

Information Book for 2823 SPROTT ROAD EMAIL PACKAGE

Please review the Table of Contents and ensure that all documents noted have been received.



Elizabeth Biberger

Personal Real Estate Corporation
Associate Broker

Elizabeth

**BIBERGER
& ASSOCIATES**

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481 Trans Canada Highway, Duncan, BC V9L 3R7



Michelle Nelford

Sales Associate

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It is the responsibility of anyone receiving this package to check they have received all documents noted above. If you believe there is something missing please notify us by email immediately identifying what needs to be provided or corrected.

*We are providing title documents we believe are relevant. If you are writing an offer you will receive an actual copy of the title search. Please double check that you have received all the charges important to you as we may not be including charges that we do not deem important.



Elizabeth C. Biberger
 A Reputation Built on Trust and Results!
 mail@teambiberger.com



2823 Sprott Rd
Du East Duncan ~ V9L 6B5

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 3,670
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:** None
Ens 2Pce: 0 **Addnl Acc:** None
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Electric, Living Room
App Incl: Air Filter, Dishwasher, F/S/W/D, Freezer, Microwave
Intr Ftrs: Breakfast Nook, Dining Room, Dining/Living Combo, Soaker Tub

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Den	Main	15'2x10'7
Den	Main	15'2x12'9
Dining Room	Main	11'10x13'
Ensuite	Main	5-Piece
Entrance	Main	6'10x17'5
Kitchen	Main	14'8x13'1
Laundry	Main	10'11x6'7
Living Room	Main	23'3x17'7
Primary Bedroom	Main	15'1x23'1
Walk-in Closet	Main	8'1x5'11
Bathroom	Second	4-Piece
Bedroom	Second	15'2x16'1
Bedroom	Second	15'1x16'1
Family Room	Second	21'3x31'1
Patio (Unfin)	Main	30'4x9'9
Porch (Unfin)	Main	62'8x6'0

Listing Summary

MLS@: 890671 **List Price:** \$1,249,900
Status: Active **Orig Price:** \$1,249,900
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$6,665 **Strata Fee:**
2021 Asmt: \$910,000 **Title:** Freehold

Remarks

This parklike 2.11 acres sits at the northern edge of the Bell McKinnon development plan making it a great holding. For now, you can enjoy this beautiful 2015 built home offering 3670 SF with 3 full bathrooms & 3 or 4 bedrooms, plus den & family room. As you drive into the property you will fall in love with the attention to detail & the placement of the home on the lot, separate RV parking spot with clean out & power, mature trees & recently planted hedging for privacy. As you enter the home you are greeted by the open concept plan which is perfect for entertaining with its generous living area with solid wood floors, 9' ceiling, kitchen with cherry cabinets, raised eating bar, 2 sinks & walk-in pantry. The main floor king-sized primary bedroom has an exterior door, WI closet & deluxe ensuite with heated slate floor, his & her sinks, soaker tub & separate shower. Upstairs you will find 2 exceptionally large bedrooms, full bath, & family room. Lots of room for a future shop/garage.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		2,236	1,434		
Beds	0	1	2	0	0
Baths	0	2	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2015 **Lgl NC Use:** No **Frnt Faces:** S **Bldg Style:** Cape Cod **Cool:** Air Conditioning
Oth Equ: **Bldg Warr:** Yes **Heat:** Electric, Heat Pump
Const Mt: Cement Fibre **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle
Ext Feat: Balcony/Patio, Garden, Lighting **Fndn:** Poured Concrete
Accss: Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 91,912sqft / 2.11ac **Prk Type:** Open, RV Access/Parking **View:** **Waterfront:**
Water: Municipal **Waste:** Septic System **Services:** Cable Available, Compost, Electricity Connected, Gar
Lot Feat: Acreage, Easy Access, Irregular Lot, Landscaped, Level, No Through Road, Panhandle Lot, Private, Quiet Area, Rural Setting, So
Complex: **Prk Tota:** 20 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am: **Unit Incl:**



Miscellaneous Notes for 2823 Sprout Road

Exterior/General/Mechanical

- ❖ The lot is parklike with mature trees and lawns
- ❖ Privacy hedges planted on north boundary with Hydro Right of Way, east boundary with neighbor and south boundary. The north hedge is within the Hydro Right of Way. Large fence belongs to BC Hydro and they installed it in the current location
- ❖ Extensive drainage around the home with perimeters and down spouts directed to a tank where they enter a second tank and daylight further into the yard
- ❖ Septic with new pump and concrete tank 2 years ago is on the west side of the home
- ❖ RV site fully serviced with TV and internet plus clean out and power. The last RV tenant was paying \$650 per month
- ❖ Conduit by RV provides for future development of the lot in the front yard
- ❖ JPL Warranty on home
- ❖ Dimpled waterproofing on foundation
- ❖ 200 AMP service
- ❖ 5.5 crawl space with staircase access provides excellent storage
- ❖ Heat pump with back up electric furnace
- ❖ Covered front porch
- ❖ Stamped concrete patio in the rear yard
- ❖ Large storage shed
- ❖ Lots of room to build a garage/shop

Interior

- ❖ 9' ceilings on main floor and 8' up
- ❖ 3' interior doors
- ❖ Blinds thru most of main floor
- ❖ Solid wood floors on main except bedroom/den
- ❖ Tile floors in laundry, front entrance, and all bathrooms except ensuite which has a slate floor
- ❖ Office on main floor has roxul insulation in interior walls plus plywood under drywall on interior walls
- ❖ Living room with electric FP
- ❖ Kitchen with cherry cabinets, soft close doors and drawers, raised bar for four on island, bar sink in island plus regular kitchen sink in counter, feature dropped ceiling, pantry space
- ❖ Large dining area adjacent to the kitchen with double French door leading to rear patio

- ❖ Large bedroom/den with door to rear yard and door into three-piece bathroom. No closet, but lots of room for a wardrobe
- ❖ 3-piece bathroom with shower
- ❖ Large front entrance with two storey ceiling
- ❖ Huge master bedroom with roxul insulation in walls and ceiling along with plywood under drywall between bedroom and living area. Large walk-in closet
- ❖ Ensuite with in floor heat, soaker tub, two sinks, 5-foot shower, slate on walls

Upstairs

- ❖ New carpet on stairs
- ❖ Laminate up in recreation room, carpet in bedrooms
- ❖ Both bedrooms are large with two dormers each. Each bedroom has a wardrobe, but one of the dormers could be converted to walk-in closet in each bedroom. One bedroom with new carpet
- ❖ Four-piece bath with tub/shower combination
- ❖ Large recreation room

Results from building file review:

Building Permit January 9, 2015

Occupancy September 17, 2015

Site Survey on File

Water, Garbage & Recycling fees: Contact North Cowichan at: 250-746-3100

<http://www.northcowichan.ca/>

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING(S) ON LOT 1, SECTION 9, RANGE 6, SOMENOS DISTRICT, PLAN VIP82223

P.I.D. 026-913-666



THIS IS
NOT A CERTIFIED COPY
PROVIDED FOR
CONVENIENCE USE ONLY

This information has been provided
subject to the federal *Copyright Act*
and in accordance with the provincial
*Freedom of Information and
Protection of Privacy Act.*

ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm
IN WIDTH BY 432 mm IN HEIGHT (B-SIZE) WHEN
PLOTTED AT A SCALE OF 1:750

CIVIC ADDRESS:
2823 SPROTT ROAD
DUNCAN, B.C.

