

Nothing compares
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Sotheby's | Canada
INTERNATIONAL REALTY



5151 ALEXANDER ROAD, DUNCAN, BC

3 BED 3 BATH 3,026 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.



5151 Alexander Road, Duncan

Legal:	LOT 7, SECTION 11, RANGE 1, QUAMICHAN DISTRICT, PLAN 23861		
PID:	003-182-282		
Price:	\$1,299,000	Listing No.:	L24-08
Taxes (Year):	\$5,057.89 (2023)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	RC-1	Zoning Type:	River Corridor
Lot Size:	2.44 Acres	Year Built:	1995
Total Area (finished):	3,026 sq. ft. finished	Total Area:	3,155 sq. ft.
Style:	Craftsman	No. of Floors:	3
Bedrooms:	3	Bathrooms:	3
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Wood
Water:	Municipal	Sewer:	Municipal
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Baseboard	Fuel:	Electric
No. of Fireplaces:	1	Fireplace Fuel Type:	Wood
Roofing Material:	Asphalt Shingle	Roof Age:	2015
Garage:	2 car	Additional Parking:	Yes-lots
Windows:	Vinyl Frame	In Ground Sprinkler:	Yes
RV Parking:	Yes	Outbuildings:	Yes
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:	No	Views:	Nature

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



Special Features – 5151 Alexander Road, Duncan

Property & Miscellaneous

- 2.44 Acres
- In-ground irrigation
- Deer fencing
- Large firepit with seating area beside the pond
- Heat pump
- Detached carport with lawn tool storage
- Covered front porch with skylights
- Pond
- Chicken coop(s)
- Large fenced garden area with raised beds and irrigation
- Large separate insulated workshop with concrete floors and power
- Numerous outbuildings
- Extremely private
- Enveloped in trees, mature gardens & lush greenery

Main Floor

- 1,215 sq. ft
- Beautifully updated open concept
- Laundry on main with sink
- Spacious living room
- Eating nook with double French doors to the covered deck
- Large Kitchen
- Dining room with large bay window and lovely forest views
- Reclaimed fir floors throughout

Kitchen

- Large island with built-in stovetop
- Granite countertops
- Stainless steel appliances
- Open concept with easy flow to living spaces
- Eating nook

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Special Features – 5151 Alexander Road, Duncan

Upper Floor

- 759 sq. ft.
- Primary bedroom
- Home office area with skylight above
- Cozy reading nook
- Walk-in closet
- Ensuite with large soaker tub & separate glass-walled shower
- Reclaimed fir floors throughout

Lower Floor

- 1,052 sq. ft.
- Wood-burning fireplace
- 2 large bedrooms
- Rec room/living room space
- Storage area

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Improvements/Maintenance – 5151 Alexander Road

Exterior

- New front stairs (2024)
- House washed (2024)
- New stairs to verandah (2019)
- Carport extension (2019)
- New roof on house and workshop (2015? 2016?)
- New gutters (after 2016)
- Workshop: new siding and trim; soffits, fascia and gutters (2010)
- Metal roofing on carport and tool shed (2010)

Interior

- Wood stove WETT certified (2024)
- New hot water tank (2024)
- New washer/dryer 2022
- Heat pump (two separate units on main floor and second floor) 2020
- Renovations 2009-11
 - New kitchen with custom cabinetry, granite counters and all new appliances 2009
 - New master bath with custom cabinetry, soaker tub and over-sized frameless glass shower
 - New powder room
 - New flooring and baseboard in 90% of the house (reclaimed fir; slate, ceramic and vinyl tile; laminate in basement)
 - Creation of kitchen pantry and hallway coat closet
 - Fresh paint throughout
 - Many new light fixtures

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Improvements/Maintenance – 5151 Alexander Road

Systems

- New water softener 2016
- Water tested 2018 (raw well only, we have the report)
- Iron treatment at the pumphouse - an electrician is needed to hook it up to the power in the pumphouse
- Reverse osmosis at kitchen sink 2009
- Additional filtration stages added 2009
- New pressure tank at pumphouse 2009
- Added panel for Generator 2019

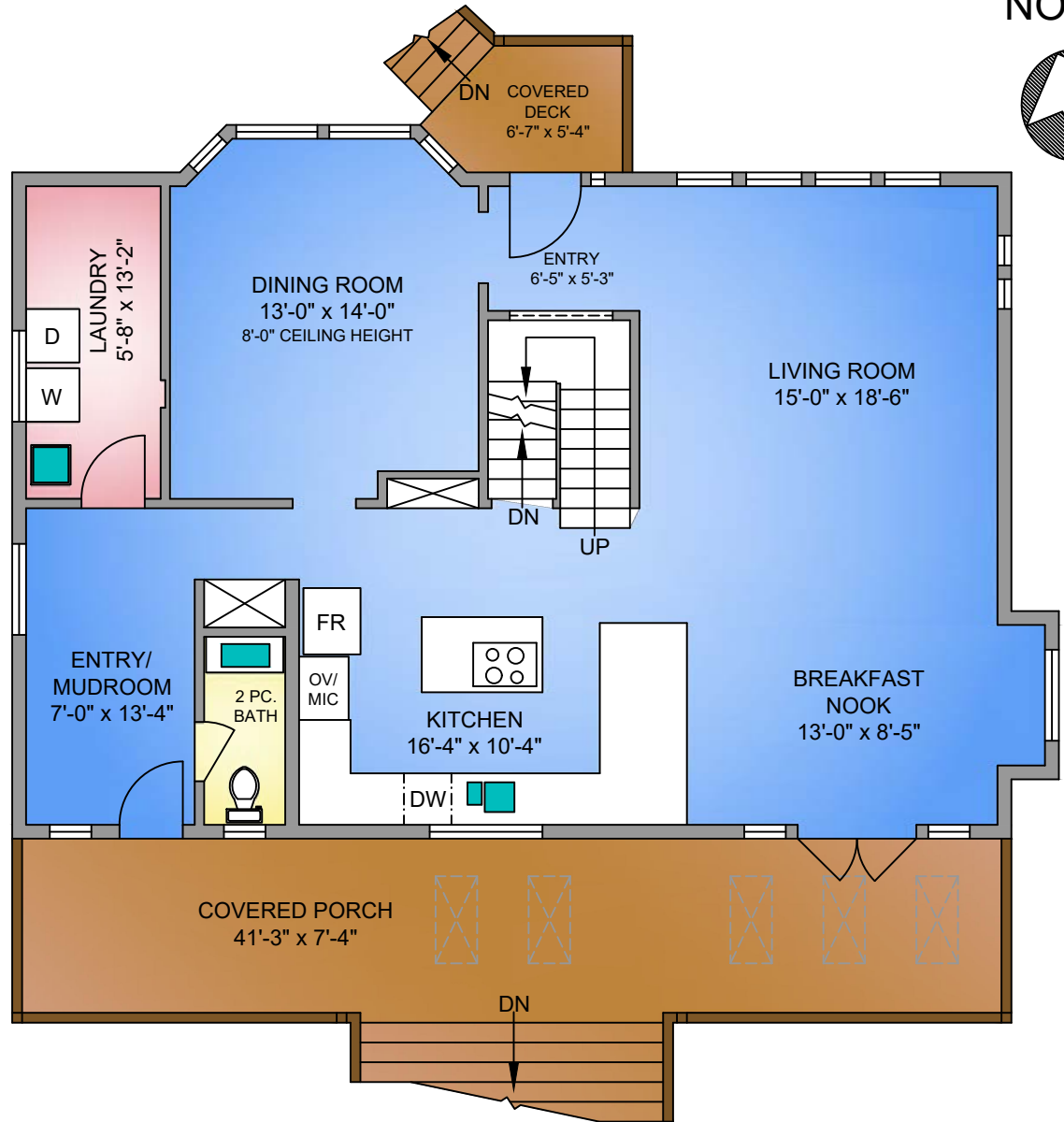
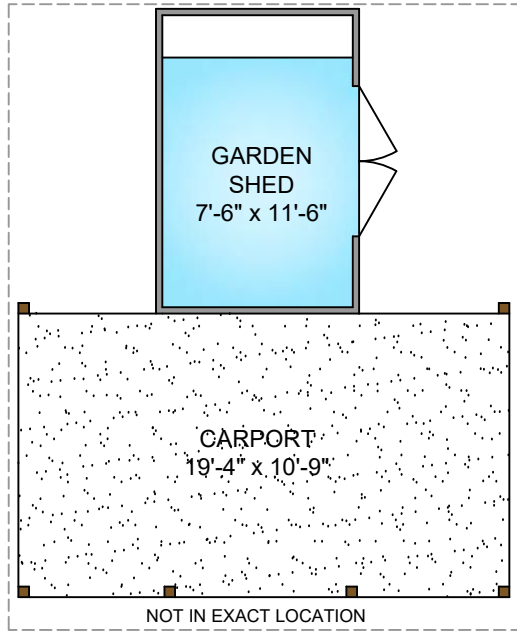
Septic

