



INFORMATION PACKAGE



The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification



COVID SHOWING PROTOCOLS

HELLO! Thank you for showing our listing. Following are the showing protocols for viewing The Agency's occupied listings. These are for the safety of our clients, tenants, you and your client's, as well as the agents and clients that may follow you to view the property.

PLEASE TAKE THEM SERIOUSLY, WE DO!

If you are not well, have been out of the country in the past 3 weeks, have been in the company of anyone returning from high risk locations or diagnosed with Covid 19 in the past 3 weeks, we would ask that you NOT enter/show this home for the safety of all concerned.

We are all professionals and as such we are confident that you will have initiated your own methods. What follows is what we have told our clients will happen when their house is shown, so we are all relying on you to stick to the plan. You should have your own sanitizing wipes, new unused disposable one-time use surgical gloves (do NOT use reusable gloves like garden gloves etc.). Gloves should be put on immediately prior to entering the home, do not put them on then go and touch your car etc. as it will defeat the purpose of having new gloves on.

Arrival & Viewing

- There will be no feature sheets in the house, please download the electronic version for your clients.
- You and your clients are not to touch ANYTHING in the house. This includes leaning against walls etc. It is straight up, hands in pockets for the clients.
- If anything needs to be opened or touched, it should only be the agent touching it, if you do touch something or your client inadvertently touches anything, ensure it is wiped down with sanitizing wipes.
- Our clients will have sanitized/cleaned the doorknobs and handles for the main entry door, railings and access doors to outside. It is preferred (if possible) if you view the outside by going back out the main entry door and walking around the property as opposed to opening other doors to go outside. Our goal is to have the least amount of contact touch points in the house as possible to reduce risk.
- All of all the necessary doors, cupboards, closets will be open so there will be easy access to view inside. Not all of the kitchen cupboards will be open, but there will be a sufficient number for you to get the idea of what is there.
- The lights will be on, please leave them on to avoid touching the switches.
- Agents and client must stay together at all times.
- Please DO NOT bring any children to the showing. We would prefer that not more than two adults attend the showing.

The Agency

Cowichan Office: +1 (250) 710 8779 Email: brian.danyliw@TheAgencyRE.com Web: TheAgencyRE.com/bc



- Please do not try to operate ANY mechanical devices including fireplaces, garage remotes, climate controls, ceiling fans or anything else. The operational condition will be verified during a building inspection if you make an offer on the property.
- Please do not use the bathrooms. If it is unavoidable, please let us know after the showing so we can advise our clients and they can take the necessary steps they feel are in order.

Departure

- When you have finished viewing the home please do not linger inside for discussions.
- Please use sanitizing wipes on the inside and outside of the doorknob and wipe down the lock box.
- Please take any gloves or sanitizing wipes you have used with you when you leave and dispose of them in a safe manner. Do not leave them in the home.

Thank you for viewing the property and helping us keep our clients, you and your clients safe, and those who follow you safe!

The Agency

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9225 NIGHTHAWK ROAD

COTTAGE AT MARBLE BAY

4 BEDS | 3 BATHS | 2,568 SQ. FT. | 1 SQFT LOT

This three storey, 4 beds home has 24' vaulted ceilings, an open concept, custom kitchen with island, dining room, living room with wood stove, a bedroom, 2-piece bathroom on the main floor. Sliding glass doors to the deck with a hot tub and a pergola. The upper floor has office space, primary bedroom, walk in closet and ensuite. The lower floor has two bedrooms, 4-piece bath, a family room, flex space. Included in the strata fee is access to the 4.5 acre lakefront park

OFFERED AT \$949,000

BRIAN DANYLIW

Brian.Danyliw@TheAgencyRE.com

250.710.8779



THEAGENCYRE.COM



Special Features – 9225 Nighthawk Road

Location/Property

- Minutes away from trails for hiking and biking
- Minutes away from shopping, restaurants, and medical buildings
- In the heart of Cottages of Marble Bay
- 0.54 Acres lot
- 4.5 acres lakefront park shared

Main Floor

- 1031 sq. ft. finished.
- Wood burning fireplace to keep you cozy
- Living room with beautiful mountain view
- Vaulted ceiling
- One bedroom
- 2-piece bathroom
- Large dining room, great for entertaining
- Large deck with hot tub and pergola a place to relax and take in the lake and mountain views

Kitchen

- Custom kitchen
- Double sink
- Huge island
- Beautiful views



Special Features – 9225 Nighthawk Road

Upper Floor

- 506 sq. ft
- Office nook
- Large primary bedroom
- Ensuite
- Walk in Closet

Lower Floor

- 1031 sq. ft
- 2 additional bedrooms
- 3- piece bathroom
- Laundry
- Flex space
- Family room

