

Nothing compares  
to what's next

Sotheby's | Canada  
INTERNATIONAL REALTY



461 ARBUTUS AVENUE W, DUNCAN BC  
3 BED | 2 BATH | 1,980 SQ.FT. | 0.15 ACRES

**BRIAN DANYLIW**  
Personal Real Estate Corporation

*Brian Danyliw*  
REALTOR



## MOVE-IN READY IN A FAMILY NEIGHBORHOOD

461 Arbutus Avenue W, Duncan, BC  
3 Bed | 3 Bath | 1,980 sq.ft.  
[luxuryhomesinbc.com](http://luxuryhomesinbc.com)

## ABOUT THIS PROPERTY

Welcome to this charming, move-in ready, 1,980 square foot split-level 3 (could be 4) bedroom home, ideally situated in a sought-after Centennial Heights in Duncan. This well-maintained residence offers a perfect blend of comfort and convenience, with schools & shopping just minutes away. As you step inside, you'll be greeted by a bright and spacious living room featuring large windows & vaulted ceilings, gas fireplace and French doors opening to the private backyard patio. The open floor plan flows into a good-sized kitchen, complete with updated appliances, ample counter space, and a cozy dining area. The upper level hosts three generously sized bedrooms, including the primary and a lovely updated 5-piece bathroom. The lower level features a versatile family room, ideal for entertaining or relaxing, and a bonus room that could be used as a 4th bedroom, home office, gym, or playroom. Outside, the property boasts a beautifully landscaped yard with a patio area.



**BRIAN DANYLIW**  
Personal Real Estate Corporation

c 250.710.6844  
[brian.danyliw@sothebysrealty.ca](mailto:brian.danyliw@sothebysrealty.ca)  
[sothebysrealty.ca](http://sothebysrealty.ca)

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 – 461 Avenue W, Duncan, BC

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### Improvements

- Hot water tank replaced in 2019
- Roof replaced approx. 2003-2005
- Fireplace serviced annually
- Windows replaced approx. 2001-2002
- Main bathroom was renovated in 2001
- New air handler heat pump (Dec 2023)
- Upgraded electrical panel-approximately 20 years ago
- Vermiculite removed and new ceiling insulation professionally installed 2024

### Property Features

- 1,980 sq. ft split-level home
- 0.15 acre fully landscaped lot
- Attached covered carport
- Vaulted ceilings in living room
- Laminate floors
- Natural gas fireplace
- French doors to concrete patio
- Walk-out basement

### Kitchen

- Good sized kitchen
- Open-plan dining area
- Appliances: S/S fridge 4-5 yrs., stove Nov 2015, dishwasher 9 yrs.

### Upper Floor

- Bright primary bedroom
- Beautifully updated 5-piece cheater ensuite – renovated in 2001

### Lower Floor

- Large flex room – could be a 4<sup>th</sup> bedroom
- Large family room
- Huge easy access crawl space for extra storage

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 – 461 Avenue W, Duncan, BC

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### Utility Costs & Misc Notes

- BC Hydro \$913 in 2023
- Natural gas \$407.45 in 2023
- Age of home and lot size from BC Assessment
- Building file paperwork includes a permit for oil heating in 1964. That furnace and oil tank have since been removed from the crawlspace
- Looking at the house from the road, the gas line comes in on the left side of the property. On the right side the neighbour's gas line goes right underneath the right side fence and through to their house
- Hedges in the backyard are on this property



## 461 Arbutus Avenue, Duncan, BC

Legal:	LT 9, BLK 3, PLAN VIP12568, SEC 18, RGE 5, QUAMICHAN LAND DISTRICT		
PID:	004-790-201		
Price:	\$769,000	Listing No.:	L24-31
Taxes (Year):	\$2,211 (2023)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	LDR	Zoning Type:	Low Density Residential
Lot Size:	0.15 Acres	Year Built:	1964
Total Area (finished):	1,980 sq. ft.	Garage:	Carport
Style:	Split Level	No. of Floors:	2
Bedrooms:	3/4	Bathrooms:	2
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Metal
Water:	Municipal	Sewer:	Municipal
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Heat Pump	Fuel:	Electric
No. of Fireplaces:	1	Fireplace Fuel Type:	Natural Gas
Roofing Material:	Asphalt Shingle	Roof Age:	Unknown
Garage:	No	Additional Parking:	Carport/Driveway
Windows:	Vinyl	In Ground Sprinkler:	No
RV Parking:	No	Outbuildings:	No
Pool:	No	Hot Tub:	No
Built In Vacuum:	No	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes
Home Warranty:	No	Views:	Subdivision

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## 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.





August 15 2024

DATE OF DISCLOSURE

ADDRESS: 461 Arbutus Ave W Duncan BC V9L 1J1

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

**3. BUILDING**

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

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BUYER'S INITIALS

MD		
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SELLER'S INITIALS

August 15 2024

DATE OF DISCLOSURE

ADDRESS: 461 Arbutus Ave W Duncan BC V9L 1J1

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: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
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)				
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)				
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?				

