

Nothing compares  
to what's next

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INTERNATIONAL REALTY



1220 MARGARET PLACE, MAPLE BAY, BC  
3 BED | 3 BATH | 2,108 SQ.FT. | 0.57 ACRES

**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.



## Special Features – 1220 Margaret Place, Maple Bay BC

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### Property & Miscellaneous

- Beautifully landscaped 0.57 acre lot
- In-ground irrigation
- Deer fencing
- Power remote front gate
- Workshop shed
- Large rear deck and concrete patio area
- Large firepit with seating area
- Cozy, covered front patio area
- RV Parking
- Metal siding

### Features

- 2,108 sq. ft
- Beautifully updated open concept home
- Large laundry room with built-in cabinetry and sink
- Spacious living room with natural gas fireplace
- Dining room adjacent to the kitchen
- Covered rear deck accessed from kitchen
- Large Kitchen
- Engineered hardwood floors
- Heat pump for heating and cooling
- Custom wood ceilings
- Recessed LED lighting
- 2<sup>nd</sup> bedroom with 2-piece ensuite
- Main bath with heated floors and warming towel bar

### Kitchen

- Large island with wood countertop
- Tile backsplash
- Gas range
- Granite countertops
- Stainless steel appliances
- Bar fridge
- Walk-in butlers pantry with live edge countertops

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

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## Special Features – 1220 Margaret Place, Maple Bay BC

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### Primary Bedroom

- Spacious primary bedroom
- Large walk-in closet with built-in shelving
- Ensuite with heated floors, walk-in shower, dual sink vanity
- Custom barn doors to ensuite and walk-in closet
- Recessed lighting

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

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## 1220 Margaret Place, Maple Bay BC

Legal:	LOT 14, SECTION 5, RANGE 4, COMIAKEN DISTRICT, PLAN VIP 45040		
PID:	007-429-479		
Price:	\$1,250,000	Listing No.:	L24-13
Taxes (Year):	\$4,912 (2024)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	R-1	Zoning Type:	Residential
Lot Size:	0.57 Acres	Year Built:	1988
Total Area (finished):	2,108 sq. ft.	Garage:	400 sq. ft.
Style:	Contemporary	No. of Floors:	1
Bedrooms:	3	Bathrooms:	3
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Metal
Water:	Municipal	Sewer:	Septic
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Heat Pump/Baseboard	Fuel:	Electric
No. of Fireplaces:	1	Fireplace Fuel Type:	Propane
Roofing Material:	50 yr Fiberglass Shingle	Roof Age:	2022
Garage:	2 car	Additional Parking:	Yes-lots
Windows:	Vinyl Frame	In Ground Sprinkler:	Yes
RV Parking:	Yes	Outbuildings:	Yes
Pool:	No	Hot Tub:	Wired for hot tub
Built In Vacuum:	Roughed In	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes
Home Warranty:	No	Views:	Nature

\*\*\*Wired for an EV charger in Garage.