- Septic inspection 2008 (the report is in the binder)
- New septic pump and covers 2021(including pump out)
- Lines inspected and distribution box serviced 2024

NORTH



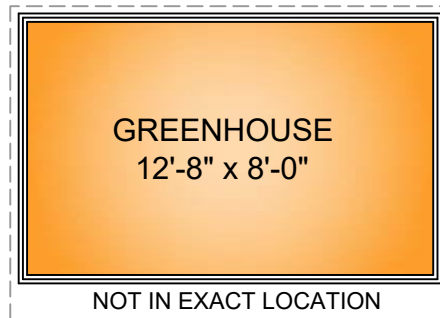
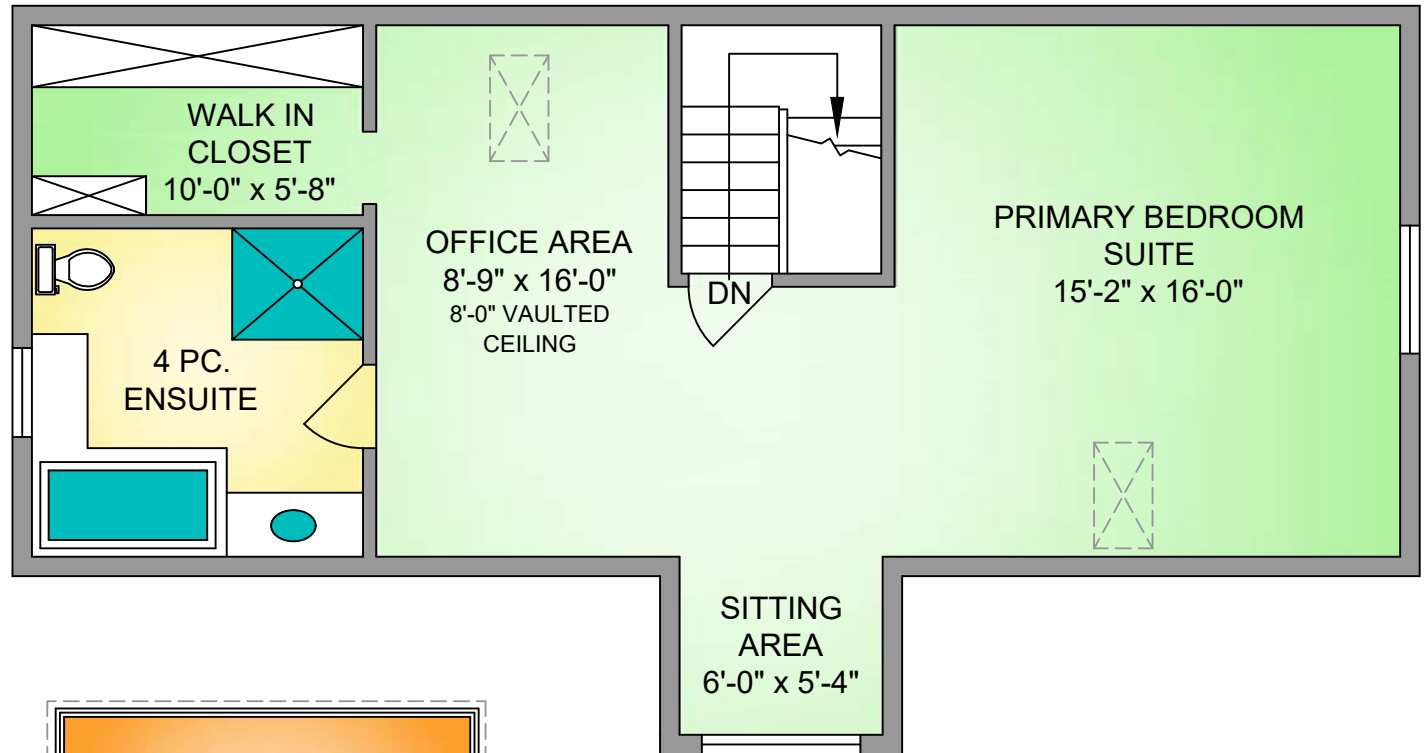
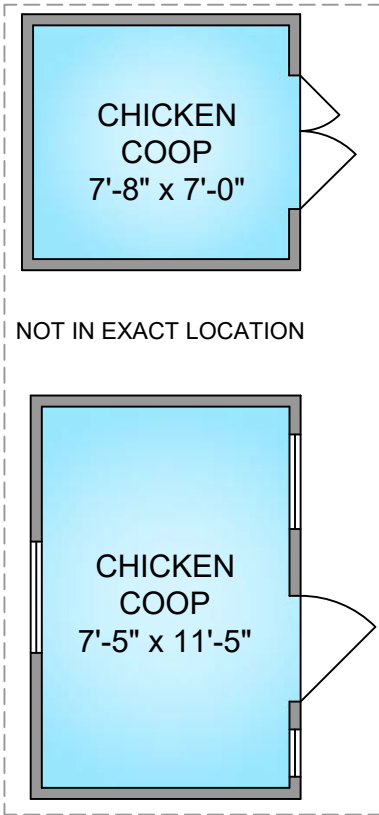
MAIN FLOOR
1215 SQ. FT.
 8'-0" CEILING HEIGHT



5151 ALEXANDER ROAD
 APRIL 15, 2024
 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	UNFINISHED	CARPORT	DECK / PATIO	WORKSHOP
MAIN	1215	1215	-	208	341	582
UPPER	759	759	-	-	-	-
LOWER	1181	1052	129	-	-	-
TOTAL	3155	3026	129	208	341	582