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?				
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>				

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BUYER'S INITIALS

MD		
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SELLER'S INITIALS

August 15 2024

DATE OF DISCLOSURE

ADDRESS: 461 Arbutus Ave W Duncan BC V9L 1J1

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<del>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)?</del>				
<del>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)?</del>				

**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.**



Mary Delury

SELLER(S) MARY DELURY

SELLER(S)

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)

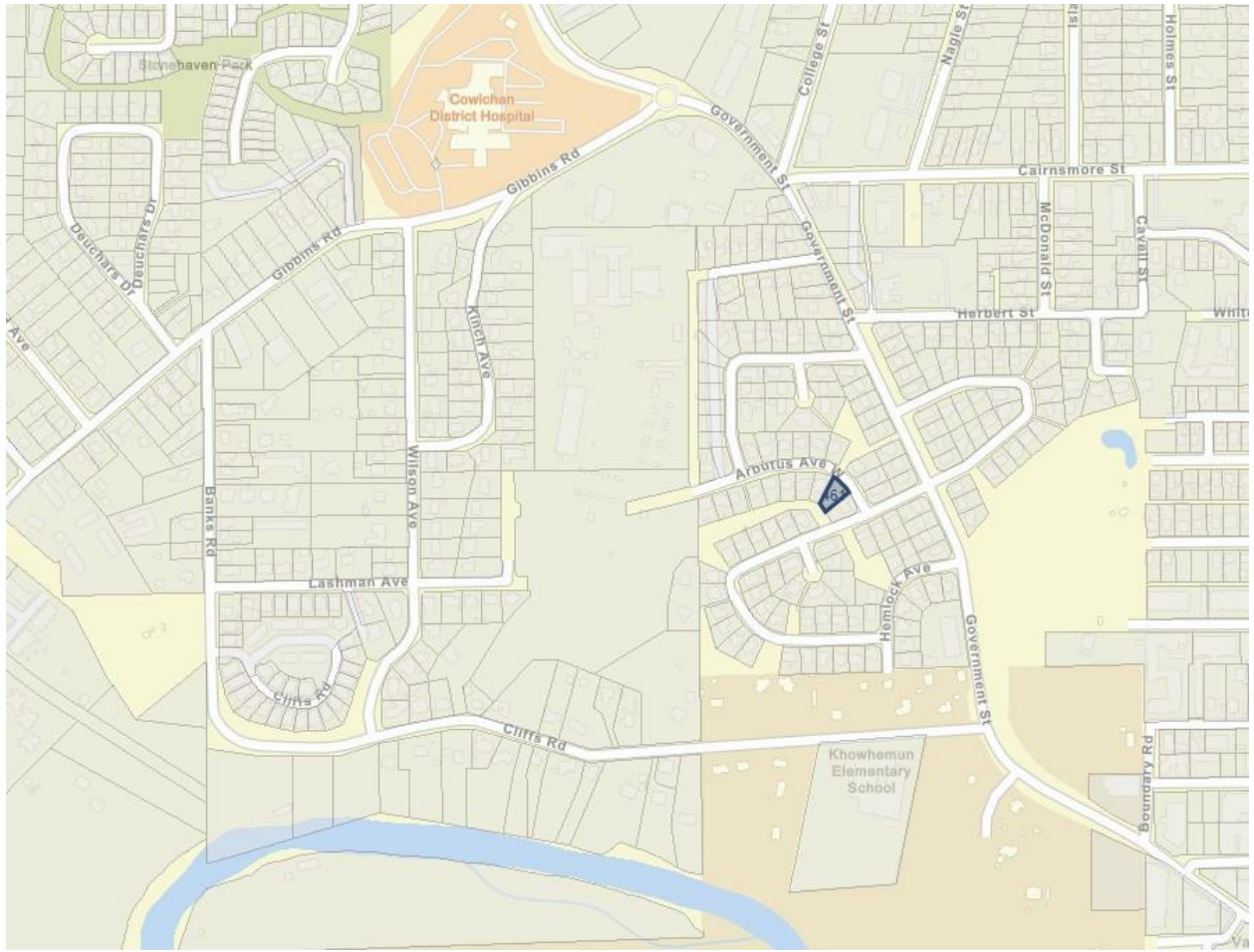
BUYER(S)

