29 September 2025

PO Box 19
Galiano Island, BC, V0N 1P0

Attention: Corinne Matheson, Wayne Bairstow, and Garth Bairstow

Re: Onsite Wastewater Site Assessment for Subdivision Application
Civic: DL 86, Galiano Island, BC
Legal: DL 86, Cowichan Land District, Portion Galiano Island
PID: 008-015-961 Tax Assessment: 01-764-02275.200

Dear Ms. Matheson:

BWD Engineering Inc. was retained by you to conduct a site evaluation of the above noted property for the purpose of establishing the individual lots ability, within a proposed subdivision, to support onsite wastewater systems under the current BC Sewerage System Regulation (SSR), the BC Sewage System Standard Practice Manual - Version 3 (SPM-V3), and in consideration of the Island Health Authority - Subdivision Standards and the Islands Trust Subdivision Document. The site assessment was conducted by BWD Engineering on 28 May 2025 and 17 June 2025.

BWD Engineering did complete a site evaluation of the four proposed lots and reviewed available site information and previous reports, as supplied by you, and prepared the following onsite wastewater site capability report which provides an evaluation of conventional and/or alternative, low cost, low maintenance standard solutions to treating and dispersing of wastewater to ground.

It is important to note this report is based on the current proposed lot layouts and information as provided by you. Also, that Lot 5 is to be donated to the Penelakut First Nation, as such will not be part of the proposed subdivision, therefor was not evaluated as part of this study.

At the time of the site assessment and review of the information available, with respect to the Interior Health Criteria, two suitable dispersal areas, primary and reserve, for each proposed lot have been identified.

It is the professional opinion of BWD Engineering that the use of these areas for onsite sewage disposal will comply with the BC SSR and the BC SPM-V3 and is in general compliance with Island Health Subdivision Standards and Islands Trust Subdivision Document. As such, this report is in support of the proposed subdivision.

1.0 Background

The proposed subdivision is of District Lot 86 on Galiano Island, as noted above, to be subdivided into five proposed lots, listed as Lots 1, 2, 3, 4, and 5. Only lots 1 through 4 are assessed for wastewater considerations as Lot 5 is intended to be donated to the Penelakut First Nation. Access and services to all proposed lots are from the private road extension of Bodega Beach Drive. Water is, or will be, supplied by wells on each individual lot.

2.0 Site Information

The review of the proposed subdivision included the following information:

- Site Visit of 28 May and 17 June 2025
- Land Title CA9081687, June 2021
- BC Assessment, 18 April 2025
- Mystic Woods Proposed Subdivision Plan – Draft 9, June 2025
- BC Well Registry

Other documents considered:

- BC Sewerage System Regulation (SSR) 326/2004 including amendments up to BC Reg. 209/2010, June 28, 2010
- BC Sewerage System Standard Practice Manual (SPM) – Version 3, September 2014
- Island Health Authority – Subdivision Standard, February 2020
- Islands Trust Subdivision Application Process Guideline, Undated

2.1 Site Visit

Site visits were completed on 28 May and 17 June 2025. This was not the rainy season.

Proposed Lot 1 is approximately 20.04 ha. The development site area for Lot 1 is located at the north end of the lot. A small portion of shoreline is considered steep slope which is a significant distance south of the development area. There are currently no permanent structures. There are two drilled wells on this lot.

Proposed Lot 2 is approximately 2.02 ha. About 50% of the shoreline is steep slope which will not affect a septic design. There is an existing un-serviced structure and a drilled well.

Proposed Lot 3 is approximately 0.61 ha. This lot is smaller than the 1 ha sizing on Table “B” of the Island Health Subdivision Guideline. Regardless of this smaller size, the lot has enough area to meet all aspects of the BC SPM-V3 standards. About 50% of the shoreline is steep slope which will not affect a septic design. Currently no well(s) have been found on this lot. There is area for drilling a well that is upgradient and outside the 30-meter standard setback.

Proposed Lot 4 is approximately 2.04 ha. About 50% of the shoreline is steep slope which will not affect a septic design. The well listed on the BC Well Registry has not been found and I believed to no longer exist.