NORTH



5151 ALEXANDER ROAD
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NORTH

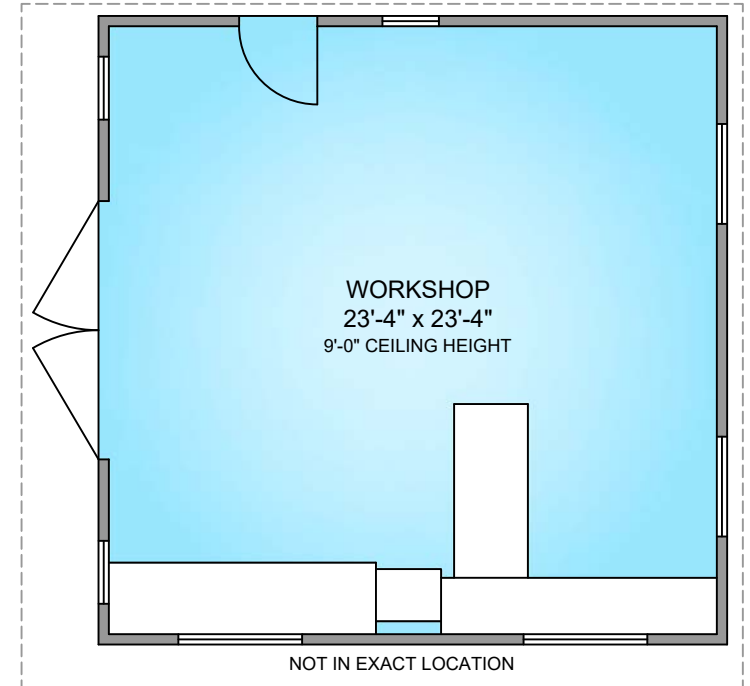
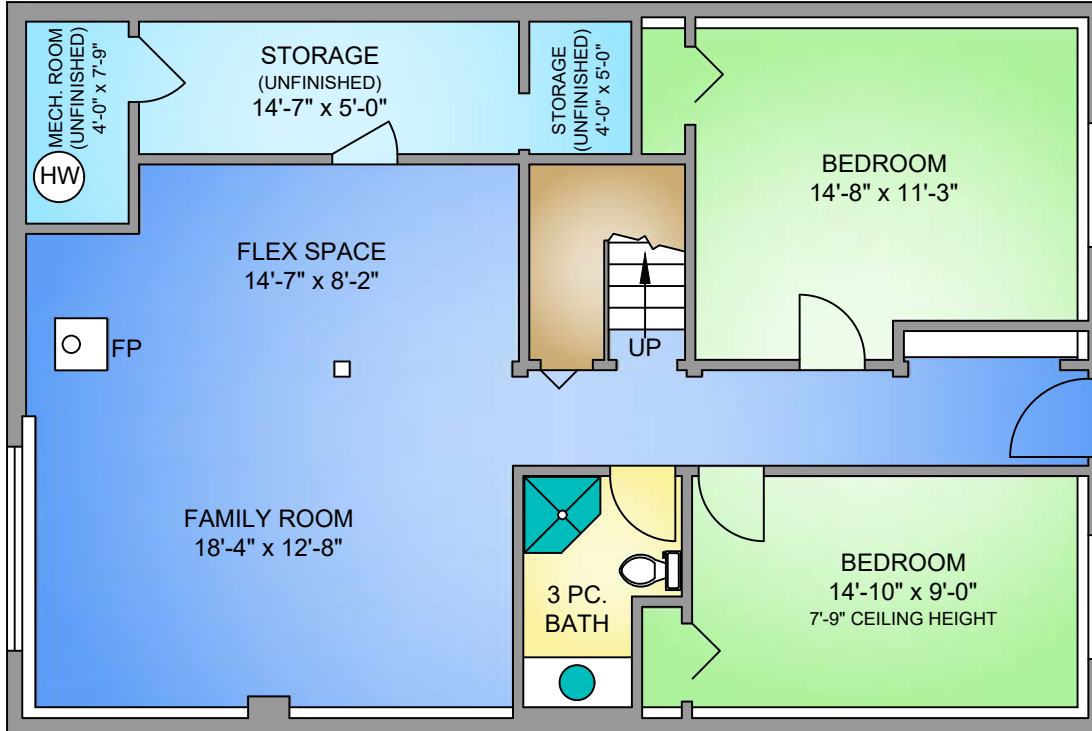


LOWER FLOOR

1052 SQ. FT.

129 SQ. FT. (UNFINISHED)

7'-9" CEILING HEIGHT



WORKSHOP

582 SQ. FT.

9'-0" CEILING HEIGHT

5151 ALEXANDER ROAD						
APRIL 15, 2024						
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.						
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8.7 RC-1 ZONE - RIVER CORRIDOR

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

(a) Permitted Uses

The following *uses*, *uses* permitted under Section 4.4, and no others are permitted in an RC-1 zone:

- (1) one single *family dwelling*;
- (2) *agriculture, horticulture, silviculture*;
- (3) *bed and breakfast accommodation*;
- (4) *daycare, nursery school accessory to a residential use*;
- (5) *home occupation*;
- (6) *secondary suite or small suite*.

(b) Conditions of Use

For any *parcel* in the RC-1 zone:

- (1) The following limits to *parcel coverage* and impervious surface coverage apply in the RC-1 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 except *accessory buildings* which shall not exceed a *height* of 7.5 metres;
- (3) the minimum *setbacks* for the types of *parcel* lines set out in Column I of this section are set out for the residential, *accessory* and agricultural *uses* listed in Columns II, III and IV.

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

(4) Notwithstanding Section 8.6(b)(3), a *building* or *structure* used for the keeping of livestock shall be located not less than 30 metres from all *watercourses*, sandpoints or wells.

(c) Minimum Parcel Size

Subject to Part 12, the minimum *parcel* size shall be 20 Ha.



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

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

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

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

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

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

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

FOUR IMPORTANT CONSIDERATIONS

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

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: April 8 2024

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 5151 ALEXANDER ROAD DUNCAN

BC V9L2X1 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		Yes NO		
B. Are you aware of any existing tenancies, written or oral?		Yes NO		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		Yes NO		
D. Is there a survey certificate available?			Yes NO	
E. Are you aware of any current or pending local improvement levies/charges?		Yes NO		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		Yes NO		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?		Yes NO		
(ii) Have you applied for a water licence and are awaiting response?		Yes NO		
C. Are you aware of any problems with the water system?		Yes NO		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	Yes NO			

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BUYER'S INITIALS

Yes NO	Yes NO	
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SELLER'S INITIALS

April 8 2024

DATE OF DISCLOSURE

ADDRESS: 5151 ALEXANDER ROAD DUNCAN

BC V9L2X1

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	ES KF			
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		ES KF		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		ES KF		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				ES KF

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	ES KF			
B. To the best of your knowledge, is the ceiling insulated?	ES KF			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		ES KF		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			ES KF	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	ES KF			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		ES KF		
G. Are you aware of any structural problems with any of the buildings?		ES KF		
H. Are you aware of any additions or alterations made in the last 60 days?		ES KF		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		ES KF		
J. Are you aware of any problems with the heating and/or central air conditioning system?		ES KF		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		ES KF		
L. Are you aware of any damage due to wind, fire or water?		ES KF		

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BUYER'S INITIALS

ES	KF	
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SELLER'S INITIALS

April 8/2024

DATE OF DISCLOSURE

ADDRESS: 5151 ALEXANDER ROAD DUNCAN

BC V9L2X1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>8-9</u> years)		<u>yes</u> no		
N. Are you aware of any problems with the electrical or gas system?		<u>yes</u> no		
O. Are you aware of any problems with the plumbing system?		<u>yes</u> no		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<u>yes</u> no
Q. Do the Premises contain unauthorized accommodation?		<u>yes</u> no		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<u>yes</u> no		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<u>yes</u> no		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<u>yes</u> no		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		<u>yes</u> no		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input checked="" type="checkbox"/> long term (more than 90 days) Level: <u>45 ± 6</u> <input checked="" type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on <u>27/09/2022</u> date of test (DD/MM/YYYY)	<u>yes</u> no			
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<u>yes</u> no		

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<u>yes</u> no		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<u>yes</u> no		

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BUYER'S INITIALS

<u>yes</u>	no	
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SELLER'S INITIALS

APRIL 8/2024

DATE OF DISCLOSURE

ADDRESS: 5151 ALEXANDER ROAD DUNCAN

BC V9L2X1

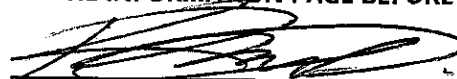
4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		lls #		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		lls #		

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

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) MIRIAM FRANCES STANFORD


SELLER(S) KIMBERLEY JEAN FIRTH

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

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

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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BC1002 REV. NOV 2023

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RECEIVED
LAND TITLE OFFICE
VICTORIA

Land Title Act

FORM C

Province of British Columbia

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office Use)

Page 1 of 5 pages

1. APPLICATION: Tessa E. Wilson, Agent for B. C. Hydro and Power Authority 8th Floor, 333 Dunsmuir Street Vancouver, B. C. V6B 5R3
Necessary for the operation and maintenance of B. C. Hydro's undertaking
Pacific Coast Title Search (Victoria) Ltd.
Telephone: 623-3985
Ct EE94867

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: 003-182-282 Lot 7, Sec 11, Rge 1, Quamichan Dist, Plan 23861 (called "the land" in the attached Terms of Instrument - Part 2)

3. NATURE OF INTEREST: Description Statutory Right of Way Document Reference Entire Instrument Page 2 to 5 Person Entitled to Interest Transferee

4. TERMS: PART 2 of this instrument consists of (select one only) (a) Filed Standard Charge Terms (b) Express Charge Terms (c) Release D.F. No. Annexed as Part 2 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.

