

Pender Island Information Guide

Courtesy of:



Dockside Realty Ltd
17- 4301 Bedwell Harbour Road
Pender Island, B.C. V0N 2M1
(250) 629-3166 Toll Free: 1-866-629-3166
www.propertyonpender.com
E-mail: info@propertyonpender.com

Notice to all customers and clients – Please read carefully:

Dockside Realty Ltd. is only providing this guide of references and names for information purposes only. Dockside Realty Ltd. is not affiliated in any way with any reference, individual, or company named herein, nor does Dockside Realty Ltd. guarantee the quality of service they will provide. Dockside Realty Ltd. does not accept any responsibility or liability whatsoever for Worker's Compensation Board (WCB) claims and it is the responsibility of the person(s) using this information to ensure that all individuals or companies that work on your property are covered by WCB. If your contractor is not covered by WCB, Dockside Realty Ltd. suggests that you contact WCB at 1-888-922-2768.

Dockside Realty Ltd
17- 4301 Bedwell Harbour Road
Pender Island, B.C. V0N 2M1
(250) 629-3166 Toll Free: 1-866-629-3166
www.propertyonpender.com
E-mail: info@propertyonpender.com

INFORMATION FOR PURCHASERS

AGRICULTURAL LAND COMMISSION:

| | |
|-------------|--------------|
| Colin Fry | 604-660-7025 |
| Ron Wallace | |
| Research: | 604-660-7022 |
| Mapping: | 604-775-0385 |

APPRAISERS:

| | |
|--|----------------|
| Maya Jordan | (250) 539-5042 |
| Craig Chisolm | (250) 537-1274 |
| Baker and Osland | (250) 475-2221 |
| Gary Bridge (Beswick Appraisals) | (250) 656-5990 |
| Fax: (250) 656-2082 | |
| 475 Downey Rd, N. Saanich, BC, V8L 5M7 | |
| E-mail: beswickappraisals@shaw.ca | |

BANKS – LENDERS:

| | |
|--|----------------|
| Valerie (Val) Wise (Mortgage Broker) | (250) 388-9473 |
| Bank of Montreal (Sidney) | 1-800-555-3000 |
| Fax: (250) 656-5539 | |
| Direct: 629-6457 | |
| Bank of BC (Victoria) Kelly Pacheco | 1-888-310-4722 |
| Pender Island Agency | 629-6516 |
| Island Savings Credit Union (Salt Spring) | (250) 537-5587 |
| Coast Capital Savings Credit Union (Sidney) | (250) 656-1116 |
| Fax: (250) 655-1621 | |
| Seeboth Mortgage Corp. (Sidney) Debbie Seeboth | (250) 656-9551 |
| Fax: (250) 656-9558 | |

B.C. HYDRO:

| | |
|--|----------------|
| Salt Spring Office (Engineering) John McAstocker | 1-800-520-1355 |
| Fax: 537-4242 | |
| Billing Department | 1 800-224-9376 |
| Fax: 537-4242 | |
| Electrical Inspection (Provincial) | (250) 952-4444 |
| Fax: (250) 952-4458 | |

BURNS RESGISTRY SERVICE:

Easement + Right of Way info (250) 386-5336
Fax: 386-4380

CAPITAL REGIONAL DISTRICT (CRD):
(For Sewer + Water see Magic Lake Information)

Office Hours: 8:30 to 4:30 Monday, Wednesday & Friday
Building Inspector in office - 8:30 to 10:30 only (appointment recommended)
Building Inspector: Tim Grohs 629-3424
Fax: 629-3502

A Building Inspector will check woodstoves, recommend a Geotech study, and explain zoning bylaws.

Septic - Public Health Inspector: Chris Laughlan (250) 544-2429
Saanich Peninsula Health Unit (250) 475-1858
Fax: 475-5130

Environmental Appeal Board (Septic system posting) (250) 387-3464
Diana Collier
Fax: 356-9923

Finance (Water and Fire levies) - Laura Cook 1-800-663-4425
(250) 360-3027

Fax: (250) 360-3032

CARPET SERVICES:

Bernie Reynolds 629-3919
Pager: 537-8168

CHIMNEY SERVICES:

Mark Fettis 1-866-653-4411
Dan Bigham 629-6204

DRYWALLERS & PAINTERS:

Martin Drywall & Painting 629-3739
Fax: 629-3738
B.F./ Bob Freisen Drywall 629-6094
Mike Fisker Drywall 629-9931
Derby Painting Ltd. 629-6952
Blue Heron Painting 629-6053
Sid Lewney 629-3636

ELECTRICAL CONTRACTORS:

| | |
|----------------------------|-----------|
| Owl Electric | 629-6115 |
| Bernie Vanderheyden | 629-3996 |
| Charlie Boyte | 629- 6351 |
| Fax: 629-6390 | |
| Cell Phone: (250) 216-8541 | |

ENVIRONMENTAL SERVICES:
(Environmental Impact Study)

| | |
|---------------------------------------|----------------|
| SeaCor Environmental Engineering Inc. | (250) 475-9595 |
| AGRA Earth and Environment | (250) 382-5141 |

EXCAVATING & DRIVEWAY CONTRACTORS:

| | |
|-------------------------------|----------|
| Gulf Excavating | 629-3258 |
| Doug Keating | 629-6148 |
| Esmond French | 629-3588 |
| Big Bird Excavating | 629-3102 |
| Bob's Tomcat Service | 629-3397 |
| Bruce Grimmer Backhoe Service | 629-6172 |

FIRE SAFETY ACCESS:

| | |
|-----------------------------|------------|
| Emergency: | 911 |
| Pender Island Fire Rescue | |
| Fire Chief – Charlie Boyte | |
| Hall # 1 and Administration | 629-3321 |
| Hall # 2 | 629-3325 |
| Hall # 3 | 629-3400 |
| Fax: 629-6194 | |

GARBAGE REMOVAL:

| | |
|--|------------|
| JWI Waste Removal and Trucking | 629 - 3683 |
| Spalding Sanitary Services (Local weekly pickup) | 629 - 3544 |
| Pender Island Recycling Society | 629 - 6962 |
| Recycle Hotline: 1-800-667-4321 | |

GAS INSPECTION:

| | |
|-------------------------------|----------|
| Doug Speller (7:30 - 9:30 am) | 356-8548 |
| Cell: (250) 744-6193 | |
| George Ohlman | 629-3087 |
| Fax: 629-3088 | |

GAS PERMITS:

Dianne Katsmir (604) 660-6290

GENERAL CONTRACTORS:

| | |
|--|----------|
| Salish Construction (design & construction) | 629-8345 |
| South Islands Woodwork (design & construction) | 629-6632 |
| Brent Marsden Contracting | 629-6432 |
| Pat Mundy | 629-6546 |
| BCF Contracting | 629-3392 |
| Artisan Homes | 629-6606 |
| Cell Phone: (250) 727-5827 | |
| Roger Debeau | 629-6163 |
| Peter Fennel | 629-3016 |
| Brook Baxter | 629-6601 |
| Elliott Construction | 629-3133 |
| Stephenson Contracting | 629-3520 |

GEOTECH ENGINEERS:

| | |
|----------------------------|----------------|
| C.N. Ryzuk & Assoc | (250) 475-3131 |
| Agra Earth and Environment | (250) 382-5141 |
| Thurber Engineering | (250) 727-2201 |

GOVERNMENT INQUIRY BC:

Toll Free within British Columbia, and will transfer your enquiry to the appropriate Government office.

| | |
|--------------------|----------------|
| Provincial: | 1-800-663-7867 |
| Federal: | 1-800-622-6232 |

GST INFORMATION:

| | |
|---|----------------|
| Ask for Rana or for info on the New Housing Rebate | 1-800-959-5525 |
| Fax: (250) 363-3726 | |
| Web: www.ccra-adrc.gc.ca/tax/business/gst/hst | |

HOT TUB SALES, INSTALLATIONS & SERVICE:

| | |
|------------------------------------|----------|
| Gulf Island Spas - Terry MacDonald | 629-3481 |
|------------------------------------|----------|

HOUSE INSPECTIONS:
(Inspector needs to be insured and certified)

| | |
|---|----------------|
| Crest Home Inspections – Lee Ottewell | (250) 888-9182 |
| Fax: (250) 727-3723 | |
| Email: leeottewell@shaw.ca | |
| Paul Harrison, Peninsula Building Insp. | (250) 595-4102 |
| Jonathon Yardley - Architect | (250) 537-2831 |
| Owl Building Inspection - Daryl Sabe | (250) 361-8431 |
| Amerispec - Ralph Braun | (250) 384-7780 |
| Sherlock Home Inspection- Don Ruggles | (250) 384-8600 |
| BCF Home Inspections | 629-3084 |
| Debbie O'Brien | (250) 714-9004 |

