

Nothing compares
to what's next

Sotheby's | Canada
INTERNATIONAL REALTY



7661 MAYS ROAD, DUNCAN, BC

4 BED | 2 BATH | 1642 SQ.FT. (MAIN HOUSE) | 27 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.



7661 Mays Rd, Duncan, BC

Legal:	PARCEL A (DD 475261), SECTION 13, RANGE 6, SOMENOS LAND DISTRICT, EXPECT PART IN PLAN VIP20801		
PID:	003-795-411		
Price:	\$2,495,000	Listing No.:	L24-32
Taxes (Year):	\$3,589 (2024)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	A1	Zoning Type:	Agricultural
Lot Size:	27.03 Acres	Year Built:	1937
Total Area (finished):	1,642 sq. ft.	Workshop:	4,830 sq. ft.
Style:	Farm	No. of Floors:	2
Bedrooms:	6	Bathrooms:	3
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Mixed
Water:	Municipal	Sewer:	Septic
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Heat Pump/Wood	Fuel:	N/A
No. of Fireplaces:	1	Fireplace Fuel Type:	Wood
Roofing Material:	Asphalt Shingle/Metal	Roof Age:	
Garage:	0	Additional Parking:	Yes-lots
Windows:		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 – 7661 Mays Rd, Duncan, BC

Property & Miscellaneous

- Stunning 27.03 acres
- A1 – Agricultural Zoning allowing for a multitude of uses
- Fenced
- Sprinkler system
- Water feature
- Cleared acreage
- Landscaped
- Rural setting
- Southern exposure
- Wooded area

Features

- Quaint 1,642 sq.ft. farmhouse
- 4 bedroom, 2 bathroom
- Lovingly updated home
- Spacious kitchen/dining area
- Fir hardwood floors throughout
- Large windows for an abundance of natural light
- Wood burning stove in living room
- Private courtyard
- Network of walking trails throughout the property
- 4,830 sq.ft. warehouse building
- Two quaint cottages

Kitchen

- Ample cupboard space
- Joined kitchen/dining area
- Large windows to allow plenty of light
- Excellent views over the property
- Stainless steel island

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Special Features – 7661 Mays Rd, Duncan, BC

Primary Bedroom

- Spacious primary bedroom
- Sliding farm style closet doors
- Great views
- Abundance of sunlight

Bathroom

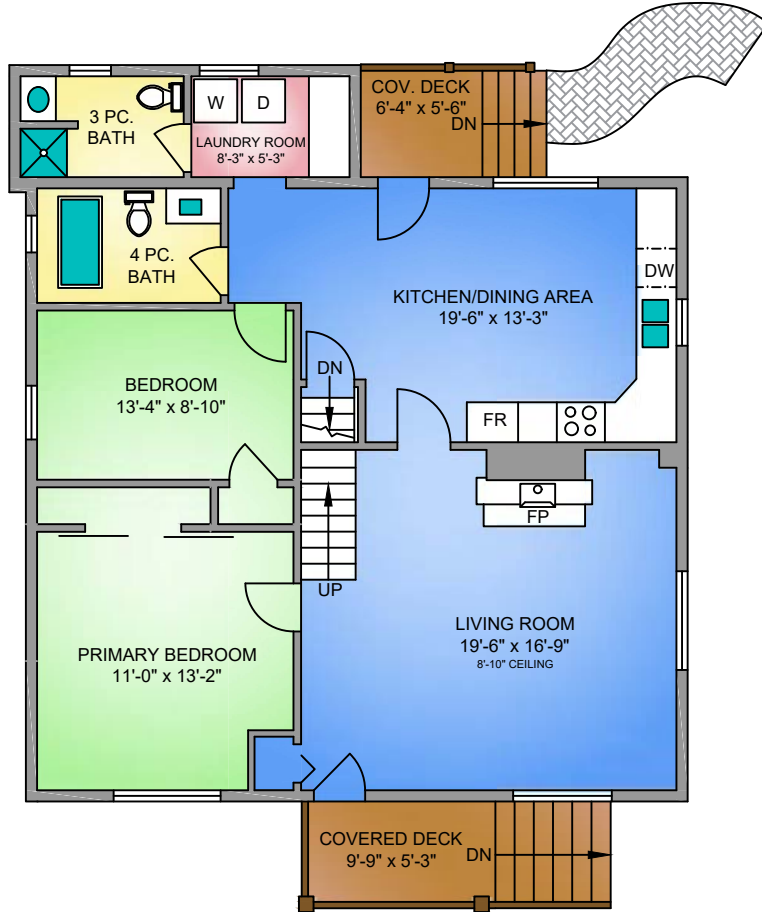
- Large clawfoot tub
- Bright and spacious
- Adjoining to laundry room

Outdoors & Warehouse

- 4,830 square foot warehouse
- Versatile space ready to be transformed
- Two quaint cottages
- Network of walking trails
- Park-like setting
- Mature evergreens
- Surrounded by natural beauty
- Endless possibilities

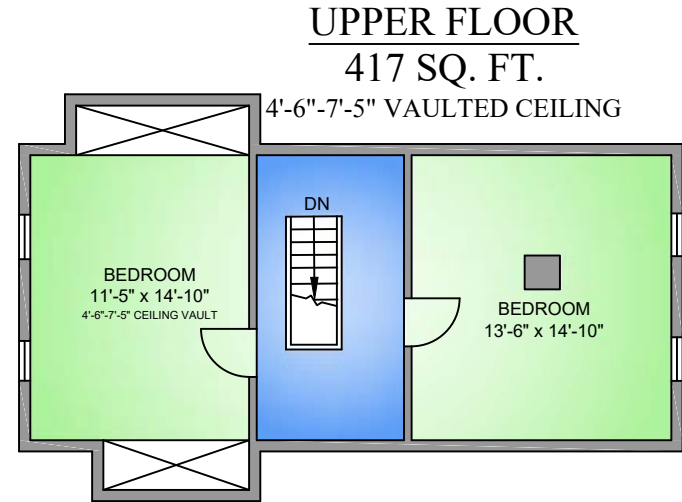
Cell: +1 250.710.6844 Email: brian.danyliw@sothebysrealty.ca Web: luxuryhomesinbc.com

