during which they are engaged in mediation;
 - (c) "**mediator**" means a neutral and impartial facilitator with no decision making power who assists parties in negotiating a mutually acceptable settlement of issues in dispute between them; and
 - (d) "**roster organization**" means any body designated by the Attorney General to select mediators for the purpose of the Act.
2. If a dispute between The Program and the Owner arising under this Policy cannot be resolved by informal negotiation within a reasonable time, the Owner may, at the Owner's sole election, require that

the dispute be referred to mediation by delivering to The Program a written request to mediate.

3. If the Owner delivers a request to mediate under section 2 above, The Program and the Owner must attend a mediation session in relation to the dispute.
4. In addition to the requirements of section 3 above, The Program or the Owner may invite to participate in the mediation any other party to the dispute who may be liable.
5. Within 21 days after the Owner has delivered a request to mediate under section 2 above, the parties must, directly or with the assistance of an independent, neutral person or organization, jointly appoint a mutually acceptable mediator.
6. If the parties do not jointly appoint a mutually acceptable mediator within the time required by section 5 above, the Owner may apply to a roster organization which must appoint a mediator taking into account:
 - (a) the need for the mediator to be neutral and independent;
 - (b) the qualifications of the mediator;
 - (c) the mediator's fees;
 - (d) the mediator's availability; and
 - (e) any other consideration likely to result in the selection of an impartial, competent and effective mediator.
7. Promptly after a roster organization selects the mediator under section 6 above, the roster organization must notify the parties in writing of that selection.
8. The mediator selected by a roster organization is deemed to be appointed by the parties effective the date of the notice sent under section 7 above.
9. The date, time and place of the first mediation session must be scheduled by the mediator, and the first mediation session must occur within 21 days of the appointment of the mediator.
10. Despite section 3 above, a party may attend a mediation session by representative if:
 - (a) the party is under legal disability and the representative is that party's guardian ad litem,
 - (b) the party is not an individual, or
 - (c) the party is a resident of a jurisdiction other than British Columbia and will not be in British Columbia at the time of the mediation session.
11. A representative who attends a mediation session in the place of a party referred to in section 10 above:
 - (a) must be familiar with all relevant facts on which the party, on whose behalf the representative attends, intends to rely; and

- (b) must have full authority to settle, or have immediate access to a person who has full authority to settle, on behalf of the party on whose behalf the representative attends.
- 12. A party or a representative who attends the mediation session may be accompanied by counsel.
- 13. Any other person may attend a mediation session if that attendance is with the consent of all parties or their representatives.
- 14. At least 7 days before the first mediation session is to be held, each party must deliver to the mediator a statement briefly setting out:
 - (a) the facts on which the party intends to rely, and
 - (b) the matters in dispute.
- 15. Promptly after receipt of all of the statements required to be delivered under section 14 above, the mediator must send each party's statement to each of the other parties.
- 16. Before the first mediation session, the parties must enter into a retainer with the mediator which must:
 - (a) disclose the cost of the mediation services, and
 - (b) provide that the cost of the mediation will be paid:
 - (i) equally by the parties; or
 - (ii) on any other specified basis agreed by the parties.
- 17. The mediator may conduct the mediation in any manner he or she considers appropriate to assist the parties to reach a resolution that is timely, fair and cost-effective.
- 18. A person must not disclose, or be compelled to disclose, in any proceeding oral or written information acquired or an opinion formed, including, without limitation, any offer or admission made in anticipation of or during a mediation session.
- 19. Nothing in section 18 above precludes a party from introducing into evidence in a proceeding any information or records produced in the course of the mediation that are otherwise producible or compellable in those proceedings.
- 20. A mediation session is concluded when:
 - (a) all issues are resolved;
 - (b) the mediator determines that the process will not be productive and so advises the parties or their representatives; or
 - (c) the mediation session is completed and there is no agreement to continue.
- 21. If the mediation resolves some but not all issues, then at the request of all parties the mediator may complete a report setting out any agreements that the parties to the mediation have made as a result of the mediation,

including, without limitation, any agreements made by the parties on any of the following:

- (a) facts;
- (b) issues;
- (c) future procedural steps.