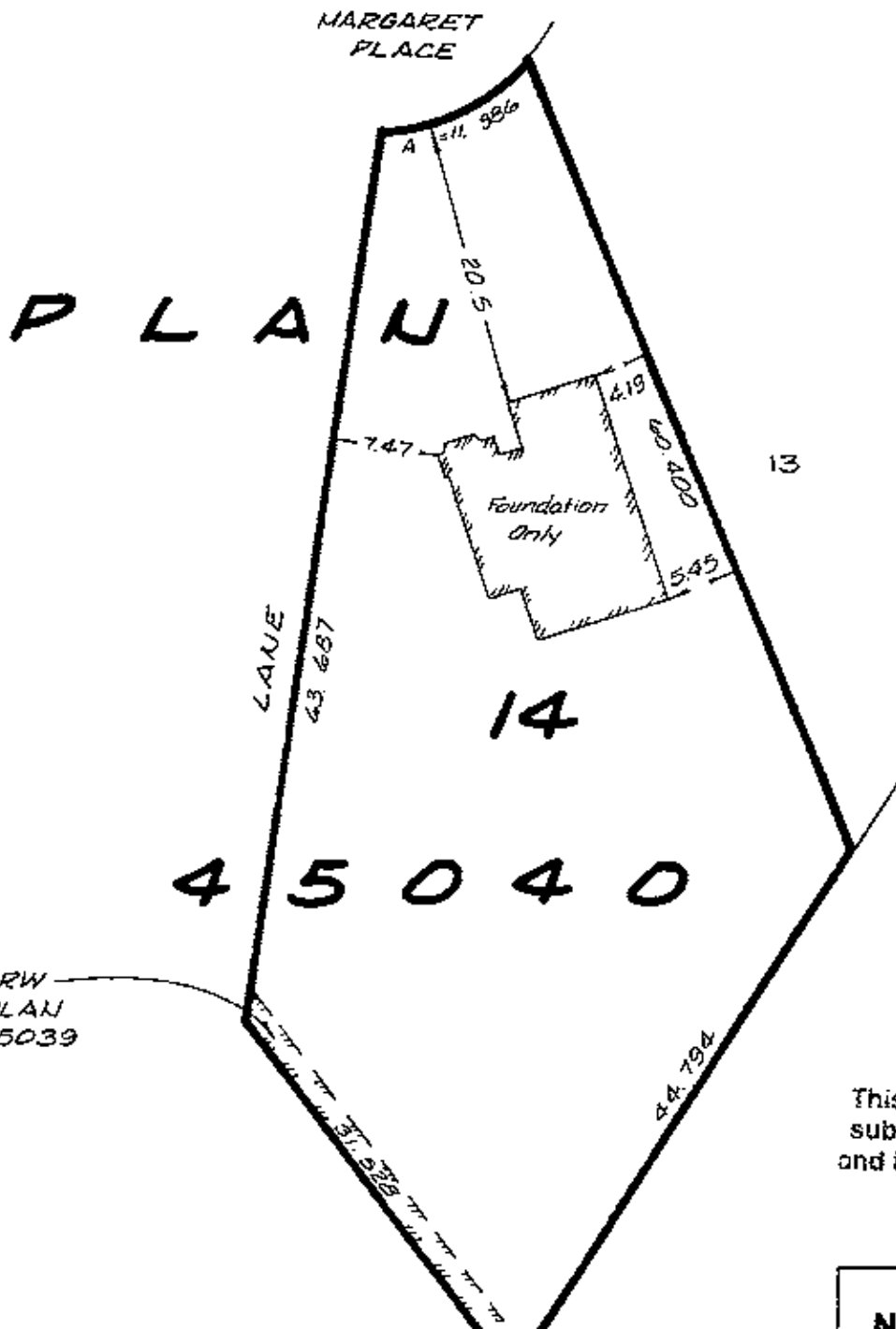
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SURVEY CERTIFICATE COVERING

# LOT 14, SECTIONS 4 & 5, RANGE 4, COMIAKEN DISTRICT, PLAN 45040.

All distances are in metres.

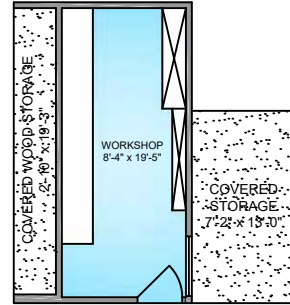
Scale 1:500



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NORTH



**MAIN FLOOR**  
**2108 SQ. FT.**  
8'-0" CEILING HEIGHT



1220 MARGARET PLACE  
JUNE 13, 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	GARAGE	DECK / PATIO	WORKSHOP
MAIN	2108	2108	440	700	184
<b>TOTAL</b>	<b>2108</b>	<b>2108</b>	<b>440</b>	<b>700</b>	<b>184</b>

# PROPERTY INFORMATION

## General Property Information

**Civic Address:** 1220 MARGARET PLC  
**Folio:** 08055-053  
**LTO Number:** CA5821192  
**PID:** 007-429-479  
**MHR Number:**  
**Status:** Active  
**Property No:** 106736  
**Legal:** LOT 14 SECTION 5 RANGE 4 COMIAKEN PLAN VIP45040

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0150	1 STY SFD-AFTER 1930-S. CUSTOM
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED A	RED A SCHEDULE
ZONING	R1	RESIDENTIAL RURAL ZONE

## Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024 May 15, 2024	Reg	4,912.76	1	380,000	502,000	882,000	882,000
2023 May 10, 2023	Reg	4,524.07	1	418,000	460,000	878,000	878,000
2022 May 05, 2022	Reg	4,592.42	1	371,000	400,000	771,000	771,000

## Licensing Information

There is no licensing account information for this property.