CLIENT: GLENN THOMPSON

NOTE:

PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE
OFFICE RECORDS, BEING PLAN VIP82223

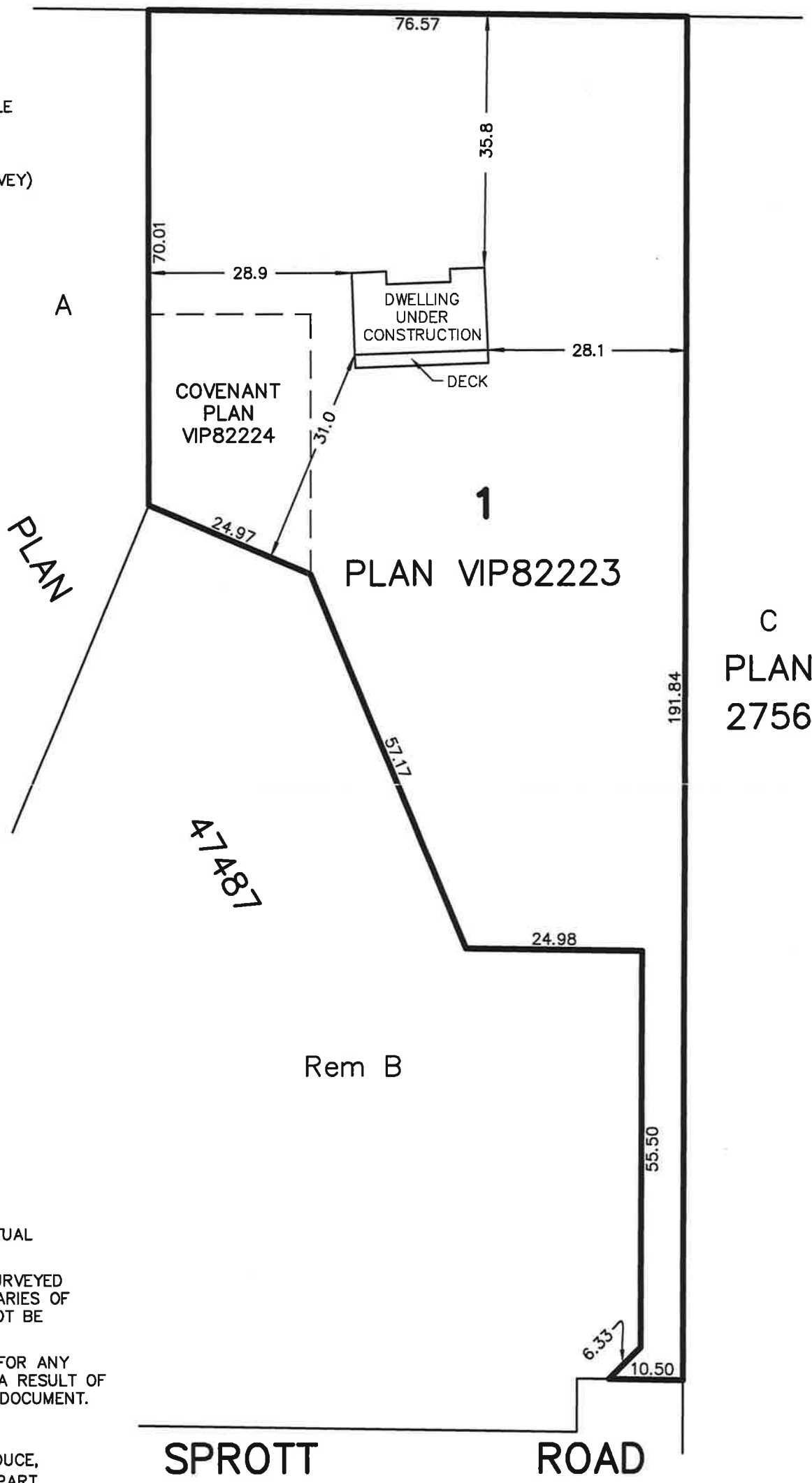
OFFSETS TO PROPERTY LINE FROM BUILDING ARE TO THE
EXTERIOR PLYWOOD (NO SIDING INSTALLED AT TIME OF SURVEY)

DATE OF FIELD SURVEY: APRIL 6, 2015

NOTE: TITLE SUBJECT TO:

COVENANT FA140665

B
PLAN 11529



THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL
USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED
STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF
THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE
USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY
DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF
ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

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ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE,
TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART
PART WITHOUT THE CONSENT OF THE SIGNATORY.

THIS LOCATION CERTIFICATE IS BASED ON LAND TITLE AND SURVEY
AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS
HAVE NOT BEEN INCLUDED OR CONSIDERED.



McElhanney
McELHANNEY ASSOCIATES LAND SURVEYING LTD.
#202-5855 YORK ROAD
DUNCAN, B.C.
V9L 3S3
250.748.3335 (P)

CERTIFIED CORRECT THIS 7th DAY OF APRIL, 2015.

Digitally signed by Michael J.
Taylor, B.C.L.S., C.L.S.
Date: 2015.04.07 12:05:57 -07'00'

MICHAEL J. TAYLOR, B.C.L.S., C.L.S.

OUR FILE NO.: 2232-00144-01 TASK 2006
DWG NO.: 00144-1-V-2006 BLC.dwg

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

MAIN FLOOR



2823 SPROTT RD					
FLOOR	FINISHED	UNFINISHED	PATIO	PORCH	TOTAL
MAIN	2236	0	297	374	2907
UPPER	1434	0	0	0	1434
TOTAL	3670	0	297	374	4341

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF
Elizabeth Biberger & Associates

UPPER FLOOR



2823 SPROTT RD					
FLOOR	FINISHED	UNFINISHED	PATIO	PORCH	TOTAL
MAIN	2236	0	297	374	2907
UPPER	1434	0	0	0	1434
TOTAL	3670	0	297	374	4341

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

CP NO - 374

EB102884

RECEIVED
LAND TITLE OFFICE
LAND TITLE ACT
FORM 17

(Section 151, 152 (1))

NOTE: Before submitting this application, applicants should check and satisfy themselves as to the tax position, including taxes of the Crown Provincial, a municipality and improvement, water and irrigation districts.

