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Sotheby's | Canada
INTERNATIONAL REALTY



4725 APPALOOSA WAY, DUNCAN, BC

3 BED 5 BATH 3,765 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.



4725 Appaloosa Way, Duncan

Legal:	LT 6, SEC 7, RGE 7, SAHTLAM DISTRICT, PLAN EPP 67945		
PID:	031-037-828		
Price:	\$2,888,000	Listing No.:	L23-18
Taxes (Year):	\$5,241 (2022)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	R-5	Zoning Type:	Residential
Lot Size:	4.4 acres	Year Built:	2021
Total Area (house):	3,765 sq. ft. finished	Total Area (Shop):	2,058 sq. ft.
Style:	Craftsman	No. of Floors:	2
Bedrooms:	3	Bathrooms:	6
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Cement Fibre
Water:	Well	Sewer:	Septic
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Heat Pump	Fuel:	Electric
No. of Fireplaces:	2	Fireplace Fuel Type:	Propane
Roofing Material:	Fiberglass Shingle	Roof Age:	2021
Garage:	Double	Additional Parking:	Yes
Windows:	Thermo	In Ground Sprinkler:	No
RV Parking:	Yes	Outbuildings:	Yes
Pool:	Yes	Hot Tub:	Yes
Built In Vacuum:	Yes	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes
Home Warranty:	Yes	Views:	Mountain

Cell: +1 250.710.6844 Email: brian.danyliw@sothebysrealty.ca Web: sothebysrealty.ca



Special Features – 4725 Appaloosa Way, Duncan

Property

- 4.4 level acres
- Power entry gate
- 6 GPM WELL
- Heat pump-electric
- Cement Fibre siding
- Fiberglass shingle roof
- 22 kw whole house generator on propane auto-switch-Generic Brand
- Fully fenced property
- Detached 3 bay garage with suit potential above
- Conduit in place that goes all the way down the concrete block wall to the west boundary of the property for the installation of lights
- Wired for security cameras
- Conduit in place from the power shed to the house, and power shed to shop for additional wiring if needed. Power can be added to any other building from the power shed.
- RV site with 70 amp breaker power, also water and internet cable in place
- Fence across back and east side is set in from the actual property boundary
- All interior walls of the house are insulated between the floors

Main Floor

- 9' ceilings
- 2 bedrooms + Primary
- Wainscotting in front entry
- High-end lighting in entry and above stairs to the lower floor
- Engineered hardwood floors up
- Propane fireplace in living room with built-in cabinetry
- Crown molding
- 4-piece bath
- Laundry with sink
- Double garage

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Special Features – 4725 Appaloosa Way, Duncan

Kitchen

- Huge kitchen for aspiring or accomplished chefs
- Granite counters
- Large under-mount sink
- Side by side separate fridge and freezer
- Jennair appliances – 6 burner propane stove with griddle & double ovens
- 2 drawer under-counter fridge
- Large island with storage under and seating for four
- Walk-in pantry

Primary Bedroom/ Ensuite

- French doors to deck with hot tub and pool area
- Crown molding
- Walk-in closet5-piece Ensuite
- Pedestal tub
- Large glass wall shower
- Dual sinks with cabinetry above (recessed lighting) and below
- Separate water closet
- High-end taps throughout

Lower Floor

- 1,881 sq. ft.
- 9' ceilings
- Propane fireplace
- Gym area
- Family room
- Office nook
- Plumbed for kitchen and separate wet bar
- 2 4-piece bathrooms
- Man door to outside that has driveway access
- Could easily add two or more bedrooms to the downstairs or add in-law suite

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Special Features – 4725 Appaloosa Way, Duncan

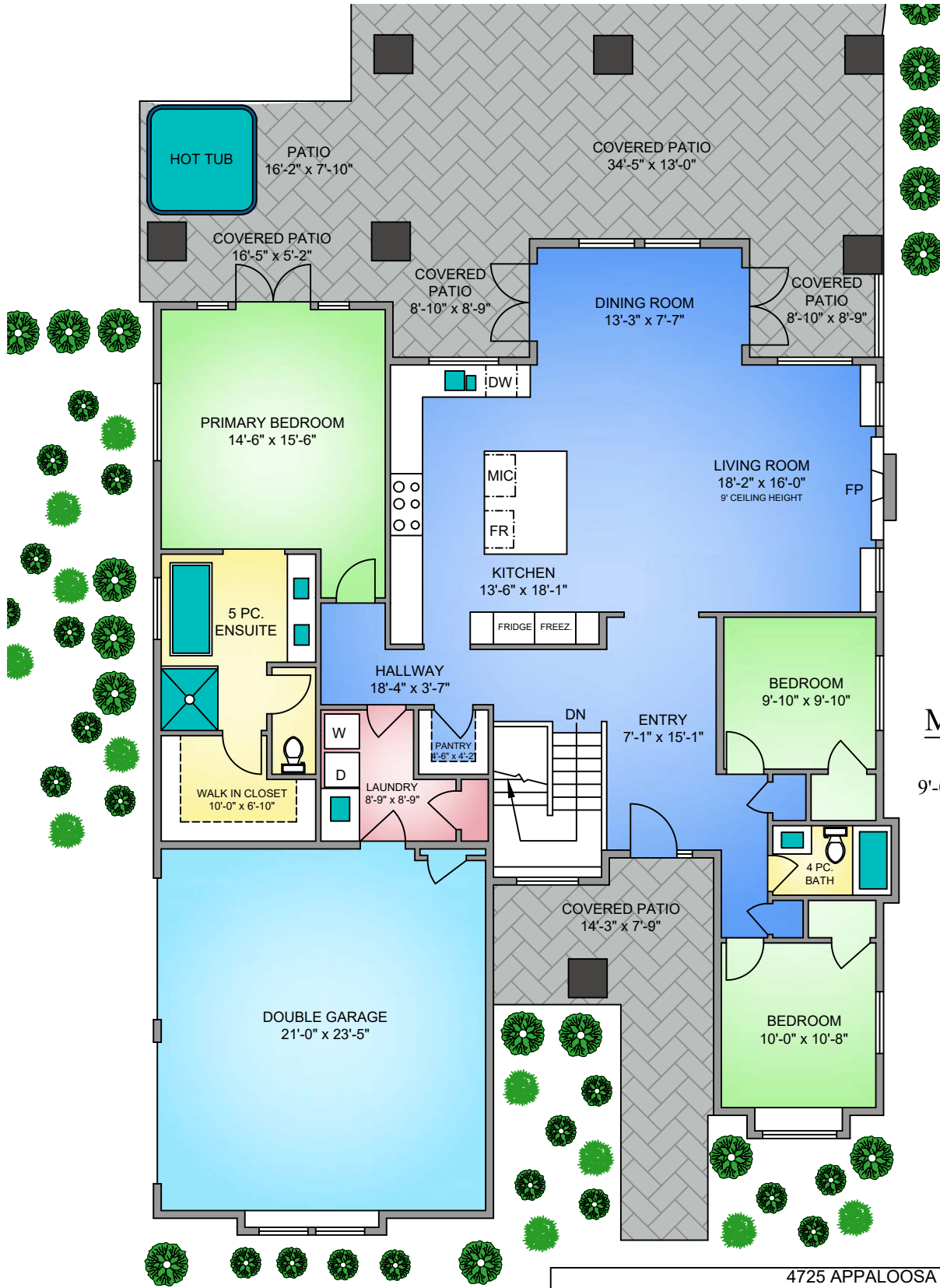
Detached 3-bay Garage

- 2058 sq. ft. [1,029 sq ft. per floor]
- 9' ceilings
- 2-piece bathroom with custom wine barrel sink
- Custom wine barrel wet bar with stamped concrete countertop
- Unfinished upper floor that could be a suite

Pool & Patio

- Covered patio with vaulted ceilings & recessed lighting & speakers
- Hot tub
- Fire pit
- Covered outdoor bar area with stairs on both sides. Has power and water.
- Massive custom heated pool with swim-up bar
- Basalt column (x3) water fountains built into the pool
- Automatic pool cleaner
- Pool is roughed in for solar heating
- 3-piece bath
- Outdoor shower
- Dedicated pool mechanical room
- Heat pump for pool heating
- Stamped concrete patio
- Metal roofs on all pool buildings