Others

- Hot tub with lake and mountain views
- RV parking
- Pergola a place to relax



9225 Nighthawk Rd, Lake Cowichan

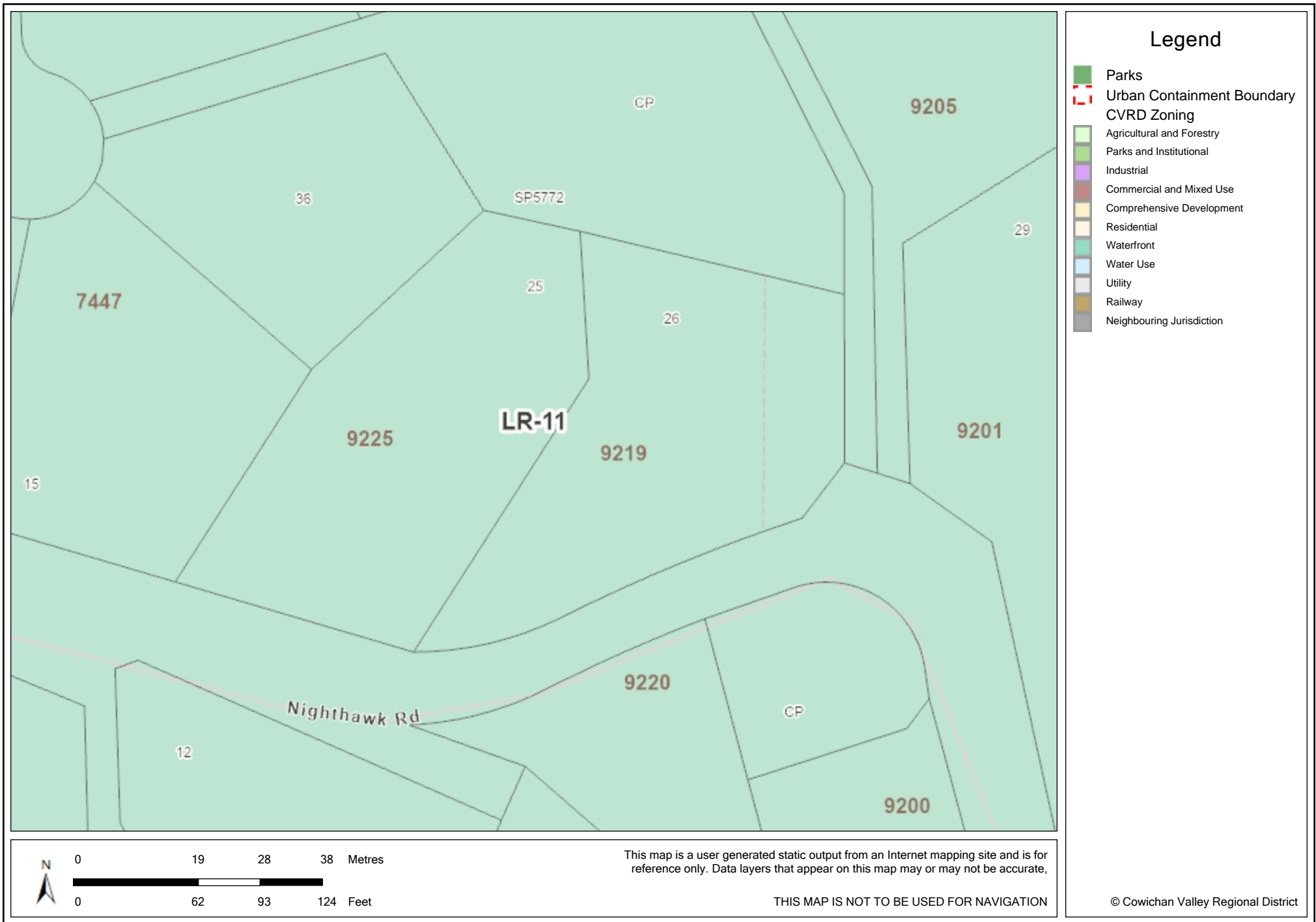
Legal:	Strata Lot 25, Block 180, Plan VIS5772, Cowichan Lake Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
PID:	027-365-131		
Price:	\$949,000	Listing No.:	L21-20
Taxes (Year):	\$3,497 (2020)	Title:	Freehold
Strata Fee:	\$190	Year of fee:	2021
Zoning:	C-4	Zoning Type:	Residential
Lot Size:	0.56 Acres	Year Built:	2010
Total Area:	2568 sq.ft.	Finished Area:	2568 sq.ft.
Style:	A-Frame	No. of Floors:	3
Bedrooms:	4	Bathrooms:	3
Construction:	Wood Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Hardi Plank
Water:	Municipal	Sewer:	Connected
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Baseboards	Fuel:	Electric
No. of Fireplaces:	1	Fireplace Fuel Type:	Wood
Roofing Material:	Membrane	Roof Age:	N/A
Garage:	N/A	Additional Parking:	Yes
Windows:	Thermo	In Ground Sprinkler:	N/A
RV Parking:	Yes	Outbuildings:	N/A
Pool:	N/A	Hot Tub:	Yes
Built In Vacuum:	N/A	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes!

The above information is from sources deemed reliable, but it should not be relied upon without independent verification.



9225 Nighthawk Rd, Lake Cowichan

Home Warranty:	N/A	Views:	Water/Mountain
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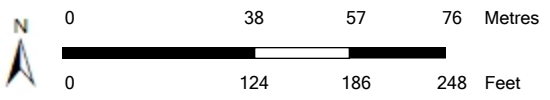




Legend

- Parks

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



5.11A LR-11 LAKEVIEW RECREATIONAL 11 ZONE

Subject to compliance with the general regulations detailed in Parts 3 of this Bylaw, the following regulations shall apply to the LR-11 Zone:

1. Permitted Uses

The following uses and no others are permitted in an LR-11 Zone:

- a) Recreational residence

The following accessory uses are permitted in the LR-11 Zone:

- b) Community service facility;
- c) Home office;
- d) Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the LR-11 Zone is 1600 m².

3. Servicing

All parcels in the LR-11 Zone shall be connected to a community sewer system and a community water system.

4. Number of Recreational Residences

Not more than one recreational residence is permitted on a parcel that is zoned LR-11.

5. Footprint Area

The maximum footprint area for a recreational residence on a parcel in the LR-11 Zone is 105 m², plus a covered, unenclosed deck attached thereto not exceeding 31 m² and not extending more than 3.7 metres from a foundation wall.

6. Setbacks

The following minimum setbacks apply in the LR-11 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	4.5 m
Interior Side Parcel Line	4.5 m
Exterior Side Parcel Line	4.5 m
Rear Parcel Line	4.5 m

7. Height

The following maximum height regulations apply in the LR-11 Zone:

- a) Principal Buildings and structures 10 m
- b) Accessory buildings and structures 6 m

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures in the LR-11 Zone

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this bylaw.

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

EXAMPLE ONLY:

“The attached Property Disclosure Statement dated _____ yr. _____ is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE:

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: August 04 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 #: 9225 Nighthawk Youbou BC V0R 2G1 (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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY	
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		no			
B. Are you aware of any existing tenancies, written or oral?		no			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		no			
D. Is there a survey certificate available?			no		
E. Are you aware of any current or pending local improvement levies/charges?		no			
F. Have you received any other notice or claim affecting the Premises from any person or public body?		no			
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <u>WELL</u> <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?					
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?					
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> ?					
D. Are you aware of any problems with the water system?					
E. Are records available regarding the quantity of the water available?					
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <u>SEPTIC</u>					
G. Are you aware of any problems with the sanitary sewer system?					
H. Are there any current service contracts: (i.e., septic removal or maintenance)?					
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?					
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?					
B. To the best of your knowledge, is the ceiling insulated?					
C. To the best of your knowledge, have the Premises ever contained any asbestos products?					

INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

9225 Nighthawk

Youbou

BC V0R 2G1

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?	Yes			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input checked="" type="checkbox"/> (ii) received WETT certificate? <input checked="" type="checkbox"/>	Yes	No		
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		No		
G. Are you aware of any structural problems with any of the buildings?		No		
H. Are you aware of any additions or alterations made in the last sixty days?		No		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		No		
J. Are you aware of any problems with the heating and/or central air conditioning system?		No		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		No		
L. Are you aware of any damage due to wind, fire or water?		No		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>11</u> years)		No		
N. Are you aware of any problems with the electrical or gas system?		No		
O. Are you aware of any problems with the plumbing system?		No		
P. Are you aware of any problems with the swimming pool and/or hot tub?		No		Yes
Q. Do the Premises contain unauthorized accommodation?		No		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		No		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		No		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		No		
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? _____		No		
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)		No		
W. Is there a radon mitigation system on the Premises?		No		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		No		
4. GENERAL				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		No		

INITIALS

[Handwritten Initials]	[Handwritten Initials]	[Handwritten Initials]	[Handwritten Initials]
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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 9225 Nighthawk Youbou BC V0R 2G1

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>		W W		
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?		W W		

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

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.

Victor Gregg Wizbicki
SELLER(S)

Colleen Wizbicki
SELLER(S)

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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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

EXAMPLE ONLY:

“The attached Property Disclosure Statement dated
_____ yr. _____ is incorporated into
and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE:

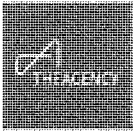
The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the property has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the Unit.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the Unit and the Development may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the Unit or the Development and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the disclosure statement or on an inspection report.

SIX IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the property. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the Unit.
2. The buyer must still make the buyer's own inquiries concerning the Unit in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. “Unit” is defined as the living space, including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Lands” is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. “Development” is defined as the Lands, the Unit and all other strata lots and Common Property.



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: August 05 2021

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 9225 Nighthawk Youbou BC V0R 2G1 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:
 Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)
 _____ Other Building(s) Please describe _____

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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		N/A		
B. Are you aware of any existing tenancies, written or oral?		N/A		
C. Are you aware of any current or pending local improvement levies/charges?		N/A		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		N/A		
2. SERVICES				
A. Indicate the water system(s) the Development uses: Municipal <input type="checkbox"/> Community <input checked="" 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>	N/A			
B. If you indicated in 2A that the Development has 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?	N/A			
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?			N/A	
C. If you indicated in 2A that the Development has 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> ?			N/A	
D. Are you aware of any problems with the water system?		N/A		
E. Are you aware of any problems with the sanitary sewer system?		N/A		
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	N/A			
B. Has the fireplace, fireplace insert, or wood stove installation been approved:				
(i) By local authorities? <input checked="" type="checkbox"/>	N/A			
(ii) Received WETT certificate? <input checked="" type="checkbox"/>				

INITIALS aw/fe

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 9225 Nighthawk Youbou BC V0R 2G1

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. (i) Has this Unit been previously occupied?	no			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		no		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		no		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		no		
F. Are you aware of any structural problems with any of the buildings in the Development?		no		
G. Are you aware of any problems with the heating and/or central air conditioning system?		no		
H. Are you aware of any damage due to wind, fire or water?		no		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		no		
J. Are you aware of any leakage or unrepaired damage?		no		
K. Are you aware of any problems with the electrical or gas system?		no		
L. Are you aware of any problems with the plumbing system?		no		
M. Are you aware of any pet restrictions?		no		
N. Are you aware of any rental restrictions?	no	no		
O. Are you aware of any age restrictions?		no		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments. SEE STRATA BYLAWS	no			
Q. Are you aware of any special assessment(s) voted on or proposed?	no	no		
R. Have you paid any special assessment(s) in the past 5 years?		no		
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		no		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		no		
U. Are you aware of any problems with the swimming pool and/or hot tub?		no		
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		no		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		no		
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		no		
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?		no		
Z. Is there a current "EnerGuide for Houses" rating number available for this this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		no		
AA. Nature of Interest/Ownership: Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input checked="" type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name SEE COMMENT SECTION Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				

INITIALS Y. W.

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

9225 Nighthawk

Youbou

BC V0R 2G1

3. BUILDING Respecting the Unit and Common Property. (continued)

DD. Are the following documents available?		Yes	No	Can be obtained from:				
Bylaws		<i>w/h</i>		LISTING AGENT				
Rules/Regulations		<i>w/h</i>		"				
Year-to-date Financial Statements		<i>w/h</i>		"				
Current Year's Operating Budget		<i>w/h</i>		"				
All Minutes of Last 24 Months Including Council, Special and AGM Minutes		<i>w/h</i>		"				
Engineer's Report and/or Building Envelope Assessment			<i>w/h</i>					
Strata Plan		<i>w/h</i>		"				
Depreciation Report			<i>w/h</i>					
Reserve Fund Study		<i>w/h</i>		"				
Summary of Insurance Coverages (including premium)		<i>w/h</i>		"				
EE. What is the monthly strata fee? \$ 190.00								
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY	YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?		<i>w/h</i>				<i>w/h</i>		
Heat?		<i>w/h</i>				<i>w/h</i>		
Hot Water?		<i>w/h</i>				<i>w/h</i>		
Gas Fireplace?		<i>w/h</i>				<i>w/h</i>		
Garbage?	<i>w/h</i>				<i>w/h</i>			
Sewer?	<i>w/h</i>				<i>w/h</i>			
Recreation?						<i>w/h</i>		
Cable?						<i>w/h</i>		
Gardening?						<i>w/h</i>		
Caretaker						<i>w/h</i>		
Water?					<i>w/h</i>			
Other?								
FF. (i) Number of Unit parking stalls included _____ and specific numbers _____ (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>								
GG. (i) Storage Locker? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number(s) _____ (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>								
					YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. Has the Unit been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Unit? Unit: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)						<i>w/h</i>		
II. Has the Common Property been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Common Property? Common Property: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)						<i>w/h</i>		
JJ. Have the Lands been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Lands? Lands: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)						<i>w/h</i>		

INITIALS

w/h

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 9225 Nighthawk Youbou BC V0R 2G1

3. BUILDING Respecting the Unit and Common Property. (continued)				
KK. Is there a radon mitigation system in the Unit?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?				
LL. Is there a radon mitigation system for the Common Property?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				
MM. Is there a radon mitigation system for the Lands?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Lands?				
4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				
C. Are you aware if the Development, or any portion of the Development, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?				

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

3. Q UPGRADE WELL. HAVE IT DRILLED DEEPER. THIS IS TO FUTURE PLAN FOR CLIMATE CHANGE. IT IS A PROPOSED ITEM FOR THE 2021 AGM.