NORTH



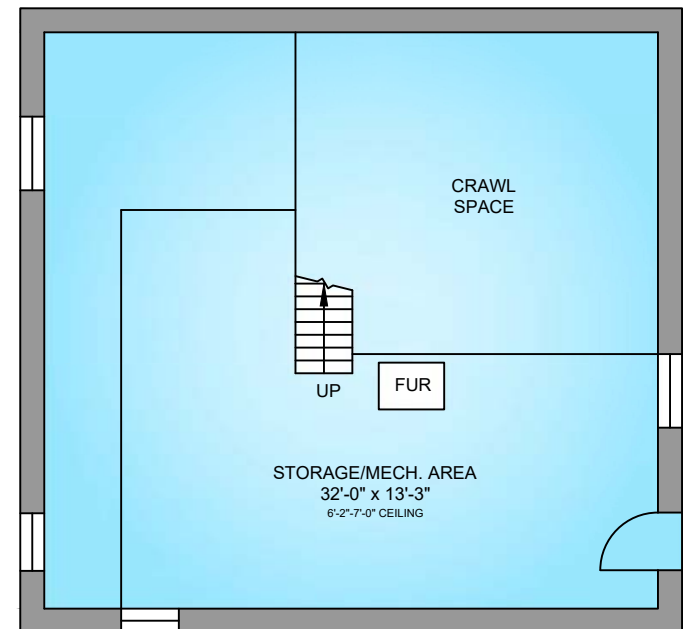
MAIN FLOOR

. 225 SQ. FT.
8'-10" CEILING HEIGHT



LOWER FLOOR

754 SQ. FT.
6'-2"-7'-0" CEILING HEIGHT

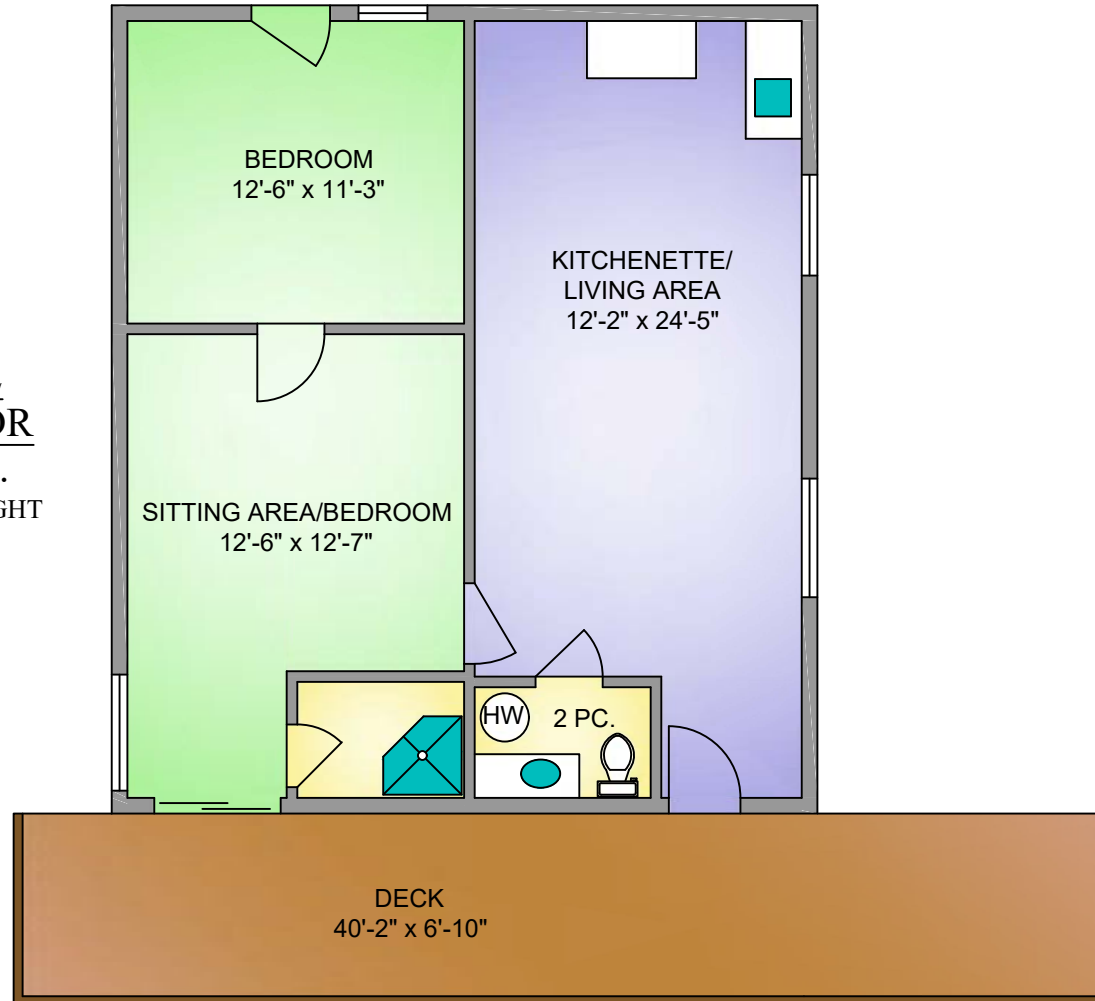


7661 MAYS ROAD MAIN RESIDENCE SEPTEMBER 20, 2024 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	UNFINISHED	DECK / PATIO
MAIN	. 225	1225	-	85
UPPER	417	417	-	-
LOWER	754	-	754	-
TOTAL	2396	1642	754	85

