

Information Book for 7970 RICHARDS TRAIL 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**

Royal LePage Duncan – Realty

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371 Festubert Street, Duncan, BC V9L 3T1



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. Further, while every effort is made to ensure this information package is accurate, it is ultimately the buyer's responsibility to check all information if it is fundamental to their decision in submitting an offer on this property.

*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



 7970 Richards Trail Du East Duncan ~ V9L 6B2	Rooms	Listing Summary																																																								
	<table border="1"> <thead> <tr> <th>RoomType</th> <th>Level</th> <th>Dim/Pcs</th> </tr> </thead> <tbody> <tr><td>Bathroom</td><td>Lower</td><td>3-Piece</td></tr> <tr><td>Bedroom</td><td>Lower</td><td>9'9x11'8</td></tr> <tr><td>Bedroom</td><td>Lower</td><td>9'10x11'8</td></tr> <tr><td>Family Room</td><td>Lower</td><td>33'0x18'0</td></tr> <tr><td>Laundry</td><td>Lower</td><td>8'0x11'11</td></tr> <tr><td>Bathroom</td><td>Main</td><td>4-Piece</td></tr> <tr><td>Bedroom</td><td>Main</td><td>12'0x10'1</td></tr> <tr><td>Bedroom - Primary</td><td>Main</td><td>12'0x15'10</td></tr> <tr><td>Dining Room</td><td>Main</td><td>9'3x15'5</td></tr> <tr><td>Eating Nook</td><td>Main</td><td>12'0x8'4</td></tr> <tr><td>Ensuite</td><td>Main</td><td>5-Piece</td></tr> <tr><td>Entrance</td><td>Main</td><td>7'10x6'6</td></tr> <tr><td>Kitchen</td><td>Main</td><td>12'0x9'7</td></tr> <tr><td>Living Room</td><td>Main</td><td>11'6x17'4</td></tr> <tr><td>Mud Room</td><td>Main</td><td>7'0x5'6</td></tr> <tr><td>Walk-in Closet</td><td>Main</td><td>8'2x6'7</td></tr> <tr><td>Garage (Unfin)</td><td>Main</td><td>21'3x19'2</td></tr> <tr><td>Workshop (Unfin)</td><td>Main</td><td>23'4x29'2</td></tr> </tbody> </table>	RoomType	Level	Dim/Pcs	Bathroom	Lower	3-Piece	Bedroom	Lower	9'9x11'8	Bedroom	Lower	9'10x11'8	Family Room	Lower	33'0x18'0	Laundry	Lower	8'0x11'11	Bathroom	Main	4-Piece	Bedroom	Main	12'0x10'1	Bedroom - Primary	Main	12'0x15'10	Dining Room	Main	9'3x15'5	Eating Nook	Main	12'0x8'4	Ensuite	Main	5-Piece	Entrance	Main	7'10x6'6	Kitchen	Main	12'0x9'7	Living Room	Main	11'6x17'4	Mud Room	Main	7'0x5'6	Walk-in Closet	Main	8'2x6'7	Garage (Unfin)	Main	21'3x19'2	Workshop (Unfin)	Main	23'4x29'2
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<p>Layout: Main Level Entry with Lower Level(s) Bedrms: 4 Kitchens: 1 Baths Tot: 3 Fireplaces: 2 Bth 2Pce: 0 Storeys: Bth 3Pce: 1 Fin SqFt: 2,852 Bth 4Pce: 1 Unfin SqFt: 0 Bth 5Pce: 0 Bed & Brk: Potential Ens 2Pce: 0 Addnl Acc: Potential Ens 3Pce: 0 Basement: 8' 5" / Full, Walk-Out Access, With Windows Ens 4+Pce: 1 FP Feat: Family Room, Living Room, Pellet Stove, Propane App Incl: Dishwasher, F/S/W/D, Microwave, Range Hood Intr Ftrs: Ceiling Fan(s), Closet Organizer, Dining/Living Combo, Eating Area, French Doors, Light Pipe, Soaker Tub, Storage</p>	<table border="1"> <thead> <tr> <th></th> <th>Lower</th> <th>Main</th> <th>Second</th> <th>Third</th> <th>Other</th> </tr> </thead> <tbody> <tr><td>Fin SqFt</td><td>1,382</td><td>1,470</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Beds</td><td>2</td><td>2</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Baths</td><td>1</td><td>2</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>Kitchens</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td></tr> </tbody> </table>		Lower	Main	Second	Third	Other	Fin SqFt	1,382	1,470	0	0	0	Beds	2	2	0	0	0	Baths	1	2	0	0	0	Kitchens	0	1	0	0	0	<p>Extraordinary home with long list of updates inside & out, sitting on .98 of an acre with attached garage & detached shop with over height ceiling & plumbed for a bath (738 SF), above ground pool (16' X 32') & impeccable landscaping. With 2852 SF & 4 bedrooms & 3 full bathrooms this home is move in condition with the following updates completed in the past 3 years: Vinyl plank flooring, carpets, moldings, baseboards, lighting, full bathroom renovations, wainscoting, shiplap feature walls, blinds, kitchen facelift, paint inside & out, new roof, composite decking, hardiplank siding, & removal of all poly b plumbing. You will love the outside living space this property offers with covered deck seating, poolside lounging & seating in the beautifully landscaped garden with gazebo & ponds. Above ground pool is fully fenced & perfect for long summer days. Heat pump, pellet stove, greenhouse/garden shed & well is 8 GPM. It is hard to overstate how very special this home & property are.</p>																										
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Building Information	Frnt Faces: NE Bldg Style:	Cool: Air Conditioning
Built (est): 1996 Lgl NC Use:	Bldg Warr: No	Heat: Heat Pump
Oth Equ: Central Vacuum, Electric Garage	EnerGuide Rtg/Dt:	Roof: Fibreglass Shingle
Const Mt: Brick & Siding, Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls		Fndn: Poured Concrete
Ext Feat: Balcony/Deck, Fencing: Partial, Security System, Sprinkler System, Swimming Pool, V		Accss: Primary Bedroom on Main

Lot/Strata Information	Lot Size 42,689sqft / 0.98ac	Dims (w/d):	Waterfront:
Prk Type: Attached, Garage Double	Water: Well: Drilled	View:	
Water: Well: Drilled	Waste: Septic System	Services: Cable Connected, Compost, Electricity Connected, G.	
Lot Feat: Acreage, Irregular Lot, Irrigation Sprinkler(s), Landscaped, Park Setting, Quiet Area, Recreation Nearby, Rural Setting, In Wooded			
Complex:	Prk Tota 6	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:		
Gnd/Top?:	Lvl/Suite:		
Shrd Am:		Unit Incl:	



Miscellaneous notes for 7970 Richards Trail

Exterior/Mechanical:

- Exterior is hardi plank (2021) and painted with a Hardi Plank colour Deep Ocean Blue
- Roof 2021 on home
- All new composite decking on home
- Almost all the soffitting has been replaced on home
- New canister for the built in vacuum
- Two sun tubes added
- Security system with cameras
- Well is under wishing well on the left side of the driveway when you enter the south driveway. 125 feet deep and 8 gallon per minute
- Septic is to the right of the pool in grassed area. Large septic was installed at time of the build
- Propane and pellet stoves for back up heating. Pellet stove added more recently
- Heat pump and air handler
- Vinyl windows
- Extensive landscaping has been undertaken on this property. It is a lovely mix of perennials, trees, Rhodos, shrubs, potted trees and beautiful grassed areas. There are ponds, gazebo, and sitting areas. Three apple and a cherry tree. The landscaping has been developed and maintained to a very high level
- Part of the landscaped area is on Municipal land. The old Richards Trail ran along the driveway on the north side of the lot. A portion of the frontage along Richards Trail has a path that has been created on the Municipal land and neighbours enjoy walking through this bit of paradise
- Above ground pool with large deck surface is fenced. It is 16' X 32' and approximately 4.5 deep. There is a pump, sand filter and vacuum. Heated by a solar blanket that is new and which is on a roller. There is a winter cover for the pool
- Attached double garage with wainscoting on the walls
- The detached shop is framed but not insulated. The shop has over-height ceiling (about 9.5 feet) and over-height doors and is plumbed for a three-piece bath. There is a 60 AMP breaker
- Greenhouse with attached storage

Interior:



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- This home has been substantially redone inside
- All new paint
- Three new bathrooms
- Luxury vinyl plank flooring up and down
- Vinyl tiles in two upper bathrooms
- New carpet in both lower bedrooms
- New blinds downstairs
- Wainscotting added
- Pine kitchen cabinets painted out for a more modern look and tile backsplash added
- Lighting updated throughout the home
- French doors added in kitchen and primary bedroom with blinds in the glass
- Shiplap feature walls in ensuite, lower family room and main bathroom
- Crown mouldings featured in home
- Window coverings updated
- Two bedrooms up and two bedrooms down. Large living/dining area plus an eating nook in the kitchen. Lower level with large recreation room and access to outside.