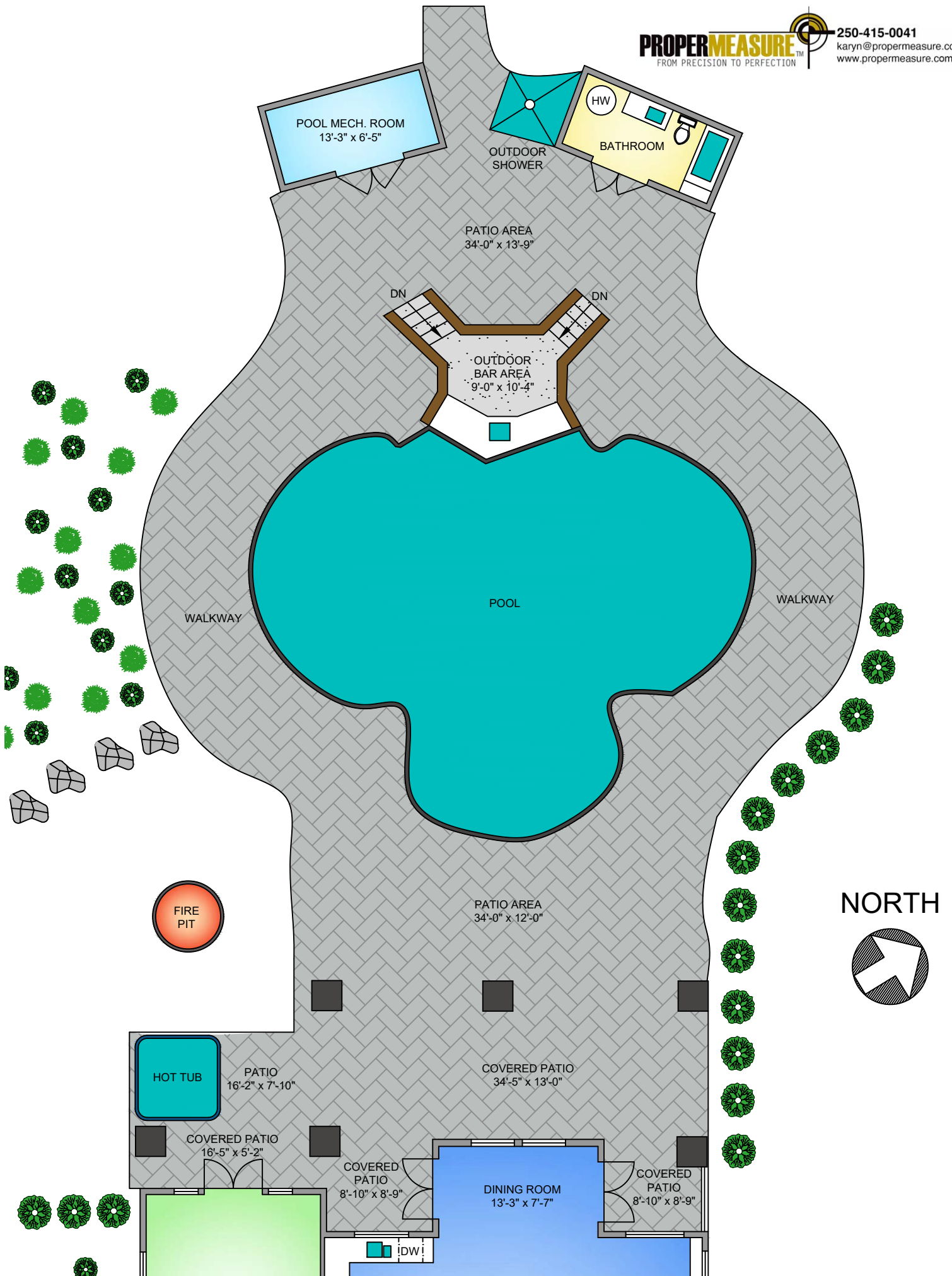
Cell: +1 250.710.6844 Email: brian.danyliw@sothebysrealty.ca Web: sothebysrealty.ca

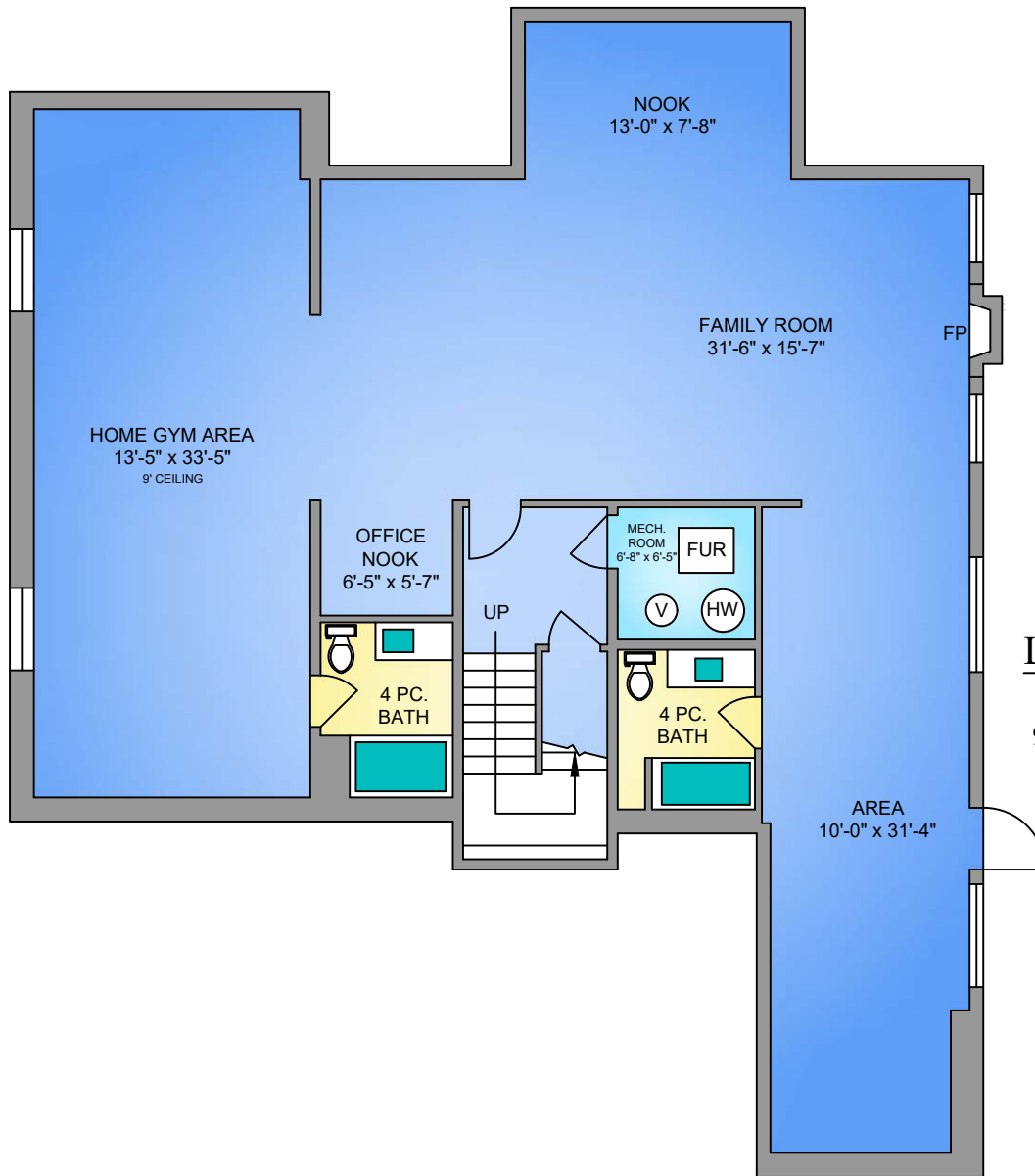


MAIN FLOOR
1884 SQ. FT.
 9'-0" CEILING HEIGHT

4725 APPALOOSA WAY
 SEPTEMBER 23, 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	1884	1884	547	3163
LOWER	1881	1881	-	-
TOTAL	3765	3765	547	3163
DET. WORKSHOP MAIN	1029			
DET. WORKSHOP UPPER	1029			
POOL BATHROOM	100			

