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INTERNATIONAL REALTY



1831 WESTLOCK ROAD, DUNCAN, BC

5 BED 4 BATH 4,442 SQ.FT.

**BRIAN DANYLIW**

Personal real Estate Corporation

*Brian Danyliw*  
REALTOR

Welcome and thank you for taking the time to view this property. This information book is provided to assist you with questions you may have.



*Brian Danyliw*  
REALTOR

brian.danyliw@sothebysrealty.ca

c 250.710.6844

o 250.380.3933

Personal Real Estate Corporation

The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification by the purchaser and their advisors.



## 1831 Westlock Road, Duncan

Legal:	LT 9, SEC 3, RGE 2, COMIAKEN DISTRICT, PLAN VIP85121		
PID:	027-540-634		
Price:	\$1,995,000	Listing No.:	L23-20
Taxes (Year):	\$5,298 (2023)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	R-2	Zoning Type:	Residential
Lot Size:	0.4 acres	Year Built:	2023
Total Area:	4,442 sq. ft.	Total Area (unfinished):	540 sq. ft. garage
Style:	Contemporary	No. of Floors:	2
Bedrooms:	5	Bathrooms:	4
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Cement Fibre
Water:	Municipal	Sewer:	Connected
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Heat Pump	Fuel:	Electric
No. of Fireplaces:	1	Fireplace Fuel Type:	Natural Gas
Roofing Material:	Membrane	Roof Age:	2023
Garage:	Double	Additional Parking:	Yes
Windows:	Thermo	In Ground Sprinkler:	Yes
RV Parking:	Yes	Outbuildings:	No
Pool:	No	Hot Tub:	No
Built In Vacuum:	No	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes
Home Warranty:	Yes	Views:	Lake & Mountain

Cell: +1 250.710.6844 Email: [brian.danyliw@sothebysrealty.ca](mailto:brian.danyliw@sothebysrealty.ca) Web: [sothebysrealty.ca](http://sothebysrealty.ca)



## Special Features – 1831 Westlock Road, Duncan

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### Property

- 0.4 acres - lakefront
- Municipal sewer and water
- Heat pump-electric
- Cement Fibre siding
- Membrane roof

### Main Floor

- 14'9" ceiling in great room
- 2 bedrooms + Primary
- High-end lighting in entry and above stairs to the lower floor
- Engineered hardwood floors up
- Natural gas fireplace in living room with floor-to-ceiling cultured stone hearth
- Built-in cabinetry for bar and entertainment centre
- Double garage

### Kitchen

- Granite counters
- Large under-mount sink
- Top end appliances
- Natural gas cook top
- Large island with storage under and sink
- Walk-in pantry

### Primary Bedroom/ Ensuite

- French door to deck
- Walk-in closet with laundry facilities
- 5-piece Ensuite
- Large glass wall shower
- Dual sinks with cabinetry above (recessed lighting) and below
- High-end taps throughout

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## Special Features – 1831 Westlock Road, Duncan

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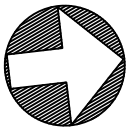
### Lower Floor

- 2,221 sq. ft.
- 2-bedroom suite
- 9' ceilings
- Gym area
- Family room
- Office area
- 2 4-piece bathrooms
- Man door to outside that has driveway access
- Could easily add two or more bedrooms to the downstairs

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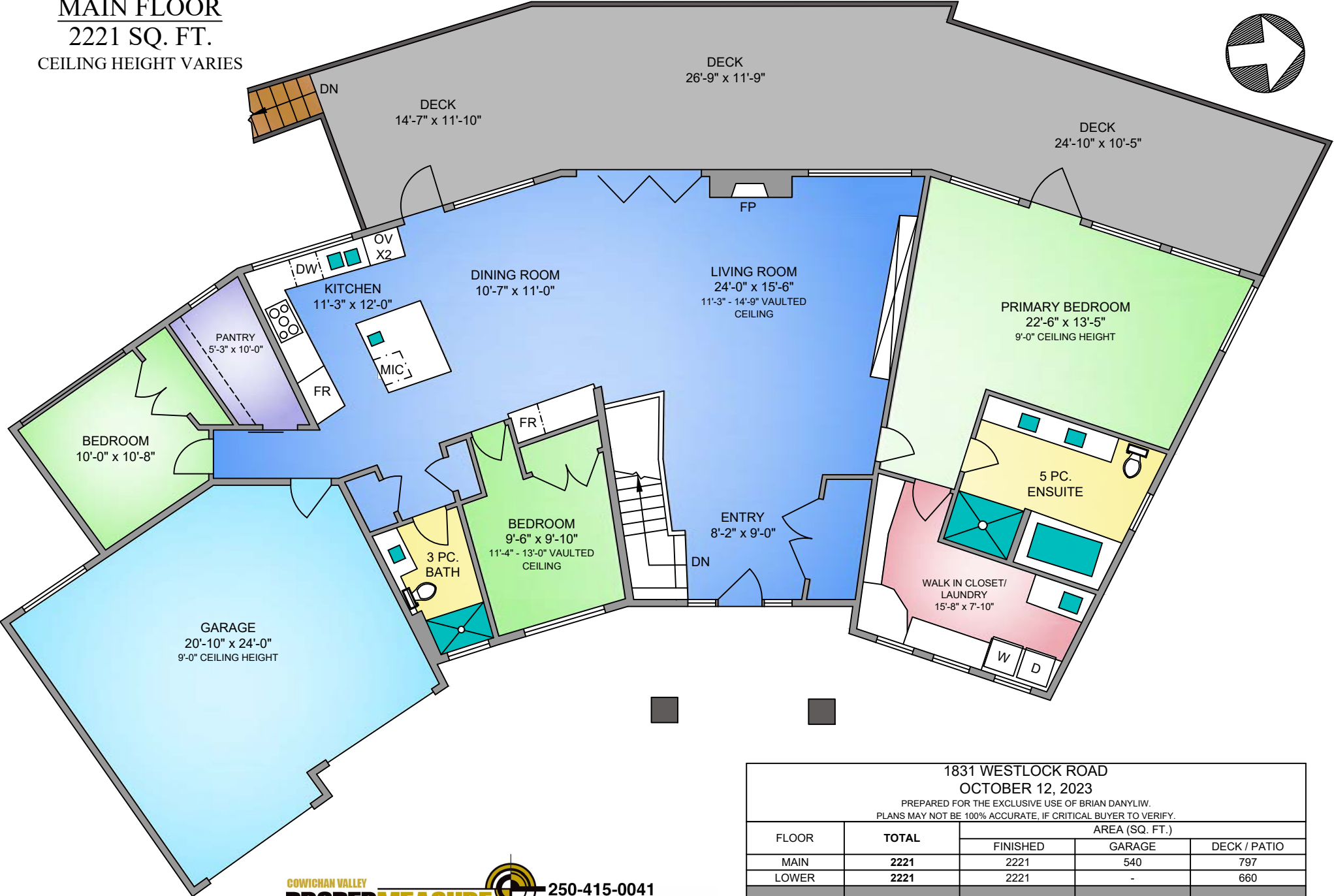
NORTH