PRESIDENT - DERRICE KNIGHT - DERRICE.1.KNIGHT@GMAIL.COM

TREASURER - DOUG WERTEPNY - DOUG122589@GMAIL.COM

SECRETARY - GREG AITKEN - AITKENGREG003@GMAIL.COM

INITIALS w M

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 9225 Nighthawk Youbou BC V0R 2G1

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) [Signature] Victor Gregg Wizbicki

SELLER(S) [Signature] Colleen Wizbicki

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 Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

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 strata Unit or the Development.

*PREC represents Personal Real Estate Corporation

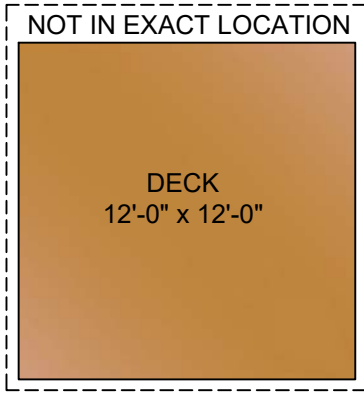
Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).



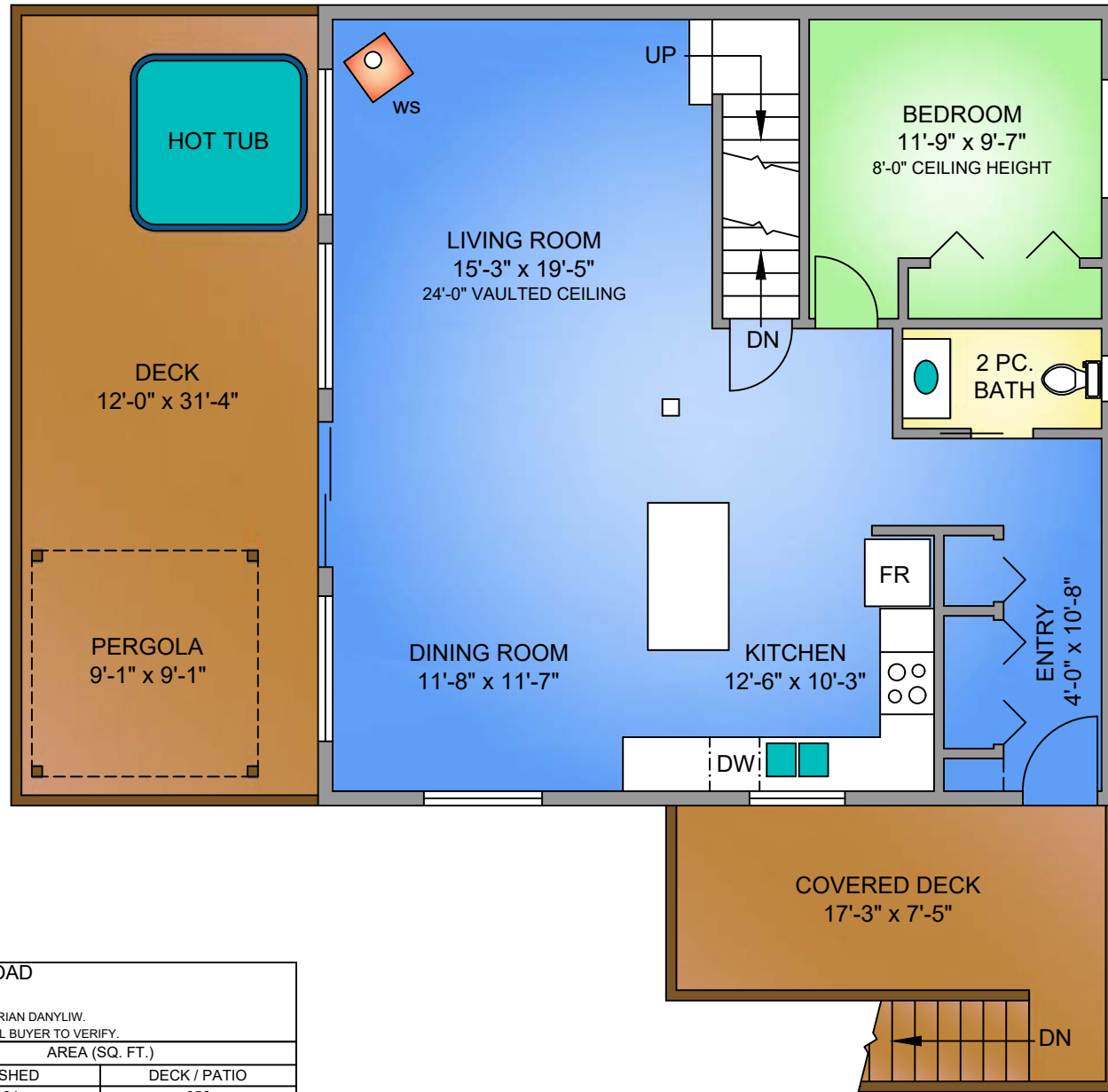
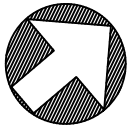
MAIN FLOOR

1031 SQ. FT.

VARIED CEILING HEIGHT



NORTH



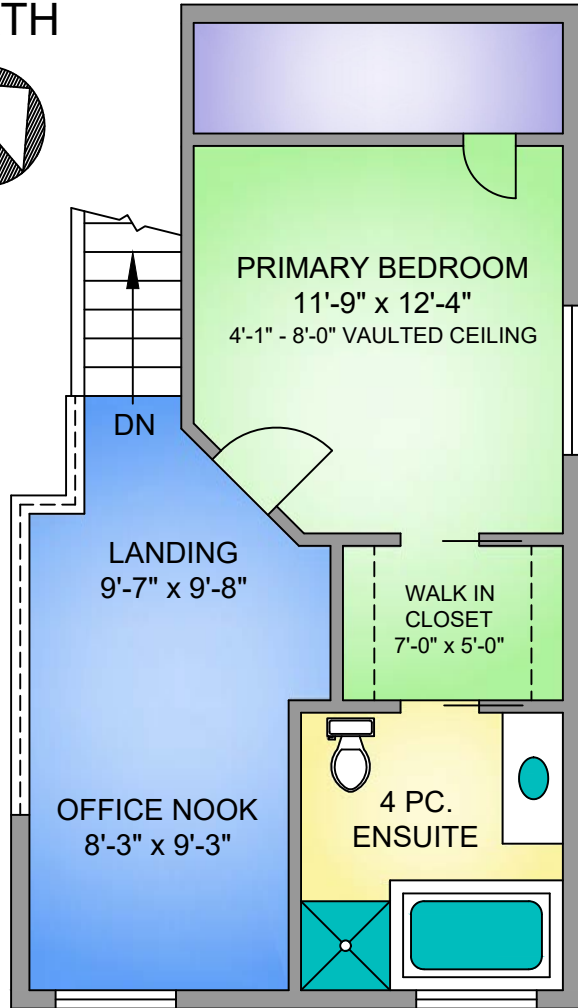
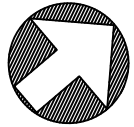
9225 NIGHTHAWK ROAD AUGUST 10, 2021 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1031	1031	656
UPPER	506	506	-
LOWER	1031	1031	-
TOTAL	2568	2568	656