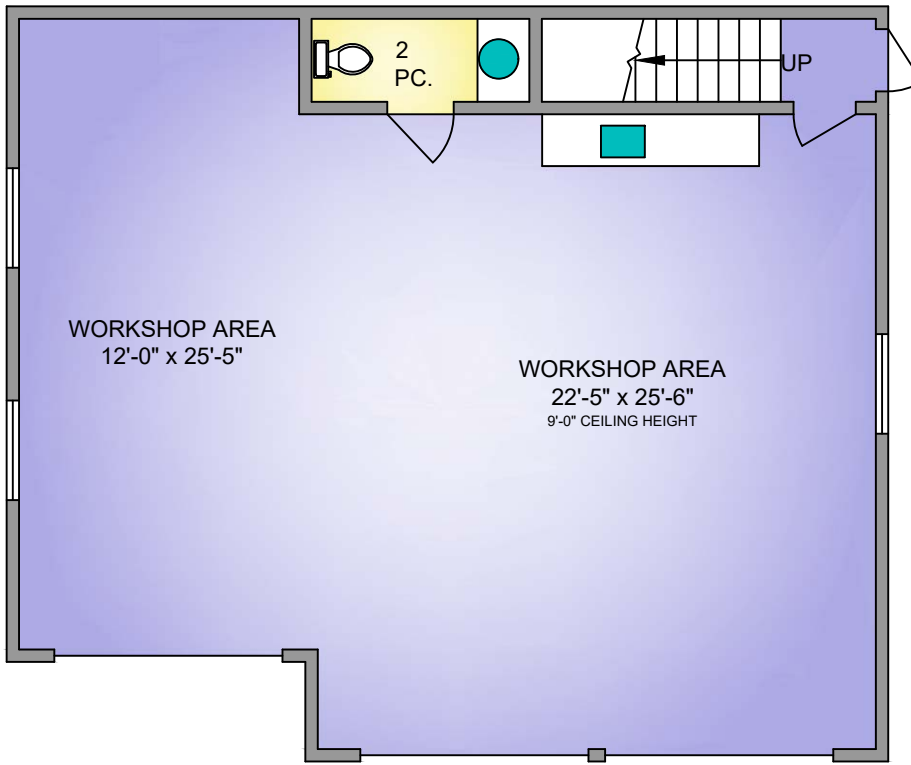




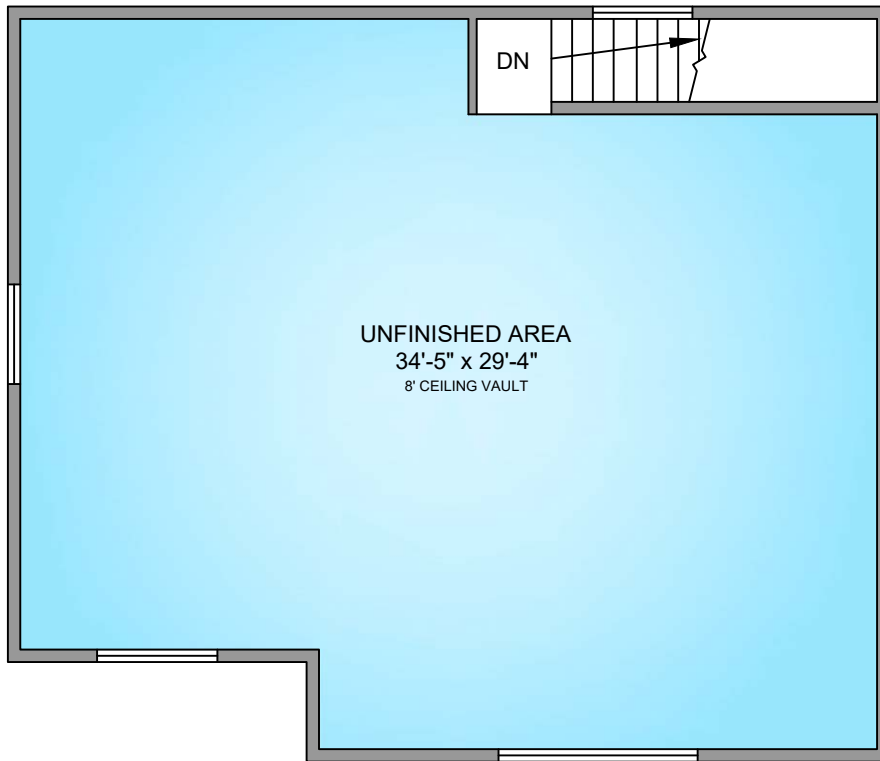
LOWER FLOOR
1881 SQ. FT.
 9'-0" CEILING HEIGHT

4725 APPALOOSA WAY SEPTEMBER 23, 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	1884	1884	547	3163
LOWER	1881	1881	-	-
TOTAL	3765	3765	547	3163
DET. WORKSHOP MAIN	1029			
DET. WORKSHOP UPPER	1029			
POOL BATHROOM	100			

NORTH



WORKSHOP MAIN FLOOR
1029 SQ. FT.
 9'-0" CEILING HEIGHT



WORKSHOP UPPER FLOOR
 (UNFINISHED)
1029 SQ. FT.
 8'-0" CEILING HEIGHT

4725 APPALOOSA WAY
 SEPTEMBER 23, 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	1884	1884	547	3163
LOWER	1881	1881	-	-
TOTAL	3765	3765	547	3163
DET. WORKSHOP MAIN	1029			
DET. WORKSHOP UPPER	1029			
POOL BATHROOM	100			

8.9 R-5 ZONE – COMPREHENSIVE DEVELOPMENT RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in the R-5 Zone:

(a) Permitted Uses

The following uses, plus the uses permitted under Section 4.4, and no other uses, are permitted in the R-5 Zone:

- (4) One single family dwelling per parcel;
- (5) Agriculture, horticulture, including horse riding arena and boarding stable, subject to Section 8.9(b)(4) below;
- (6) Home occupation;
- (7) Bed and Breakfast accommodation;
- (8) Daycare, nursery school accessory to a residential use;
- (9) Secondary suite or small suite.

(b) Conditions of Use:

For any parcel in the R-5 Zone:

- (1) The following limits to *parcel coverage* and impervious surface coverage apply in the R-5 Zone:
 - i. 20% for buildings and structures plus up to an additional 5% for other impervious surfaces for the first hectare of parcel area or portion thereof; plus
 - ii. for each additional hectare of land area above 1 hectare an additional 10% for buildings and structures and up to an additional 5% for other impervious surfaces, to be calculated on a pro rata basis.
- (2) the height of all buildings and structures shall not exceed 10 metres;
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this Section are listed for the residential, agricultural and accessory uses in Columns II, III and IV:

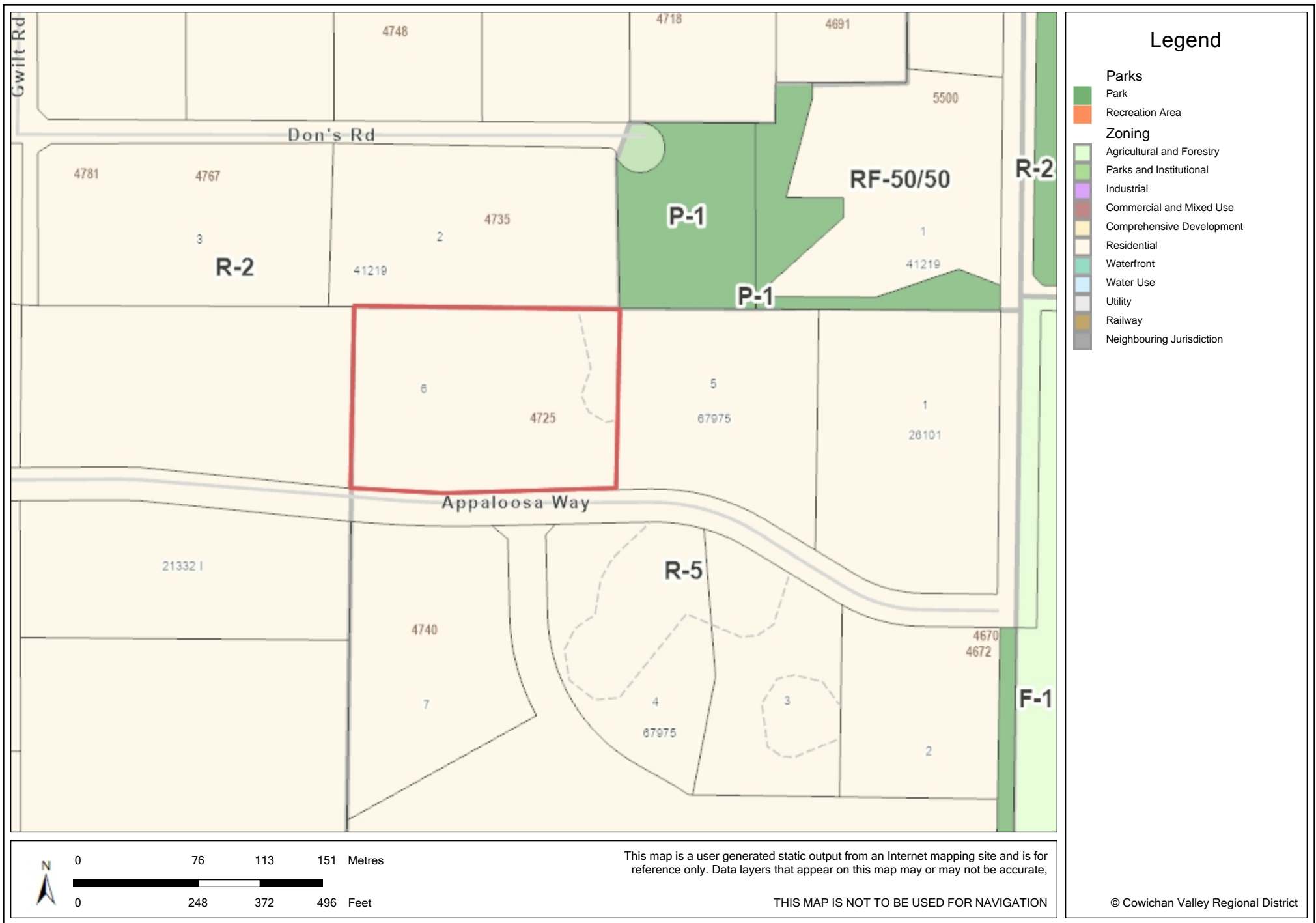
COLUMN I Type of Parcel Line	COLUMN II Residential Use Setbacks	COLUMN III Agricultural Use and accessory to Agricultural Use Setbacks	COLUMN IV Accessory to Residential Use
Front	7.5 metres	30 metres	7.5 metres
Interior Side	3.0 metres	15 metres	1.0 metres
Exterior Side	4.5 metres	15 metres	4.5 metres
Rear	4.5 metres	15 metres	1.0 metres