**MAIN FLOOR**

**2221 SQ. FT.**

CEILING HEIGHT VARIES



1831 WESTLOCK ROAD  
OCTOBER 12, 2023

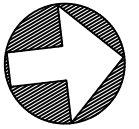
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.  
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	2221	2221	540	797
LOWER	2221	2221	-	660
<b>TOTAL</b>	<b>4442</b>	<b>4442</b>	<b>540</b>	<b>1457</b>

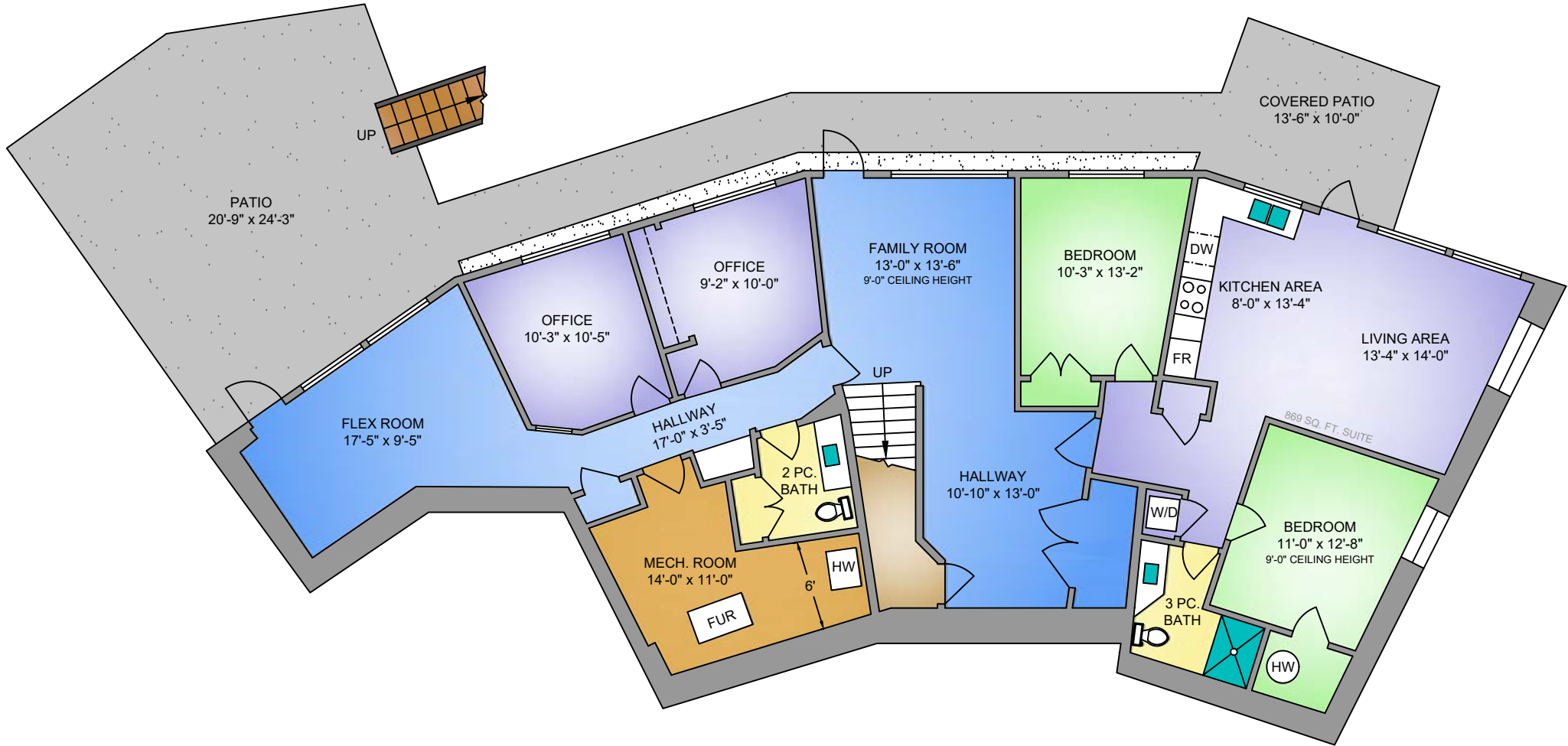
**250-415-0041**  
 karyn@propermeasure.com  
 www.propermeasure.com

GOWICHAN VALLEY  
**PROPERMEASURE**™

NORTH



**LOWER FLOOR**  
**2221 SQ. FT.**  
 9'-0" CEILING HEIGHT



1831 WESTLOCK ROAD  
 OCTOBER 12, 2023  
 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.  
 PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)		
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<b>TOTAL</b>	<b>4442</b>	<b>4442</b>	<b>540</b>	<b>1457</b>

## Residential Restricted Zone (R2)

### Permitted Uses

- 57 (1) The permitted uses for the R2 zone are as follows:
- Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Secondary Suite
  - Single-Family Dwelling
  - Supportive Housing [BL3302, BL3323, BL3674]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R2 zone is 890 m<sup>2</sup> (9,580 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the R2 zone is 21.0 m (68.90').