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, all pool equipment and chemicals, built-in vac, exterior plant pots at the discretion of the sellers, security system

Hydro: \$187 average per month and pellets for the pellet stove purchased as needed.

Results from building file review: See email in Information Book

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

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

The information provided in these “Miscellaneous Notes” is believed to be accurate. However, it is ultimately the responsibility of the Buyer to verify this information if it is being relied upon in making an offer on this property. There are no representations or warranties provided by the Listing Agent or the Seller(s).

**B.C. LAND SURVEYOR'S
CERTIFICATE OF LOCATION FOR**

**LOT A, SECTION 15, RANGE 7,
SOMENOS DISTRICT,
PLAN 32598.**

SCALE 1:500

All distances are in metres.

Note: Lot A lies within the Municipality of North Cowichan and is Zoned A-2.

Setback requirements are as follows:

Dwellings

Front 6.0 m

Side 3.0 m

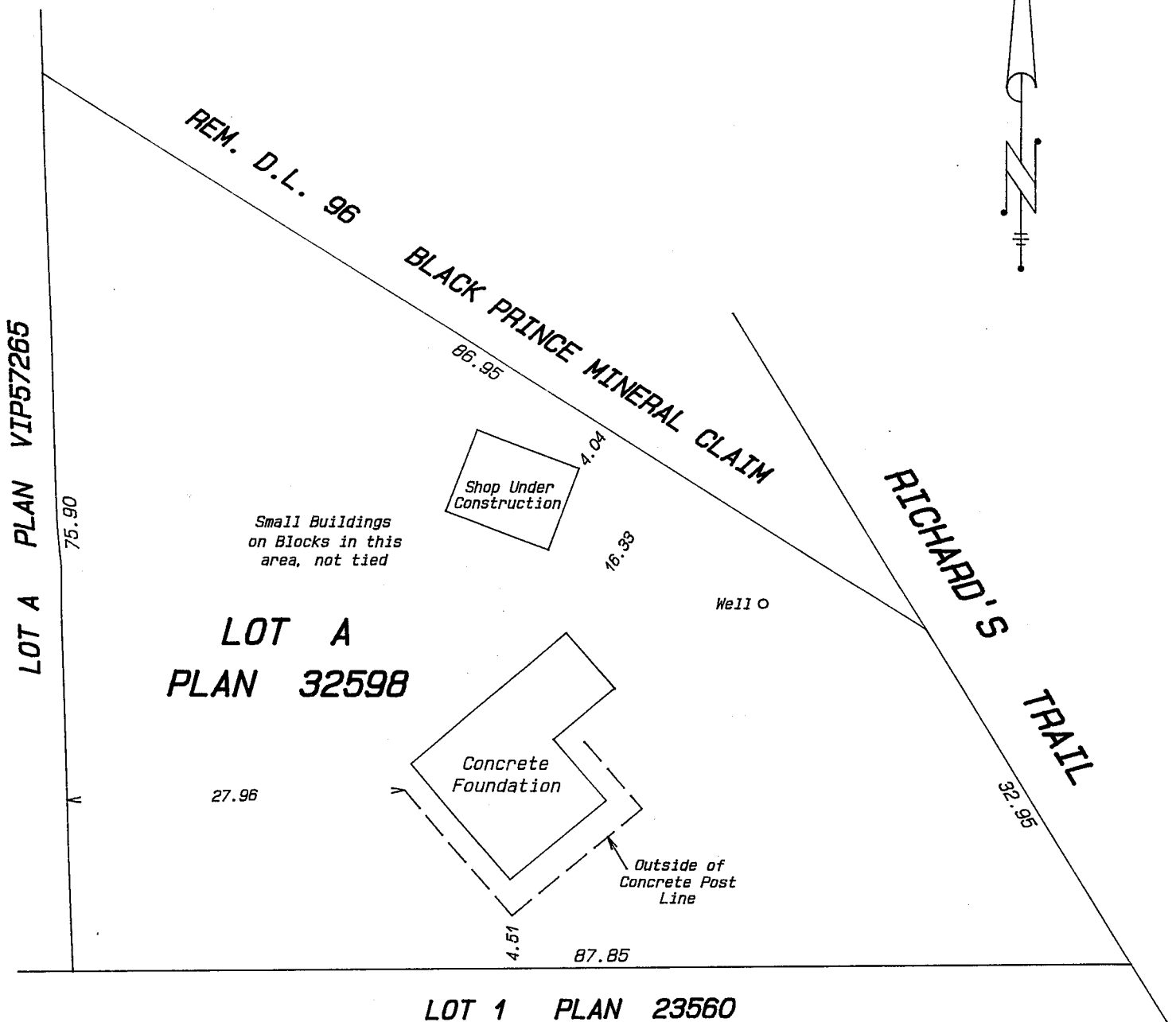
Rear 8.0 m

Accessory Buildings

Front 8.0 m

Side 3.0 m

Rear 8.0 m



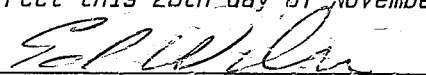
The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

All clearance distances are shown to an accuracy of plus or minus 0.05 metres.

This is to certify that the structures on the above lot lie wholly within the said lot and do not encroach on any adjoining lot or road. Certified correct this 28th day of November, 1995.

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
455 Alderlea St.
Duncan, B.C. V9L 3V3
Telephone 746-4745

FILE 95-3982.CRT

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THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

Main Floor
1470 SQ FT
 Ceiling Height 8' 0"



7970 RICHARDS TRAIL								
FLOOR	FINISHED	STORAGE	PORCH	PATIO/DECK	SHED	GARAGE/WORK	TOTAL	
LOWER	1382	263	56	155	0	419	2275	
MAIN	1470	54	176	604	201	738	3243	
TOTAL	2852	317	232	759	201	1157	5518	

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

Elizabeth Biberger & Associates



Lower Floor
1327 SQ FT
 Ceiling Height 8' 5"



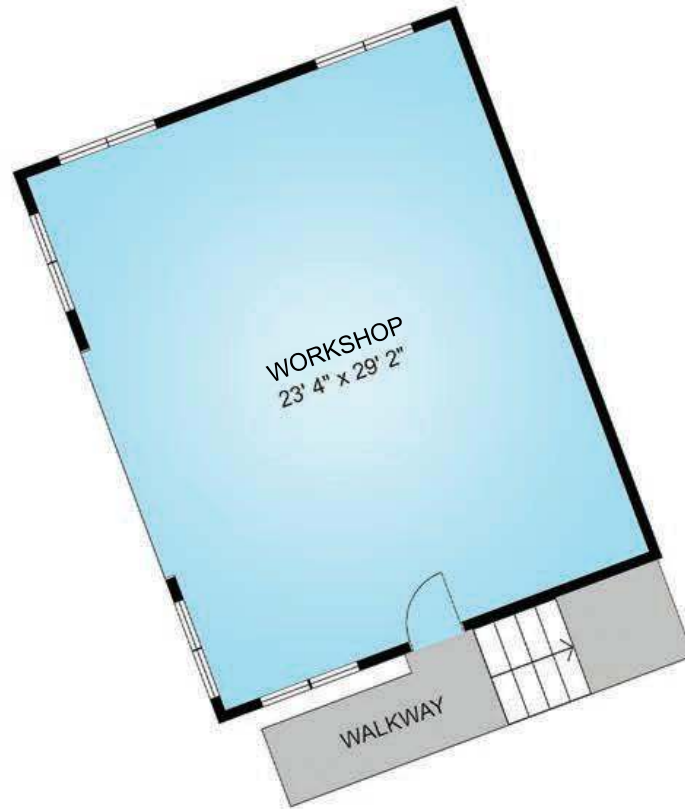
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FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF							

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Workshop

738 SQ FT

Ceiling Height 9'8"



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& ASSOCIATES

ROYAL LEPAGE **100 YEARS SINCE 1919**

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INDEPENDENTLY OWNED AND OPERATED