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

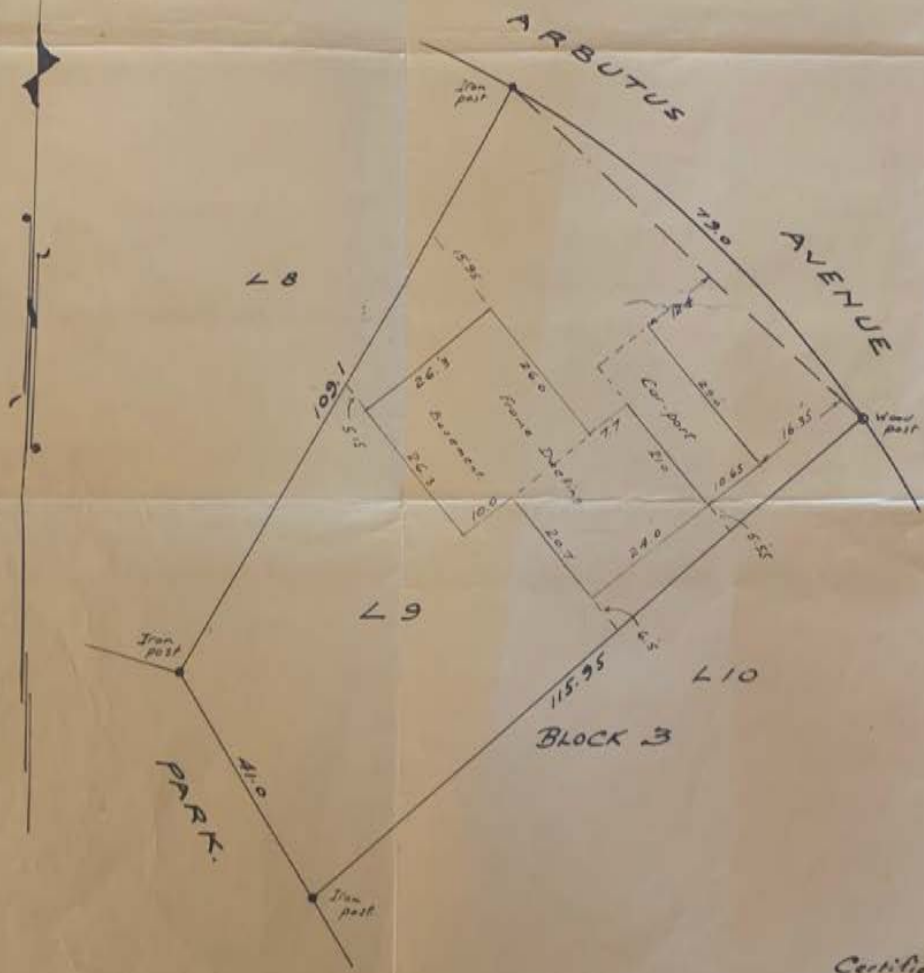
Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).





PLAN OF LOT 9 BLOCK 3 PLAN 12568  
SECTION 18 RANGE 5 QUAMICHAN DISTRICT  
B. C.

Scale 1" = 20'



Certified Correct  
B. White 304  
Duncan 9.3.64.

## PART 4 – RESIDENTIAL ZONES

### Low Density Residential Zone

LDR

#### 4.1 Intent

4.1.1 The intent of the Low Density Residential (LDR) zone is to permit *single-unit dwellings, two-unit dwellings, attached secondary suites and detached secondary suites* on a variety of *parcel* sizes.

#### 4.2 Permitted Uses

4.2.1 Subject to the specified *conditions of use*, the *uses* permitted in the LDR zone are as follows:

Principal Uses	Accessory Uses
<i>Dwelling, Single-Unit</i>	<i>Bed and Breakfast</i>
<i>Dwelling, Two-Unit</i>	<i>Home-Based Business</i>
<i>Dwelling, Two-Unit Rowhouse</i>	<i>Residential Daycare</i>
	<i>Secondary Suite, Attached</i>
	<i>Secondary Suite, Detached</i>

#### 4.3 Development Regulations

4.3.1 Development in the LDR zone is subject to the following:

Development Criteria		Regulations	
Maximum <i>Parcel Coverage</i>		35% for the <i>principal building</i> 40% for all <i>buildings and structures</i> combined	
Maximum <i>Floor Area Ratio</i>		0.5:1	
Driveway Access		Where a <i>parcel</i> abuts a dedicated <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .	
Principal Building		Regulations	
Maximum <i>Height</i>		7.5 m	For <i>buildings</i> with a roof pitch less than 6:12
		8.25 m	For <i>buildings</i> with a roof pitch 6:12 to 8:12
		9 m	For <i>buildings</i> with a roof pitch 8:12 or greater
Minimum <i>Parcel Line Setback</i>	Front	4 m	
	Rear	6 m	
	Side, Interior	1.5 m, except where the <i>dwelling units</i> in a <i>two-unit rowhouse</i> are separated by a <i>party wall</i> .	



	Side, Exterior	3 m
Minimum Garage Setback		6 m where the garage door attached to a <i>single-unit</i> or <i>two-unit dwelling</i> is facing a <i>highway</i> .
<b>Accessory Buildings and Structures</b>		<b>Regulations</b>
Maximum Height		5 m
		6 m for <i>buildings</i> with a flat roof where a <i>detached secondary suite</i> is located in the second storey.
		7.5 m for <i>buildings</i> with a roof pitch 8:12 or greater, if a <i>detached secondary suite</i> is located in the second storey.
Minimum Parcel Line Setback	Front	6 m
	Rear	1.5 m; 3 m for a second storey with a <i>detached secondary suite</i>
	Side, Interior	1.5 m; 3 m for a second storey with a <i>detached secondary suite</i>
	Side, Exterior	3 m