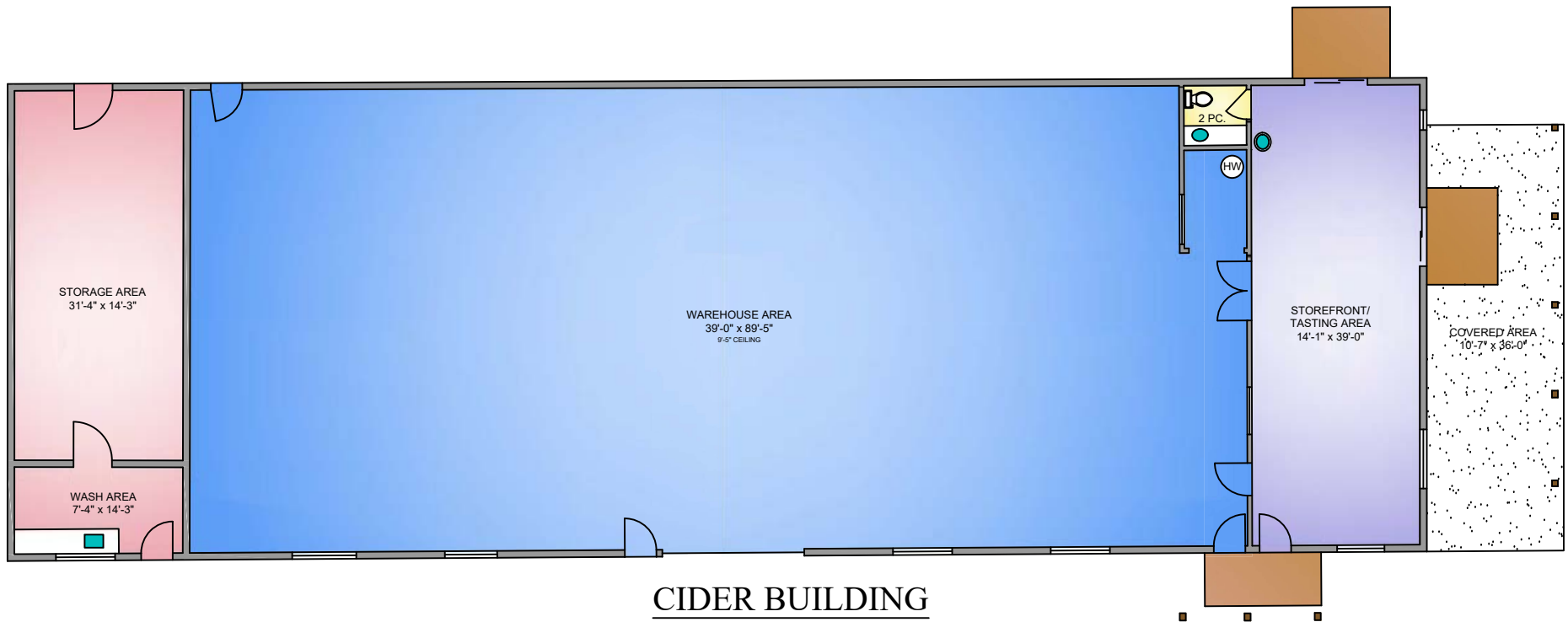
NORTH



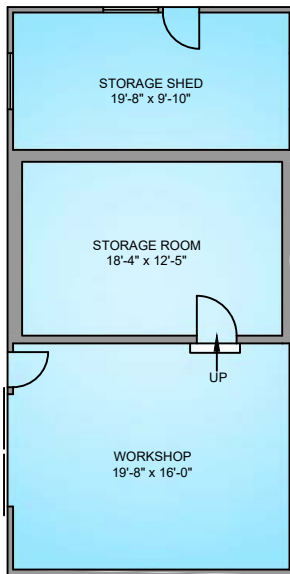
**COTTAGE
MAIN FLOOR**
790 SQ. FT.
9'-4" CEILING HEIGHT



7661 MAYS ROAD COTTAGE SEPTEMBER 20, 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	DECK / PATIO
MAIN	790	790	273
TOTAL	790	790	273

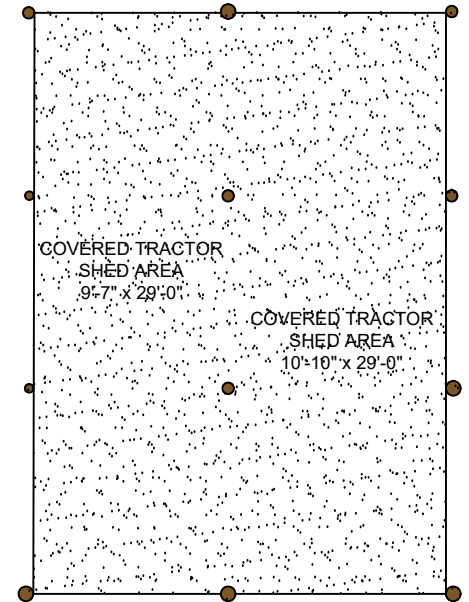
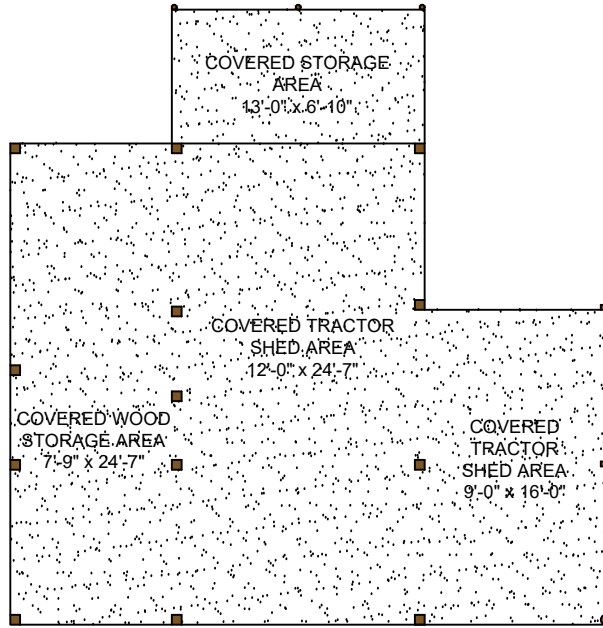
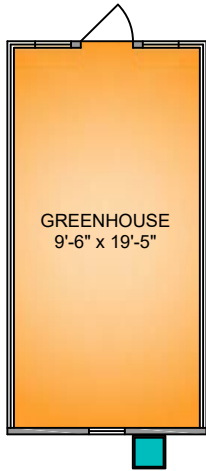


CIDER BUILDING
MAIN FLOOR
4830 SQ. FT.
9'-5" CEILING HEIGHT

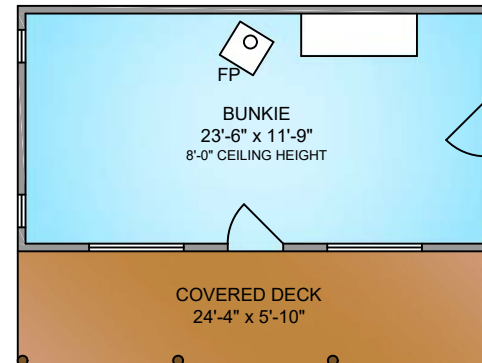


7661 MAYS ROAD CIDER BUILDING SEPTEMBER 20, 2024		
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	TOTAL	AREA (SQ. FT.)
		FINISHED
MAIN	4830	4830
TOTAL	4830	4830

ADDITIONAL BUILDINGS



BUNKIE
305 SQ. FT.
8'-0" CEILING HEIGHT



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RURAL PREMISES – LAND AND BUILDING

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

THIS FORM IS INTENDED TO BE USED FOR LAND AND ONE BUILDING. FOR ANY ADDITIONAL BUILDINGS, PLEASE USE THE PROPERTY DISCLOSURE STATEMENT – RURAL PREMISES – ADDENDUM, LAND AND BUILDING.

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

RURAL PREMISES – LAND AND BUILDING



Date of disclosure: September 20 2024

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

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) _____ Barn(s) _____ Shed(s)

Other Building(s) Please describe COTTAGE BY THE MAIN HOUSE

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.