## Community Development Folder BP009301

**Project No.:**



<b>Folder</b>	TIM BYRON				
<b>Manager:</b>					
<b>Status:</b>	COMPLETED	<b>Applied Date:</b>	Jul 14, 2021	<b>Completed Date:</b>	Jul 24, 2023
<b>Type:</b>	SINGLE FAMILY DWELLING - ADD				
<b>Purpose:</b>	THIS PERMIT IS FOR TWO ADDITIONS TO A SINGLE FAMILY DWELLING				

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

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

## 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: May 28 2024

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

**ADDRESS:** 1220 MARGARET PLACE DUNCAN

BC V9L 5R6 (the "Premises")

<p><b>THE SELLER IS RESPONSIBLE</b> 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.</p>	<p><b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b></p>			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		TS MR		
B. Are you aware of any existing tenancies, written or oral?		TS MR		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		TS MR		
D. Is there a survey certificate available?	TS MR			
E. Are you aware of any current or pending local improvement levies/charges?		TS MR		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		TS MR		

**2. SERVICES**

<p>A. Please indicate the water system(s) the Premises use:</p> <p><input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)</p> <p><input type="checkbox"/> I have a private groundwater system (e.g., well)</p> <p><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)</p> <p><input type="checkbox"/> Not connected</p> <p>Other _____</p>				
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?				TS MR
(ii) Have you applied for a water licence and are awaiting response?				TS MR
C. Are you aware of any problems with the water system?				TS MR
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				TS MR

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BUYER'S INITIALS

TS	MR	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 1220 MARGARET PLACE DUNCAN

BC V9L 5R6

2. SERVICES (cont nued)	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)?				<i>NA</i>
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" 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?		<i>NA</i>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>NA</i>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<i>NA</i>		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	<i>NA</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>NA</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>NA</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>NA</i>			
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?	<i>NA</i>			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<i>NA</i>		
G. Are you aware of any structural problems with any of the buildings?		<i>NA</i>		
H. Are you aware of any additions or alterations made in the last 60 days?		<i>NA</i>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>NA</i>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>NA</i>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>NA</i>		
L. Are you aware of any damage due to wind, fire or water?		<i>NA</i>		

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BUYER'S INITIALS

<i>AS</i>	<i>AD</i>	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 1220 MARGARET PLACE DUNCAN

BC V9L 5R6

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>2022</u> years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	<input checked="" type="checkbox"/>			
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.)		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<input checked="" type="checkbox"/>		
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)		<input checked="" type="checkbox"/>		
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 type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		<input checked="" type="checkbox"/>		
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?		<input checked="" type="checkbox"/>		

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?		<input checked="" type="checkbox"/>		
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>		<input checked="" type="checkbox"/>		

BUYER'S INITIALS

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 1220 MARGARET PLACE DUNCAN

BC V91.5R6

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)?		<i>NA</i>		
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)?		<i>NA</i>		

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

*3.R. PROPANE TANK RENTED FROM V.I. PROPANE*

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.

*[Signature]*  
SELLER(S) JAMES DAVISON SMITH

*[Signature]*  
SELLER(S) HEATHER SOUTH-SMITH

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.

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## Residential Rural Zone (R1)

### Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
  - Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Modular Home
  - Single-Family Dwelling
  - Supportive Housing
  - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw)
  - Two-Family Dwelling [BL3302, BL3367, BL3754]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m<sup>2</sup> (18,029 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

### Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted on lots 0.81 ha (two acres), or larger, subject to the Temporary Mobile Home Permit Bylaw. [BL3754]
  - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
  - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID: 006-038-000). [BL3642]
  - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]
  - (f) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6343 Wicks Road (PID: 003-145-603). [BL3731]
  - (g) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 10097 Chemainus Road (PID: 018-858-651). [BL3732]
  - (h) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 2372 Regina Drive (PID 000-368-393). [BL3760]
  - (i) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1038 Herd Road (PID: 023-168-501). [BL3766]
  - (j) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on Lot 7 Wellburn Place (PID: 031-028-314). [BL3809]
  - (k) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9376 Cottonwood Road (PID: 004-156-676). [BL3815]

- (l) Despite section 56 (4)(a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6353 Genoa Bay Road (PID: 001-165-283) [BL3847]
- (m) Despite section 56 (4)(a) a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 8921 Chemainus Road (PID: 029-612-829) [BL3852]
- (n) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1211 Barnes Road (PID: 000-006-793) [BL3911]
- (o) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1935 Maple Bay Road (PID: 001-526-031) [BL3944]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
  - (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 3.0 m (9.84')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

### Maximum Building Height

- (7) The maximum permitted building heights for the R1 zone are as follows:
  - (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
  - (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (d) Bed and breakfast uses may have no more than six sleeping units.
  - (e) [Repealed. 3758]
  - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
    - (ii) the use is within a single-family dwelling unit only,
    - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
  - (g) Limited farm sale of agricultural products may be sold directly to the public provided that:
    - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
    - (ii) the covered retail sales area does not exceed 100 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]