#### 4.4 Conditions of Use and Subdivision Regulations

4.4.1 Permitted uses within the LDR zone are subject to the following:

Parcel Area and Frontage by Use	Conditions
Minimum Parcel Area – <i>Single-Unit Dwelling</i>	400 m <sup>2</sup>
Minimum Parcel Frontage – <i>Single-Unit Dwelling</i>	15 m
Average Parcel Area – <i>Single-Unit Dwelling</i>	The minimum <i>parcel area</i> is reduced by 30% if the average <i>parcel area</i> in the <i>subdivision</i> is at least 400 m <sup>2</sup> .
Average Parcel Frontage – <i>Single Unit Dwelling</i>	The minimum <i>parcel frontage</i> is reduced by 30% if the average <i>parcel frontage</i> in the <i>subdivision</i> is at least 15 m.
Minimum Panhandle Parcel Frontage – <i>Single-Unit Dwelling</i>	4 m
Minimum Panhandle Parcel Area – <i>Single-Unit Dwelling</i>	Same as minimum area for <i>Single-Unit Dwelling</i> ; however, the area of the panhandle shall not be included within the calculation of lot area.
Minimum Parcel Area – <i>Two-Unit dwelling</i> or a <i>Single-Unit Dwelling</i> with a <i>Detached Secondary Suite</i>	600 m <sup>2</sup>
Minimum Parcel Area – <i>two Single-Unit Dwellings</i>	800 m <sup>2</sup>
Minimum Parcel Area – <i>Two-Unit Rowhouse Dwelling</i>	350 m <sup>2</sup> for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .

	300 m <sup>2</sup>	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
Minimum <i>Parcel Frontage – Two-Unit Rowhouse Dwelling</i>	9 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .
	7.5m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
Minimum <i>Parcel Depth</i>	25 m	

- 4.4.2 Despite subsection 4.4.1, where a *two-unit dwelling* is proposed on a *corner parcel*, one entrance must face the *front parcel line* and the other must face the *exterior side parcel line*.
- 4.4.3 Where a *panhandle parcel* is created, a reciprocal access easement agreement is required over the panhandle for purposes of a shared driveway and one consolidated single access for the new *parcel* and the remainder *parcel*.
- 4.4.4 Not more than one *panhandle parcel subdivision* is permitted per *parcel*.
- 4.4.5 Where a *panhandle parcel* abuts another panhandle on an adjacent *parcel* the total width of both panhandles must not be less than 6 m and a reciprocal access agreement must be provided for all affected *parcels* for purposes of consolidating access to one (1) single driveway.

# Choose School

School(s) that serve 399 - 471 ARBUTUS AVE W, DUNCAN [New Search](#)

Click on a school below to display that school's information on the right.

## Elementary

K - 7 Khowhemun Elementary

## Secondary

8 - 9 Quamichan School

10 - 12 Cowichan Secondary

## School Information

### Khowhemun Elementary



**Name** Khowhemun Elementary

**Address** 2918 Cliffs Road Duncan, BC - V9L 1C5

**Principal** Jennifer Calverley

**Vice Principal** Madelin Rocheleau

**Phone** (250) 746-7845

**Fax** (250) 746-7849

**Web page** [Khowhemun Elementary](#).

**Capacity** 430

**Enrolment** 0

**Start time** 08:25 AM

**Closing time** 02:08 PM


**Portables** 0

**Wheelchair** Yes


**Comments**

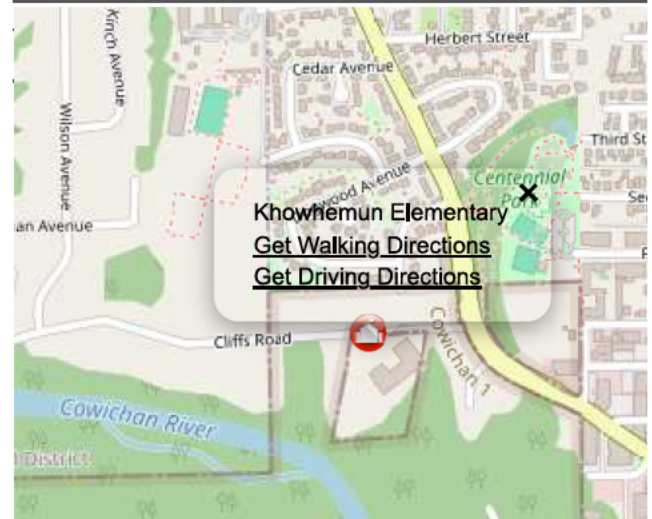
Strong Start Centre

### LEGEND

 Khowhemun Elementary

 [Get Walking Directions](#)

 [://maps.google.com/maps?addr=399+ARBUTUS+AVE+W,+DUNCAN,BC&daddr=471+A](https://maps.google.com/maps?addr=399+ARBUTUS+AVE+W,+DUNCAN,BC&daddr=471+A)  
[Get Driving Directions](#)



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## Arbutus Auth form

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Fri, Feb 9, 2024 at 8:58 AM

See the attached for what I was able to locate on file for the subject property:

- Building Permit Application for the construction of house (1963)
- Permit to Install Oil Burner and Oil Burning Equipment (1964)
- Building Permit Application #0494 to enclose carport (1994)
- Building Permit #0494 to enclose carport (1994)


A full-sized copy of the original building plans was also in the file however I am unable to scan it due to its size. If this is something you would like to have a copy of there are two options available:

1. Arrange a time to come to City Hall and you can take photos of the plans, OR
2. I can drop the plans off with PrintCraft, a local printer, who will digitize them and contact you for payment.