1. LAND - This Property Disclosure Statement is in respect of the land and the
MAIN HOUSE & COTTAGE BY THE MAIN HOUSE
 (describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		D BM		
B. Are you aware of any existing tenancies, written or oral?		D BM		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		D BM		
D. Is there a survey certificate available?		D BM		
E. Are you aware of any current or pending local improvement levies/charges?		D BM		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		D BM		
G. Are the Premises managed forest lands?		D BM		
H. Are the Premises in the Agricultural Land Reserve?	D BM			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		D BM		
J. Are you aware of any fill materials anywhere on the Premises?		D BM		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		D BM		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		D BM		
M. Are you aware of any water licences affecting the Premises?	D BM			

BUYER'S INITIALS

D BM

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		<input checked="" type="radio"/>		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?		<input checked="" type="radio"/>		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input 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?				<input checked="" type="radio"/>
(ii) Have you applied for a water licence and are awaiting response?				<input checked="" type="radio"/>
C. Are you aware of any problems with the water system?		<input checked="" type="radio"/>		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?		<input checked="" type="radio"/>		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		<input checked="" type="radio"/>		
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?		<input checked="" type="radio"/>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<input checked="" type="radio"/>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	<input checked="" type="radio"/>			

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BUYER'S INITIALS

<input checked="" type="radio"/>	BM
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SELLER'S INITIALS

BC1007 REV. NOV 2023

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DATE OF DISCLOSURE

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	BMD			
B. To the best of your knowledge, is the ceiling insulated?	BMD			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		BMD		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			BMD	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input checked="" type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	BMD			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		BMD		
G. Are you aware of any structural problems with any of the buildings?		BMD		
H. Are you aware of any additions or alterations made in the last 60 days?		BMD		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?	BMD			
J. Are you aware of any problems with the heating and/or central air conditioning system?		BMD		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		BMD		
L. Are you aware of any damage due to wind, fire or water?		BMD		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 18 HOUSE years) COTTAGE 4		BMD		
N. Are you aware of any problems with the electrical or gas system?		BMD		
O. Are you aware of any problems with the plumbing system?		BMD		
P. Are you aware of any problems with the swimming pool and/or hot tub?				BMD
Q. Does the Premises contain unauthorized accommodation?		BMD		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	BMD			

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BUYER'S INITIALS

BMD	
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SELLER'S INITIALS

BC1007 REV. NOV 2023

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DATE OF DISCLOSURE

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the 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.)		BM		
T. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		BM		
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)		BM		
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)	BM			
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?		BM		

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?		BM		
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>		BM		
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)?		BM		
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)?		BM		

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BUYER'S INITIALS

BM	D	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8

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

- 1. M - WATER LICENSE FOR WELL
- 3. ~~MI~~ I - DECK ON COTTAGE INSTALLED WITHOUT A PERMIT
- R - PROPANE TANK LEASED .

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) THOMAS BRUCE MCKINLAY

SELLER(S) ROXIE ANN EREMKO

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®).

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RURAL PREMISES – ADDENDUM, LAND AND BUILDING**

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

THIS FORM IS INTENDED TO BE USED FOR ADDITIONAL BUILDINGS ON RURAL PROPERTY. NOTE: USE ONE FORM FOR EACH ADDITIONAL BUILDING IF WARRANTED.

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

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FOUR IMPORTANT CONSIDERATIONS

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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.
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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

RURAL PREMISES – ADDENDUM, LAND AND BUILDING



Date of disclosure: September 20 2024

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

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8 (the "Premises")

<p>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.</p>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>
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<p>1. DESCRIPTION – This Property Disclosure Statement is in respect of: <u>WAREHOUSE BUILDING</u> (describe one building only, the "Building")</p>	YES	NO	DO NOT KNOW	DOES NOT APPLY
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2. SERVICES

<p>A. Please indicate the water system(s) the Premises uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input 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 _____</p>				
<p>B. If you indicated in 2.A. that the Premises has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.</p>				
<p>(i) Do you have a water licence for the Premises already?</p>				
<p>(ii) Have you applied for a water licence and are awaiting response?</p>				
<p>C. Are you aware of any problems with the water system?</p>				
<p>D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?</p>				
<p>E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?</p>				
<p>F. Indicate the sanitary sewer system the Premises is 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 _____</p>				
<p>G. Are you aware of any problems with the sanitary sewer system?</p>				

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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?	<input checked="" type="radio"/> BM			
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="radio"/> BM			
C. To the best of your knowledge, has the Building ever contained any asbestos products?		<input checked="" type="radio"/> BM		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<input checked="" type="radio"/> BM			
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?				<input checked="" type="radio"/> BM
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="radio"/> BM		
G. Are you aware of any structural problems with the Building?		<input checked="" type="radio"/> BM		
H. Are you aware of any additions or alterations made in the last 60 days?		<input checked="" type="radio"/> BM		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<input checked="" type="radio"/> BM		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="radio"/> BM		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="radio"/> BM		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="radio"/> BM		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="radio"/> BM		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="radio"/> BM		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="radio"/> BM		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="radio"/> BM

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BUYER'S INITIALS

<input checked="" type="radio"/>	BM	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Does the Building contain unauthorized accommodation?		BM		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Was this Building 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.)		BM		
T. Is this Building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		BM		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (i) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		BM		
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)		BM		
W. Is there a radon mitigation system in the Building? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		BM		

4. GENERAL

A. Are you aware if the Building has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		BM		
B. Are you aware of any latent defect in respect of the Building? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Building that renders the Building: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		BM		
C. Are you aware of any existing or proposed heritage restrictions affecting the Building (including the Building being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		BM		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Building (including the Building being designated as an archaeological site or as having archaeological value under applicable law)?		BM		

--	--	--

BUYER'S INITIALS

BM	D	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7661 MAYS ROAD DUNCAN BC V9L6A8

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 signatures: THOMAS BRUCE MCKINLAY, ROXIE ANN EREMKO, 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 Building and, if desired, to have the Building inspected by a licensed inspection service of the Buyer's choice.

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.

Division (2) - Zones
Agricultural Zone (A1)

Permitted Uses

- 51** (1) The permitted uses for the A1 zone are as follows:
- Agricultural Exhibition and Fairground
 - Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Craft Distillery
 - Community Care Facility
 - Feedlot
 - Forestry Use
 - Fur Farm
 - Greenhouse
 - Home-based Business
 - Kennel
 - Large Animal Hospital
 - Manufactured Home
 - Mushroom Farm
 - Piggery
 - Poultry Farm
 - Riding Stable
 - Single-Family Dwelling
 - Slaughterhouse
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw) [BL3754]
 - Two-Family Dwelling. [BL3302, 3356, 3457, 3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A1 zone is 12 hectares (29.65 acres).
- (2.1) Despite subsection (2), the minimum permitted lot size for Lot 1, Section 5, Range 2, Somenos District, Plan VIP63560 on North Road (PID: 023-483-539) is 9.0 hectares (22.2 acres). [BL3515]

Minimum Frontage

- (3) The minimum permitted frontage for the A1 zone is 180.0 m (590.55').

Density

- (4) The maximum permitted density for the A1 zone is as follows:
- (a) The number of dwelling units shall not exceed two.
 - (b) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed

either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.

- (c) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
- (d) Despite section 51(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
- (e) Despite section 51(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022.
- (f) Despite section 51(4)(a) above, a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
 - (i) 8662 8664 Trans-Canada Highway (PID 027-341-640)
[BL3876]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A1 zone is 10 % of the lot area.