B. TRANSFER OF WARRANTY TO SUBSEQUENT PURCHASERS

1. Home Warranty Insurance under this Policy pertains solely to the New Home for which it provides coverage and no notice to The Program is required on a change of ownership.
2. All of the applicable unused benefits under Home Warranty Insurance under this Policy are automatically transferred to any subsequent Owner on a change of ownership.

C. HANDLING OF CLAIMS

1. The Program shall, on receipt of a notice of a claim under this Policy, promptly make reasonable attempts to contact the Owner to arrange an evaluation of the claim.
2. The Program shall make all reasonable efforts to avoid delays in responding to a claim under this Policy, evaluating the claim and scheduling any required repairs.
3. If, following evaluation of a claim under this Policy, The Program determines that the claim is not valid or not covered under this Policy, The Program shall notify the Owner of the decision in writing, setting out the reasons for the decision.
4. The notice under section 3 above shall set out the rights of the parties under the third party dispute resolution process referred to in article A of this part IV.
5. Repairs will be undertaken in a timely manner, with reasonable consideration given to weather conditions and the availability of materials and labour.
6. On completion of any repairs, The Program shall deliver a copy of the repair specifications to the Owner along with a letter confirming the date the repairs were completed and referencing the repair warranty provided for in this Policy.

D. DISCLOSURE OF CLAIMS HISTORY

1. On receipt of an inquiry from the Owner of the New Home covered by this Policy regarding the claims experience of the New Home, The Program shall provide the Owner with a history of claims.
2. The history of claims referred to in section 1 above shall include, for each claim:
 - (a) the type of claim that was made;
 - (b) the resolution of the claim;
 - (c) the type of repair performed;

- (d) the date of the repair; and
 - (e) the cost of the repair.
3. The Owner agrees to pay to The Program a fee of \$25 to provide a history of claims.

PART V: MISCELLANEOUS

- 1. The inclusion of headings in this Policy is for convenience only and shall not affect the construction or interpretation of this Policy.
- 2. Each of the provisions contained in this Policy is distinct and severable and a determination of illegality, invalidity or unenforceability of any such provision or part of this Policy by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision of this Policy, unless as a result of such determination this Policy would fail in its essential purposes.

- 3. This Policy shall be governed by and construed in accordance with the law of British Columbia and the law of Canada applicable in British Columbia.
- 4. All disputes and claims, whether for damages, specific performance, injunction, declaration or otherwise, both at law and equity, arising out of, or in any way connected with, this Policy shall be referred to the courts of British Columbia, and the Owner and The Program hereby attorn to the non-exclusive jurisdiction of the courts of British Columbia.
- 5. This Policy shall enure to the benefit of and shall be binding upon The Program and the Owner and their respective heirs, executors, administrators and other legal representatives, successors and permitted assigns.
- 6. Except as expressly provided in this Policy, no amendment, variation or waiver of it shall be binding unless made in writing by The Program. No waiver of any provision or any portion of any provision, of this Policy shall constitute a waiver of any other part of the provision or any other provision of this Policy nor a continuing waiver unless otherwise expressly provided.

National Home Warranty Group Inc. and Aviva Insurance Company of Canada are member companies of Aviva Canada Inc. We are committed to protecting and keeping private our customers' personal information. For more information, please visit www.avivacanada.com to review our Privacy Policy, or contact our Privacy Officer at:

10 Aviva Way, Suite 100
Markham, ON
L6G 0G1
Toll Free: 1-800-387-4518 Ext. 54171

For inquiries about your Policy, please contact National Home Warranty Group Inc. at:

1100, 1125 Howe Street,
Vancouver, British Columbia,
V6Z 2Y6
Tel: 604-608-6678
Fax: 604-408-1001
Toll Free: 1-888-243-8807



If you need to file a claim...

Nobody wants to be faced with a claim situation, especially new home buyers.