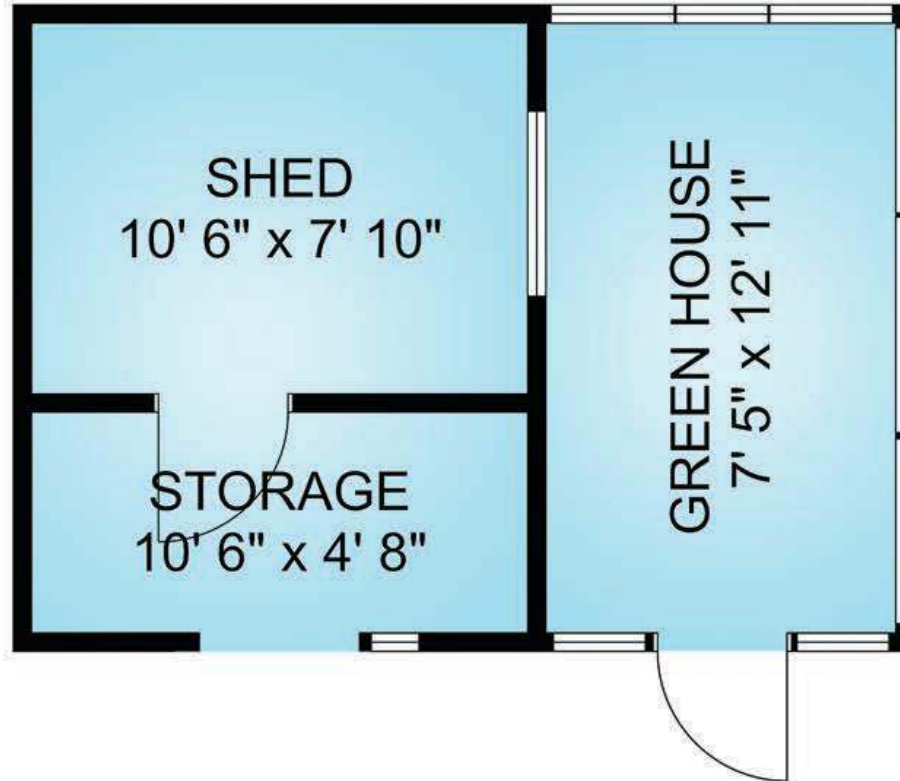
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Luc Cardinal 250.686.8589 photocardinal@icloud.com



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Elizabeth Biberger & Associates



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

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

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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

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

ANSWERS MUST BE COMPLETE AND ACCURATE

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

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

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

FOUR IMPORTANT CONSIDERATIONS

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

April 14 2024

DATE OF DISCLOSURE

ADDRESS: 7970 Richards Trail Duncan

BC V9L 6B2

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	WB.			
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?		WB.		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		WB.		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		WB.		

3. BUILDING

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

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BUYER'S INITIALS

WB	WB	
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SELLER'S INITIALS

April 14 2024

DATE OF DISCLOSURE

ADDRESS: 7970 Richards Trail Duncan BC V9L 6B2

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2 1/2</u> years)		WB.		
N. Are you aware of any problems with the electrical or gas system?		WB.		
O. Are you aware of any problems with the plumbing system?		WB.		
P. Are you aware of any problems with the swimming pool and/or hot tub?		WB.		
Q. Do the Premises contain unauthorized accommodation?		WB.		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	WB.			
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		WB.		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		WB.		
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)		WB.		
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)		WB.		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		WB.		
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>		WB.		

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BUYER'S INITIALS

AB	WB	
----	----	--

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7970 Richards Trail Duncan

BC V9L 6B2

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

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

3 R. TEL US SECURITY

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

----- Signed copy available thru L.A. if writing 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.

The Buyer acknowledges that all measurements are approximate.

BUYER(S) BUYER(S) BUYER(S)

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

*PREC represents Personal Real Estate Corporation
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7970 RICHARDS TRAIL DUNCAN V9L 6B2

Area-Jurisdiction-Roll: 04-315-06721.000



04-315-06721000 11/05/2015

Total value \$982,000

2024 assessment as of July 1, 2023

Land \$397,000

Buildings \$585,000

Previous year value \$968,000

Land \$341,000

Buildings \$627,000

Property information

Year built	1995
Description	1 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	.98 Acres
First floor area	1,474
Second floor area	
Basement finish area	1,285
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT A, PLAN VIP32598, SECTION 15, RANGE 7, SOMENOS LAND DISTRICT

PID: 000-162-345

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: 7970 RICHARDS TRAIL
Folio: 06721-000
LTO Number: CA1054491
PID: 000-162-345
MHR Number:
Status: Active
Property No: 106072
Legal: LOT A SECTION 15 RANGE 7 SOMENOS PLAN 32598

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN A	GREEN A SCHEDULE
ZONING	A2	RURAL ZONE

Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024	Reg	0.00	1	397,000	585,000	982,000	982,000
2023 May 10, 2023	Reg	4,740.48	1	341,000	627,000	968,000	968,000
2022 May 05, 2022	Reg	4,470.32	1	302,000	522,000	824,000	824,000

Licensing Information

There is no licensing account information for this property.

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](#)

Rural Zone (A2)

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- Accessory Dwelling Unit
 - Agriculture
 - Agricultural Storage
 - Animal Shelter (subject to the Conditions of Use set out in Section 52(8)(h) and (i)) [BL3927]
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Craft Distillery
 - Forestry Use
 - Greenhouse
 - Home-based Business
 - Kennel
 - Manufactured Home
 - Riding Stable
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw). [BL3754]
 - Two-Family Dwelling [BL3302, BL3457, BL3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

Density

- (4) The maximum permitted density for the A2 zone is as follows:
- (a) 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.
 - (b) 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*.
 - (c) Despite section 52(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.
 - (d) Despite section 52(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.

- (e) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556).
- (f) Despite section 52(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) 3252 Gibbins Road (PID 006-360-378);
 - (ii) 3286 Gibbins Road (PID 004-555-562);
 - (iii) 3276 Gibbins Road (PID 002-343-789);
 - (iv) 3240 Gibbins Road (PID 002-742-501);
 - (v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
 - (vi) B-3228 Gibbins Road (PID 001-252-267);
 - (vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
 - (viii) 3088 Cliffs Road (PID 005-586-445);
 - (ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);
 - (x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);
 - (xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
 - (xii) A-3228 Gibbins Road (PID 000-041-874);
 - (xiii) repealed;
 - (xiv) 3246 Gibbins Road (PID 028-738-080);
 - (xv) Lot A..., Plan 10506 (PID 005-267-412);
 - (xvi) 3186 Gibbins Road (PID 005-409-292).
 - (xvii) 2772 Herd Road (PID: 002-831-732)
 - (xviii) 1379 Maple Bay Road (PID 004 893 409)
 - (xix) 7167 Bell McKinnon Road (PID 005-465-621)
 - (xx) 3833 Gibbins Road (PID: 006-570-208)[BL3287, BL3754, BL3697, BL3757, BL3819, BL3822, BL3871, BL3876, BL3883.]
- (g) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of two dwelling units, the smaller of which must not exceed 170m², is permitted on the following properties:
 - (i) 7475 Bell McKinnon Road (PID 009-785-965)

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A2 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) 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]
 - (d) 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')
- (e) Temporary Mobile Homes
To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]
- (f) Kennel
Yard, Front, 30 m (98.43')
- Yard, Side, 30 m (98.43')
- Yard, Rear, 30 m (98.43') [BL3758]
- (h) Animal Shelter
Yard, Front, 20.0 m (65.62')
- Yard, Side, 20.0 m (65.62')
- Yard, Rear, 20.0 m (65.62') [BL3927]

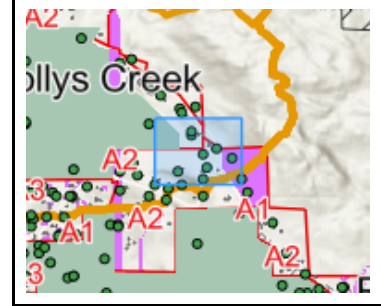
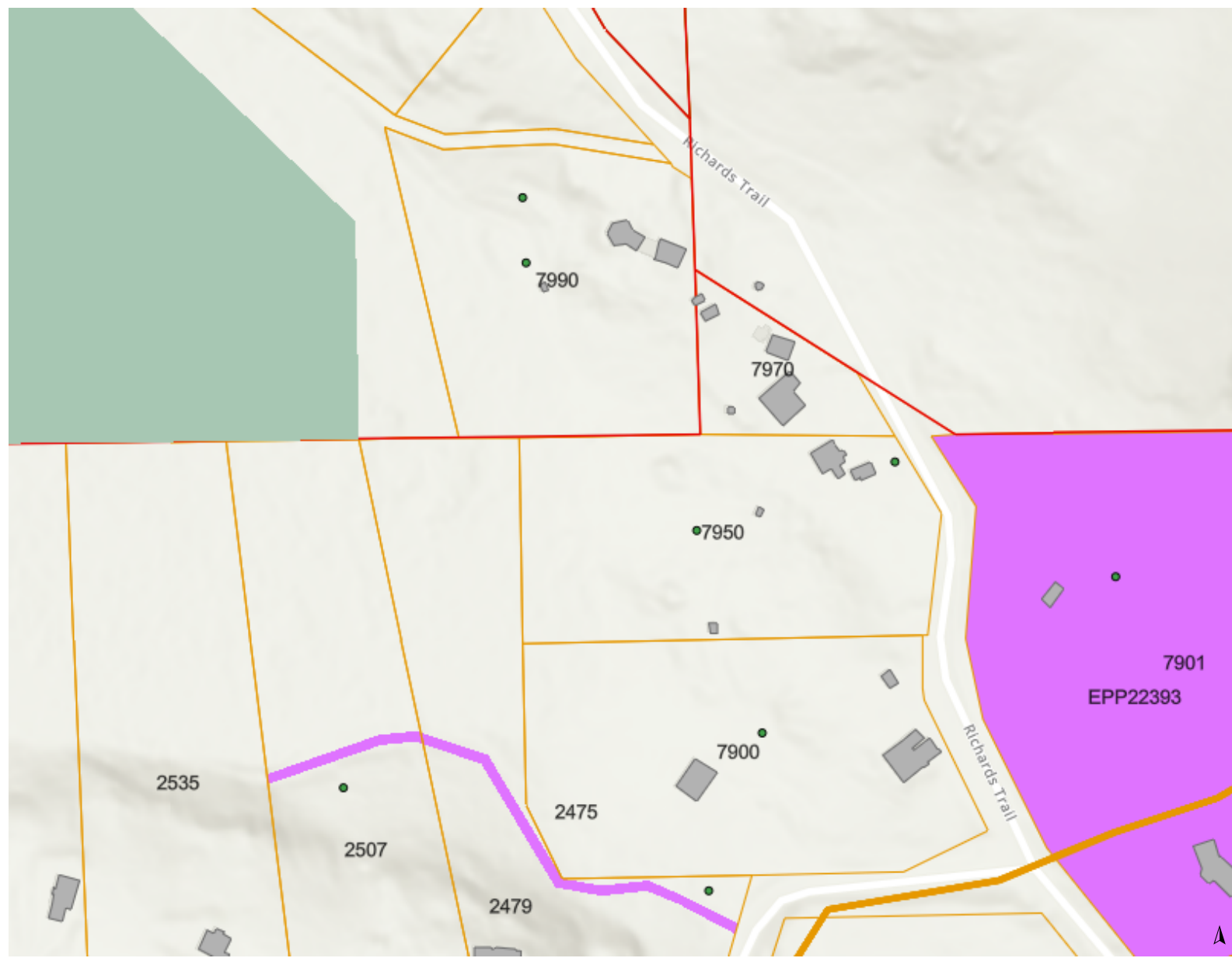
Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').
- (b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A2 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.
 - (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.
 - (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) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]
 - (e) [Repealed; BL3697].
 - (f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road.
[BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]
 - (g) A kennel must not be located on a lot less than 8000 m² (1.98 acres) in area. [BL3758]
 - (h) An "Animal Shelter" is a site-specific permitted use on 7550 Bell McKinnon Road exclusively. [BL3927]

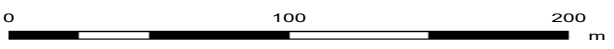
- (i) Despite section 52(6)(g), the minimum permitted setback for outdoor animal enclosures (e.g., runs, pens, cages) is 30.0 m (98.43') from residentially zoned properties. [BL3927]



Legend

- Boundaries and Place Names
 - North Cowichan Boundary
- Environment
 - Water Source Protection
 - Registered Groundwater Wells (Public and Private)
 - Primary Aquifer Protection Areas (Well Protection Plan)
 - Crofton Lake Watershed Protection Area (Bylaw 1343)
- Watersheds
- Agricultural Land Reserve
- Land Use and Planning
 - Managing Growth
 - Buildings

Notes



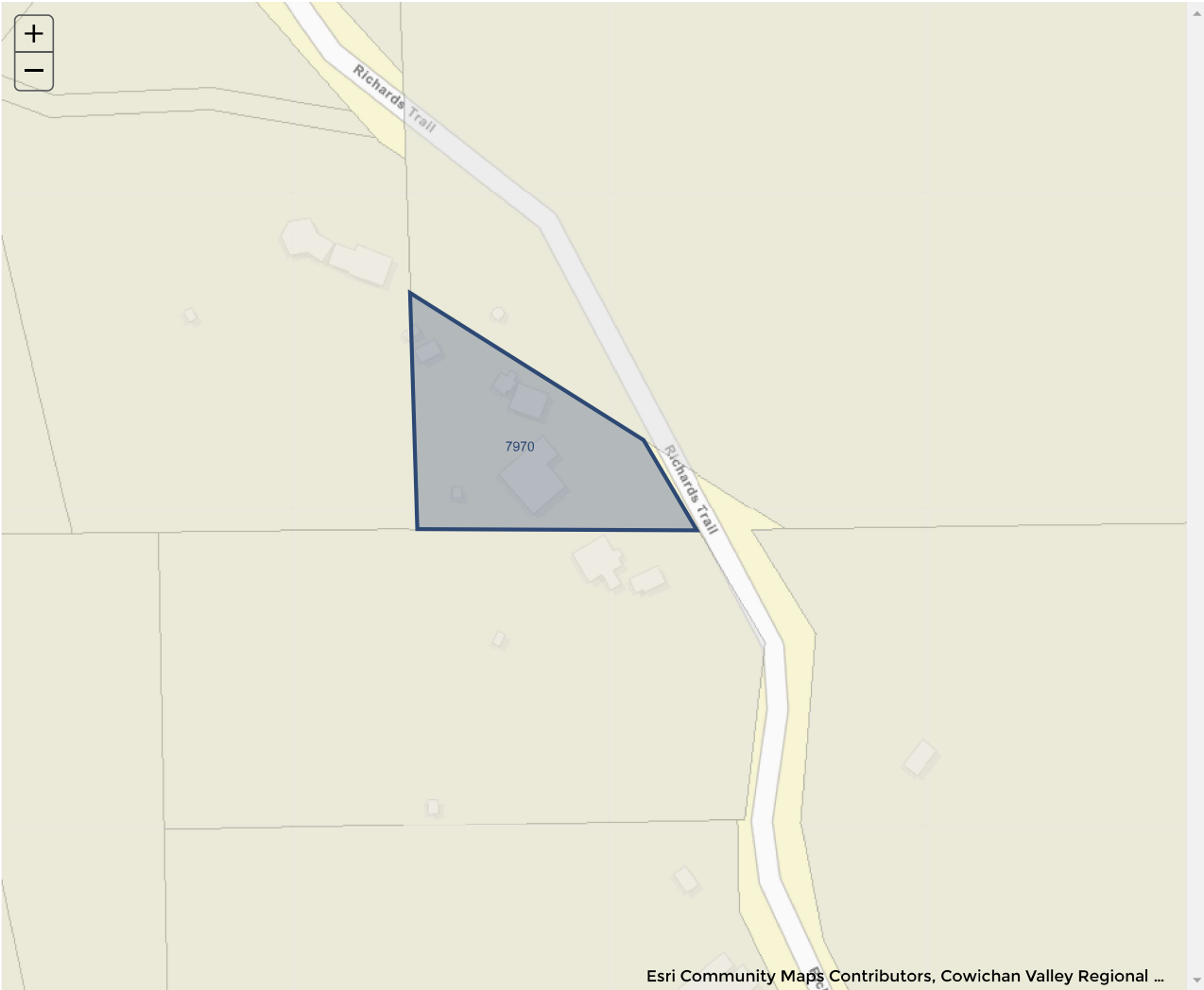
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Map

Neighbouring properties

Sample sold properties



Choose School

School(s) that serve 7900 - 8200 RICHARDS TRAIL, DUNCAN [New Search](#)

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

Elementary

K - 6 Crofton Elementary

Secondary

7 - 12 Chemainus Secondary

School Information

Crofton Elementary



Name Crofton Elementary

Address PO Box 80, 8017 York Ave., Crofton BC V0R 1R0

Principal Craig McLeod

Phone (250) 246-3181

Fax (250) 246-9107

Web page [Crofton Elementary](#).

Capacity 215

Enrolment 0

Start time 08:30 AM

Closing time 02:15 PM

Portables 2

Wheelchair Yes

LEGEND



Crofton Elementary



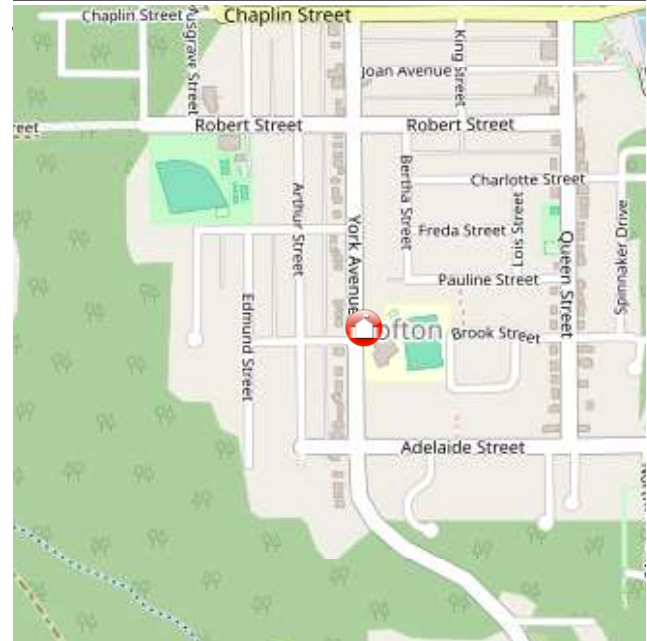
[Get Walking Directions](#)



<https://maps.google.com/maps?>

[Get Driving Directions](#)

[saddr=7900+RICHARDS+TRAIL,+DUNCAN,BC&daddr=8200](#)



Choose School

School(s) that serve 7900 - 8200 RICHARDS TRAIL, DUNCAN [New Search](#)

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

Elementary

K - 6 Crofton Elementary

Secondary

7 - 12 Chemainus Secondary

School Information

Chemainus Secondary



Name Chemainus Secondary

Address 9947 Daniel Street Chemainus B.C. - VOR1K0

Principal Jaime Doyle

Vice Principal Colleen Mullin

Phone (250) 246 4711

Fax (250) 246-2318

Web page [Chemainus Secondary](#).

Capacity 550

Enrolment 0


Start time 08:45 AM

Closing time 03:10 PM


Portables 0

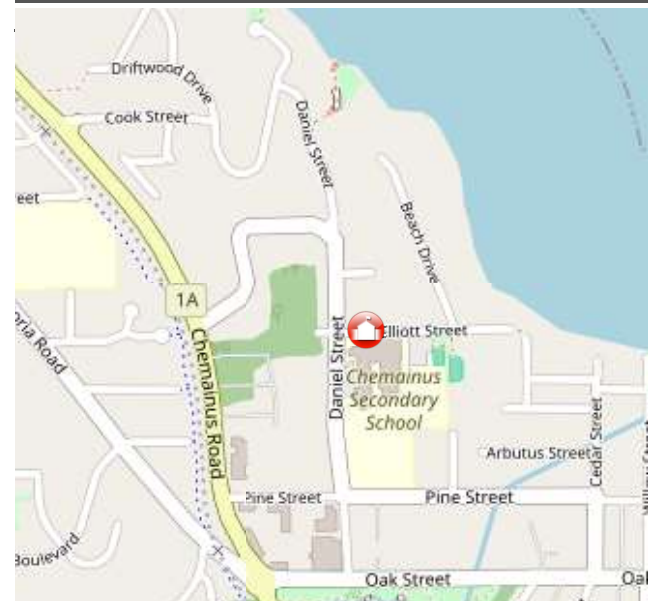
Wheelchair Yes

LEGEND

 Chemainus Secondary

 [Get Walking Directions](#)

 <https://maps.google.com/maps?saaddr=7900+RICHARDS+TRAIL,+DUNCAN,BC&daddr=8200>





Province of British Columbia

BC Environment

Water Management Division

WATER WELL RECORD

Date 02/07/24

NTS MAP, WELL No., ELEV., Location Accuracy, UTM Date 19, Well Type

Owners Name & Address: Robert Lang HARITHA KHALSA RICHARDS Tr. #39 Washline B.C. V0R 2C0
Legal Description & Address: 790 RICHARDS Tr. Lot A Sec. 15 Rng 7 PLAN 32598
LAND DIST. 61

Descriptive Location
1. TYPE OF WORK: 1 New Well, 2 Reconditioned, 3 Deepened, 4 Abandoned
2. WORK METHOD: 1 Cable tool, 2 Bored, 3 Jetted, 4 Rotary
3. WATER WELL USE: 1 Domestic, 2 Municipal, 3 Irrigation, 4 Comm. & Ind.
4. DRILLING ADDITIVES
5. MEASUREMENTS: 1 ground level, 2 top of casing

6. WELL LOG DESCRIPTION table with columns FROM ft, TO ft, Description, SWL ft. Includes entries for Top soil, Bed Rock, and open hole.

9. CASING: Materials (Steel, Galvanized, Wood, Plastic, Concrete), Hole Diameter, Thickness, Weight, Pitless unit

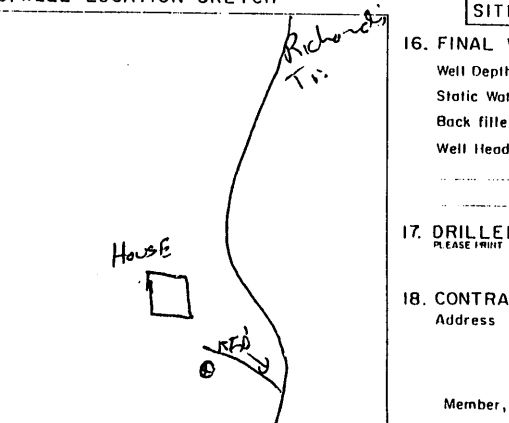
10. SCREEN: Type (Nominal Telescope, Pipe Size, Continuous Slot, Perforated, Louvre), Material (Stainless Steel, Plastic), Set from

RISER, SCREEN & BLANKS table with columns Length, Diam ID, Slot Size, units

11. DEVELOPED BY: Surging, Jetting, Air, Boiling, Pumping
12. TEST: Pump, Bail, Air, Rate, Temp, SWL before test, Water Level after test, DRAWDOWN, RECOVERY

13. RECOMMENDED PUMP TYPE, SETTING, RATE
14. WATER TYPE: Fresh, Salty, Clear, Cloudy, colour, smell, gas
15. WATER ANALYSIS: Hardness, Iron, Chloride, pH, Field Date

7. CONSULTANT Address



SITE ID No, Lab Date

16. FINAL WELL COMPLETION DATA: Well Depth, Well Yield, Static Water Level, Back filled, Well Head Completion

17. DRILLER: Signature, Surname, First Name

18. CONTRACTOR: Address, Member, BC W W D A

DEPT. FILE COPY

The Corporation of the District of North Cowichan

P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 6721-000

BUILDING PERMIT

VALIDATION 1688

APPLICANT GLEN BUSOLD. DATE OCT. 27, 19 95 PERMIT NO. #324
 ADDRESS RR#1 - 7970 RICHARDS TRL - V9L 1M3
 (NO.) (STREET)
 PERMIT TO CONSTRUCT BLDG. (TYPE OF IMPROVEMENT) (1) NO. STORY SINGLE FAMILY DWELLING (PROPOSED USE) NUMBER OF DWELLING UNITS 1
 AT (LOCATION) 7970 RICHARDS TRAIL. - DUNCAN, B.C. (NO.) (STREET) ZONING DISTRICT A-2.

SUBDIVISION SOM. 32598, R-7, S-15 LOT A BLOCK _____ LOT SIZE 0.98 AC.

BUILDING IS TO BE AS FT. WIDE BY PER FT. LONG BY DINGS. FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: PLS REVIEW ATTACHED DOCUMENTS.

AREA 1456 (SQUARE FEET) ESTIMATED VALUE \$ 90,000⁰⁰ PERMIT FEE \$ 582.⁰⁰

OWNER _____
 ADDRESS < SAME >

BUILDING DEPT.
 BY [Signature]



APPLICATION FOR PERMIT TO CONSTRUCT OR REPAIR A SEWAGE DISPOSAL SYSTEM

FOLIO NUMBER 6721 000	DATE OF APPLICATION (D/M/Y) JAN 18/95	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Repair	<input type="checkbox"/> Alteration
---------------------------------	---	--	---------------------------------	-------------------------------------

OWNER INFORMATION
Correspondence to be sent to
 owner

NAME OF OWNER R. LANG	TELEPHONE NUMBER
Number and Street 7990 RICHARDS TRAIL	City DUNCAN
Postal Code	

APPLICANT INFORMATION
Correspondence to be sent to
 applicant

NAME OF APPLICANT G. BUSOLD	TELEPHONE NUMBER
Number and Street GEN. DEL.	City DUNCAN
Postal Code	V9L-3W9

LOT INFORMATION

LEGAL DESCRIPTION OF WHERE DISPOSAL SYSTEM IS TO BE CONSTRUCTED
LOT A, SECTION 15, RANGE 7, SOMENOS DISTRICT

PLAN 32598

STREET ADDRESS / GENERAL LOCATION
7990 RICHARDS TRAIL DUNCAN B.C.

PREMISE INFORMATION

SEWAGE DISPOSAL SYSTEM WILL SERVE: <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER (specify):	NUMBER OF BEDROOMS: 1	FINISHED BASEMENT <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DO YOU INTEND TO ADD A BASEMENT SUITE OR MORE BEDROOMS IN THE FUTURE? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ESTIMATED DAILY SEWAGE FLOW:	TOTAL LIVING AREA: 720 sq. FT.	LOT SIZE: APPROX .98 ACRES	

SYSTEM INFORMATION

TYPE OF SEWAGE DISPOSAL SYSTEM: <input checked="" type="checkbox"/> CONVENTIONAL <input type="checkbox"/> ALTERNATE (E.G. <input type="checkbox"/> PRIVY <input type="checkbox"/> LAGOON, <input type="checkbox"/> RAISED MOUNDS, <input type="checkbox"/> SEEPAGE BED) <input type="checkbox"/> DEEP TRENCH <input type="checkbox"/> OTHER (specify):	SEPTIC TANK MANUFACTURER DAN'S PRE-CAST	LIQUID VOLUME OF TANK 600 gals.
TOTAL LENGTH OF DRAINAGE PIPE 250'	TYPE OF DRAINAGE PIPE: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> OTHER (specify):	INSIDE DIAMETER OF PIPE 3"
IF PACKAGE TREATMENT PLANT IS PROPOSED GIVE: MAKE MODEL	TREATMENT CAPACITY	SEWAGE PUMP: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		FIELD DOSE VOLUME PUMPED PER CYCLE:

ALTERNATE INFORMATION

PRESSURE DISTRIBUTION PROPOSED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	LAGOON SIZE N/A	DEPTH OF CLAY SOIL N/A	GARBURATOR <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
---	---------------------------	----------------------------------	---

SITE INFORMATION

SOIL DESCRIPTION
DIRT + ROCKS

DEPTH OF SOIL: over 1.2 m (4 ft.) under 1.2 m (4 ft.) If under 1.2 m (4 ft.), due to rock or clay at _____ ft. from surface.

DEPTH TO WATER TABLE: over 1.2 m (4 ft.) under 1.2 m (4 ft.) If under 1.2 m (4 ft.) the depth is _____

PERC TESTS
SLOWEST RATE FROM test hole #1 **10** min./2.5 cm (1 inch) test hole #2 **22** min./2.5 cm (1 inch)
AVERAGE OF SLOWEST RATE FROM EACH TEST HOLE **16** min./2.5 cm (1 inch)

WATER INFORMATION
SOURCES OF DOMESTIC WATER: **WELL**

DISTANCES OF PROPOSED DISPOSAL FIELD FROM: _____ source of domestic water _____ breakout point
105 ft. own well **200 yds.** neighbouring wells _____ stream or lake _____ water lines

RESTRICTIVE COVENANTS

ARE THERE ANY RESTRICTIVE COVENANTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWAGE DISPOSAL SYSTEM? Yes No
If Yes, explain

APPLICANT SIGNATURE

The information on this application is accurate and true to the best of my knowledge:
 Owner or Agent
Signature _____ Date **Jan 18/95**

OFFICE USE ONLY
PAID: **250.00 #152415 J**
DATE: **Jan 18/95**
INITIALS: **DS**

PERMIT TO CONSTRUCT, INSTALL, ALTER OR REPAIR

Pursuant to this application and the Sewage Disposal Regulations, permission is hereby granted to construct, install, alter, or repair the sewage disposal system on this property. *This permit may be cancelled if variations are made to these plans and specifications.*

Conditions of Permit:

DATE PERMIT VALID

SIGNATURE OF PUBLIC HEALTH INSPECTOR / EHO

NOTICE

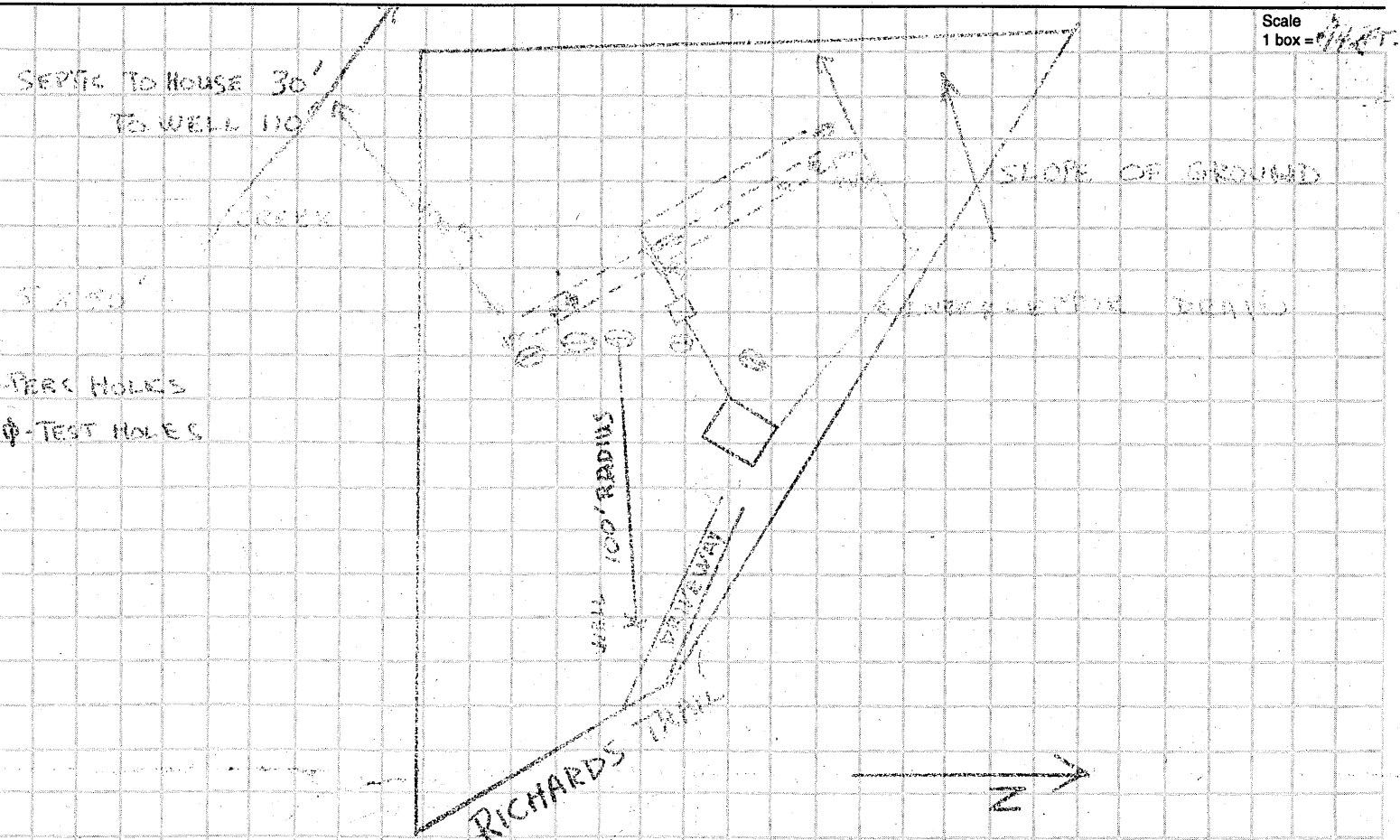
This notice must be posted in a conspicuous place on the parcel for which the permit is issued not more than 3 days after the date the permit is issued and must remain posted for 30 consecutive days from the date the permit is issued.

Persons who consider themselves aggrieved by a decision made under the Sewage Disposal Regulation are eligible to file an appeal under section 5 (3) (a) of the *Health Act*.

A Notice of Appeal must be delivered by hand, facsimile or registered mail to the Chair of the Environmental Appeal Board, Parliament Buildings, Victoria, B.C. V8V 1X4 within 30 days of the issuance of the permit. Please contact your local Health Unit for information on appeal procedures.

SITE MAP

Scale
1 box = 10m



B.C. Aquifer - Duncan S# - P/U
*A
5420 Trans Canada Hwy
Duncan, BC
V9L 6W4

04Apr24 8:42a
Source: FWS
Type of Sample: Water
No. of Samples: 1
Arrival temp.: 2.4C
Sampler: Glen Bujold

W179796

TEL: (250) 748-4041
Email: info@bcaquifer.ca

Sample: 7970 Richards Trail

<u>Site Code</u>	<u>Date</u>	<u>Time</u>	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	<u>E.coli</u>
1 Kitchen Tap	03Apr24	10:00	0	12	0	0	0

TC = total coliform bacteria
FC = fecal coliform bacteria (aka thermotolerant coliforms)
NC = non-coliform bacteria
CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 9th ed, Oct 2020
Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro.,
J.Intern.System.Bact.

Comments:

For Interpretation of Results:

Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):
IF Coliform numbers exceed safe limits for drinking water-
water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than
200 CFU/100mL (2.0 CFU/mL):
IF the number of organisms present exceed recommended guidelines for
drinking water; treatment is strongly recommended.

- See following page for chemistry results -

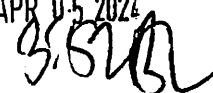


W. Riggs
Sr. Microbiologist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

EMAILED
APR 05 2024


B.C. Aquifer - Duncan
 *A
 5420 Trans Canada Hwy
 Duncan, BC
 V9L 6W4

S# - P/U

04Apr24 8:42a
 Source: FWS
 Type of Sample: Water
 No. of Samples: 1

W179796 pg2

TEL: (250) 748-4041
 Email: info@bcaquifer.ca

Arrival temp.: 2.4C
 Sampler: Glen Bujold

Sample: 7970 Richards Trail - Kitchen Tap 03Apr24 10:00

<u>ELEMENTS</u>		<u>SAMPLE</u>	<u>UNITS</u>	<u>Maximum Limits In Drinking Water*</u>
1) Aluminium	Al	0.226	mg/L	no limit listed
2) Antimony	Sb	<0.500	ug/L	6.00 ug/L
3) Arsenic	As	2.00	ug/L	10.0 ug/L
4) Barium	Ba	0.092	mg/L	2.00 mg/L
5) Beryllium	Be	<0.003	mg/L	no limit listed
6) Boron	B	0.961	mg/L	5.00 mg/L
7) Cadmium	Cd	<0.010	ug/L	7.00 ug/L
8) Calcium	Ca	63.8	mg/L	200 mg/L
9) Chromium	Cr	<0.003	mg/L	0.050 mg/L
10) Cobalt	Co	<0.005	mg/L	no limit listed
11) Copper	Cu	<0.008	mg/L	1.00 mg/L
12) Gold	Au	<0.040	mg/L	no limit listed
13) Iron	Fe	0.109	mg/L	0.300 mg/L
14) Lanthanum	La	<0.020	mg/L	no limit listed
15) Lead	Pb	<0.500	ug/L	5.00 ug/L
16) Magnesium	Mg	5.37	mg/L	50.0 mg/L
17) Manganese	Mn	0.096	mg/L	0.120 MAC 0.020 AO
18) Mercury	Hg	<0.010	ug/L	1.00 ug/L
19) Molybdenum	Mo	<0.005	mg/L	no limit listed
20) Nickel	Ni	<0.004	mg/L	no limit listed
21) Phosphorus	P	<0.010	mg/L	no limit listed
22) Potassium	K	0.720	mg/L	no limit listed
23) Scandium	Sc	<0.050	mg/L	no limit listed
24) Selenium	Se	<0.500	ug/L	5.0 ug/L
25) Silicon	Si	10.9	mg/L	no limit listed
26) Silver	Ag	<0.010	mg/L	no limit listed
27) Sodium	Na	8.59	mg/L	200 mg/L
28) Strontium	Sr	0.170	mg/L	no limit listed
29) Tin	Sn	<0.020	mg/L	no limit listed
30) Titanium	Ti	<0.010	mg/L	no limit listed
31) Tungsten	W	<0.050	mg/L	no limit listed
32) Vanadium	V	<0.010	mg/L	no limit listed
33) Zinc	Zn	0.010	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		181	mg/L	150-300 mg/L = hard
pH		7.75	units	7.0 to 10.5

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92, & 390 Sch 120, 2001. Task Force of the Canadian Council of Resource and Environment Ministers - Guidelines for Canadian Drinking Water Quality, 2020.

Comments:

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

 R. Bilodeau
 Analytical Chemist

 H. Hartmann
 Sr. Analytical Chemist

M.B. LABS LTD
 T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

B.C. Aquifer - Duncan S# - P/U
*A
5420 Trans Canada Hwy
Duncan, BC
V9L 6W4

04Apr24 8:42a
Source: FWS
Type of Sample: Water
No. of Samples: 1

W179796 pg3

TEL: (250) 748-4041
Email: info@bcaquifer.ca

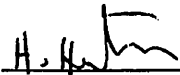
Arrival temp.: 2.4C
Sampler: Glen Bujold

Sample: 7970 Richards Trail

<u>SAMPLE</u>	<u>DATE</u>	<u>TIME</u>	<u>T&L</u> <u>(mg/L)</u>	<u>TDS</u> <u>(mg/L)</u>
Kitchen Tap	03Apr24	10:00	0.256	224
Lab Blank			ND	ND
S _o			0.070	0.010
REF. VALUE			1.00	200
STD ± 2SD			1.07 ± 0.044	197 ± 14.3

SD = standard deviation; REF VALUE = primary or secondary reference material
STD = secondary standard calibrated to primary standard reference material
S_o = standard deviation at zero analyte concentration; method detection limit
is generally considered to be 3x S_o value
ND = none detected n/a = not applicable

R. Bilodeau
Analytical Chemist



H. Hartmann
Sr. Analytical Chemist

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3 - 2939 Boys Road
 Duncan, BC V9L 6W4
 250-746-9600 / 250-746-9600
 admin@westisle.ca

Work Order

DATE	04/10/2024
TIME	08:00 am - 08:30 am
TECH(S)	Kyle Dowd
JOB#	1041222368
PO#	
PAYMENT	Due Upon Receipt

CUSTOMER
Glen Bujold Glen Bujold 7970 Richards Trail DuncanBCV9L 6B2

SERVICE LOCATION
Glen Bujold 7970 Richards Trail DuncanBCV9L 6B2

JOB DETAILS
<p>Heat Pump & Air Handler Preventative Maintenance - Debbie called.</p> <ul style="list-style-type: none"> - Arrived at residence. - Inspected filter; Customer had a clean filter in place prior to inspection. - Electrical connections were secure and clean. - Blower motor capacitor was out of range and needed replacement. - Customer agreed to replace capacitor. - The blower wheel moved freely. - Tested emergency heat; all three heaters drew 20 amperages. - Tested heat pump in heating mode. - System conditioned 65°Fahrenheit supply air to 85°Fahrenheit supply air. - Tested heat pump in cooling mode. - System conditioned 65°Fahrenheit supply air to 50°Fahrenheit supply air. - Heat pump operating within acceptable parameters for age. - Outdoor unit and components functioning well. - Capacitor was working well on both sides. - Tested contactor; had no voltage drop across the coil. - Tested reversing valve. - Fan blades and motor sound well during operation. - Minor rattling noise at startup but levels out quickly. - Defrost function working well. - System was operational. - Left thermostat at 69°Fahrenheit.

NOTES FOR TECHS

JOB TASKS	Task Description	Done
	Defrost Timer	<input checked="" type="checkbox"/>
	Checked Condensate Drain	<input checked="" type="checkbox"/>
	Refrigerant Charge	<input checked="" type="checkbox"/>
	Checked Crankcase Heater	<input checked="" type="checkbox"/>
	Outdoor Coil	<input checked="" type="checkbox"/>
	Inspected Ductwork	<input checked="" type="checkbox"/>
	Checked C.O.	<input checked="" type="checkbox"/>
	Checked Ignition	<input checked="" type="checkbox"/>
	E.S.A. Forms	<input checked="" type="checkbox"/>
	Air Filter / E.A.C.	<input checked="" type="checkbox"/>

Task Description	Done
Belts & Pulleys	<input checked="" type="checkbox"/>
Lubricate Motors	<input checked="" type="checkbox"/>
Blower Wheel	<input checked="" type="checkbox"/>
Checked Thermostats	<input checked="" type="checkbox"/>
Indoor Coil	<input checked="" type="checkbox"/>
Motors Cleaned & Inspected	<input checked="" type="checkbox"/>
Checked Unit Wiring	<input checked="" type="checkbox"/>
Relay & Contactors	<input checked="" type="checkbox"/>
Inspected Disconnect	<input checked="" type="checkbox"/>
Auxiliary Heaters	<input checked="" type="checkbox"/>
Controls & Safeties	<input checked="" type="checkbox"/>
Tested Capacitors	<input checked="" type="checkbox"/>
Reversing Valve	<input checked="" type="checkbox"/>
Signed ESA	<input checked="" type="checkbox"/>
Service Complete	<input checked="" type="checkbox"/>
Invoice Signed	<input checked="" type="checkbox"/>
Email Recorded	<input checked="" type="checkbox"/>
Payment Received	<input checked="" type="checkbox"/>
Stickers on Equipment & T-Stat	<input checked="" type="checkbox"/>
Left a business card	<input checked="" type="checkbox"/>
Recorded Make, Model, Serial Number	<input checked="" type="checkbox"/>
Budget Replacement Quote	<input type="checkbox"/>
Age of Unit	<input type="checkbox"/>

Description	Qty	Rate	Total
1 Heat Pump Preventative Maintenance	1.00	\$212.00	\$212.00
Single heat pump/air handler preventative maintenance			
Residential Maintenance Parts	1.00	\$100.00	\$100.00
10 microfarad Capacitor			
G		5.00%	\$14.04
Senior Discount		10.00%	-\$31.20

SUB-TOTAL: \$294.84	TIME & LABOR: \$0.00	EXPENSES: \$0.00	PMTS/DEPS: \$294.84	TOTAL DUE: \$0.00
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CUSTOMER MESSAGE

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

E.S.A RESIDENTIAL ENERGY SAVINGS AGREEMENT

Westisle Heating & Cooling agrees to provide you with a complete 21-point preventative maintenance inspection either annually or semi-annually, for your heating and/or air conditioning equipment during the term indicated.



3 - 2939 Boys Road
 Duncan, BC V9L 6W4
 (250) 746-9600 / (250) 746-9600
 admin@westisle.ca

Invoice

DATE	04/11/2024
INVOICE#	111344
TERMS	Due Upon Receipt

BILL TO
Glen Bujold Glen Bujold 7970 Richards Trail Duncan, BC V9L 6B2

SERVICE LOCATION
Glen Bujold 7970 Richards Trail DuncanBCV9L 6B2

JOB#	DATE	PO/REF#	DESCRIPTION
1041222368	04/10/2024		Heat Pump & Air Handler Preventative Maintenance - Debbie called. - Arrived at residence. - Inspected filter; Customer had a clean filter in place prior to inspection. - Electrical connections were secure and clean. - Blower motor capacitor was out of range and needed replacement. - Customer agreed to replace capacitor. - The blower wheel moved freely. - Tested emergency heat; all three heaters drew 20 amperages. - Tested heat pump in heating mode. - System conditioned 65°Fahrenheit supply air to 85°Fahrenheit supply air. - Tested heat pump in cooling mode. - System conditioned 65°Fahrenheit supply air to 50°Fahrenheit supply air. - Heat pump operating within acceptable parameters for age. - Outdoor unit and components functioning well. - Capacitor was working well on both sides. - Tested contactor; had no voltage drop across the coil. - Tested reversing valve. - Fan blades and motor sound well during operation. - Minor rattling noise at startup but levels out quickly. - Defrost function working well. - System was operational. - Left thermostat at 69°Fahrenheit.

Job Charges	Qty	Rate	Total
1 Heat Pump Preventative Maintenance Single heat pump/air handler preventative maintenance	1.00	\$212.00	\$212.00
Residential Maintenance Parts 10 microfarad Capacitor	1.00	\$100.00	\$100.00
Job Subtotal			\$312.00
G		5.00%	\$14.04
Senior Discount		10.00%	-\$31.20
Job Total			\$294.84

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

Invoice Total: \$294.84

CUSTOMER MESSAGE

We would very much appreciate it if you would share your positive experience by submitting a Google Review. You can do so by simply following this link: <https://g.page/r/CUTFKN4hvaUKEBM/review>

GST Number 862941176RT0001
E-transfers: admin@westisle.ca Please put the Invoice number in the message of the E-transfers

Deposits (-):	\$294.84
Payments (-):	\$0.00
Total Due:	\$0.00

RE: Building File inquiry - 7970 Richards Trail

1 message

Building <Building@northcowichan.ca>
To: Team Biberger <mail@teambiberger.com>

16 April 2024 at 10:49

Hi Nancy,

Thank you for your email.

Please find attached the following:

- Building Permit No. 324 to construct building (1-storey single family dwelling), together with Certificate of Occupancy issued June 10, 1996; and
- Survey.

Sewerage system records can be purchased for a fee through VIHA (Island Health). You can send your request to them here: <https://www.islandhealth.ca/our-locations/health-protection-environmental-services-locations/duncan> or they can be reached at 250-737-2010.

If you should have any questions, please do not hesitate to contact building@northcowichan.ca.

Regards,

Katherine Deveau

Administrative Assistant 1

Casual

T: 250-746-3200 x3407

E: Katherine.Deveau@northcowichan.ca

7030 Trans-Canada Highway
Duncan, BC V9L 6A1 | Canada
www.northcowichan.ca



WETT RECOMMENDED INSPECTION CHECKLIST

Requested by: <u>DEB BUSOLD</u>	Inspection location: <input checked="" type="checkbox"/> Same as requested or:
Address: <u>7970 RICHARDS TRAIL</u> <u>DUNCAN, B.C.</u>	Address:
Postal code: <u>V9L 6B2</u>	Postal code:
Phone no's:	Phone no's:
Inspector's name: <u>MIKE MALONE</u>	WETT no.: <u>7502</u>
Reason(s) for inspection: <u>INSURANCE</u>	
Level of inspection requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	
Date of request: <u>APRIL 15/24</u>	Date of inspection: <u>APRIL 18/24</u>

PELLET STOVE AND PELLET VENT

Appliance Standard:	<input type="checkbox"/> ULC S627	<input checked="" type="checkbox"/> EPA	<input checked="" type="checkbox"/> CSA B415	<input type="checkbox"/> Unknown	<input type="checkbox"/> Uncertified
Listing Agency:	<input type="checkbox"/> ULC	<input checked="" type="checkbox"/> CSA	<input checked="" type="checkbox"/> WH(ITS)	<input type="checkbox"/> UL	<input type="checkbox"/> OTL
Manufacturer:	<u>ENVIRO</u>		<input type="checkbox"/> Unknown	<input type="checkbox"/> Flue Collar Size: <u>3"</u>	
Appliance Type:	<input checked="" type="checkbox"/> Free Standing	<input type="checkbox"/> Fireplace Insert	<input type="checkbox"/> Fireplace		
Fuel:	<input checked="" type="checkbox"/> Wood Pellet	<input type="checkbox"/> Corn	<input type="checkbox"/> Multi Fuel		
Pellet Vent Standard:	<input checked="" type="checkbox"/> ULC S609	<input type="checkbox"/> Unknown			
Listing Agency:	<input checked="" type="checkbox"/> ULC	<input checked="" type="checkbox"/> CSA	<input type="checkbox"/> WH(ITS)	<input type="checkbox"/> UL	<input type="checkbox"/> OTL
Manufacturer:	<u>SIMPSON</u>		<input type="checkbox"/> Unknown	<input type="checkbox"/> Size: <u>3"</u>	
Installation manual available:	Appliance: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	/ Pellet vent: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
System installed by:			Date:	<input checked="" type="checkbox"/> Unknown	
Appliance location:	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> Main floor	<input type="checkbox"/> Other (specify):		

Inspection Results: Indicate inspection results for each component. Code Compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect. An inspection can be expected to include some components marked UTI.

Continued over page

PELLET STOVE AND PELLET VENT, page 2

COMPONENT	ACTUAL(S)	CODE COMPLIANCE
1. Appliance clearances	6"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
2. Ember pad size/material	10"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
3. Outdoor combustion air Required? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
4. Pellet vent clearances	Good.	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
5. Vent clean-out	Yes	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
6. Sealed venting	Yes	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
7. Venting rise	Yes	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
8. Horizontal termination	Good.	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
9. Termination ht above roof		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
10. Vent connects to chimney	<input type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
If yes, type of chimney:		
11.		<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

Photos taken: No Yes
 Your file reference:

Comments and Observations. All non-compliance ratings should be considered for comment. Attach additional page(s) if needed.

This checklist contains 2 pages in total. The Inspection Report contains 2 pages in total.

Inspector Signature: *[Signature]*
 Date: April 13/24

Insert your company logo and contact information here