Minimum Setbacks

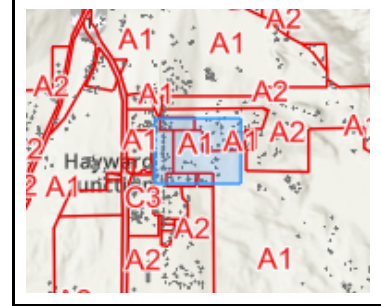
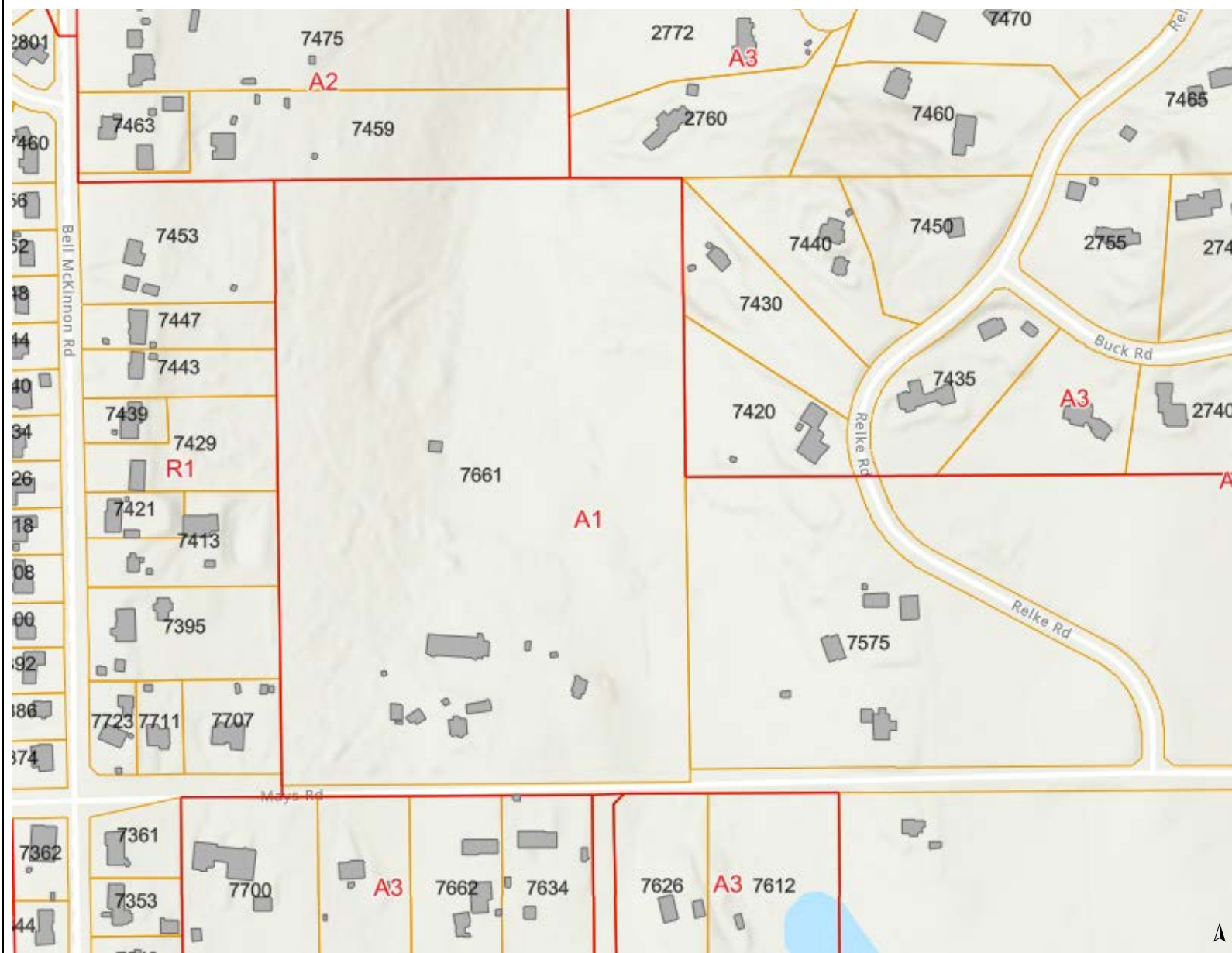
- (6) The minimum permitted setbacks for the A1 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) Slaughterhouses
 - Yard, Front, 92.0 m (301.84')
 - Yard, Side, 92.0 m (301.84')
 - Yard, Rear, 92.0 m (301.84')
 - (d) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21)''
 - Yard, Abutting Residentially Zoned Property, 30 m (98.42') [BL3767]
 - (e) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (f) Temporary Mobile Homes
 - To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]
 - (g) Kennel
 - Yard, Front, 46 m (150.91')
 - Yard, Side, 46 m (150.91')
 - Yard, Rear, 46 m (150.91') [BL3758]

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A1 zone is 9 m (29.53').
- (b) Despite the foregoing, the heights of other farm buildings are subject to the provisions of the Associate Committee on the National Building Code (ACNBC) Farm Building Code 1995.

Conditions of Use

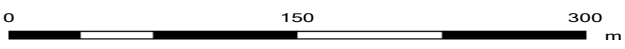
- (8) The conditions of use for the A1 zone are as follows:
 - (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit. [BL3323]
 - (b) Limited farm sale of agricultural products may be 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 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
 - (d) Without limiting the generality of the definition, and for clarity, agricultural exhibition and fairground may include the following activities:
 - (i) sales and auctions of livestock, farm equipment, home craft and farm products;
 - (ii) ancillary concessions;
 - (iii) ancillary indoor and outdoor recreational activities;
 - (iv) temporary outdoor concerts, midways, and amusements for up to 40 days per year; and
 - (v) temporary camping and recreational vehicle parking related to a sanctioned event up to 60 days per year.
 - (e) Craft Distillery may be permitted provided that approval from the Agricultural Land Commission is obtained where the property is located within the Agricultural Land Reserve.
 - (f) A maximum of 30 gatherings for an event with up to 150 attendees, including the use of a cookhouse and two short-term accommodations for the events, are permitted per year on 5881 Genoa Bay Road. [BL3083, BL3302, BL3323, BL3356, BL3520, BL3682]
 - (g) A kennel must not be located on a lot less than 8000 m² (1.98 acres) in area. [BL3758]