- (4) Horse riding arenas and boarding stables are only permitted on parcels of land that exceed 3 hectares in area.

(c) Density and Density Bonus

Subject to Part 12, the following regulations apply in the R-5 Zone:

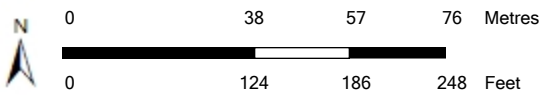
- (1) The number of parcels that may be created by subdivision in the R-5 zone must not exceed 22, including any remainder parcel.
- (2) Despite Section 8.9(c)(1), the number of parcels that may be created by subdivision in the R-5 zone may be increased to 50 if the conditions in Sections 8.9(c)(6) through (8) are met.
- (3) Density averaging is permitted, provided that the average density in any subdivision, excluding any remainder parcel, does not exceed one parcel per 1.6 hectares of gross land area.
- (4) The minimum parcel area for the purposes of s.946(4) of the *Local Government Act* is 25 hectares.
- (5) The minimum parcel area is 1 hectare.
- (6) In respect of each 4 parcels created in excess of 22, one of the parcels must be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, to be used for the purposes set out in Section 8.9(c)(10), and the costs of transfer including the Regional District's actual, reasonable legal costs must be paid by the subdivider.
- (7) Each parcel transferred to the regional district must be selected by the Regional District on the basis of the proposed plan of subdivision, being neither the most valuable nor the least valuable of the lots in the proposed subdivision.
- (8) Each parcel transferred to the regional district must be fully provided with hydro, cable and telephone service and highway frontage improvements to the standard provided in the rest of the subdivision, as well as a driveway to the property line, all as determined by an inspection of the parcel by the Regional District prior to the transfer. The subdivider must also provide to the Regional District proof of potable water and on-site sewage disposal capability, each as required by the local health authority or the subdivision approving officer. No parcel transferred to the Regional District may be a strata lot.
- (9) In the event that a particular subdivision creates a number of parcels producing a fraction of a parcel to be transferred under Section 8.9(c)(6), the subdivider must transfer a parcel in relation to the fraction, with the obligation to transfer parcels under this Section being adjusted upon subsequent subdivision so that the total number of parcels transferred to the Regional District under this Section does not exceed 7.
- (10) The parcels transferred to the Regional District under Section 8.9(c)(6) must be used for:
 - i. the provision of fire protection services, including the sale of one or more of the parcels and the deposit of the proceeds into the Sahtlam Fire Protection Service Area statutory reserve fund; or
 - ii. community park purposes, including the sale of one or more of the parcels and the deposit of the proceeds into an Electoral Area E or Electoral Area F community parks statutory reserve fund.





Legend

- Parks
- Park
- Recreation Area



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

© Cowichan Valley Regional District

SUMMARY OF EXISTING LEGAL NOTATIONS AND ENCUMBRANCES

The capitalized terms defined in the Disclosure Statement and used in this Exhibit “C” shall have the meanings ascribed to such terms as provided in the Disclosure Statement.

1. Legal Notations registered against title to the Lands:

- (a) Notice of Interest, Builders Lien Act (S. 3(2)), see EP33640

This Notice of Interest, filed May 1, 2000, prevents the Lands from being bound by a lien claimed under the *Builders Lien Act* in respect of an improvement unless that improvement is undertaken at the express request of the Developer.

- (b) This title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB474379

This is a notice that the development of the Lands is affected by a Development Permit issued by the Cowichan Valley Regional District pursuant to Section 920 of the *Local Government Act*. The Development Permit was issued on August 30, 2013 as a Temporary Commercial or Industrial Permit only and has no expiry date.

2. Charges, Liens and Interests registered against title to the Lands:

- (a) Exceptions and Reservations M76300

This exception and reservation is registered in favour of Esquimalt and Nanaimo Railway Company (“**E&N**”) and provides notice that E&N reserved to themselves certain exceptions and reservations in the original instrument of grant. E&N is now a subsidiary of Canadian Pacific Limited. This charge provides a summary of various exceptions and reservations that may have been contained in the individual grant which could include:

- (i) the right to enter upon the land and cut and carry away timber for railway purposes without paying compensation;
- (ii) rights of way for the railway and the right to take such parts of the land as may be required for the stations and workshops of the company without paying compensation therefore; and
- (iii) reservation of undersurface rights.

- (b) Statutory Right of Way FB512658

This Statutory Right of Way is registered in favour of British Columbia Hydro and Power Authority (“**BC Hydro**”) and grants a right of way to BC Hydro over that portion of the Lands (the “**ROW Area**”) located within five (5) metres of either side of the centre of the alignment of all things and components necessary

or convenient for the purposes of transmitting and distributing electricity and for the purpose of telecommunications, including: poles, guy wires, brackets, crossarms, insulators, transformers, anchors, attachments, access nodes, cabinets, lines, cables, all ancillary appliances and fittings, and related works (collectively, the “**BC Hydro Works**”).

BC Hydro has the right to, inter alia, access the Lands and clear the ROW Area and keep it cleared of any trees or growth, and to install service lines, as required, over the Lands from the ROW Area to buildings and structures on the Lands or on immediately adjacent land, or to street lights on public roads adjacent to the Lands.

BC Hydro agrees to either compensate the owner of the Lands for any damage caused by BC Hydro to any structures, buildings, improvements, crops of merchantable timber located on the Lands and owned by the owner of the Lands, or to repair such damage within a reasonable time. BC Hydro agrees to indemnify the owner of the Lands against all liability incurred by the owner of the Lands out of any claim made by any person for injury or harm to persons or property cause by the negligence or willful act of BC Hydro, in the exercise of their rights under this Statutory Right of Way or cause by the use or placement of Hazardous Substances on the Lands by BC Hydro, on the condition that the owner of the Lands immediately provides written notice of the claim to BC Hydro.

The owner of the Lands agrees not to, inter alia, interfere with the ROW Area, obstruct the access of BC Hydro to any part of the BC Hydro Works, diminish or increase the ground elevation in the ROW Area by any method including piling any material or creating any excavation, drain or ditch in the ROW Area, carry out blasting or logging operations on or near any portion of the ROW Area of the BC Hydro Works or make, place, erect, operate, use, maintain or permit any obstruction, structure, building, or improvement on, under or over the ROW Area unless the owner of the Lands has received prior written permission from BC Hydro.

(c) Statutory Right of Way FB512659

This Statutory Right of Way is registered in favour of TELUS Communications Inc. (“**TELUS**”) and grants a right of way to TELUS over the ROW Area located within five (5) metres of either side of the centre of the alignment of all things and components necessary or convenient for the purposes of telecommunications and data transmission, including: poles, guy wires, brackets, crossarms, insulators, transformers, anchors, attachments, access nodes, cabinets, lines, cables, all ancillary appliances and fittings, and related works (collectively, the “**TELUS Works**”).

TELUS has the right to, inter alia, access the Lands and clear the ROW Area and keep it cleared of any trees or growth, and to install service lines, as required, over the Lands from the ROW Area to buildings and structures on the Lands or on

immediately adjacent land, or to street lights on public roads adjacent to the Lands.

TELUS agrees to either compensate the owner of the Lands for any damage caused by TELUS to any structures, buildings, improvements, crops of merchantable timber located on the Lands and owned by the owner of the Lands, or to repair such damage within a reasonable time. TELUS agrees to indemnify the owner of the Lands against all liability incurred by the owner of the Lands out of any claim made by any person for injury or harm to persons or property cause by the negligence or willful act of TELUS, in the exercise of their rights under this Statutory Right of Way or cause by the use or placement of Hazardous Substances on the Lands by TELUS, on the condition that the owner of the Lands immediately provides written notice of the claim to TELUS.