Proposed Lot 5 is approximately 11.26 ha. Made up of all the land on the west side of the existing road, including the road. This area was not investigated as it is intended to be donated to the Penelakut First Nation.

The overall site is typical across all proposed lots. All lot’s slope between 5% and 10% toward the ocean. The proposed dispersal fields are approximately the same distance from the shoreline accounting for the very similar soils horizons and depths. All test pits and hydrology also indicate very consistent soils across all proposed lots.

On all proposed lots, a Type 1 gravity system is feasible. Low cost, low maintenance, passive, Type 2 Combined Treatment and Dispersal Systems are available and included as a standard in

the SPM-V3. The use of a CTDS would allow field sizing to be 37% smaller area. CTDS is the most common secondary treatment system now in use in BC.

All test pits have been left open for inspection.

Site Photos: Photos are available on request

2.2 Summary of Soils

All test pits were excavated to the restrictive layer. They all had similar horizons with minor changes in depth. Perc Tests were completed in the centre of the proposed field areas. Due to roots and course fragments, the perc testing is likely artificially fast in all cases. The use of soil texturing is considered more reliable. The proposed field areas are based on the more conservative loading rates.

Lot 1: Average Perc: 1 minute 5 seconds

TP-1	TP-2	TP-3	TP-4
5-0 cm: Mixed Organics 0-10 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 10-40 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 40-60 cm: Silt Loam, CF 50%, Blocky, Very Friable, Few Fine Roots. >60 cm: Fractured Rock	10-0 cm: Mixed Organics 0-30 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 30-60 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 60-90 cm: Silt Loam, CF 50%, Blocky, Very Friable, Few Fine Roots. >90 cm: Fractured Rock	5-0 cm: Mixed Organics 0-20 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 20-45 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 45-80 cm: Silt Loam, CF 50%, Blocky, Very Friable, Few Fine Roots. >80 cm: Fractured Rock	5-0 cm: Mixed Organics 0-30 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 30-70 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 70-130 cm: Silt Loam, CF 50%, Blocky, Very Friable, Few Fine Roots. >60 cm: Fractured Rock

Lot 2: Average Perc: 1 minute 50 seconds

TP-1	TP-2	TP-3	TP-4
5-0 cm: Mixed Organics 0-25 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 25-70 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 70-110 cm: Silt Loam, CF 50%, Blocky, Very Friable, Few Fine Roots. >110 cm: Fractured Rock	5-0 cm: Mixed Organics 0-30 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 30-70 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 70-110 cm: Silt Loam, CF 50%, Blocky, Very Friable, Few Fine Roots. >110 cm: Fractured Rock	5-0 cm: Mixed Organics 0-20 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 20-60 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 60-120 cm: Silt Loam, CF 50%, Blocky, Very Friable, Few Fine Roots. >120 cm: Fractured Rock	5-0 cm: Mixed Organics 0-20 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 20-50 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 50-95 cm: Silt Loam, CF 50%, Blocky, Very Friable, Few Fine Roots. >95 cm: Fractured Rock

Lot 3: Average perc: 2 minutes

Note: The proposed fields for Lot 3 are situated end to end, as such, only three test pits were required.

TP-1	TP-2	TP-3
5-0 cm: Mixed Organics 0-20 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 20-50 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 50-80 cm: Silt Loam, CF 30%, Blocky, Friable, Few Medium Roots. >80 cm: Fractured Sandstone	5-0 cm: Mixed Organics 0-15 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 15-50 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 50-80 cm: Silt Loam, CF 30%, Blocky, Friable, Few Medium Roots. >80 cm: Fractured Sandstone	5-0 cm: Mixed Organics 0-20 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 20-50 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 50-80 cm: Silt Loam, CF 30%, Blocky, Friable, Few Medium Roots. >80 cm: Fractured Sandstone