Legend

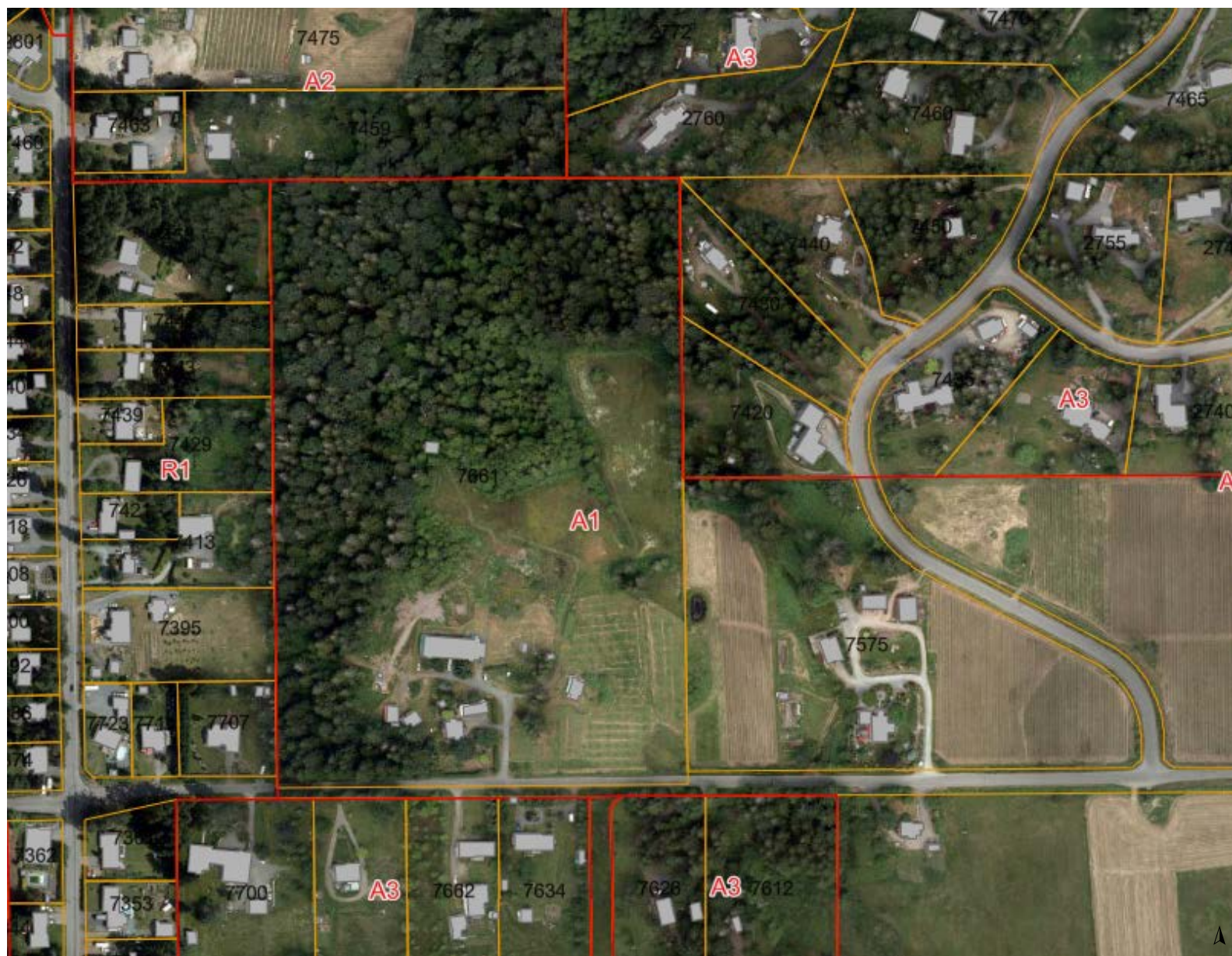
- Boundaries and Place Names
 - North Cowichan Boundary
- Land Use and Planning
 - Managing Growth
 - Buildings
 - Urban Containment Boundary
- Zoning
 - Zoning Labels
 - Zoning Boundaries
- Property Information
 - Foreshore Lots
 - Civic Address Labels
 - Strata Parcels

Notes



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, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Boundaries and Place Names

North Cowichan Boundary



Land Use and Planning

Managing Growth

Buildings



Urban Containment

Boundary



Zoning

Zoning Labels

Zoning Boundaries



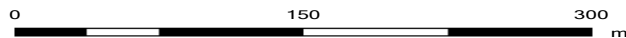
Property Information

Foreshore Lots



Civic Address Labels

Strata Parcels



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, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

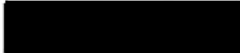
NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017
C-NRPP ID 201284CAL

EPA Method #402-R-92-004
Alpha Track
C-NRPP Device Code 8205
NRSB Device Code 12001

Laboratory Report for:

Property Tested:

PRO-LAB
1675 North Commerce Parkway
Weston FL 33326


7661 Mays Road
Duncan BC V9L 6A8 CANADA

Log Number	Device Number	Area Tested	Result (Bq/m ³)
2068585	2026402	Spare Bedroom	78

Radon test results are below Canadian action level of 200 Bq/m³. No further action is required at this time. You may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Confidential: Release results to client only. PRO-LAB was e-mailed a copy of this report.

Distributed by: PRO-LAB

Test Began:	10/26/2016	Date Received:	03/20/2017	Date Analyzed:	03/30/2017
Test Ended:	02/26/2017	Date Logged:	03/24/2017	Date Reported:	04/06/2017

Test Exposure Duration: 123 Days

In 2007, Health Canada announced a revised guideline for radon levels in indoor air. Based on new research, federal, provincial and territorial governments have worked together to develop a new guideline to help protect Canadians from the health risks associated with radon. The new guideline is 200 Bq/m³, lowered from the previous guideline of 800 Bq/m³. Health Canada recommends that you take action to reduce the level of radon in your home if the level is above the guideline of 200 Bq/m³. You can find methods for lowering radon levels in the booklet, Radon-A Guide for Canadian Homeowners, by calling 1-800-668-2642 or visiting the Canada Mortgage and Housing website and search Radon.

Report Reviewed By: Shake Harrison Report Approved By: Carolyn D. Koke

Carolyn D. Koke, President, AccuStar Labs

Disclaimer:

The uncertainty of this radon measurement is +/- 15%. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques, and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.



5799 Duncan Street
DUNCAN, B.C. V9L 3W6
(250) 748-3908 Fax (250) 748-3411

February 22, 2017

To Whom It May Concern:

Upon visual inspection, this letter will serve to confirm that the Regency I2400 Wood Burning Insert, Serial Number 246 036 244, which meets CSA and EPA standards, and chimney liner system, installed at 7881 Mays Road, Duncan, BC, is installed according to manufacturer specifications for clearances and hearth protection.

The installation is in accordance with the BC Building Code and also meets WETT Certification.

Mike Malone
WETT Inspector #7502
Granny's Gas & Woodstoves
www.grannystoves.ca



Ministry of Forests
Water Management Branch

Account Inquiries: 1-877-855-3222

STATEMENT

April 28, 2023

Client No.: 141308

Please write your Client No. on your cheque or money order.