UPPER FLOOR

506 SQ. FT.

4'-1" - 8'-0" VAULTED CEILING

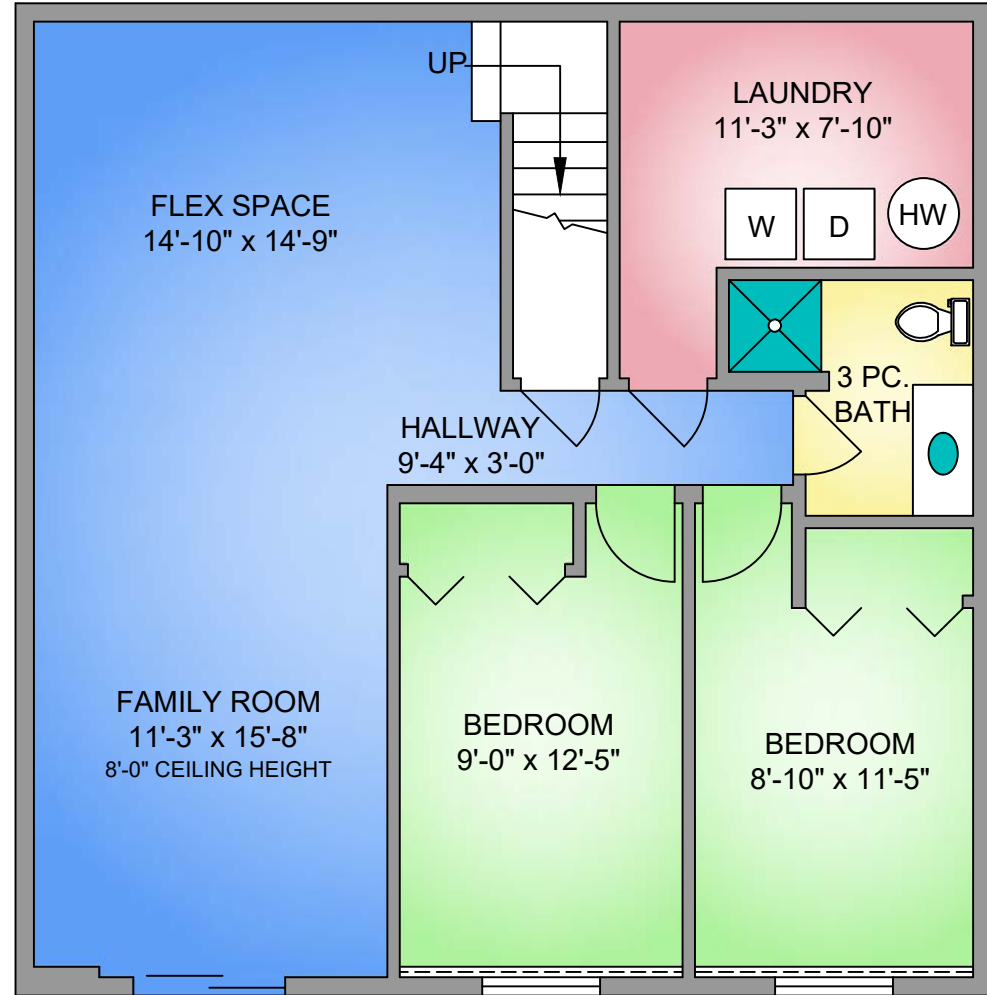
NORTH



LOWER FLOOR

1031 SQ. FT.

8'-0" CEILING HEIGHT



9225 NIGHTHAWK ROAD

AUGUST 10, 2021

PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.



PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1031	1031	656
UPPER	506	506	-
LOWER	1031	1031	-
TOTAL	2568	2568	656

Richard Brimmell, P.Eng.
 971 Bank St., Victoria, BC V8S 4B1
 Ph: 592-SOIL (7645) Mobile: 889-3080
 Fax: 592-7640

FIELD REVIEW REPORT

PROJECT: Proposed Cottage	No: 1	IN ATTENDANCE:
LOCATION: SL 25	DATE: May 1/08	Rick Bourque
The Cottages at Marble Bay	PROJECT No:	Russ
CONTRACTOR(S)	06-111	R. Brimmell
OWNER: Van Isle Waterfront		
CONTRACT REF: Rick Bourque	TIME: morning	WEATHER: cloudy
ASPECT(S) OF PROJECT REVIEWED: Review of stripping, in preparation for grading, of the proposed building site as well as the site of the tennis court.		
OBSERVATIONS: Both areas have been stripped down to a competent, till subgrade, suitable for structural filling to proceed.		
REMARKS / RECOMMENDATIONS: Fill is to be thoroughly compacted, in maximum 300 mm lifts, with the tracks of the excavator.		
RECOMMENDED TIMING OF NEXT SITE VISIT: During placement and compaction of fill.		
COPIES PROVIDED TO: Rick Bourque		

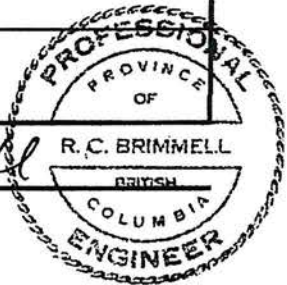



Richard Brimmell, P.Eng.
 971 Bank St., Victoria, BC V8S 4B1
 Ph: 592-SOIL (7645) Mobile: 889-3080
 Fax: 592-7640