### Density

- (4) The maximum permitted density for the R2 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) The maximum permitted floor space ratio for the R2 zone is 0.5:1. [BL3383]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R2 zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R2 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

### Maximum Building Height

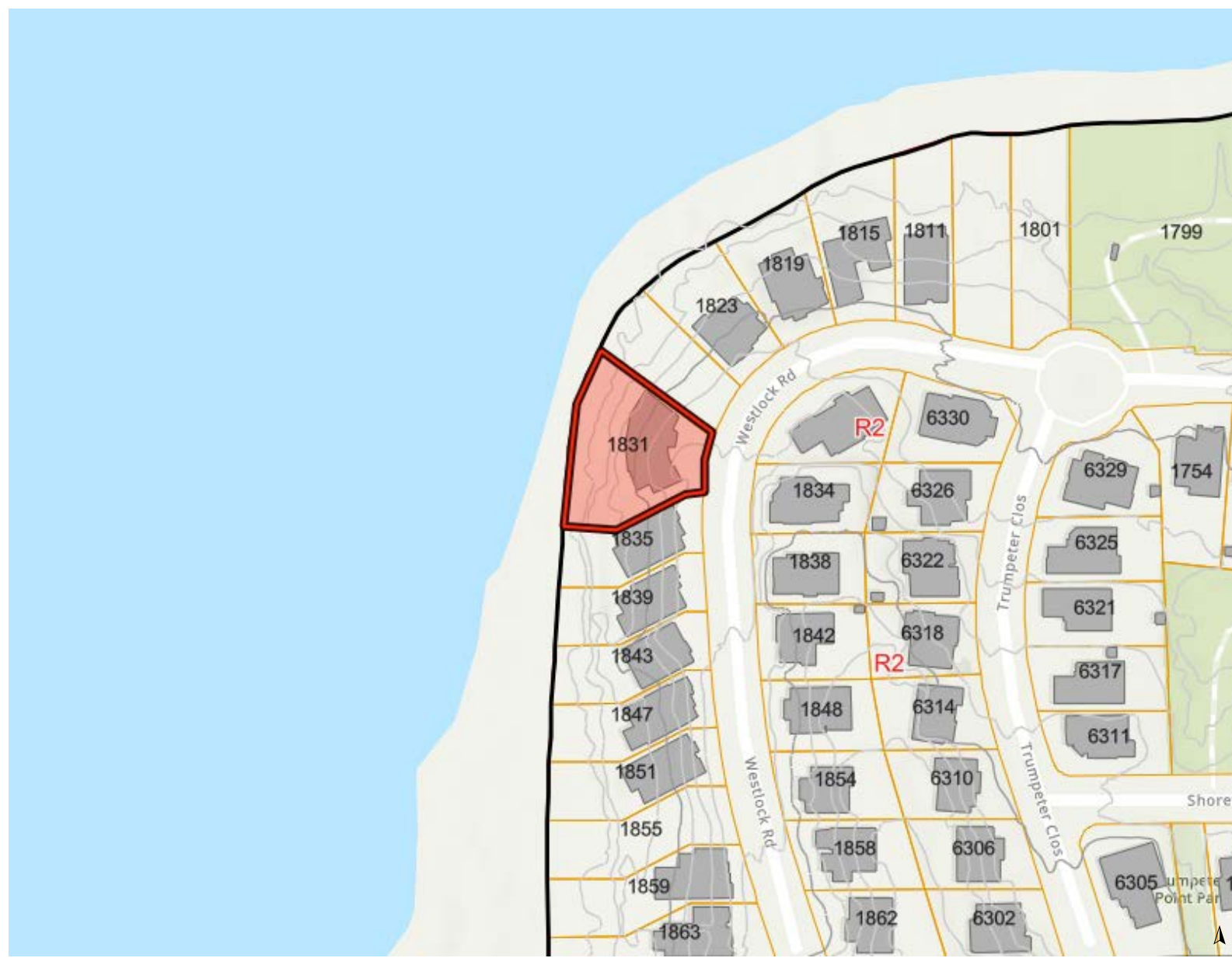
- (7) The maximum permitted building heights for the R2 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### Conditions of Use

- (8) The conditions of use for the R2 zone are as follows:
- (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]



- (d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
  - (i) the number of residents does not exceed three, and
  - (ii) the use is within a single-family dwelling unit only. [BL3302]
- (e) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
- (f) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]



## Legend

Boundaries and Place Names

North Cowichan Boundary



Land Use and Planning

Managing Growth

Buildings



Urban Containment

Boundary



Zoning

Zoning Labels



Zoning Boundaries



Property Information

Foreshore Lots



Civic Address Labels



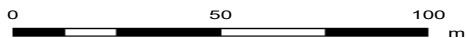
Strata Parcels



## Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION





## Legend

### Boundaries and Place Names

North Cowichan Boundary



### Property Information

Foreshore Lots

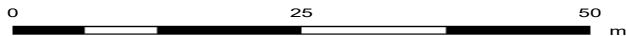


Civic Address Labels

Strata Parcels



Parcels



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## Notes



## Legend

Boundaries and Place Names

North Cowichan Boundary



Property Information

Foreshore Lots

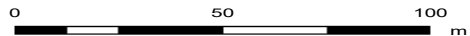


Civic Address Labels

Strata Parcels



Parcels



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## Notes

# PROPERTY INFORMATION

## General Property Information

<b>Civic Address:</b>	1831 WESTLOCK RD
<b>Folio:</b>	09165-009
<b>LTO Number:</b>	CA9422007
<b>PID:</b>	027-540-634
<b>MHR Number:</b>	
<b>Status:</b>	Active
<b>Property No:</b>	117820
<b>Legal:</b>	LOT 9 SECTION 3 RANGE 2 COMIAKEN PLAN VIP85121

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0155	1 Sty Sfd - New Semicustom
ACTUAL USE	032	Residential Dwelling with Suite
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING	R2	RESIDENTIAL RESTRICTED ZONE

## Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023 May 10, 2023	Reg	5,298.85	1	721,000	268,000	989,000	989,000
2022 May 05, 2022	Reg	5,131.28	1	649,000	241,000	890,000	890,000
2021 May 19, 2021	Reg	3,462.00	1	449,000	0	449,000	449,000

## Licensing Information

There is no licensing account information for this property.

## Community Development Folder BP009083

**Project No.:** PRJ-000581

<b>Folder</b>	TIM BYRON		
<b>Manager:</b>			
<b>Status:</b>	ACTIVE	<b>Applied Date:</b>	Jan 19, 2021
		<b>Completed Date:</b>	
<b>Type:</b>	SINGLE FAMILY DWELLING - NSFDS		
<b>Purpose:</b>	THIS PERMIT IS FOR THE CONSTRUCTION OF A NEW SFD WITH SUITE		

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

[Contact](#) | [Privacy Statement](#) | [Legal Disclaimer](#)

Home type:  ▼

Address

Street:

City:

Legal Description

PID:

### Search results:

[Duncan, 1831 Westlock Road](#)

Click on the address for more details

1 new homes found where home type is 'Single' AND PID contains '027540634'

### [Registered with home warranty insurance.](#)

**Builder:** Nicon Developments Limited

Visit the [Builder Registry](#) for more builder information.