Please read your warranty policy carefully to find out what is specifically covered; including any conditions, exclusions, expiry dates, or claim reporting cut-offs that you need to know about. Since not all deficiencies and defects with your new home are covered – such as non-completed items and contractual issues – it's always a good idea to read your warranty policy in full. It's also important to keep all relevant documents and correspondence between you and your builder, as these may be requested during the claims process. Finally, remember that your home warranty stays with the home, no matter who owns it.

When to file a claim

Are you faced with a situation and considering filing a claim? Before contacting Aviva, please ensure:

- ✓ You have already made an attempt to resolve the issue with your builder
- ✓ Your builder was unable to resolve the issue within a reasonable amount of time
- ✓ Your home warranty coverage has not expired
- ✓ Your reporting period to file a claim has not passed

In addition, BC Housing's Residential Construction Performance Guide is an excellent tool to assist you in determining whether or not the concern with your new home might be covered by your home warranty insurance. Visit the Home Warranty Insurance Claims section of their website <https://www.bchousing.org/licensing-consumer-services/new-homes/>.

How to file a claim

In order to submit a claim for a warranted defect, you must do so by **providing written notice** to both Aviva Insurance Company of Canada and your builder. You can submit your notice of claim to Aviva home warranty claims via:

Email: hwclaimscanada@aviva.com,
Mail: #1100, 1125 Howe Street, Vancouver, BC, V6Z 2Y6, or
Fax: (604) 408-1001

Please be sure to include the current date as well as the following information:

- ✓ Your policy number
- ✓ Your full name
- ✓ Your home address
- ✓ Your phone number
- ✓ Your e-mail address if applicable
- ✓ A detailed description of each item being claimed, including the specific location in the home
- ✓ Any other details you feel are relevant

If you own a home in a multi-family strata building, and you believe there may be defect claims relating to the common property, please notify your strata council and/or your property manager so that they can submit a claim on your behalf.

Additional information including the Maintenance Manual can be found on your home warranty administrator, National Home Warranty's, website www.nationalhomewarranty.com

VANCOUVER

#1100, 1125 Howe Street, Vancouver, BC, V6Z 2Y6
Tel: (604) 608-6678 Fax: (604) 408-1001
Toll Free: 1-888-243-8807

EDMONTON

#213, 625 Parsons Road SW, Edmonton, AB, T6X 0N9
Phone: (780) 425-2981 Fax: (780) 426-2723
Toll Free: 1-800-472-9784

SCHEDULE OF WARRANTY EXPIRY DATESFor a detached New *Home* in fee simple ownership

Warranty "New Home Commencement Date" July 01, 2018

Coverages for the Home(terms begin on the *New Home Commencement Date*)

One Year (all materials and labour)	Expires	July 01, 2019	12:01am
Two Years (major systems, exterior cladding, Building Code)	Expires	July 01, 2020	12:01am
Five Years (building envelope)	Expires	July 01, 2023	12:01am
Ten Years (structural)	Expires	July 01, 2028	12:01am

National Home Warranty Group Inc. is one of Western Canada's leading warranty providers. Together with Aviva Insurance Company of Canada (Aviva Canada), we provide new home warranty coverage to 15,000 homes and homeowners every year. Aviva Canada is one of the country's leading property and casualty insurance groups and provides home, auto, and business insurance to more than 3 million customers.

For inquiries about your policy, please contact National Home Warranty Group Inc. at:

1100 - 1125 Howe Street, Vancouver, British Columbia V6Z 2Y6 Tel: (604) 608-6678 Fax: (604) 408-1001 Toll Free: 1-888-243-8807