NATURE OF INTEREST: Easement MARKET VALUE: Nominal
HEREWITH FEE OF: \$35.00

Full name, address, telephone number of persons presenting application: Address of person entitled to be registered as owner if different from that shown in instrument.

HERBERT P. McCALLUM, Notary Public
472 Trans-Canada Highway
Duncan, B.C. V9L 3R6
748 3159

Signature of Authorized Agent

THIS AGREEMENT made this 13 day of October, 1988

BETWEEN:

PAUL HENRY FAIVRE
4400 Telegraph Road,
R.R.#1, Cowichan Bay,
B.C. V0R 1N0

11/08/88 D8718b CHG NOM 35.00

(hereinafter called "the Grantor")
OF THE FIRST PART

AND:

PAUL HENRY FAIVRE
4400 Telegraph Road
R.R.#1, Cowichan Bay,
B.C. V0R 1N0

(hereinafter called "the Grantee")
OF THE SECOND PART

WHEREAS:

A. The Grantor is the registered owner of all and singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of North Cowichan, in the Province of British Columbia, and being the Servient Tenement, and more particularly known and described as:

Lot A, Section 9, Range 6, Somenos
District, Plan 47487 (hereinafter called
"the First Lands:)

B. The Grantee is the registered owner of all and singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of North Cowichan, in the Province of British, Columbia, being the Dominant Tenement, and more particularly known and described as:

da.

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Lot B, Section 9, Range 6, Somenos District,
Plan 47487 (hereinafter called "the Second
Lands")

AND WHEREAS the Grantor contemplates the future subdivision of
the First Lands;

AND WHEREAS the Grantee has requested an easement for a Right-
of-Way across the Frist Lands for the benefit of all or any portion
of the Second Lands and the Grantor has agreed to grant an easement
for the purposes and in the manner hereinafter expressed.

NOW THIS INDENTURE WITNESSETH that for and in consideration of
the sum of ONE DOLLAR (\$1.00) now paid by the Grantee to the Grantor
(the receipt of which is hereby acknowledged), the Grantor doth
hereby grant unto the Grantee, his successors and assigns, the
owner and occupier for the time being of the Second Lands or any
part thereof, his servants, licensees, agents and workmen, a
free and uninterrupted right-of-way in common with the Grantor
and all others having the like right, at all times hereafter by
day or by night, for persons, animals and vehicles through, along
and over that part of the said First Lands of the Grantor and more
particularly described as:

Lot A, Section 9, Range 6, Somenos
District, Plan 47487 commencing at the South
Easterly corner of said Lot A, THENCE 341°58'10",
15.00 metres, THENCE 171°26'00", 14.386 metres,
THENCE 90°52'00", 2.50 metres, more or less, to the
point of commencement, CONTAINING BY ADMEASUREMENT
17.74 square metres, be the same, more or less.

FOR THE FOLLOWING PURPOSES:

1. At all times hereafter by day or night for the Grantee
and his servants, agents, licensees and invitees to pass and
repass along, over and upon the Easement with or without vehicles
or animals for the purpose of ingress and egress to the Second Lands
and from time to time to enter upon the said Easement for the
purpose of constructing, maintaining and improving a roadway
along the Easement and for every such purpose the Grantee, his
servants, employees and workmen shall have access to the said
Easement to construct, maintain and improve a roadway. All
construction, maintenance and improvement shall be completed by
the Grantee with due dispatch.

- 3 -

TO HAVE AND TO HOLD unto the Grantee, and his successors in title for their use forever.

PROVIDED if the Grantor prior to any further subdivision of the First Lands uses the said roadway in common with the Grantee, each will, from time to time, contribute a fair portion, according to use, of the cost of maintaining and keeping the said road and Easement in repair. The proportion in case of difference to be ascertained by a single arbitrator under the provisions of the "Arbitration Act".

THE GRANTOR AND GRANTEE and their successors in title acknowledge that either of them shall have the right to construct or improve the said road at their sole expense.

THE GRANTEE covenants with the Grantor to save the Grantor harmless from any and all claims of whatsoever nature arising through the use by the Grantee of the Easement herein conferred.

THE PARTIES HERETO FURTHER ACKNOWLEDGE that in the event of their mutually agreeing to improve or construct the said road, the parties hereto shall both contribute a fair share of the costs of doing so.

AND THE GRANTOR covenants that he will not erect any buildings or structures or permit any buildings or structures to be erected on the said easement, nor plant, nor permit to be planted, any trees or other growth on the said easement that would interfere with, nor allow anything to be done which would be hazardous to the said roadway.

THE GRANTEE covenants and agrees with the Grantor that if, as a condition to the approval to a subdivision, the Grantor is required by the authorized approving officer in order to facilitate the deposit of the subdivision, to dedicate all or a portion of the lands contained within the said easement to the public as a highway, then in that event, the Grantee shall execute and deliver² without further consideration a quit claim of all his right, title and interest in that portion of the said easement so dedicated.


THIS AGREEMENT shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

- 4 - A

WHEREVER the singular or the masculine is used, it shall be construed as meaning the plural or the feminine or the body politic or corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED)
by the GRANTOR in the presence)
of:



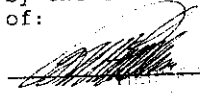
WILLIAM R. McCALLUM

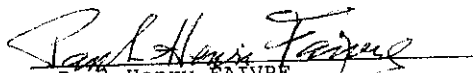
472 Ernie Canada Hwy

V9L 3A6


Paul Henry FAIVRE

SIGNED, SEALED AND DELIVERED)
by the GRANTEE in the presence)
of:




Paul Henry FAIVRE

5

EB102884

DATED October , 1988

BETWEEN:

PAUL HENRY FAIVRE

GRANTOR

A N D :

PAUL HENRY FAIVRE

GRANTEE

E A S E M E N T

REGISTERED IN THE VICTORIA LAND
TITLE OFFICE ON THE
DAY OF , 1988,
UNDER NUMBER

HERBERT P. McCALLUM, Notary Public
472 Trans-Canada Highway
Duncan, B. C. V9L 3R6
Telephone: 748-3159
FILE: 1793/lmg

and

30 NOV 2006 13 48

FA140665

FA144893

LAND TITLE ACT
FORM C
(Section 233(1))

01 06/11/30 13:48:00 01 VI 731181
CHARGE \$65.20

Province of British Columbia

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office use)

PAGE 1 of 6 pages

26
2
16

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

PETER ENGLISH NOTARY CORPORATION

#3 - 466 Trans Canada Highway,

Duncan, BC, V9L 3R6

Phone: 250.715.1575

File Ref. No: 6324

LTO Client No. 12095

Peter English, Notary Public

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID) (LEGAL DESCRIPTION)