5. TRANSFEROR(S): WARD ALLAN JAMES SCHOFIELD and KITTY LAURANE JAMES Joint Tenants

6. TRANSFEREE(S): (including postal address(es) and postal code(s)) BRITISH COLUMBIA HYDRO AND POWER AUTHORITY, 333 Dunsmuir Street, Vancouver, B. C., V6B 5R3

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.

Officer Signature(s) Signature HERBERT P. McCALLUM NOTARY PUBLIC 472 Trans Canada Hwy. Duncan, B.C. V9L 3R6 748-3159 Execution Date Y 92 M 6 D 26 Party (ies) Signature(s) WARD ALLAN JAMES SCHOFIELD KITTY LAURANE JAMES 07/03/92 A2074a CHG FREE .00

(As to both signatures)

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, RSBC 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.

File No.: 538-1602.0(X712) Originator: TEW/jdm Date: 92 6 16 Doc type: B.E.D.(w/dwg)

2

Page 2

B.E.D.(w/dwg)

TERMS OF INSTRUMENT - PART 2

"Owner" means the Transferor(s) as defined in Item 5 on Page 1 (Form C) of the attached General Instrument - Part 1;

"B. C. Hydro" means the Transferee(s) as defined in Item 6 on Page 1 (Form C) of the attached General Instrument - Part 1; and

"the land" means the land as defined in Item 2 on Page 1 (Form C) of the attached General Instrument - Part 1.

WITNESSETH THAT:

1. The Owner, in consideration of the sum of Ten Dollars (\$10.00) of the lawful money of Canada (the receipt and sufficiency whereof is hereby acknowledged), hereby grants unto B. C. Hydro in perpetuity the full and free right, liberty and statutory right of way for B. C. Hydro, its servants, agents and all others the licensees of B. C. Hydro:

- over the lands*
- (a) To construct, erect, string, or otherwise install, operate, maintain, remove and replace upon the land poles with guy wires, brackets, crossarms, insulators, transformers, anchors and their several attachments, and one or more lines of wire for the transmission and distribution of electric energy and for communication and television and aircraft warning purposes (all of which are hereinafter collectively called "the works");
 - (b) (i) To trim or fell all or any trees or growth now or hereafter on any portion or portions of the land lying between lines formed by dropping or raising perpendiculars to the surface of the ground three (3) metres outside the outermost points of any part of the works (which portion or portions are hereinafter called "the adjacent areas");
 - (ii) To clear the adjacent areas and keep them cleared of all or any part of any trees or growth now or hereafter on the adjacent areas;
 - (iii) To clear the adjacent areas and keep them cleared of all or any part of any buildings or obstructions now or hereafter on the adjacent areas which might, in the opinion of B. C. Hydro, interfere with or endanger the installation, operation, maintenance, removal or replacement of or access to the works or any part thereof or the operation, use, maintenance or existence of which on the adjacent areas might, in the opinion of B. C. Hydro, create or increase any hazard to persons;
 - (c) Generally to do all acts necessary or incidental to the business of B. C. Hydro in connection with the foregoing.

2. The Owner hereby covenants with B. C. Hydro:

- (a) Not to make, place, erect, operate, use or maintain any building, structure, foundation, pavement, excavation, well, pile of material,

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B.E.D.(w/dwg)

obstruction, equipment, thing or inflammable substance, (hereinafter called "the Owner's works"), or to plant any growth upon any of the adjacent areas, if any such actions, in the opinion of B. C. Hydro:

- (i) might interfere with or endanger the works or any part thereof or the installation, operation, maintenance, removal or replacement of the works or any part thereof; or
 - (ii) might obstruct access by B. C. Hydro's servants, agents or licensees to the works or any part thereof; or
 - (iii) might by the operation, use, maintenance or existence of the Owner's works on any of the adjacent areas create or increase any hazard to persons, vehicles or equipment;
- (b) Not to carry out blasting or aerial logging operations on or adjacent to any portion of the adjacent areas unless permission in writing from B. C. Hydro has first been received, which permission shall not be unreasonably withheld;
 - (c) Not to diminish or substantially to add to the ground cover over such of the works as may be from time to time installed, operated or maintained below the surface of the land and, in particular, without in any way limiting the generality of the foregoing, not to construct open drains or ditches along or across such of the works as may at any time be installed on or under the land;
 - (d) Not to do or knowingly permit to be done any act or thing which might in any way whatsoever interfere with or injure or endanger the works or any part thereof or impair the operating efficiency thereof or create or increase any hazard to persons.

3. B. C. Hydro hereby covenants with the Owner:

- (a) To pay compensation to the Owner for any damage to any buildings, crops, or improvements outside any of the adjacent areas caused by B. C. Hydro in the exercise of any of its rights hereunder and without negligence on the part of the Owner;
- (b) To pay all royalties, scaling fees and other charges which may be levied by the Crown against any timber that B. C. Hydro cuts on the land;
- (c) To pay compensation to the Owner for all merchantable timber cut or damaged on the land by B. C. Hydro in the exercise of any of its rights under this Agreement;
- (d) That it will, as soon as weather and soil conditions permit and insofar as it is practicable to do so, bury and maintain any underground works installed hereunder so as not to interfere with the drainage or ordinary cultivation and use of the land.
- (e) Not to install, maintain or replace any works upon or within the land under the terms of this Agreement other than those works located or to be

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Page 4

B.E.D.(w/dwg)

located as shown approximately by heavy black line or within the heavy black outline (as the case may be) upon the attached print of B. C. Hydro Drawing Number D.A.1070 unless permission from the Owner has first been received which permission shall not unreasonably be withheld.

4. It is mutually agreed between the Owner and B. C. Hydro that:
- (a) The amount of any compensation payable under Paragraph 3 hereof shall be such as may be mutually agreed upon between the Owner and B. C. Hydro and in the event of disagreement as may be settled by arbitration pursuant to the Commercial Arbitration Act, but no such compensation shall be payable for any damage or cutting for which compensation has theretofore been paid;
 - (b) The title to all timber cut on the land by B. C. Hydro in the exercise of its rights hereunder shall vest in B. C. Hydro;
 - (c) This Agreement shall be construed as running with the land and that no part of the fee of the soil shall pass to or be vested in B. C. Hydro under or by this Agreement;
 - (d) The expressions "Owner" and "B. C. Hydro" herein contained shall be deemed to include the executors, administrators, successors and assigns of such parties wherever the context so admits;
 - (e) Where the expression "Owner" includes more than one person, all covenants herein on the part of the Owner shall be construed as being several as well as joint;
 - (f) Wherever the singular and masculine are used in this Agreement they shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF this General Instrument, consisting of both Part 1 and Part 2, has been duly executed on one or more pages.

EF84646
proud of our Service

BChydro

Properties Division
TEL: (604) 623-3985
FAX: (604) 623-3951

20 July 1992

FILE: 538-1602.0(X712)

REGISTERED MAIL

Land Title Office
850 Burdett Avenue
Victoria, B.C.
V8W 1B4

Attention: ~~Valerie Bell~~

Dear Sirs:

RE: B. C. Hydro Statutory Right of Way Agreement
- Lot 7, Sec 11, Rge 1, Quamichan Dist, Plan 23861
- WARD ALLAN JAMES SCHOFIELD and
KITTY LAURANE JAMES

Further to your telephone conversation today with Remi Vasquez, I re-submit the enclosed original Statutory Right of Way Agreement for final registration.