The owner of the Lands agrees not to, inter alia, interfere with the ROW Area, obstruct the access of TELUS to any part of the TELUS Works, diminish or increase the ground elevation in the ROW Area by any method including piling any material or creating any excavation, drain or ditch in the ROW Area, carry out blasting or logging operations on or near any portion of the ROW Area of the TELUS Works or make, place, erect, operate, use, maintain or permit any obstruction, structure, building, or improvement on, under or over the ROW Area unless the owner of the Lands has received prior written permission from TELUS.

3. Charges, Liens and Interests registered against title to Parcel B:

(a) Covenant FB208158 (the "**Conservation Covenant**")

This Conservation Covenant is registered in favour of TLC The Land Conservancy of British Columbia ("**TLC**") pursuant to Section 219 of the *Land Title Act* and encumbers those lands and premises that include a portion of Parcel B as shown outlined on Plan VIP 85620 attached as Schedule "A" to this Conservation Covenant (the "**Covenant Area**"). This Section 219 Covenant requires the owner of Parcel B to prepare and adopt a management plan (the "**Management Plan**") for the management of the Covenant Area including the provision of parking, access routes, trails, signage, washroom facilities, park interpretation and educational facilities or such other park improvements as may be considered necessary or appropriate. Prior to and until the adoption of the Management Plan, the owner of Parcel B shall classify the Covenant Area as park reserve.

This Conservation Covenant restricts the owner of Parcel B from using the Covenant Area for any of the following activities or uses, except with the prior written approval of TLC, in its sole discretion:

- (i) subdivide, sell, transfer or grant any easement, right of way, licence or lease over all or part of the Covenant Area;

- (ii) remove, destroy or cut, or permit the removal, destruction or cutting of any indigenous vegetation on the Covenant Area except as is necessary to implement the park management plan referred to in the Management Plan or without the prior written approval of TLC. Notwithstanding the foregoing, if any living or dead tree on the Covenant Area poses an imminent threat to the safety of any person, that tree may be cut down or trimmed. The owner of Parcel B shall leave any cut tree or trimmings on the Covenant Area unless such action shall constitute a fire hazard;
- (iii) use pesticides, herbicides or any other deleterious substance of any kind on the Covenant Area;
- (iv) build, construct, erect or alter any structure, building or improvement on the Covenant Area except in accordance with the Management Plan;
- (v) lay down, install, place or deposit any impervious material or surface on or within the Covenant Area for road, parking or trail purposes; and
- (vi) design or construct any park improvements on the Covenant Area so as to cause substantial disturbance to the natural drainage patterns of the Covenant Area.

The owner of Parcel B has the right to use, occupy and maintain Parcel B in any way that is not expressly restricted or prohibited by this Conservation Covenant, so long as the use, occupation or maintenance are consistent with the intent of this Conservation Covenant.

The owner of Parcel B retains all responsibilities and bears all costs and liabilities related to the ownership, use, occupation and maintenance of Parcel B, including any improvements expressly authorized by this Conservation Covenant. The owner of Parcel B indemnifies TLC, its directors, officers, employees, agents and contractors, from and against any and all liabilities, damages, losses, personal injury or death, causes of action, actions, claims, and demands on behalf of any person, arising out of any act or omission, negligent or otherwise, in the use, occupation and maintenance of the Covenant Area or the amenities by the owner of Parcel B.

VICTORIA LAND TITLE OFFICE
Jul-22-2014 16:04:49.002

EPP26101
PAGE 1 OF 2 PAGES

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA **0876**

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you
(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and
(b) certify the matters set out in section 168.73 (4) of the Land Title Act,
Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

1. BC LAND SURVEYOR: (Name, address, phone number)

FCS Land Services Limited Partnership (FOCUS)

Rory O'Connell, BCLS

57 Cadillac Ave

Victoria

BC V8Z 1T3

Rory.O'Connell@focus.ca

250.883.6375

File#010032473-SDSU02-R00

Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number: **135-466-5143**

Plan Number: **EPP26101**

This original plan number assignment was done under Commission #: **876**

LTO Document Reference: **CA3855121**

3. CERTIFICATION:

Form 9 Explanatory Plan Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2012 November 17 (YYYY/Month/DD) The checklist was filed under ECR#:
The plan was completed and checked on: 2012 November 20 (YYYY/Month/DD) **143262**

None Strata Form S

None Strata Form U1 Strata Form U1/U2

Arterial Highway

4. ALTERATION:

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you
(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and
(b) certify the matters set out in section 168.73 (4) of the Land Title Act,
Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

David Kaczowka ECU455
Digitally signed by David Kaczowka ECU455
DN: c=CA, cn=David Kaczowka ECU455, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=ECU455
Date: 2016.11.29 18:46:42 -08'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

WSP Surveys (BC) Limited Partnership
David J. Kaczowka, BCLS
101-3795 Carey Road
Victoria BC V8Z 6T8

david.kaczowka@wspgroup.com
250-474-1151
File#010032473-SDSU03-R00

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **150-232-6499**

Plan Number: **EPP67975**

This original plan number assignment was done under Commission #: **957**

3. CERTIFICATION:

Form 9 Explanatory Plan Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: **2016 November 20** (YYYY/Month/DD) The checklist was filed under ECR#:
The plan was completed and checked on: **2016 November 29** (YYYY/Month/DD) **193699**

None Strata Form S

None Strata Form U1 Strata Form U1/U2

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

SUBDIVISION PLAN OF PART OF PARCEL B (DD 865688) OF SECTION 7, RANGE 7, SAHTLAM DISTRICT, EXCEPT PART IN PLAN EPP18482 AND EPP26101

PLAN EPP67975

BCGS 92B.071

The intended plot size of this plan is 864mm in width by 568mm in height (D size) when printed at a scale of 1:1250.

All distances are in metres and decimals thereof.

Old bearings are denoted from differential GNSS observations and are referred to the central meridian of UTM Zone 18.

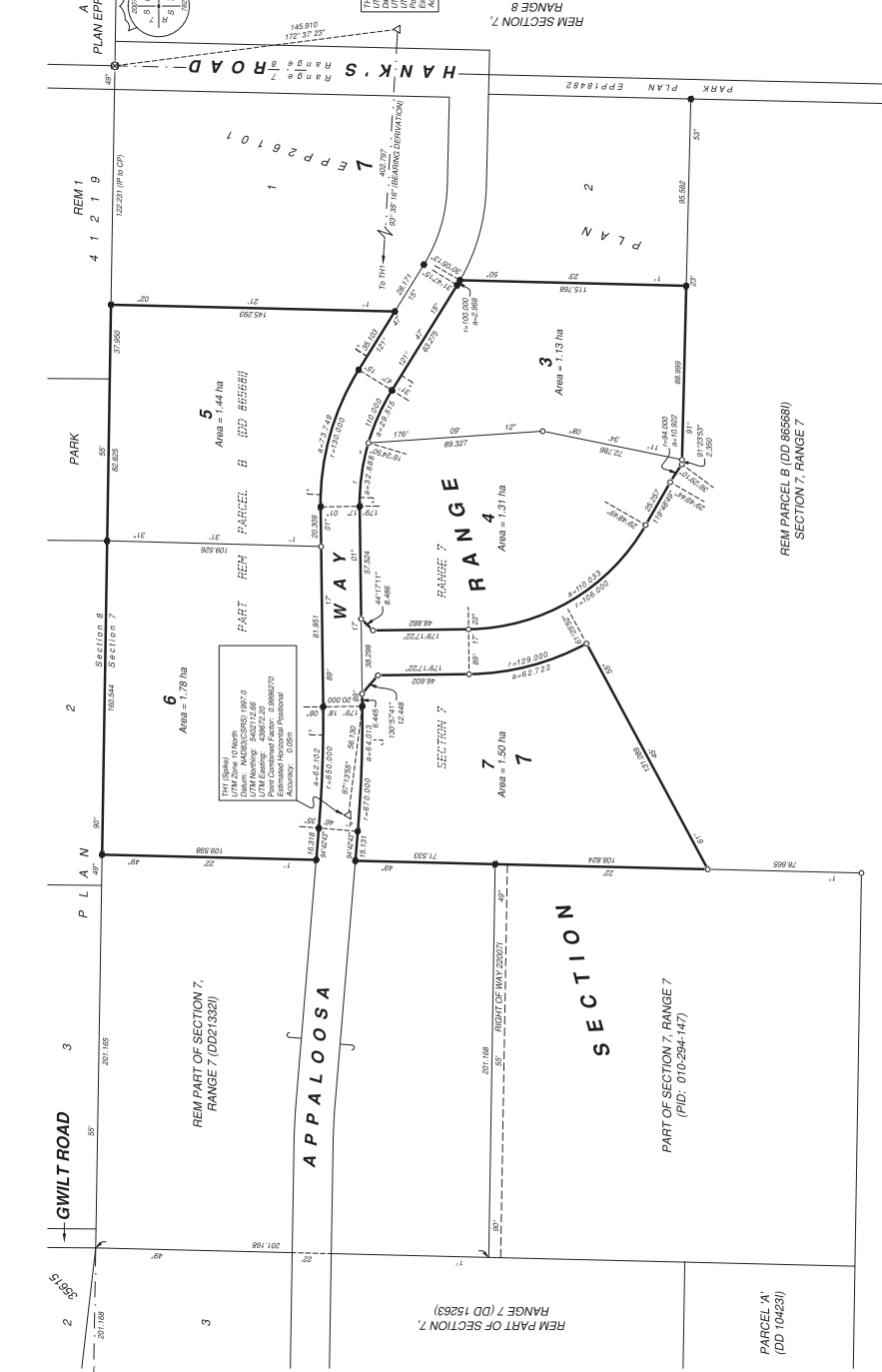
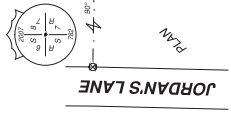
The UTM coordinates and estimated horizontal positional uncertainty are provided for all points. The UTM coordinates and estimated horizontal positional uncertainty are provided for all points.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distance, multiply the horizontal distance by the cosine of the grid angle of 0.998262. The average combined factor has been determined to be 1.000000 (UTM Zone 18).

