

# RESIDENTIAL



Date of disclosure: Feb 2, 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

**ADDRESS/BARE-LAND STRATA LOT #:** 40 Kelvin Grove Way Lions Bay BC V0N 2E0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
<b>1. LAND</b>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		AK		
B. Are you aware of any existing tenancies, written or oral?	AK			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		AK		
D. Is there a survey certificate available?			AK	
E. Are you aware of any current or pending local improvement levies/charges?	AK			
F. Have you received any other notice or claim affecting the Premises from any person or public body?		AK		
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?				AK
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?				AK
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the <i>Water Sustainability Act (British Columbia)</i> ?				AK
D. Are you aware of any problems with the water system?		AK		
E. Are records available regarding the quantity of the water available?			AK	
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?		AK		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		AK		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				AK
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	AK			
B. To the best of your knowledge, is the ceiling insulated?	AK			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		AK		

ADDRESS/STRATA UNIT #:

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Kelvin Grove Way

Lions Bay

BC VON 2E0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?			AKC	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>				AKC
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		AKC		
G. Are you aware of any structural problems with any of the buildings?		AKC		
H. Are you aware of any additions or alterations made in the last sixty days?		AKC		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		AKC		
J. Are you aware of any problems with the heating and/or central air conditioning system?		AKC		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		AKC		
L. Are you aware of any damage due to wind, fire or water?		AKC		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>15</u> years)		AKC		
N. Are you aware of any problems with the electrical or gas system?		AKC		
O. Are you aware of any problems with the plumbing system?	AKC			
P. Are you aware of any problems with the swimming pool and/or hot tub?				AKC
Q. Do the Premises contain unauthorized accommodation?		AKC		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		AKC		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		AKC		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		AKC		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____		AKC		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		AKC		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		AKC		
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		AKC		

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DATE OF DISCLOSURE

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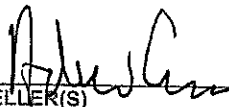
4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		APZ		
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		APZ		


ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

1 B - Tenanted month to month  
 1 E - Notice of possible levy for replacement of Kelvin Grove Treatment Plant. (Notice Attached)  
 30 - Bath tub faucet leaks under enclosure when in use. Bath tub has not been used since leak found.

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

  
 SELLER(S) Andrew John Crane

  
 SELLER(S) Beverly Juanita Dicks

The buyer acknowledges that the buyer has received, read and understood a signed copy of this Property Disclosure Statement from the seller or the seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr. \_\_\_\_\_  
 The prudent buyer will use this Property Disclosure Statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

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## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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January 11, 2021

Dear Property Owner:

**RE: Funding for the new Kelvin Grove Wastewater Treatment Plant (WWTP)**

The new Kelvin Grove WWTP is nearing completion. It has been financed during construction with a draw from the Municipality's reserves. As previously communicated, this internal borrowing must be repaid by the beneficiaries of the new plant – the owners of the parcels of land that are connected to, or which can be connected to, the WWTP. There are essentially two options for collecting the repayment: a parcel tax or sewer user fees.

Parcels taxes are local government taxes levied on a designated area of land - i.e. a lot registered with the Land Title Survey Authority, or a folio from the property assessment roll. A parcel tax may be levied on properties that currently receive sewer service as well as properties that have a reasonable opportunity to receive sewer service, such as undeveloped lots. Parcel taxes are included on the property tax notices and can be deferred (as part of the provincial property tax deferral program in accordance with the terms of that program).

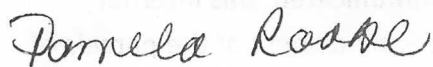
Alternatively, the annual costs for repayment of the capital expenditure for the new WWTP could be added to the current sewer user fees until the debt is repaid. Sewer user fees are charged annually (invoiced in February). Unlike parcel taxes, sewer user fees cannot be deferred. As well, sewer user fees are only payable by homes that are currently connected to the WWTP, not by vacant lots, so using this method would not result in an equal share paid by vacant lot owners.

The estimated cost of the WWTP (to date) is \$1,160,000. There is approximately \$200,000 in the sewer surplus which results in a balance of approximately \$960,000 to finance. This cost would be divided over 86 parcels if repaid by the sewer user fees (\$11,163 per parcel before interest) or divided over 95 parcels if repaid by a parcel tax (\$10,105 per parcel before interest).

The period over which the cost is to be repaid will need to be established by Council. As this capital project has been funded to date from the Municipality's reserves, there is a need to replenish this expenditure within a reasonable time frame (eg: 5-10 years).

Staff will be presenting a report to Council at the January 19, 2021 Council Meeting with recommendations regarding the funding options. You are invited to provide comment in writing in advance of the meeting or at the meeting during the public participation section.

Yours sincerely,



Pamela Rooke  
Chief Financial Officer  
Village of Lions Bay

cc: Council