Please let me know if you would like to arrange anything with the plans.

[Quoted text hidden]

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 **File Package - 461 Arbutus Ave W.pdf**  
381K

Permit

THE CORPORATION OF THE CITY OF DUNCAN  
Application for Building Permit

Date

ROLL 1121

Roll No. 1121 Lot 9 Block 3 Plan 12568 Street & No. 461 ARBUTUS AVE  
Registered Owner DUNCAN & CHRISTMAS LTD P.O. Box No. 128 DUNCAN B.C.  
Contractors & Sub-Contractors G.P. GARD CONSTRUCTION

MC EWAN, M.R.

DESCRIPTION	Inspections	Date & Remarks
New <input checked="" type="checkbox"/> Alteration _____ Addition _____		No Read Dec 1963 SIR Dec 30/63
Type of Building <u>DWELLING</u> Size <u>1200 SQ. FT.</u> x _____		Jan 30/64
Foundation <u>CONCRETE</u>	(✓)	
Building Construction <u>FRAME</u>	( )	
Basement: None _____ Full <input checked="" type="checkbox"/> Partial <input checked="" type="checkbox"/>	( )	Inspector
Basement Rooms _____ Size _____	(✓)	
Chimney Type <u>BRICK</u> Fireplace <u>ONE</u>	(✓)	
Roof Type <u>GABLE</u> Material <u>ASPHALT SHINGLES</u>	(✓)	Mar 5/64
Insulation-Walls <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Floor _____	(✓)	Inspector
Wiring: 110V _____ 220V <input checked="" type="checkbox"/> Heating <u>OIL</u>	( )	Mar 26/64
Fuel Storage <u>250 GAL</u> Permit _____	( )	
Plumbing: Toilet <input checked="" type="checkbox"/> Basin <input checked="" type="checkbox"/> Bath <input checked="" type="checkbox"/>	( )	
Shower <input checked="" type="checkbox"/> Kit.Sink <input checked="" type="checkbox"/> H.W. Tank <input checked="" type="checkbox"/>	( )	
Laundry Tubs <input checked="" type="checkbox"/> Septic Tank _____ Sewer <input checked="" type="checkbox"/>	( )	
Water Connection <input checked="" type="checkbox"/> Sewer Connection <input checked="" type="checkbox"/>	( )	Inspector
Exterior Finish <u>STUCCO &amp; SIDING</u>	( )	
Interior Finish <u>DRYWALL</u>	( )	
Floor Finish <u>TILE CARPET</u>	( )	Inspector
<b>GARAGE OR CARPORT:</b> Type <u>CARPORT</u>	1	Permit Cost: Building \$ <u>24.00</u> Plumbing <u>1.50</u> Water <u>10.00</u> Sewer <u>60.00</u> Oil _____ TOTAL <u>95.50</u>
Construction <u>FRAME</u> Foundation <u>CONCRETE</u>	2	
Roof Type <u>GABLE</u> Material <u>ASPHALT SHINGLES</u>	3	
Doors _____ Wiring _____	4	
DESCRIPTION OF ALTERATIONS OR REPAIRS:		
Building Value: ..... \$ <u>11,000<sup>00</sup></u>		
I/We hereby make application for Permission to carry out the above construction. All work must conform with provisions of the City of Duncan Bylaws as amended from time to time, and deviations from these Bylaws and/or False Particulars rendered above will automatically Cancel Permit.		SEE REVERSE FOR OTHER PROVISIONS
Owner Or Builder <u>_____</u>		

1 Foundations, Basement, Walls, Floor, Back Fill.....  
2 Sub. Floor, Framing, Roof & Rough Siding, Chimney.....  
3 Rough Wiring & Plumbing, Heating Insulation.....  
4 Int. & Ext. Finish, Siding, Floors, Trim, Paint.....

1121

FIRE MARSHAL ACT

OFFICE OF THE LOCAL ASSISTANT TO THE FIRE MARSHAL



Duncan, B.C.,

April 1, 19 64

Permit to Install Fuel-oil Burner and Oil-burning Equipment

Permission is hereby granted to J.W. Griffiths Ltd.,  
(The installer.)  
Duncan, B.C.  
(Address.)

to install the following fuel-oil burner and oil-burning equipment:—

Manufacturer Lennox Address Calgary, Alberta

Trade-name of burner Lennox Model 11703

Type: Range.  Domestic.  Commercial.  Control

Capacity of tank 250 gals. Gauge of tank 14

Location of tank crawl space Grade of oil Furnace

Address of installation 461 Arbutus Avenue, Duncan, B.C.

Name of occupier Duncan and Christmas Ltd.