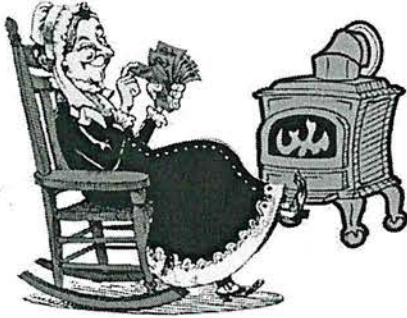
FIELD REVIEW REPORT

PROJECT: Proposed Cottage	No: 2	IN ATTENDANCE:
LOCATION: SL 25, 32 & 33	DATE: May 22/08	Russ A. Brimmell
The Cottages at Marble Bay	PROJECT No:	
CONTRACTOR(S)	06-111	
OWNER: Van Isle Waterfront		
CONTRACT REF: Rick Bourque	TIME: morning	WEATHER: cloudy
ASPECT(S) OF PROJECT REVIEWED: Review of structural filling that has been done so far on Lot 25. Review of stripping that has been carried out across the bottom [south] side of Lots 32 & 33.		
OBSERVATIONS: Structural filling so far on Lot 25 is satisfactory. Fill consists of shotrock which has been track compacted in lifts. The lower side of the possible building sites on Lots 32 & 33 has been stripped down to a competent gravelly subgrade, suitable for structural filling to commence.		
REMARKS / RECOMMENDATIONS:		
RECOMMENDED TIMING OF NEXT SITE VISIT: As required.		
COPIES PROVIDED TO: Rick Bourque		

[Handwritten Signature]



R.C. BRIMMELL
 BRITISH COLUMBIA
 ENGINEER



GRANNY'S GAS & WOODSTOVES

5265 Trans Canada Highway
DUNCAN, B.C. V9L 5J2
(250) 748-3908 Fax (250) 748-3411
www.grannystoves.ca

April 28, 2010

To Whom It May Concern:

This letter will serve to confirm that the Regency F 2400 Wood Insert, Serial number 244 024 468, Double Wall Smoke Pipe, and Chimney System installed at 9225 Nighthawk Road, Lake Cowichan, BC by Granny's Gas & Woodstoves, is installed according to manufactures specifications for clearances and hearth protection.

The installation is in accordance with the B.C. Building Code and also meets WETT certification.

A handwritten signature in blue ink, appearing to read "Mike Malone".

Mike Malone
WETT Technician 7502
Granny's Gas & Woodstoves



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

SKETCH PLAN

TEL: 250-758-4631 FAX: 250-758-4660
NANAIMO - VICTORIA - PARKSVILLE

File: 86912

Civic: Nighthawk Road, Lake Cowichan, B.C.

Legal: Strata Lot 25, Block 180, Cowichan Lake District, Strata Plan VIS5772, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form v.

Dimensions are in metres and are derived from Plan VIS5772.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Manual of Standard Practice and is certified correct this 5th day of November, 2009.

This document is not valid unless originally signed and sealed

B.C.L.S.

© Copyright 2009 J.E. Anderson & Associates. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA1191213 (P.I.D. 027-365-131)

Scale 1:500



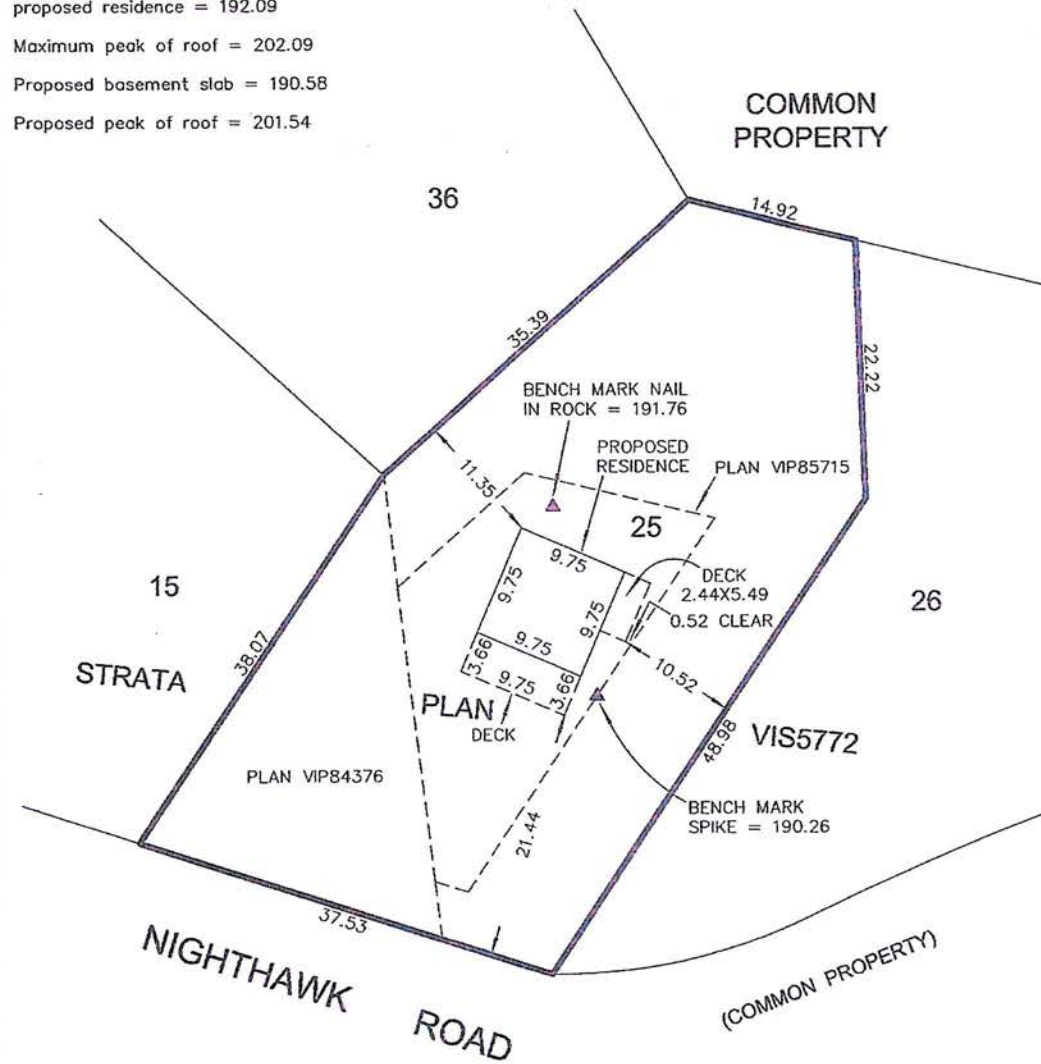
Elevations are in metres, derived from geodetic datum