012-238-872 Lot B, Section 9, Range 6, Somenos District, Plan 47487

PID: No PID Number Lot 1, Section 9, Range 6, Somenos District, Plan VIP 82223

3. NATURE OF INTEREST: *
DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED TO INTEREST

over Part in Plan

Restrictive Covenant VIP 82224
~~and Part in Plan Agreement~~

Entire Document

TRANSFeree

4. TERMS: Part 2 of this Instrument consists of (select one only)

- (a) Filed Standard Charge Terms
- (b) Express Charge Terms
- (c) Release

D.F. No.
Annexed as Part 2
There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

DAVID FREDRICK KOPF AND CIBC MORTGAGES INC

6. TRANSFEREE(S): (Including occupation(s), postal address (es) and postal code(s))*

VANCOUVER ISLAND HEALTH AUTHORITY, 4th Floor, 238 Government Street, Duncan, BC V9L 1A5

7. ADDITIONAL OR MODIFIED TERMS: *
N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Peter English, Notary Public
#3 - 466 Trans-Canada Highway
Duncan, BC V9L 3R6

Execution Date

Y	M	D
06	08	29

Party (ies) Signature(s)

DAVID FREDRICK KOPF

01 06/12/12 14:13:09 01 VI 732790
CHARGE \$65.20

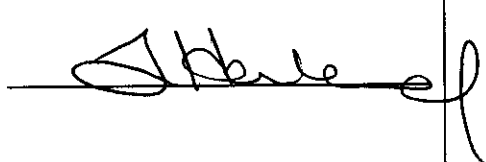
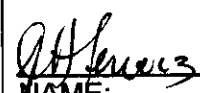
OFFICER CERTIFICATION:

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

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

**LAND TITLE ACT
FORM D
EXECUTIONS CONTINUED**

Officer Signature(s)	Execution Date			Transferor(s) Signature(s)
	Y	M	D	
 Tricia Harland Notary Public 100 University Ave 3 rd Floor Toronto, Ontario M5J 2X4	06	11 08	23	CIBC MORTGAGES INC. by it's authorized signatory (ies):  NAME: JANET HANIF FEROUZ NAME:

OFFICER CERTIFICATION:

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

TERMS OF INSTRUMENT – PART 2**WHEREAS:**

- A. The Grantor is the registered owner in fee simple of:
- | | |
|--------------------|---|
| 012-238-872 | Lot B, Section 9, Range 6, Somenos District,
Plan 47487 |
| PID: No PID Number | Lot 1, Section 9, Range 6, Somenos District,
Plan VIP <u>82223</u> |
- (the "Land")
- B. The Grantee is the Vancouver Island Health Authority with offices at 4th Floor, 238 Government Street, Duncan, BC V9L 1A5.
- C. The Grantee has been designated by the Minister of Sustainable Resource Management under section 219 (3) (c) of the *Land Title Act*;
- D. The Grantor has agreed to register this covenant under section 219(4) if the *Land Title Act* to facilitate approval of the subdivision of the Land and to effect the filing, prior to construction of a sewerage system, required under section 8 of the Sewerage System Regulation of the *Health Act* (the "Regulation"); and


NOW THEREFORE, in consideration of the premises and the covenants herein contained and for other valuable consideration, receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto covenant and agree with the other as follows:

1. The Grantor covenants and agrees that
 - a) the part of the Land shown outlined in black or otherwise designated as "sewerage system and discharge area" on Reference Plan VIP 82224, referred to as the "Covenant Area", will be used for sewerage system purposes only;
 - b) any sewerage system installed, constructed or brought on to the Land shall be located only within the Covenant Area unless other locations are available on the Land for additional systems that comply with the Regulation or the Municipal Sewage Regulation under the *Environmental Management Act*; and
 - c) if, under subparagraph 1(b) of this Agreement, there are locations available for a sewerage system other than in or on the Covenant Area, the Covenant Area shall nevertheless continue to be set aside and reserved in accordance with subparagraph 1(a) hereof.

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2. The Grantor and the Grantee agree that the enforcement of this Agreement shall be entirely within the discretion of the Grantee and that the execution and registration of this covenant against the title to the Land shall not be interpreted as creating any duty on the part of the Grantee to the Grantor or to any other person to enforce any provision, or the breach of any provision, of this Agreement.
3. Nothing contained or implied herein shall prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Land as if the Agreement had not been executed and delivered by the Grantor.
4. The Grantor hereby releases and forever discharges the Grantee of and from any claim, cause of action, suit, demand, expenses, costs and legal fees whatsoever which the Grantor can or may have against the said Grantee for any loss or damage or injury that the Grantor may sustain or suffer arising out of the restrictions imposed under this Agreement or arising out of any breach, violation or non-performance of any term, condition, covenant or other provision of this Agreement.
5. The Grantor covenants and agrees to indemnify and save harmless the Grantee from any and all claims, causes of action, suits, demands, expenses, costs and legal fees whatsoever that anyone might have as owner, occupier or user of the Land, or by a person who has an interest in or comes onto the Land, or by anyone who suffers loss of life or injury to his person or property, that arises out of the restrictions imposed under this Agreement or arising out of any breach, violation or non-performance of any term, condition, covenant or other provision of this Agreement.
6. It is mutually understood, acknowledged and agreed by the parties hereto that the Grantee has made no representations, covenants, warranties, guarantees, promises or Agreements (oral or otherwise) to or with the Grantor other than those contained in this Agreement.
7. This Agreement shall be registered as a first charge against the Land and the Grantor agrees to execute and deliver all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
8. The Grantor shall pay the legal fees of the Grantee in connection with the preparation and registration of this Agreement and shall provide the Grantee with a registered copy of it.


PAGE 5

9. The Grantor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions hereinbefore set out and they shall be binding upon the Grantor as personal covenants only during the period of its respective ownership of any interest in the Land.
10. The restrictions and covenants herein contained shall be covenants running with the Land and shall be perpetual, and shall continue to bind all of the Lands when subdivided, and shall be registered in the Victoria Land Title Office pursuant to Section 219 of the *Land Title Act* as covenants in favour of the Grantee as a first charge against the Land.
11. This Agreement shall enure to the benefit of the Grantee and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
12. Wherever the expressions "Grantor" and "Grantee" are used herein, they shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.
13. The Grantor agrees to do or cause to be done all things and execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
14. This Agreement will be interpreted according to the laws of the Province of British Columbia.
15.  CIBC MORTGAGES INC., , the registered holder of a charge by way of Mortgage against the within described property which said charge is registered in the Land Title Office at Victoria, British Columbia, under number EX102269, for and in consideration of the sum of One Dollar (\$1.00) paid by the Grantee to the said Charge holder (the receipt whereof is hereby acknowledged), agrees with the Grantee, its successors and assigns, that the within Section 219 Covenant shall be an encumbrance upon the within described property in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.
16. This Agreement will not be modified or discharged except in accordance with the provisions of Section 219 of the *Land Title Act*.

