

Certificate of Occupancy

Hold No. 10.309.S(00)



ISSUED BY THE BUILDING INSPECTION DIVISION OF THE
CAPITAL REGIONAL DISTRICT
PURSUANT TO THE BRITISH COLUMBIA LOCAL GOVERNMENT ACT

Permit No. ST01-003

THIS IS TO CERTIFY

that the premises named herein have been constructed under the authority of a valid Building Permit and have received the final inspection of the sewage disposal system, plumbing and general construction.

THIS BUILDING IS NOW COMPLETED AND READY FOR OCCUPANCY.

FOLIO No. 764 07187.003

Owner MONEY FAMILY PROJECTS

Address 240 EAST POINT RD

Street

LEGAL DESCRIPTION

LOT	SECTION	BLOCK	PLAN	LAND DISTRICT
	17			16
Portion SATURNA ISLAND, Except Plan VIP64794 VIP66132, FRAC W1/2 OF SW 1/4 & S1/2 OF SE 1/4 OF SW 1/4 OF SEC 17				

No action may be brought against the Capital Regional District or its officials or servants for anything done or left undone in good faith in the performance or intended performance of any authority conferred or duty imposed under this or any other Bylaw adopted by the Capital Regional District pursuant to the British Columbia Local Government Act.

NO REPRESENTATION BY CRD

Neither the issuance of a permit, Certificate of Occupancy or Conditional Certificate of Occupancy under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the Capital Regional District constitute in any way a representation, warranty, assurance or statement that the Building Code, this Bylaw or any other applicable enactments, codes, and standards have been complied with.

All building in the Capital Regional District Electoral Areas is regulated by Building Regulation Bylaw No. 2990

Jan. 8/04
Date

C. Money
Signature of Owner

February 13/04
Date

[Signature]
Signature Building Inspector

APPLICATION FOR SEWAGE DISPOSAL SYSTEM PERMIT

COMPLETE TOP SECTION ONLY

☐ NEW CONSTRUCTION

☐ ALTERATION

☐ REPAIR

LOT/PARCEL INFORMATION	LEGAL DESCRIPTION OF PROPOSED DISPOSAL SYSTEM LOCATION			
	PLAN	LOT <u>Remainder</u>	SECTION <u>17</u>	DISTRICT <u>Can.</u> BLOCK
STREET ADDRESS/GENERAL LOCATION <u>240 East 17 Rd (A)</u>				
OWNER <input checked="" type="checkbox"/> WISHES TO RECEIVE CORRESPONDENCE	NAME <u>Money Family Projects Ltd</u>		TELEPHONE <u>539 2975</u>	
	MAILING ADDRESS <u>287 East B.R.</u>		CITY <u>Saturna</u>	POSTAL CODE <u>V0N1Z40</u>
APPLICANT <input type="checkbox"/> WISHES TO RECEIVE CORRESPONDENCE	NAME		TELEPHONE	
	MAILING ADDRESS		CITY	POSTAL CODE
PREMISES INFORMATION	SEWAGE DISPOSAL SYSTEM WILL SERVE: <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER SPECIFY _____			NUMBER OF BEDROOMS <u>2</u>
	ESTIMATED DAILY SEWAGE FLOW			GARBURATOR <input type="checkbox"/> YES <input type="checkbox"/> NO
SYSTEM INFORMATION	APPROVED SEPTIC TANK	APPROVED PACKAGE TREATMENT PLANT	SAND MOUND INFILTRATION BED AREA	METHOD OF EFFLUENT DISTRIBUTION
	MANUFACTURER <u>Primer</u>	MAKE		<input checked="" type="checkbox"/> GRAVITY
	MATERIAL <u>Poly</u>	MODEL	PIPE DIAMETER	<input type="checkbox"/> PRESSURE
	LIQUID VOLUME OF SEPTIC TANK <u>95000L</u>	TREATMENT CAPACITY	TOTAL LENGTH OF PIPE/CHAMBER	<input type="checkbox"/> SERIAL <input type="checkbox"/> OTHER
SITE INFORMATION COMPLETED SITE INVESTIGATION REPORT REQUIRED	AREA OF LOT: <u>3.5 Acres</u>		SOURCE OF DOMESTIC WATER: <u>Drilled Well</u>	
	DISTANCES OF PROPOSED DISPOSAL FIELD TO SOURCES OF DOMESTIC WATER & BODIES OF NON-TIDAL WATER:			
	FROM OWN WELL: <u>100+</u>		FROM STREAM OR LAKE: <u>100+</u>	
	FROM NEIGHBOURS WELL: <u>100+</u>		FROM WATER LINES: <u>100+</u>	
ARE THERE ANY RESTRICTIVE COVENANTS AND/OR EASEMENTS WHICH WILL AFFECT THE LOCATION OF THE SYSTEM? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES. IF YES, EXPLAIN AND ATTACH DOCUMENTS				
SIGNATURE	THE INFORMATION ON THIS APPLICATION IS ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE:			
	SIGNATURE: <u>[Signature]</u>		DATE: <u>Oct 16 2000</u>	