WPS-SF-Dec /2011

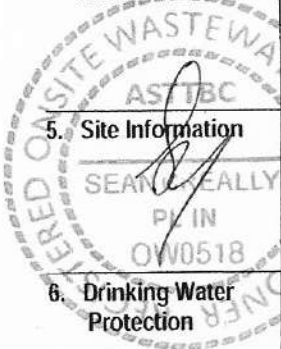


RECORD OF SEWERAGE SYSTEM

island health

Filing # (OFFICE USE ONLY) DC17/127

1. Property Information	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration	<input type="checkbox"/> Repair	<input type="checkbox"/> Amendment - Original Filing #
	Tax Assessment Roll #			PID # 002-036-398
	Legal Description (Plan, Lot, District Lot, Block Numbers) LOT 18, SECT 7, RG 2, SAHTLAM DIST, PLAN 28275			
	Street (Civic) Address or General Location 5577 RIVERBOTTOM RD WEST			City DUNCAN BC
2. Owner Information	Name of Legal Owner DANIAL MCCOMB		Mailing Address 5577 RIVERBOTTOM WEST	
	Phone	City SAME	Prov BC	Postal Code V9L 6H8
3. Authorized Person Information	Name of Authorized Person SEAN CUMMILLY		Mailing Address 3472 VEINER AVE	
	Phone 250 715-8250	City CORBLE HILL	Prov BC	Postal Code V0R 1L2
	Registration # 0W0518		Email	
4. Structure Information	Sewerage System Will Serve:			
	<input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Other Structure (specify) _____ <input checked="" type="checkbox"/> Other Dwelling (specify) 2-BED + 1 BED			
The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one)				
<input checked="" type="checkbox"/> Less than or equal to 9,100 litres <input type="checkbox"/> More than 9,100 litres but less than 22,700 litres				
5. Site Information	Depth of native soil to seasonal high water table or restrictive layer (cm) 180cm+		Information respecting the type, depth and porosity of the soil is attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	GPS Location of System (decimal degrees) Latitude 36.850700 Longitude -119.890150			
	Horizontal Accuracy (m) _____		<input type="checkbox"/> Recreational GPS <input type="checkbox"/> Differential GPS	
6. Drinking Water Protection	Will the sewerage system be located less than 30 m from a well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	If yes, attach a professional's report and specify the intended distance _____ (m) Distance of proposed sewerage system to the closest body of surface water 30m (m)			
7. System Information	Sewerage treatment method <input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3			
8. Legal or Regulatory Considerations	<input checked="" type="checkbox"/> Construction of the proposed sewerage system will not conflict with legal instruments registered on the property.		Is this filing submitted as the result of an order from the Health Authority? <input type="checkbox"/> Yes (attach a copy of the order) <input checked="" type="checkbox"/> No	
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
9. Plot Plan and Specifications	Plot Plan (to scale) and specifications are attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	<input checked="" type="checkbox"/> The plans and specifications are consistent with Standard Practice Source of Standard Practice: <input checked="" type="checkbox"/> Ministry of Health Standard Practice Manual <input type="checkbox"/> Other			
10. Authorized Person's Signature	Signature 		OFFICE USE ONLY	
	Date JUNE 27, 2017	Filing Accepted Date June 27/17 Receipt Number 217491		



General Summary of the Sewage System

Filing #: _____ Date: JUNE, 27, 2017

Civic Address: 5577 RIVERBOTTOM WEST

Legal Description: LOT 18, SEC 7, R6.2, SAITLAM DIST, PLAN 28275

Property Size: 0.42 HA Total Flow Rate: 1700 L.P.D. # of Bedrooms: 2+1

Total Floor Area max: 185m² sq m System Type: TYPE-1 GRAVITY FLOW
+90m²

Soil Evaluation Results

Slope of Site (at Dispersal Area): 2 % Restrictive Layer Depth: 180 ± cm

Restrictive Layer: TOP 25cm DIG OUT SILTY SOIL THEN SAND + GRAVEL
(SEASONAL, HIGH WATER TABLE, LOW PERMEABILITY SOIL, HARDPAN, OR BEDROCK)

Perk Rate Average: 1:40 min/inch

Type of Soil: COARSE GRAVELLY SAND



Completed Design Components

DDF: 1700 / HLR: 42 / Trench Width: = Total Length:

AIS = Flow rate: 1700 LPD/ HLR: 42 = sq m: 40m²

Septic tank to be: 5005L Litres, Manufacturer: PANS PRE-CAST

Type: CONCRETE

Pump Chamber to be: Litres, Manufacturer:

Type:

Pump Manufacturer: Size: Voltage:

Installed: Pump Line: Reg Float:

High Water Alarm Float: High Water Alarm:

Electrical Panel:

Lateral: 7.6cm PVC PERF Hole Size: FACTORY mm

Hole Spacing: FACTORY cm Trench Size: m Trench Type: BED

Trench Spacing: m

Bed Size L: 14m W: 3m Depth: 45 ~~30~~ cm m Material: 20m WASHES
DRAIN ROCK

Treatment Plant to be (name): N/A

Treatment Capacity: N/A L.D.P. Type: N/A

Percolation Tests

Civic Address: 5577 RIVERBOTTOM RD WEST Date: JUNE 26 2017

Legal Address: LOT 18, SECT, R6.2, SAHLMAN DIST, PLAN 28275

Holes pre-soaked for 2 hrs.

Perc. hole # <u>1</u>
Location:
1:20 min. / inch
1:30 min. / inch
1:40 min. / inch
min. / inch
Depth: <u>24</u> inches, ___ cm

Perc. hole # <u>2</u>
Location:
1:50 min. / inch
1:55 min. / inch
1:50 min. / inch
min. / inch
Depth: <u>30</u> inches, ___ cm

Perc. hole #
Location:
min. / inch
min. / inch
min. / inch
min. / inch
Depth: ___ inches, ___ cm

Perc. hole #
Location:
min. / inch
min. / inch
min. / inch
min. / inch
Depth: ___ inches, ___ cm

Average Perc. Rate: 1:40 min/inch or 2.5 cm



Observed Soil Conditions

Test Pit Logs

Date*: JUNE, 21, 2017 Site: 5577 RIVERBOTTOM RD WEST Logged by: SP

TP# | Pit Location: SEE SITE PLAN Slope: 2%

Soil Horizons (depths measured in cm / m / in / ft)

Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	12	DRK BAN	LOAM	SG	LOOSE	3%	F-12 LOTS	NONE	DRY
12	30	SUHT BAN	SL	"	"	5%	F-30 LOTS	"	"
30	180+	GREY	CBS	"	"	30%	F-130 FEWER	"	"

Notes
 CGS = COARSE GRAVELLY SAND
 TP # 2 SAME AS ABOVE.

Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								

Notes

Based on USDA Field Book for Describing and Sampling Soils (2002).
 * Date water table measured



PROPERTY OWNER'S DECLARATION

PROPERTY INFORMATION

Legal Description LOT 18 SECTION 7 RANGE 2 SAHILAM DISTRICT
 Common Address 5577 RIVER BOTTOM RD. WEST PLAN 28275
STREET NUMBER/STREET

DUNCAN B.C. V9L 6H8 Lot Size: 1.03 hectares/acres
CITY/PROVINCE/POSTAL CODE

Property Tax Information:

P.I.D.# 002-036-398 Folio# _____

OWNER INFORMATION

Legal Owner's Name: DANIAL M COMB

Owner's Mailing Address: 5577 RIVER BOTTOM RD. WEST

Owner's Telephone: Work: _____ Fax: (____) _____

Residence: _____ Fax: (____) _____

Cell: (____) _____

BUILDING INFORMATION

Type of Facility (check one): Residence Other (describe) _____

Size of Building	Residence Living Area	
	FEET ²	M ²
Basement		
Main Floor	1998 SQ FT.	
2 nd Floor	-	
3 rd Floor	-	
Total area	1998 SQ FT.	

Other Facility (Total Area)	
FEET ²	M ²

of bedrooms 2



PLANNED USES

- 1. If the basement is unfinished, what is its intended use? _____
- 2. Does the basement have plumbing or electrical provisions to add a separate living suite? Yes _____ No
- 3. Do you plan on having a Bed and Breakfast or suite? Yes _____ No
If yes, please provide details: _____
- 4. Do you plan on having an in-sink garbage disposal unit? _____