AND IT IS UNDERSTOOD AND AGREED by and between the parties hereto that the words "Grantee" and "Grantor" wherever used in this Agreement shall include the parties hereto and their respective heirs, executors, administrators, successors and assigns.

This is the instrument creating the condition of covenant entered into under

Section 219 of the *Land Title Act* by the registered owner referred to herein and shown on the print of the plan annexed hereto and initialled by me. Plans are to include the subdivision plan and any applicable reference plans.



Approving Officer for the District of North Cowichan

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Form C (page(s)1 and 2) attached hereto.

END OF DOCUMENT

30 NOV 2006 13 48

FA140665

LAND TITLE ACT
FORM 11(a)
(Section 99(1) (e), (j) and (k))

**APPLICATION FOR DEPOSIT OF REFERENCE OR EXPLANATORY
PLAN (CHARGE)**

20
/ 2
1P

I, Peter D. English, Notary Public, of #3 – 466 Trans-Canada Highway, Duncan, BC V9L 3R6 agent of David Frederick Kopf, 2827 Sprott Road, RR#4 Duncan, B.C. V9L 3W8, apply to deposit Vancouver Island Health Authority, 4th Fl. 238 Government St. Duncan, owner of a charge reference/explanatory plan of:

~~Restrictive~~ Covenant over part PID: 012-238-872 Lot B, Section 9, Range 6, Somenos District, Plan 47487 and part PID _____ Lot 1, Section 9, Range 6, Somenos District, Plan
VIP 82223

01 06/11/30 13:47:43 01 VI 731181
PLANS \$54.00

I enclose:

1. The reference/explanatory plan.
2. The reproductions of the plan required by section 67(u).
3. Fees of \$ _____

VIP82224

Dated the 29 day of November, 2006



PETER D. ENGLISH, NOTARY PUBLIC

- NOTE:
- (i) The following reproductions of the plan must accompany this application:
 - (a) one blue linen original (alternatively, white linen or original transparencies).
 - (b) one duplicate transparency.
 - (c) one white print is required as a worksheet for the land title office.
 - (ii) The following further requirements may be necessary:
 - (a) If the parent property is in an Agricultural Land Reserve, a release is required unless the parent property is less than 2 acres (app. 0.8094 hectares) or where, for permitted uses, an approving officer has signed the plan under section 1(1)(a) and (b) of the Subdivision and Land Use Regulations (B.C. Reg. 93/75) under the **Agricultural Land Commission Act**.
 - (b) Where a notice respecting a grant under the **Home Purchase Assistance Act** is endorsed on title, an extra white print must accompany the application, unless the Ministry of Lands, Parks and Housing agrees otherwise in writing. This extra print must contain the following endorsement:
The eligible residence as defined by the **Home Purchase Assistance Act** is located on lot _____ created by this plan.

Pellner

- (c) Controlled access approval must be evident on the plan where parent property adjoins a highway that is designated as a controlled access highway.
- (d) Where the plan refers to a covenant to be made under section 215, the instrument containing the covenant must be tendered with the plan.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: November 24 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 2823 Spratt Road Duncan BC V9L 6B5 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		N7		
B. Are you aware of any existing tenancies, written or oral?		N7		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		N7		
D. Is there a survey certificate available?			N7	
E. Are you aware of any current or pending local improvement levies/charges?		N7		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		N7		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?				N7
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?				N7
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the <i>Water Sustainability Act (British Columbia)</i> ?				N7
D. Are you aware of any problems with the water system?		N7		
E. Are records available regarding the quantity of the water available?		N7		
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?		N7		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		N7		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		N7		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?		N7		
B. To the best of your knowledge, is the ceiling insulated?		N7		
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			N7	

INITIALS N7

November 24 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 2823 Sprott Road Duncan BC V9L 6B5

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?		<input checked="" type="checkbox"/>		
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>				<input checked="" type="checkbox"/>
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="checkbox"/>		
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>		
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>		
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="checkbox"/>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2015</u> years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?				<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		<input checked="" type="checkbox"/>		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/>		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____		<input checked="" type="checkbox"/>		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		<input checked="" type="checkbox"/>		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/>		
4. GENERAL				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		

INITIALS

November 24 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 2823 Sprott Road Duncan BC V9L 6B5

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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>		NA		
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		NA		

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

3K The entire perimeter drain system around the house ties into the first north concrete rock pit. The first rock pit ties into the south pit via 6" heavy wall PVC pipe. Entire system is back filled with truck loads of drain rock to prevent failure ever. The south concrete culvert drains off into 4" pipe which flows and exits at lowest point on property. 8 feet of this pipe is perforated thus allowing water to drain away. The 4" PVC drain plug has always been left in, but during monsoon rain in November this prevented enough water flow to exit. Therefore, it backed up around foundation causing water to enter the crawl space until the plug was removed and allowed the hydrostatic pressure to release. It will never occur again if the plug is left out. Furthermore, the entire perimeter of house was back filled with about 3 feet of drain rock to prevent any failure of pipe being an issue in future. Prior to this event there has never been water in the crawl space. Out of an abundance of caution I have been running a dehumidifier in the crawl. **GT**

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 receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

--- Signed copy available through Listing Agent if you are writing an offer ---

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.

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®).

2823 SPROTT RD DUNCAN V9L 6B5

Area-Jurisdiction-Roll: 04-315-05478.210



04-315-05478210 11/09/2015

Total value \$910,000

2021 assessment as of July 1, 2020

Land \$302,000

Buildings \$608,000

Previous year value \$830,000

Land \$290,000

Buildings \$540,000

Property information

Year built	2015
Description	1.5 STY house-Semi-Custom
Bedrooms	5
Baths	3
Carports	
Garages	
Land size	2.11 Acres
First floor area	2,112
Second floor area	1,290
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 1 Plan VIP82223 Section 9 Range 6 Land District 61
PID: 026-913-666

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

PROPERTY INFORMATION

General Property Information

Civic Address:

2823 SPROTT RD

Folio:

05478-210

LTO Number:

CA933002

PID:

026-913-666

MHR Number:

Status:

Active

Property No:

117065

Legal:

LOT 1 SECTION 9 RANGE 6 SOMENOS PLAN VIP82223

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0156	1 1/2 Sty Sfd - New Semicustom
ACTUAL USE	060	2 ACRES OR MORE (SFD, DUPLEX)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN A	GREEN A SCHEDULE
ZONING	A3	RURAL RESTRICTED ZONE

Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021 May 19, 2021	Reg	6,665.38	1	302,000	608,000	910,000	910,000
2020 May 25, 2020	Reg	6,374.09	1	290,000	540,000	830,000	830,000
2019 May 13, 2019	Reg	6,269.79	1	285,000	518,000	803,000	803,000

Licensing Information

There is no licensing account information for this property.