Thank you for your assistance.

Yours truly,

J. De Mello

for | Tessa E. Wilson
Property Law Clerk

/jdm

Enclosure

JUL 24 1992
56072
MEE

L-089.L31



THIS AGREEMENT made the 16 day of August, 1994

BETWEEN:

COWICHAN VALLEY REGIONAL DISTRICT,
A Municipal Corporation
having its offices at 137 Evans Street
Duncan, British Columbia

(hereinafter called the "Regional District")

OF THE FIRST PART

AND:

WARD ALLAN JAMES SCHOFIELD, Fisherman
KITTY LAURANE JAMES, Program Co-ordinator
637 Coronation Avenue
Duncan, B.C.
V9L 2V1
As Joint Tenants

(hereinafter called the "Owner")

OF THE SECOND PART

W H E R E A S:

A. The owner is the registered owner in fee simple of all and singular that certain parcel or tract of land and premises situated, lying and being in the Cowichan Valley Regional District, in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 003-182-282

Lot 7, Section 11, Range 1, Quamichan District, Plan 23861

(hereinafter called the "Land")

B. The Owner wishes to commence construction of a new dwelling on the Land, however, the zoning bylaw of the Regional District does not permit the establishment of any additional dwelling units on the Land.

C. The Regional District is willing to issue a building permit for the new dwelling, provided that as a result, the number of occupied dwelling units on the land will not at any time exceed the maximum number permitted in the relevant zoning bylaw of the Regional District.

NOW THEREFORE, the Owner DOES HEREBY COVENANT AND AGREE to and with the Regional District as follows:-

- 1) Prior to or concurrent with the residential occupancy of a new dwelling on the Land, the owner agrees to remove, demolish, or render uninhabitable any dwelling or dwellings previously existing to ensure that the number of dwellings on the Land does not exceed the number permitted by the relevant zoning regulations.
- 2) Should the Owner intend to sell the Land at any time, the Owner shall notify all prospective purchasers of the existence of this agreement, prior to entering into any agreement for sale of the Land.

IN WITNESS WHEREOF the Owner has hereunto set his land on the day and year first above written.

SIGNED IN THE PRESENCE OF:

Witness:

L Eddy
Signature

Box 89, Wuxton
Address

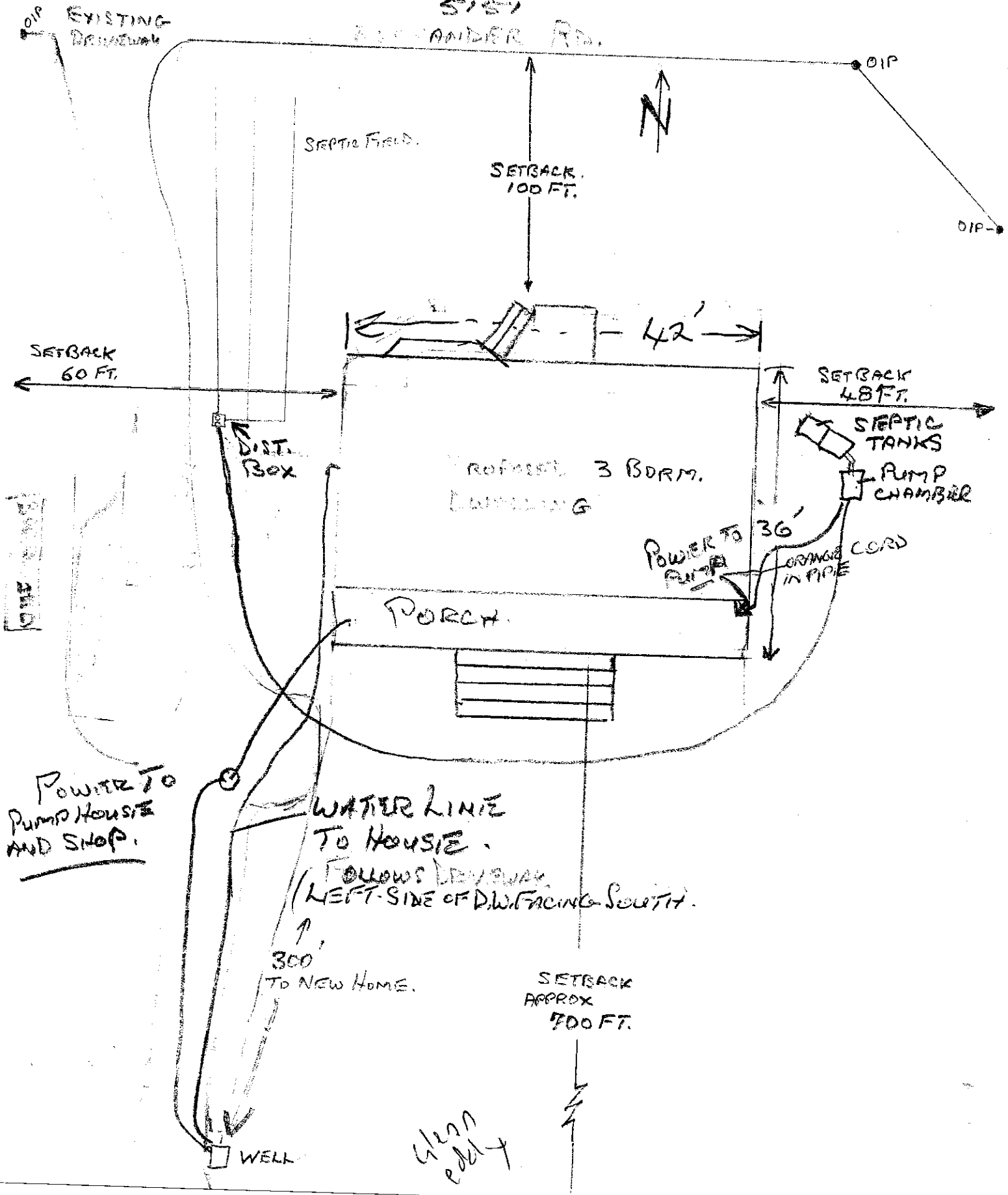
Secretary
Occupation

Owner:

[Handwritten Signature]

SITE PLAN

5151
ALEXANDER RD.



SEPTIC FIELD

SETBACK 100 FT.

SETBACK 60 FT.

SETBACK 40 FT.

DIST. BOX

ROOFED 3 BDRM. LIVING

PORCH

SEPTIC TANKS

PUMP CHAMBER

POWER TO PUMP

36' ORANGE CORD IN PIPE

POWER TO PUMP HOUSE AND SHOP.

WATER LINE TO HOUSE

FOLLOWS DRIVEWAY (LEFT SIDE OF DRIVEWAY FACING SOUTH)

300' TO NEW HOME

SETBACK APPROX 700 FT.

WELL

CLEAN EDDY

Miriam Stanford
5151 Alexander Rd
Duncan BC V9L 6S8
CANADA

RADON MONITORING REPORT

Description of the measurement

The measurement was performed with a closed alpha-track detector (Radtrak²) following the quality guidance in CNRPP-AL-DF-v6.

The detector(s) arrived to Radonova Laboratories **2022-09-20**. They were measured **2022-09-26**.