Average natural grade of proposed residence = 192.09

Maximum peak of roof = 202.09

Proposed basement slab = 190.58

Proposed peak of roof = 201.54





COWICHAN VALLEY REGIONAL DISTRICT
 DEVELOPMENT SERVICES DEPARTMENT
 175 Ingram Street, Duncan, BC V9L 1N8
 Tel: 746-2620; Fax: 746-2621

BUILDING Permit Application

Project Info

Address 9225 NIGHT HAWK - Lake Cowichan		Zoning C-4	
Lot 25	District	Plan V1S5772	Elec. Area PID #027-365-131
Folio			
Description of Work: Phase 3 New cottage construction			

Building Use SFD Duplex Multi-Res. Commercial Industrial _____

Construction New Addition Renovation Demolition Renewal _____

Owner

Name(s)/Company Colleen + Gregg Wizbicki		Contact	
Address 313 Virginia Pl.		City Campbell River, BC	Postal Code V9W 0H5
Telephone(s) 250-923-7361	Cell Phone 250-830-3159	Fax 250-923-3625	

Attn: Colleen Wizbicki

Applicant Or Contractor (circle one)

Name same as above		
Address		City
		Postal Code
Telephone(s)	Cell Phone	Fax

I, the owner of the above property, hereby authorize and appoint _____ as my agent for this application. The undersigned owner/authorized agent of the owner makes application for the permit specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Owner's Signature <i>Gregg Wizbicki</i>	Date Oct 17/09	Authorized Agent Signature	Date
--	-------------------	----------------------------	------

Personal information Declaration: This information is collected for the administrative and/or operational functions of the CVRD as authorized by the 'Local Government Act' and CVRD Building Bylaw No. 143. This information has been collected, and may be used, and/or listed in a Building Permit Listing, or forwarded to authorized agencies in accordance with the 'Freedom of Information and Protection of Privacy Act'.

Office Use			
Building	Fee	Engineering	Fee
Building Permit	1846	Water Connection	
Plumbing Permit	216	(Service Area)	
Storm Insp. Fee	30	Sewer Connection	
Water Insp. Fee	30	(Service Area)	
Sewer Insp. Fee	30	Other	
Subtotal	\$ 2152	Subtotal	\$
		Value of Improvement (including labour) \$ 184,640	
		Building Inspector: IM	
		Engineering Department:	
		Planning:	
		Date Issued: Nov 13/09	
		Total Permit Fee: \$ 2152	

Building Permit Issuance

Permission is hereby granted to:
 CONSTRUCT NEW SFD
 Complying with all CVRD Bylaws, BC Building Code and Approved Plans marked 'Site Copy'

Conditions AS PER APPROVED PLANS	PERMIT # I-464-09
Owner/Agent Signature	Receipt No.: Date



C.V.R.D.

INSPECTION REPORT

B.P. #: I-464-09

(AM)

PROJECT: WIZBICKI

DATE OF INSPECTION: NOV-24-09

ADDRESS: 9225 NIGHT HAWK

CONTACT INFORMATION: _____

INSPECTION OF: FOOTINGS

AL HALL

732-2734

COMMENTS:

FOOTINGS ON GEOTECH APPROVED
SOIL w/ 2 ROWS OF STEEL

ENSURE 18" MIN DEPTH FOR
FROST PENETRATION

INSPECTOR: [Signature]

White - Office Copy

Yellow - Customer Copy

COWICHAN VALLEY
REGIONAL DISTRICT
175 Ingram Street, Duncan
British Columbia, V9L 1N8
Building: Telephone: (250) 746-2620
Facsimile: (250) 746-2621



INSPECTION REPORT

C.V.R.D.

B.P. #: I-464-09

PROJECT: WIZBICKI

DATE OF INSPECTION: DEC 08/09

ADDRESS: 9225 NIGHT HAWK

CONTACT INFORMATION: _____

INSPECTION OF: UNDER SLAB

AL HALL 732-2734

COMMENTS:

UNDER SLAB PLUMBING
COMPLETE

INSPECTOR: [Signature]

White - Office Copy

Yellow - Customer Copy

COWICHAN VALLEY
REGIONAL DISTRICT
175 Ingram Street, Duncan
British Columbia, V9L 1N8
Building: Telephone: (250) 746-2620
Facsimile: (250) 746-2621



INSPECTION REPORT

C.V.R.D.

B.P. #: I-464-09

PROJECT: WIZBILI

DATE OF INSPECTION: DEC 18/09

ADDRESS: 9225 NIGHT HAWK

CONTACT INFORMATION: _____

INSPECTION OF: P. DRAIN

COMMENTS:

- 4" PERF IN PLACE

- RWL ~~TR~~ IN PLACE

- FOUNDATION WALL DAMP PROOFED

OKAY TO BACK FILL WHEN
MIN 6" DRAIN ROCK ON
P. DRAIN

INSPECTOR: [Signature]

White - Office Copy

Yellow - Customer Copy

COWICHAN VALLEY
REGIONAL DISTRICT
175 Ingram Street, Duncan
British Columbia, V9L 1N8
Building: Telephone: (250) 746-2620
Facsimile: (250) 746-2621



INSPECTION REPORT

C.V.R.D.

B.P. #: I-464-09

PROJECT: AL

DATE OF INSPECTION: Thur Feb 11/10

ADDRESS: 9225 Nighthawk
Lot 25 Marble Bay

CONTACT INFORMATION: 250 730-2734

INSPECTION OF: FRAMING

COMMENTS:

ROUGH IN PLUMBING COMPLETE

FRAMING COMPLETE

PROVIDE MECHANICAL VENTILATION
CHECK LIST PRIOR TO INSULATION
INSPECTION

INSPECTOR: 

White - Office Copy

Yellow - Customer Copy

COWICHAN VALLEY
REGIONAL DISTRICT
175 Ingram Street, Duncan
British Columbia, V9L 1N8
Building: Telephone: (250) 746-2620
Facsimile: (250) 746-2621



INSPECTION REPORT

C.V.R.D

B.P. #: T-464-09

PROJECT: Wyzbiki

DATE OF INSPECTION: Wed Feb 24/0

LOT 25
ADDRESS: Marble Bay
9225 Highthawk

CONTACT INFORMATION: al
@ 732-2734

INSPECTION OF: insulation

COMMENTS:

INSULATION $\frac{1}{3}$ VAPOR BARRIER
COMPLETE

ATTIC WILL BE BLOWN IN LATER
AND INSPECTED AT FINAL

OKAY TO BOARD

INSPECTOR: [Signature]

White - Office Copy

Yellow - Customer Copy

COWICHAN VALLEY
REGIONAL DISTRICT
175 Ingram Street, Duncan
British Columbia, V9L 1N8
Building: Telephone: (250) 746-2620
Facsimile: (250) 746-2621



C.V.R.D.