Community Development Folder BP006840

Project No.:

Folder Manager:

RACHEL HASTINGS

Status:

COMPLETED

Applied Date:

Jul 25, 2014

Completed Date:

Jan 16, 2019

Type:

SINGLE FAMILY DWELLING - NEW

Purpose:

THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING.

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

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

Rural Restricted Zone (A3)

Permitted Uses

- 53 (1) The permitted uses for the A3 zone are as follows:
- Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Greenhouse
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
 - Two-Family Dwelling [BL3302, BL3367]

Minimum Lot Size

- (2) The minimum permitted lot size for the A3 zone is 8,000 m² (1.98 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A3 zone is 60.0 m (196.85').

Density

- (4) The maximum permitted density for the A3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) Despite the foregoing, the placement of a temporary trailer may also be permitted subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (c) Despite section 53 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, are permitted on 5404 Gore Langton Road (PID: 005-177-740), 3368 Henry Road (PID: 006-660-819), and 3788 Winget Place (PID: 018-498-451). [BL3644; BL3680]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the A3 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A3 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) All Other Principal Buildings
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 15.0 m (49.21')
 - Yard, Rear, 30.0 m (98.42')
 - (c) 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')
 - (d) Temporary Trailers
 - To be sited in accordance with the provisions of "Temporary Trailer Permit Bylaw 1976", No. 1685.

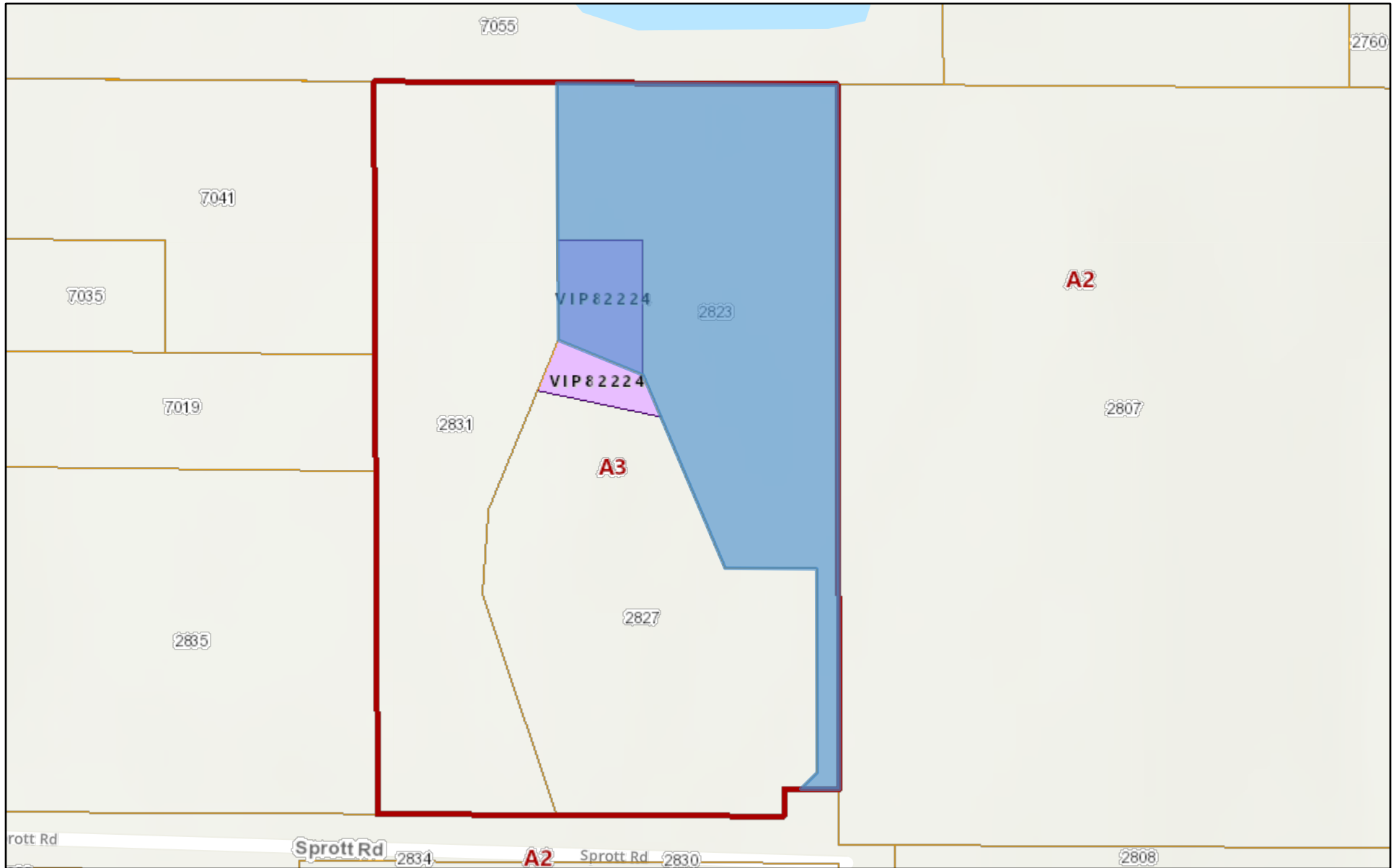
Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A3 zone is 9 m (29.53').
- (b) Despite the foregoing, the heights of other farm buildings are subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

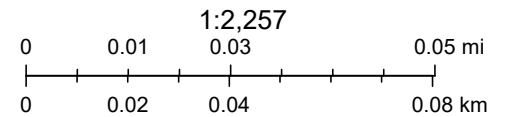
- (8) The conditions of use for the A3 zone are as follows:
 - (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) 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]
 - (f) [Repealed. BL3367]
 - (g) 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, and
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained. [BL3302]
 - (h) Despite section 53 (1) "accessory dwelling unit, coach house" is a permitted use on 3331 Henry Road. [BL3535]