MOI File # 2010-00011

Let's created on this plan as a continuation of an existing series.

- LEGEND**
- denotes standard capped post found
 - denotes standard iron post found
 - △ denotes traverse line placed (Type defined on plan)
- The plan lies within the jurisdiction of the Approving Authority for the Ministry of Transportation and Infrastructure.



WSP
 WSP Survey (BC) Limited Partnership
 #101-208 Cowi Way, Victoria, BC
 V8V 2G6
 250.625.4725 • 250.625.4700 • F400

This plan lies within the Cowichan Valley Regional District.
 The plan was prepared by WSP Survey (BC) Limited Partnership on the 20th day of November, 2010.
 David J. Kozminski, BCLS 1507

LAND TITLE ACT
FORM 35
(section 220(1))

STATUTORY BUILDING SCHEME

NATURE OF INTEREST CHARGE: **BUILDING SCHEME**

HEREWITH FEES OF: \$ _____

Address of person entitled to apply to register this building scheme:

CAROMAR SALES LTD., (Incorporation No. BC0286799), (the “**Developer**”)
#616 1641 Lonsdale Avenue, North Vancouver, B.C. V7M 2J5

Full name, address, and telephone number of person presenting application:

Maxwell P. Carroll, **LAWSON LUNDELL LLP**, Barristers and Solicitors,
#1600 – 925 West Georgia Street, Vancouver, B.C. V6C 3L2
File No. 00274-113064

Signature of Applicant or
Solicitor or Authorized Agent

CAROMAR SALES LTD. declares that:

1. It is the registered owner in fee simple/lessee of the lands legally described as set out on the attached Schedule “A” (collectively, the “**Lots**” and individually a “**Lot**”).
2. It hereby creates a building scheme relating to the Lots.
3. A sale of any of the Lots is subject to the restrictions enumerated in the Schedule of Restrictions attached hereto.
4. The restrictions will be for the benefit of all the Lots.

EXECUTION(S):

	Execution Date			Chargeholder Signature(s)
	Y	M	D	
Officer Signature(s)				CAROMAR SALES LTD. , by its authorized signatory(ies)
<hr/>	17			_____ Print Name:
(as to both signatures)				_____ Print Name:

OFFICER CERTIFICATION

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

SCHEDULE A

Parcel Identifier and Legal Description of the Lots

<i>(PID)</i>	<i>(LEGAL DESCRIPTION)</i>
029-361-150	LOT 1 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP26101
029-361-168	LOT 2 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP26101
●	LOT 3 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975
●	LOT 4 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975
●	LOT 5 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975
●	LOT 6 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975
●	LOT 7 SECTION 7 RANGE 7 SAHTLAM DISTRICT PLAN EPP67975

SCHEDULE OF RESTRICTIONS

A. Definitions

For the purposes of this Building Scheme, the following words or phrases shall have the following meanings:

- (a) “Approved Plans and Specifications” means the Plans and Specifications in respect of which the Approving Authority has granted its Approval in accordance with the provisions of this Building Scheme;
- (b) “Approving Authority” means the Developer or its designated agent, or a qualified third party such as an Architect nominated or appointed by the Developer in writing from time to time to act in its stead;
- (c) “Lot” means a lot to which this Building Scheme applies;
- (d) “Owner” means the person or persons registered from time to time as the owner of a Lot in the Victoria Land Title Office; and
- (e) “Plans and Specification” means the plans and specifications and other items, as described in Section 5 of the Design Guidelines, to be prepared by the Owner and submitted to the Approving Authority for its review and approval.

B. Design Guidelines

1. No dwelling or structure will be erected on any Lot unless the Plans and Specifications therefor have been submitted to and approved in writing by the Approving Authority in accordance with the provisions of this Building Scheme. Any such Plans and Specifications when submitted will include exterior elevations, floor plans, a site plan, and such other documents, plans and supporting materials as requested or required by the Developer or the Agent, acting reasonably.

C. Building Siting

2. No dwelling or structure will be constructed without first considering the pre- and post-development slope and natural characteristics of the Lot in relationship to the street and neighbouring lot(s)/home(s).
3. No existing dwelling or structure shall be moved onto or otherwise placed on any Lot for any purposes. No dwelling or structure will be constructed on any Lot unless it is new construction, constructed in accordance with this Building Scheme.

D. Exterior Design

4. Based on the home siting, no dwelling or structure will be constructed on any Lot unless it is designed to address view opportunities from that location as well as the visual impact on neighbouring homes and Lots and from street level.

29. No dwelling or other structure will be constructed on any Lot unless either:

- (a) the main dwelling is constructed prior to the construction of any other structure on the Lot and all construction will be completed within two (2) years from the date of commencement of construction; or
- (b) a carriage house is constructed prior to the main dwelling, in which case:
 - (i) the construction of the carriage house will be completed within two (2) years from the date of commencement of construction; and
 - (ii) the construction of the main dwelling will be completed within five (5) years from the date of the original purchase of the applicable Lot from the Developer by a purchaser/owner.

30. Prior to the construction of a dwelling or structure upon a Lot, the purchaser/owner will not permit the Lot to become overgrown with vegetation or weeds nor permit any garbage, materials or debris to be placed or stored on the Lot or elsewhere in the development.

5. The same house design must not be repeated on any Lot, including any reversed or mirror images of house design.
6. No dwelling or structure will be constructed on any Lot unless:
 - (a) a minimum of two (2) different approved cladding materials are used;
 - (b) trim boards and other exterior detailing are used consistently on all faces of the exterior to avoid a *front and back* appearance using 4" curb faces or better;
 - (c) the architectural style reflects a "West Coast rural" setting or "Cape Cod Farmhouse"; and
 - (d) articulating elements provide surface relief, depth and shadows to the façade.
7. No satellite receiving dishes will be erected on the rooftop of any dwelling or structure constructed on any Lot nor in any yard area visible from the street and will be mounted discreetly.
8. Exterior lighting will not be installed within fifteen (15) meters of any Lot boundary.

E. Yard and Slopes

9. No dwelling or structure will be constructed on any Lot unless the design of each dwelling or structure and lot grading works with the available grades.
10. Finished yard grades will not exceed a maximum of 2H:1V (50%) slope, with any slopes greater to be retained.

F. Exterior Colours

11. No paint will be used on the exterior of any dwelling or structure constructed on a Lot unless:
 - (a) such paint colour(s) are selected from within the Benjamin Moore "Historical Colours" palette; and
 - (b) such paint complements the natural stained timbers, wood trims and brick/stone façade of such dwelling or structure.
12. The same or very similar paint colour schemes must not be repeated as among the dwellings constructed on Lots adjacent or in close proximity to one another.

G. Roof Design

13. No dwelling or structure will be constructed on any Lot without having a minimum roof pitch of $6\frac{1}{2}V/12H$ and no single-pitched roofs of any dwelling or structure will be constructed on any Lot without having a minimum roof pitch of 1.5V/12H.