(h) [Repealed. BL3367]



**Legend**

Boundaries and Place Names

North Cowichan Boundary



Land Use and Planning

Managing Growth

Buildings



Urban Containment  
Boundary



Zoning

Zoning Labels

Zoning Boundaries



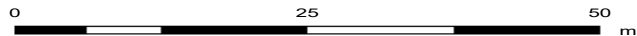
Property Information

Foreshore Lots



Civic Address Labels

Strata Parcels



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**



### Legend

Boundaries and Place Names

North Cowichan Boundary



Property Information

Foreshore Lots



Civic Address Labels

Strata Parcels



Parcels



### Notes

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OTHER ACTIONS



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### The Corporation of the District of North Cowichan

**BUILD**

7030 Trans Canada Highway  
Duncan, BC V9L 6A1

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

Permi

Fo

Issued Da

Permit Type: **SINGLE FAMILY DWELLING - ADD**

Description: THIS PERMIT IS FOR TWO ADDITIONS TO A SINGLE FAMILY DWELLING

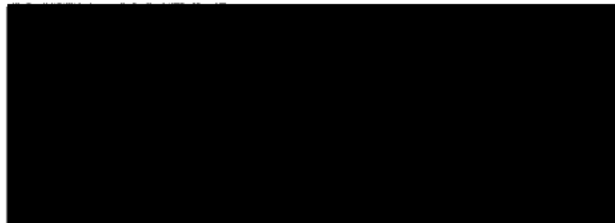
Address: **1220 MARGARET PLC**

Zone:

Legal: LT 14 SEC 5 RGE 4 COM PL VIP45040

P.I.D. 0

Applicant:



Phone: 2

Phone:

Address:

Owner:

Phone: 2

Phone:

Address:

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>
Bp Fees	100,000.00	1,050.00	Bp Fixtures

#### Building Information:

TYPE OF IMPROVEMENT: ADD

CONSTRUCTION VALUE: 1

#### Special Conditions:

- \* The Municipality of North Cowichan is not obliged to issue any building permit final or occupant registered North Cowichan covenants, related to the development of the property are complete the return of any covenant related bonding.
- \* The Municipality of North Cowichan will not be responsible for any errors, deficiencies and omissions information.

# FEE SLIP



Please remit with payment.

Folder: **BP009301**

BUILDING PERMITS  
SINGLE FAMILY DWELLING - ADD

<u>Summary</u>	<u>Outstanding</u>
Building Fees	1,087.80
<b>TOTAL</b>	<b>\$1,087.80</b>

## Corporation of the District of North Cowichan

7030 Trans-Canada Highway  
Duncan, BC V9L 6A1  
Phone: 250-746-3100  
Fax: 250-746-3133

Folder: **BP009301**

BUILDING PERMITS  
SINGLE FAMILY DWELLING - ADD

Address: 1220 MARGARET PLC

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
8p Fees	100,000.00	1,050.00	8p Fixtures	3.00	37.80
<u>Summary</u>	<u>Amount</u>	<u>Received</u>	<u>Outstanding</u>		
Building Fees	1,087.80	0.00	1,087.80		
<b>TOTAL</b>	<b>1,087.80</b>	<b>0.00</b>	<b>1,087.80</b>		

*cheques to 17.*

From:  
Subject:  
Date:  
To:

Sent from my iPhone

Begin forwarded message:

Subject: FINAL INSPECTION for 1220 MARGARET PLC

MUNICIPALITY OF  
**NORTH**  
Cowichan

FINAL INSPECTION

**Address:** 1220 MARGARET PLC

**Permit:** BP009301 - FINAL INSPECTION

**Date:** Jul 24, 2023

---

**Status: APPROVED**

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

**Building Official:** TIM BYRON

---

Municipality of North Cowichan

7030 Trans-Canada Hwy Phone: (250) 746-3100  
Duncan, BC V9L 6A1 Fax: (250) 746-3133

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Email Reference #132286

**Tim Byron**

Building and Plumbing Inspector

Planning and Building

T: [250-746-3127](tel:250-746-3127)

E: [tim.byron@northcowichan.ca](mailto:tim.byron@northcowichan.ca)

## PERMIT STATUS NOTIFICATION

November 30, 2022

IPC Power and Communication Inc.  
192 VESUVIUS BAY ROAD  
SALTSPRING ISLAND BC V8K 1K3

---

EL - Installation Contractor Residential Single Family Dwelling

**Installation Address:** 1220 MARGARET PLACE  
DUNCAN BC V9L 5R6

**Contractor / Owner:** IPC Power and Communication Inc.

**Description of Work:** inspect rough wire installation to facilitate drywall/cover. Install receptacles/switches/cct  
Bkrs/figures

**PERMIT STATUS:** Closed

Although the permit status may be complete Technical Safety BC reserves the right to assess this installation for compliance with the Safety Standards Act and Regulations.