Test data have been given by Miriam Stanford

Property data and address

MEASURE SITE ADDRESS
5151 Alexander Rd
Duncan BC V9L 6S8

BUILDING ID

TYPE OF BUILDING: <i>SF Detached</i>	BUILDING YEAR: <i>1993</i>	FOUNDATION TYPE: <i>Basement</i>	PURPOSE OF TEST: <i>Primary Screening</i>
---	-------------------------------	-------------------------------------	--

Test results

DETECTOR	MEASUREMENT PERIOD	DESCRIPTION / LOCATION	ROOM TYPE	FLOOR	RADON RESULT
529321-2 [Radtrak ²]	2022-01-28 – 2022-09-12	Family room	Other living area	Basement	45 ± 6 Bq/m ³

Comment to the results

Trygve Rönqvist (Electronically signed)

Signature Radonova Laboratories Laboratory Measurement Specialist

This report may only be reproduced in full, unless issuing laboratory has given prior written approval.



DISCLAIMER

Radonova Inc. makes no warranty of any kind, express or implied, as regard to the use, operation or analysis of any Radonova Inc. monitor. Radonova Inc. specifically disclaims implied warranties of merchantability and fitness for a particular purpose. Radonova Inc. is not responsible for any damage, including consequential damages, to persons or property resulting from the use of the monitor or the resulting data.

RADONOVA INC.
1 EAST 22nd STREET, SUITE 200
LOMBARD, IL 60148
331.814.2200, help@radonova.com

What Does My Result Mean?

Health Canada recommends remediation if the radon concentration exceeds 200 Bq/m³.

Concentration (Bq/m ³)	Recommended Action
Less than 200	No action required
Between 200 and 600	Mitigate within 2 years
600 and higher	Mitigate within 1 year

Health Canada recommends that the radon test performed in a home or public building be a long-term measurement. Health Canada does not recommend a test duration of less than one month. A minimum of 3 months is recommended and 12 months is optimum. It is strongly recommended that the result of any short-term measurement be confirmed with a "follow-up" long-term measurement. A single short-term measurement is not a sufficient basis for a decision to mitigate. Remedial measures should be undertaken in a dwelling whenever the average annual radon concentration exceeds 200 Bq/m³ in the normal occupancy area. The higher the radon concentration, the sooner remedial measures should be undertaken.

For more information, or to find a certified mitigation professional, visit the Canadian National Radon Proficiency Program (CNRPP) website at www.c-nrpp.ca.

Measurement method: Closed alpha-track detector (Radtrak²/[®]Radtrak³/[®])

The radon measurement was performed with a closed alpha-track detector following the quality assurance guidance given in CNRPP-AL-DF-v6. The detector container is manufactured from electrically conducting plastic. Through a small slit (filter), radon gas enters the detector. The track-detecting material (film) inside the detector is hit by alpha particles generated by the radon entering the container and the decay products formed from it. On the film, the alpha particles make small tracks which are enlarged through chemical etching and later analyzed via our proprietary Track-Etch(R) methodology to determine the radon exposure. Radonova Laboratories (P.O. Box 6522, SE-751 38 Uppsala, Sweden) is accredited (no. 1489) by SWEDAC to conduct radon-gas measurements using the closed alpha-track detector method. The analysis equipment is checked daily and the detectors are calibrated at regular intervals. CNRPP License CRT 201475.

Measured radon concentrations

For each detector, the measured value of the radon concentration is provided. For each value an uncertainty associated with the measurement to a 95% confidence level is also provided. For example a measurement result of 200 ± 30 Bq/m³ means that the radon concentration is most likely contained in the range 170 - 230 Bq/m³. If the start or end date of the measurement has not been provided, the radon concentration cannot be calculated. In such cases, the total exposure in kBq/m³ will be reported. The average radon concentration can be calculated by dividing the total exposure with the number of measured hours and multiplying that result with 1000. The reported measured values are related to the detectors as received by Radonova Laboratories. Detector deployment is not performed by Radonova Laboratories. Measurement information such as monitoring period (dates) and placement location is provided to Radonova Laboratories by the end user.

Codes on non-reportable detectors

DNR	Not Reported – Detector Not Returned
VTW	Not Reported – Visibly Tampered With
FBD	Not Reported – Film Broken or Damaged
LIL	Not Reported – Lost in Lab
DTO	Not Reported – Detector Too Old

More information about radon can be found in the following Health Canada publications:

- Guide for Radon Measurements in Residential Dwellings
- (Homes) Radon – Reduction Guide for Canadians
- Radon: Is it in your Home?
- Radon – Another Reason to Quit

Signature on the report

With the signature on the report, the person responsible for the radon analysis at Radonova Laboratories hereby certifies that the measurement procedures follows the guidance in accordance with CNRPP-AL-DF-v6 and that the demands from SWEDAC are fulfilled.

Measurement information displayed in italics on report has been provided by the customer.



DISCLAIMER

Radonova Inc. makes no warranty of any kind, express or implied, as regard to the use, operation or analysis of any Radonova Inc. monitor. Radonova Inc. specifically disclaims implied warranties of merchantability and fitness for a particular purpose. Radonova Inc. is not responsible for any damage, including consequential damages, to persons or property resulting from the use of the monitor or the resulting data.

RADONOVA INC.
1 EAST 22nd STREET, SUITE 200
LOMBARD, IL 60148
331.814.2200, help@radonova.com

SAVE-ON-SEPTIC SERVICES INC

Invoice

Unit 2C - 2753 Charlotte Road
 Duncan, BC V9L 5J2
 Phone: 250-748-5676 Sooke: 250-642-7283
 Langford/ Westshore area: 250-474-7867
 FAX: 250-748-5073

Date: 4/8/2024
 Invoice #: 24-0822



Service At:

Invoice To:



P.O. No. Terms Rep Project
 Due on rec... RB

Description	Qty	Rate	Amount
Service Van and Technician to camera the field lines at 5151 Alexander Road, Duncan.	2	178.00	356.00
Has 270' of field. Has minor roots; minor flooding in bellied spots but is functioning well at the time of service.			
Camera Equipment	1	95.00	95.00
1 bucket of quick crete	1	15.12	15.12
Misc field supplies and site safety equipment	1	5.50	5.50
Subtotal Before Taxes			471.62
GST On Sales		5.00%	23.58

DISPOSAL VOLUMES AS CHARGED ARE APPROXIMATE AS METERED AND BILLED BY SPL RECEIVING FACILITY. UNFORTUNATELY THE DOPPLER METERING SYSTEMS ARE NOT ACCURATE AND VARIANCES DO OCCUR FREQUENTLY. PLEASE ACCEPT OUR APOLOGIES SHOULD THESE CHARGES REFLECT CONCERN.

Modes of Payment:
 1. VISA or Mastercard 2. Cash or Cheque
 3. Email Transfer to saveonseptic@shaw.ca

Total \$495.20
Payments/Credits -\$495.20
Balance Due \$0.00

Interest charged out at 2% per month (24% per annum). Charged out on all overdue accounts. NSF charge \$ 25.

GST/HST No. 898373451

Invoice # 24-0822

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING INSPECTION DIVISION

137 Evans Street, Duncan, B.C. V9L 1P5 746-2510 FAX # 746-5612

APPLICATION FOR PERMIT

PLEASE PRINT AT ALL TIMES

I HEREBY MAKE APPLICATION UNDER THE PROVISION OF COWICHAN VALLEY REGIONAL DISTRICT REGULATORY BYLAWS FOR PERMISSION TO INSTALL

MOBILE HOME

STREET ALEXANDER DISTRICT QUAWICHAN D.L. SECTION 11
RANGE 1 PLAN 23861 BLOCK LOT 7 ZONE ELECTORAL AREA

OWNER WARD SCHOFIELD

MAILING ADDRESS & POSTAL CODE 6392 T.C.H. V9L-3W8

CONTRACTOR SELF

MAILING ADDRESS & POSTAL CODE AS ABOVE

AREA OF BUILDING 792^B HEIGHT OF BUILDING 10'

HIGHWAY ACCESS OBTAINED: YES NO COMMENTS

SANITARY PERMIT OBTAINED: YES NO COMMENTS

AND I AGREE TO CONFORM TO ALL THE REQUIREMENTS OF THE SAID BYLAWS AND ALL OTHER STATUTES AND BYLAWS IN FORCE AT THE TIME OF CONSTRUCTION IN THE COWICHAN VALLEY REGIONAL DISTRICT AND TO INDEMNIFY AND KEEP HARMLESS THE COWICHAN VALLEY REGIONAL DISTRICT AGAINST ALL CLAIMS, LIABILITIES, JUDGMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID REGIONAL DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS APPLICATION FOR PERMIT, I THE UNDERSIGNED, BEING (STATE WHETHER) THE OWNER OR DULY AUTHORIZED AGENT FOR THE ABOVE PROPERTY UPON WHICH IS INTENDED TO BUILD THE ABOVE BUILDING OR STRUCTURE, HEREBY CONSENT TO THIS APPLICATION.