Lot 4: Average Perc: 1 minute

TP-1	TP-2	TP-3	TP-4
5-0 cm: Mixed Organics 0-15 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 15-40 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 40-90 cm: Silt Loam, CF 30%, Blocky, Friable, Few Medium Roots. >90 cm: Fractured	5-0 cm: Mixed Organics 0-20 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 20-40 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 40-70 cm: Silt Loam, CF 30%, Blocky, Friable, Few Medium Roots. >70 cm: Fractured	5-0 cm: Mixed Organics 0-15 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 15-55 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 55-90 cm: Silt Loam, CF 30%, Blocky, Friable, Few Medium Roots. >90 cm: Fractured	5-0 cm: Mixed Organics 0-15 cm: Silt Loam, CF 20%, Blocky, Very Friable, Many Fine to Medium Roots. 15-60 cm: Silt Loam, CF 30%, Blocky, Very Friable, Many Medium Roots. 60-100 cm: Silt Loam, CF 30%, Blocky, Friable, Few Medium Roots. >100 cm: Fractured

Test Pit Photos: All photos are available on request.

2.3 Well Locations

The BC Well Registry (See Appendix) notes 5 wells on site. After extensive searching, of these only 3 wells have been found. Two are located on Lot 1 with the third on Lot 2. The wells shown as being on the west edge of Lot 1 near the paved road and the well on Lot 4 have not been found. There is no well listed or found on Lot 3.

All wells on the property are upgradient, or significantly cross gradient, or both from the proposed septic systems. They are all outside the 30 m setback.

There is a well on the neighbouring property south of proposed Lot 4. This well is cross gradient and outside the 30-meter setback restriction from the areas identified for the septic systems.

3.0 Discussion

3.1 Primary and Reserve Dispersal Fields

Historically the typical subdivision requirement for onsite wastewater required the property to support a standard Type 1 gravity system suitable for a 3-bedroom residential home and retain enough area for a reserve field in the event the primary field fails. Due to the much-improved design criteria of the current regulation (SSR), the simplicity of some secondary treatment (Type 2) systems and the expected life span of these systems, this requirement is regularly being expanded to include secondary treatment systems, specifically passive Combined Treatment and Dispersal Systems and augmented soils. Also, pumped systems are much more common to meet the current regulation.

The proposed Lots, although able to accommodate Type 1 systems, may benefit from a combined treatment and dispersal system (CTDS) design. There is more than enough area for a Type 1 primary field and a reserve field to support the proposed structures, but due to cost of shipping to the islands, a cost-effective maintenance free CTDS system can be used reducing the infiltrative area required by 35% making the systems more cost effective.

3.2 Wet Weather & Ground Water Considerations

Although the site evaluation was conducted outside of the wet season, the HWT is not expected to rise more than a few centimeters above the restrictive layers observed in the test pits.

All systems constructed under the current Sewerage System Regulation are designed to direct excess rain, snow melt and run-off away from the dispersal field area. Hydraulic loading rates are chosen to minimize ground water mounding and retain vertical separation requirements. As such there is no expectation that a system constructed under the SSR/SPM-V3 would be negatively affected by current high-water tables on the proposed lots.

3.3 System Types and Costs

Costs of systems are directly related to the size of structure serviced and the Type (Type 1, 2 or 3 – See SSR) of treatment system required by the site-specific constraints. For the purpose of

this report each proposed property has been evaluated for a 3-bedroom residence of up to 330 m^2 and a Type 1 gravity system.

A Type 2 passive CTDS design could be as or more cost effective than a Type 1 due to a smaller footprint, less aggregates required, and fewer trees needing to be removed.

In either case due to the site access, new systems will not present an unusual cost addition to a standard wastewater system.

3.4 Critical Design Requirements (SSR & BC SPM)

The provincial regulation, directly and through the BC Standard Practice Manual, provides critical design requirements to ensure the protection of public health. Primary among these is proximity to wells and surface breakout points. The standard critical setbacks to these conditions can be easily accommodated on the proposed lots.

All other standard design requirements can also be accommodated.

It should be noted that the selection of system Type is a function of site constraints, not final effluent quality. All system Types as defined in the SSR will achieve the same results of effluent quality at the water table.