For information on the Safety Standards Act, Regulations, and the Review/Appeal process, please visit [www.technicalsaftybc.ca](http://www.technicalsaftybc.ca).

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at [www.technicalsaftybc.ca](http://www.technicalsaftybc.ca).

Suite 600 - 2889 East 12<sup>th</sup> Avenue Vancouver, BC V5M 4T5 T 1 866 566 7233 E [contact@technicalsaftybc.ca](mailto:contact@technicalsaftybc.ca) [www.technicalsaftybc.ca](http://www.technicalsaftybc.ca)

**ELECTRICAL CONTRACTOR AUTHORIZATION & DECLARATION OF COMPLIANCE  
ELECTRICAL INSPECTION REQUEST**

Permit Number: EL-1372697-2022

Requested Inspection Date: May 15, 2022

Inspection Type: ASSESS: EL: Rough Wiring-Complete

Conceal Date: May 17, 2022

**Additional Information**

Name of Licensed Electrical Contractor: IPC Power and Communication Inc.

Site Address	Unit or Suite:	Civic Number:	1220
on Permit:	Street Name: Margaret	Street Type:	Place
	City: Duncan	Postal Code:	V9L5R6
		Province:	BC

 Non-compliances corrected

Date non-compliance corrected:

Notes/Work Description for this inspection request: Rough wiring has been inspected and all wiring methods are compliant.

**FSR Information**

FSR Name: Jarrett Cox

FSR Class: FSR Class B

Preferred Method of Communication - Type: Email

Preferred Method of Communication - Info: jarrettcox@gmail.com

**FSR Declaration** I am the Field Safety Representative for the above licensed contractor and hereby declare that the electrical installation authorized under the above mentioned permit is safe to inspect and has been installed to comply with the Safety Standards Act and Regulations of British Columbia.

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at [www.technicalsaftybc.ca](http://www.technicalsaftybc.ca).

Suite 600 - 2889 East 12<sup>th</sup> Avenue Vancouver, BC V5M 4T5 T 1 866 566 7233 E [contact@technicalsaftybc.ca](mailto:contact@technicalsaftybc.ca) [www.technicalsaftybc.ca](http://www.technicalsaftybc.ca)





# Asbestos Bulk Sample Report

201 - 990 Hillside Avenue  
Victoria, B.C. V8T 2A1  
Tel: 778-406-0933  
E-Mail: admin@islandehs.ca

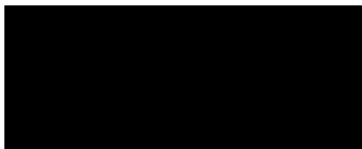
Job: 33811  
Project: 1220 Margaret Pl  
Client: Walk-in  
Client PO#:

Submitted By: James Smith  
Date Received: 2021-06-02  
Analyst: PR

SP #	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
N 1	Dining	Drywall	2021-06-04	1	Paint	5.0	None Detected	0.0	Non fibrous	100.0
				2	Chalky, white	30.0	None Detected	0.0	Non fibrous	100.0
				3	Fibrous, brown	10.0	None Detected	0.0	Cellulose	100.0
				4	Drywall	55.0	None Detected	0.0	Cellulose Non fibrous	20.0 80.0

## Maintenance Documentation On A Type One Gravity System

Prepared for:



**Property Address for work:** 1220 Margaret Place

**Property Information:** VIHA search was done, an existing permit was obtained on the system.

### **Type of work carried out**

At your request, I attended this property to carry out an inspection of the onsite sewage system serving the home with the aim of determining its condition, location, operation and suitability for your needs. The inspection meets or exceeds the industry standard as set out in the Standard Practice Guidelines for Onsite System Inspection published by the Applied Science Technologists and Technicians of BC (ASTTBC).

As a Registered Onsite Wastewater Practitioner through ASTTBC, an inspector is required to meet or exceed these requirements and undertake this work in the best interests of the client at all times. Also included with the report is a thorough list of all required maintenance and recommended improvements that may be beneficial to improving the system's condition.