020637

7661 MAY5 ROAD
DUNCAN BC V9L 6A8

2022 Balance Overdue	0.00
Outstanding since Jan.2023	0.00
New Charges after Apr 20, 2023	50.00
GST on New Charges	0.00
Unapplied Credits	0.00
Total Due	50.00
New Charges Due Date	Jun 23, 2023
GST No. R107864738	

This Statement includes charges for the rental period from JAN 1, 2023 to Dec 31, 2023

Account Activity - General Rentals:

Date	Reference	Description	Invoice/Receipt	Amount(\$)
Apr 21, 23	F045510	01A - Domestic - 2.27305 m3/day	WSI580808	50.00
			F045510 Total	50.00
			Account Activity - General Rentals:	50.00
			Unapplied Credits	0.00
			Total Due	50.00

Mail Payments to Ministry of Forests, Water Management, C/O Ministry of Water, Land and Resource Stewardship, Water Revenue, PO Box 9348 Stn Prov Govt, Victoria BC V8W 9W8

Recent payments may not be reflected on this statement.

Inquiries regarding your water rights and/or this account statement can be directed to the FrontCounterBC Contact Centre, which is toll free, at 1-877-855-3222.

*PAID ONLINE
MAY 30/23*

Current Charges	< 1 Month Past Due	1 Month to < 3 Years Past Due	3 or More Years Past Due	Total Due
50.00	0.00	0.00	0.00	50.00

DETACH HERE

Please keep the top portion for your records and return the bottom portion with your payment

Client Copy

Bank Copy



Ministry of Forests
Water Management Branch

Account Inquiries: 1-877-855-3222

PAYMENT REMITTANCE ADVICE

CLIENT NO.	141308	NEWCHARGESDUE DATE	Jun 23, 2023	TOTALDUE	50.00
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Payment Instructions

- Mail Payments to Ministry of Forests, Water Management, C/O Ministry of Water, Land and Resource Stewardship, Water Revenue, PO Box 9348 Stn Prov Govt, Victoria BC V8W 9W8
- Online/telephone banking account number: 141308130311
- Online/telephone banking payee name: PROV BC-WATER ACT
 - If the payee name PROV BC-WATER ACT does not return results, please try searching again using only WATER ACT in the query
- Payments must be made in Canadian funds.
- Please do not post-date cheques or money orders.
- Payments must be received by the due date to avoid late payment penalty.
- A late penalty of 1% over the prime lending rate will be assessed on overdue accounts in accordance with WSA Fees, Reg 10.
- Payment may be made at most Canadian financial institutions.
- A service charge will be assessed on dishonoured cheques.

Amount Paid

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Please write your client number on cheque or money order and make payable to Minister of Finance

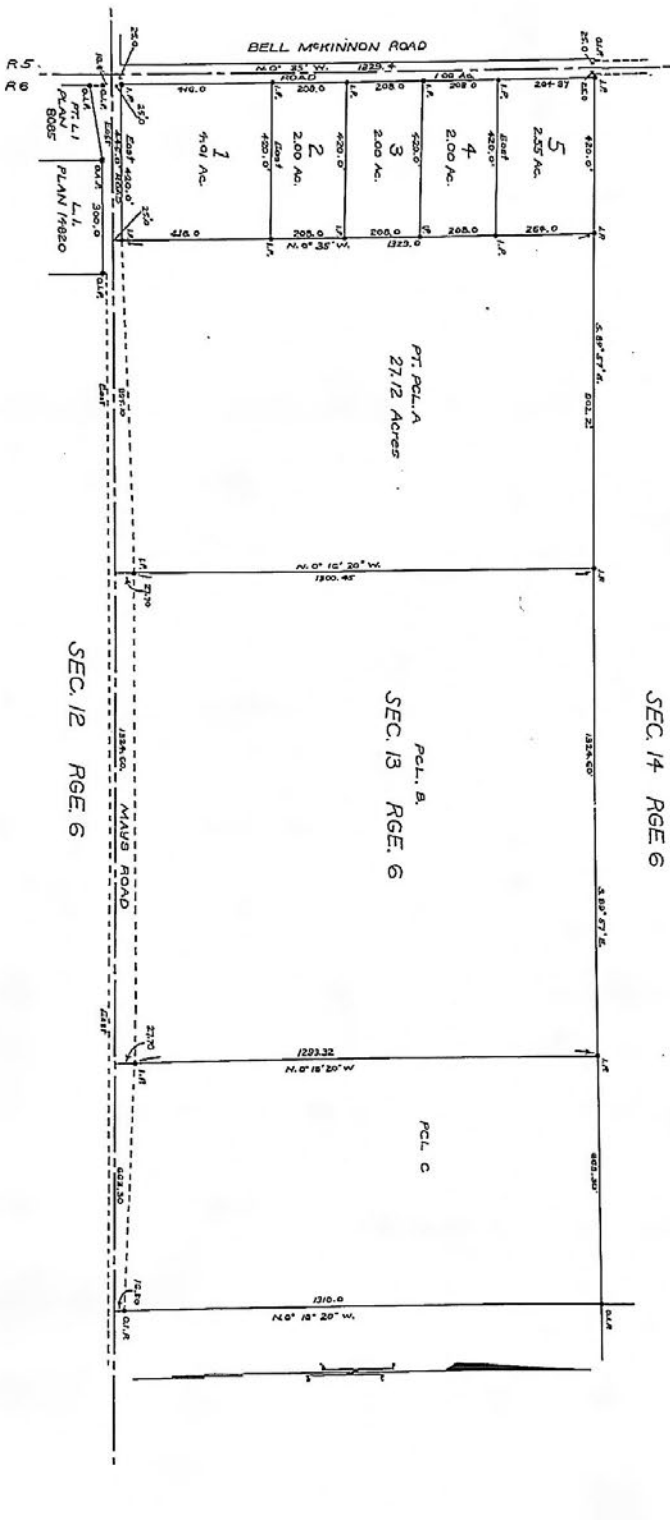


GA SERVICE CODE 0376

PLAN OF SUBDIVISION OF Part of PARCELA OF SECTION 13, RANGE 6 SOMENOS DISTRICT

Scale: 1 inch = 200 feet

LEGEND
 Bearings are astronomically derived from PLAN 14920
 * I.P. denotes Iron post set.
 * O.I.P. denotes Iron post found.
 * O.A.R. denotes aluminum post found.



PLAN No. 20801
 Deposited in the Land Registry Office at
 VICTORIA, B.C., this 29th day of March 1998.

[Signature]
 Registrar

SIGNATURES

[Signature]
 Approved under the Land Registry Act
 this 28 day of February 1998.

[Signature]
 Approved under the Land Registry Act
 this 28 day of February 1998.

[Signature]
 Approving Officer for the Registration
 of the District of North Vancouver.

I, Bernard White of the City of Ocean, British
 Columbia, Land Surveyor, do hereby certify that I
 was present at, and did personally supervise the
 survey represented by this plan and that the survey
 and plan are correct. The said survey was completed
 on the 8th day of December 1998.

[Signature]
 B. White
 S.L.S.