OTHER INFORMATION

Do or will you have a well? Yes No _____

If No, source of domestic drinking water is _____

If Yes, what is its location: OVER 100 FT AWAY

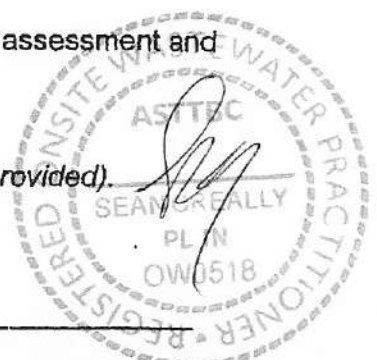
Location of neighboring wells: OVER 100 FT AWAY

Are there any covenants or easements on property: Yes No _____

ITEMS TO BE PROVIDED BY THE OWNER

The following items are to be provided by the Owner prior to the start of a site assessment and the Owner agrees herein to supply them at their expense:

- 1. Plans and specification of building, site access and landscaping plans.
- ② Plot plan or lot survey.
- 3. Signed engagement contract to authorize planner to begin work (sample provided).
- ④ Land Title's Search results.
- 5. Reference plans and terms of any covenants or easements.
- 6. Location of all existing services
200'∞ c/w V.I.H.A



DECLARATION STATEMENT

I/We, the undersigned declare that I/we are legal owners of the above-described property and the information given above is true and accurate for the purpose of planning, designing, constructing, and maintaining a Sewerage System for said property, and that any changes, alterations, or amendment to this above information will be provided to the "authorized person," as defined in the BC Health Act, Sewerage System Regulation 324/2004, in writing immediately prior to any installation of a sewerage system.

Signature of Owner(s)