14. No overhangs will be constructed on any dwelling or structure on any Lot without being a minimum of 24" (not including any architectural relief such as barge board detail) on roof cable ends.
15. No roofing materials will be used on any dwelling or structure on any Lot unless:
 - (a) a roofing material other than cedar shakes or shingles is used. Fiberglass asphalt shingles may only be used if they have a minimum 35 year warranty. Painted standing seam metal roofing will not be used;
 - (b) the colour of any such roofing material will be "earth tone", in the range of brown to charcoal grey to black and is evenly toned;
 - (c) all roof stacks, flashings, or any other roof protrusions are to be of baked enamel;
 - (d) all metal chimney pipes are enclosed; and
 - (e) gutters and rainwater leaders and soffits are baked enamel.

H. Driveways and Garages

16. No driveway will be constructed on any Lot unless it is constructed in a manner to control drainage of stormwater on the Lot.
17. No garage will be constructed on any Lot unless such garage has a closing door and is of a style suited to the architecture of the dwelling on the Lot.
18. No carports will be constructed within any structure on any Lot.

I. Landscaping

19. No landscaping will be constructed or installed on any Lot unless such landscaping relates to the West Coast rural setting and unless a majority of plants are selected according to indigenous values and blend from the developed areas transitioning into the natural environment.
20. No portion of the landscaping of any Lot may be disturbed, unless within 60 days after a certificate of completion for the construction of the dwelling or structure has been issued the landscaping is thereafter returned to its natural state.
21. No front yard landscaping will be constructed or installed unless:
 - (a) such landscaping includes top soiling, grading, planting and lawn planting; and
 - (b) the side yard of a corner Lot is planted the full depth of the building site, undisturbed natural and does not have to be replaced.

J. Recreational Equipment and Accessory Buildings

22. No trailers (excluding RV's, motorhomes and horse trailers), mobile or manufactured homes, boats, recreational equipment or other similar equipment will be stored on any Lot unless stored inside a dwelling or other structure on the Lot or behind fencing or screening such that the stored item is not visible from the street or otherwise in public view.

23. Accessory buildings, garages, carriage houses or structures must not be constructed on any Lot unless such accessory building or structure matches and complements the primary dwelling in finish and colour.

K. Construction Protocol and Lot Appearance

24. During the course of house construction and at all other times, no owner of a Lot will permit any construction debris, garbage or waste to accumulate on a Lot.

25. No owner of a Lot will permit any construction debris to remain 30 days after a certificate of completion for the construction of the dwelling or structure has been issued.

26. No owner of any Lot will burn garbage upon such Lot nor within the development.

27. No owner of any Lot will dispense of concrete into any drainage system.

L. Construction Process

28. No purchaser/owner will apply for a building permit for any dwelling upon a Lot without first submitting to the Approving Authority one full-size set of plans to scale and three 11"x17" set of plans for the proposed dwelling or structure, including the following:

- (i) Survey Plan;
- (ii) Floor Plan(s);
- (iii) Cross Sections;
- (iv) Elevations;
- (v) Colour Chart and Material List;
- (vi) Site Plan showing landscaping;
- (vii) Letter of Authorization from purchaser/owner (in the case that an agent is used); and
- (viii) any other drawings, photos, material, or information as may be applicable

for confirmation by the Approving Authority that the above Plans and Specifications indicate that the improvements to be constructed on a Lot are to be constructed in accordance with the terms of this Building Scheme.

PLEASE RENOVATE, Shane Krishin 710 9571 Shelly



COWICHAN VALLEY REGIONAL DISTRICT
BUILDING INSPECTION DIVISION

C.V.R.D
OCCUPANCY CERTIFICATE

041944
Duncan Main
2021-11-24
Duncan BC
V9L 1P2

Pursuant to the Cowichan Valley Regional District Building Bylaw #3422, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

Address: 4725 Appaloosa Way

PID: 031-037-828

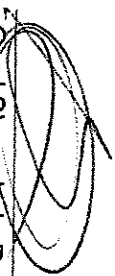
Building Permit: 21-E-005

Conditions: * No Secondary Suites *

IMPORTANT NOTICE

Pursuant to the Regional District regulations currently in effect, this permit confirms that the Regional District has reviewed the plans and application form with respect to the subject building. This permit is not a warranty that the subject building will comply with all Regional and Provincial regulations governing building construction nor that it is without defect.

Per:


Gord Shevchuk, Building Inspector

Date: November 17, 2021

CVRD House Number Bylaw No. 1341 requires house numbers posted by the owner or occupier of principal buildings

Aviva Insurance Company of Canada
Represented by its Agent, National Home Warranty Group Inc.

Address of New Home: 4725 Appaloosa Way DUNCAN, BC V9L6J1

Home Warranty Insurance Policy Number: NHWB91930-A24

Name of Residential Builder: Alf Webb Holdings Ltd.

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

(PURSUANT TO HOMEOWNER PROTECTION ACT AND REGULATIONS)

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

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

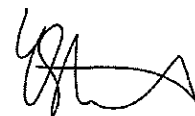
New Home Commencement Date: November 17, 2021

- | | | | |
|--|---------|-------------------|------------|
| • One Year (Defects in materials, labour and design set out under Part II: Coverages, Article B.1a) | Expires | November 17, 2022 | 12:01 a.m. |
| • Two Years (Defects in materials, labour and design set out under Part II: Coverages, Article B.1b) | Expires | November 17, 2023 | 12:01 a.m. |
| • Five Years (Defects In The Building Envelope) | Expires | November 17, 2026 | 12:01 a.m. |
| • Ten Years (Structural Defects) | Expires | November 17, 2031 | 12:01 a.m. |

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

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

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



Authorized signature of Insurer



Groundwater Wells and Aquifers

Well Summary

Well Tag Number: 110175
Well Identification Plate Number: 42472
Owner Name: CAROMAR LAND SALES
Intended Water Use: Private Domestic
Artesian Condition: No

Well Status: New
Well Class: Water Supply
Well Subclass: Not Applicable
Aquifer Number:
Technical Report: N/A

Observation Well Number:
Observation Well Status:
Environmental Monitoring System (EMS) ID:
Alternative specs submitted: No
Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed

Licence Number:

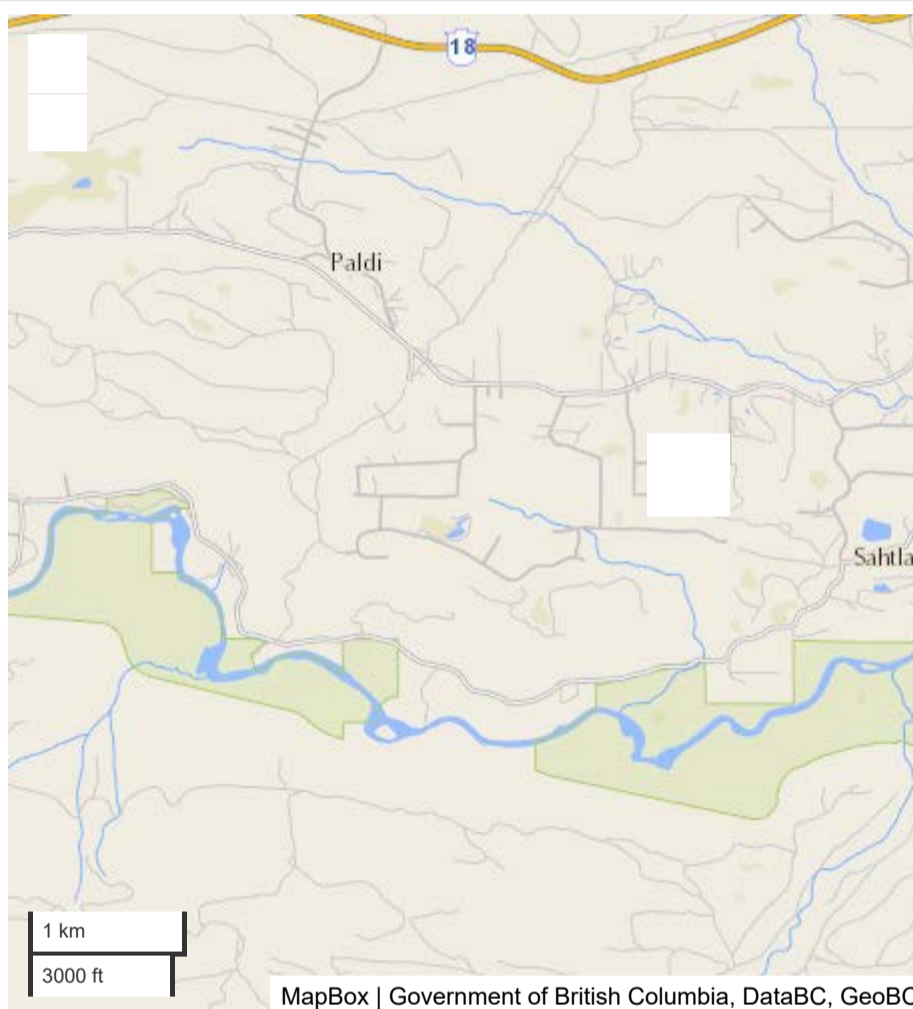
Location Information

Street Address: APPALOOSA
Town/City: DUNCAN

Legal Description:

Lot	21
Plan	
District Lot	
Block	
Section	7
Township	
Range	7
Land District	50
Property Identification Description (PID)	

Description of Well Location: NOTHING ENTERED.