ATTACH A SITE PLAN TO THE COMPLETED APPLICATION PACKAGE (Application Form, Notice, Authorization and Site Investigation Report)

PERMIT NUMBER	PURSUANT TO THIS APPLICATION, THE ONSITE SEWAGE DISPOSAL GUIDELINES AND THE SEWAGE DISPOSAL REGULATION, PERMISSION IS HEREBY GRANTED TO CONSTRUCT, INSTALL, ALTER, OR REPAIR A SEWAGE DISPOSAL SYSTEM. THIS PERMIT MAY BE CANCELLED IF VARIATIONS ARE MADE TO THESE PLANS AND SPECIFICATIONS. CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR ENVIRONMENTAL HEALTH OFFICER.		
PERMIT TO CONSTRUCT <input type="checkbox"/> CONDITIONS	ALTERNATE METHOD - SEPTIC TANK.		
	180' OF DISPOSAL PIPE REQUIRED FOR A 2 BEDROOM HOUSE.		
	FILTER CLOTH REQUIRED.		
	SHALLOW TRENCH (24" WIDE X 12" DEEP).		
APPLICATION REJECTED <input type="checkbox"/> REASONS	FILTER/SCREEN REQUIRED.		
	FINAL SYSTEM PLAN REQUIRED.		
OFFICE USE ONLY	<div style="text-align: right; font-size: 2em; font-weight: bold;">FINAL</div>		
PAID <input checked="" type="checkbox"/>	E.H.O. <u>[Signature]</u>	DATE <u>Oct 16/00</u>	
AMOUNT <u>250.-</u>	NOTE: AUTHORIZATION TO USE A SEWAGE DISPOSAL SYSTEM MUST BE GRANTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BYLAWS.		
# OF RECEIPT <u>100</u>	BACKFILLING AND USE AUTHORIZED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
DATE <u>Oct 16/00</u>	COMMENTS <u>MAINTAIN ACCESS TO SEPTIC TANK & ENSURE EQUAL FLOW INTO EACH TRENCH.</u>		
INITIAL <u>[Signature]</u>	SIGNATURE <u>[Signature]</u>	DATE <u>Mar 1/01</u>	

East 1/4 Rd

Infiltrator

50 ft

65 ft

65 ft

D Box

25'

Tank

35 ft

20 ft

House

Edg
Mar 1/01

Drive
way

300 ft to well

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 2 PAGES



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: March 25, 2017

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

ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road (A)
Saturna Island BC V0N2Y0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY	
1. LAND					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B. Are you aware of any existing tenancies, written or oral?	<i>Cm</i>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
D. Is there a survey certificate available?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
E. Are you aware of any current or pending local improvement levies/charges?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____					
B. Are you aware of any problems with the water system?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
C. Are records available regarding the quantity of the water available?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
D. Are records available regarding the quality of the water available?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____					
F. Are you aware of any problems with the sanitary sewer system?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?	<i>Cm</i>				
B. To the best of your knowledge, is the ceiling insulated?	<i>Cm</i>				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>Cm</i>			
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>Cm</i>				
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? ... ii.) received WETT certificate? ...	<i>Cm</i>				
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
G. Are you aware of any structural problems with any of the buildings?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
H. Are you aware of any additions or alterations made in the last sixty days?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>Cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Cm

INITIALS

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road (A)

Saturna Island BC V0N2Y0

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		Cm	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		Cm	X	X
L. Are you aware of any damage due to wind, fire or water?		Cm	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: April 2004 years)		Cm	X	X
N. Are you aware of any problems with the electrical or gas system?		Cm	X	X
O. Are you aware of any problems with the plumbing system?		Cm	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?			X	Cm
Q. Do the Premises contain unauthorized accommodation?			X	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		Cm	X	X
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		Cm		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		Cm		
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?		Cm		X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		Cm	X	X
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		Cm	X	X
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		Cm	X	X

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

Cm

INITIALS

March 25, 2017

DATE OF DISCLOSURE

PAGE 3 of _____ PAGES

ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road

(A)

Saturna Island

BC

V0N2Y0

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

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

C. Money

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.

The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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