Date of Declaration: JUNE 25/2017

DANIAL M COMB
Print Name

[Signature]
Signature

Print Name

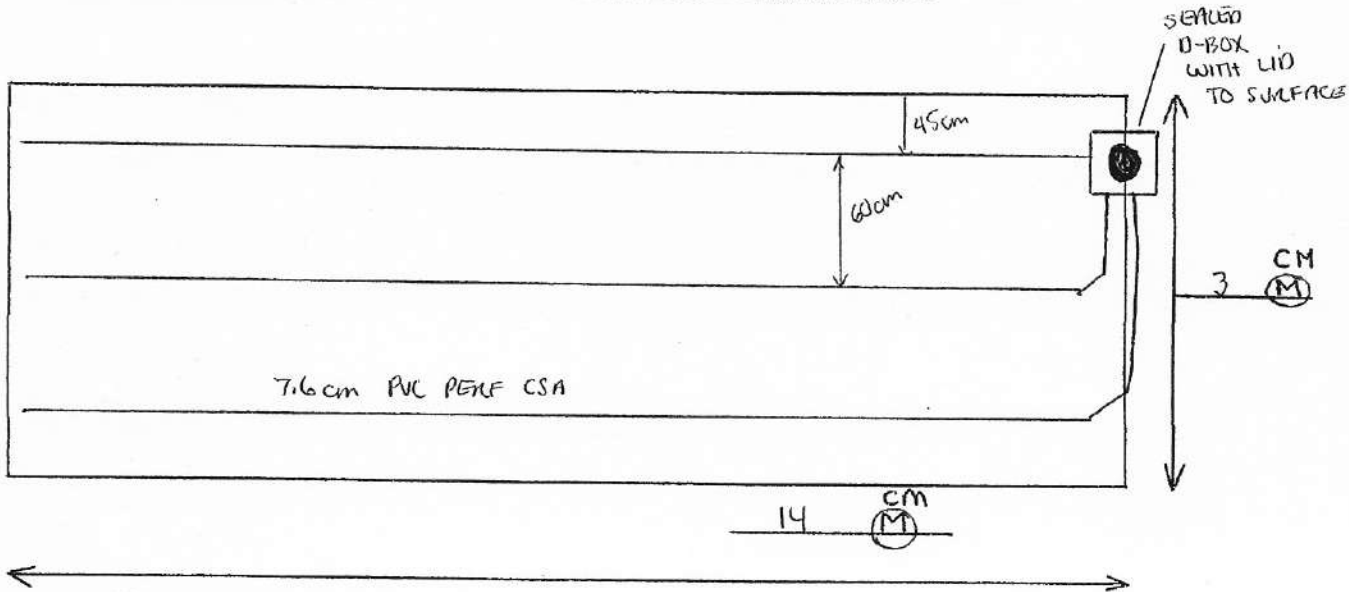
Signature

DATE: JUNE 21, 2011

ADDRESS: 5577 RIVERBOTTOM RD WEST

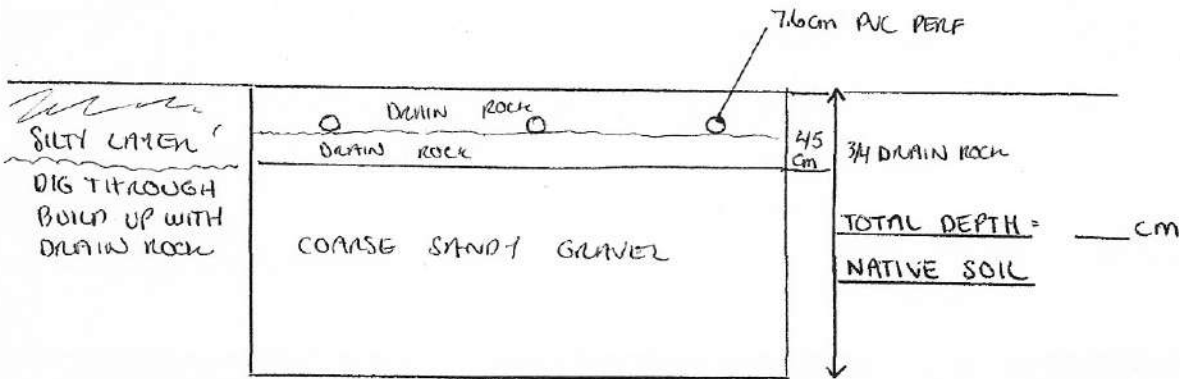
LEGAL DESCRIPTION: LOT 18, SECT 1, RG. 2, SAHLM