SIGNATURE OF APPLICANT OR AGENT [Signature] APPLICATION DATE MAY 27/92

ADDRESS AS ABOVE TELEPHONE NO. MAY 27/92

THIS APPLICATION IS NOT TO BE CONSIDERED AS A PERMIT AND DOES NOT AUTHORIZE THE COMMENCEMENT OF THE WORK.

FOR OFFICE USE ONLY

TOTAL VALUE OF IMPROVEMENT INCLUDING LABOUR \$ 30,000

2240-22402
PERMIT NO. E-356-92

DATE PAID

RECEIPT #

BUILDING PERMIT FEE	\$ <u>200.00</u>
PLUMBING PERMIT FEE	\$ <u> </u>
WATER CONNECTION INSP FEE	\$ <u>10.00</u>
SANITARY CON. INSP FEE	\$ <u>10.00</u>
STORM CON. INSP FEE	\$ <u> </u>
OTHER	\$ <u> </u>

TOTAL COST OF PERMIT \$ 220.00

COWICHAN VALLEY REGIONAL DISTRICT
BUILDING INSPECTION DIVISION
255 Ingram Street, Duncan, B.C.

Mailing Address: 137 Evans Street, Duncan, B.C. V9L 1P5 Tel: 746-2610 FAX: 746-4136

APPLICATION FOR PERMIT

PLEASE PRINT AT ALL TIMES

I HEREBY MAKE APPLICATION UNDER THE PROVISION OF COWICHAN VALLEY REGIONAL DISTRICT REGULATORY BYLAWS FOR

PERMISSION TO Build A Workshop. (Storage & Hobby Shop)
APPROX. \$5,000 VALUE.

#: 5151 Street: ALEXANDER RD. District: COWICHAN. D.L.: _____ Section: 11

Range: 1 Plan: 23861 Block: _____ Lot: 7 Zone: R-2 Electoral Area: E

Owner: WARD & LAURANE SCHOFFIELD.

Mailing Address: 5151 ALEXANDER RD., RR3 DUNCAN, B.C.

Contractor: WARD SCHOFFIELD.

Mailing Address: AS ABOVE.

Area of Building: ~~720~~ 576 SQ.FT. Height of Building: 14' AT PEAK.

Highway Access Obtained?: YES NO Comments: USES EXISTING DRIVEWAY.

Sanitary Permit Obtained?: YES NO Comments: NO PLUMBING.

I AGREE TO CONFORM TO ALL THE REQUIREMENTS OF THE SAID BYLAWS AND ALL OTHER STATUTES AND BYLAWS IN FORCE AT THE TIME OF CONSTRUCTION IN THE COWICHAN VALLEY REGIONAL DISTRICT AND TO INDEMNIFY AND KEEP HARMLESS THE COWICHAN VALLEY REGIONAL DISTRICT AGAINST ALL CLAIMS, LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID REGIONAL DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS APPLICATION FOR PERMIT, I THE UNDERSIGNED, BEING THE OWNER, OR DULY AUTHORIZED AGENT FOR THE ABOVE PROPERTY UPON WHICH IS INTENDED TO CONSTRUCT THE ABOVE BUILDING OR STRUCTURE, HEREBY CONSENT TO THIS APPLICATION.

Signature of Applicant or Agent: [Signature] Application Date: Dec. 29/97.

Address: 5151 ALEXANDER RD. RR3 DUNCAN. Telephone No.: 748-7724.

NOTE: DOUBLE building permit fees are assessed on all projects started prior to permit.

**THIS APPLICATION IS NOT TO BE CONSIDERED AS A PERMIT
AND DOES NOT AUTHORIZE THE COMMENCEMENT OF THE WORK.**

FOR OFFICE USE ONLY

Total Value of Improvement
Including Labour \$ 12,240.00

Permit No.: E-53-98
Date Paid: Sept 11/98
Receipt #: 1307

Building Permit Fee	\$ <u>154.00</u>
Plumbing Permit Fee	\$ <u>—</u>
Water Connection Inspection Fee	\$ <u>—</u>
Sanitary Con. Inspection Fee	\$ <u>—</u>
Storm Con. Inspection Fee	\$ <u>20.00</u>
Other	\$ <u>—</u>
TOTAL COST OF PERMIT	\$ <u>174.00</u>

Client/Code

Island Waterworks
 attn: Harry McHugh
 6602 West Saanich
 Brentwood Bay, BC
 V8M 1X1

SW - M

Date 20Apr18 11:00a
 Source Well
 Type of Sample water
 No. of Samples 4

No. 2018-00

TEL: (250) 652-0238
 islandwaterworks@shaw.ca

Comments arrival temp: 13.00

Sample: Stanford - Raw Well 20Apr18 11:00a

ELEMENTS		SAMPLE	UNITS	Maximum Limits Permissible In Drinking Water*
1) Aluminium	Al	0.158	mg/L	no limit listed
2) Antimony	Sb	<0.500	ug/L	6.00 ug/L
3) Arsenic	As	2.10	ug/L	10.0 ug/L
4) Barium	Ba	0.036	mg/L	1.00 mg/L
5) Beryllium	Be	<0.003	mg/L	no limit listed
6) Boron	B	0.650	mg/L	5.00 mg/L
7) Cadmium	Cd	<0.100	ug/L	5.00 ug/L
8) Calcium	Ca	27.2	mg/L	200 mg/L
9) Chromium	Cr	<0.010	mg/L	0.050 mg/L
10) Cobalt	Co	<0.020	mg/L	no limit listed
11) Copper	Cu	0.043	mg/L	1.00 mg/L
12) Gold	au	<0.040	mg/L	no limit listed
13) Iron	Fe	4.71	mg/L	0.300 mg/L
14) Lanthanum	La	<0.020	mg/L	no limit listed
15) Lead	Pb	1.14	ug/L	10.0 ug/L
16) Magnesium	Mg	10.9	mg/L	50.0 mg/L
17) Manganese	Mn	0.442	mg/L	0.050 mg/L
18) Molybdenum	Mo	<0.020	mg/L	no limit listed
19) Nickel	Ni	<0.050	mg/L	no limit listed
20) Phosphorus	P	0.244	mg/L	no limit listed
21) Potassium	K	0.270	mg/L	no limit listed
22) Scandium	Sc	<0.050	mg/L	no limit listed
23) Silicon	Si	13.4	mg/L	no limit listed
24) Silver	Ag	<0.010	mg/L	0.050 mg/L
25) Sodium	Na	12.2	mg/L	200 mg/L
26) Strontium	Sr	0.158	mg/L	no limit listed
27) Titanium	Ti	<0.010	mg/L	no limit listed
28) Tungsten	W	<0.050	mg/L	no limit listed
29) Vanadium	V	<0.010	mg/L	no limit listed
30) Zinc	Zn	0.079	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		113	mg/L	75-150 mg/L = moderately hard
pH		8.80	units	6.5 to 8.5

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation B.C. Reg 230/92,
 & 390 Sch 120, 2001. Task Force of Canadian Council of Resource & Envir. Ministers
 Guidelines for Canadian Drinking Water Quality, 2014.