### **First things first!**

**What is a septic system?**

- A) Wastewater from your house includes all flow that goes down any of your drains – sinks, showers, toilets, laundry and even floor drains that may be used as areas for cleaning items.
- B) This flow exits your house and enters your septic system.
- C) Septic systems have a septic tank that acts as a big storage unit that helps to retain the majority of the solids and larger particles in the wastewater that leaves your house.
- D) Septic systems then have a dispersal field generally out in your yard. The field will have pipes that have holes in them and allow the clearer liquid that passes through the septic tank out into the soils.

- E) Septic systems can have the clearer liquid passing through on its own by gravity pipes or there can be a pump tank that pushes the clearer liquid out into the pipes with holes.
- F) Sometimes septic systems have treatment to make the liquid that exits the dispersal field cleaner, this can include pumps, air pumps, treatment plants and filters ect...
- G) The clearer liquid – called effluent – passes through the soils and is treated as it goes so that it can be returned to the water cycle safely without causing health hazards.
- H) That's it!

## Type of Sewage System Present

**Summary** - The sewerage system serving the dwelling has a 2727 - liter septic tank, distribution box and a dispersal field consisting of trenches with plastic pipe. The location of the system components is at the back of the house.

## Evaluation of the System components

**Septic Tank**  
- The first component of the sewerage system is the septic tank where solid materials



(fats, oils, paper products) settle out from the liquid. These solids form a floating scum layer and a sludge layer on the bottom of the tank. The clarified liquid in the middle is what is directed on to the next component.

This septic tank was measured and is approximately 2727- litres (600 Imperial gallons). The septic tank was located off the back of the house. The tanks lids were exposed by the homeowner before the visit.

On removal of the tank access lids the outlet side broke. Both lids should be replaced with easy access lids to surface. Easy access lids are also air ad water tight and will help with any smells and ground water entering the tank.

The tank is made of concrete and is produced by Dan's Pre-Cast of Duncan. There are two compartments to the tank. The tank is in decent shape and some minor corrosion of the concrete was seen on the baffle wall and outlet wall.

The levels in this tank were at a normal operating level. The scum layer of the tank is around 5-7cm and a pump-out is not necessary. Typically, tanks should be pumped when

the scum and sludge layers reach no more than 20-25 cm. The tanks second compartment has only minimal buildup.

**Sewer Line From House** - To ensure the sewer line did not have any build up the sewer line was then inspected with a pipe camera, no build up or sags of the pipe were seen during this visit. A flow test couldn't be done as the house was vacant during the visit.

**Effluent Filter** - The outlet side of the tank does not have an effluent filter. Filters help keep out larger particle from passing through to the field and plugging the soils. A regular Poly-lok filter could be installed to help prevent unwanted particles from entering the septic field.

**Outlet Too Distribution Box**- We placed our pipe camera into this pipe from the tank and ran it out approximately 1 meter out the pipe before it hits the distribution box. This sewer line is made of white PVC piping. The line was free of obstructions.

**Distribution Box** - The distribution box was not to surface and needed to be exposed. The box was located just under 40cm below ground level. The lid was opened and the box inspected some corrosion of the concrete was seen, this can be repaired with hydraulic cement. There are five lines that exit the box one is the inlet which enters at a higher angle the others are the start if the dispersal pipes.



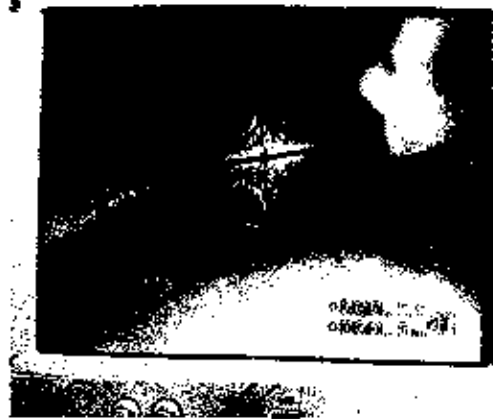
The box should be brought surface via Poly-lok extensions and an easy access lid. There are no speed levellers in place on the lines. Speed levellers help keep the flow equalized to all lines.

**Dispersal Field** - The dispersal field was fully inspected. All lines are 75 mm perforated pipe. The camera was run down each line to determine the condition, length and operation.

In a gravity distribution system, when one or more of the dispersal pipes have no visible flow or



variations of 25% or more are observed inside and along the runs this is considered a performance malfunction. All flows are currently concentrated to several of the unblocked lines or small sections of the blocked laterals. This can cause backups and breakouts of effluent at surface which can contribute to a health hazard if left this way, however the system is currently not showing any signs of breakouts or pooling effluent at surface.