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.769962 **Longitude:** -123.820839
UTM Easting: 439686 **UTM Northing:** 5402209
Zone: 10 **Coordinate Acquisition Code:** (10 m accuracy) Handheld GPS with accuracy of +/- 10 metres

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	2015-02-17	2015-02-17	Drillwell Enterprises	July 9th 2015 at 9:23 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
2015-02-17	2015-02-17				

Well Completion Data

Total Depth Drilled: 53 ft bgl
 Finished Well Depth: 53 ft bgl
 Final Casing Stick Up: 18 inches
 Depth to Bedrock:
 Ground elevation: 430 feet

Estimated Well Yield: 6 USgpm
 Well Cap: STEEL, WELDED
 Well Disinfected Status: Disinfected
 Drilling Method: Dual Rotary
 Method of determining elevation: GPS

Static Water Level (BTOC):
 Artesian Flow:
 Artesian Pressure (head):
 Artesian Pressure (PSI):
 Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	10	TILL - COBBLES			brown	Hard		
10	25	TILL - BOULDERS			grey	Hard		
25	32	SILTY, GRAVEL			brown	Hard		
32	42	GRAVEL, SILTY, COMPACT			grey	Medium		
42	50	COMPACT GRAVEL, SANDY			brown	Medium	SATURATED	
50	53	GRAVEL, SOME SAND			grey	Medium	6 GPM	

Casing Details

From (ft bgl)	To (ft bgl)	Casing Type	Casing Material	Diameter (in)	Wall Thickness (in)	Drive Shoe
0	15	Steel Removed		10		Not Installed
0	53		Steel	8	0.25	Installed

Surface Seal and Backfill Details

Surface Seal Material: Bentonite clay
 Surface Seal Installation Method:
 Surface Seal Thickness: 1 inches
 Surface Seal Depth: 15 feet

Backfill Material Above Surface Seal:
 Backfill Depth:

Liner Details

Liner Material:
 Liner Diameter:
 Liner from:

Liner Thickness:
 Liner to:

Liner perforations

From (ft bgl)	To (ft bgl)
There are no records to show	

Screen Details

Intake Method:
 Type:
 Material:
 Opening:
 Bottom:

Installed Screens

From (ft bgl)	To (ft bgl)	Diameter (in)	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by: Air lifting

Development Total Duration: 2 hours

Well Yield

Estimation Method: Air Lifting
 Static Water Level Before Test:
 Hydrofracturing Performed: No

Estimation Rate: 6 USgpm
 Drawdown:
 Increase in Yield Due to Hydrofracturing:

Estimation Duration: 2 hours

Well Decommission Information

Reason for Decommission:
 Sealant Material:
 Decommission Details:

Method of Decommission:
 Backfill Material:

Pumping Test Information and Aquifer Parameters

Start Date	Pumping Test	Test	Boundary		Transmissivity	Hydraulic	Specific	Specific	Analysis	
Pumping Test	Description	Duration (min)	Effect	Storativity	(m ² /day)	Conductivity (m/day)	Yield	Capacity (L/s/m)	Method	Comments
There are no records to show										

Comments

EWELLS SUBMISSION

Documents

No additional documentation available for this well.

Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.



Ministry of Environment

- Well Construction Report
- Well Closure Report
- Well Alteration Report

DRILLWELL ENTERPRISES L.L.C.
 4994 Polkey Road
 Duncan, B.C. V9L 6W8
 Phone: 250-746-5268

Ministry Well ID Plate Number: 42472
 Ministry Well Tag Number: _____
 Confirmation/alternative specs. attached
 Original well construction report attached

Red lettering indicates minimum mandatory information. See reverse for notes & definitions of abbreviations.

Owner name: Caromar Land Sales
 Mailing address: 616-1641 Lonsdale Ave. Town North Vancouver Prov. BC Postal Code V7M2J5
 Well Location: Address: Street no. _____ Street name Apalooza Town _____
 Legal description: Lot 21 Plan _____ D.L. _____ Block _____ Sec. 7 Twp. _____ Rg. 7 Land District Schiltem
 PiD: _____ and Description of well location (attach sketch, if nec.): _____

NAD 83: Zone: 10 UTM Easting: 0439686 m Latitude (see note 3): _____
 (see note 2) UTM Northing: 5402209 m Longitude: _____
 Method of drilling: air rotary cable tool mud rotary auger driving jetting excavating other (specify): DUAL ROTARY
 Orientation of well: vertical horizontal Ground elevation: 1430 ft (asl) Method (see note 4): GPS
 Class of well (see note 5): water supply Sub-class of well: Domestic
 Water supply wells: indicate intended water use: private domestic water supply system irrigation commercial or industrial other (specify): _____

Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)

From ft (bgl)	To ft (bgl)	Relative Hardness	Colour	Material Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)	Water-bearing Estimated Flow (USgpm)	Observations (e.g., fractured, weathered, well sorted, silty wash), closure details
0	10	H	Br	Till - cobbles		
10	25	H	gy	Till - boulders		
25	32	H	Br	Silty gravel		
32	42	M	gy	GRAVEL, silty, compact		
42	50	M	br	Compact gravel, sandy - saturated		
50	53	M	gy	GRAVEL, some sand	6gpm	

Casing details

From ft (bgl)	To ft (bgl)	Dia in	Casing Material / Open Hole	Wall Thickness in	Drive Shoe
0	15	10	steel Recovered		
0	53	8	steel	250	yes

Screen details

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 18)	Slot Size

Surface seals: Type: Bentonite Depth: 15 ft
 Method of installation: Poured Pumped Thickness: 1 in
 Backfill: Type: _____ Depth: _____ ft
 Liner: PVC Other (specify): _____
 Diameter: _____ in Thickness: _____ in
 From: _____ ft (bgl) To: _____ ft (bgl) Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

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

Developed by:
 Air lifting Surging Jetting Pumping Bailing
 Other (specify): _____ Total duration: 2 hrs
 Notes: _____

Final well completion data:
 Total depth drilled: 53 ft Finished well depth: 53 ft (bgl)
 Final stick up: 18 in Depth to bedrock: _____ ft (bgl)
 SWL: _____ ft (btoc) Estimated well yield: 6 USgpm
 Artesian flow: _____ USgpm, or Artesian pressure: _____ ft

Well yield estimated by:
 Pumping Air lifting Bailing Other (specify): _____
 Rate: 6 USgpm Duration: 2 hrs
 SWL before test: _____ ft (btoc) Pumping water level: _____ ft (btoc)

Type of well cap: steel welded Well disinfected: Yes No
 Where well ID plate is attached: clamped to casing

Obvious water quality characteristics:
 Fresh Salty Clear Cloudy Sediment Gas
 Colour/odour: clear Water sample collected:

Well closure information:
 Reason for closure: _____
 Method of closure: Poured Pumped
 Sealant material: _____ Backfill material: _____
 Details of closure (see note 17): _____

Well driller (print clearly):
 Name (first, last) (see note 19): Rich Bostel
 Registration no. (see note 20): WD 0412-1406
 Consultant (if applicable; name and company): _____

Date of work (YYYY/MM/DD):
 Started: 15/02/17 Completed: 15/02/17
 Comments: _____

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.
 Signature of Driller Responsible: _____



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

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
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

Web: crisland.com

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

Astro Appraisals

Phone: 250-748-3159

Email: appraisals@astroappraisals.ca

Web: 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

Web: falconhomeinspections.ca

Stellar Home Inspections

Matt Kuzma

Phone: 250-514-3252

Email: matt@stellarinspections.ca

Web: stellarinspections.ca

Above The Barr

Steven Barr

Phone: 778-288-4857

Email: abovethebarrinspections@gmail.com

Web: abovethebarrinspections.ca

Engineering, Survey, Demolition & Hazmat

Rockridge Inc. Demolition

Phone: 250-658-1001

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

1688 Alberni Hwy.

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

Kenyon Wilson Surveyors

Phone: 250-746-4745

Email: office@kenyonwilson.ca

Web: kenyonwilson.ca

221 Coronation Ave. Duncan BC V9L 2T1

Septic Inspectors & Septic Pumping

Ace Bobcat Septic Inspections

Phone: 250-709-9643

Web: acebobcat.com

6149 Scott Road, Duncan BC

Save-On Septic – Inspections & Pumping

Phone: 250-748-5676

Web: saveonspetic.com

Water Testing

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