*This permit is issued in accordance with the provisions of the regulations pursuant to the Fire Marshal Act, and shall be subject to cancellation at any time for failure to comply therewith.*

(Signed) \_\_\_\_\_  
Local Assistant to the Fire Marshal.

For City }  
District }  
Town } of Duncan, B.C.  
Village }  
Fire District }

1 Issuing Office Copy.

THE CORPORATION OF THE CITY OF DUNCAN

PERMIT APPLICATION

DATE 94 01 13

OWNER: WILFRED ERTL

PHONE # 748 5497

ADDRESS: 461 ARBUTUS AVE DUNCAN B.C. V9L 1S1

Location of Building/Project

461 Number ARBUTUS AVE Street

Lot 9 Block 3 Range 5 Section 18 Plan # 12568

Contractor: OWNER

Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Type of Project: Building  Plumbing  Inspection

Residential  Non-Residential  Zoning

Total Value of all work including sub-trades

\$ 5000.

Detail

- New
- Addition
- Alteration
- Repair
- Sign
- Plumbing
- Inspection
- Other

ENCLOSURE PART of CARPENT.

Size \_\_\_\_\_ Type \_\_\_\_\_

Number of Fixtures \_\_\_\_\_

Wood Burning Appliances - Fee \$10.00

Specify \_\_\_\_\_

Permit Cost . . . . . \$ 20.00

Development Cost Charges Where Applicable:

Water . . . . . \$ \_\_\_\_\_

Drainage . . . . . \$ \_\_\_\_\_

Roads . . . . . \$ \_\_\_\_\_

Sewer . . . . . \$ \_\_\_\_\_

Total Permit Cost \$ 20.00

In consideration of the granting of this permit, I/we agree to release and indemnify the City of Duncan, its Council/Board members, employees and agents from and against all liability, demands, claims, causes of action, suits, judgments, losses, damages, costs, and expenses of whatever kind which I/we or any other person, partnership or corporation or our respective heirs, successors, administrators or assignees may have or incur in consequence of or incidental to the granting of this permit or any representation, advice, inspection, failure to inspect, certification, approval enforcement or failure to enforce the City of Duncan Building Bylaw or the British Columbia Building Code and I/we agree that the City of Duncan owes me/us no duty of care in respect of these matters.

I the undersigned, being the owner  duly authorized agent  for the above property have read the above agreement, release and indemnity and understand it.

*paid Jan 13/94*

Wilfred Ertl Signature

94 02 04

From 9 Bayk Plumb ✓

insp 940211 ✓

complete 940510

Permit # 0494

Roll # 1121.00.00

Permission is hereby granted to: Wilfred Ertel

for Construction X Plumbing        Signage        Other       

at (project address): 461 Arbutus Avenue, Duncan

Lot 9 Block 3 Range 5 Section 18 Plan 12568

with plans and specifications submitted January 13th, 1994

Occupancy Classification: Residential

Occupancy or Use of the Building: Enclose part of Carport

Value: \$ 5,000.00 Permit Fee: \$ 20.00

Development Cost Charges Water \$       

Where Applicable Drainage \$       

Roads \$       

Sewer \$       

TOTAL PERMIT COST \$ 20.00

This permit confirms that The Corporation of the City of Duncan has reviewed plans and the application form in respect of the subject building pursuant to City of Duncan Building Bylaw No. 1238, 1978. This permit is not a warranty that the subject building will comply with all City and Provincial regulations governing building construction nor that it is without defect.

This permit is invalid if work is not commenced within 6 months of issuance or if work is discontinued for a period of one (1) year. Sidewalk crossings and service connections require separate application. Any change in the use or occupancy of the building or deviation from plans submitted will invalidate this permit.

Date Issued: January 19th, 1994  
Application Paid: January 13th, 1994

M. C. Weld, LAFC  
Building Inspector





250-746-1666

2845 Roberts Road  
Duncan, BC V9L 6W3

**COPY**

**Invoice**

Date	Invoice #
12/1/2023	29915

Bill to:

Work location:



461 Arbutus Avenue West  
Duncan, BC V9L 1J1

461 Arbutus Avenue West  
Duncan, BC V9L 1J1

Description	P.O. No.	Amount
To Supply and Install an Amana AMST3CU1400 Air Handler with 15Kw heat kit and multi speed fan motor.  Installation includes any and all sheet metal required to fit new air handler, complete insulated copper line set adaptations where required, all control wiring and line voltage connection, condensate drainage as required, and the removal and environmentally friendly disposal of all site materials.  Air Handler is covered by manufacturer's limited 10 year parts warranty.		3,297.54
Extra - To Supply and Install an Amana ASZH403010 2.5 ton Heat Pump with single stage compressor and single speed fan motor.  Installation includes supply and install of a 30 X 30 fiber cement heat pump pad, and complete new insulated copper line set, and the disposal of old unit.		4,800.00

Send e-transfer to:  
accounting@accurate-air.ca

Credit Card payments  
subject to 3% Fee

GST ITEM@5.0% 404.88  
Total Tax 404.88

TSBC Licence # LGA0086743	
GST/HST No.	861485373
<b>Total</b>	\$8,502.42
<b>Payments/Credits</b>	-\$8,502.42
<b>Balance Due</b>	\$0.00