Sworn before me this
 7th day of February 1998.
[Signature]
 A Commissioner for Taking Affidavits
 within the Province of British Columbia

Francis



SEWERAGE SYSTEM
LETTER OF CERTIFICATION

Filing #: DC09/010

Date: Feb 4/2010
(Day/Month/Year)

To: Vancouver Island Health Authority

Re: 7661 mays Rd, Duncan

PC 2A, Sec 13, Rge 6 Somenos except in
Civic address and legal description PL 20801

Please be advised that the construction of the proposed sewerage system on the above described property was

completed on Jan 15/2010
(Day/Month/Year)

I, the undersigned, am an authorized person as defined in the Sewerage System Regulation, BC Reg. 326/2004 and certify that:

1. the owner has been provided with
 - o a copy of the sewerage system plans and specifications as they were built;
 - o a maintenance plan for the sewerage system that is consistent with standard practice; and,
 - o a copy of this letter of certification;
2. the sewerage system has been constructed in accordance with standard practice;
3. the sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority;
4. the estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters; and,
5. if operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.

A plan of the sewerage system as it was built and a copy of the maintenance plan for the sewerage system has been attached to this letter.

SIGNATURE 	NAME (PLEASE PRINT) <u>Gregory Smith</u>
AUTHORIZED PERSON'S SEAL 	OFFICE USE ONLY

Legal Description

PCI A, Sec 13, Rge 6, Somenos District, exc pt in
PL 20801
7661 Mays Road, Duncan BC,
Rob & Sabrina Francis

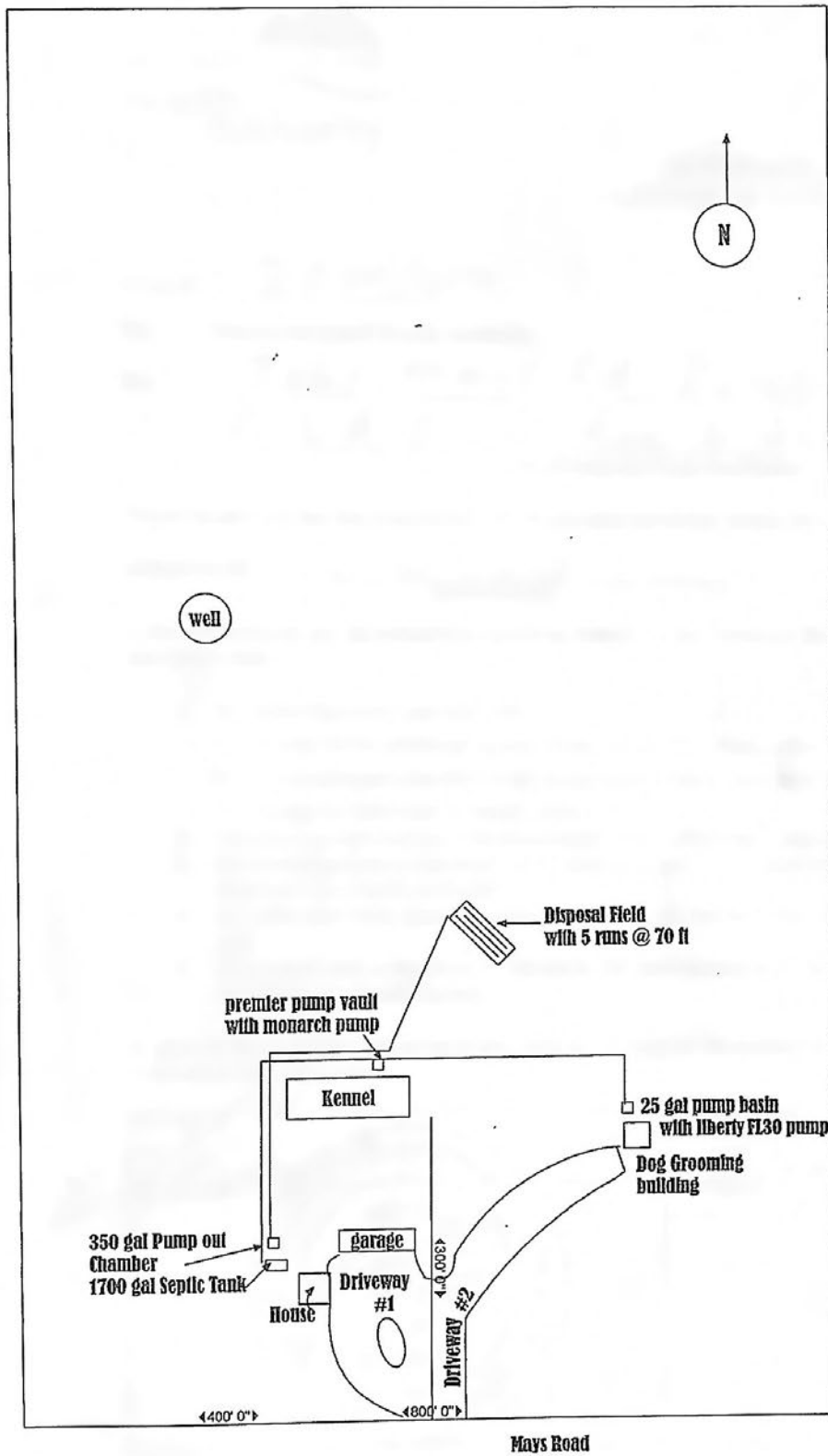
Site Plan

Scale: 175 ft = 1 inch approx.



Drawn by: C. L. Smith

Date: January 15, 2010



PROPERTY INFORMATION

General Property Information

Civic Address: 7661 MAYS RD
Folio: 05126-000
LTO Number: CA5306605
PID: 003-795-411
MHR Number:
Status: Active
Property No: 104008
Legal: SECTION 13 RANGE 6 SOMENOS PLAN DD 47526I PARCELA, PLAN DD 47526I, EXCEPT PLAN 20801 SRW VIP52115.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0091	1 1/2 STY SFD-AFTER 1930-STD
ACTUAL USE	130	TREE FRUITS
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN A	GREEN A SCHEDULE
ZONING	A1	AGRICULTURAL 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	3,589.93	1	0	714,000	714,000	611,625
2024		0.00	9	21,246	0	21,246	21,246
2023 May 10, 2023	Reg	3,372.76	1	0	727,000	727,000	622,000
2023		0.00	9	21,246	0	21,246	21,246
2022 May 05, 2022	Reg	3,239.00	1	0	622,000	622,000	529,250
2022		0.00	9	21,245	0	21,245	21,245

Licensing Account 12989

Category:

BUSINESS LICENCES **Licencee Name(s):** VALLEY CIDER COMPANY

Trade - VALLEY CIDER COMPANY

Trade Status: OPEN **Home Based:** No **Inter Municipal:** No **Non Resident:** No

Trade Location(s): 7661 MAYS RD DUNCAN BC

Licence	Type(s)	Covers From	Covers To	Status
00106178 WINERIES	OTHER PERSONAL SERVICE ESTABL.	Jan 01, 2024	Dec 31, 2024	APPROVED

Community Development

There is no community development information for this property.

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](#)



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