**Builder's Warranty Number:** 00001745

#### Warranty Commencement

**Date:**

**Warranty Provider:** Travelers Insurance Company of Canada

Phone: 604-682-3095

Website: [www.travelersguarantee.com](http://www.travelersguarantee.com)

**Address:** 1831 Westlock Road, Duncan BC V9L 0B8

**Legal Description:** Lot 9, Section 3, Comaiken District, Plan VIP85121, Range 2

**PID:** 027-540-634

## Understanding your Search Results

### Registered with home warranty insurance

Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

### Owner-built

Home was or is in the process of being built by an individual under an Owner Builder Authorization issued by BC Housing. This Authorization allows the individual to build a home for their own personal use without being licensed or arranging for home warranty insurance. Owner builders and prospective purchasers should fully understand their rights and obligations when [buying or selling an owner-built home](#). The New Homes Registry indicates whether conditions have been met that would allow an owner builder to sell the home.

### Rental only exemption - no home warranty insurance

Multi-unit building or complex built for rental purposes for at least a 10-year period. A covenant on the land title restricts any individual units from being sold for 10 years after first occupancy of the first unit in the building, although the building may be sold as a whole.

### Withdrawn from warranty

Construction of the home was commenced with home warranty insurance arranged by the Licensed Residential Builder, but the warranty insurance has been withdrawn, which can happen for a variety of reasons. The Licensed Residential Builder may be in the process of re-enrolling the building in home warranty insurance. In this case construction may not re-commence, or the building offered for sale or sold without being re-enrolled first.

## Can't find the address you are looking for?

Check the [Search hints](#) for tips on how to get best results.

If you cannot find the home you are looking for or if you are seeking information on a home registered after July 1999 and before November 19, 2007, please call the BC Housing Management Commission toll-free at 1-800-407-7757 for assistance.

**IMPORTANT:** New homes not found on this registry or by calling the Licensing & Consumer Services Branch will be treated as potentially non-compliant and may not be sold until approved by BC Housing.

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build version 1.52.3.0





10 JUN 2008 11 27

FB180515

LAND TITLE ACT  
FORM 35  
(section 216(1))

Declaration of Building Scheme

Page 1 of 8 pages

NATURE OF INTEREST CHARGE: Building Scheme

HEREWITH FEE OF: \$65.20 *66.15*

*3/10*

Address of person entitled to apply to register this Building Scheme

2922 Allenby Road, Duncan, BC V9L 6V3

KH 08/06/10 11:28:06 01 VI 806589  
CHARGE \$66.15...

*10*

Full name, address and telephone number of person presenting application

JAWL & BUNDON, Barristers & Solicitors  
4th Floor, 1007 Fort Street  
Victoria, BC V8V 3K5

*[Signature]*  
Applicant/Solicitor/Agent *Deb Fielden, agent*

I, Nick Woywitka, a director and authorized signatory of WOYWITKA'S BUILDING SUPPLIES LTD. (the "Developer"), 2922 Allenby Road, Duncan, BC V9L 6V3 declare that: *inc# e-240026*

- The Developer is the registered owners in fee simple of the following land (the "Lots"):  
Lots 1 to 39 and 41 to 66, Sections, 2 and 3, Range 2, Corniakien District, Plan  
VIP *85121 (see attached list for P.I.D's)*
- The Developer hereby creates a building scheme relating to the Lots.
- A sale of any of the Lots is subject to the restrictions enumerated in the schedule attached or annexed hereto.
- The restrictions shall be for the benefit of all the Lots.

Officers Signature(s)  
*[Signature]*  
ROBERT G. MILNE  
Barrister & Solicitor  
4th Floor, 1007 Fort Street  
Victoria BC V8V 3K5

Execution Date		
Y	M	D
08	06	5

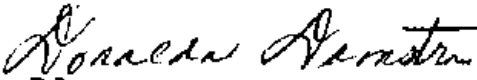



Transferor(s) Signature(s):  
Woywitka's Building Supplies Ltd.  
by its authorized signatory  
*[Signature]*  
Nick Woywitka

Officer Certification - Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

\* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.  
\*\* If space insufficient, continue executions on additional page in Form D.

CONSENT AND PRIORITY AGREEMENT OF CHARGE HOLDERS:

HSBC BANK CANADA, having an office at 100-771 Vernon Avenue, Victoria, B.C., the holder of the following charge, consent to the registration of the above Declaration of Building Scheme and agree that it shall have priority over the stated charge.

Officers Signature(s)	Execution Date			Transferor(s) Signature(s)
	Y	M	D	
 DONALDA DAMSTROM 101 - 6551 Aulds Road Nanaimo, B.C. V9T 6K2 A Commissioner for taking affidavits for British Columbia (as to both signatures)	08	05 06	05	 HSBC BANK CANADA by its authorized signatory(ies):  Print Name: VAL CARVER  Print Name: LEE VIEAU As to Mortgage EX127673 and Assignment of Rents EX127674

Officer Certification - Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

\* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.  
\*\* If space insufficient, continue executions on additional page in Form D.

## Schedule of Restrictions

### 1.1 Approval of Plans and Specifications

- (a) No dwelling, building, outbuilding or ancillary improvement (collectively, the "Improvement") shall be constructed (including grading, filling or doing any other preparatory work on a Lot), placed, erected or maintained on any Lot, any unless and until complete and proper plans (including an architectural plan, a landscape plan, an exterior finish and colour plan and a site plan showing the location of the proposed Improvements on the Lot), elevation drawings, specifications for the proposed Improvements (including a list of all materials to be used with details as to the quantity, quality, colours and location of the materials in the proposed Improvements) (collectively, the "Plans") are first submitted to and approved in writing by Woywitka's Building Supplies Ltd., its agents, nominees or delegates (the "Developer"), it being the intention of these restrictive covenants that all Improvements are to be controlled as to design, siting, height, setbacks, type of materials used and exterior colour schemes in accordance with design guidelines prepared by the Developer for the benefit of the Lots as a whole and for the benefit of adjacent or nearby Lots. No Improvements shall be constructed except in accordance with the Plans approved by the Developer.
- (b) No Improvement shall be constructed (including grading, filling or doing any other preparatory work on a Lot), placed, erected or maintained on any Lot, for which the approval of the Plans was given by the Developer more than 6 months prior to the commencement of the work.
- (c) No Improvements may be erected within 80 metres of any structure of a similar exterior design, exterior massing and finishing.