**PAID**



104A - 5462 Trans Canada Highway, Duncan BC V9L 6W4  
 250.746.4534 email: admin@griffithsplumbing.ca  
 www.griffithsplumbing.ca

*Handwritten initials*

# Invoice

Date 4/1/2019 Invoice # 19523

Due Date	P.O. No.
Due Upon Receipt	



461 Arbutus Ave West  
 Duncan, BC V9L 1J1  
 CANADA

Ship To



461 Arbutus Ave West  
 Duncan, BC V9L 1J1  
 CANADA

Quantity	Description	Price Each	Amount
1	QUOTED WATER HEATER INSTALL	995.00	995.00
1	HPSX50 - AO SMITH ELECTRIC WATER HEATER 3000W/240V 40 IMP GAL.	0.00	0.00
1	PH5 - FLEXCON PROFLEX2 2.1 US GAL POTABLE EXPANSION TANK	0.00	0.00
1	VAC12REL - 1/2" VACUUM RELIEF VALVE	0.00	0.00
3	COP1234FIP - COPPER 1/2" X 3/4" FIP	0.00	0.00
2	COP12TEE - COPPER 1/2" TEE	0.00	0.00
4	COP12PIPE - TYPE L HARD COPPER PIPE 1/2" (NET)	0.00	0.00
1	COP12FIPFTG - COPPER 1/2" FIP-FITTING	0.00	0.00
1	COP12COUP - COPPER 1/2" COUPLING	0.00	0.00
6	COP1290 - COPPER 1/2" 90°	0.00	0.00
2	LABOUR1 - KEVIN WAS HAPPY TO BE YOUR PLUMBER FOR THIS JOB!	0.00	0.00
	SUPPLY AND INSTALL A NEW 40 GAL ELECTRIC WATER HEATER. Work Completed April 1st 2019 GST On Sales	5.00%	49.75

### Thank You For Your Business!

If you would like to pay your bill in person please note  
 office hours are Monday - Friday 8:30 am - 4:00 pm. We accept  
 payments by cash, cheque, email transfer or Credit Cards.

<b>Total</b>	\$1,044.75
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,044.75



Licensed-Bonded-Insured

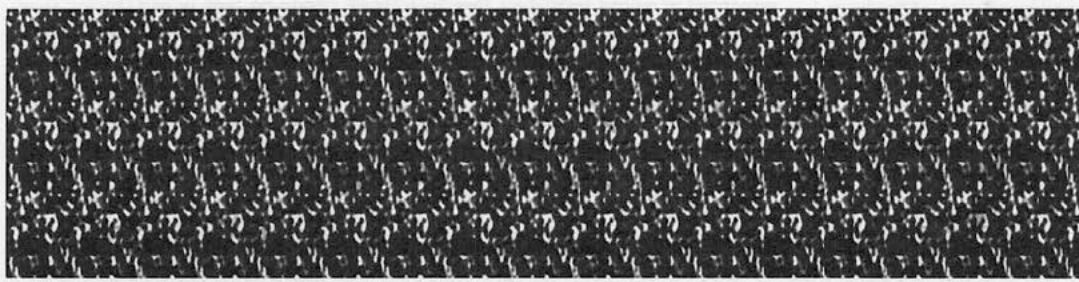
# PURCHASE ORDER

**yellowblue**™ #720 - 26915 River Rd., Maple Ridge, BC V2W 0C9  
PACIFIC ECO TECH 1.800.747.6816 | www.pacificceco.ca

DATE: JAN 17/19  
REP: WANDA JOHNSTON

NAME: [REDACTED] ADDRESS: 461 ARBUTHNOT AVE W.  
PHONE: [REDACTED] CITY: DUNCAN PC: V9L-1J1  
CELL: [REDACTED] EMAIL: [REDACTED]

DESCRIPTION	QUANTITY	PRICE	AMOUNT
RMR 86 - STAIN REMOVING	676	3.00	\$ 2028.00
SOFT CHANGES	26	12.	\$ 312.00
remove/replace Softs	52	5.00	\$ 260.00
			\$
			\$
			\$
			\$
			\$



SUBTOTAL: \$ 2600.00  
PST: \_\_\_\_\_  
GST: 130.00  
SHIPPING: \_\_\_\_\_  
TOTAL: 2730.00

APPROXIMATE INSTALLATION DATE: JAN 22-27

I certify that this agreement contains all the conditions, representations and warranties made between Pacific Eco Tech and the Buyer(s) and the Buyer(s) signed this agreement in my presence and that an exact duplicate copy of the agreement has been left with the Buyer(s).

[REDACTED]  
Buyer(s) Name (Printed)

\_\_\_\_\_  
Buyer 1 Signature

\_\_\_\_\_  
Buyer 2 Signature

[Signature]  
Salesperson Signature

By signing the Pacific Eco Tech's Purchase Order, you, the customer, hereby accept and agree to the following standard terms and conditions regarding the purchase of Products and consent to the use of your personal information for the purposes of processing payment of the purchase price and applicable taxes for the purchase of the Products and for the delivery and installation of the Products and any Products warranties.