Comments:

Iron: high amounts of Iron can cause staining of laundry, porcelain, and plumbing fixtures; can produce an undesirable taste. Essential to health.

Manganese: not considered to be toxic; high amounts of manganese can cause staining of laundry, porcelain and plumbing fixtures; may produce an undesirable taste.



ANALYTICAL & TESTING SERVICES

R. Bilodeau
 Analytical Chemist

H. Hartmann
 Sr. Analytical Chemist

P.O. BOX 2103, SIDNEY, B.C. V8L 3S6

TEL: (250) 656-1334 EMAIL: info@mblabs.com



Well Summary

Well Tag Number: 75150

Well Status: New

Observation Well Number:

Well Identification Plate Number:

Well Class: Water Supply

Observation Well Status:

Owner Name: SCHOFIELD

Well Subclass:

Environmental Monitoring System (EMS) ID:

Intended Water Use: Private Domestic

Aquifer Number: 185

Alternative specs submitted: No

Artesian Condition: No

Technical Report: N/A

Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed

Licence Number:

Location Information

Street Address: VAUX ROAD

Town/City: GLENORA

Legal Description:

Lot	7
Plan	23861
District Lot	
Block	
Section	11
Township	
Range	1
Land District	45
Property Identification Description (PID)	

Description of Well Location:



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

Latitude: 48.758338

Longitude: -123.776892

UTM Easting: 442902

UTM Northing: 5400883

Zone: 10

Coordinate Acquisition Code: (20 m accuracy) Digitized from 1:5,000 mapping

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1996-10-11	1996-10-11	Drillwell Enterprises	August 13th 2003 at 8:15 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
1996-10-11	1996-10-11				

Well Completion Data

Total Depth Drilled:

Estimated Well Yield: 25 USgpm

Static Water Level (BTOC): 57 feet btoc

Finished Well Depth: 78 ft bgl

Well Cap: WELDED LID

Artesian Flow:

Final Casing Stick Up:

Well Disinfected Status: Not Disinfected

Artesian Pressure (head):

Depth to Bedrock:

Drilling Method: Other

Artesian Pressure (PSI):

Ground elevation:

Method of determining elevation: Unknown

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	SAND AND GRAVEL						
10	15	SAND, COARSE BROWN						
15	58	GRAVEL, SILTY BROWN						
58	78	GRAVEL AND SAND, GREY						

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
There are no records to show						

Surface Seal and Backfill Details

Surface Seal Material:

Backfill Material Above Surface Seal:

Surface Seal Installation Method:

Backfill Depth:

Surface Seal Thickness:

Surface Seal Depth:

Liner Details

Liner Material:

Liner Diameter:

Liner Thickness:

Liner from:

Liner to:

Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method:

Type:

Material:

Opening:

Bottom:

Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by:

Development Total Duration:

Well Yield

Estimation Method:

Estimation Rate:

Estimation Duration:

Static Water Level Before Test:

Drawdown:

Hydrofracturing Performed: No

Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:

Method of Decommission:

Sealant Material:

Backfill Material:

Decommission Details:

Pumping Test Information and Aquifer Parameters

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

Comments

METHOD OF DRILLING = DRILLED

Documents

Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
75150	Unknown	Date Unknown	Public Document	WTN 75150 Well Record.pdf

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.

In Account with

DRILLWELL ENTERPRISES (1982) LTD.

KEN SLADE & SONS

4994 Polkey Road, R.R.6, Duncan, B.C. V9L 4T8

Phone: 746-5268 Fax: 746-8404

Oct 21, 19 96
Mr. Wood, Schofield,
5151 Alexander Rd.
RR3 Duncan, V9L 2X1

RE: Deepening of well.

To deepen well from

60' to 78' (18') @ 24.00 = \$ 432.00

Sub-Total \$ 432.00

GST 30.24

Cheque #112
Oct. 29/96

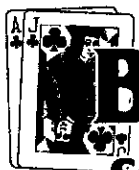
TOTAL \$ 462.24

TERMS: DUE ON RECEIPT OF INVOICE - 2% PER MONTH ON OVERDUE ACCOUNTS.

INVOICE NO: No 2262

GST No.: R-101489631

duncan print-craft ltd. - 746-8191



Black Jack Sweeps & Services

Tel: (250) 748-4011 Fax: (250) 748-4011

Email: blackjacksweep@hotmail.com

Website: www.blackjacksweep.ca

SOLID FUEL INSPECTION FORM WETT CERTIFICATION #4451

NAME FIRTH		DATE FEB 02/24	
ADDRESS 5151 ALEXANDER RD	POSTAL CODE V9L 6S8		
CITY DUNCAN, B.C.	PHONE	POLICY#	

LOCATION OF UNIT WITHIN DWELLING **BASMENT** Appliance Type: **SPACE HEATER - WOODSROKE**

Make PACIFIC ENERGY	Model FUSION	Serial # 24652	Age 2008
Labelled <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CSA <input type="checkbox"/> ULC	<input checked="" type="checkbox"/> WARNOCK HERSEY	<input type="checkbox"/> OTHER

HEATING UNIT Manufacturer Approved Clearances (See Label on Appliance) ALL MEASUREMENTS ARE IN INCHES

Side 16	Back 6.5	Corner 4.75	Mantle (Insert) Measured From Insert Top Shelf
Hearth Front 18	Hearth Side 8	Hearth Rear 8	N/A

ACTUAL AS MEASURED	Side 36	Back CONCRETE	Corner N/A	Mantle (Insert) Measured From Insert Top Shelf
	Hearth Front 20	Hearth Side 27	Hearth Rear 8	Do All Measurements Comply? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

FUEL Wood Only Number of Cords burned per year? **1.2** Wood and Oil

How often is unit used? **2-3** days per week Is the unit primary source of heat? YES NO Primary source **ELECTRIC**

CHIMNEY Note: Building Code Requires a Stainless Steel Liner for Masonry Fireplace Inserts

Masonry Clay Lined YES NO Stainless Liner YES NO Factory Built Class A Manufacturer: **ICC EXCEL**

Factory Built 650 Degrees CSA ULC WARNOCK HERSEY Chimney is installed: Inside Building Outside Building

How often is Chimney cleaned? **YEARLY** By: **HJB CHIMNEY** Date of last cleaning: **2022**

STOVEPIPE

Single Wall Stovepipe Double Wall Stove Pipe Manufacturer: **ICC ULTRA BLACK** Does Stove Pipe Pass Through a Combustible Wall? YES NO Length of Stove Pipe **53**

Distance to wall: **7.25** Construction of Wall: **WOOD** Distance to Ceiling: **7** Construction of Ceiling: **MIXED WOOD**

INSTALLATION

Was the appliance installed by a heating contractor? Unknown NO YES Name of Firm: _____

Was the Chimney installed by a heating or masonry contractor? Unknown NO YES Name of Firm: _____

Does the stovepipe pass through a concealed space? N/A NO YES Explain: _____

Is protective shielding used around heating unit? NO YES Material, clearances etc. _____

Does the unit share a chimney flue with any other appliance? NO YES Explain details: _____

Does other appliance vent above or below the unit? Above Below _____

Has the installation, included chimney been inspected and approved by a fire department or building code inspector? NO YES Name of Inspector: _____

Smoke detector on the same floor as unit? YES NO Carbon Monoxide detector in the building? YES NO

Fire extinguisher in the area of the unit? YES NO TYPE: **ABC**

Where are ashes kept? **WATER BUCKET** How are ashes disposed of? **GARDEN COMPOST**

Special Notes

SYSTEM PASSES INSPECTION

[Signature]



Local & Regional Authorities

Cowichan Valley Regional District

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

Municipality of North Cowichan

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

City Of Duncan

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

Town of Ladysmith

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

Town of Lake Cowichan

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

District of Ucluelet

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

City of Nanaimo

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

Regional District of Nanaimo

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

City of Parksville

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

City of Campbell River

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

Town of Qualicum Beach

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