### 1.2 Construction

Construction of the dwelling shall be proceeded with diligently and continuously; and no construction on any Lot shall remain in an uncompleted state (whether or not construction is proceeding) beyond the period ending on the date 12 months from the date of the commencement of construction. Without restricting the generality of the foregoing, no Lot shall be permitted to remain un-landscaped after the aforesaid 12 month period.

## 2.0 SITE REQUIREMENTS

### 2.1 Setbacks

No dwelling or structure shall be constructed on the lots with a front, rear or side-yard setback of less width or depth than as follows:

- (a) Front yards - 6.0 metres;

- (b) Rear yards - 8.0 metres or, for Lots 1 to 17, the full depth of the conservation covenant area, where this is greater than 8.0 metres;
- (c) Side yards:
  - (i) for Lots 1 to 17 - 2.0 metres on each side;
  - (ii) for Lots 35, 41 to 43 and 59 to 63 - 2 metres on one side and 3.0 metres on the other side;
  - (iii) for the remaining Lots, 3.0 metres on each side;

and no dwelling or structure on Lots 35 to 38 shall be constructed with a front yard setback of greater than 6.0 metres.

## 2.2 Floor Area

No Improvement shall be constructed on any Lot with a total finished living area (excluding the garage and any ancillary outbuildings to the main house) of less than 2,000 square feet for two storey dwellings, 1,700 square feet for split-level dwellings and 1,400 square feet for single level dwellings.

## 2.3 Building Height and View Protection

- (a) No dwelling shall be constructed on any Lot with a vertical distance from grade to the highest point of the building, as averaged from each of the outermost corners of the building to the highest point of the building, of more than 9.0 metres. No accessory buildings shall be constructed on any Lot with a vertical distance from grade to the highest point of the building, calculated in the same manner, of more than 5.0 metres.
- (b) No dwellings shall be constructed on Lots 1-17, 26, 35-39, 41-49, 55 and 56 with a roof ridge height higher than 6 metres above the elevation of the highest point of the back side of the curb or sidewalk directly fronting the Lot.
- (c) No dwelling shall be constructed on Lot 25 with a roof ridge higher than 7 metres above the elevation of the highest point on the back side of the curb or sidewalk directly fronting the lot.
- (d) No principal roof ridges of dwellings which are subject to 6 and 7 metre height restrictions shall be constructed in any manner other than perpendicular to the front face of the building (to minimize obstruction of views from rear Lots).
- (e) No two storey structures shall be constructed other than with the second storey incorporated into the roof, or defined with a secondary roof or wood detailing.
- (f) No three storey structures facing roads shall be constructed on any Lot unless the uppermost storey is set back from the main floor front face and is incorporated into the roof to reduce the perception of building height.

## 2.2 Trees

No trees or vegetation shall be removed or substantially altered except in accordance with the landscape plan included in the approved Plans for a Lot.

## 2.4 Fencing

No side yard fencing shall be erected except behind the front face of the Improvement on that Lot.

## 2.5 Boardwalks

No sidewalks or other paths shall be built over the riparian areas of Lots 1 to 17 except boardwalks constructed as an elevated walk using piles. No such boardwalks shall be constructed anywhere other than straddling the boundaries of the following Lots (for the joint use of both Lots): Lots 2 and 3, Lots 4 and 5, Lots 6 and 7, Lots 8 and 9, Lots 10 and 11, Lots 12 and 13, Lots 14 and 15 and Lots 16 and 17.

## 3.0 ARCHITECTURAL REQUIREMENTS

### 3.1 Roof Design

- (a) No roof of any dwelling shall be constructed with fewer than two roof intersections and two roof planes.
- (b) No roof of any dwelling shall be constructed with an overhang of less than 2.0 feet.
- (c) No roof of any building shall be constructed of metal (except copper), asphalt shingles, cedar shakes or shingles or tar and gravel (unless the area of the tar and gravel roof is less than one third of the total area of the roof).
- (d) No roof of any building shall be constructed with fascia boards at roof eaves and barge boards at gable edges of anything other than wood or with nominal dimensions of less than 2 inches by 8 inches or trim with nominal dimensions of less than 1 inch by 3 inches.
- (e) No roof of any dwelling shall be constructed without either surface mounted or hidden eaves troughs; no roof of any dwelling shall be constructed with fascia gutters.
- (f) No mechanical equipment of any kind, including elevator shaft housings, heat pumps and air conditions, shall be installed on any roof.

### 3.2 Exterior Finishes

- (a) No building shall be constructed with an exterior wall cladding other than wood siding, rock, cultured stone, brick, cedar shingles, "hardiplank" composite siding or equivalent, and small areas (no more than 30% of the total exterior wall area of any exterior building elevation ) of textured stucco.
- (b) No building shall be constructed with an exterior wall cladding of vinyl or aluminum siding.

- (c) No exterior wall claddings (except rock, cultured stone and brick) shall have less than a 4 inch wide wood trim around windows and doors and at building corners unless siding corners have been bevelled and mitred).
- (d) No building shall be constructed with less than 20% of the area of any exterior wall that faces a public street clad with rock, cultured stone or brick.
- (e) No building shall be constructed with more than 30% of the total exterior wall area of any exterior building elevation clad with textured stucco.
- (f) No building shall be constructed with exposed concrete foundation walls greater than 12" in height, measured from finished grade to the underside of the exterior wall cladding (except where the foundation must be stepped to accommodate finished grades).

### **3.3 Exterior Colours**

- (a) No building shall have fewer than 4 exterior colours.
- (b) No building shall have different colours for any windows, all of which shall be of the same colour.

### **3.4 Exterior Lighting and House Numbers**

- (a) No light fixtures shall be located or directed so as to cause glare or illumination on other Lots.
- (b) No house numbers shall exceed 6 inches in height.

### **3.5 Garages**

- (a) No carports shall be permitted on any Lot.
- (b) No garage door opening shall exceed 8 feet in height.
- (c) No garage shall be built as an accessory building.
- (d) No garage shall accommodate fewer than two vehicles.
- (e) No garage shall be constructed without a closing vehicle entrance door.

### **3.6 Parking**

- (a) No building shall be constructed on any Lot with fewer than 3 on-site parking spaces (including those within a garage).