DIST, PLAN 28275



MOD- C-33 SAND - DEPTH _____ CM

AGGREGATE - DEPTH _____ CM



WIDTH = _____ cm or m

TRENCH	<input type="checkbox"/>
BED	<input checked="" type="checkbox"/>



**SITE PLAN OF
LOT 18, SECTION 7, RANGE 2,
SAHTLAM DISTRICT,
PLAN 28275.**

SCALE 1 : 500

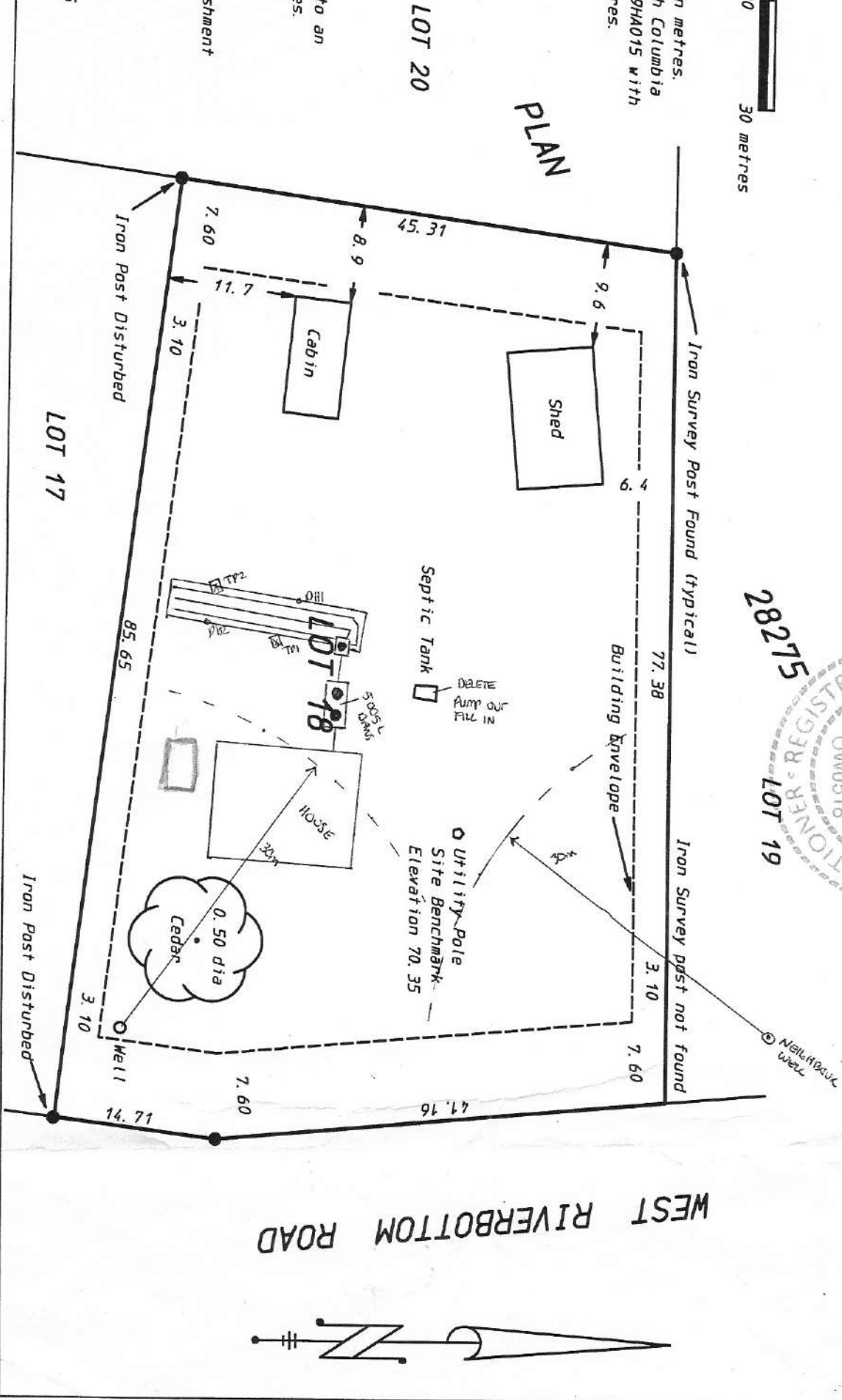


All distances and elevations are in metres.
Elevations are derived from British Columbia
Water Management branch Monument 89HA015 with
a published elevation of 73.45 metres.

All clearance distances are shown to an
accuracy of plus or minus 0.1 metres.

This Plan is not for the re-establishment
of property boundaries.

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B. C. V9L 2T1 (250) 746-4745
FILE 17-7984. SKT MAR 24, 2017



Note: Lot 18 lies within the C. V. R. D.
Area F and is Zoned RC-3.
Bylaw setback requirements are as follows:
Residential & Accessory Uses

Front	7.5 m
Side (Interior)	3.0 m
Side (Exterior)	4.5 m
Rear	7.5 m

WEST RIVERBOTTOM ROAD

Menzies Electric
 2975 George Street V9L 2A8
 250-715-7567
 Tax#803573203RT0001

745421

DATE NOV 19 2013
 N° DE TAXE
 TAX REG. NO.

VENDU À SOLD TO DAN McCOMB	EXPÉDIER À SHIP TO
ADRESSE ADDRESS 5579 WEST RIVER ROAD RD. V9L 6H8	ADRESSE ADDRESS

COMMANDE DU CLIENT CUSTOMER'S ORDER	VENDU PAR SOLD BY	CONDITIONS TERMS	FAB FOB	VIA
--	----------------------	---------------------	------------	-----

QUANTITÉ QUANTITY	DESCRIPTION	PRIX PRICE	UNITÉ UNIT	MONTANT AMOUNT
	WIRE SUIT AND PUT IN SUB PANEL			
	MATERIALS			469 00
15 1/2	APPRENTICE HOURS	35 00	/HR	542 50
	ELECTRICAL PERMIT			140 00
			SUB	1151 50
			TPS/GST TVH/HST	57 58
			TVP/PST	
			TOTAL	1209 08

FACTURE
INVOICE

STAPLES 518



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Dan Johnson, Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca