Oceanfront Luxury Estate

11680 Fairtide Road, Ladysmith B.C.

Sotheby's INTERNATIONAL REALTY | Canada

Welcome and thank you for taking the time to view this property. This information book is provided to assist you with questions you may have.

Brian Danyliw
REALTOR

brian.danyliw@sothebysrealty.ca
c 250.710.6844
o 250.380.3933
Personal Real Estate Corporation

The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification by the purchaser and their advisors.

Sotheby's INTERNATIONAL REALTY | Canada

E.&O.E.: Sotheby's International Realty Canada is Independently Owned And Operated.

11680 Fairtide Road, Ladysmith

Legal:	LT 1, DL 93, OYSTER DISTRICT, PL 33473 EXCEPT PART LYING TO THE NORTH AND EAST OF FAIRTIDE ROAD AS SAID ROAD IS.....		
PID:	000-127-329		
		Listing No.:	L25-20
Taxes (Year):	$10,895 (2024)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	R-2	Zoning Type:	Residential
Lot Size:	1.01 acres	Year Built:	1995-Renovated
Total Area House:	4,950 sq. ft.	Starfish Cottage: Driftwood Cottage:	554 sq. ft. 885 sq. ft.
Style:	Mediterranean	No. of Floors:	3
Bedrooms:	5	Bathrooms:	7
Construction:	Frame	Foundation:	Other
Flooring:	Mixed	Exterior:	Stucco & Other (cabins)
Water:	Well (with storage tanks)	Sewer:	Septic
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Heat Pump	Fuel:	Electric
No. of Fireplaces:	3	Fireplace Fuel Type:	Propane
Roofing Material:	Slate Tile	Roof Age:	2021 Estimated
Garage:	No	Additional Parking:	Yes
Windows:	Thermo	In Ground Sprinkler:	Yes
RV Parking:	Yes	Outbuildings:	Yes
Pool:	No	Hot Tub:	No
Built In Vacuum:	Yes	Additional Interior Storage:	Yes
Elementary School:	SD68	Middle School:	SD68
Secondary School:	SD68	Recreation Nearby:	Yes
Home Warranty:	No	Views:	Ocean & Mountain

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

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Special Features – 11680 Fairtide Road, Ladysmith

Property

- 1.01 acres
- Gated and partially fenced for security
- 280' of waterfrontage
- Sandy, low-bank walk-on beach
- RV/ Boat parking area
- Concrete boat launch/ramp (16" thick concrete to prevent cracking)

Mechanical & Irrigation

- Well with multiple zone storage tanks (2 exterior and 2 interior in mechanical room)
- 400 amp electrical service
- Generac backup generator that can run all major appliances during power outage
- Septic system
- Electric heat pumps main house and both cabins
- Full 3-zone irrigation system with 8000 gallons of water storage
- Rail boat lift system (not functioning but could be rebuilt)
- Security lighting throughout the property
- Elevator ready with shaft in place to access all three floors

House Main Floor

- **FUN ZONE 1:** Full wet bar and lounge area
- Grand entry & foyer with atrium ceiling & curved staircase
- 10' ceiling height
- Large great room
- Dining room with seating for 20 guests
- 2 bedrooms, both with private ensuites
- Dedicated office (could also be a bedroom)
- Laundry/storage room
- 2 gas (propane) fireplaces
- High-end lighting throughout
- Engineered hardwood floors
- 3 sliding glass doors to access the massive concrete deck with spectacular west facing views
- 2-piece powder room

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Special Features – 11680 Fairtide Road, Ladysmith

Kitchen

- Italian tile backsplash
- New cabinetry throughout
- Top end KitchenAid, & Bosch stainless steel appliances
- 6-burner gas range
- Dual Samsung fridges
- Quartz countertops
- Under-mount sink
- Coffee bar with sink

Primary Bedroom/ Ensuite

- His & Her walk-in closets
- His & Her luxurious 3-piece ensuite baths
- Coffee bar
- Laundry facilities
- Sliding glass door to large private sundrenched deck
- Gas fireplace

Lower Floor

- **FUN ZONE 2:** Full English-style pub for friends and family entertainment
- Lock-off suite with 3-piece bath and covered concrete outdoor patio
- Wine cellar
- Mechanical room
- Large 2-car garage

Starfish Cottage

- 554 sq. ft.
- Full self-contained with complete kitchen (SS appliances), laundry facilities & heat pump
- 3-piece bath
- Covered deck with fantastic ocean views
- New roof & dedicated parking area

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Special Features – 11680 Fairtide Road, Ladysmith

Driftwood Cottage

- 885 sq. ft.
- Built in 2022
- Full self-contained with kitchen (SS appliances), laundry facilities & heat pump
- 4-piece bath
- Deck with fantastic ocean views
- Dedicated parking area

Outdoor Living

- **FUN ZONE 3:** Outdoor entertaining deck
- Fully covered kitchen with bar
- Fridge, stove & dishwasher
- 3-piece bathroom
- Deck accommodates a lot of guests for fun and frolic!

Other Features

- Extra laundry facilities in the shed behind the outdoor deck
- Deck awnings on main deck and Primary suite deck
- Storage shed for garden implements
- Huge irrigated grassy area for outdoor games or relaxing by the ocean
- Fruit trees
- Fully landscaped
- Deep water access right in front of the property does not 'dry' on low tides

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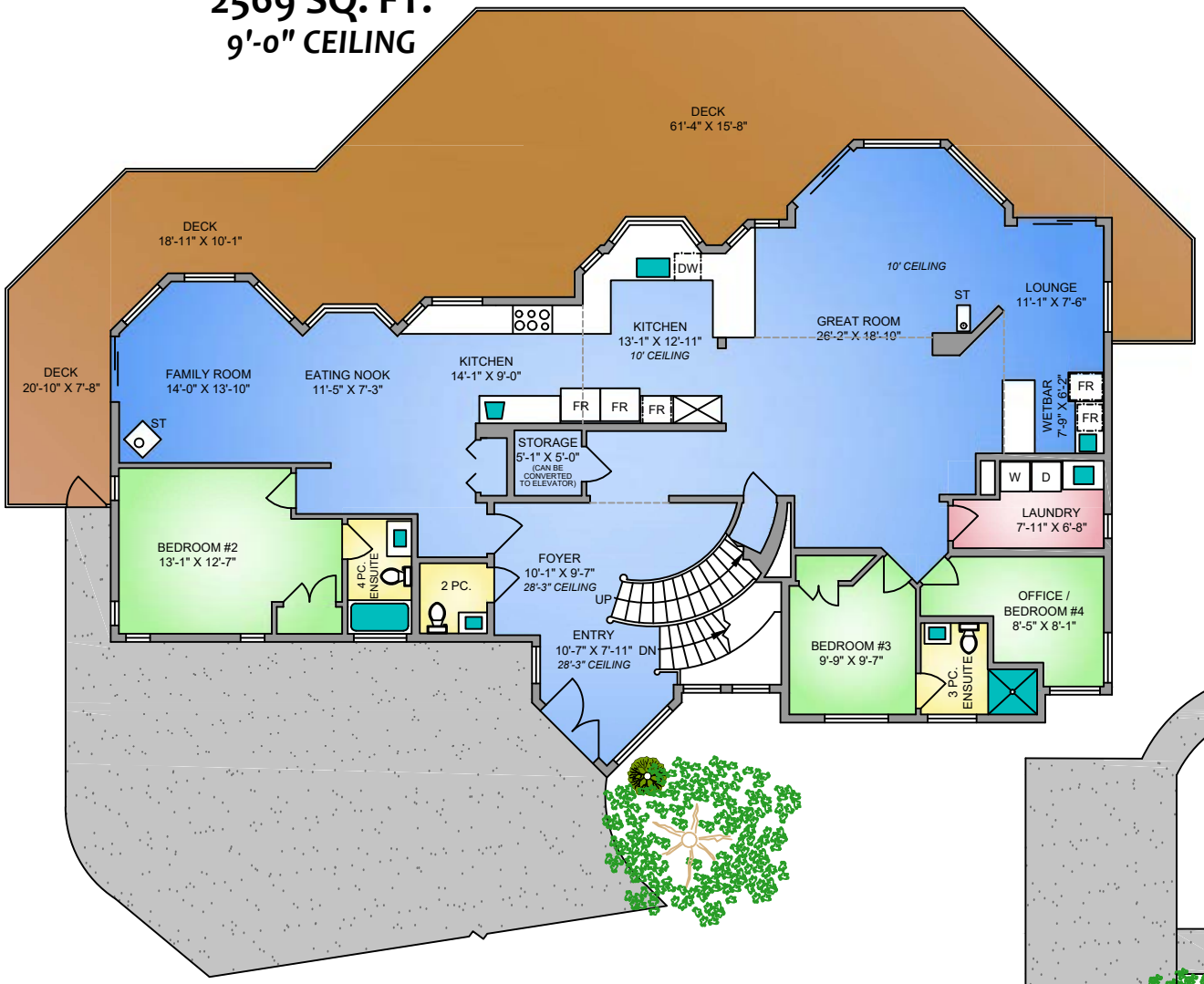
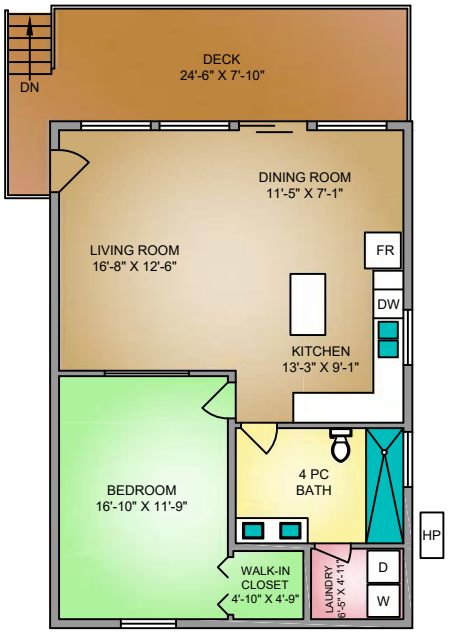
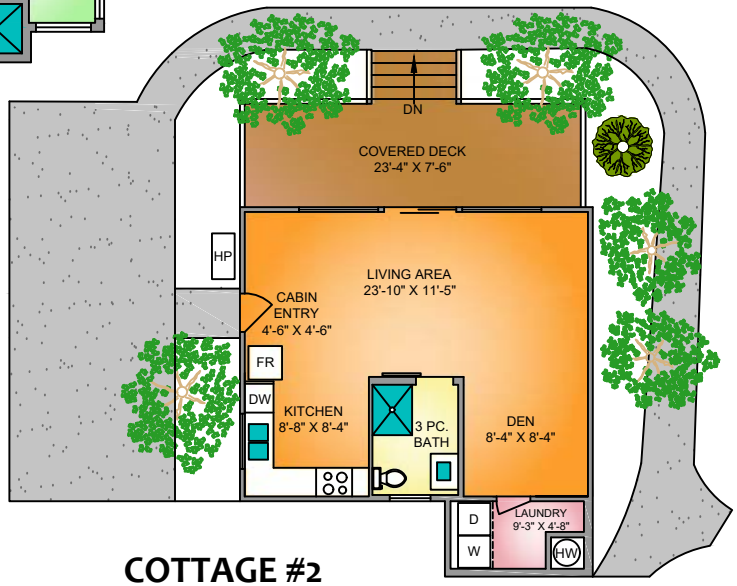
MAIN FLOOR
2569 SQ. FT.
9'-0" CEILING



COTTAGE #1
885 SQ. FT.
12'-10" VAULTED CEILING





COTTAGE #2
554 SQ. FT.
10'-0" VAULTED CEILING

11680 FAIRTIDE ROAD

JULY 24, 2025

This floor plan has been laser measured and drafted by a professional Drafting Technician using AutoCAD software. Private resale or modification of this copyrighted document to a third party by any individual or entity, other than the original creator is strictly prohibited. Plans may not be 100% accurate. Buyer must verify any critical measurement.

FLOOR	MAIN HOUSE AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	2569	-	-	1243
UPPER	892	-	-	612
LOWER	1489	351	660	853
TOTAL	4950	351	660	2708

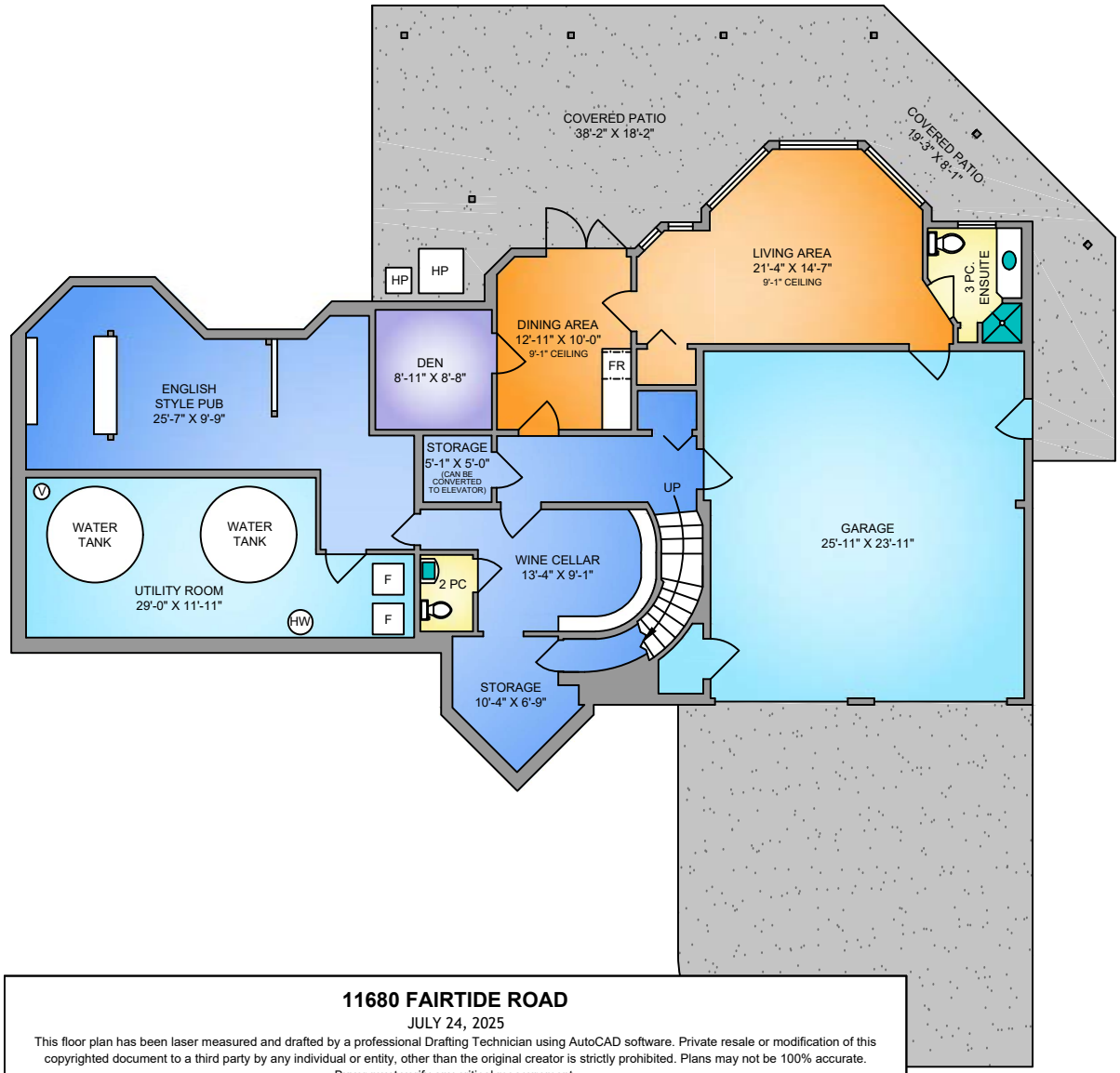
FLOOR	OUTBUILDINGS AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
COTTAGE #1	885	218
COTTAGE #2	554	169
O/D KITCHEN	76	1040

NORTH

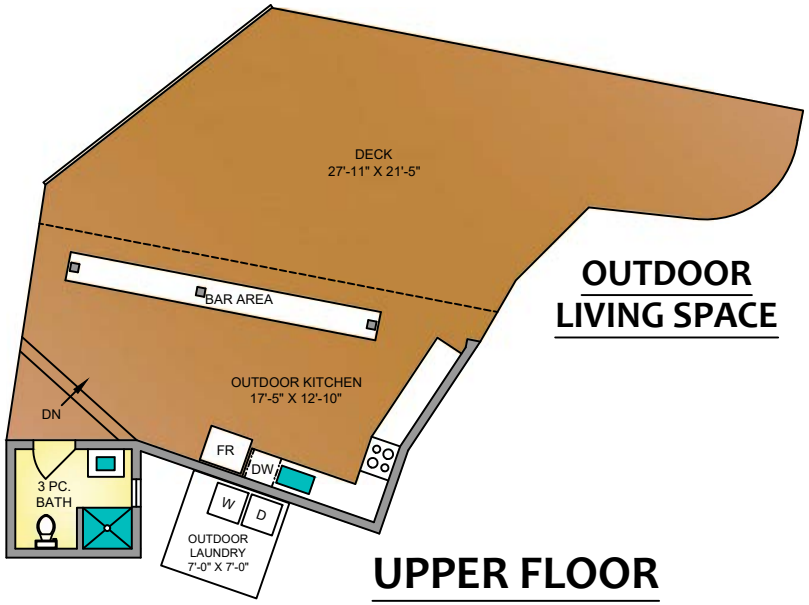
0' 5' 10'

SCALE

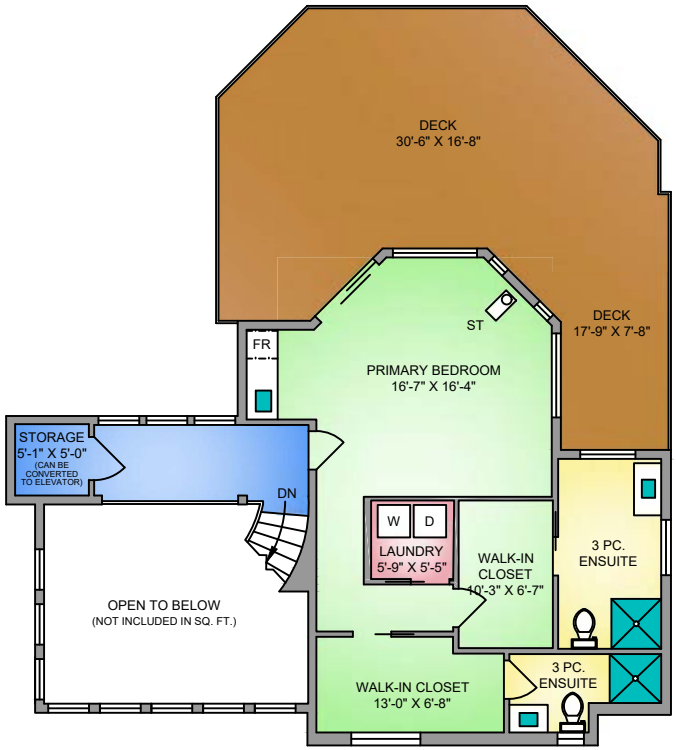
LOWER FLOOR
1840 SQ. FT.
7'-0" CEILING



OUTDOOR
LIVING SPACE



UPPER FLOOR
892 SQ. FT.
9'-0" CEILING



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COTTAGE #2	554	169
O/D KITCHEN	76	1040

TITLE SEARCH PRINT 2025-07-16, 21:06:14

File Reference: Requestor: Brian Danyliw

Declared Value $1375000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District VICTORIA
Land Title Office VICTORIA

Title Number CA4955021
From Title Number S31993

Application Received 2016-01-28

Application Entered 2016-02-12

Registered Owner in Fee Simple
Registered Owner/Mailing Address: [redacted]
11680 FAIRTIDE ROAD
LADYSMITH, BC
V9G 1K5
AS JOINT TENANTS

Taxation Authority Nanaimo/Cowichan Assessment Area

Description of Land
Parcel Identifier: 000-127-329
Legal Description:
LOT 1 DISTRICT LOT 93 OYSTER DISTRICT PLAN 33473
EXCEPT THAT PART LYING TO THE NORTH AND EAST OF FAIRTIDE ROAD AS
SAID ROAD IS SHOWN DEDICATED ON PLAN 33473

Legal Notations NONE

Charges, Liens and Interests
Nature: EXCEPTIONS AND RESERVATIONS
Registration Number: M76300
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks: INTER ALIA
AFB 9.693.7434A, SECTION 172(3)
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM E AND N RAILWAY COMPANY

Nature:	RIGHT OF WAY
Registration Number:	399062G
Registration Date and Time:	1970-06-02 14:40
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA PART

Nature:	EASEMENT
Registration Number:	B86248
Registration Date and Time:	1973-09-14 14:25
Remarks:	INTER ALIA PART APPURTENANT TO LOT 1, PLAN 16576

Nature:	RESTRICTIVE COVENANT
Registration Number:	J30602
Registration Date and Time:	1980-03-06 12:32
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA PART,

Nature:	COVENANT
Registration Number:	CA9181048
Registration Date and Time:	2021-07-12 11:54
Registered Owner:	COWICHAN VALLEY REGIONAL DISTRICT

Nature:	MORTGAGE
Registration Number:	CA9642832
Registration Date and Time:	2022-01-14 10:10
Registered Owner:	THE BANK OF NOVA SCOTIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT 2025-07-16, 21:06:14

File Reference: Requestor: Brian Danyliw

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PARCEL IDENTIFIER (PID): 000-127-329

SHORT LEGAL DESCRIPTION:S/33473/////1
                  MARG:REM
TAXATION AUTHORITY:
  1  Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT
  LOT 1  DISTRICT LOT 93  OYSTER DISTRICT  PLAN 33473
  EXCEPT THAT PART LYING TO THE NORTH AND EAST OF FAIRTIDE ROAD AS
  SAID ROAD IS SHOWN DEDICATED ON PLAN 33473

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:
  SUBDIVISION PLAN VIP16576
  SUBDIVISION PLAN VIP33473

AFB/IFB:  MN:  N  PE: 0 SL: 1 TI: 1
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04-NA-R14

PLAN OF SUBDIVISION OF PART OF LOT 1, DISTRICT LOT 93, OYSTER DISTRICT, PLAN 3184.

B15325

PLAN No. 33473

Deposited in the Land Registry Office at Victoria, B.C.,
this 12th day of March, 1980

Deputy Registrar

SCALE 1" = 100 feet

LEGEND

Bearings are astronomic and derived from PLAN 16576.
This plan lies within the REGIONAL DISTRICT of COWICHAN VALLEY.

- IP denotes STANDARD IRON POST set.
- OIP denotes IRON POST found.
- OAP denotes ALUMINUM POST found.
- O.P. Rock denotes ROCK POST found.
- C.Mon denotes CONTROL MONUMENT set.
- TH denotes TRAVERSE HUB set.

Approved under the Land Registry Act,
this 2nd day of November, 1979

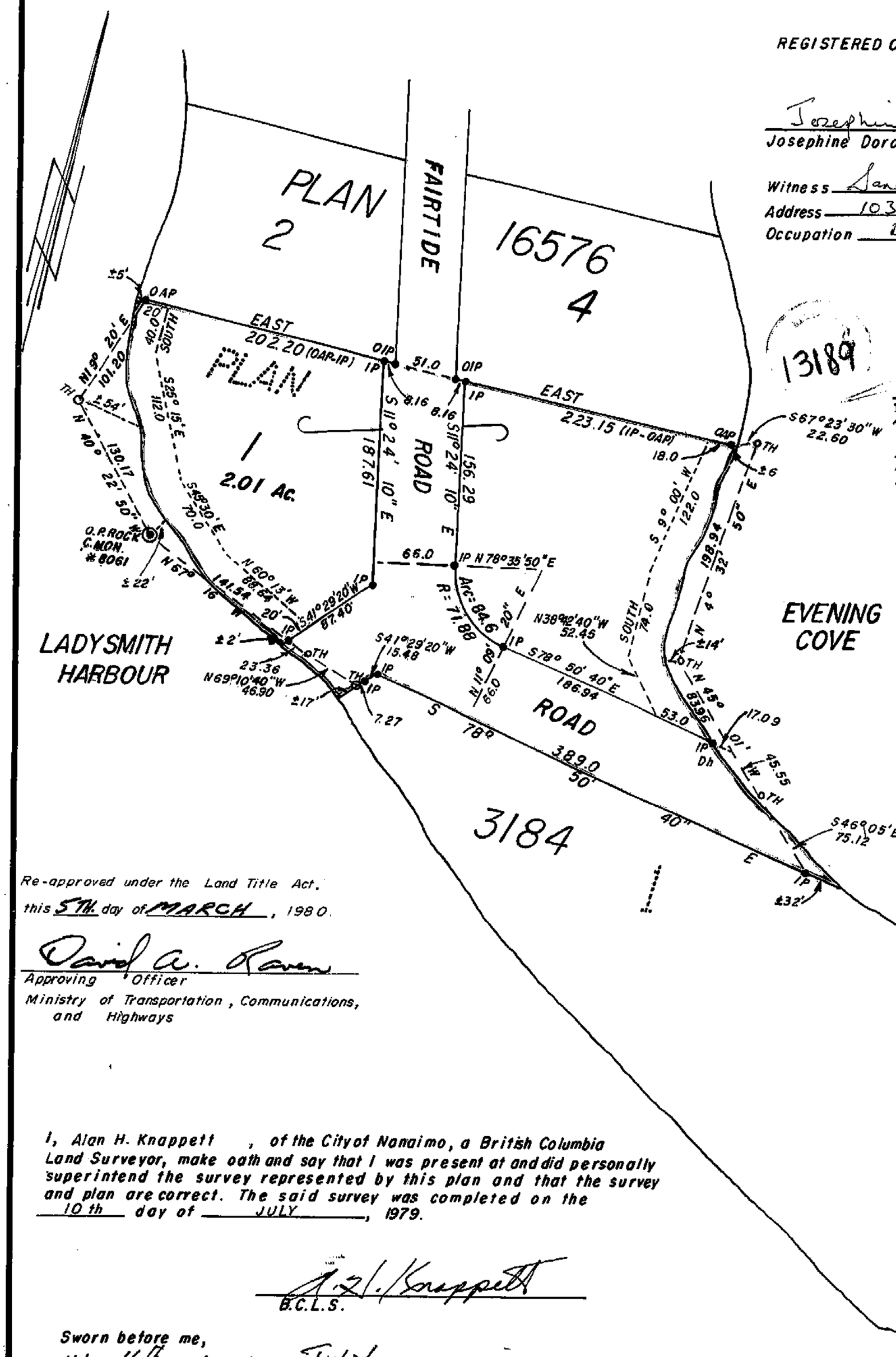
C. T. Russell

Approving Officer
Ministry of Transportation, Communications, and HIGHWAYS.

REGISTERED OWNER

Josephine D. Rose
Josephine Dorothy Rose

Witness Sandra Hock
Address 1031 NELSON ST. NANAIMO
Occupation DRAFTSPERSON



"approved as to dedication of road"
B. C. Hydro & Power Authority
13189
DIRECTOR
Authorized Signatory
ASSOCIATE SECRETARY
Authorized Signatory

This plan need not comply with clause (b) of Section 86 of the Land Registry Act.
Dated this 2nd day of November 1979.

C. T. Russell
Approving Officer
Ministry of Transportation, Communications, and Highways

Re-approved under the Land Title Act,
this 5th day of MARCH, 1980.

David A. Raven
Approving Officer
Ministry of Transportation, Communications, and Highways

I, Alan H. Knappett, of the City of Nanaimo, a British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 10th day of JULY, 1979.

A.H. Knappett
B.C.L.S.

Sworn before me,
this 16th day of JULY, 1979.

A Commissioner for taking affidavits in the Province of B.C.

The Registered Owners as designated hereon, hereby declare that they have entered into a Restrictive Covenant Agreement with Her Majesty the Queen in the Right of the Province of British Columbia as represented by the Ministry of Transportation, Communications, and Highways under Section 24 A of the Land Registry Act.

FILE 839 FB 37 P. 63

D-64

399062-G

THIS INDENTURE

is made the 28th day of May, 1970.

BETWEEN:

ALLAN NEWTON ROSE and
JOSEPHINE DOROTHY ROSE
4515 Chapel Road, N.W.,
CALGARY 2, Alberta

(hereinafter called "the Grantor")

OF THE FIRST PART

AND:

British Columbia Hydro and Power Authority, of 820 Pandora Avenue, in the City of Victoria, in the Province of British Columbia,

(hereinafter called "B.C. Hydro")

OF THE SECOND PART

WHEREAS the Grantor is the owner of that certain parcel of tract of land and premises (hereinafter called "the land") situate, lying and being in NANAIMO ASSESSMENT DISTRICT.

in the Province of British Columbia and more particularly known and described as:

That part of:

Lot One (1), District Lot 93, Oyster District, Plan 3184, Except that part thereof included within the boundaries of Plan 16576,

lying to the North of a line parallel to and perpendicularly distant 10 feet from the Southerly boundary of Lot Two (2), Plan 16576, and to the West of the production Southerly of the Easterly boundary of Lot two (2) Plan 16576

Form "G" Land Registry Act (Sec. 50)
MEMORANDUM OF REGISTRATION
Registered this 3 day of June 1970
on application received at the time
written or stamped on the application.
H. T. KENNEDY, Registrar of the Victoria Land Registration District

JUN 2 '70 893897 1sA 3 5.00

PAID

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. The Grantor, in consideration of the sum of

----One and-------00/100 Dollars ($ 1.00)

now paid to the Grantor by B. C. Hydro (the receipt of which is hereby acknowledged) and the covenants of B. C. Hydro herein contained, hereby grants unto B. C. Hydro in perpetuity the full and free right, liberty and right of way for B. C. Hydro, its servants, agents and all others the licensees of B. C. Hydro, first, from time to time to

D-64-P&W

construct, erect, string, operate, maintain, remove and replace poles with guy wires, brackets, crossarms, insulators, transformers, anchors and their several attachments, and one or more lines of wire for the transmission and distribution of electric energy and for telephone and television purposes, and to excavate for and install, operate, maintain, remove and replace (with conduits, cables or pipe of initial or any other size) one or more underground conduits and cables with all necessary attachments and fittings for the underground transmission and distribution of electrical energy and for telephone and television purposes, (all of which are hereinafter together called "the works") upon all that portion (hereinafter called "the right-of-way") of the land more particularly known and described as:

That part of:

Lot One (1), District Lot 93, Oyster District, Plan 3184, Except that part thereof included within the boundaries of Plan 16576,

lying to the North of a line parallel to and perpendicularly distant 10 feet from the Southerly boundary of Lot Two (2), Plan 16576, ~~and~~ for 100 feet to the West of the production Southerly of the Easterly boundary of Lot Two (2) Plan 16576

secondly, to clear the right-of-way and keep it cleared of all or any part of any trees, growth, buildings or obstructions now or hereafter on the right-of-way which might, in the opinion of B.C. Hydro, interfere with or endanger such excavation, installation, construction, erection, stringing, operation, maintenance, removal or replacement; thirdly, to string wires for the purposes aforesaid over the land from the right-of-way to buildings and structures on the land or on parcels of land immediately adjoining the land, and to street lights on public roads adjacent to the land; fourthly, to pass and repass over the land for the purpose of ingress and egress for any of the purposes aforesaid; and fifthly, generally to do all acts necessary or incidental to the business of B.C. Hydro in connection with the foregoing.

2. The Grantor hereby convenants with B.C. Hydro:

(a) Not to plant, make, place or maintain any growth, excavation, pile of material or obstruction on the right-of-way so as at any time to obstruct access by B.C. Hydro's servants, employees, agents, licensees, vehicles or equipment to, or to interfere with or endanger the works or any part thereof.

(b) Not to do or knowingly permit to be done any act or thing which will in any way whatsoever interfere with, injure or endanger the works or any part thereof, or impair the operating efficiency thereof and, in particular, without limiting the generality of the foregoing, not to carry out blasting operations on or adjacent to the right-of-way unless permission in writing from B.C. Hydro has first been received, which permission will not be unreasonably withheld.

(c) From time to time and at all times upon every reasonable request and at the cost and charges of B.C. Hydro to do and execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices, conveyances and assurances in law whatsoever for the better assuring unto B.C. Hydro of the rights, liberties and right-of-way hereby granted.

3. B. C. Hydro hereby convenants with the Grantor to compensate the Grantor for any damage caused to crops and improvements situate on the land elsewhere than on the right-of-way by reason of B.C. Hydro's exercise of any of its rights aforesaid.

D-64-I

4. It is mutually understood, agreed and declared by and between the parties hereto that:

(a) This grant shall be construed as running with the land and no part of the fee of the soil thereof shall pass to or be vested in B. C. Hydro under or by these presents.

(b) The expressions "Grantor" and "B. C. Hydro" herein contained shall be deemed to include the executors, administrators, successors and assigns of such parties wherever the context so admits.

(c) Where the expression "Grantor" includes more than one individual, all covenants herein on the part of the Grantor shall be construed as being several as well as joint.

(d) Wherever the singular and masculine are used in this Indenture they shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed the day and year first above written.

SIGNED, SEALED AND DELIVERED by the Grantor in the presence of:

Barrie L. Barrington

Calgary, Alta.

Albert Dorothy Rose

Josephine Dorothy Rose

4

FOR WITNESS

To Wit:

I Lorne B. Lovigard of the City of Calgary in the Province of ~~British~~ Alberta Columbia, make oath and say:-

1. I was personally present and did see the within instrument duly signed and executed by ALLAN NEWTON ROSE and JOSEPHINE DOROTHY ROSE the parties thereto, for the purpose named therein.

2. The said instrument was executed at Calgary

3. I know the said parties, and that they are of the full age of twenty-one years.

4. I am subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Calgary in the Province of ~~British Columbia~~ Alberta this 25th day of May, 196~~x~~ 70

Lorne B. Lovigard

~~A Notary Public in and for the Province of British Columbia~~
~~A Commissioner for taking affidavits within British Columbia.~~
Oaths in and for the Province of Alberta

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the day of 196 at in the Province of British Columbia the evidence on oath of (whose identity has been proved by personally known to me,) who is) appeared before me and acknowledged to me that he is the of

and that he is the person who subscribed his name to the annexed instrument as of the said

and affixed the seal of the

to the said Instrument; that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord One thousand nine hundred and sixty-

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia.

Note: Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

RCVD: 1970-06-02 RQST: 2023-12-21 09.50.10

Doc #: 399062G

Status: Registered

DATED: day of 1970

ALLAN NEWTON ROSE and
JOSEPHINE DOROTHY ROSE

399062-G

and

BRITISH COLUMBIA HYDRO
AND POWER AUTHORITY

E A S E M E N T

Particulars for Land Registry Office

Date: June 2, 1970

Nature of Charge - Right of Way

Declared Value - Nominal

Applicant: British Columbia Hydro
and Power Authority

Per
~~Solicitor~~ Agent
P.O.Box 500, Victoria, B.C.
Phone: 382-9261-Local 282.

Legal Department
B.C.Hydro and Power Authority
Victoria, B.C.

RCVD: 1970-06-02 RQST: 2023-12-27 09.50.10

Doc #: 399062G

Status: Registered

DATED: day of 1970

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Legal Department
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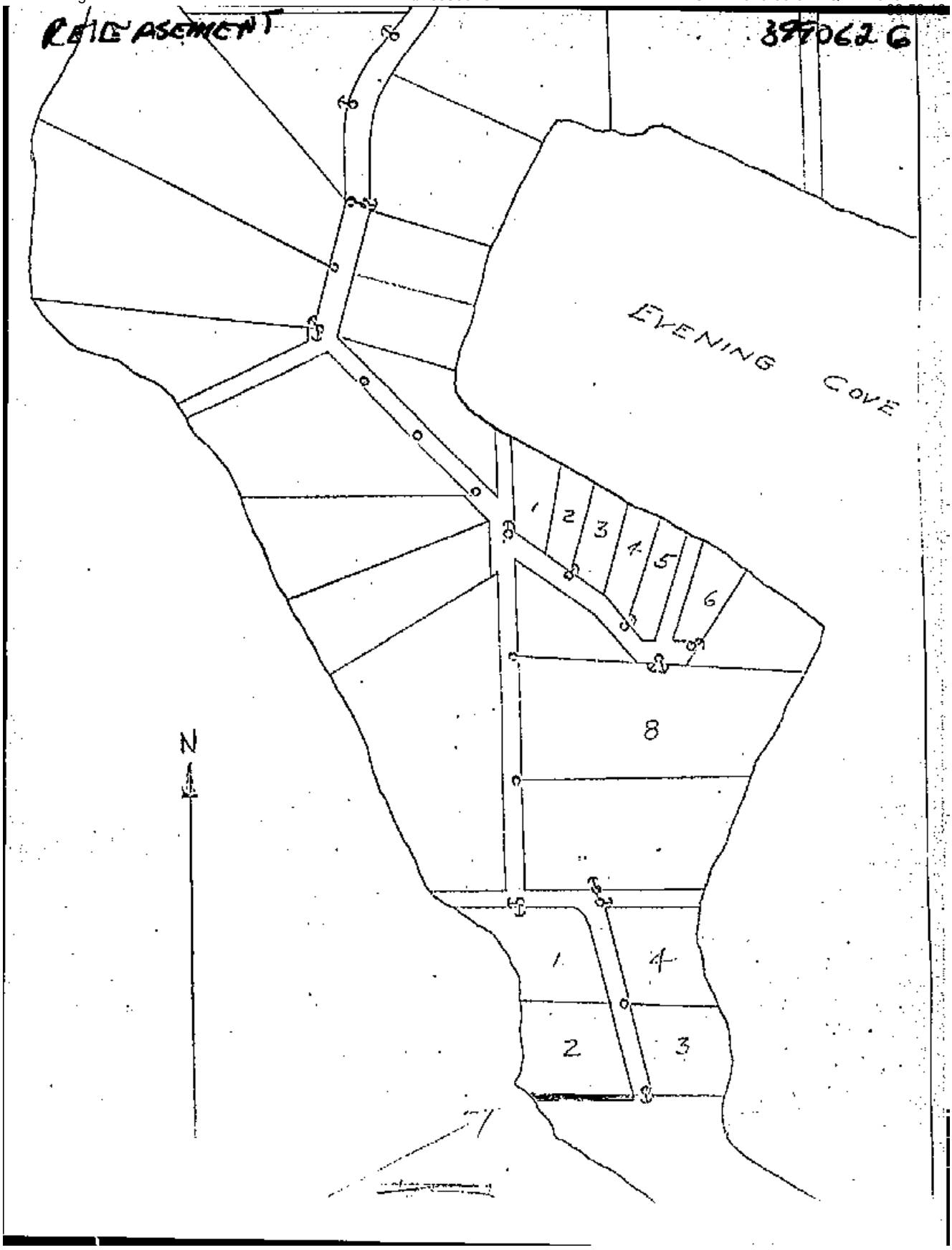
Victoria, B.C.


RELEASEMENT
399062 G
EVENING COVE
1
2
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1
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D-64

for plan see 399062-G

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is made the 28th day of May, 1970.

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1. The Grantor, in consideration of the sum of

----One and-------00/100 Dollars ($ 1.00)

now paid to the Grantor by B. C. Hydro (the receipt of which is hereby acknowledged) and the covenants of B. C. Hydro herein contained, hereby grants unto B. C. Hydro in perpetuity the full and free right, liberty and right of way for B. C. Hydro, its servants, agents and all others the licensees of B. C. Hydro, first, from time to time to

Land Title Act
Charge
General Instrument – Part 1

VICTORIA LAND TITLE OFFICE
JUL 12 2021 11:54:20.001
CA9181048-CA9181050

1. Application

Heath Law LLP - Tara Donley
200, 1808 Bowen Road
Nanaimo BC V9S 5W4
2507532202

M58376-1 D Ivens Covenant - Secondary Suite

2. Description of Land

PID/Plan Number	Legal Description
000-127-329	**LOT 1 DISTRICT LOT 93 OYSTER DISTRICT PLAN 33473 EXCEPT THAT PART LYING TO THE NORTH AND EAST OF FAIRTIDE ROAD AS SAID ROAD IS SHOWN DEDICATED ON PLAN 33473**

3. Nature of Interest

Type	Number	Additional Information
COVENANT		
PRIORITY AGREEMENT	**CA4955022**	**Priority over Mortgage CA495022 in favor of Cowichan Valley Regional District**
PRIORITY AGREEMENT	**CA7205499**	**Priority over Mortgage CA7205499 in favor of Cowichan Valley Regional District**

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

TREVOR PAUL IVENS

JANE HILARY IVENS

CANADIAN WESTERN BANK

6. Transferee(s)

COWICHAN VALLEY REGIONAL DISTRICT
175 INGRAM STREET
DUNCAN BC V9L 1N8

7. Additional or Modified Terms

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Land Title Act
Charge
General Instrument – Part 1

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.

Witnessing Officer Signature	Execution Date	Transferor Signature(s)
Michael W. Brown **Barrister & Solicitor** Heath Law LLP 200, 1808 Bowen Road Nanaimo BC V9S 5W4	YYYY-MM-DD **2021-06-04**	**Trevor Paul Ivens** **Jane Hilary Ivens**

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.

Witnessing Officer Signature	Execution Date	Transferor Signature(s)
Tara Golob **Commissioner for Taking Affidavits for British Columbia** 101, 6475 Metral Drive Nanaimo BC V9T 2L9 Expiry Date: August 31, 2021	YYYY-MM-DD **2021-06-25**	**Canadian Western Bank** By their Authorized Signatory **name: Holly Van Schouwen**

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.

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Land Title Act
Charge
General Instrument – Part 1

Witnessing Officer Signature	Execution Date	Transferor Signature(s)
_____ **Kathleen Harrison, CMC** **Commissioner for Taking Affidavits for British Columbia** Cowichan Valley Regional District 175 Ingram Street Duncan BC V9L 1N8 as to both signatures	YYYY-MM-DD **2021-07-09**	**Cowichan Valley Regional District** as Transferee By their Authorized Signatory _____ **name: Aaron Stone, Chairperson** _____ **name: Angie Legault, Corporate Officer**

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.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Michael Walter Brown 943BAT

Digitally signed by Michael Walter Brown 943BAT
Date: 2021-07-12 11:53:53 -07:00

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TERMS OF INSTRUMENT – PART 2

SECTION 219 SEPARATE SUITE COVENANT

SEPARATE SUITE

THIS COVENANT dated for reference as of the date noted on the attached Form C.

BETWEEN:

TREVOR PAUL IVENS AND JANE HILARY IVENS
11680 Fairtide Roard
Ladysmith, BC V9G 1K5

(the "Grantor")
OF THE FIRST PART

AND:

COWICHAN VALLEY REGIONAL DISTRICT, a regional district incorporated under the British Columbia Local Government Act having its offices at 175 Ingram Street, in the City of Duncan, Province of British Columbia, V9L 1N8

(the "Grantee")
OF THE SECOND PART

WHEREAS:

A. The Grantor is the registered owner in fee simple of:

PID: 000-127-329
Lot 1, District Lot 93, Oyster District, Plan 33473, except that part lying to the north and east of Fairtide Road, as said road is shown dedicated on Plan 33473

(the "**Land**")

B. The Grantee is the Cowichan Valley Regional District; and

C. The Grantee has agreed to issue a building permit to the Grantor to permit a SEPARATE SUITE not to exceed 60m^2, to be constructed on the Land on condition that the Grantor allows this restrictive covenant to be registered on the title to the Land.

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 the Land is not to be subdivided under either the Land Title Act or the Strata Property Act or any similar or successor legislation, nor shall a

strata plan of any type pursuant to the Strata Property Act, be registered on the Land, except with the written consent of the Grantee.

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. 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) with the Grantor other than those contained in this Agreement.

5. 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.

6. The Grantor shall pay the legal fees of the Grantee in connection with the preparation and registration of this Agreement.

7. The Grantor covenants for itself, its heirs, executors, successors in title and assigns that it will, at all times, perform and observe the requirements and conditions contained in the covenant.

8. The restrictions and covenants herein contained shall be covenants running with the Land, shall be perpetual, 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.

9. 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.

10. 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.

11. **Priority Agreement**

Canadian Western Bank, the registered holder of charges by way of mortgages against the within described property which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA4955022 and CA7205499, 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 charges in the same manner and to the same effect as if it had been dated and registered prior to the said charges.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Form C attached hereto.

Status: Registered Doc # J30602 RCVD: 1980-03-06 RQST: 2023-12-21 09.50.1

SUBSTITUTE FORM C — PARTICULARS

Nature of charge(s): RESTRICTIVE COVENANT

Full name, postal address and telephone number of presenting instrument for registration:

ALAN H. KNAPPETT
B.C. LAND SURVEYOR
194 CLIFF STREET
NANAIMO, B.C. V9R 5E7
Telephone: 753--2921

Address of person entitled to be registered if different from that shown in instrument:

Signature of Applicant (Solicitor or Agent)

COVENANT

THIS AGREEMENT made this 27 day of ~~July~~ August, 1979.

J 030602

BETWEEN: Josephine Dorothy ROSE, Widow, of 719 - 69th Avenue, S.W., Calgary, Alberta, T2V OP1.

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

A N D :

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, as represented by the Ministry of Transportation, Communication and Highways.

(hereinafter called the "GRANTEE")
OF THE SECOND PART.

RECEIVED LAND REGISTRY OFFICE VICTORIA, B.C. 80 MAR 6 12:32

WHEREAS the Grantor is the registered owner of:

Lot 1, District Lot 93, OYSTER DISTRICT, Plan 3184, EXCEPT that part thereof included within the boundaries of Plan 16576.

AND WHEREAS the Grantee, as a condition of approving the subdivision of part of Lot 1, District Lot 93, OYSTER DISTRICT, Plan 3184, (sworn to by Alan H. Knappett, B.C.L.S., on the 16th day of July, 1979, a copy of which is hereto attached and marked Schedule "A"), has requested the Grantor to enter into a covenant hereinafter contained, pursuant to Section 24A of the Land Registry Act.

FORM 1
(Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on the day and time written below
12.3.80

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the premises and the sum of One Dollar ($1.00) of lawful money of Canada, paid by the Grantee to the Grantor (receipt of which is hereby acknowledged) the Grantor DOTH HEREBY COVENANT AND AGREE with the Grantee, THAT:

1. Hereafter, no building shall be constructed, nor mobile home located within seven point five (7.5) metres of the natural boundary of the sea. No area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than three point seven five (3.75) metres, G.S.C. DATUM. In the case of a mobile home, the ground level on which it is located shall be no lower than 3.75 G.S.C. Datum. The required set-back from the natural boundary of the sea is shown outlined in green on the attached plan of subdivision marked Schedule "A".

2. The required elevation may be achieved by landfill, thereby raising the ground level on which any building is to be constructed, or mobile home located, or by structurally elevating the said habitable business or storage area, or by a combination of both landfill and structural elevation, provided that no area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater. Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer than seven point five (7.5) metres from the natural boundary of the sea, and the face of the landfill slope shall be adequately protected against erosion from flood flows.

3. The owner agrees to save harmless the Province of British Columbia, and the Cowichan Valley Regional District in the event of any damage being caused by flooding to any building, improvement, or other structure built, constructed or placed upon the said lands and to any contents thereof.

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LAW AND COMMERCIAL STATIONERS FORM No. 91

For Maker

I HEREBY CERTIFY that, on the 27 day of August, 1979 at Nanaimo, in the Province of British Columbia,

~~(whose identity has been proved by the evidence on oath of~~ Josephine Dorothy Rose ~~who is)~~ personally known to me, appeared before me and acknowledged to me that she is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that she knows the contents thereof, and that she executed the same voluntarily, and she is of the full age of nineteen years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at Nanaimo in the Province of
British Columbia, this 27 day of August
in the year of our Lord one thousand nine hundred and seventy-nine.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits for British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets

Status: Registered Doc #: J30602 RCVD: 1980-03-06 RQST: 2023-12-21 09:50:1

4

J030602

IN WITNESS WHEREOF the Grantor has this day placed her hand and seal.

Witness _____)
Address _____)
_____)
Occupation _____)

R. H. W. EVANS
NOTARY PUBLIC
100 WALLACE ST.
NANAIMO, B.C.

Josephine Dorothy Rose

Josephine Dorothy Rose

THIS IS THE INSTRUMENT creating the Condition or Covenant entered into under Section 24A of the Land Registry Act by the registered owner referred herein.

C. T. [illegible]

Approving Officer, Ministry of Highways and Public Works

David A. [illegible]

Approving Officer, Ministry of Transportation and Highways

~~J 038602~~ PLAN DEPOSITED J038602

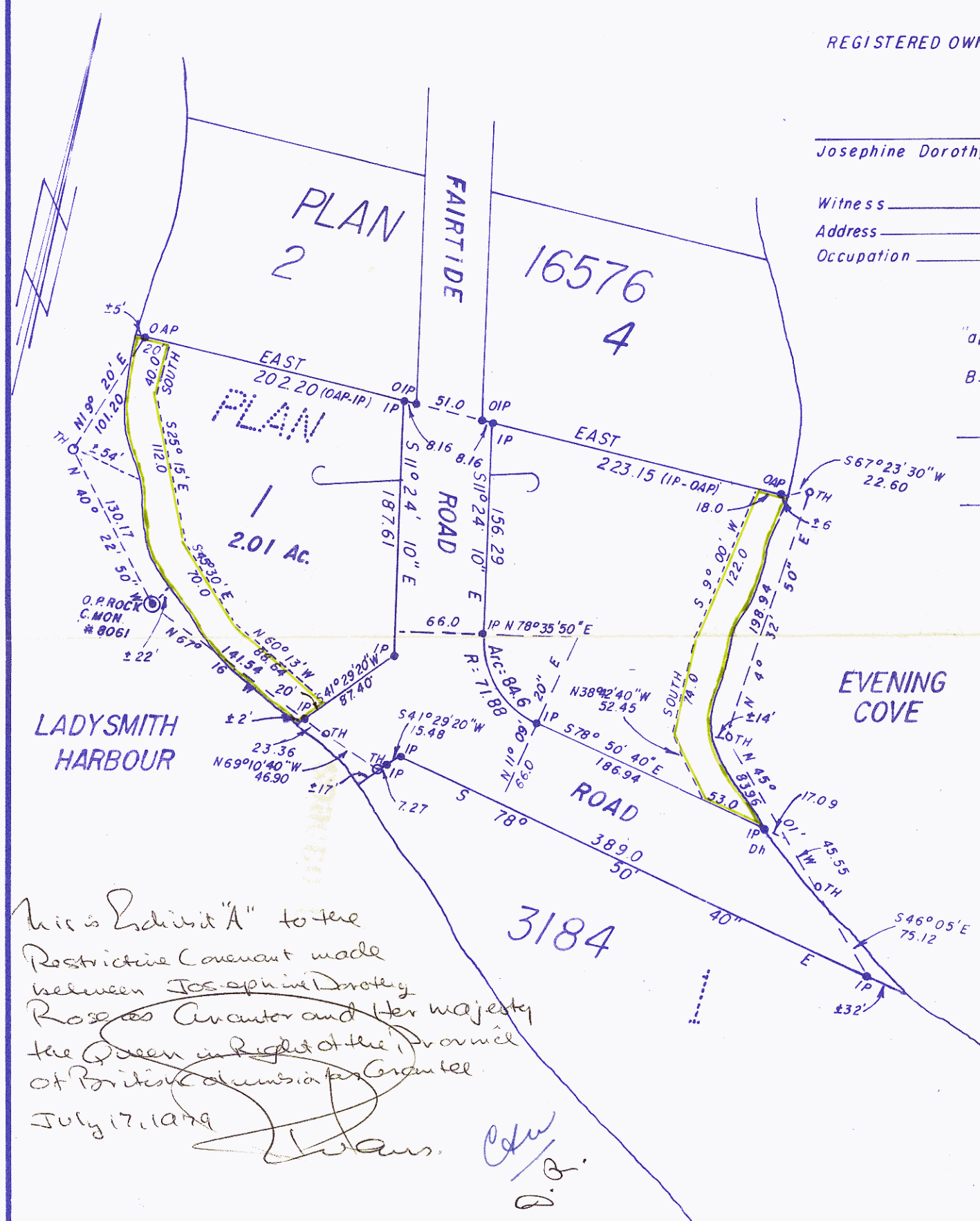
PLAN OF SUBDIVISION OF PART OF LOT 1, DISTRICT LOT 93, OYSTER DISTRICT, PLAN 3184.

SCALE 1" = 100 feet

LEGEND

Bearings are astronomic and derived from PLAN 16576.
This plan lies within the REGIONAL DISTRICT of COWICHAN VALLEY.

- IP denotes STANDARD IRON POST set.
- OIP denotes IRON POST found.
- OAP denotes ALUMINUM POST found.
- O.P. Rock denotes ROCK POST found.
- C.Mon denotes CONTROL MONUMENT set.
- TH denotes TRAVERSE HUB set.



This is Exhibit "A" to the Restrictive Covenant made between Josephine Dorothy Rose as Grantor and Her Majesty the Queen in Right of the Province of British Columbia as Grantee
July 17, 1979

PLAN No.

Deposited in the Land Registry Office at Victoria, BC,
this _____ day of _____, 1979

_____
Registrar

Approved under the Land Registry Act,
this _____ day of _____, 1979

_____
Approving Officer
Ministry of Transportation, Communications, and HIGHWAYS.

REGISTERED OWNER

_____
Josephine Dorothy Rose

Witness _____
Address _____
Occupation _____

"approved as to dedication of road"
B. C. Hydro & Power Authority

_____

_____

I, Alan H. Knappett, of the City of Nanaimo, a British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 10th day of JULY, 1979.

A. H. Knappett
B.C.L.S.

Sworn before me,
this 16th day of JULY, 1979.

A Commissioner for taking affidavits in the Province of B.C.

FILE 839 FB 37 P. 63

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RURAL PREMISES – LAND AND BUILDING

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

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

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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

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

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that certain 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. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their 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 in the Property Disclosure Statement or an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in 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 in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.

2. The Buyer must still make their 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 their 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.

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PROPERTY DISCLOSURE STATEMENT
RURAL PREMISES – LAND AND BUILDING

Date of disclosure: July 17 2025

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

ADDRESS: 11680 Fairtide Rd Ladysmith BC V0R 2E0 **(the "Premises")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

X Principal Residence Residence(s) ____ Barn(s) ____ Shed(s)

X Other Building(s) Please describe Cabins X 2

THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement, and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

1. LAND – This Property Disclosure Statement is in respect of the land and the Cabins and outbuildings (describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum).	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		SP SL		
B. Are you aware of any existing tenancies, written or oral?		SP SL		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		SP SL		
D. Is there a survey certificate available?			SP SL	
E. Are you aware of any current or pending local improvement levies / charges?		SP SL		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		SP SL		
G. Are the Premises managed forest lands?		SP SL		
H. Are the Premises in the Agricultural Land Reserve?		SP SL		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		SP SL		
J. Are you aware of any fill materials anywhere on the Premises?		SP SL		
K. Are you aware of any waste sites, past or present, excluding manure storage, anywhere on the Premises?		SP SL		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		SP SL		
M. Are you aware of any water licences affecting the Premises?		SP SL		

BUYER'S INITIALS

SP SL

SELLER'S INITIALS

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ADDRESS: 11680 Fairtide Rd Ladysmith BC V0R 2E0

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

2. SERVICES

A. Please indicate the water system(s) the Premises uses: ☐ A water provider supplies my water (e.g., local government, private utility). ☒ I have a private groundwater system (e.g., well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Not connected. Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting a response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, or water treatment installation / maintenance records)?				
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other_____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts (e.g., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

BUYER'S INITIALS

SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 11680 Fairtide Rd Ladysmith BC V0R 2E0

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

BUYER'S INITIALS

SELLER'S INITIALS

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ADDRESS: 11680 Fairtide Rd Ladysmith BC V0R 2E0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Were the Premises constructed by an "owner builder," as defined in the *Homeowner Protection Act*, within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?				
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If Yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: ☐short term or ☐long term (more than 90 days) Level: _____ ☐bq/m3 ☐pCi/L on _____date of test (DD/MM/YYY)				
W. Is there a radon mitigation system on the Premises?				
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Premises? *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.*				
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 *Heritage Conservation Act* or municipal legislation)?				
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)?				

BUYER'S INITIALS

SELLER'S INITIALS

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ADDRESS: 11680 Fairtide Rd Ladysmith BC V0R 2E0

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

3. R. TELUS ALARM SYSTEM.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

[redacted]

SELLER(S)

The Buyer acknowledges that the Buyer has received, read, and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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)

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8.2 R-2 ZONE SUBURBAN RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following uses and no others are permitted in an R-2 Zone:

1. One single family residential dwelling or mobile home;
2. Agriculture, horticulture, silviculture;
3. Home occupation;
4. Sale of products grown and reared on a farm;
5. Bed & breakfast accommodation;
6. Daycare, nursery school accessory to a dwelling;
7. Separate or secondary suite.

(b) Conditions of Use

For any parcel in an R-2 Zone:

1. The parcel coverage shall not exceed 20 percent for all buildings and structures except for greenhouses which shall not exceed a site coverage of 30 percent;

2. The setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

COLUMN I Type of Parcel Line	**COLUMN II** Residential & Accessory Uses	**COLUMN III** Agricultural & Accessory Use
Front	7.5 metres	15 metres
Side (Interior or Exterior)	3.0 metres from one side parcel line and ten percent of the parcel width from the other parcel line up to a maximum of 3 metres	15 metres
Rear	4.5 metres	15 metres

Legend

Parks

- Park
- Recreation Area

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

World_Street_Map

N

0 19 28 38 Metres

0 62 93 124 Feet

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,

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Legend

Parks
- Park
- Recreation Area

Zoning
- Agricultural and Forestry
- Parks and Institutional
- Industrial
- Commercial and Mixed Use
- Comprehensive Development
- Residential
- Waterfront
- Water Use
- Utility
- Railway
- Neighbouring Jurisdiction

World_Street_Map

N

0 38 57 76 Metres

0 124 186 248 Feet

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island health

RECORD OF SEWERAGE SYSTEM

Filing # (OFFICE USE ONLY) NA17/020

1. Property Information	■ New Construction	☐ Alteration	☐ Repair	☐ Amendment – Original Filing #
	Tax Assessment Roll # PID provided.			PID # 000-127-239
	Legal Description (Plan, Lot, District Lot, Block Numbers) LOT 1 DISTRICT LOT 93 OYSTER DISTRICT PLAN 33473 EXCEPT THAT PART LYING TO THE NORTH AND EAST OF FAIRTIDE ROAD AS SAID ROAD IS SHOWN DEDICATED ON PLAN 33473			
	Street (Civic) Address or General Location 11680 Fairtide Road			City Ladysmith
2. Owner Information	Name of Legal Owner [redacted]		Mailing Address [redacted]	
	Phone [redacted]	City [redacted]		Prov [redacted] / Postal Code [redacted]
3. Authorized Person Information	Name of Authorized Person Ian Ralston		Mailing Address Box 9-6	
	Phone 250-246-4774	City Thetis Island		Prov BC / Postal Code V0R2Y0
	Registration # 158292		Email onsite@traxdev.com	
4. Structure Information	Sewerage System Will Serve: ■ Single Family Dwelling ☐ Other Structure *(specify)* _____ ■ Other Dwelling *(specify)* House plus suite and cabin			
	The sewerage system is designed for an estimated minimum daily domestic sewage flow of *(check one)* ■ Less than or equal to 9,100 litres ☐ More than 9,100 litres but less than 22,700 litres			
5. Site Information	Depth of native soil to seasonal high water table or restrictive layer *(cm)* 0, replaced by sand media, see specs		Information respecting the type, depth and porosity of the soil (sand media) is attached ■ Yes ☐ No	
	GPS Location of System *(decimal degrees)* Latitude 48.982855 N Longitude -123.772667 W Horizontal Accuracy *(m)* 10 ■ Recreational GPS ☐ Differential GPS			
6. Drinking Water Protection	Will the sewerage system be located less than 30 m from a well? ☐ Yes ■ No If yes, attach a professional's report and specify the intended distance NA *(m)* Distance of proposed sewerage system to the closest body of surface water >30 m to fresh water, >4 m to ocean *(m)*			
7. System Information	Sewerage treatment method ☐ Type 1 ■ Type 2 ☐ Type 3			
8. Legal or Regulatory Considerations	■ Construction of the proposed sewerage system will not conflict with legal instruments registered on the property. See specifications		Is this filing submitted as the result of an order from the Health Authority? ☐ Yes *(attach a copy of the order)* ■ No	
9. Plot Plan and Specifications	Plot Plan (to scale) and specifications are attached ■ Yes ☐ No ■ The plans and specifications are consistent with Standard Practice Source of Standard Practice: ■ Ministry of Health Standard Practice Manual ■ Other See design notes			
10. Authorized Person's Signature	Signature			
	Date 27th February 2017			

EXPIRED

ISLAND HEALTH FILING ACCEPTED BY
Filing Accepted Date FEB 28 2017
Receipt Number 214292
This Filing Does Not Constitute Approval for Further Subdivision

POSTED Feb 28/17

Revised August 2015

TRAX DEVELOPMENTS LTD.
SEWERAGE SYSTEM DESIGN NOTES AND SUMMARY SPECIFICATIONS

	Design	11680 Fairtide Road	Thursday, February 23, 2017
	Revision	Rev. 0	Client: Owner
	Notes	System selection and design based primarily on SPM V3 (September 2014) and supporting rationale and calculations (on file). See references for other sources of standard practice utilized.	
Introduction and objectives	The owner intends construction of a sewerage system for an existing house and cabin and have retained the client to construct the system. TRAX has been retained by the client to provide a design of the replacement sewerage system. **Objective** of this report is to provide a suitable design for a Sewerage System including dispersal area on this site to serve the use defined below. Preliminary site and soil evaluation was carried out by George Bowater ROWP with review and site visit by Ian Ralston Eng.L. (summary attached) and serves as the basis for this design. See also plans (R0). Prior to and during installation, the design engineer may approve design changes. The design engineer and installer will prepare as-built drawings and specifications to confirm these changes. Construction must be supervised (field review of installation) by TRAX, this will be by the design engineer (Ian Ralston) or a subordinate under direct supervision. Prior to installation the design engineer will specify the minimum requirements for field review and for notification of TRAX. Unspecified or contradictory installation details should be confirmed with TRAX (the design engineer). Certain items must be confirmed with TRAX prior to or at installation or may be redesigned during installation by TRAX; these are noted in these specifications or in the plans. For general installation, maintenance, monitoring and operation practice the installation is to follow the SPM V3 **Limitations** This design and site evaluation report is subject to the attached Statement of General Conditions.		
Domestic water supply well setback	Owner reports, Ministry of Environment wells database query and site evaluation did not identify any water wells within 30 m of proposed sewerage system components. Prior to installation, the installer is to confirm that no domestic water supply wells are located within 30 m of any proposed sewerage system component. If a well is found closer than this specified distance, the design engineer is to be informed and construction is to cease until instructions are provided.		
Preliminary design	This is a preliminary design, and may be revised prior to or during system installation. As the current sewerage system has been accidentally damaged and or removed the repair is urgent in nature–the site is on pump and haul currently. Further, installation of the system must be coordinated with completion of landscaping works in the dispersal area. For preliminary design soil characteristics have been selected based on the most highly constrained situation (zero native soil depth), in parts of the potential dispersal area with no native soils remaining within 1.2 m below proposed final grade/existing grade (or to rock) and with risk of any native soils remaining not contributing to flow of effluent toward the receiving area. During installation, excavation of the bed alignment (under review by the design engineer) will be used to provide further information on soils below the fill materials across the whole width of the dispersal area. Areas of native soil will be evaluated and permeability testing used to confirm their potential contribution to system performance. Based on that evaluation, the design may be revised. Note that custom performance based design has been based on performance in sand media only, to address the worst case mixed fill conditions, this highly conservative approach also mitigates any risk attached to limited soils information and the mixed fill nature of the soils over large parts of the area.		
Attached	Drawings. Specifications with site evaluation summary. Float setting sheet for pump chambers.		
Lot legal and GPS	LOT 1 DISTRICT LOT 93 OYSTER DISTRICT PLAN 33473 EXCEPT THAT PART LYING TO THE NORTH AND EAST OF FAIRTIDE ROAD AS SAID ROAD IS SHOWN DEDICATED ON PLAN 33473		
PID	000-127-239	Easements or Covenants?	Easement B86248 (access to well) and Covenant J30602 (floodplain of the ocean), also ROW (BC Hydro) over a 3 m wide strip along the North lot boundary. On file. Based on the terms these do not appear to affect the placement of the system components as shown on the plan, however this is not to be considered a legal review of the instruments and they are provided as part of the filing documentation.
Development permit or environmentally sensitive areas	CVRD area H. CVRD mapping shows site is zoned residential and is subject to riparian DPA, no streams identified within 30 m of proposed system components. No shoreline DPA shown on mapping.		
Owners	[redacted]		
Lot area (Ha)		Address	11680 Fairtide Road, Ladysmith

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System selection

Item	Value	Constraint, opportunity, result	Solution and rationale
Site, soils and site use			
Use (existing and planned)	*Type of use*	*Multiple residences*	House with 3 bedrooms plus suite, plus a separate one bedroom cabin (for preliminary design), based on inspection report. Occupancy unknown for the future, but typically at present one person in the cabin and two in the main house. Owner indicates that water conservation is practiced as water supply well runs dry in the summer.
	Number of bedrooms	*3*	
	Floor area (sq.m)	*324*	Nominal for 3 bedroom house, overall house and suite reported by owner to be 5000 sqft., allocation for 3 bedroom house based on overall area minus maximum floor area for a one bedroom suite per Table II-8
DDF Table II-8 (L/day)	*Bedrooms and area*	*1432*	
DDF other (L/day)		*700+700*	Cabin and suite, with a nominal allowance of 140 sqm floor area for suite.
Effluent strength		*Normal residential*	Owner to be instructed to not use any garburator.
Chosen DDF (L/day)		*2830*	Based on 1430 L/day (rounded) for 3 bedroom house, plus 700 L/day for suite and cabin. ADF = 1400 L/day on a seven day average. Note that owner reports normal occupancy two persons plus guests, owner indicated verbally that large parties were not to be a normal part of site use. During pump and haul it was observed that the approximately 900 IG Klargester tank was filled within approximately 1 week of normal use of the house. This equates to approx. 580 L/day.
Soil texture (<2 mm fraction)	*Sand*	*Sand, Loamy Sand*	**For imported sand media.** Observed areas of native soil are Loamy Sand. Favorable structure and consistence category.
Structure	*Single grain*	*F*	Table II-4
Structure grade	*Structureless*		
Consistence	*Loose*		
Coarse fragment %	*30%*	*No HLR adjustment*	s. III-4.1.2.2, for observed patches of native soil.
Coarse fragment type	*Gravel*	*Gravelly*	With cobbles in native soil (where extant)
Different soil for LLR?	*No*		Receiving area has been excavated to rock, same sand media to be used for receiving area to relief drain at ocean retaining wall.
Other soil notes and selection of dispersal area alignment			Site constrained by development (buildings, driveways and parking areas), well setback and areas with soil shallow to rock. Available area heavily disturbed, with native soils removed and replaced with fill over a large part of the potential dispersal area. Receiving area toward ocean excavated to rock and standing open. For preliminary design system is considered to be constructed on imported engineered sand media fill, with no reliance on native soils. Receving area is considered to be sande media fill. Potential bed alignment chosen based on favorable topography for bed area drainage (to address risk of water table mounding) and longest available area where adequate depth of sand media can be placed while maximizing setback to breakout and the ocean and maintaining regulatory setback to the site water supply well. An additional consideration in selection of alignment is integration with owner's planned site landscaping.
Kfs or Perc to be used?	*Kfs*	*Kfs*	For imported sand media
Kfs (mm/day)	*5000*	*5000*	For imported sand media, minimum value for conservative design, calculated value for specified sand (Van Isle Aggregates Coarse Sand Filter Sand) 79000 mm/day. Note that HAR for system design based on SPM standards for Coarse Sand Filter Sand (selected sand meets this specification).
Kfs for LLR selection (mm/day)		*5000*	For imported sand media in toe area toward ocean retaining wall. Note that no native soil remains in this area.
Soil depth (cm)	*0*		Native soil depth zero to weathered, fractured rock in parts of the dispersal area and in the receiving area. Per SPM, most conservative native soil depth used for system selection and design. System to be constructed using sand media fill based on custom, performance based design.
Slope %	*22%*		From existing grade at the back of the potential dispersal area to the top of the retaining wall toward the ocean. Favorable topography for selected dispersal method, with slope improving drainage away from the dispersal bed and addressing contour length constraints.
Slope shape, location		*Convex Linear, footslope*	
Elevation sewer or pump off to dispersal area		*Slightly downslope of sewers*	
Temperature	*Low frost risk*		
Net positive evapotranspiration, mm/yr?	*-26*	*No ET, ETA, Lagoons*	Table II-6 Moisture deficit based on Farmwest historical average for North Cowichan.
Rainfall, mm/year	*1098*	*No HLR adjustment*	s. III-4.1.4 Average, Nanaimo Airport weather station, Environment Canada. No adjustment to HLR needed.

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System selection and loading rates			
Soil constraints?	*Table II-5 notes*	*Not suitable for gravity distribution due to inadequate soil depth*	
	Table II-6 notes	*Slope unsuitable for conventional bed systems*	SDD selected to address slope and shape of potentially usable area, and to maximize VS while maintaining natural grade. SDD also permits dosing at very low HAR to improve polishing treatment and address highly permeable sand media.
	Table II-7 notes	*Areas with 0 cm native soil depth, custom design*	Custom, performance based, design on file.
Soil depth and VS options, distribution and dosing options	*Type 1, gravity dist.*	*Type 1 VS > soil depth*	Not suitable for gravity distribution
	Sand media system, micro dosing using Type 1 HLR	Native soil 25 cm Sand 30 cm Total 60 cm	Micro dosing and reduced HLR selected to improve polishing treatment performance in sand media. Minimum VS applies to Type 1 or 2 effluent when applied at Type 1 HLR, per SPM standards.
	Sand media system, micro dosing using Type 2 HLR	Native soil 25 cm Sand 45 cm Total 75 cm	Type 2 pre-treatment selected to address area constraints and to allow for use of a treatment system with nitrogen removal (in order to address performance objectives of the custom design).
	Selected option, custom sand media bed with Type 2 10/10/10 effluent applied at Type 1 HLR	Native soil 0 cm Sand 90 cm Total 90 cm	Sand lined bed system selected to address fill nature of soils and site area constraints. Custom, performance based, design (including custom VS) with objective of treatment within sand media to meet or exceed SPM standards and to address performance objectives established as part of site specific custon horizontal separation to breakout and the ocean. On file. No reliance on native soils, any additional treatment in native soil provides further safety factor. As constructed VS to exceed SPM as constructed VS standards.
Horizontal separation constraints?	*Ocean*	4 m minimum	Reduced from SPM standard 15 m, custom performance based HS rationale on file.
	Breakout	3 m minimum	Reduced from SPM standard 7.5 m, custom performance based HS rationale on file. Actual layout at 4 to 5 m separation target.
	Wells	Over 30 m	Meets SPM standards
	Ocean, to tanks	Over 7.5 m	Meets SPM standards
HLR for Type 2 to sand media system (mm/day)	*Table II-24 sand type:*	Sand filter coarse sand	Specified sand meets the SPM standards for this sand type. See note below on HAR.
	Table II-24 HLR:	90	
	Selected HLR:	50	Reduced to Type 1 sand media HLR
	SDD HLR:	35	
Minimum system contour length	*VS for LLR (cm)*	90	
	Table II-26	Use LLR tables	
	Table II-27 (L/day/m)	340	
	Table II-28 (L/day/m)	400	
	Tabular LLR (L/daym)	340	
	Selected LLR (L/daym)	340	Based on Coarse Sand Filter sand media in bed and receiving area. Custom VS rationale (on file) includes consideration of risk of water table mounding based on Darcy Law calculation.
	Min. length, m	8.3	
Length constraint?	*Max. contour length available (m)*	*20*	*System length maximized to reduce contour loading and minimize bed width. Actual system shape to be confirmed during final layout after stripping of placed fill materials.*
	Bed length for AIS (m)	*20*	
Dispersal area size options	*SDD sand mound, Type 2 AIS to sand (sq.m)*	80.9	
	Type 2 SDD sand mound option, width of sand bed (m), minimum bed width at maximum HLR	4.05	Actual bed width to be greater to provide further reduction of HLR as part of custom, performance based, design. Bed width exceeds SPM standard for sand media systems, based on reduced HLR and Type 2 10/10 effluent, custom oxygen transfer calculations (on file) confirm that for this site and design driplines may be considered individually in terms of oxygen transfer and that the wider bed is not expected to lead to biomat accumulation.

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Dispersal area sizing and system summary (further system selection rationale on file)			
Dispersal area sizing	**Subsurface Drip Bed, Type 2**	In sand media	Hydraulic and layout design on file.
	Effective width of dripline (m)	*0.3*	
	Bed length (m)	*20*	
	Number of runs of dripline	*14*	Nominal, to be confirmed at final layout.
	Line spacing (m)	*0.3*	
	Resultant HLR (mm/day)	*33.7*	
	Number of laterals	*7*	
	Length of dripline, total (m)	280	
	ft.	919	Target length
	VS for monitoring (minimum, cm)	70	85 cm normal based on modeling, 70 cm established as conservative target for acute performance. Custom, performance based, selection and rationale on file
Other considerations			
	Chosen septic tank size (L)	8636	Chosen tank size: Reuse of Klargester tank (approximately 900 IG working volume reported by pump and haul operator, Request Holdings), with added outlet baffle or tee for house plus new common 1000 IG trash tank (single compartment) at treatment plant with Polylok A100 8x18 outlet filter with alarm. Common trash tank to receive effluent from the Klargester tank and from the cabin with outdoor shower and WC. Klargester tank reported usable based on inspection by George Bowater ROWP, inspection included pump out (report on file, verbal confirmation February 2017).
	Minimum septic tank size (L)	*8490*	For Type 1 system, target trash tank size to match Type 1 standards in order to improve treatment performance, increase interval between pump outs and improve nitrogen removal performance with recirculation to trash tank.
System summary	*Treatment*	*Type 2 with enhanced nitrogen removal*	Bionest modified BN750 with two HP80 Hiblow blowers, installed in 1700 IG Dans Precast tank with recirculation to inlet of trash tank.
	Flow equalization and HAR	*Micro dosing*	1200 IG Dans Precast tank, with equalization to ADF as standard. No override above DDF. HAR as design is lower than SPM standards for specified Coarse Sand Filter Sand
	Dispersal	Custom sand media bed with SDD distribution	*Custom, performance based, design.*
	Summary of site use and capability constraints addressed by specified system	*Custom sand media bed with SDD distribution addresses heavily disturbed site with variable topography, sand media used to replace native soil for preliminary design as much of the available area has been disturbed and native soil removed during site development operations. Specified sand media to be used for receiving area to provide reliable drainage from the bed area. Adaptive design process to maximize use of native soils where feasible at layout--however, design based on most unfavorable conditions (mixed soil and importted pit run fill with effective native soil depth zero).*	

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Sewerage System
Summary of site evaluation and system specifications

Job name: 11680 Fairtide Road

Date: 2/23/2017 **Revision:** R0

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1. *Site and soil evaluation summary, system selection*

1.1 Site and soil evaluation summary

1.1.1 SITE SUMMARY

The site is tightly constrained by the following:

- Regulatory horizontal separation to domestic water supply well located in the North East corner of the lot.
- Existing house, cabin, outbuildings.
- Existing driveways and parking areas.
- Areas to the SW of the house with soil shallow to rock.
- Heavily disturbed soils or soils removed to rock in the area to the NW of the house and W of the cabin, where the previous dispersal area and cabin septic tank were reportedly located.
- Part of area to West of cabin reportedly subexcavated to rock and observed to be filled with imported pit run fill.
- Area toward ocean downslope of original dispersal area stripped to rock and a retaining wall built on the ocean side of this area (close to the natural boundary).
- Horizontal separation to the ocean.

Soils exposed by excavation in the above noted disturbed area were observed, supplemented by a test pit in a small area of undisturbed soil between the house and rock outcrop to the West of the house. Soils to up to 120 cm depth are Reddish Brown and Red Loamy Sand, Single Grain, Loose, with coarse fragment content approximately 30% gravel and some cobbles. Root penetration was observed to over 90 cm in the test pit.

Despite wet weather antecedent, seasonal water table was not observed—however, given that the downslope receiving area has been excavated to rock it is unlikely that a perched water table would exist in the small area of native soil toward the house.

Soil permeability testing was not carried out, since as noted below the area of undisturbed native soil was very small and it was decided to base system design on imported fill and carry out further evaluation after stripping of imported fill. For design and to meet SSR requirements, permeability is based on calculated Kfs for the specified sand media fill (calculations on file).

The site generally slopes toward the ocean, in the original dispersal area slope is average 22% from existing grade down to the top of the new retaining wall. Rock outcrops appear to be weathered, fractured, sandstone. Outcrops are aligned approximately to the North West (see dashed line on plan), with evidence of an area of soils to the North of the outcrops (although much of the soil area has been altered by development or excavation). Exposed rock in the receiving area downslope of the old dispersal area slopes toward the ocean at less than 20%, variable.

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Site vegetation is largely developed landscaping. Vegetation does not show any evidence of shallow water table. Relic original vegetation cover included Arbutus and Douglas fir. Evapotranspiration potential is high due to favorable sun and wind exposure.

There is some risk of surface run on from an existing driveway between the house and cabin toward the old dispersal area.

The owner's landscaping plans include a patio toward the retaining wall and on the shallow soil/rock outcrop area to the South end of the retaining wall. The patio is planned to be permeable (concrete pavers on sand bedding). A border is planned toward the house side of the disturbed area, and grass in the remaining area. Given the existing landscaping and developments, and the already significant slope to the retaining wall, significant raising of the disturbed area would not be practical.

The exising sewerage system had consisted of a Klargester treatment plant at the house (not functioning), a small septic tank at the cabin and a small gravity dispersal area to the West of the cabin and NW of the house. As noted, the dispersal area was removed as was the septic tank. The only remaining system component is the Klargester tank. An older pressure distribution field was reportedly located under a parking area toward the road, this was not inspected and the area is not considered suitable for location of a new dispersal area or for inspection for re use as it is constrained by well setback and is in use as a parking area.

1.1.2 POTENTIAL DISPERSAL AREA

Due to regulatory setbacks and existing development, the potential location for dispersal systems is very limited. The most favorable area, topographically and to provide adequate contour length, is that of the previous location of the dispersal area.

Soils in the potential dispersal area are heavily modified by cutting and filling, with the receiving area also completely excavated to rock. Some small areas of native soil may remain below fill and a small area remains to the South end of the potential dispersal area, as described above. However, that soil area is not large enough for system construction.

Following standard practice, for the purpose of system design native soil depth is established based on the minimum depth in the potential dispersal area, in this case effective native soil depth is assessed to be zero. Soil type (for SSR requirements) is selected as the specified sand media fill.

During installation, further evaluation will take place as the fill is removed and the bed area is excavated, allowing a full evaluation of materials exposed along the whole length of the bed and width of the bed.

Permeability of the weathered and fractured rock basal area has not been reliably established. However, for system design flow from the dispersal area is taken to be primarily horizontal

EXPIRED

1.1.3 FURTHER PROTECTION PRIORITIES FOR THE DISPERSAL AND RECEIVING AREA

As the discharge will ultimately flow to the ocean, input of ammonia and total Nitrogen from the system should be minimized. Pathogen attenuation in the dispersal area sand media VS is the main performance objective, to reduce risk to health from water flowing toward relief drain (at the retaining wall) and the ocean. See custom VS and HS rationale (on file, summary below), which are

based on achieving performance better than the performance objectives of the SPM and those recommended by the APEGBC practice guideline for custom, performance based, design.

1.2 System Selection

Given the constraints imposed by regulatory setback requirements (for water supply well), existing development and the need to allow for and integrate with a practical landscaping design, it was determined that favorable topography for construction of an engineered fill dispersal system should be prioritized.

Design of the dispersal system is therefore based entirely on imported sand media fill, any native soil may provide an additional safety factor to the design but are not necessary for performance adequate to meet SSR requirements.

During installation, particularly as the bed area is excavated, as noted above, TRAX will re assess the exposed materials and may alter this design and specifications at that time.

1.3 Loading rates and system selection

The design notes summarize system selection, design rationale and loading rate selection based on key criteria.

See below for VS, HS rationale summary for these aspects of the custom, performance based, design. Note that loading rate selection followed the objectives established by the custom VS and HS design. HLLR selection rationale on file.

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1.4 Vertical separation, Pathogen attenuation

Inputs for VS selection					
Soils and site cabability constraints for VS					
Soil type	Sand media only				
Permeability/macropore issues	Sand media highly permeable		NA		
Restrictive layer			Low permeability		
Water table?	None observed		NA		
Capillary rise to be considered?	From saturated drainage layer		Yes		
Other soil and environmental factors?	System design based on imported sand media only.				
Pathogen removal other than normal? (notes)	In sand media only		No		
Addnl. nutrient removal? (notes)	Additional N removal in treatment to improve environmental performance		Yes		
Performance targets	*Only defined where used for selection*				Median predicted values (base of vadose zone below dispersal bed)
At infiltrative surface	Median values		Max. values		
Fecal coliforms		CFU/100mL			
Nitrogen, total	<20	mg/L as N			9.5
Phosphorous		mg/L as P			9.8
At base of worst case VS		For Type 2 10/10, no UV disinfection, acute			
Fecal coliforms	<200	CFU/100mL			<0.02
At base of wet season VS		With UV disinfection			
Fecal coliforms	<0.2	CFU/100mL			<0.002
Nitrogen, Nitrate	<20	mg/L as N			<9.5
Nitrogen, Ammonia	<3.5	mg/L as N			<0.01

Notes on targets and table values above (see APEGBC OSS Guideline)	Pathogens: Pathogen indicator (fecal coliform) level at median <200 CFU/100mL for acute exposure is recommended for base of VS for inputs from this system to groundwater moving toward the relief drains. This objective is recommended as a guide to performance of the system during future evaluation and is established following APEGBC guidelines to address risk of contact at the drain discharge, with level established conservatively based on the guideline value for ocean water used for swimming or bathing. This objective is also established based on SPM performance objectives for design VS. For design, a target chronic Fecal coliform level at base of VS of median <0.2 CFU/100mL (3 Log10 below performance objective), to reduce the need for routine monitoring of pathogen removal within the VS, and to provide conservative protection of health. Non routine testing of VS performance: If testing of VS performance is undertaken, the recommended performance target is median FCB <200 CFU/100mL, at drain discharge. Nutrients: Overall target for system performance is for performance to meet or exceed that for an SPM standard Type 1 system installed at the site location. Given that Nitrate is conservative in a water table over long distances (typically), then the below noted performance objectives for increased VS, treatment system N removal and reduced HS (to >3 m to breakout to a drain) are more protective than a typical SPM system which met SPM HS standards (7.5 m to breakout to a drain, no nutrient removal in treatment. SPM standard VS), since, for example, Nitrate level at base of VS for the SPM standard system would be likely to be over 50 mg/L in water flowing from the system (after attenuation in the SPM standard VS for a sand mound system). Objectives recommended for design are based on meeting water quality objectives for Nitrate, and generic P objectives based on the APEGBC guideline, in the vadose zone. Nitrate and Ammonia (and total N): Considering the ultimate receiving environment (ocean, swimming or bathing) <20mg/L median Nitrate, <3.5mg/L median ammonia. Objectives established for normal operation, relating to chronic exposure (note that objectives are prior to dilution and the APEGBC guideline is based on 2:1 dilution for these factors). Objective for effluent value based on total Nitrogen, since Ammonia represented by the performance objective is expected to convert to Nitrate in the bed and receiving environment. Dilution modeling –not modeled. Phosphorous: No specific target established. Based on APEG guideline. Predictions for VS based only on attenuation in the vadose zone below the dispersal bed in sand media only, any attenuation in shallow native soils and in the saturated or capillary zone in the immediate receiving area will be of added benefit. Conservative approach.
Notes on infiltrative surface targets and treatment system	Infiltrative surface objectives based on median values from Lowe et al, with allowance for pathogen removal and nitrogen removal in secondary treatment based on Bionest process For attentuation in treatment, based on values from Lowe et al with Bionest and independent reported testing results, with 1 log pathogen indicator removal, min. 85% N removal and no phosphorous removal in secondary treatment. It is predicted that the majority of Ammonia will be converted to Nitrate in the treatment system, and any remainder will be converted in the upper part of the unsaturated VS. For this reason total N value is used for performance objective at the base of the vadose zone. Median total Nitrogen value for septic tank effluent 63 mg/L, see mass loading rationale, on file. Would result in total N value for effluent at 9.5 mg/L, 20 mg/L used for objective and N removal or dilution modeling as a conservative approach based on potential for higher concentration loading if water conservation practiced and to address potential for periods of poor N removal performance. If long term monitoring shows exceedance of N concentration objectives, or N concentration at relief drain discharge is considered higher than desirable, retrofit of the treatment system with a nitrogen filter system is recommended.

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Recommended design unsaturated VS

Recommended VS summary (minimums)	Wet season	Acute, worst case		SPM V3 (Normal)
Total constructed	90	90	cm	60
Unsaturated sand depth	85	70	cm	30
Unsaturated permeable native soil	0	0	cm	25

VS design approach	Guided Performance	Model used to confirm VS prediction and model used to confirm Pathogen removal and to examine N and P attenuation potential.			
Basis for VS prediction	Model	Drainage model and Darcy Law calculation (on file) predicts maintenance of VS. Predicted minimum VS during a 5 year return period peak rainfall event, with peak dosing, is 85 cm. More conservative value of 70 cm is selected for analysis related to acute pathogen attenuation target to provide an additional safety factor.			
Large or full scale testing reccomended?	No	Model prediction considered conservative (as noted above) and any VS reduction due to extreme rainfall events predicted to be transient and VS is expected to be maintained.			
Relief drainage?	Yes	Interceptor drainage?	Yes	Swale diversion of driveway run on	
Type of distribution	SDD				
Type of effluent	Type 2 10/10	Typical pathogen indicator level	5.00E+04	median CFU/100mL	
Nutrient reduction in treatment (beyond normal)	Yes	Typical effluent median total N (mg/L)	9.5	P (mg/L)	9.8
Source of prediction	See note above on prediction of effluent N values. Model prediction for Nitrifiction/denitrification in VS not modeled due to low level from treatment system		Nitrate and Ammonia N in water at base of sand		<0.01 mg/L Ammonia N based on normal modeled results for SPM compliant vadose zone
HLR at DDF	33	mm/dy			
Low HAR timed dosing?	Yes	Doses per day at DDF	30	Minimum	Represents micro dosing
Model (MPCA) prediction of minimum VS needed to achieve performance target, acute target	<200	median fecal coliform CFU/100mL	Min VS. recommended by model	27	cm
Model (MPCA) prediction of pathogen removal at minimum design VS (70 cm)	<0.02	median fecal coliform CFU/100mL	Min VS. recommended by model	68	cm
Model (MPCA) prediction of pathogen removal at base of normal wet season VS (85 cm)	<0.002	median fecal coliform CFU/100mL	Min VS. for model prediction	78	cm
Monitoring recommendations	Yes	Water table monitoring in bed area Effluent quality monitoring, including total Nitrogen to confirm efficacy of Nitrogen removal mechanism in trreatment system. Routine monitoring of receiving environment not considered necessary as effluent target for Nitrate is below environmental target and VS performance prediction indicates a very conservative margin to objectives. Provision for non routine monitoring to be made, see notes above on recommended objectives for pathogen attenuation during monitoring.			
Notes on recommended VS	Recommended VS exceeds SPM standards, considering part of the sand media as "native soil" or considering fill soils as "native soil", greater VS is recommended to address improved performance due to reduced HS and fill soils. Reduced HLR also specified to improve performance in the recommended VS. Model prediction of pathogen attenuation is conservative: 1. Recommended VS is larger (over 2 x larger during all conditions) than model prediction for breakout target pathogen indicator attenuation (to <200CFU/100mL) 2. Summer discharge will be to larger VS and will include evapotranspiration, which is expected to improve soil based treatment further. 3. Drainage model VS prediction is conservative, very conservative for wet week conditions. 4. Model prediction is based on nominal DDF, whereas MPCA model uses ADF, this provides a factor of safety. 5. Removal level predicted for pathogen indicators is 4 log10 below target 6. SPM standards development utilized a modified pathogen removal rate for SDD, due to the very low HAR achieved by SDD systems and due to the greater preponderance of unsaturated flow conditions with SDD application. Modeling did not use this adjustment, providing a factor of safety.				

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1.5 Horizontal separation

HS summary and summary of constraining performance requirements			*Performance requirements transfer to VS sheet*	
HS constraints that do not meet SPM standards	Setback to potential breakout to drain that will discharge toward ocean water and setback to ocean from dispersal area reduced to address site constraints and to maintain VS.			
Summary of relevant HS triggers			*Triggers over 2x SPM setback distance not recorded*	
Trigger	SPM V3 (m)	Design (m)	Critical?	Notes
Breakout or D/S drain, to dispersal area	7.5	3	Yes	Controlling HS. Performance based custom HS. Includes separation to any unprotected perimeter drains. Other drains protected by base of drainage sand layer being below house perimeter drain elevation.
Ocean, to dispersal area	15	4	Yes	Relief drain discharges toward ocean, breakout is controlling HS
Well, to tanks and dispersal area	30	30 min.	Yes	Meets SPM and SSR standards
Ocean, to tanks	7.5	>7.5	Yes	Meets SPM standards
Receiving envionment	Ocean, after surface breakout from drain to rock receiving area			
Notes on constraints and summary of rationale	See VS rationale			
HS design approach	Guided Performance			
Basis for HS prediction	SPM plus model	See VS sheet for prediction of pathogen attenuation, nitrogen attenuation in treatment and in the vadose zone within the sand media bed. Prediciton that minimum design VS will be maintained is based on drainage modeling. For health protection, breakout risk is primary consideration, with further consideration of additional pathogen attenuation and nitrogen removal to protect the ocean, see VS sheet for rationale.		
Summary of performance requirements			*Rationale for custom HS on file*	
Pathogen removal other than normal? (notes)	No	In bed media only		
Addnl. nutrient removal? (notes)	Yes	Not required by SSR, but included to improve environmental protection for ultimate receptor		
Monitoring at HS boundaries?	No	Monitoring of VS only. See VS sheet for rationale. Maintenance of system to include regular checks on tank condition. Tank areas provided with observation stanpipes to allow monitoring for tank leakage.		
Notes on design HS and reductions	Custom HS for the dispersal area to relief drain(s) is based primarily on treatment in the sand media, see VS sheet for rationale.			

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2. *Dispersal area specifications*

2.1 Summary of SDD specifications

Component	Size/specification	Quantity	Notes
Dripline VS	90cm (36") in SPM standard Sand Filter Coarse Sand above native soil or rock (minimum). Polishing mound sand utilizes fine sand per specification (see note).	Prepare surface prior per sand mound, SPM V2 Appendix H. *Retain design engineer to review stripped bed area, at which time design engineer may make changes to this sand media depth, including shallower depth in areas of remaining favorable native soils.*	
Cover soil	Fine sand or Loamy sand	To achieve 8" depth, minimum, dripline to surface and to surface parallel to ground minimum 18"	Settled not compacted, vegetated. Cover soil maximum depth 6", where greater depth is needed use specified sand media to build up area. Top of bed slopes in down slope direction.
Toe blanket and receiving area fill.	Sand media as for bed, with patio or cover soil over. Minimum sand media depth in receiving area to relief drain at retaining wall 60 cm.	As required to fill receiving area to grade	Remove compacted pit run fill prior to sand media placement.
Dispersal area protection	Revegetation with pre-approved landscaping plants and grasses		Where revegetation requires irrigation, care must be taken to avoid saturating soils.
Dripline	Geoflow Wasteflow WFPC16-2-12	920 ft	1000ft order, minimum emitter number 920
Blank dripline	Geoflow Wasteflow	Not used	
Dripline layout			See plan, confirm with design engineer on site.
Loop back pipe	Geoflow Wasteflow blank tubing		100 ft order, connect with 90 deg. Geoflow Lockslip couplings
1" Air/vacuum valves	Geoflow or approved equal	1	Dose manifold

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Component	Size/specification	Quantity	Notes
3/4" Air/vacuum valves	Geoflow or approved equal	1	Flush manifold
Forcemain	1.25" Sch40 PVC		From headworks to SDD field manifold, with Sch 80 PVC fittings.
Pump to headworks forcemain	1.25" Sch 40 PVC	≈10ft	
Manifolds	1" Sch 40 PVC dose 3/4" Sch 40 PVC flush		See plan, long manifolds
Pressure regulators	1" Geoflow Bermad rolling diaphragm 14-29PSI	1	Install with Lasco Sch 80 PVC union. Setpoint 20psi, confirm setpoint at commissioning with designer
Flush main	3/4" Sch 40 PVC		1" Sch 40 PVC may be used for flush connection from flush valve to trash tank.
Filter	1.5" Biodisc	1	See plan.
Flow meter	3/4" DLJ mechanical totalizing	1	Install at headworks in separate valve box, note separation distances.
Flush valve	Irritrol 102P 1" solenoid valve FIP	1	24VAC
SDD pump chamber	1200IG Dans Precast, 24" dia. riser.	1	Or approved equal. See note on tank installation in Section 3.3. Address anti flotation if necessary per Section 0.
Pump	Myers 20MD05121 (120VAC, 0.5 HP)	1	1.25" discharge. Installed vertically. **Confirm with TRAX based on final elevations.**
Pump discharge assembly	PVC	1	See plan detail.
Pressure relief valve	Boshart plastic adjustable, 1/2" MIP	1	75 psi setpoint
Control panel	Geoflow SIM AUT	1	

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Component	Size/specification	Quantity	Notes
Control floats	SJE sensor floats, normally open (pump down)	4	Externally weighted on bracket, or on float tree.
Pressure gages	SS case, liquid filled 2". 0-100psi	1	Dose.
Pressure gages	SS case, liquid filled 2". 0-60psi	2	Flush. Additional 0-60 valve with Schrader fitting to be left on site for testing.
Valve boxes	As required		Marked "sewer" or "recycled water", on pea gravel base. Insulate as required. Mark with rebar.
Vertical separation observation standpipe	3" perforated PVC sewer pipe with tee at base. Cap with side slotted slip cap, extend pipe min. 60 cm above grade.	1, at upslope edge of bed.	Confirm location with design engineer at installation. Install to meet SPM guidelines.

2.1.1.1 Sand media

The design engineer is to approve the sand selection prior to installation.

If a sieve analysis is to be submitted to the design engineer for approval the polishing filter sand should be analyzed with a wash through sieve test. The sand should meet SPM Sand Filter Coarse Sand specification, a suitable local sand is Van Isle Aggregates Coarse Filter Sand. Or alternative material pre-approved by TRAX.

The sand must be kept clean during installation.

Material testing

Sand delivered to the site is to be checked by the installer using a jar test to confirm sand is clean. In addition the installer is to retain sand samples from each truckload delivered.

The design engineer may specify testing of sand media permeability. Sand minimum Kfs is to be 10,000 mm/day, placed and settled.

2.1.2 SDD DOSING REGIMEN

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Confirm with TRAX at install. See attached float setting worksheet.

2.2 Installation and commissioning

2.2.1 INSTALLER OF THE SDD SYSTEM

The installer must have competence in the installation of SDD systems, and the design engineer is to be consulted for approval of the installer.

2.2.2 ELECTRICAL INSTALLATION

See Section 3.4.

2.2.3 CONTAMINATION CONTROL AND SYSTEM FLUSHING FOR THE SDD SYSTEM

At all stages of construction of the SDD system care must be exercised to prevent contamination of pipelines and dripline/components with debris, soil etc. The use of pipe shears for pipe cutting is recommended. Dripline and pipe ends should be taped when not immediately connected.

Prior to connection of the dripline to the forcemain and headworks system the headworks and forcemain/manifolds are to be flushed until clean (minimum two pipe volumes flushed) at a minimum flush velocity of 3ft/sec (refer to designer for flow rate required).

Failure to undertake this flushing may compromise system performance.

2.2.4 COMMISSIONING OF THE SDD SYSTEM

Drip system commissioning to be performed with clean water prior to sewage being applied to the system.

The installer is to ensure that effluent does not reach the pump chamber prior to commissioning. This may be achieved by not connecting the pump chamber to the pretreatment tanks until after the system is commissioned.

Design engineer to be present at commissioning. Commissioning details to be provided by TRAX at install.

2.3 Upslope swale and downslope relief drain

To prevent excessive run on from upslope areas to the dispersal area a rock filled swale is to be installed downslope of the driveway at the surface to intercept surface run on and divert away from the bed. This swale may need to be lined, confirm with the design engineer at installation.

At the ocean retaining wall a relief drain is to be place at the base of the wall, surrounded by sand media. The drain is to be constructed using Nilex MultiFlow pipe, 6".

The drain is to be provided with inspection ports at each end. Inspection port at the upslope (south) end is to be made using Nilex MultiFlow 6" Single Sided Coupler plus 3" ABS or Sch 40 PVC pipe to grade, with cleanout for inspection in suitable valve box.

The drain transitions to solid pipe using a Nilex MultiFlow 6" End Outlet Part #06004 to 4" PVC sewer pipe, pipe to be attached using stainless steel screws and Nilex MultiFlow PVC tape. Immediately after this transition bring a cleanout to grade as a second observation port.

The drain outfall is to be through the retaining wall, and is is to be accessible for maintenance and to be protected by stainless steel mesh. Seal pipe to retaining wall with grout.

EXPIRED

2.3.1 SAND FILL

The drain MultiFlow drain material requires use of a very coarse sand backfill for the drain trench. TRAX is to pre-approve sand selected for fill. The above specified sand media is suitable.

Or alternative material pre-approved by TRAX.

3. *Pre—Treatment facility specifications*

3.1 Summary of major components

Component	Size/specification	Quantity	Notes
Septic tank (trash tank), house	Existing Klargester tank	1	Add outlet tee, PVC pipe
Septic tank (trash tank), house and cabin	1000IG Dans Precast	1	Single compartment
Effluent filter	Polylok A100 8x18	1	
Effluent filter alarm	Polylok filter alarm switch	1	
Effluent filter alarm panel	SJE panel with float TAXT-01HAUXTB	1	With terminal block and aux. Contacts. 120V
Treatment Plant	Bionest BN750 custom* in 1700IG Dans Precast concrete tank. Recirculation to inlet of 1000 IG trash tank, Bionest representative to adjust recirculation rate.	1	Effluent quality to meet maximum 10/10, average 5/5 mg/L BOD_5/TSS. O&G levels from trash tank not to exceed 15mg/L. Nitrogen levels not to exceed median 20 mg/L
Treatment plant blower pressure gages	0-5 psi stainless case 2.5" pressure gage, ¼" MIP	2	Install using nylon barb tee to outlet of each blower.
Disinfection		Not used	
Polylock lid screws	#10 x 1.5" stainless, with hex washer heads		Replace provided square drive screws.

* Contact design engineer or Bionest representative for details, system with two of HP80 Hiblow blowers.

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3.2 Tank area drainage

The new tanks are to be installed so that the bed sand media connects to sand or other permeable fill around tanks to provide positive drainage away from tanks toward the receiving area relief drain.

3.3 Tank installation

Plan shows tank locations, tanks may be located elsewhere but design engineer must approve new locations. Install sewer connections to meet BC Building and Plumbing code.

All tanks to be installed to good engineering practice and per manufacturer standards, with suitable pea gravel, drain rock or compacted sand media bedding and appropriate support for inlet and outlet pipes.

All tanks to be installed with minimum 4" drainrock or pea gravel base below tank.

Note that horizontal separation to wells must be over 30m from the tanks.

3.3.1 WATERTIGHT TESTING

Tanks to be tested for water tightness of tank and of tank/riser connections either before or after installation per the procedure in the SPM V2 Appendix O. Inlet and outlet of tanks should be capped or caps inserted in the rubber boots. It is the installer's responsibility to ensure tanks are watertight.

3.3.2 ACCESS TO TANKS

All tanks with sealed risers to grade, install with ground sloping away from riser lids and lids minimum 2" above final grade. Follow manufacturer instructions for riser installation and sealing.

Tank risers to be 24" UltraRib PVC pipe, installed using PL Premium adhesive to Orenco bases cast into tank lids. Cast bases with concrete flush inside base, no concrete lip to be left.

Riser lids to be Polylok HD, installed with all stainless screws.

All riser penetrations must be sealed using a grommet backed with polysulfide calking.

A deck may be installed over the tanks, with either:

(1) a minimum 1200 mm (4 ft.) crawlspace under the deck, and a 900 mm (3 ft.) square trap door through the deck, or

(2) a crawlspace less than 1200 mm and a 900 mm wide trap door over each riser.

The design of such a deck must be pre-approved by TRAX.

3.4 Electrical installation

To be to BC Electrical Code. All floats and pump cables to be led to external splice boxes through 2" PVC conduit, utilize SJE Rhombus 2.5" cable clamps in 2.5" hub with bushing to 2" to seal and provide strain relief. Any splices in tanks to be heat shrink sealed, with cable sheath sealed with secondary heat shrink.

EXPIRED

4. *Field review during installation*

Construction must be supervised (field review of installation) by TRAX, this will be by the design engineer (Ian Ralston) or a subordinate under his direct supervision.

TRAX will, as construction moves forward, establish the level of field review needed..

5. *Monitoring/quality assurance*

5.1 Operation and Maintenance (OM) Plan

As part of the post installation certification of the system the design engineer is to be retained to prepare an OM plan. This plan will address type and frequency of maintenance and monitoring, and will include the following minimum monitoring standards.

5.1.1 ENVIRONMENTAL MONITORING

Water table observation standpipes (see plan) to be monitored during winter conditions annually to observe and record SHWT level.

Outfall from the relief drain may to be monitored to assure adequate effluent renovation to meet BC water quality guidelines for secondary contact, with target Maximum fecal coliform < 200 CFU/100mL. Based on conservative design, routine monitoring may not be specified.

5.1.2 FLOW MONITORING

Flow logs from control to be recorded annually, maximum peak day flow to system not to exceed DDF with average flows (7 day average) not to exceed 50% of the DDF.

5.1.3 EFFLUENT QUALITY AND MONITORING

Effluent monitoring at outlet of SDD effluent filter using sampling port, to standard above. Effluent quality should be tested for BOD, TSS.

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2017-02-27

Ian Ralston, Eng.L.

Attachments:

Statement of General Conditions
Sketch Plan showing proposed sewerage system (4pp). Note that layout may be altered at installation
Pump float setting worksheet for SDD system
Site evaluation summary report

EXPIRED

References

The following documents were the principal sources of reference for standard practice in this design.

BC SPM Version 3, September 2014, and supporting rationale and calculations.

The BC SEWERAGE SYSTEM STANDARD PRACTICE MANUAL Version 2, 21st September 2007, Issued By: Ministry of Health, Population Health and Wellness Health Protection. *(Designated by abbreviation "SPM V2" or "SPM").*

APEGBC Professional Practice Guidelines – Onsite Sewerage Systems, V1.2, 2013.

Laak, R.H. 1986. Wastewater engineering design for unsewered areas, Technomic

DRIP-LINE EFFLUENT DISPERSAL COMPONENT MANUAL FOR PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS By State of Wisconsin, 1999.

Wastewater Subsurface Drip Distribution Peer Reviewed Guidelines for Design, Operation, and Maintenance # 1007406 Final Report, March 2004 (Revised May 2004), Tennessee Valley Authority , prepared by EPRI. *(Note that this is cited as the preferred source of standard practice for SDD design and installation by the SPM V2).*

Subsurface Drip Systems Recommended Standards and Guidance for Performance, Application, Design and Operation & Maintenance, Washington State Department of Health, July 2007

Geoflow Inc., Draft Guidelines for SDD for BC

Design Guidance for Large Subsurface Wastewater Treatment Systems (LSTS), Minnesota Pollution Control Agency, Version: 03-08-2005

Further references for performance based custom design, VS and HS, oxygen transfer and HLLR on file, available on request.

EXPIRED

6. *Statement of General Conditions*

6.1 Scope of this Report

This review report satisfies only those objectives stated in the introduction. TRAX Developments Ltd. (TRAX) has not conducted a Site Investigation, Hydrogeology Study or Environmental Impact Assessment.

6.2 Use of this Report

This TRAX Developments Ltd. (TRAX) report pertains only to a specific project. If the project is modified, then our client will allow us to confirm that the report is still valid. We prepared this report only for the benefit of our Client and those agencies authorized by law to regulate our Client's activities. No others may use any part of this report without our written consent. To understand the content of this report, the reader must refer to the entire, signed report. We cannot be responsible for the consequences of anyone using only a part of the report, or referring only to a draft report. This report reflects our best judgment based on information available at the time. Any use of this report, or reliance on this report, by a third party is the responsibility of that third party. We accept no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions taken based on this report.

6.3 Reliance on Provided Information

TRAX has relied on the accuracy and completeness of information provided by its client and by other professionals. We are not responsible for any deficiency in this document that results from a deficiency in this information.

6.4 Logs of Test Holes and Subsurface Interpretations

Ground and ground water conditions always vary across a site and vary with time. Test hole and well logs show subsurface conditions only at the locations of the test hole or well.

6.5 Descriptions of Geological Materials and Water Wells

This report includes descriptions of natural geological materials, including soil, rock, and ground water. TRAX based these descriptions on observations at the time of the study. Unless otherwise noted, we based the report's conclusions and recommendations on these observed conditions. Construction activities on the site or adjacent sites may change or alter these geological materials.

6.6 Changed Conditions

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Conditions encountered by others at this site may differ significantly from what we encountered, either due to natural variability of subsurface conditions or construction activities. Our client will inform us about any such changes, and will give us an opportunity to review our recommendations. Recognizing changed soil and rock conditions, or changed well conditions, requires experience. Therefore, during construction or remediation, a qualified professional

should be employed to visit the site with sufficient frequency to detect if conditions have changed significantly.

6.7 Recommendations

We recommend that our client engage TRAX to review all design drawings and constructed works that are based on our conclusions and recommendations.

6.8 Risks and Liability

In all cases the liability of TRAX and/or Ian Ralston is limited to the fees charged. By accepting and using this report the client accepts that TRAX and Ian Ralston's liability are limited in this way.

6.9 Declaration of interest

Ian Ralston is, in a personal capacity, a manufacturer's representative for Geoflow Inc. (a subsurface drip dispersal equipment manufacturer). TRAX undertakes to ensure that no bias toward this equipment manufacturer will be shown during design or specification for a sewerage system and that equipment selected is considered to be the most suitable for the site and design.

6.10 Engineering Limited License scope

Ian Ralston holds a License from APEGBC to practice engineering within the following scope of practice:

Civil Engineering. Limited to: Design, construction and maintenance of sewage systems, including site and soil evaluations for these systems. Systems of 22.7 cubic meters per day or less.

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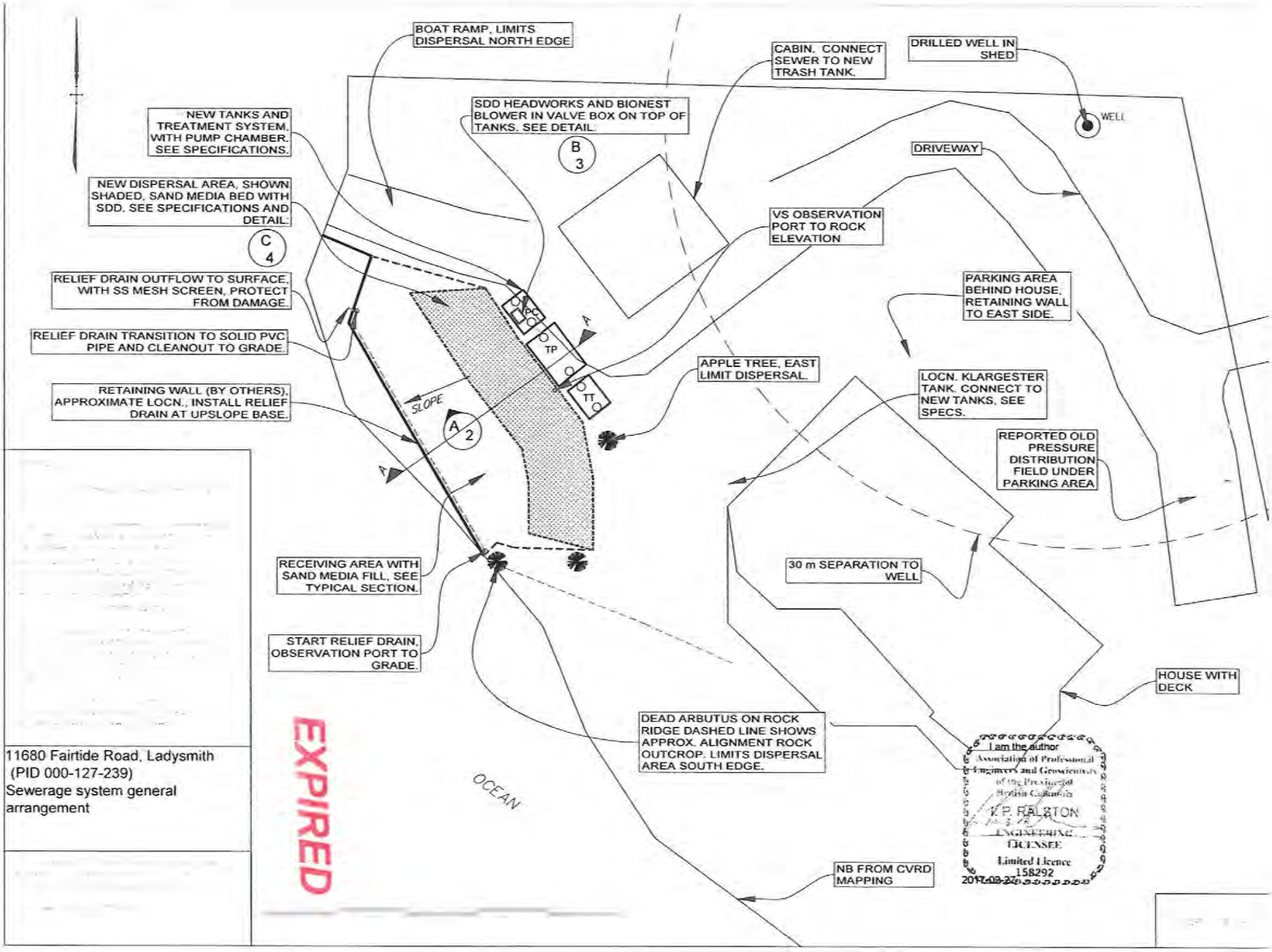

11680 Fairtide Road, Ladysmith
(PID 000-127-239)
Sewerage system general arrangement

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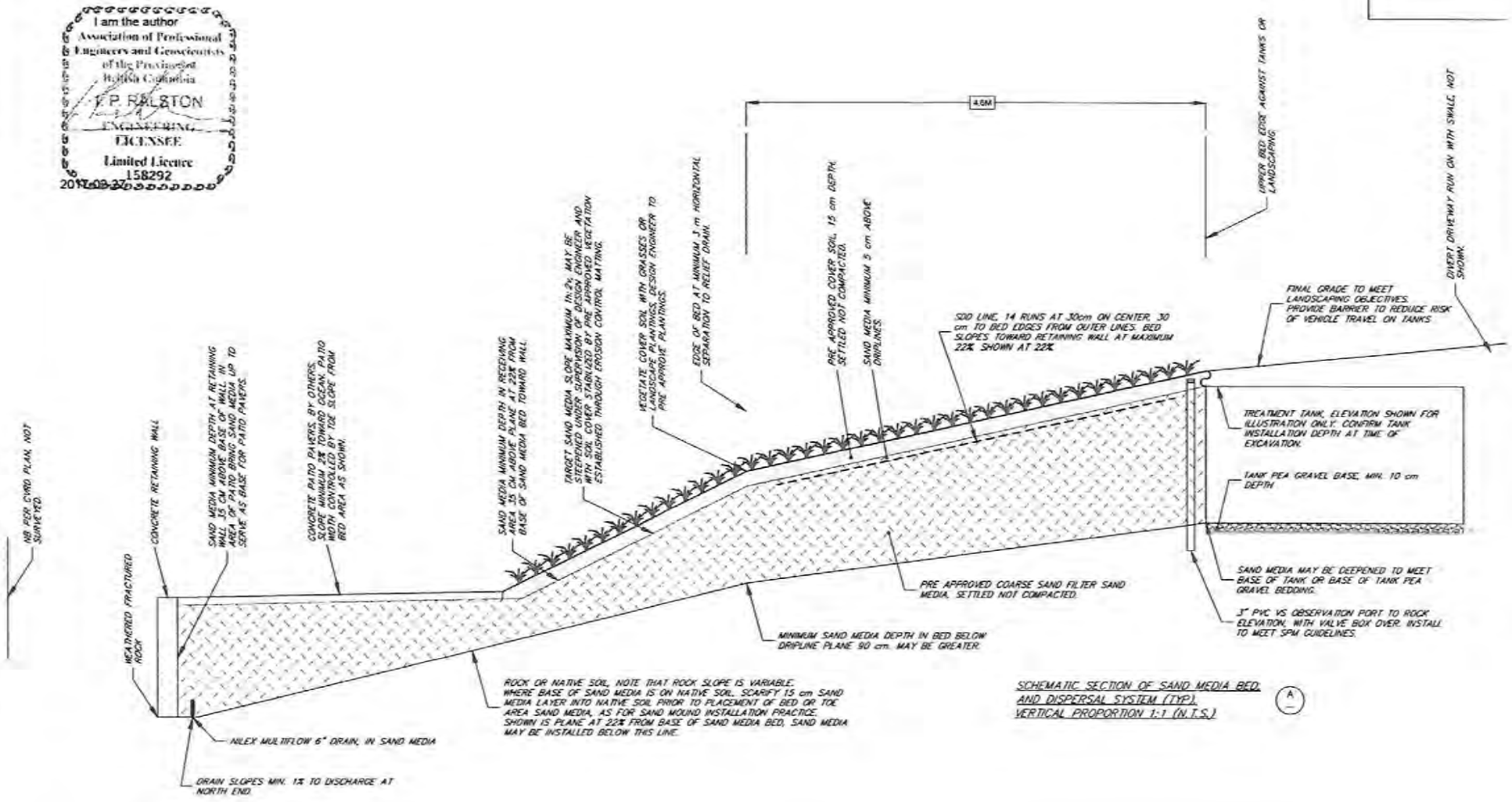


SCHEMATIC SECTION OF SAND MEDIA BED AND DISPERSAL SYSTEM (TYP). VERTICAL PROPORTION 1:1 (N.T.S.)

A

11680 Fairtide Road, Ladysmith
(PID 000-127-239)
Sewerage system dispersal area typical section.

NOTES:

Section schematic and preliminary, confirm section and layout at installation with the design engineer. Design engineer to be retained to confirm layout and inspect bed and receiving area excavation prior to sand placement.

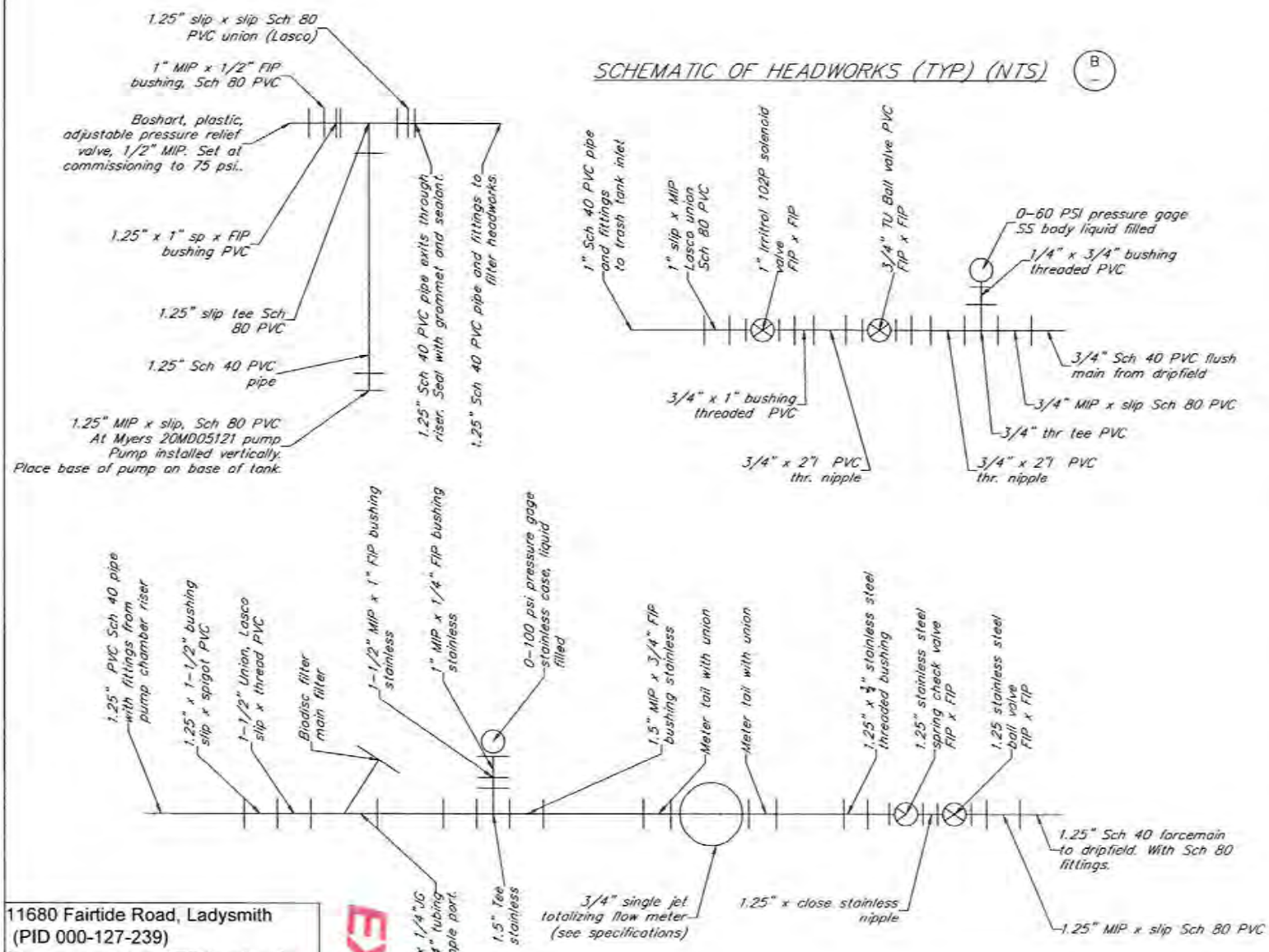
All aggregate and cover soil materials to be pre-approved by the design engineer.

Installer to test soil moisture conditions prior to bed installation, install only when soil moisture conditions meet SPM standards (for areas with native soil). After stripping of the bed area the installer is to undertake permeability testing in locations identified by the the design engineer, a minimum of 4 constant head borehole permeameter tests are expected to be made.

Patio area and retaining wall, together with approvals for work and placement of structures are the responsibility of others, these items are only shown for convenience. TRAX has relied on the building contractor or owner having obtained necessary permissions for placement of structures, and has relied on the competence of the pre built retaining wall to retain the specified sand media. TRAX has not reviewed slope stability, retaining wall structural capability, shoreline protection or other aspects of these systems and structures.

EXPIRED

SCHEMATIC OF HEADWORKS (TYP) (NTS) B



Filter and ancillaries plus flush line connection are installed in 17 x 30" valve basin (18" deep) on treatment or pump tank or next to tank. Place on drainrock or pea gravel base. Bionest blower may be placed in valve box, ensure blower is placed to avoid water drips from lid and outlet pipe drains down to Bionest.

Bionest blower with 0-5 psi pressure gage at outlet.

Biodisc filter installed with filter body facing up.

Take flush return line through side of inlet riser on top of treatment tank, install slip union (Lasco), slip 90 with MIP x Slip adapter. Ensure return flow splashes on inside of tee to dissipate flow.

Headworks and dripline connections must be inspected by the designer or his representative, before backfilling or covering.

Control floats, 4 of SJE Rhombus externally weighted sensor floats. Suspend from site built pipe bracket in riser.

Install control panels on side of cabin under eaves.

11680 Fairtide Road, Ladysmith
(PID 000-127-239)
Sewerage system SDD headworks schematic

EXPIRED

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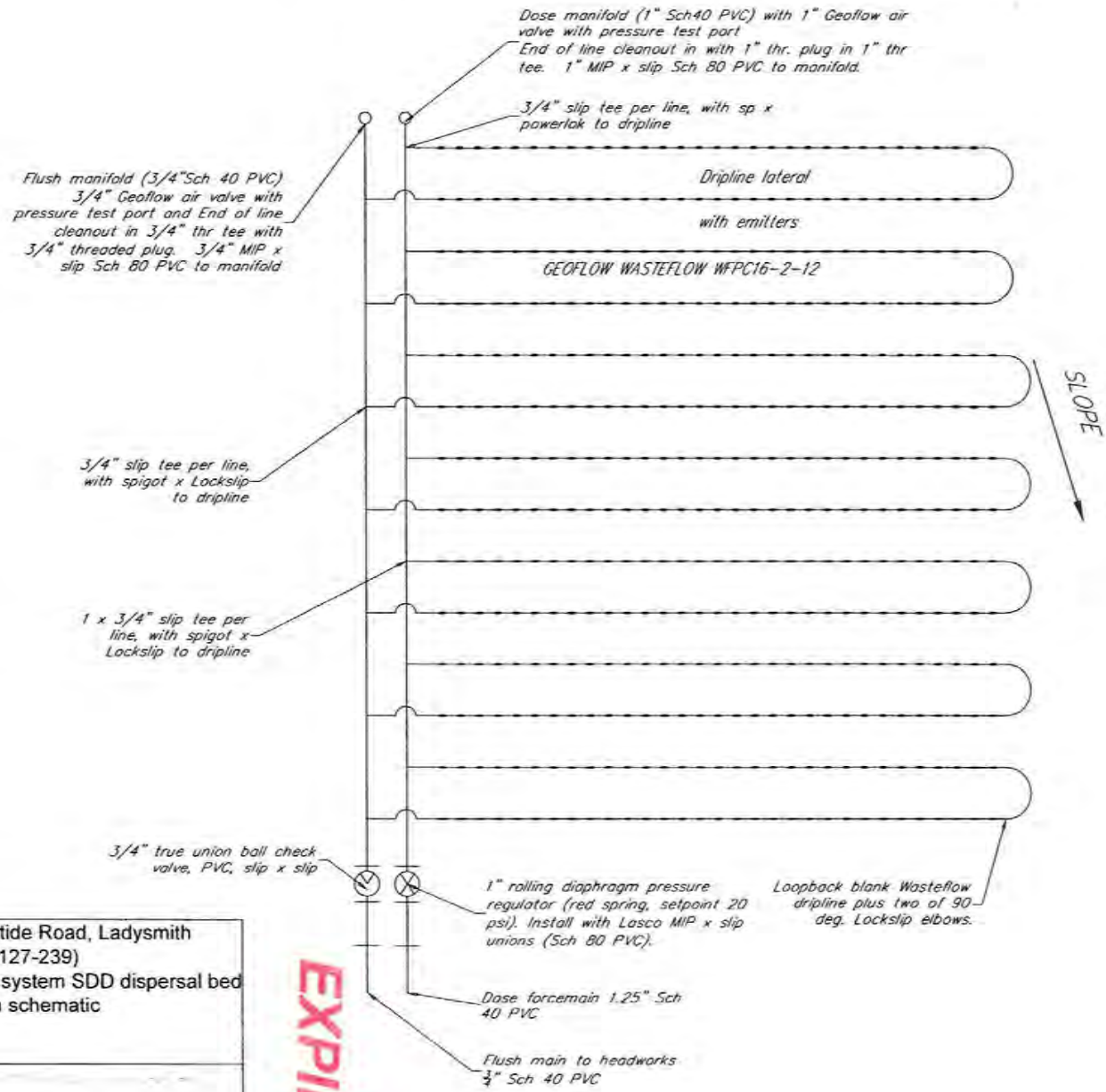
V.P. RALSTON
LICENSEE
Limited Licence
158292
2017-03-27

C

SCHEMATIC OF 7 LATERAL DRIPFIELD BED (TYP)

NTS



NOTE

Typical layout, with 7 laterals with two runs each. Run length nominal 60ft. (920 ft total min. dripline length) Run spacing 30cm (12") nominal, space 30 cm (12") to edge of bed. All connectors Geoflow Lockslip or approved equal. Dripline installed sloping from manifolds to loobacks.

Confirm longer laterals and other configuration changes with designer. Do not alter pipe sizes or equipment specifications without pre-approval by designer.

Manifolds and forcemains shown schematically for clarity only. All unspecified PVC fittings Sch 80.

Ensure forcemains and manifolds fully supported to avoid differential settlement issues.

Bed installed level from S to N or sloping at up to 2% away from manifolds. Bed to slope from E to W (across bed). Manifolds to be installed at high end of bed, with air valves at highest point. Air valves installed in 10" round or common 12 x 19" valve box, with pea gravel base.

Pressure regulator in 12 x 19" valve box with drainrock or pea gravel sump.

Dose main to be installed below dripline elevation. If not practical, contact TRAX for specification of adjustable spring check valve to prevent drain down to field.

Protect field area with boulders or similar to prevent vehicle traffic on the dispersal area.

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158292
2017-03-20

11680 Fairtide Road, Ladysmith
(PID 000-127-239)
Sewerage system SDD dispersal bed distribution schematic

EXPIRED

Pump Float Setting Worksheet
11680 Fairtide Road Timed dosing, 1200IG Dans Precast

V = 0.032892733 Inches
For two tanks

		Imperial Units Height above pump chamber floor Inches	Height to Float attachment Inches
Inlet	54 Actual height from input	55.7	
	50 % of DDF		
	Alarm reserve volume (ARV) = 374		
	Alarm reserve height = ARV x V		
	374 X 0.032892733 = 12.3	+ 12.3	
Alarm float	67 % of DDF	43.4	42.00
	Reserve volume 2 (RV2) = 501.16		
	Reserve height = RV2 x V		
	501.16 X 0.032892733 = 16.5	+ 16.5	
Lag float	75 % of DDF	26.9	27.50
	Reserve volume (RV) = 561		
	Reserve height = RV x V		
	561 X 0.032892733 = 18.5	+ 18.5	
Timer allow float		8.5	7..25
Pump range	Dose volume (DV) = 75		
	Pump range = DV x V		
	75 X 0.032892733 = 2.5	+ 2.5	
2.5 inches			
Float tether length	Drainback, If NO; DB = 0, If YES 0	+ 0.0	
3.5 inches	Drainback = DB x V		
(3.5 in min)	0 X 0.032892733 = 0.0		
			Float attachment
Low level float		6.0	6.25
	Pump cooling height = 6.0	+ 6.0	
		0.0	
	Pump spacer height = 0.0	+ 0.0	
		0.0	

Tank dimensions:
102 in Long
78 in Wide
67 in High

Check volume for residual height

Residual ht to invert inlet	-1.7 Inches
Represents volume	-51.87 Gallons

Notes:
Minimum TA setting 75 usgal. Use 4 of SJE sensor float control.
Strict timed dosing, lag before alarm at DDF.

EXPIRED

CVRD

COWICHAN VALLEY REGIONAL DISTRICT
LAND USE SERVICES DEPARTMENT
175 Ingram Street, DUNCAN, BC V9L 1N8
Tel: 250.746.2610; Email: inspections@cvrd.bc.ca

CVRD RECEIVED FEB 11 2021

BUILDING PERMIT APPLICATION

Project Info

Address: 11680 FAIRTIDE ROAD, LADYSMITH, BC

Lot	District	Plan	Elec. Area	PID	Zoning
1	OYSTER LAND	VIP3348	H	000-127-329	R-2

Description of Work: ACCESSORY BUILDING

Owner

Name(s)/Company: [redacted] Contact: [redacted]

Address: 11680 FAIRTIDE ROAD City: LADYSMITH Postal Code: V9G 1K5

Phone: [redacted] E-mail: [redacted]

Applicant or Contractor (circle one)

Name: [redacted] Company: —

Address: 11680 FAIRTIDE ROAD City: LADYSMITH Postal Code: V9G 1K5

Phone: [redacted] E-mail: [redacted]

I, the owner of the above property, hereby authorize and appoint _____ as my agent for this application. The undersigned owner/authorized agent of the owner makes application for the permit specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Owner's Signature	Date	Authorized Agent Signature	Date
[signature]	FEB 3, 2021	—	—

Personal information Declaration: This information is collected for the administrative and/or operational functions of the CVRD as authorized by the *'Local Government Act'* and CVRD Building Bylaw No. 3422. This information has been collected, and may be used, and/or listed in a Building Permit Listing, or forwarded to authorized agencies in accordance with the *'Freedom of Information and Protection of Privacy Act'*.

OFFICE USE ONLY

Building Classification ☐ SFD ☒ Residential ☐ Institutional ☐ Commercial ☐ Industrial ☐ _____

Construction ☒ New ☐ Addition ☐ Renovation ☐ Decommission ☐ Replacement ☐ _____

Building	Fee	Engineering	Fee	Value of Improvement (including labour)
Building Permit	1090	Water Connection		$ 109,000
Plumbing Permit	108	(Service Area)		Building Inspector: SB
Building Services	-	Sewer Connection		Engineering Department: —
Land Titles	-	(Service Area)		Planning: FL
Other		Other		Date Issued: JAN 13 2022
Subtotal	$ 1198	Subtotal	$	Total Permit Fee: $ 1198

Building Permit Issuance (Office Use)

Permission is hereby granted to LEGITIMIZE ACCESSORY BUILDING CONSTRUCTED WITHOUT PERMIT

Complying with all CVRD Bylaws, BC Building Code and Approved Plans marked 'Site Copy'

Conditions NOT TO BE USED AS A DWELLING
INSULATE FLOOR WITH R28 AND PROTECT
P.ENG TO APPROVE FOUNDATION BRACING

DP ☐ or DVP ☐ # —

This Building Permit is issued subject to conditions of the above DP or DVP.

CVRD GIS Assigned Address: —

Permit No. 22-H-015

Date Jan 17 / 22

Owner/Agent Signature at time of pick up
X [signature]

Receipt No. 244283

[redacted]

[redacted]

[redacted]

[redacted]

CVRD

Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8
P: 250.746.2610 F: 250.746.2621

Detail Report

Reference #: 22-H-015
Roll Number:

Address: 11680 Fairtide Road
Ladysmith
Building Type: Standard

Inspection	Inspected by	Inspection Date	Status
Framing	Sonny Bryski	15-Sep-2022 3:33:28 PM	Accepted
Insulation	Sonny Bryski	15-Sep-2022 3:45:54 PM	Accepted
Final (non-dwelling)	Sonny Bryski	15-Sep-2022 3:47:40 PM	Accepted

Framing

Reference #: 22-H-015
Roll Number:
Address: 11680 Fairtide Road
Ladysmith

Building Type: Standard

Inspected by: Sonny Bryski
Inspection Created: 15-Sep-2022 03:33:28 PM
Inspection Saved: 15-Sep-2022 03:45:50 PM

Framing approved by P.Engineer	Accepted
Exterior Stairs	NA
Deck framing	Accepted
Clearance to grade	Accepted
Truss Instalation	NA
Roof Framing	NA
Roof venting	NA
Attic access	NA

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Beams	NA	
Mechanical Checklist	NA	
Floor framing	Accepted	●
Brace wall panels	NA	
Interior stairs and headroom	NA	
Point loads carried to the foundation	NA	
Spatial separations	NA	
Anchor bolts and sill gasket	NA	
Combustible clearances and fire blocking	NA	
Engineered beam and header review	NA	
Bedrooms have egress windows with minimum opening of 0.35 sq m	NA	
Windows requiring safety glass installed	NA	
Survey from BCLS	Accepted	●
All other items related to current checklist complete	NA	

Comments:

Visible framing per BCBC. Relying on Engineers opinion regarding remainder of structure.

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Crawlspace repair complete per Engineer.

Insulation

Reference #: 22-H-015
Roll Number:
Address: 11680 Fairtide Road
Ladysmith

Building Type: Standard

Inspected by: Sonny Bryski
Inspection Created: 15-Sep-2022 03:45:54 PM
Inspection Saved: 15-Sep-2022 03:47:36 PM

Wall insulation	NA	
Floor insulation	Accepted	●
Duct insulation	NA	
Fans ducted to exterior	NA	
Crawl space insulation	Accepted	●
Foundation insulation	NA	
Rim joists insulation	Accepted	●
Attic insulation	NA	
Attic access	NA	
Roof venting	NA	
Insulation stops	NA	
Soffit venting	NA	

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Exterior papered	NA
Air / Vapour Barrier on warm side of insulation	NA
Air / Vapour Barrier penetrations sealed	NA
Air seal around windows and doors	NA
Service penetrations and base plates	NA
Spray foam installation record	NA
Fireblocking	NA
Deck over heated space	NA
Clearance from combustibles at range or fireplace	NA
Sound proofing	NA
All other items related to current checklist complete	NA
Submit Insulation Report to Finance - Curbside Billing	Accepted

Comments:

Unable to confirm insulation throughout, however; construction appears typical and declaration by owner confirms appropriate levels of insulation for an accessory building.

Final (non-dwelling)

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Reference #: 22-H-015
Roll Number:
Address: 11680 Fairtide Road
Ladysmith

Building Type: Standard

Inspected by: Sonny Bryski
Inspection Created: 15-Sep-2022 03:47:40 PM
Inspection Saved: 15-Sep-2022 03:48:16 PM

Exterior Complete	Accepted	●
8" clearance from framing to grade and sloped away	Accepted	●
Structure for farm use	NA	
All other items related to current checklist complete	Accepted	●

Comments:

Cooking facilities confirmed to be removed.

Project complete.

Close file.

Thanks Trevor!

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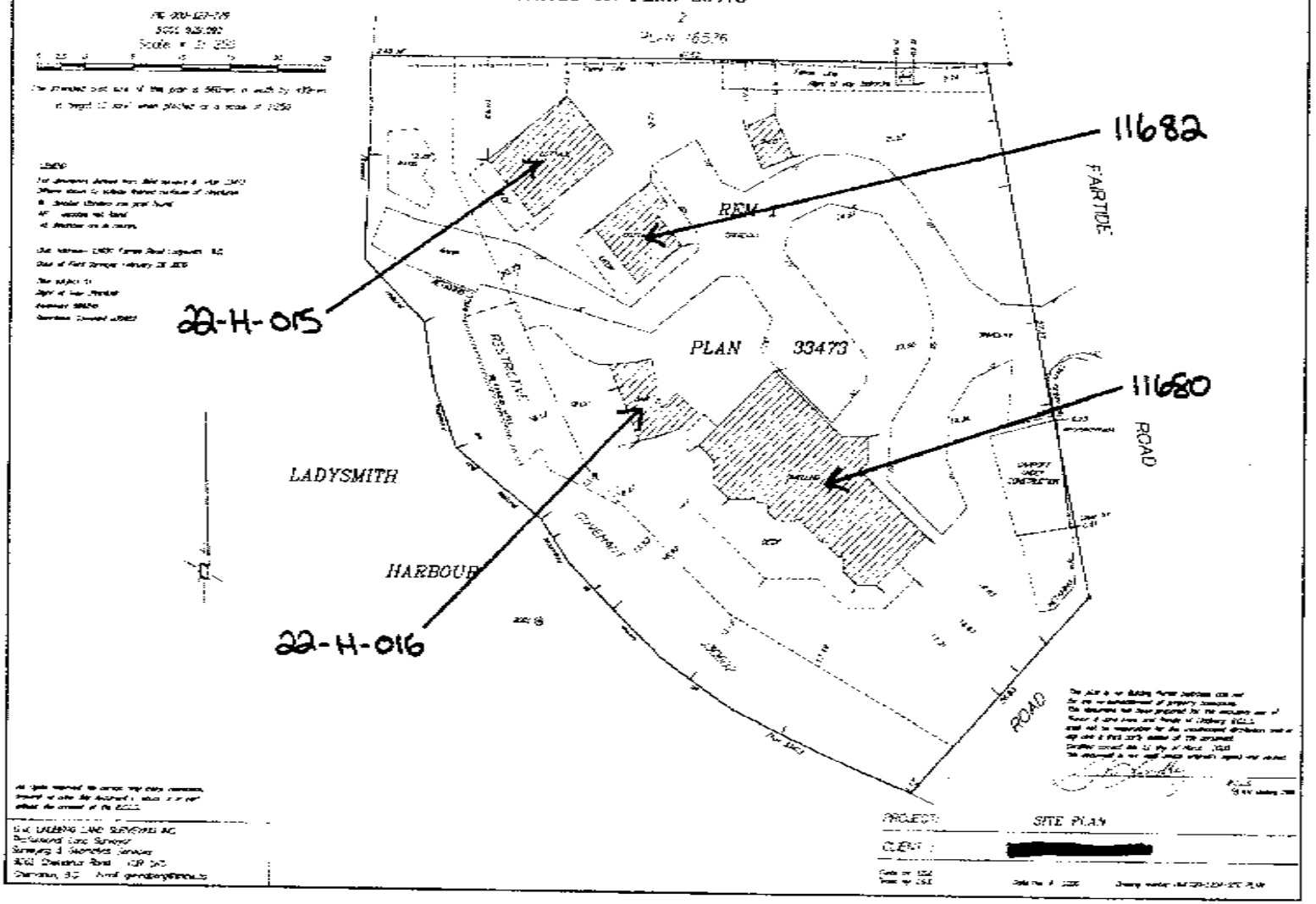
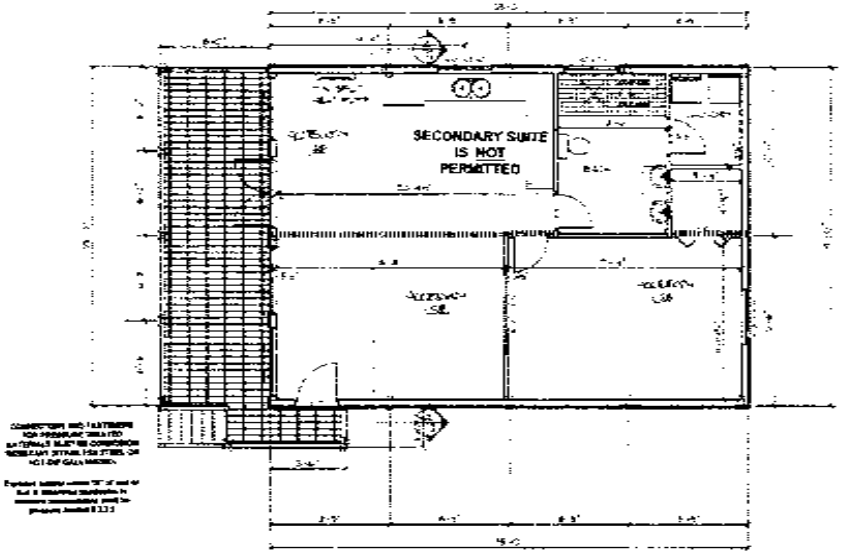
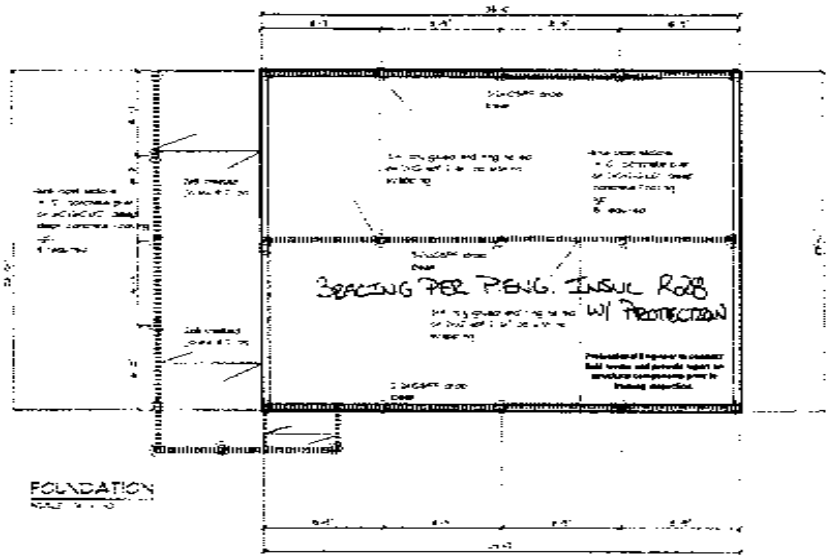
SKETCH PLAN OF LOT 1, DISTRICT LOT 93, OYSTER DISTRICT, PLAN 33473
EXCEPT THAT PART LYING TO THE NORTH AND EAST OF
FAIRTIDE ROAD AS SAID ROAD IS SHOWN DEDICATED ON PLAN 33473





MAIN FLOOR



FOUNDATION

AS BUILT DRAWINGS

TYPICAL FOUNDATION NOTES

OFFICE COPY

22-H-015

ATTENTION

CALL FOR FINAL INSPECTION AT CONCLUSION OF PROJECT

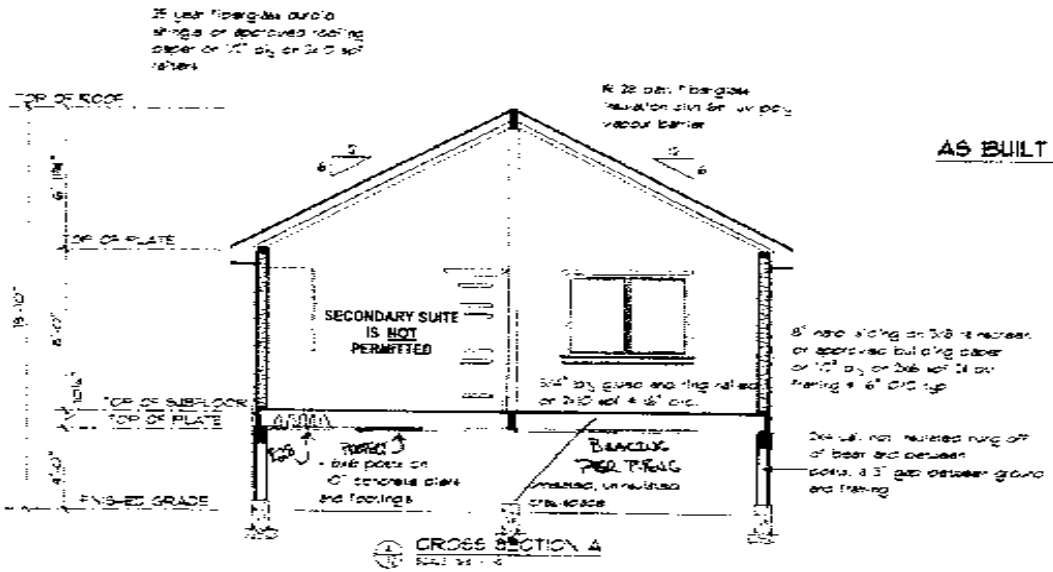
SOFTPLAN

DSH DRAFTING

1/4

GENERAL NOTES

- all work and materials shall conform to the latest version of the BC building code
- builder and building inspector are to review plans and it is their sole responsibility to notify DSH of any errors or discrepancies on the plan
- drawings are not to be scaled. Although drawings are to scale, notify DSH for clarification of missing dimensions.
- all building materials are to be new unless otherwise noted
- footer to have a grade stamp and to be a minimum grade of 20mm.
- all doors and windows to be NAFS certified
- exterior siding to follow the building code and proper flashings to be installed at all breaks in wall coverings



AS BUILT DRAWINGS

ITEMS TO BE ADDRESSED

- crawlspace floor needs to be insulated and provided air and vapour barrier in accordance with section 9.25.2.1 of BC building code
- crawlspace ceiling needs ridged sheathing to protect insulation and vapor barrier as well as provide strapping not in as the plan of this drawing
- wood posts in crawlspace that exceed 600mm need to have lateral support as per 9.17.5.3.4
- footing size and depth are unable to verify
- No perimeter drainage as well as rainwater leaders installed
- unable to determine the size and materials used for ridge beam spanning the living room area

TYPICAL FRAMING NOTES

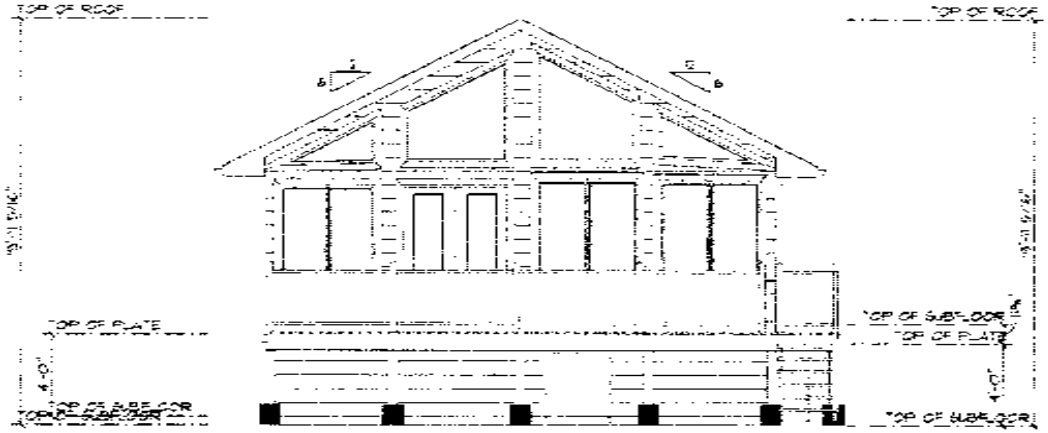
- customer preferred exterior wall siding on 2 layers of 30 min. building paper vertically staggered, on 1/2" ply on 2x6 SPF 2 x BTR. @ 16" O/C, R 28 min. fiberglass insulation, covered with 6 mil poly sealed and taped, with a material backing at all joints, covered with 1/2" gypsum, taped, filled and sanded.
- 6mil poly vapor barrier on 1/2" ply on 2x6 SPF 2 x BTR. @ 16" O/C, R 28 min. fiberglass insulation, covered with 6 mil poly sealed and taped, with a material backing at all joints, covered with 1/2" gypsum, taped, filled and sanded.
- 6mil poly vapor barrier sealed to foundation at all seams and penetrations taped on well compacted gravel at 6 ft.
- floor framing - 3/4" ply subfloor, glued and ring nailed on floor joists designed sized locally for each project by a the BC building code or by ENG.
- typical wood deck framing - 3/4 wood or composite decking, fastened with appropriate exterior grade fasteners on treated joists on treated beams and posts
- typical stepping deck - 2 minimum 1x6 wood, none depending on material used customer preferred covering on select 3/4" ply sealed and glued on 2x10 SPF on 2x12 SPF on treated beams and posts
- typical roof framing - customer preferred roofing on 15 lb felt or equivalent roofing paper on 1/2 ply on engineered truss system or BC building code rated framing

TYPICAL FOUNDATION NOTES

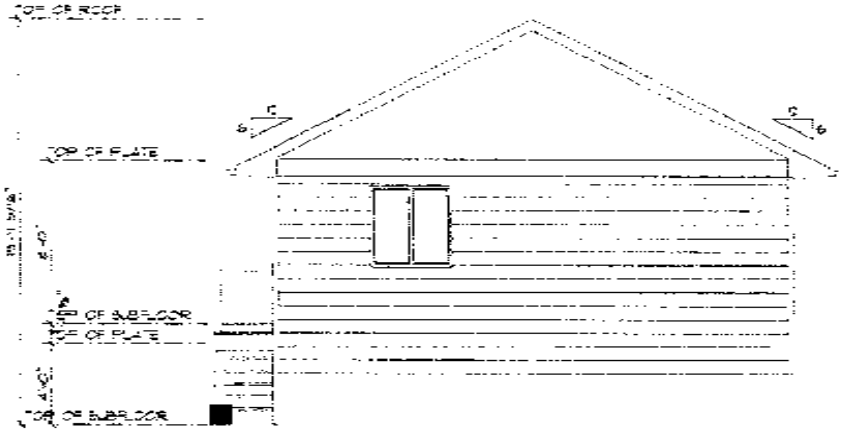
- excavate to minimum 18" below grade to undisturbed native soil, free of organics
- 8" concrete wall with 2-15M bar continuous at top, on 8"x16" concrete footing with 2 rows 15M bar continuous
- 4" concrete slab on 6mil poly vapor barrier sealed to foundation at seams and penetrations taped on well compacted gravel at 6 ft.
- where on pierced on foundation wall resulting in a living area below grade, dense drain wall covering supplied in areas of high moisture content
- foundation insulation with R 15 ridged insulation continuous for 4 either horizontally or vertically from top of foundation

SOFTPLAN
DSH DRAFTING

DRAWING NUMBER
SCALE
DATE
PAGE 2/4



FRONT ELEVATION



REAR ELEVATION

AS BUILT DRAWINGS

GENERAL NOTES

All work and materials shall conform to the latest version of the BC building code

Contractor and building trades are to review plans and be their own responsible to notify DSH of any errors or discrepancies on the site

Drawings are not to be scaled. Although drawings are to scale, notify DSH for clarification of missing dimensions.

All building materials are to be new unless otherwise noted

All lumber to have a grade stamp and to be a minimum grade of 2400f.

All doors and windows to be NAFS certified

Exterior siding to follow pc building code and proper flashing to be installed at all breaks + all coverings

ELEVATION NOTES

8" metal siding
with shiplap wood accents

25 year fiberglass
durable shingle roofing

aluminum exterior rails
with glass

6 inch gutters

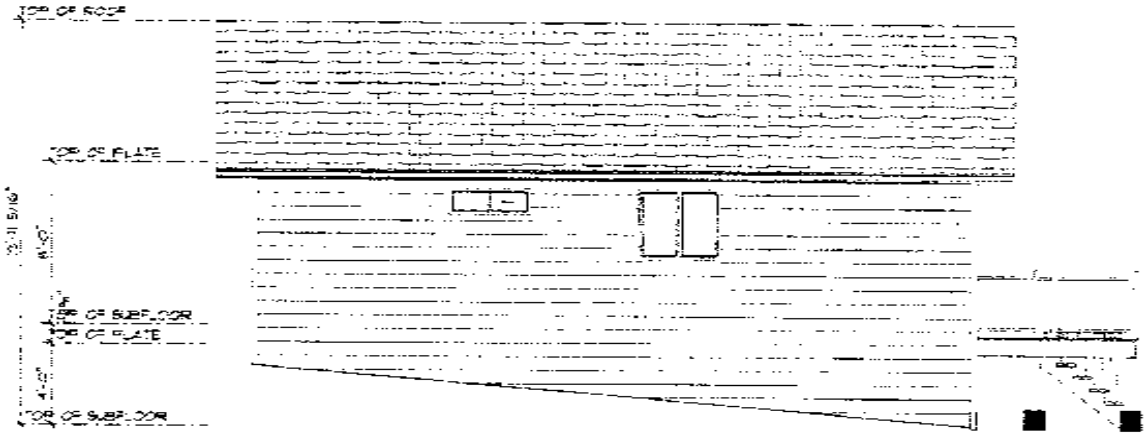
vinyl vented soffit

Deck
5/4 wood decking
on 2x8 treated joists
@ 16" o/c on 3 ply 2x8
treated beam

SOFTPLAN
CAD DRAFTING

3/4

AS BUILT DRAWINGS



LEFT ELEVATION

GENERAL NOTES

All work and materials shall conform to the latest version of the BC building code

Builder and building inspector are to review plans and note their responsibility to notify DSH of any errors or discrepancies on the plan

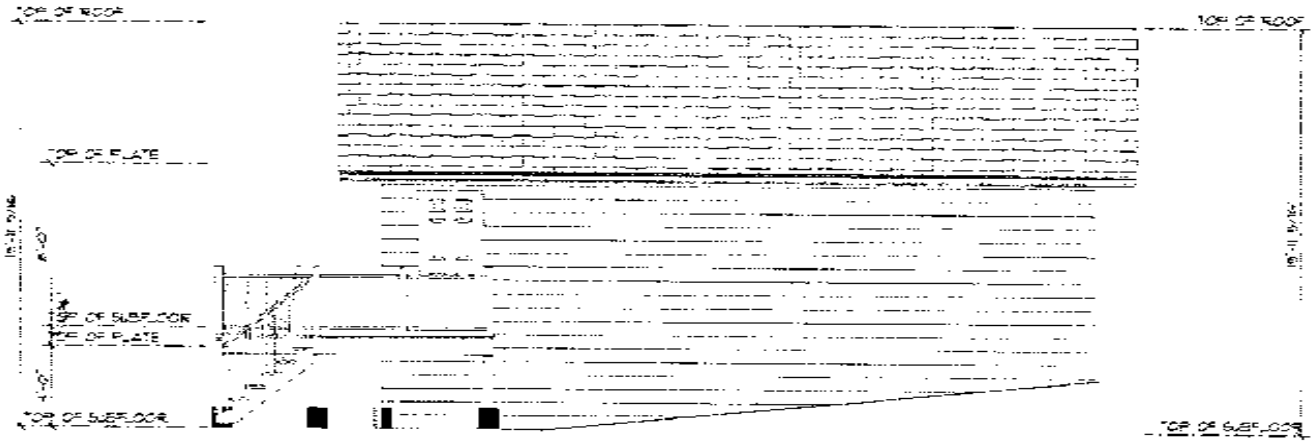
Drawings are not to be scaled. If drawings are to scale, notify DSH for clarification of missing dimensions.

All building materials are to be new unless otherwise noted

All lumber to have a grade stamp and to be a minimum grade of #2

All doors and windows to be NAFS certified

Exterior siding to follow building code and proper flashing to be installed at all breaks in the siding



RIGHT ELEVATION

ELEVATION NOTES

8" Hardi siding
with white wood accents

25 year fiberglass
dimensional roofing

Aluminum exterior doors
Low E glass

Aluminum gutters

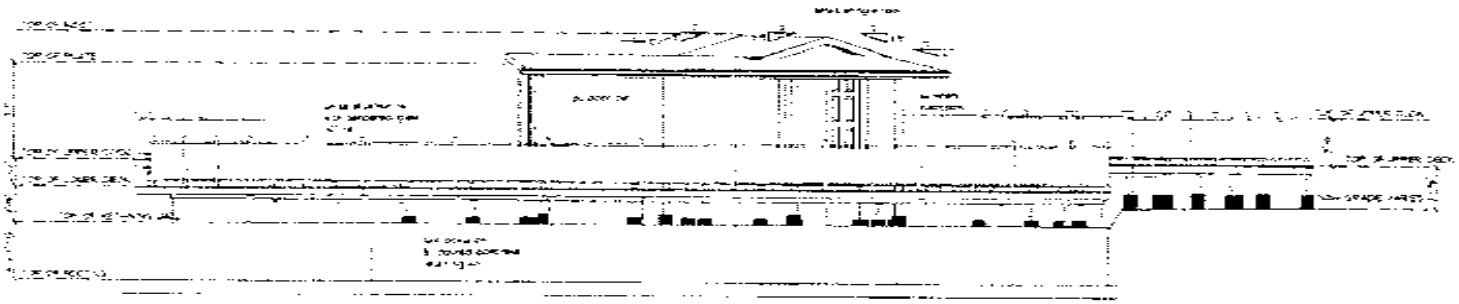
Vinyl vented soffit

Deck
5/4 wood decking
on 2x6 treated joists
16" o.c. on 3 ply 2x6
treated posts

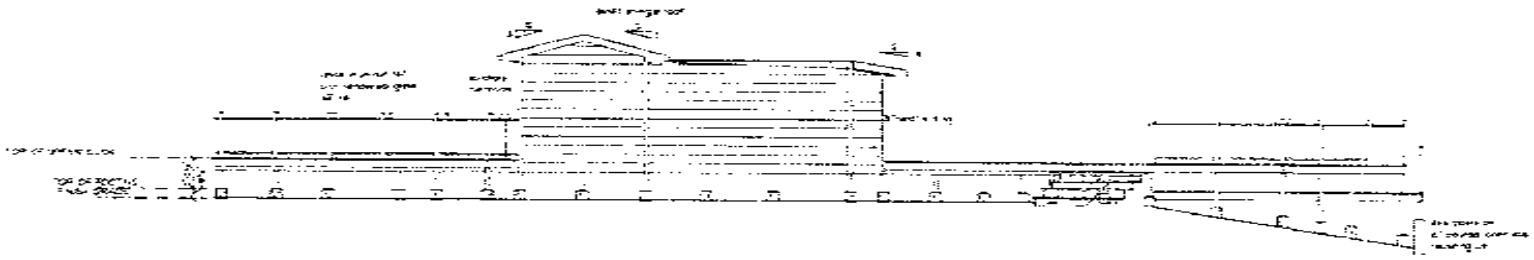
SOFTPLAN
DSH DRAFTING

[redacted]

4/4



WEST ELEVATION



EAST ELEVATION

OFFICE
COPY

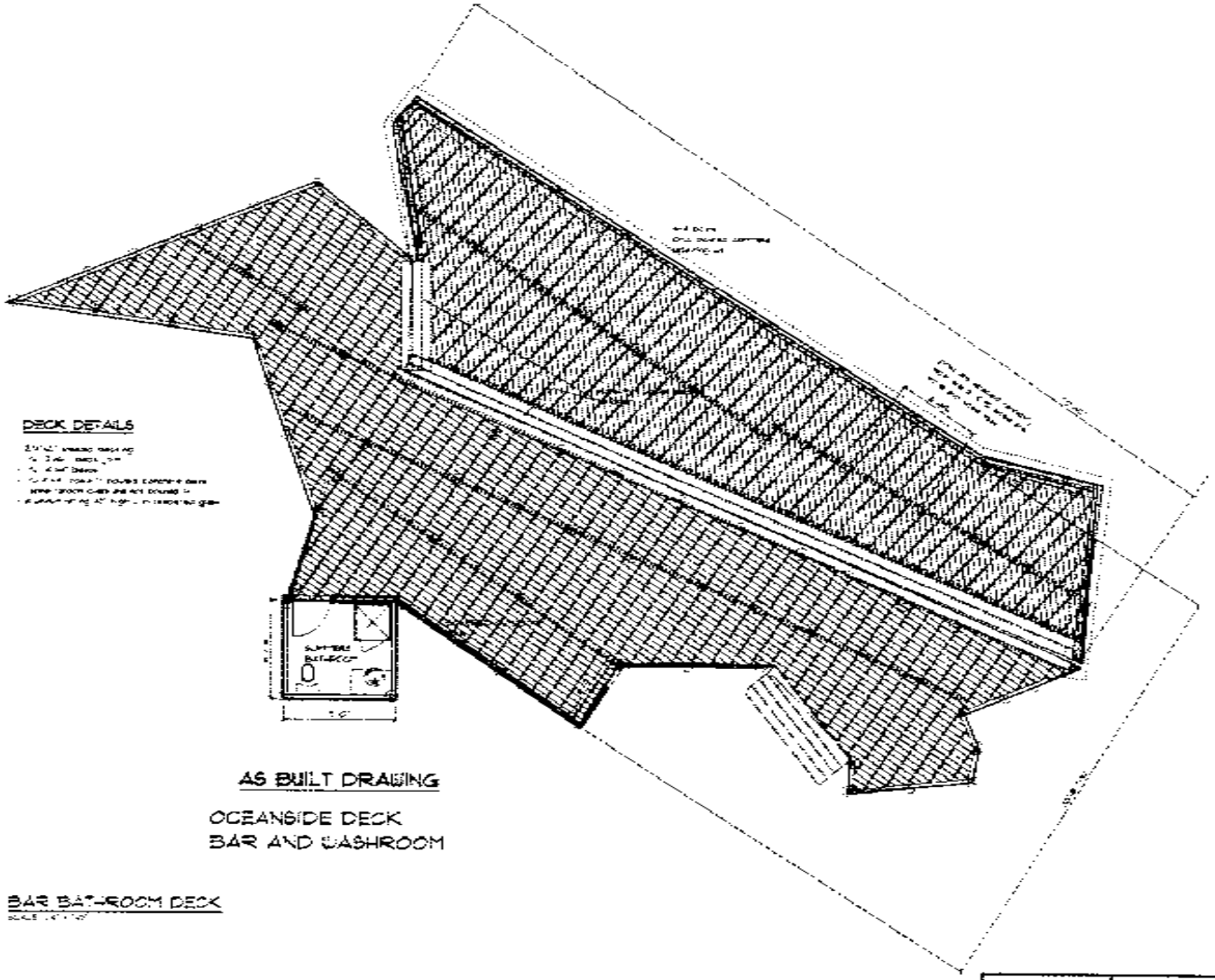
22-H-016

ALL WORKS WITHIN CAVEWALK
AREA TO BE REMOVED.

SOFTPLAN
DSH DRAFTING

[redacted]

5/6



DECK DETAILS

AS BUILT DRAWING

OCEANSIDE DECK
BAR AND BATHROOM

BAR BATHROOM DECK

SOFTPLAN
DSH DRAFTING

[redacted]

6/6

HIGGINSON CONSULTING LTD.
#19 – 1400 COWICHAN BAY RD | COBBLE HILL | B.C. | P: 250.732.8308

Dec 31, 2021

HCL Project #: HC21031

[redacted]

11680 Fairtide Rd
Ladysmith, BC
via email: [redacted]

Attention: [redacted]

RE: **Structural Condition Assessment**
Waterfront Accessory Building
11680 Fairtide Rd, Ladysmith, BC

1.0 Scope

As requested, Higginson Consulting Ltd. (HCL) attended to the accessory building at 11680 Fairtide Rd to perform a cursory and visual technical condition assessment (see photo 1). The building is a Part 9 building in accordance with the 2018 BC Building Code (BCBC), whereby it is less than 3 storeys in height, is less than 600m2, and primarily used as an accessory to a primary residence. The purpose of our assessment is to review the building in its as-constructed condition, from a structural engineering perspective, as no building permit was obtained prior to its construction. Our observations, conclusions, and recommendations are contained herein, and are prepared in accordance with the Higginson Consulting Ltd. – 2021 Terms and Conditions, which are available upon request.

2.0 Executive Summary

It appears the accessory building was constructed primarily in accordance with Part 9 of the BCBC 2018, and meets the conditions as prescribed therein. The foundation and support structure are atypical and require review by a structural engineer (as would be the case at the time of a permit application).

All vertical load condition (gravity, snow, live) requirements are satisfied as prescribed in the BCBC 2018.

The lateral load condition (seismic, wind) requirements are satisfied for the main floor/roof as prescribed in Part 9 of BCBC 2018. The foundation and support structure require remedial work to provide satisfactory resistance to the lateral loads.

Further detail and reasoning is provided in more detail below.

[redacted]

3.0 Background & Specifications

The overall footprint of the building is 25' wide and 35' long, with an attached 8' wide deck, giving an occupiable area of 875 sq ft indoors and 200 sq ft outdoors. The floor plan of the building is relatively simple, with a living area comprising of the front half of the building, and one bedroom and one bathroom within the back half of the building. There are two exits to the building, a standard size door on one side at the front, and a patio door providing access to the deck.

The roof consists of a ridge beam and rafters and all exterior walls appear to be 2x6 standard framing. The front of the house is largely glazed, with intermediary framing as necessary to support the windows. Below the main floor system, is a post and beam support structure resting on concrete sonotube piers. According to the drawings for the home the piers are supported by 2'x2'x12" footings. The crawl space is approximately 4' tall at the front side of the building and 2' tall at the back. The crawl space is skirted down to the soil elevation.

Throughout the assessment of the building, any engineering calculations were based on the following load and climactic conditions, per BCBC 2018:

- Floor system live load: 1.9 kPa
- Floor system dead load: 0.72 kPa
- Ground snow load: Ss = 2.4 kPa; Sr = 0.4 kPa (Roof was assessed using Cb = 0.55)
- Roof dead load: 0.57 kPa
- Seismic Loading: Sa (0.2) = 1.102

4.0 Observations

We have categorized our observations according to the structural systems viewed, not necessarily in any particular order.

Item 1: Foundation/Footings

The foundation consists of 10" concrete sonotube piers, of unknown depth (see photo 2). A visual assessment of the concrete works did not indicate any signs of failure or concern. The drawings for the house indicated the piers are supported on 2'x2'x12" footings. Provided the concrete was poured against undisturbed competent soil, the 10" sonotube is adequate for the building loads.

Item 2: Crawlspace Framing / Main Floor Support Structure

The framing in the crawlspace consists of 6x6 pressure treated (PT) posts on the concrete footings, upon which there is a 3 ply 2x10 PT built up beam to support the main floor framing. The main floor consists of 2x10 framing at 16" o.c., with two simple spans (approx. 12' span each) from the outside 2x10 beams to the middle 2x10 beams (See photo 2). No signs of failure or concern were observed during our visual assessment. As-constructed, the posts and beams are suitable for the gravity loads, and the floor system meets the 2018 BCBC requirement of 1.9 kpa (40 psf), however, additional bracing between the posts and beams is required to resist the lateral loads. See appendix A for these bracing requirements.

[redacted]

Item 3: Main Floor Walls

All walls on the main floor appear to be standard 2x6 construction, and although the framing materials were not visible at the time of our inspection, there was no indication that the walls were not constructed in a manner consistent with the 2018 BCBC for both vertical and lateral load resisting systems.

Item 4: Roof System

The roof for the building appears to be a ridge beam and rafter system, although the framing materials were not visible at the time of our inspection. Rough measurements taken give reason to believe that the rafters are 2x8 material and the ridge beam is 11 7/8" in depth, with a 3 ply width. Analysis of these framing members against the roof load conditions provided a reasonable assumption for sufficient strength, and no visible signs of failure or excessive deflection were observed.

Item 5: Outdoor Deck

The deck on the front of the building consists of 2x8 framing at 16" o.c., with a span of 6' plus a 2' cantilever. The decking material was dimensional lumber spanning perpendicular to the joists which is not adequate to meet the lateral bracing requirements of Part 9 of BCBC 2018. Additional lateral bracing is required. Details on the required bracing are provided in Appendix A.

Item 6: Elements not Visible at the time of our Site Visit

The following structural elements of the building were not visible during our site visit due to cosmetic and normal finishes in place:

- foundation reinforcing steel or subgrade soil conditions
- stud size or spacing on framed walls, nailing patterns, or plate attachments
- roof rafter size, spacing, and material
- ridge beam size, number of plies, lamination fastening and material

Where hidden elements were required to complete our assessment, conservative assumptions were made to perform our calculations, and construction was assumed to have been carried out by competent and skilled tradespeople. Other than the lack of consideration for lateral bracing, the quality and type of construction of visible framing elements indicate that the framing contractor was knowledgeable and competent

5.0 Conclusions

We understand that the building has been intermittently occupied since approximately 2017, and no major structural failure was observed – such as cracked drywall or excessive deflection.

Analysis of the visible structural elements and conservative assumptions on material selection did not yield any areas of immediate concern for gravity or vertical load conditions.

The lateral load resisting system in the crawlspace appears to be the area deficient relative to the 2018 BC Building Code. The lateral load resisting system on the main floor complies with the prescribed braced wall band (BWB) system for Part 9 buildings. This BWB system generally consists of specified lengths of shear walls and allowable openings, along with tighter nailing patterns, blocking, and hold down anchor bolts. Based on our calculations, the main floor complies with the BWB requirements within Part 9 of the 2018 BCBC.

While many structural elements of the current building are not visible, the elements that are visible appear to be structurally sufficient for the 2018 BCBC loading conditions, with the exception of the lateral bracing (as mentioned above).

6.0 Closure

This report has been prepared on the basis of engineering principles, visual observations, current BC Building codes and relevant standards for the exclusive use of the client.

Visual inspection and observation of the structural components were conducted as referenced herein. Non-destructive testing (NDT) was not performed on any aspect of the building, nor were any hidden conditions exposed during our site visits.

Our services have been provided in a manner consistent with the level and skill ordinarily exercised by the practicing profession. Engineering judgment has been used in determining our opinions and recommendations. No warranty is given or implied on any aspect of our services or of the building.

The conclusions and recommendations presented in this report have been prepared based on the information available at the time of our site visit. Should new or contradictory information become available, we request the opportunity to review the same, as well as the effect on our report including conclusions and recommendations.

Should you have any questions or require further clarification, contact the undersigned.

Best Regards,
HIGGINSON CONSULTING LTD.

Per:

Andrew Higginson, P. Eng

PROFESSIONAL
PROVINCE OF
A. D. HIGGINSON
37377
BRITISH COLUMBIA
ENGINEER
2022-01-11
EGBC Permit 1005634

CVRD

COWICHAN VALLEY REGIONAL DISTRICT
LAND USE SERVICES DEPARTMENT
175 Ingram Street, DUNCAN, BC V9L 1N8
Tel: 250.746.2610; Email: inspections@cvrd.bc.ca

FILE COPY

BUILDING PERMIT APPLICATION

Project Info

Address: 11680 FAIRTIDE ROAD, LADYSMITH					
Lot: 1	District: OYSTER LAND	Plan: VIP 33473	Elec. Area: H	PID: 000 127-329	Zoning: R-2
Description of Work: DECK & BAR					

Owner

Name(s)/Company: [redacted]		Contact: TREVOR INENS
Address: 11680 FAIRTIDE ROAD	City: LADYSMITH	Postal Code: V9G 1K5
Phone: [redacted]	E-mail: [redacted]	

Applicant or Contractor (circle one)

Name: [redacted]		Company: OWNER
Address: AS ABOVE	City	Postal Code
Phone: "	E-mail: "	

I, the owner of the above property, hereby authorize and appoint _____ as my agent for this application. The undersigned owner/authorized agent of the owner makes application for the permit specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Owner's Signature	Date	Authorized Agent Signature	Date
[signature]	FEB 28, 2021		

Personal information Declaration: This information is collected for the administrative and/or operational functions of the CVRD as authorized by the *'Local Government Act'* and CVRD Building Bylaw No. 3422. This information has been collected, and may be used, and/or listed in a Building Permit Listing, or forwarded to authorized agencies in accordance with the *'Freedom of Information and Protection of Privacy Act'*.

OFFICE USE ONLY

Building Classification ☐ SFD ☒ Residential ☐ Institutional ☐ Commercial ☐ Industrial ☐ _____

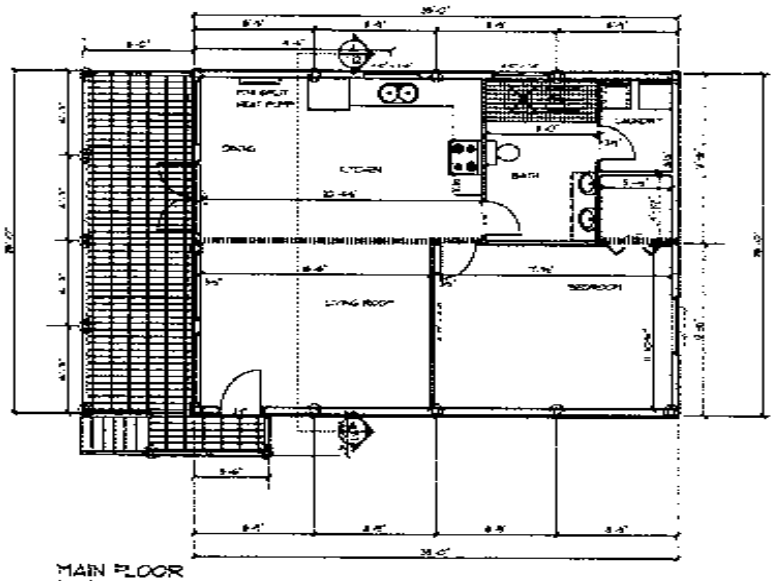
Construction ☒ New ☐ Addition ☐ Renovation ☐ Decommission ☐ Replacement ☐ _____

Building	Fee	Engineering	Fee	Value of Improvement (including labour)
Building Permit	200	Water Connection		$ 20,000
Plumbing Permit	54	(Service Area)		Building Inspector: SB
Building Services	-	Sewer Connection		Engineering Department: ✓
Land Titles	-	(Service Area)		Planning: FL
Other		Other		Date Issued: JAN 13 2022
Subtotal	$ 254	Subtotal	$	Total Permit Fee: $ 254

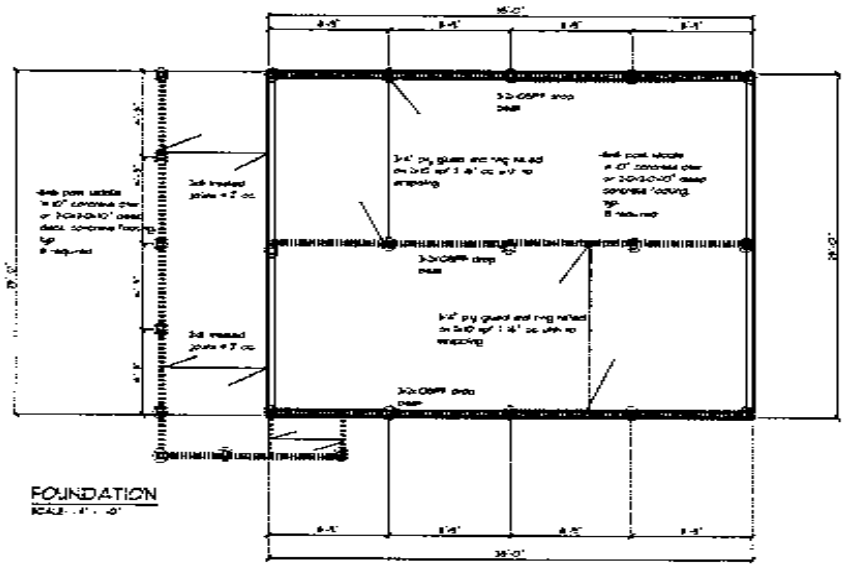
Building Permit Issuance (Office Use)

Permission is hereby granted to LEGITIMIZE DECK, BAR AND WASHROOM BUILT WITHOUT PERMIT Complying with all CVRD Bylaws, BC Building Code and Approved Plans marked 'Site Copy'	DP ☐ or DVP ☐ # ✓ This Building Permit is issued subject to conditions of the above DP or DVP.
Conditions NO CONSTRUCTION PERMITTED WITHIN COVENANT AREA	CVRD GIS Assigned Address —
Permit No. 22-H-016	Date Jan 17/22
Owner/Agent Signature at time of pick up X [signature]	Receipt No. 244283

[redacted]



MAIN FLOOR



FOUNDATION

AS BUILT DRAWINGS

GENERAL NOTES

- all work and materials shall conform to the latest version of the BC building code
- builder and building inspector shall verify plans and is responsible for verifying the accuracy of any errors or discrepancies on the plan
- drawings are not to be scaled. Although drawings are to scale, verify dimensions prior to commencement of framing or fabrication
- all building materials are to be new unless otherwise noted
- all lumber to have a grade stamp and to be a minimum grade of #2
- all doors and windows to be NAFS certified
- structural sizing to follow all building code and prescriptive drawings to be included at all stages of as built drawings

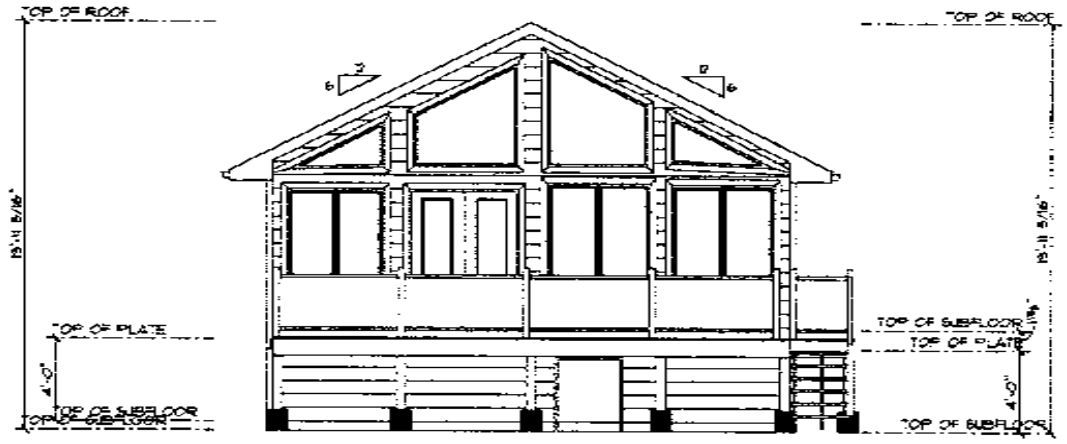
TYPICAL FOUNDATION NOTES

- excavate to a level 18" below grade or as determined above soil, free of organics
- 8" concrete wall with 2-#15 bar continuous at top on 16"x8" concrete footing with 2 rows #15 bar continuous
- 4" concrete slab on 6mil poly, reinforced with welded wire mesh, on 6" compacted gravel fill
- hang on dampproof on foundation walls required at all living space grade, dampproof coat covering exposed + below 6" of finished grade
- foundation insulated with 1" 2 inches insulation continuous for 4' either horizontally or vertically from top of foundation
- drain pipe outside 4" 10" concrete pier or 2-8"x16" deep concrete footing typ. 8 required

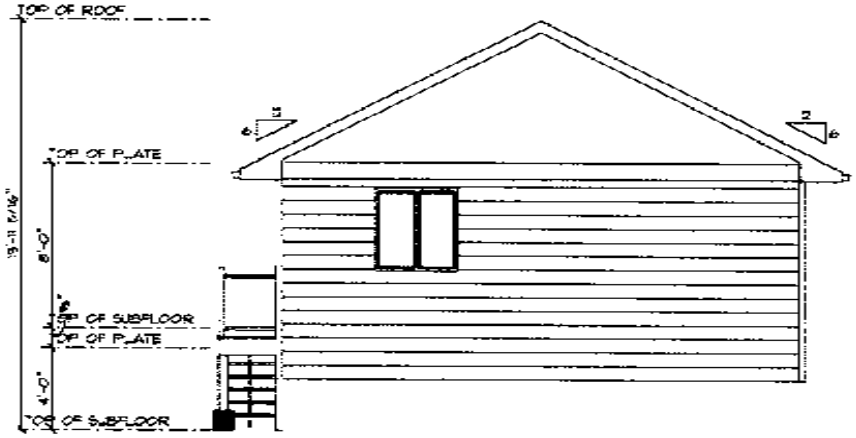
SOFTPLAN
DSH DRAFTING
DESIGNED BY: WAYNE
DRAWN BY: DSH
PHONE: 250-[illegible]
FAX:
EMAIL:

Trevor Mens
[illegible] Lasqueti
BC
PHONE: 250-[illegible]
FAX:
MOBILE:
EMAIL: [illegible]@gmail.com

DRAWN BY: DSH NICLEAN
SCALE: 1/4" = 1'-0"
DATE: January 28 2004
PAGE 1/4
floor plan and foundation



FRONT ELEVATION



REAR ELEVATION

AS BUILT DRAWINGS

GENERAL NOTES

- All work and materials shall conform to the latest version of the BC building code
- Builder and building trades are to review plans and it is their sole responsibility to notify DSI of any errors or discrepancies on the plan
- Drawings are not to be scaled. Although drawings are to scale, notify DSI for clarification of missing dimensions.
- All building materials are to be new unless otherwise noted
- All lumber to have a grade stamp and to be a minimum grade of 2
- All doors and windows to be NAFS certified
- Exterior siding to follow bc building code and proper flashings to be installed at all breaks in siding coverings

ELEVATION NOTES

8" hardi siding
5/8" white wood accents

25 year fiberglass
durablé shingle roofing

aluminum exterior rail
with glass

aluminum gutters

vinyl vented soffit

Deck
5/4 wood decking
on 2x8 treated joists
@ 16" o/c on 3 ply 2x8
treated beam

SOFTPLAN
DSI DRAFTING

Trevor Ivers

DRAWN BY: DEAN MOLSAN
SCALE
DATE: JANUARY 28
PAGE 3/4

GENERAL NOTES

-all work and materials shall conform to the latest version of the BC building code

-builder and building trades are to review plans and it is their sole responsibility to notify DSH of any errors or discrepancies on the plan

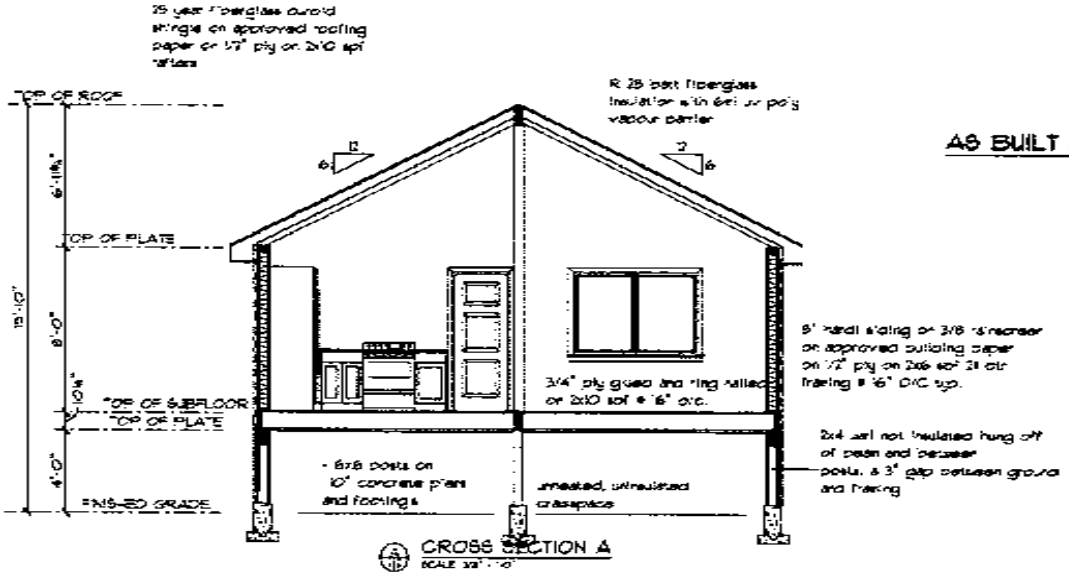
-drawings are not to be scaled. Although drawings are to scale, notify DSH for clarification of missing dimensions.

-all building materials are to be new unless otherwise noted

-all lumber to have a grade stamp and to be a minimum grade of #2dv.

- all doors and windows to be NAFS certified

-exterior siding to follow bc building code and proper flashings to be installed at all breaks in wall coverings.



CROSS SECTION A
SCALE 3/8" = 1'-0"

AS BUILT DRAWINGS

ITEMS TO BE ADDRESSED

-crawlspace floor needs to be insulated and provided air and vapour barrier in accordance with section 9.25.2.1 of BC building code

- crawlspace ceiling needs ridged sheathing to protect insulation and vapor barrier as well as provide strapping not in at the time of this drawing

- wood posts in crawlspace that exceed 600mm need to have lateral support as per 9.17.3.2.3A

-Footing size and depth are unable to verify

- No perimeter drainage as well as rainwater leaders installed

- unable to determine the size and materials used for ridge beam spanning the living room area

TYPICAL FRAMING NOTES

-customer preferred exterior wall siding or 2 layers of 30 min building paper, vertically staggered, on 1/2" ply or 2x6 SPF 2 4 BTR, @ 16" O/C filled with min. "R" 20 insulation covered with 6 mil uv poly, sealed and taped, with solid material backing at all joints, covered with 1/2" gypsum, taped, filled and sanded.

- 2x4 frost walls provide against concrete wall with 1/2" air gap between concrete and framing

- floor framing- 3/4" ply subfloor, glued and ring nailed on floor joist designed specifically for each project by either BC building code or by ENG.

- typical wood deck framing - 5/4 wood or composite decking, fastened with appropriate exterior grade fasteners or treated joist on treated beams and posts

- typical sloping deck- a minimum 1% slope, more depending on material used customer preferred covering on select 3/4" tng ply sealed and glued on 2x10 spf or 2x12 spf on treated beams and posts

- typical roof framing - customer preferred roofing on 15lb felt or equivalent roofing paper on 1/2 ply on eng truss system or bc building code hand framing

TYPICAL FOUNDATION NOTES

- excavate to minimum 18" below grade to undisturbed native soil, free of organics

- 8" concrete wall with 2- 15m bar continuous at top, on 8"x16" concrete footing with 1 rows 15m bar continuous

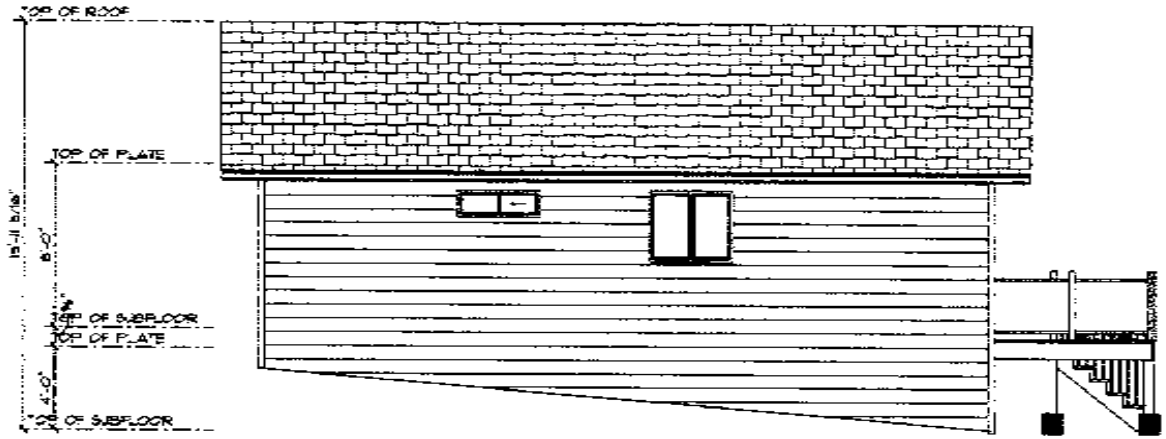
- 4" concrete slab on 6mil uv poly vapour barrier sealed to foundation all seams and perforations taped on well compacted granular fill.

-spray on damproof on foundation walls required at all living areas below grade. delta drain wall covering suggested in areas of high moisture content

- Foundation insulated with "R" 12 ridged insulation continuous for 4 either horizontally or vertically from top of foundation

SOFTPLAN DSH DRAFTING		Trevor Ivens
		DRAWN BY: DEAN MCLEAN — PAGE 2/4
		SCALE: 3/8" = 1'-0"
		DATE: January 18, 2012 — CROSS SECTION

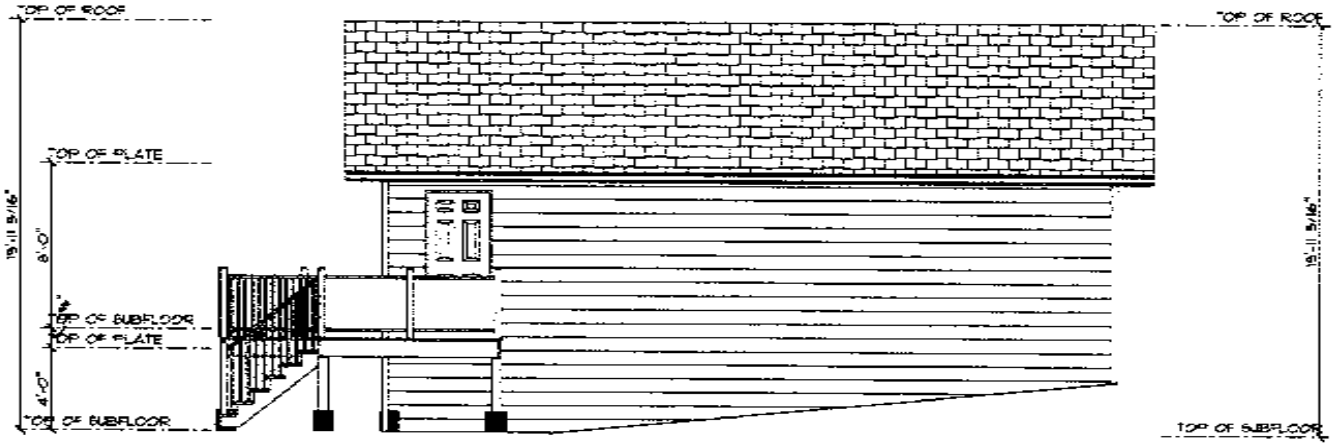
AS BUILT DRAWINGS



LEFT ELEVATION
SCALE 3/8" = 1'-0"

GENERAL NOTES

- All work and materials shall conform to the latest version of the BC building code
- Builder and building trades are to review plans and it is their sole responsibility to notify DSH of any errors or discrepancies on the plan
- Drawings are not to be scaled. Although drawings are to scale, notify DSH for clarification of missing dimensions.
- All building materials are to be new unless otherwise noted
- All Lumber to have a grade stamp and to be a minimum grade of #2kd.
- All doors and windows to be NAFS certified
- Exterior siding to follow bc building code and proper flashings to be installed at all breaks in wall coverings



RIGHT ELEVATION
SCALE 3/8" = 1'-0"

ELEVATION NOTES

8" hardi siding
with white wood accents

25 year fiberglass
duraloid shingle roofing

aluminum exterior rail
with glass

aluminum gutters

vinyl vented soffit

Deck
5/4 wood decking
on 2x8 treated joists
@ 16" o/c on 3 ply 2x8
treated beam

SOFTPLAN
DSH DRAFTING

Trevor Ivens

DRAWN BY: DEAN MOLDEN
SCALE: 3/8" = 1'-0"
PAGE 4/4

PHOTOS

Photo 1 – Building as viewed from the front

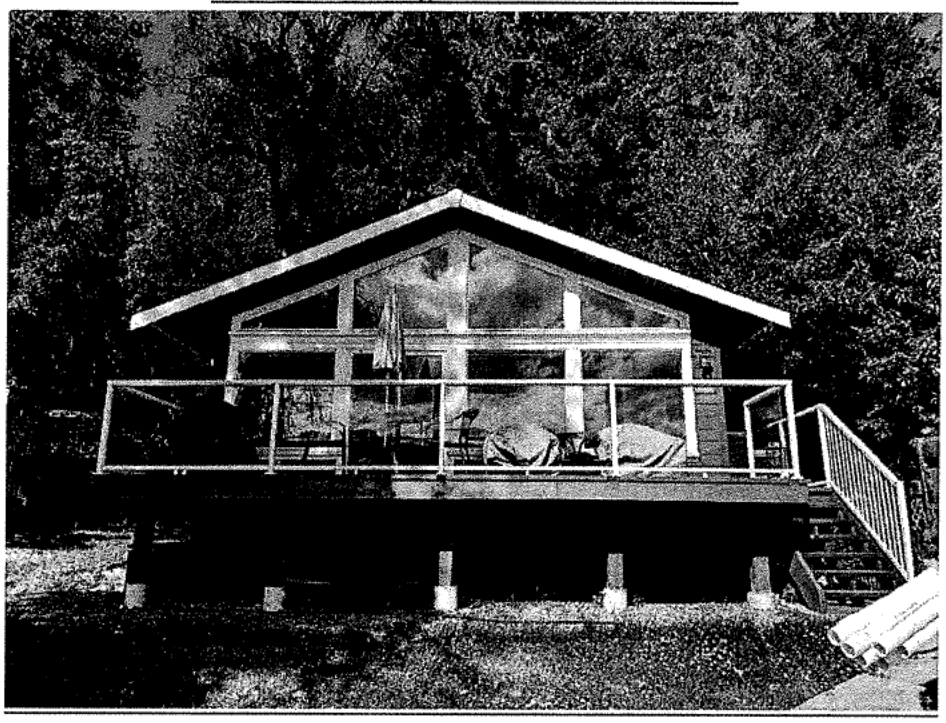
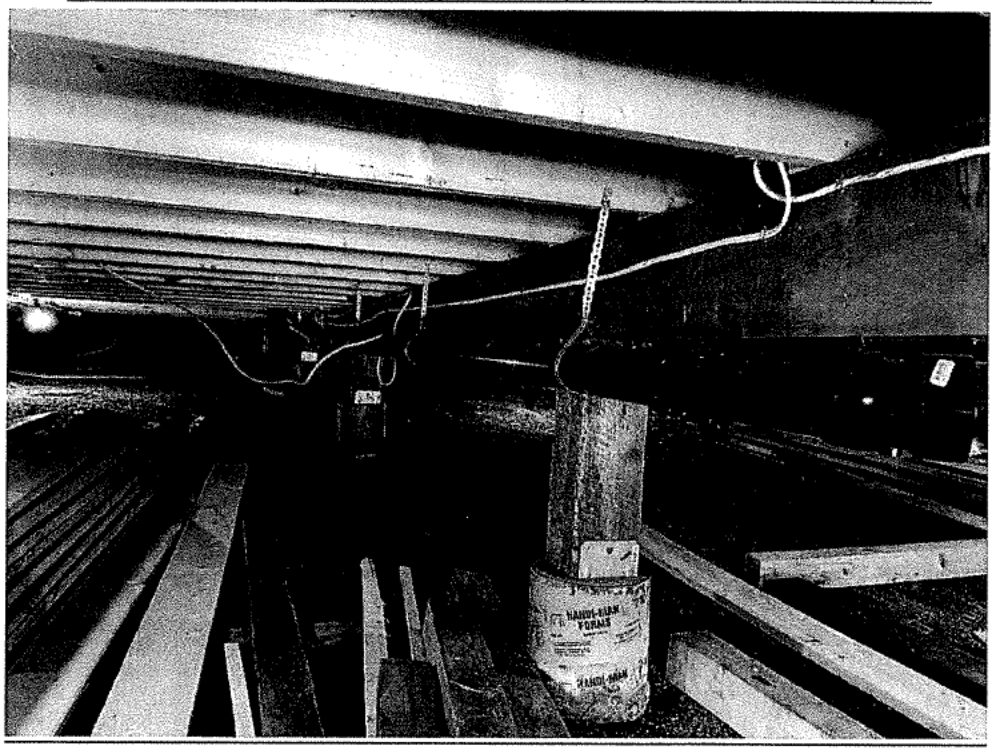
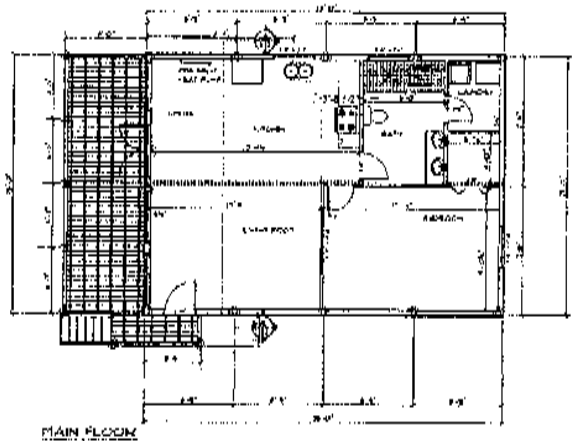


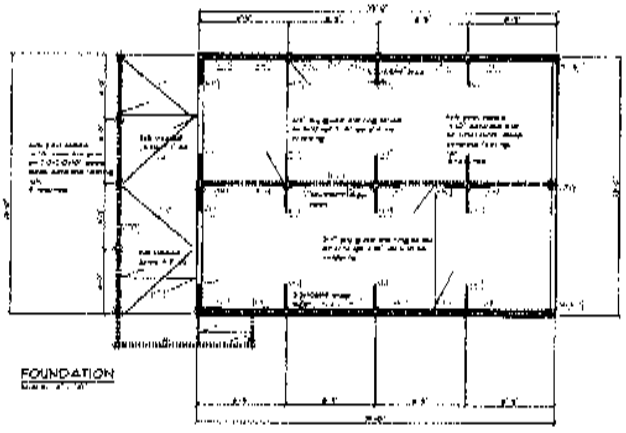
Photo 2 – Crawlspace, showing sonotube, posts, beams, and floor joists



APPENDIX A – ADDITIONAL BRACING SKETCHES



MAIN FLOOR



FOUNDATION

AS BUILT DRAWINGS

GENERAL NOTES

TYPICAL FOUNDATION NOTES

SOFTPLAN

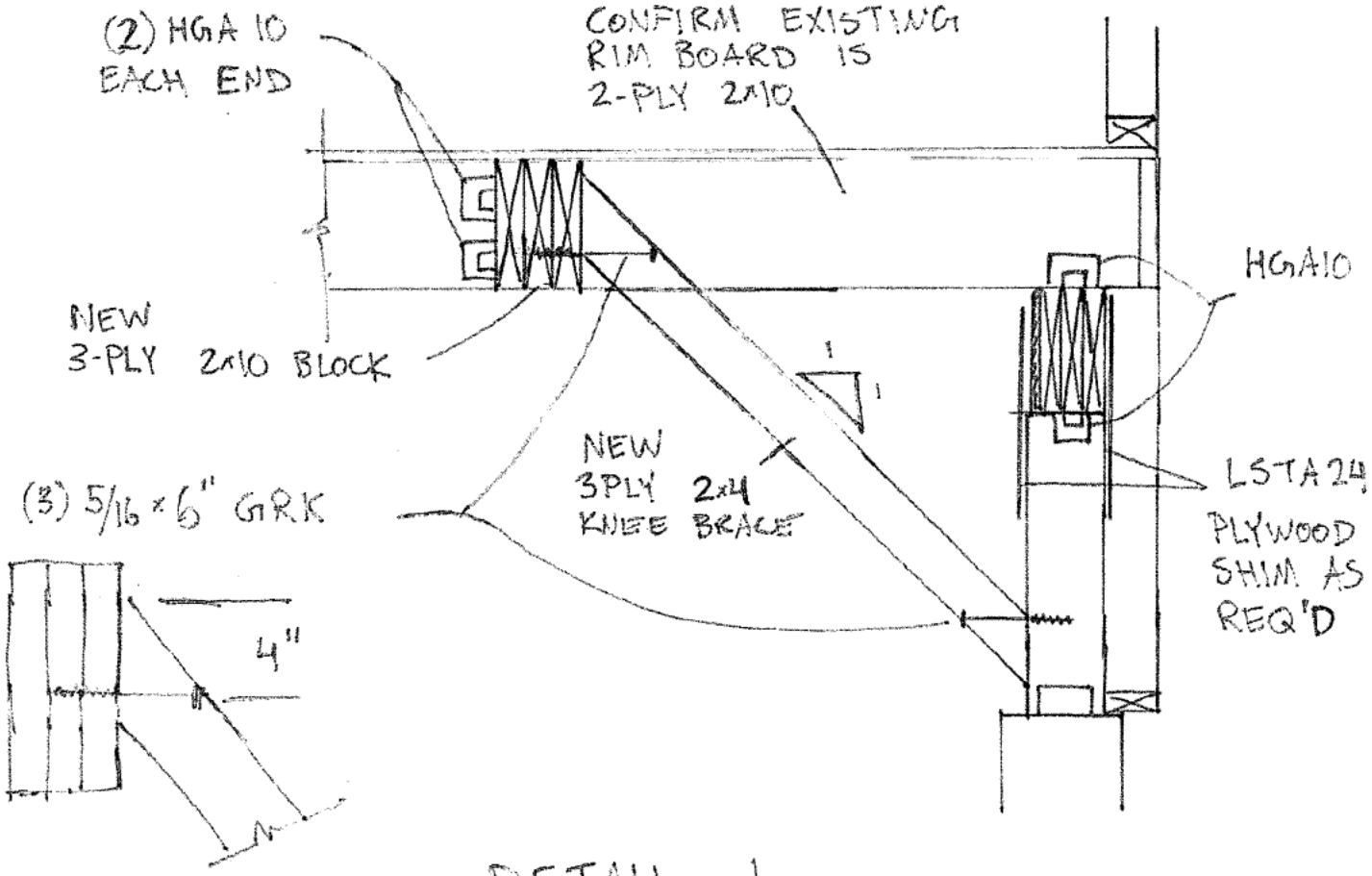
USA DRAFTING

1/4

HIGGINSON CONSULTING LTD.
| #19 - 1400 Cowichan Bay Rd | COBBLE HILL | BC | P: 250.732.8308 |
www.higginsonconsulting.ca

DESIGN NOTES

	Project #: 21031	Drawn: JT	Date: 22.01.07
Client: [redacted]	Project Name: [redacted]	Reviewed:	Date:
Subject: PSK-1 - SEISMIC BRACES			

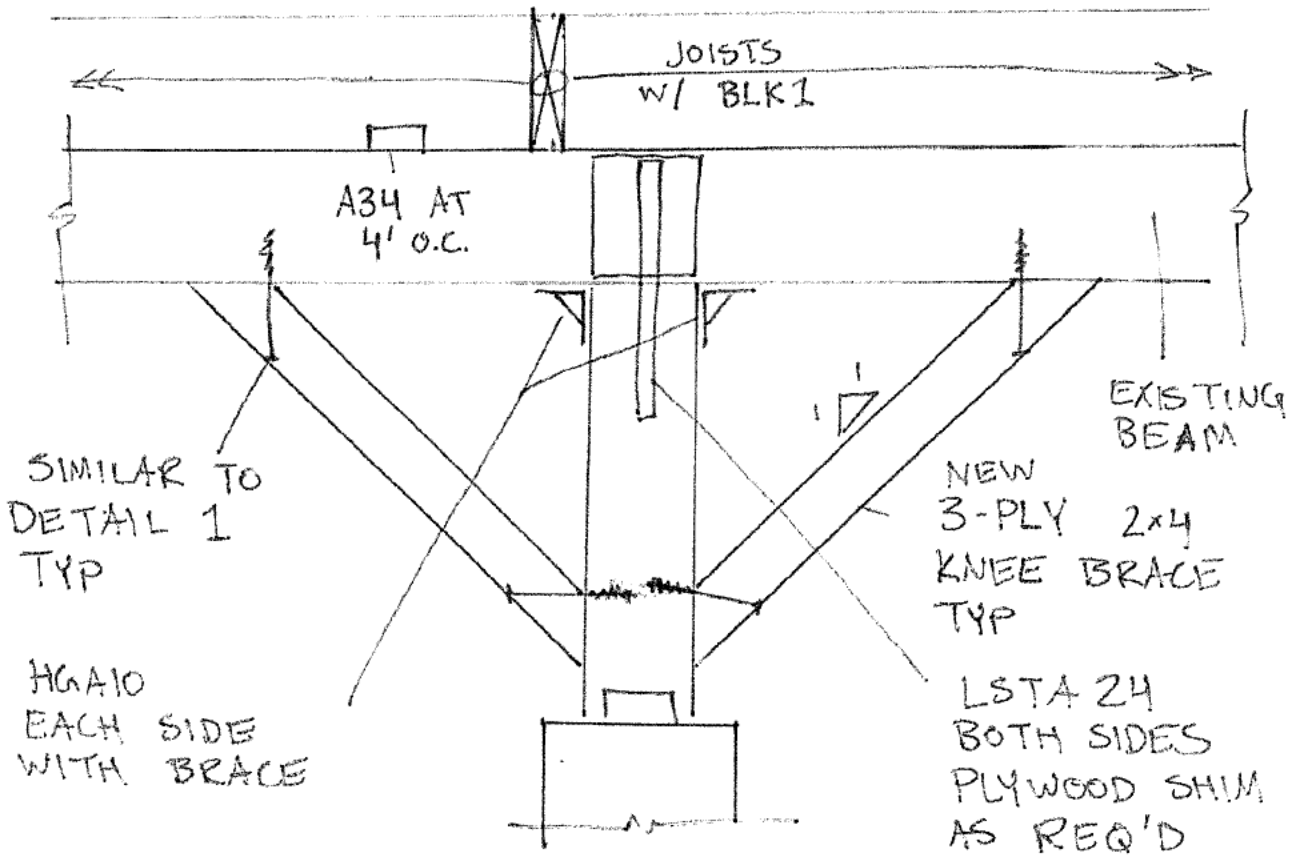


DETAIL 1

HIGGINSON CONSULTING LTD.
| #19 - 1400 Cowichan Bay Rd | COBBLE HILL | BC | P: 250.732.8308 |
www.higginsonconsulting.ca

DESIGN NOTES

	Project #: 21031	Drawn: JT	Date: 22.01.07
Client: [redacted]	Project Name: [redacted]	Reviewed:	Date:
Subject: PSK-2 - SEISMIC BRACES			

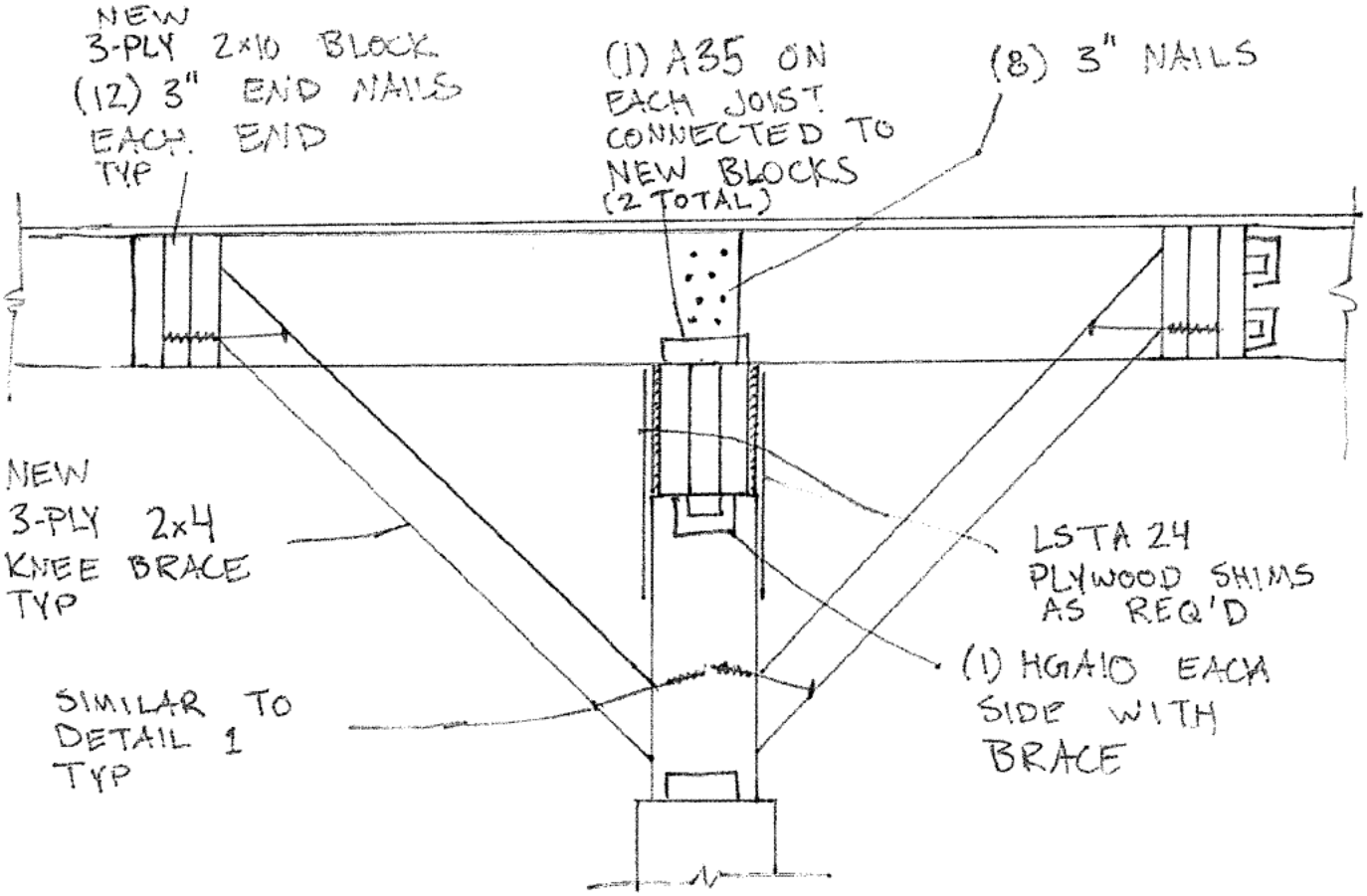


DETAIL 2

HIGGINSON CONSULTING LTD.
| #19 - 1400 Cowichan Bay Rd | COBBLE HILL | BC | P: 250.732.8308 |
www.higginsonconsulting.ca

DESIGN NOTES

	Project #: 21031	Drawn: JT	Date: 22.01.07
Client: [redacted]	Project Name: [redacted]	Reviewed:	Date:
Subject: PSK-3 - SEISMIC BRACES			



DETAIL 3

Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8
P: 250.746.2610 F: 250.746.2621

Detail Report

Reference #: 22-H-016
Roll Number:

Address: 11680 Fairtide Road
Ladysmith
Building Type: Standard

Inspection	Inspected by	Inspection Date	Status
Final (non-dwelling)	Sonny Bryski	15-Sep-2022 3:48:22 PM	Accepted

Final (non-dwelling)

Reference #: 22-H-016
Roll Number:
Address: 11680 Fairtide Road
Ladysmith

Building Type: Standard

Inspected by: Sonny Bryski
Inspection Created: 15-Sep-2022 03:48:22 PM
Inspection Saved: 15-Sep-2022 03:48:49 PM

Exterior Complete	Accepted
8" clearance from framing to grade and sloped away	Accepted
Structure for farm use	NA
All other items related to current checklist complete	Accepted

Comments:

Deck and bar are complete. All works within covenant area have been removed.

Close file.

Thank you!

© Noratek Solutions Inc.

SKETCH PLAN OF LOT 1, DISTRICT LOT 93, OYSTER DISTRICT, PLAN 33473 EXCEPT THAT PART LYING TO THE NORTH AND EAST OF FAIRTIDE ROAD AS SAID ROAD IS SHOWN DEDICATED ON PLAN 33473

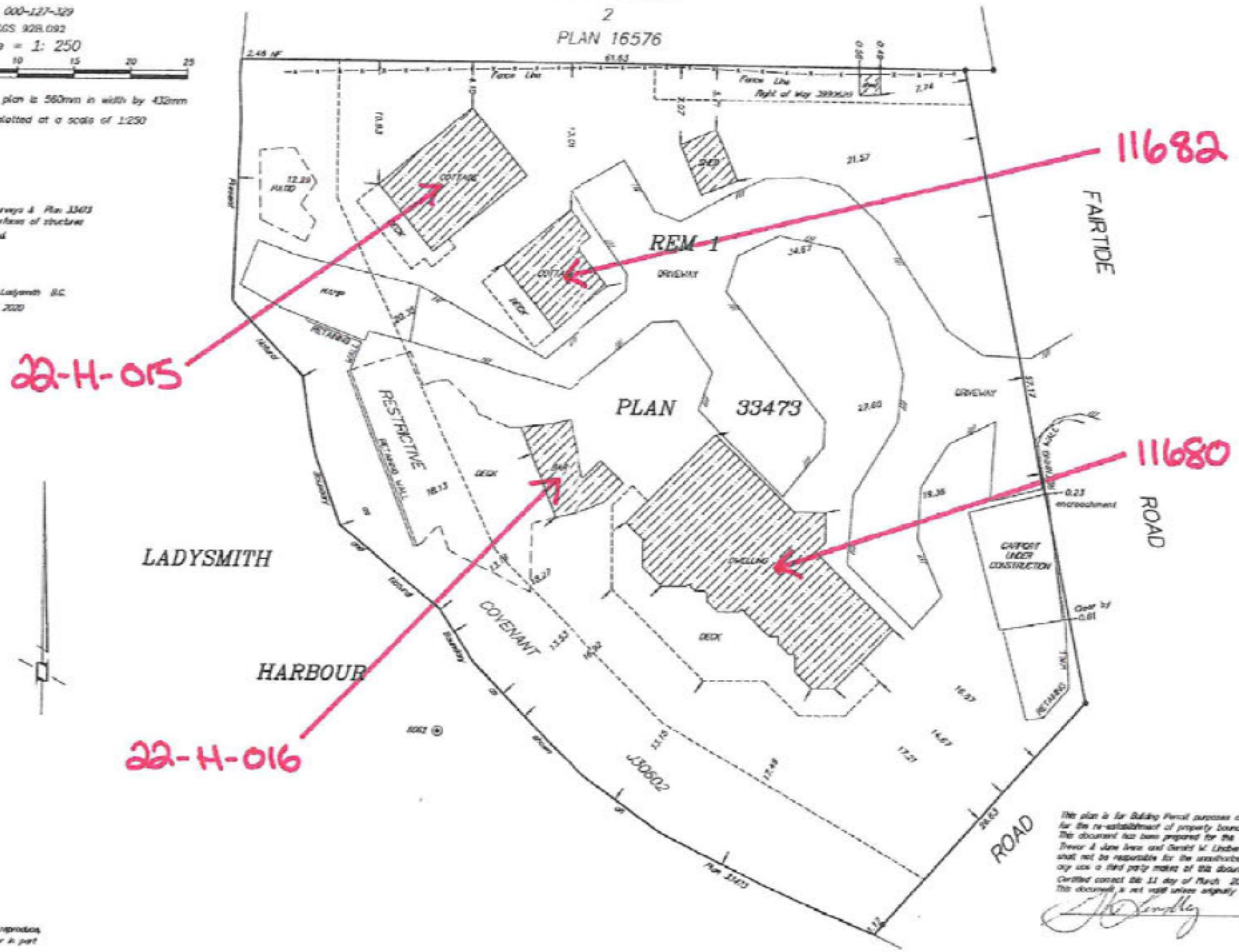
PID 000-127-329
BCGS 92B.092
Scale = 1: 250

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:250

LEGEND
Lot dimensions derived from field surveys & Plan 33473
Offsets shown to outside finished surfaces of structures
● denotes standard iron post found
NF denotes not found
All distances are in metres.

Civic Address: 11680 Fairtide Road Ladysmith B.C.
Date of Field Survey: February 28 2020

Title subject to:
Right of Way 399062G
Easement 108274G
Restrictive Covenant J30502



This plan is for Building Permit purposes and not for the re-establishment of property boundaries.
The document has been prepared for the exclusive use of Trevor & Jane Lewis and Gerald W. Lindberg, B.C.L.S. shall not be responsible for the unauthorized distribution and/or any use a third party makes of this document.
Certified correct this 11 day of March 2020.
This document is not valid unless originally signed and sealed.

B.C.L.S.
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G.W. LINDBERG LAND SURVEYING INC.
Professional Land Surveyor
Surveying & Geomatics Services
92161 Chemainus Road V0R 1K5
Chemainus, B.C. Email: gwlindberg@shaw.ca

PROJECT: SITE PLAN
CLIENT : [redacted]
Calcs by: EGL
Drawn by: EGL
Date: Mar 9 2020
Drawing Number: GWL020-1107-SITE PLAN

File No. GWL020-1107

Appraisers
&
Home Inspectors

Property Appraisers

Cunningham Rivard Appraisers
Phone: 250-737-1777
Email: office@crisland.com
Web: crisland.com
300 - 394 Duncan Street, Duncan, BC V9L 3W4

Astro Appraisals
Phone: 250-748-3159
Email: appraisals@astroappraisals.ca
Web: astroappraisals.ca
105C-394 Duncan Street, Duncan BC, V9L 3W4

Home Inspectors

Falcon Home Inspections
Pierce Bowie
Phone: 778-708-5085
Email: info@falconhomeinspections.ca
Web: falconhomeinspections.ca

Stellar Home Inspections
Matt Kuzma
Phone: 250-514-3252
Email: matt@stellarinspections.ca
Web: stellarinspections.ca

Above The Barr
Steven Barr
Phone: 778-288-4857
Email: abovethebarrinspections@gmail.com
Web: abovethebarrinspections.ca

Engineering, Survey, Demolition & Hazmat

Rockridge Inc. Demolition
Phone: 250-658-1001
rockridgeinc.com

Lewkowich Engineering & Hazmat Testing
Tel: 250-756-0355
Suite A-2569 Kenworth Road
Nanaimo, BC V9T 3M4

Demxx - Demolition
Phone: 250-954-0296
Email: info@demxx.com
1688 Alberni Hwy.
P.O. Box 764 Coombs, B.C. V0R 1M0

Kenyon Wilson Surveyors
Phone: 250-746-4745
Email: office@kenyonwilson.ca
Web: kenyonwilson.ca
221 Coronation Ave. Duncan BC V9L 2T1

Septic Inspectors & Septic Pumping

Ace Bobcat Septic Inspections
Phone: 250-709-9643
Web: acebobcat.com
6149 Scott Road, Duncan BC

Save-On Septic – Inspections & Pumping
Phone: 250-748-5676
Web: saveonspetic.com

Water Testing

BC Aquifer
Phone : (250) 748-4041
Fax: (250) 748-5775
Address: 5420 Trans Canada Hwy Duncan, BC, V9L6W4

Caledonian Water Company
Ed Henderson
Phone: 250-746-3975
Address: 1059A Canada Ave, Duncan BC, V9L 1V2

Local & Regional Authorities

Cowichan Valley Regional District
175 Ingram St. Duncan, BC V9L 1N8
Phone 250-746-2500
Hours: Monday – Friday 8:30 am - 4:30 pm
CVRD Development Services
Email: ds@cvrd.bc.ca
Phone: 250.746.2620
Toll Free: 800.665.3955
Fax: 250.746.2621

Municipality of North Cowichan
7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4
Phone: (250) 746-3100
Fax: (250) 746-3133
Email: feedback@northcowichan.bc.ca
MNC Planning Dept. (250) 746-3105

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

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

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

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

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

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

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

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

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

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