### **3.7 Fencing**

- (a) No fencing shall be erected in the front yard of any Lot.
- (b) No fencing shall be erected on any side yard of any Lot between the front face of the dwelling and the street.

- (c) No fencing shall be constructed of any materials other than cedar.
- (d) No fencing at the rear of Lots 35 to 39 and 41 to 49 other than a 5 foot high solid panel topped with a 12 inch latticed panel.

#### **4.0 VEHICLES**

- 4.1 No commercial vehicles or machinery shall be stored or parked on any Lot except as may be reasonably required during the construction of a building.
- 4.2 No trailer, boat, recreational vehicle, camper or any vehicle or equipment (other than private passenger vehicles and light trucks) shall be stored on the Lot unless it is stored inside a garage or behind fencing or vegetation that screens it from neighbouring Lots and public areas.
- 4.3 No trailer, camper, recreational vehicle or motor vehicle of any kind shall be maintained on a Lot as a dwelling or sleeping unit, either permanently or temporarily.

#### **5.0 GENERAL REQUIREMENTS**

- 5.1 No mobile home, manufactured home, used home, shack or cabin may be placed on a Lot.
- 5.2 No garbage receptacle, incinerator, or compost heap shall be placed on any Lot unless it is kept in the rear yard and is fully screened from view.
- 5.3 No waste materials or refuse of any kind shall be allowed to accumulate on any Lot.
- 5.4 No outdoor clothes lines or poles shall be permitted on any Lot, other than umbrella or collapsible types which are not visible from the street.
- 5.5 No antenna or satellite receiving dish with a diameter larger than 24 inches (61 cm) shall be erected on a Lot or on the exterior of any home or improvement.
- 5.6 No livestock, endangered species, poultry and any other non-domestic animal shall be kept on a Lot.
- 5.7 No canine breed which is generally and widely known to be dangerous or potentially dangerous such as the Pitbull and Rottweiler are permitted on a Lot.
- 5.8 No more than two dogs and two cats may kept on any Lot.
- 5.9 No Lot may be subdivided, except for Lot 50 which may be subdivided to adjust the north-easterly boundary.
- 5.10 No debris, noxious weeds, or invasive species shall be permitted to accumulate on a Lot at any time, including prior to construction of any buildings.
- 5.11 No vegetation (other than trees and native shrubs) a vacant Lot shall be permitted to grow to more than 12 inches (30 cm) in height.



5.12 No construction debris, waste materials or excess materials shall be allowed to accumulate on any Lot during construction.

5.13 No building on any Lot shall be allowed to become in despair or unsightly or untidy, it being the intent of these covenants that all Lots and the Improvements thereon shall be maintained at all times in a neat and attractive state and condition.

#### **6.0 EXEMPTIONS BY DEVELOPER**

Pursuant to section 220 of the *Land Title Act*, the Developer reserves the right, to exempt any Lot remaining undisposed of at the time the exemption takes effect from all or any of the restrictions and benefits created by this statutory building scheme.

END OF DOCUMENT

VICTORIA  
ARLENE ENGLISHLAND TITLE OFFICE SYSTEM  
Title List by Short LegalPAGE 1  
13:46 2008-06-14

027-540-553	S/VIP85121/////1
027-540-561	S/VIP85121/////2
027-540-570	S/VIP85121/////3
027-540-588	S/VIP85121/////4
027-540-596	S/VIP85121/////5
027-540-600	S/VIP85121/////6
027-540-618	S/VIP85121/////7
027-540-626	S/VIP85121/////8
027-540-634	S/VIP85121/////9
027-540-642	S/VIP85121/////10
027-540-651	S/VIP85121/////11
027-540-669	S/VIP85121/////12
027-540-677	S/VIP85121/////13
027-540-685	S/VIP85121/////14
027-540-693	S/VIP85121/////15
027-540-707	S/VIP85121/////16
027-540-715	S/VIP85121/////17
027-540-723	S/VIP85121/////18
027-540-731	S/VIP85121/////19
027-540-740	S/VIP85121/////20
027-540-758	S/VIP85121/////21
027-540-766	S/VIP85121/////22
027-540-774	S/VIP85121/////23
027-540-782	S/VIP85121/////24
027-540-791	S/VIP85121/////25
027-540-804	S/VIP85121/////26
027-540-812	S/VIP85121/////27
027-540-821	S/VIP85121/////28
027-540-839	S/VIP85121/////29
027-540-847	S/VIP85121/////30
027-540-855	S/VIP85121/////31
027-540-863	S/VIP85121/////32
027-540-871	S/VIP85121/////33
027-540-880	S/VIP85121/////34
027-540-898	S/VIP85121/////35
027-540-901	S/VIP85121/////36
027-540-910	S/VIP85121/////37
027-540-928	S/VIP85121/////38
027-540-936	S/VIP85121/////39
<del>027-540-944</del>	<del>S/VIP85121/////40</del>
027-540-952	S/VIP85121/////41
027-540-961	S/VIP85121/////42
027-540-979	S/VIP85121/////43
027-540-987	S/VIP85121/////44
027-540-995	S/VIP85121/////45
027-541-002	S/VIP85121/////46
027-541-011	S/VIP85121/////47
027-541-029	S/VIP85121/////48
027-541-037	S/VIP85121/////49
027-541-070	S/VIP85121/////50
027-541-100	S/VIP85121/////51
027-541-118	S/VIP85121/////52
027-541-126	S/VIP85121/////53
027-541-134	S/VIP85121/////54
027-541-142	S/VIP85121/////55
027-541-151	S/VIP85121/////56
027-541-169	S/VIP85121/////57
027-541-177	S/VIP85121/////58
027-541-185	S/VIP85121/////59
027-541-193	S/VIP85121/////60
027-541-088	S/VIP85121/////61

VICTORIA  
ARLENE ENGLISH

LAND TITLE OFFICE SYSTEM  
Title List by Short Legal

PAGE 2  
13:46 2008-06-14

027-541-096	S/VIP85121/////62
027-541-207	S/VIP85121/////63
027-541-045	S/VIP85121/////64
027-541-053	S/VIP85121/////65
027-541-061	S/VIP85121/////66

-6 SEP 2011 13 16

FB0433591

LAND TITLE ACT  
FORM C  
(Section 233)