INSURANCE:

| | |
|--------------------------------|----------------|
| Pender Island Insurance Agency | 629-3336 |
| Mutual Fire Insurance | 629-3789 |
| Coast Capital Savings (Sidney) | (250) 656-1116 |

ISLANDS TRUST:

Phone: (250) 405-5151
Fax: (250) 405-5155
1627 Fort Street, 2nd Floor, Victoria, B.C. V8R 1H8

Web site has all **Zoning Bylaws** for North and South Pender

Web: www.islandstrust.bc.ca

| | |
|--|----------------|
| Robert Kojima - Planner (North Pender) | (250) 405-5159 |
| Doug Ross - Planner (South Pender) | (250) 405-5156 |
| North Pender Trustees | |
| Ken Hancock | 629-6610 |
| Gary Steeves | 629-3595 |
| South Pender Trustees | |
| John Henshaw | 629-6345 |
| Bruce McConchie | 629-6515 |

LANDSCAPING:

| | |
|---------------------------------|----------|
| South Pender Island Landscaping | 629-6828 |
| Gulf Islands Greenscapes | 629-6456 |
| Islandscapes | 629-6053 |

LAND TITLES:

| | |
|------------------------------------|----------------|
| 850 Burdett Street, Victoria, B.C. | (250) 387-6331 |
|------------------------------------|----------------|

LAWYERS:

Kristin Marrs – Herald St. Law (250) 381-1505
Fax: (250) 480-4055
101 – 536 Chatham Street, Victoria, B.C. V8T 5K1
kmarrs@heraldstreetlaw.com

S. David Aujla
daujla@victorialaw.com
www.victorialaw.com
Victoria Office (250) 383-3542
Fax: (250) 385-8748
4th Floor, 777 Fort Street, Victoria, B.C. V8W 1G9

Vancouver Office (604) 630-2244
1500-701 West Georgia St, Vancouver, B.C. V7Y 1C6

Henley and Walden 1-800-656-7231
Fax: (250) 656-0937
201 – 2377 Bevan Ave., Sidney, B.C. V8L 4M9

Bryan Scott-Moncrieff (250) 656-0981
Fax: 656-6241
104-1910 - 2nd St. Sidney, B.C.

Ian Clement (250) 537-5505
Fax: 537-5099
105B Rainbow Rd. Salt Spring, B.C. V8K 2V5

McKimm & Lott 201-118 Fulford Ganges Rd (250) 537 – 9951
Fax: (250) 537-1916
Sidney Office: 9830 4th St. Sidney (250) 656-3961
Fax: (250) 655-3329

Dunstan Browne – Browne Associates (250) 598-1888
629-0054
Fax: (250) 598-9880
1633 Hillside Ave., Victoria, B.C. V8T 2C4
Email: info@browneassociates.ca

MAGIC LAKE ESTATES:

Water & Sewer connection fees:
Local: Joe Soares 629-6611
Water connection fee: - \$2000.00
Sewer connection fee: - \$3500.00

User Fees, Prepaid levies of Magic Lake Estates water improvement, and North Pender Island Fire Hall:

Laura Cook 1-800-663-4425
(250) 360-3027

Fax: (250) 360-3023
Email: lcook@crd.bc.ca

Water: \$250 per year, billed in May
Sewer: \$205 per year, billed in May

Magic Lake Property Owner's Association:

President: Graham Leggett 629-3720
Secretary: Stephanie Newell 629-3090
Tennis Court Bookings: Joe & Norah Gill 629-6459
Marina Director: Bill Critchley 629-2012
Asst. Marina Director: John MacDonald 629-6060
All Marina Inquiries 629-3686

MASONRY & TILE:

Dana Willing 629-9900
Gary Wasney 629-6391

MINISTRY OF ENVIRONMENT:

Private Moorage - Gordon Smail: (250) 741-5660
Wildlife (250) 387-9771
Karen Morrison (250) 751-3216

MINISTRY OF HIGHWAYS:

Driveway Access Permit applications:
Fred Hughes/Mike Donald (250) 952-4489
Fax: (250) 952-4508
(Dept. of Highways recommends that Driveway Access Permits be transferred to new property owners)
Fire Safety Access (For steep driveways) 629 -3321
Fire Chief: Charlie Boyte
Local Highways:
Dan Saari (250) 952-4478

NOTARIES:

Charmaine Van Tine (250) 652-4321
Fax: (250) 652-0321
7159 B West Saanich Rd, Brentwood Bay
Darlene Pinch – associate

| | |
|--|----------------|
| Salvador Davis & Co. Fax: (250) 655-0878 9830 2nd St. 102, Sidney B.C. V8L 3C6 | (250) 656-3951 |
| Kitto & Best Fax: (250) 381-5552 100-895 Fort St., Victoria, B.C. | (250) 384-8051 |
| Rosemary Bennett (Mayne Is.) Fax: (250) 539-2824 | (250) 539-2111 |
| Leona Mounce Fax (250) 652-7661 1577 Kersy, Brentwood, B.C. | (250) 652-6199 |

PERC TESTS:

| | |
|---------------------------------------|----------------|
| Bruce Grimmer – Backhoe Services | 629-6172 |
| Pender Septic Systems – Esmond French | 629-3588 |
| Bob Blenner-Hasset | 629-3397 |
| PSI | 656-7633 |
| Hoel Engineering | (250) 479-2224 |
| Septic Field Inspection - Rob Southey | 629-2077 |

PEST CONTROL SERVICES:

| | |
|-------------------------|----------------|
| P.C.S Gulf Islands: | (250) 537-5013 |
| West Coast Pest Control | (250) 656-3363 |
| Alpha Pest Management | 629-9963 |
| Al pest control | (250) 361-7550 |

PLUMBING CONTRACTORS:

| | |
|------------------|----------|
| Pacific Plumbing | 629-6490 |
| Brian Hanson | 629-6401 |
| Gary Davidson | 629-3781 |

PROPERTY MAINTENANCE:

| | |
|-------------------------------|----------|
| Claude Lalonde | 629-3665 |
| Reliable Property Maintenance | 629-9926 |
| Dave'll Do It | 629-6043 |
| Colin Can! | 629-2210 |
| Alex Frazer | 629-6494 |
| Brian Ellis | 629-6481 |

PROPERTY MANAGEMENT:

| | |
|---|----------------|
| Vacation Rentals - Kevin and Cherie Oke | 629-6786 |
| Breakaway Vacations | 629-2063 |
| Island Explorer Property Management | |
| Long Term Rentals - Bev Gerry | 1-800-774-1417 |

ROOFING:

| | |
|-------------------------|----------------|
| Sam the Roofer (Sidney) | (250) 656-1128 |
| Smythe Roofing | (250) 213-6313 |
| Gerry Smith | 629-6263 |

SEPTIC TANK PUMP OUTS / TANK LOCATION:

| | |
|------------------------|-----------------|
| Gulf Islands Septic | 1-877- 838-8888 |
| Brown's Septic Service | (250) 656-1811 |
| Ken's Septic Service | (250)-478-9187 |

Tanks should be pumped every 3-5 years. Prices vary on size of tank.
Companies want 3 tanks to pump before they come to the island.

SOIL TESTING:

| | |
|---------------------------------------|----------------|
| John Jungen: Environmental Protection | (250) 387-9929 |
| MB Research (Will do soil samples) | (250) 656-1334 |

SURVEYORS:

| | |
|-----------------------------|----------------|
| Richard Wey | (250) 656-5155 |
| Fax: 656-5175 | |
| Brian Wolfe-Milner | (250) 537-5502 |
| Fax 537-4778 | |
| Allan Hardie (Wright Focus) | (250) 474-1151 |
| Fax: 474-7751 | |
| Michael Claxton | (250) 479-2258 |
| Fax: 479-3831 | |

TAX SERVICES:

| | |
|------------------------------------|----------------|
| B.C. Assessment Authority | (250) 479-7131 |
| Box 2900, Victoria, B.C. V8W 3G4 | |
| Surveyor of Taxes - for tax amount | (250) 387-1500 |
| 1061 Fort Street. Victoria, B.C. | |

TREE SERVICES:

| | |
|----------------------------|----------|
| Gulf Islands Tree Services | 629-3762 |
| Terry's Tree Service | 629-3300 |
| Island Arborist | 629-3036 |

WATER INFORMATION:

Pump Testing:

| | |
|--------------------------|----------------|
| BC Aquafir (Hank or Jay) | (250) 477-1665 |
| Well Master | (250) 656-7474 |
| Brent Marsden | 629- 6432 |

Water Testing:

| | |
|---------------|----------------|
| MB Research | (250) 656-1334 |
| JB Laboratory | (250) 385-6112 |

Water Purification:

| | |
|---------------------|----------------|
| Pro Star Mechanical | (250) 383-4558 |
| Van Isle Water | (250) 383-7145 |
| Wellmaster | (250) 656-7474 |

Well Drilling:

| | |
|----------------|----------------|
| Tri K Drilling | (250) 478-5064 |
| Doug Smithson | (250) 478-6937 |
| Well Master | (250) 656-7474 |
| Red Williams | 1-800-399-8084 |

Well Hydro Fracturing:

| | |
|-----------|----------------|
| Ken Slade | (250) 656-7474 |
| | (250) 746-5268 |

Razor Point Water System:

| | |
|-------------------------|----------|
| Anne Haig (Secretary) | 629-3516 |
| Anne Wasney (Treasurer) | 629-6391 |
| Nick Samson (Chair) | |

Costs:

With a dwelling - \$100.00 every 6 months
Without dwelling - \$68.00 once per year

Trincomoli Water System:

Marion Haim

629-6686

Approximate Rates:

Water hook-up fee - \$500.00 (if not originally paid)

2001 User's fee - \$190.00

Re-connection fee - \$150.00

all rates subject to change

Examples of Clauses that will go in a Contract of Purchase and Sale

- Buyers and sellers acknowledge that Dockside Realty Ltd. recommends that they obtain independent Legal Advice on matters pertaining to this contract.
- Buyer is aware of the Property Purchase Tax of 1% on the first \$200,000 and 2% on the balance of the purchase, which is payable by the buyers.
- The Seller agrees to provide the Buyer, at no cost, with a Surveyor's Certificate of the property if one is available. (or make it a subject - on all properties)
- The Buyers agree that they must satisfy themselves with the compliance of any fireplace, fireplace insert or woodstove installed in the Property with applicable municipal or regional bylaws and fire insurance requirements.
- The sellers warrant that GST is or is not payable by the buyer on the purchase price of the property. GST is applicable on newly subdivided properties and may apply if registered in a company name
- Buyers and sellers acknowledge that they have been advised that if there are any questions about GST charges on the subject property that they receive expert advise.
- Buyers acknowledge that on completion the buyers will receive title containing the non-financial charges set out in the copy of the title search result which is attached to and forms part of this contract.
- Buyer is aware that Under Surface Rights are registered on the property, and is aware how these affect the use of the property.
- Buyer is aware that Right of Way exists and how this affects the use of the property.
- The Buyers acknowledge that the appliances and mechanical items included on this contract are used and are not warranted by the sellers.
- The Buyer, at his expense, obtaining and being satisfied, with Site Development Costs - to include:

- Discussions with CRD Building Inspection re: geotech survey, Fire Access and Driveway approval, independent building, excavation and hydro contractors by_____.
 - This subject is for the sole benefit of the Buyer.
- Perc Test
- Installer's quote and verification that a septic system can be installed on subject property
- Health Permit (2 weeks later)
- The Buyer's Solicitor's approval of all documentation by_____. This subject is for the sole benefit of the Buyer.
- The Buyer receiving, and being satisfied with a survey to determine boundary pins, and 50 ft high tide line, at the seller's expense by_____. This subject is for the benefit of the Buyer and seller.
- Subject to Buyer, at his expense, being satisfied, with the structural integrity, of the stairs to beach and the platform, by_____. This subject is for the sole benefit of the buyer.
- Seller to provide written certification as the Structural Integrity of the stairs to the beach and the platform.
- Subject to the Buyers receiving and being satisfied with information regarding the use of steps to the Beach by_____. Trustees and Minister of Environment (Private Moorage)
- Tenants in home - must have 60 days notice to vacate.
- Finance Subjects usually take 2 weeks. Make sure Bank does survey and appraisal and you are qualified before they allow you to remove your subjects. Banks are notorious for allowing you to release the Subjects - when they may have not secured Income, Site Survey (to make sure house is properly located on the property) and the Appraisal. Make sure your lender does these things before you remove your subjects.