Extensive repairs at the field are needed to repair all rooted lines, a small machine will need to be used to expose sections of pipe that are blocked. Hydro jetting of the unblocked lines is also needed. Below are the conditions of the line as seen during the visit on January 30<sup>th</sup> 2017.



Line #	Line Length	Description
Line 1	3 meters	Line is fully blocked at the entrance - roots.
Line 2	2 meters	Line is fully blocked at the entrance - roots.
Line 3	3 meters	Line is blocked 1.5 meters in with roots.
Line 4	4 meters	No flooding, however the line is very dirty and will need extensive cleaning, the length of this line is 12 meters.
Line 5	6 meters	Line is blocked by roots 4.5 meters out.

### **Summary of the Onsite Sewerage System Inspection & Performance**

The system components that were not easily accessible should be brought to surface. All pipes were checked with a pipe camera at the time of the visit. The tank is in decent shape, but an effluent filter could be added to the outlet side.

The distribution box should be repaired and the lid brought up to grade. All lines need extensive cleaning and repairs. This will require a small excavator.

No breakouts or pooling effluent at surface was seen during the visit.

## **Next Steps & Recommendations**

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Have a qualified maintenance provider perform all required maintenance and any improvements to help prolong the system's life and ensure proper treatment of the wastewater. The items listed below are in order of importance.

1. The distribution box should be brought to surface for maintenance access. New speed levellers should be installed in the d-box and the box should be repaired.
2. The septic field needs extensive repairs were roots are blocking the pipe, some sections will need to be replaced and hydro jetting is needed.
3. The tank should have easy access Poly-lok lids installed.
4. An effluent filter should be installed in the outlet tee.

Please do not hesitate to contact me for additional information about this report.

Thank You,

**Site Attendees:** Justin Deveault & Jesse Nickerson

**Report Prepared By:**

Justin Deveault

(250) 709-0187 \_\_\_\_\_ Cell

(250) 709-9643 \_\_\_\_\_ Office

[justin@acebobcat.com](mailto:justin@acebobcat.com)





Head Office:  
 810 Esplanade (Hwy.) Box 1800 Ladysmith, BC V9G 1B3  
 Email: [ldheat@shaw.ca](mailto:ldheat@shaw.ca) - [www.ldheating.ca](http://www.ldheating.ca)  
 Ladysmith Ph: 250-245-8858  
 Duncan Ph: 250-748-1611

**INVOICE # 15602**

DATE: 11 22 2021

TECH: Tim

THANK YOU FOR YOUR VALUED BUSINESS

Serving the Mid-Island for over 30 years.

Name: [REDACTED]  
 Address: [REDACTED] PO Box: \_\_\_\_\_  
 City: Duncan/Maple Bay Postal: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Phone: 250-881-2725 Alt. Phone: \_\_\_\_\_  
 P.O.#: \_\_\_\_\_

REASONS FOR CALL:  ANNUAL SERVICE  
Gas line install L.P.  
 MAKE: \_\_\_\_\_  
 MODEL: \_\_\_\_\_  
 SERIAL#: \_\_\_\_\_

WORK PERFORMED: Filter Size \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_ Filter Type \_\_\_\_\_ ARRIVE: \_\_\_\_\_ A.M. P.M. DEPART: \_\_\_\_\_ A.M. P.M.

- Heating Appliance**
- Check T-Stat Operation
  - Check Air Filter
  - Check Burners
  - Check Heat Exchanger
  - Check Safety Controls
  - Check Electrical/Voltage
  - Vent to Code P \_\_\_ F \_\_\_
  - Flue Temp \_\_\_\_\_
  - Lubricate Motor/Bearings
  - Check Belts/Pulley (if applic.)
  - Check Gas Leak
  - Blower Motor Amps \_\_\_\_\_

- Fireplace Service**
- Clean Glass
  - Clean Pilot and Burner
  - Check Door Gasket
  - Check Venting
  - Vacuum Inside Unit
  - Paint the Meter

- AC/Heat Pump**
- Check Contactor
  - Check Condensate
  - Check OD Coil
  - Check ID Coil
  - Cond. Motor Amps \_\_\_\_\_
  - ΔT \_\_\_\_\_

- Electrical**
- Electrical Permit
  - Check Breakers, Circuits
  - Rough-in Inspection