PROVINCE OF BRITISH COLUMBIA  
GENERAL INSTRUMENT - PART 1

7  
PAGE 1 of 7 pages

1. Application: JAWL & BUNDON (385-5787)  
4th Floor - 1007 Fort Street  
Victoria, B. C. V8V 3K5

APPLICANT   
WENDY SMITH REGISTRY

File No. 22410/000 Woywitka/RGM/js

2. (a) Parcel Identifier and Legal Description of Land: \*  
P.I.D. No.: Legal Description:

SEE SCHEDULE

3. Nature of Interest: \*

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
	<i>(page and paragraph)</i>	
Modification of Statutory Building Scheme FB180515 Priority Agreement granting the within Modification of Statutory Building Scheme priority over Mortgage CA1956955 and Assignment of Rents CA1956956 and Mortgage CA1956957 and Assignment of Rents CA1956958	Entire Instrument	Transferee hw 9/8/2011 1:16:49 PM 2 1 Charge 1 \$73.40

4. Terms: \* Part 2 of this instrument consists of (select one only)

hw 9/14/2011 10:01:57 AM 2 1  
Defect 1 \$32.70

- (a) Filed Standard Charge Terms \_\_\_\_\_ D.F. No.
- (b) Express Charge Terms   X   Annexed as Part 2
- (c) Release \_\_\_\_\_ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

10

LAND TITLE ACT  
FORM C  
(Section 219.81)

PROVINCE OF BRITISH COLUMBIA  
GENERAL INSTRUMENT - PART 1

5. Transferor(s) :\*

**WOYWITKA'S BUILDING SUPPLIES LTD.** (Inc. No.C240026)  
2922 Allenby Road, Duncan, B.C., V9L 6V3

**ISLAND SAVINGS CREDIT UNION** (Inc. No. FI-29) (as to priority agreement only)

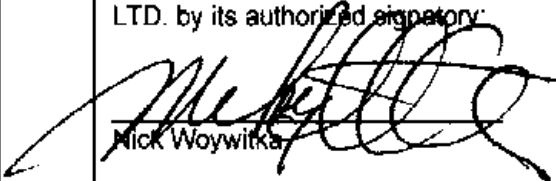
6. Transferee(s):\* (including address(es) and postal code(s))\*

Registered Owners


7. Additional or modified terms:\*

N/A

8. Execution(s):\*\* This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Execution Date			
Y	M	D	Party(ies) Signature(s)
11	08	31	WOYWITKA'S BUILDING SUPPLIES LTD. by its authorized signatory
			
			Nick Woywitka

Officers Signature(s)	
	
<b>ROBERT G. MILNE</b> Barrister & Solicitor 4th Floor, 1007 Fort Street Victoria BC V8V 3K5	

**Officer Certification** - Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

\* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.  
\*\* If space insufficient, continue executions on additional page in Form D.

LAND TITLE ACT  
FORM D

EXECUTIONS CONTINUED

PAGE 3

Execution Date			Transferee(s) Signature(s)
Y	M	D	
11	25	17	ISLAND SAVINGS CREDIT UNION by its authorized signatory(ies)
			<i>[Signature]</i> [print name] Jackie Rummey
			<i>[Signature]</i> [print name] Doreve Fitzgerald

Officers Signature(s)  
*[Signature]*  
DEBBY FISHER  
Commissioner for taking Affidavits  
for British Columbia  
Island Savings Credit Union  
300 - 499 Canada Avenue  
Duncan, BC V9L 1T7

**Officer Certification** - Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

- \* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
- \*\* If space insufficient, continue executions on additional page in Form D.

LAND TITLE ACT  
FORM E  
SCHEDULE

Page 4

Enter the required information in the same order as the information must appear on the Freehold Transfer Form, Mortgage Form or General Document Form

2. (a) Parcel Identifier and Legal Description of Land

PID No.	LEGAL DESCRIPTION
027-540-553	Lot 1, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-561	Lot 2, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-570	Lot 3, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-588	Lot 4, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-596	Lot 5, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-600	Lot 6, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-618	Lot 7, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-626	Lot 8, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-634	Lot 9, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-642	Lot 10, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-651	Lot 11, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-669	Lot 12, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-677	Lot 13, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-685	Lot 14, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-693	Lot 15, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-707	Lot 16, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-715	Lot 17, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-723	Lot 18, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-731	Lot 19, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-740	Lot 20, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-758	Lot 21, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-766	Lot 22, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-774	Lot 23, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-782	Lot 24, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-791	Lot 25, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-804	Lot 26, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-812	Lot 27, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-821	Lot 28, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-839	Lot 29, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-847	Lot 30, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-855	Lot 31, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-863	Lot 32, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-871	Lot 33, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-880	Lot 34, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-898	Lot 35, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-901	Lot 36, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-910	Lot 37, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-928	Lot 38, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-936	Lot 39, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-952	Lot 41, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-961	Lot 42, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-979	Lot 43, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-987	Lot 44, Section 3, Range 2, Comiaken District, Plan VIP85121
027-540-995	Lot 45, Section 3, Range 2, Comiaken District, Plan VIP85121
027-541-002	Lot 46, Section 3, Range 2, Comiaken District, Plan VIP85121
027-541-011	Lot 47, Section 3, Range 2, Comiaken District, Plan VIP85121
027-541-029	Lot 48, Section 3, Range 2, Comiaken District, Plan VIP85121
027-541-037	Lot 49, Section 3, Range 2, Comiaken District, Plan VIP85121
027-541-100	Lot 51, Section 3, Range 2, Comiaken District, Plan VIP85121

LAND TITLE ACT  
FORM E  
SCHEDULE

Page 5

Enter the required information in the same order as the information must appear on the Freehold Transfer Form, Mortgage Form or General Document Form

2. (a) Parcel Identifier and Legal Description of Land  
PID No. LEGAL DESCRIPTION

027-541-118 Lot 52, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-126 Lot 53, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-134 Lot 54, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-142 Lot 55, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-151 Lot 56, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-169 Lot 57, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-177 Lot 58, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-185 Lot 59, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-193 Lot 60, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-088 Lot 61, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-096 Lot 62, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-207 Lot 63, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-045 Lot 64, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-053 Lot 65, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-061 Lot 66, Section 3, Range 2, Comiaken District, Plan VIP85121

027-562-484 Lot A, Section 2 and 3, Range 2, Comiaken District, Plan VIP85301  
027-562-506 Lot B, Section 2 and 3, Range 2, Comiaken District, Plan VIP85301