INSPECTION REPORT

B.P.#: I-464-09

PROJECT: Colleen Wozbicki DATE OF INSPECTION: Mon July 5/10

ADDRESS: 9225 Nighthawk CONTACT INFORMATION: _____

RE-INSPECTION OF: final Colleen @
749-6029

COMMENTS:

ALL PREVIOUS ITEMS COMPLETE
OKAY TO OCCUPY.

INSPECTOR: [Signature]

White - Office Copy Yellow - Customer Copy

COWICHAN VALLEY
REGIONAL DISTRICT
175 Ingram Street, Duncan
British Columbia, V9L 1N8
Building: Telephone: (250) 746-2620
Facsimile: (250) 746-2621



C.V.R.D.

INSPECTION REPORT

B.P. #: I-464-9

PROJECT: Wizbicki

DATE OF INSPECTION: June 16/10

ADDRESS: 9225 Night Hawk

CONTACT INFORMATION: _____

INSPECTION OF: Final

830-3159

COMMENTS:

⊙ - ELECTRICAL DECLARATION

○ - ENG. FOR SEPTIC

⊙ - PLUMBING DECLARATION

⊙ - ATTIC INSULATION

⊙ - HOUSE #

○ - HANDRAIL TO BE BETWEEN
32" & 38" IN HEIGHT

○ - UPSTAIRS BATHROOM INCOMPLETE -
- SHOWER NOT INSTALLED, TUB SURROUND
NOT FINISHED.

○ - REQ. PROGRAMMABLE TIMER IN
BATHROOM FOR 2-4 hr. AIR CHANGES.

○ - MOUNT P/T HANDRAIL WITH BETTER
BRACKETS

○ - STRAP HWT TO WALL 3/4" plumber strap
⊙

RE-INSP. REQ'D.

INSPECTOR: [Signature]

White - Office Copy

Yellow - Customer Copy

COWICHAN VALLEY
REGIONAL DISTRICT
175 Ingram Street, Duncan
British Columbia, V9L 1N8
Building: Telephone: (250) 746-2620
Facsimile: (250) 746-2621



Appraisers & Home Inspectors

Property Appraisers

Cunningham Rivard Appraisers
Nanaimo Office
Phone: 250.753.3428
70 Prideaux Street,
Nanaimo, BC V9R 2M5
Duncan Office
Phone: 250.737.1777
300 - 394 Duncan Street,
Duncan, BC V9L 3W4

Benson Appraisals
Jim Saunders, BA, CRA
Phone: 250-753-9995
Toll Free: 1-866-753-9995
Ladysmith: 245-7502
Email: info@bensonappraisals.ca
Address: #107-30 Cavan Street Nanaimo, BC, V9R
6K3

Home Inspectors

Amerispec of Duncan
David Firth
Phone: (250) 748-4500
Toll Free: 1 800 717 3771
Address: Box 874 Duncan, BC, Canada V9L 3Y2
Email: david.firth@amerispec.ca
Web: <http://www.AmeriSpec.ca/duncan>

Canadian Residential Inspection
Neil Pickard
Phone: 1-800-550-1533
Email: contact@canadianresidential.com
Web: www.canadianresidential.com/inspector/Neil_Pickard/

Demolition & Hazmat

Rockridge Inc. Demolition
Andrew Hall
Cell: (250) 883-2436
Office: (250) 658-1001
marooned@island.net
www.rockridgeinc.com

Lewkowich Engineering - Hazmat Testing
Suite A-2569 Kenworth Road
Nanaimo, BC V9T 3M4
Tel: 250-756-0355
Fax: 250-756-3831

Demxx - Demolition

1688 Alberni Hwy.
P.O. Box 764 Coombs, B.C. V0R 1M0
Phone - 250-954-0296
alan@demxx.com

Septic Inspectors & Septic Pumping

Ace Bobcat Septic Inspections
6149 Scott Road, Duncan BC
(250) 709-9643

Save-On Septic – Inspections & Pumping
Phone: (250) 748-5676

Cowichan Septic – Pumping Only
Dale - Phone: (250) 246-7519

Water Testing

BC Aquifer
Phone : (250) 748-4041
Fax: (250) 748-5775
Address: 5295 Trans Canada Hwy Duncan, BC,
V9L5J2

Caledonian Water Company
Ed Henderson
Phone: (250) 746-3975
Address: 1061 Canada Ave, Duncan BC, V9L 1V2



Local & Regional Authorities

Cowichan Valley Regional District

175 Ingram St. Duncan, BC V9L 1N8
Phone 250-746-2500
Hours Monday – Friday 8:30 am - 4:30 pm
CVRD Development Services
Email: ds@cvrd.bc.ca
Phone: 250.746.2620
Toll Free: 800.665.3955
Fax: 250.746.2621

Municipality of North Cowichan

7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4
Phone: (250) 746-3100
Fax: (250) 746-3133
Email: feedback@northcowichan.bc.ca
MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street
Phone: 250.746.6126
Fax: 250.746.6129
E-mail: duncan@duncan.ca

Town of Ladysmith

410 Esplanade, Ladysmith BC V9G 1A2
Phone: 250-245-6400
Fax: 250-245-6411
Email: info@ladysmith.ca

Town of Lake Cowichan

39 South Shore Rd. Box 860, Lake Cowichan BC V0R 2G0
Phone: 250-749-6681
Fax: 250-749-3900

District of Ucluelet

200 Main Street, Ucluelet, BC V0R 3A0
Phone: 250-726-7744
Fax: 250-726-7335
Email: info@ucuelet.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6
Hours Monday – Friday 8:30 am - 4:30 pm
Phone: (250) 754-4251

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2
Hours Monday – Friday 8:30 am - 4:30 pm
Phone: (250) 390-4111

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3
Hours Monday – Friday 8:0 am - 4:00 pm
Phone: 250 248-6144
Fax: 250 248-6650

City of Campbell River

301 St. Ann's Rd., Campbell River BC, V9W 4C7
Hours Monday – Friday 8:30 am - 4:30 pm
Phone: (250) 286-5700
Fax: (250) 286-5760

Town of Qualicum Beach

#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7
Hours Monday – Friday 8:0 am - 4:00 pm
Phone: 250.752.6921
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Vancouver Island Health Authority

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