- PLUMBING**
- Check All Toilets
  - Check All Faucets
  - Check All Drains
  - Check Exposed Water Supply Pipes
  - Check Outside Hose Bibbs
  - Safety Check Water Heater

- House Pressure
- Check Water Temp
- Check for Leaks

- MISCELLANEOUS**
- HRV
  - Water Filter
  - UV Light
  - A/S Scheduled
  - Registered Warranty
  - 10 Year Labour

Work Performed	Parts Description	Quantity	
<u>Rough in and trim L.P. to</u>	<u>1/2" gas tube - Dr./At.</u>	<u>50'</u>	<u>200.00</u>
<u>Propane I.P. installed F.P. by</u>	<u>S 1/2" x 1/2" MIP BRASS</u>	<u>5.00/</u>	<u>25.00</u>
<u>others.</u>	<u>(10) Misc BT. pipes + fittings</u>	<u>2.50/</u>	<u>25.00</u>
<u>test (OK)</u>			
<u>BC.T627470</u>			

Truck Supplies / Disposal Fee	
<b>Material Subtotal</b>	<u>250.00</u>
Labour \$/HR <u>129</u> x <u>5</u>	<u>645.00</u>
Out of Area Fuel Surcharge	
<b>SUB TOTAL</b>	<u>895.00</u>

<b>TECHNICIAN RECOMMENDATIONS:</b>	GST # 863675971RT0001	<u>44.75</u>
	#	Permits <u>150.00</u>
		<b>TOTAL</b> <u>1,089.75</u>

Cash  Cheque# \_\_\_\_\_ Credit  Debit  E-transfer

CC# \_\_\_\_\_

Expiry \_\_\_\_\_ CCV# \_\_\_\_\_

Scan # \_\_\_\_\_ Sent for Payment \_\_\_\_\_

Customer Signature: \_\_\_\_\_

COMPLETE     NOT COMPLETE     ON GOING     WARRANTY     PARTS ORDERED

**PAYMENT DUE ON RECEIPT OF INVOICE**





## 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](mailto:office@crisland.com)  
Web: [crisland.com](http://crisland.com)  
300 - 394 Duncan Street, Duncan, BC V9L 3W4

### Astro Appraisals

Phone: 250-748-3159  
Email: [appraisals@astroappraisals.ca](mailto:appraisals@astroappraisals.ca)  
Web: [astroappraisals.ca](http://astroappraisals.ca)  
105C-394 Duncan Street, Duncan BC, V9L 3W4

## Home Inspectors

---

### Falcon Home Inspections

Pierce Bowie  
Phone: 778-708-5085  
Email: [info@falconhomeinspections.ca](mailto:info@falconhomeinspections.ca)  
Web: [falconhomeinspections.ca](http://falconhomeinspections.ca)

### Stellar Home Inspections

Matt Kuzma  
Phone: 250-514-3252  
Email: [matt@stellarinspections.ca](mailto:matt@stellarinspections.ca)  
Web: [stellarinspections.ca](http://stellarinspections.ca)

### Above The Barr

Steven Barr  
Phone: 778-288-4857  
Email: [abovethebarrinspections@gmail.com](mailto:abovethebarrinspections@gmail.com)  
Web: [abovethebarrinspections.ca](http://abovethebarrinspections.ca)

## Engineering, Survey, Demolition & Hazmat

---

### Rockridge Inc. Demolition

Phone: 250-658-1001  
[rockridgeinc.com](http://rockridgeinc.com)

### Lewkowich Engineering & Hazmat Testing

Tel: 250-756-0355  
Suite A-2569 Kenworth Road  
Nanaimo, BC V9T 3M4

### Demxx - Demolition

Phone: 250-954-0296  
Email: [info@demxx.com](mailto:info@demxx.com)  
1688 Alberni Hwy.  
P.O. Box 764 Coombs, B.C. V0R 1M0

### Kenyon Wilson Surveyors

Phone: 250-746-4745  
Email: [office@kenyonwilson.ca](mailto:office@kenyonwilson.ca)  
Web: [kenyonwilson.ca](http://kenyonwilson.ca)  
221 Coronation Ave. Duncan BC V9L 2T1

## Septic Inspectors & Septic Pumping

---

### Ace Bobcat Septic Inspections

Phone: 250-709-9643  
Web: [acebobcat.com](http://acebobcat.com)  
6149 Scott Road, Duncan BC

### Save-On Septic – Inspections & Pumping

Phone: 250-748-5676  
Web: [saveonspetic.com](http://saveonspetic.com)

## Water Testing

---

### 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