North Cowichan Web Map



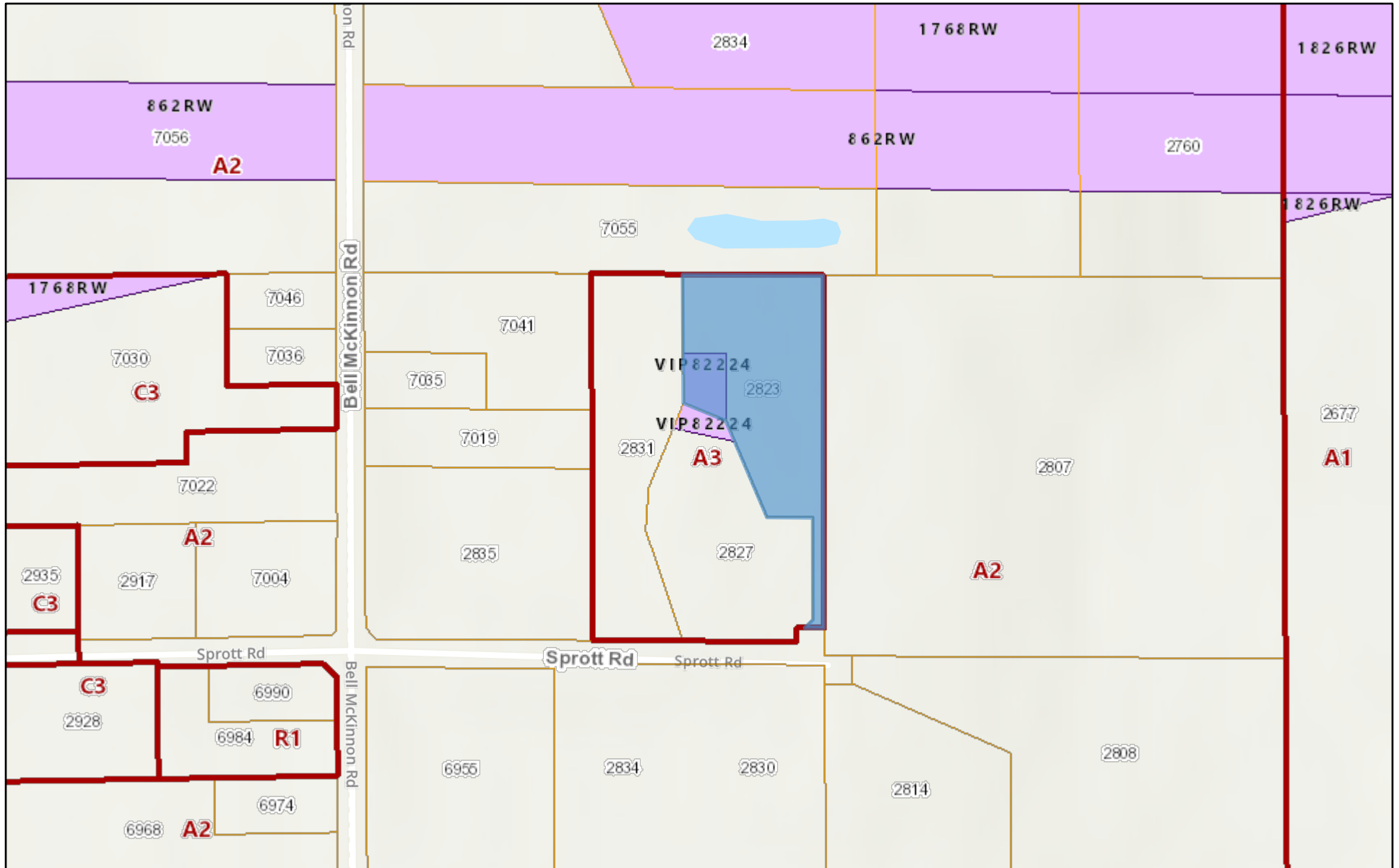
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- Zoning Labels
- RW Easement Covenant
- Strata Plan Boundary
- Zoning
- Parcels
- Foreshore Lots
- RW Easement Covenant Labels
- Strata Parcels
- Civic Address Labels



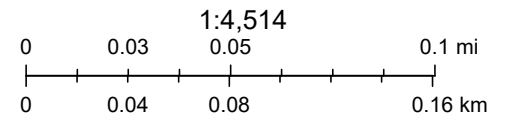
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North Cowichan Web Map



11/23/2021, 10:38:56 AM

- RW Easement Covenant Labels — Zoning Strata Plan Boundary
- RW Easement Covenant Parcels Foreshore Lots
- Zoning Labels Strata Parcels Civic Address Labels



Esri Community Maps Contributors, Cowichan Valley Regional District, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE,

Choose School

School(s) that serve 2807 - 2935 SPROTT RD, DUNCAN [New Search](#)

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

Elementary

K - 7 Alex Aitken Elementary

Secondary

8 - 9 Quamichan School

10 - 12 Cowichan Secondary

School Information

Alex Aitken Elementary



Name Alex Aitken Elementary

Address 2494 Roome Road Duncan, BC - V9L 4L2

Principal Mike Martin

Phone (250) 748-8724

Fax (250) 748-2954

Web page [Alex Aitken Elementary](#)

Capacity 265

Enrolment 0

Start time 08:30 AM

Closing time 02:20 PM

Portables 0

Wheelchair Yes

LEGEND



Alex Aitken Elementary



[Get Walking Directions](#)



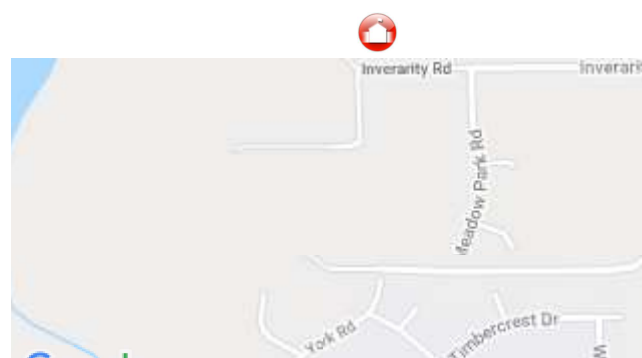
[://maps.google.com/maps?](https://maps.google.com/maps?)