**"TERMS OF INSTRUMENT - PART 2"****WHEREAS:****A. WOYWITKA'S BUILDING SUPPLIES LTD. is the registered owner of:**

027-540-553 Lot 1, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-561 Lot 2, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-570 Lot 3, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-588 Lot 4, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-596 Lot 5, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-634 Lot 9, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-669 Lot 12, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-677 Lot 13, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-685 Lot 14, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-693 Lot 15, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-707 Lot 16, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-715 Lot 17, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-723 Lot 18, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-731 Lot 19, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-740 Lot 20, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-758 Lot 21, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-766 Lot 22, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-804 Lot 26, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-821 Lot 28, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-839 Lot 29, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-847 Lot 30, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-855 Lot 31, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-863 Lot 32, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-871 Lot 33, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-880 Lot 34, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-979 Lot 43, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-540-995 Lot 45, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-037 Lot 49, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-100 Lot 51, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-906 Lot 62, Section 3, Range 2, Comiaken District, Plan VIP85121  
027-541-207 Lot 63, Section 3, Range 2, Comiaken District, Plan VIP85121

027-562-484 Lot A, Section 2 and 3, Range 2, Comiaken District, Plan VIP85301

(the "Lots")

**B. The Lots are subject to the restrictions set out in a Statutory Building Scheme registered under No. FB180515 (the "Building Scheme");**

- C. WOYWITKA'S BUILDING SUPPLIES LTD. has reserved to itself the right to exempt from the Building Scheme any lot subject to the Building Scheme which remains in the name of WOYWITKA'S BUILDING SUPPLIES LTD.
- D. WOYWITKA'S BUILDING SUPPLIES LTD. wishes to exempt the lot legally described as PID: 027-562-484, Lot A, Section 2 and 3, Range 2, Comiaken District, Plan VIP85301 from the building height restrictions contained in clause 2.3(a) of the Building Scheme.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants, agreements and provisos hereinafter set forth, the parties hereto agree as follows:

#### MODIFICATION OF BUILDING SCHEME

1. WOYWITKA'S BUILDING SUPPLIES LTD. hereby exempts PID 027-562-484, Lot A, Section 2 and 3, Range 2, Comiaken District, Plan VIP85301 from all restrictions contained in clause 2.3(a) of the Building Scheme, namely:

2.3 (a) No dwelling shall be constructed on any Lot with a vertical distance from grade to the highest point of the building, as averaged from each of the outermost corners of the building to the highest point of the building, of more than 9.0 metres. No accessory buildings shall be constructed on any Lot with a vertical distance from grade to the highest point of the building, calculated in the same manner, of more than 5.0 metres"

#### CONSENT AND PRIORITY AGREEMENT

2. ISLAND SAVINGS CREDIT UNION having a Mortgage and Assignment of Rents registered in the Victoria Land Title Office under Charges Numbers CA1956955 and CA1956956 and a Mortgage and Assignment of Rents registered under Nos. CA1956957 and CA1956958 respectively, hereby approves of and consents to the foregoing modification of the Statutory Building Scheme and to its registration in the Land Title Office aforesaid with priority over the registration of the modification of Statutory Building Scheme.

END OF DOCUMENT



## 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@cvrld.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

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**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

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**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

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**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

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**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  
Fax: 250.752.1243  
Email: qbtown@qualicumbeach.com

**Vancouver Island Health Authority**

1952 Bay Street, Victoria, BC V8R 1J8  
Phone: 250.370.8699  
Toll-free: 1-877-370-8699  
Fax: 250.370.8750  
Email: info@viha.ca



# Appraisers & Home Inspectors

## Property Appraisers

---

### Cunningham Rivard Appraisers

Phone: 250-737-1777

Email: [office@crisland.com](mailto:office@crisland.com)

Web: [crisland.com](http://crisland.com)

300 - 394 Duncan Street, Duncan, BC V9L 3W4

### Astro Appraisals

Phone: 250-748-3159

Email: [appraisals@astroappraisals.ca](mailto:appraisals@astroappraisals.ca)

Web: [astroappraisals.ca](http://astroappraisals.ca)

105C-394 Duncan Street, Duncan BC, V9L 3W4

## Home Inspectors

---

### Falcon Home Inspections

Pierce Bowie

Phone: 778-708-5085

Email: [info@falconhomeinspections.ca](mailto:info@falconhomeinspections.ca)

Web: [falconhomeinspections.ca](http://falconhomeinspections.ca)

### Stellar Home Inspections

Matt Kuzma

Phone: 250-514-3252

Email: [matt@stellarinspections.ca](mailto:matt@stellarinspections.ca)

Web: [stellarinspections.ca](http://stellarinspections.ca)

### Above The Barr

Steven Barr

Phone: 778-288-4857

Email: [abovethebarrinspections@gmail.com](mailto:abovethebarrinspections@gmail.com)

Web: [abovethebarrinspections.ca](http://abovethebarrinspections.ca)

## Engineering, Survey, Demolition & Hazmat

---

### Rockridge Inc. Demolition

Phone: 250-658-1001

[rockridgeinc.com](http://rockridgeinc.com)

### Lewkowich Engineering & Hazmat Testing

Tel: 250-756-0355

Suite A-2569 Kenworth Road

Nanaimo, BC V9T 3M4

### Demxx - Demolition

Phone: 250-954-0296

Email: [info@demxx.com](mailto:info@demxx.com)

1688 Alberni Hwy.

P.O. Box 764 Coombs, B.C. V0R 1M0

### Kenyon Wilson Surveyors

Phone: 250-746-4745

Email: [office@kenyonwilson.ca](mailto:office@kenyonwilson.ca)

Web: [kenyonwilson.ca](http://kenyonwilson.ca)

221 Coronation Ave. Duncan BC V9L 2T1

## Septic Inspectors & Septic Pumping

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### Ace Bobcat Septic Inspections

Phone: 250-709-9643

Web: [acebobcat.com](http://acebobcat.com)

6149 Scott Road, Duncan BC

### Save-On Septic – Inspections & Pumping

Phone: 250-748-5676

Web: [saveonspetic.com](http://saveonspetic.com)

## Water Testing

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### BC Aquifer

Phone : (250) 748-4041

Fax: (250) 748-5775

Address: 5420 Trans Canada Hwy Duncan, BC,  
V9L6W4

### Caledonian Water Company

Ed Henderson

Phone: 250-746-3975

Address: 1059A Canada Ave, Duncan BC, V9L 1V2