If you are interested in receiving electronic communications and or emails from Pacific Eco Tech regarding additional and future products, please indicate your consent by checking the following box: Yes  No

If you wish to opt out of receiving electronic communications and or emails from Pacific Eco Tech, please send an email to [info@yellowbluecanada.com](mailto:info@yellowbluecanada.com).



**Mulberry Tree Wellness Services**  
 105 Kenneth Street,  
 Duncan, B.C. V9L 1N5  
 T: 250-510-4484  
 E: mulberrytreewellness@gmail.com

Job # 00240

Date of Issue: Jul 26, 2024

## Limited Air Clearance Certificate

**Client:** Marcel Viviers

**Address:** 461 Arbutus Avenue West, Duncan, BC

**Bulk Sample Report:** None Provided

**Hazmat Report:** None Provided

**Abatement Contractor:** Marcel Viviers

**Worksafe Notice of Project #:** 1008192

**Waste Manifest #:** 4y82051, 4y82124

Air clearance samples were collected from the above address on July 24, 2024, following the high risk removal of vermiculite from the attic. A visual inspection of the areas was conducted, and an acceptable level of cleanliness was observed at the time of inspection. No other Areas of the building were inspected. **Due to the nature of vermiculite, vermiculite may be found in areas not inspected, such as between wall cavities or around chimneys, and may be encountered in future renovations.**

Please note, that the scope of work for this project does not include the removal or clearance of any asbestos or suspect asbestos containing materials in areas other than those outlined by the client.

DATE:	SAMPLE	LOCATION	FIBRE CONC.
Jul 24, 2024	00240-05	Attic	0.002
Jul 24, 2024	00240-06	Attic	0.003

**Results are expressed as fibres/millitre of air (Fib/mL)**

Air clearance results are below the current WorkSafeBC criteria of 0.02fib/mL of air. Based on the conditions at the time of the inspection, and the air clearance results, there is no longer a need for respiratory protection or other PPE due to the presence of asbestos in the area. **This letter does not indicate that all asbestos containing materials have been removed from the building. Additional testing and monitoring may be required in future renovations.**

Sincerely,

Nathaniel Donald, B.Sc, MH  
 Owner  
 Mulberry Tree Wellness Services Inc.



**Mulberry Tree Wellness Services**  
 105 Kenneth Street  
 Duncan, B.C. V9L 1N5  
 T: 250-510-4484  
 E: mulberrytreewellness@gmail.com

**Asbestos Air Sample Report**  
 Job # 00240  
 Address: 461 Arbutus Avenue West, Duncan, BC  
 Client: Marcel Viviers  
 Abatement Contractor: Marcel Viviers

Sample #	Date Collected	Area	Type *	Analyst	Flow Initial	Flow Final	Ave. Flow	Time (min)	Volume (L)	# Fibres	# Fields	Density (fib/mm2)	Conc. (fib/mL)	Comments
1	Jul 23, 2024	Field Blank	FB	Nathan Donald	0	0	0	0	0	0	100	0.00	0.000	Field Blank
2	Jul 23, 2024	Work Area - Attic	OCC	Nathan Donald	2.6	2.6	2.6	21	54.6	75	2	4777.07	33.684	Ray (PAPR), removing Vermiculite
3	Jul 23, 2024	Clean Room	CR	Nathan Donald	2.5	2.5	2.5	272	680	1	100	1.27	0.001	Clean room during vermiculite removal
4	Jul 23, 2024	Adjacent to Containment	AMB	Nathan Donald	2.5	2.5	2.5	277	692.5	7	100	8.92	0.005	Ambient during vermiculite removal
5	Jul 24, 2024	Work Area - Attic	AC	Nathan Donald	19.5	19.5	19.5	129	2515.5	9	100	11.46	0.002	Air Clearance following vermiculite removal
6	Jul 24, 2024	Work Area - Attic	AC	Nathan Donald	19.5	19.5	19.5	127	2476.5	14	100	17.83	0.003	Air Clearance following vermiculite removal

\*Types: **AC** Air Clearance, **AAC** Aggressive Air Clearance, **AMB** Ambient, **CR** Clean Room, **FB** Field Blank, **OCC** Occupational  
 Analyzed in accordance with NIOSH 7400 fibre counting method.  
 Permissible Exposure Limit: 0.1 fibres/mL (unprotected persons)





## Local & Regional Authorities

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**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

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**City Of Duncan**

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

**Town of Ladysmith**

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

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**Town of Lake Cowichan**

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

**District of Ucluelet**

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

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**City of Nanaimo**

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

**Regional District of Nanaimo**

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

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**City of Parksville**

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

**City of Campbell River**

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

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**Town of Qualicum Beach**

#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7  
Hours: Monday – Friday 8:0 am - 4:00 pm  
Phone: 250.752.6921  
Fax: 250.752.1243  
Email: qbtown@qualicumbeach.com

**Vancouver Island Health Authority**

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



# Appraisers & Home Inspectors

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## 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

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## 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)

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## 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

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## 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)

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## 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