[Get Driving Directions](#)

[saddr=2807+SPROTT+RD,+DUNCAN,BC&daddr=2935+SP](#)

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[saddr=2807+SPROTT+RD,+DUNCAN,BC&daddr=2935+SP](#)



Choose School

School(s) that serve 2807 - 2935 SPROTT RD, DUNCAN [New Search](#)

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

Elementary

K - 7 Alex Aitken Elementary

Secondary

8 - 9 Quamichan School

10 - 12 Cowichan Secondary

School Information

Quamichan School

Name Quamichan School

Address 2515 Beverly St., Duncan, BC, V9L 3A5

Principal Nicole Boucher

Vice Principal Claire Whitney

Phone (250) 746-6168

Fax (250) 746-4539

Web page [Quamichan School](#)

Capacity 0

Enrolment 0

Start time 09:00 AM

Closing time 03:15 PM

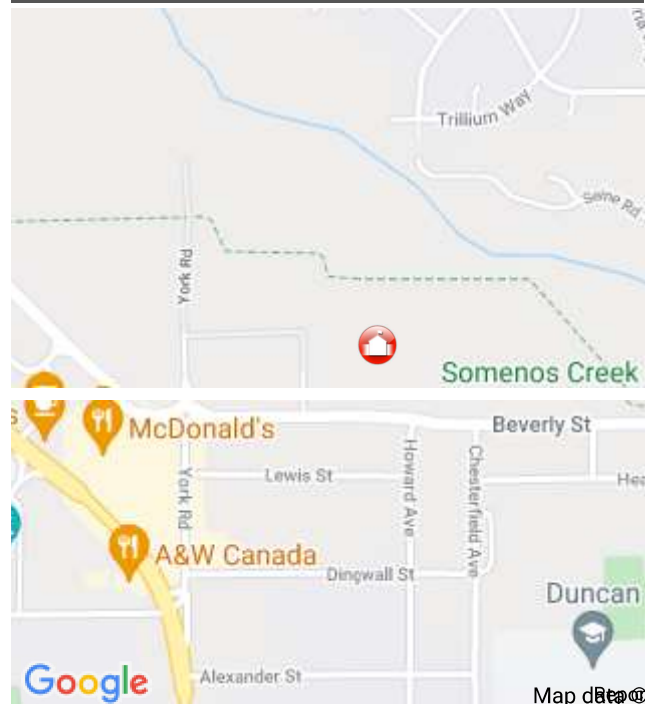
Wheelchair Yes

LEGEND

 Quamichan School

 [Get Walking Directions](#)

 [://maps.google.com/maps?saaddr=2807+SPROTT+RD,+DUNCAN,BC&daddr=2935+SP](https://maps.google.com/maps?saaddr=2807+SPROTT+RD,+DUNCAN,BC&daddr=2935+SP)
[Get Driving Directions](#)



While every effort has been made to provide accurate and current information, should there be any discrepancy, the School District has the final word.

Choose School

School(s) that serve 2807 - 2935 SPROTT RD, DUNCAN [New Search](#)

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

Elementary

K - 7 Alex Aitken Elementary

Secondary

8 - 9 Quamichan School

10 - 12 Cowichan Secondary

School Information

Cowichan Secondary



Name Cowichan Secondary

Address 2652 James St., Duncan, BC - V9L 2X2

Principal Darcy Hoff

Vice Principal Jennie Hittinger/Rhonda Cizeron

Phone (250) 746-4435

Fax (250) 746-6168

Web page [Cowichan Secondary](#)

Capacity 1000

Start time 08:55 AM

Closing time 03:15 PM

Portables 10

Wheelchair Yes

Comments

Dual track French Immersion

LEGEND



Cowichan Secondary



[Get Walking Directions](#)



[://maps.google.com/maps?](https://maps.google.com/maps?)

[Get Driving Directions](#)

[saddr=2807+SPROTT+RD,+DUNCAN,BC&daddr=2935+SP](https://maps.google.com/maps?saddr=2807+SPROTT+RD,+DUNCAN,BC&daddr=2935+SP)

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The Corporation of the District of North Cowichan

7030 Trans Canada Highway
P.O. Box 278, Duncan, BC

Building Department

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

BUILDING PERMIT

Permit #: **BP006840**

Folio: 05478-210

Issued Date: Jan 9, 2015

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

Description: THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING.

Address: **2823 SPROTT RD**

Legal: LT 1 SEC 9 RGE 6 SOM PL VIP82223

Zone: A3 RURAL RESTRICTED ZO

P.I.D. 026-913-666

Applicant: THOMPSON, GLENN T

Address: C/O 1451 THOMPSON TERR DUNCAN BC V9L 5P9

Phone: 250-510-1931

Owner: THOMPSON, GLENN T

Address: C/O 1451 THOMPSON TERR DUNCAN BC V9L 5P9

Phone: 250-510-1931

Description	Quantity	Amount	Description	Quantity	Amount
Bp Eng Driveway	1.00	25.00	Bp Eng Sweep	1.00	50.00
Bp Fees	406,892.50	2,451.19	Bp Fixtures	9.00	113.40
Bp Plumb Water	1.00	31.50	Bp Eng Damclean	1.00	500.00
				Total:	\$3,171.09

Building Information:

TYPE OF IMPROVEMENT: NEW

FLOOR AREA RATIO (%): N/A

CONSTRUCTION VALUE: 406,892.50

SITE COVERAGE (%): 3.08 %

Special Conditions:

- * The District of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- * Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the District of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. 2012
- * Plans have been reviewed for general conformance. It is the designers responsibility for accuracy, adequacy and all code requirements.
- *
- * Contractor shall be prime contractor while working within road right of way

This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes.

Applicant: 

Building Inspector: 

BUILDING PERMIT CERTIFICATE OF OCCUPANCY

September 17, 2015

Folio No. 05478-210
Permit No. BP006840

APPLICANT

THOMPSON, GLENN T

ADDRESS

C/O 1451 THOMPSON TERR

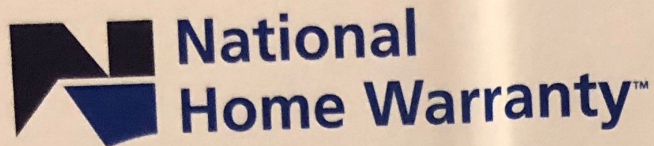
DUNCAN BC V9L 5P9

CIVIC ADDRESS: 2823 SPROTT RD

This certifies that the premise described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued.

Building Inspector:





Policy #: NHWB53700-A15

SCHEDULE OF WARRANTY EXPIRY DATES

For a detached New Home in fee simple ownership

Warranty "New Home Commencement Date" September 07, 2015

Coverages for the Home

(terms begin on the *New Home Commencement Date*)

One Year (all materials and labour)	Expires	September 07, 2016	12:01am
Two Years (major systems, exterior cladding, Building Code)	Expires	September 07, 2017	12:01am
Five Years (building envelope)	Expires	September 07, 2020	12:01am
Ten Years (structural)	Expires	September 07, 2025	12:01am

***See the Exclusions Checklist attached to the Limited Warranty Policy**

National Home Warranty Group Inc. is one of Western Canada's leading warranty providers. Together with Aviva Insurance Company of Canada (Aviva Canada), we provide new home warranty coverage to 15,000 homes and homeowners every year. Aviva Canada is one of the country's leading property and casualty insurance groups and provides home, auto, and business insurance to more than 3 million customers.

For inquiries about your policy, please contact National Home Warranty Group Inc. at:

1100 - 1125 Howe Street, Vancouver, British Columbia V6Z 2Y6 Tel: (604) 608-6678 Fax: (604) 408-1001 Toll Free: 1-888-243-8807

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