3.5 Regulatory Considerations

- Treatment Methods
  As stated above, all treatment systems designed within the parameters of the SPM achieve the same results at the water table.

- Soil Hydraulic Conductivity
  For the purpose of this report, perc testing was conducted to approximate conductivity. As noted above, the course Frament (rocks) and roots make accurately measuring hydrology very difficult. In these cases, the hydrology is typically recorded as faster draining than the soils will actually permit. As such, soil texturing is relied on and in this case does confirm the area is suitable for wastewater treatment.

- The addition of three additional properties to the area will have minimal, if measurable, cluster effect on the ground water.

- The wastewater systems, when designed, can be done by a ROWP or Professional as defined in the Sewerage System Regulation as there is nothing critical or difficult about designing for the proposed lots.

3.6 Summary Points

1. Soils in discharge areas for the proposed lots are favorable for the final treatment of sewerage system effluent using Type 1 (septic tank) treatment method.

2. The proposed lots can easily meet the required field contour length per the BC SPM-V3.

3. Soil depth for the proposed lots is above that required by the SPM-V3 and the Island Health Subdivision Standard.

4. Discharge areas for the proposed lots meet all critical horizontal setbacks including >30m to drinking water wells, >15m to potential breakout points, and >30m to surface water bodies.

5. If installed and maintained in accordance with the BC Standard Practice Manual (SPM-V3), Type 1 systems installed in the proposed discharge areas meet the requirements of the BC Sewerage System Regulation and will not cause, nor contribute to, a health hazard.

6. An area of the Island Health Subdivision Standard (IHSS) that is not considered is the minimum discharge area and field (contour) length requirements of Table “B”. For Loams the IHSS requires an area of 715 m^2, where under the current Sewerage System Regulation an area of only 60 m^2 is required. Also, the field (contour) length required in the IHSS is 180 m, where under the current Sewerage System Regulation the length required is only 25 m.

7. On large lots there are multiple options for building sites. Changing the building site proposed here in will require the dispersal field to be relocated to maintain a gravity design. As such, restrictive covenants for field locations is not recommended.

4.0 Conclusion

Based on the review of existing information and the results of the site evaluation, it is determined that the proposed lots could each support wastewater systems, complete with a reserve area, designed to support 3-bedroom single family residences. As noted previously, the proposed lots are large based on the SPM-V3 criteria for suitability.

It is the professional opinion of BWD Engineering that the use of these areas for onsite sewage disposal will comply with the BC SSR and the BC SPM-V3 and is in general compliance with Island Health Subdivision Standards and Islands Trust Subdivision Document. As such, this report is in support of the proposed subdivision.

5.0 Limitations

This report is prepared for the exclusive use of Corinne Matheson, Wayne Bairstow, and Garth Bairstow and provides an assessment based on the information contained herein. The assessment is intended to evaluate the proposed property for compliance with standards of practice as laid out in the BC Sewerage System Regulation under the Health Act. The interpretations and inferences, concerning the site contained in this report, are based on information provided and information gathered during the site visit as presented herein and are based solely on the condition of the property at the time of reference.

The findings and conclusions documented in this report have been prepared for specific application to the noted subdivision application and have been developed in a manner consistent with the level of care exercised by Wastewater Professionals currently practicing under similar conditions in the jurisdiction. BWD Engineering makes no other warranty, expressed or implied.

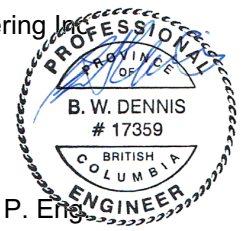
Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. BWD Engineering accepts no responsibility for damages, if any, suffered by any third part as a result of decisions made or actions based on this report.

If new information is discovered during future work, including excavations, soil boring, or other investigations, BWD Engineering should be requested to re-evaluate the conclusions of this report and to provide amendments, as required, prior to any reliance upon the information presented herein.

6.0 Closure

We trust the information provided is sufficient for your consideration. Should you have any questions or comments, please contact the undersigned.

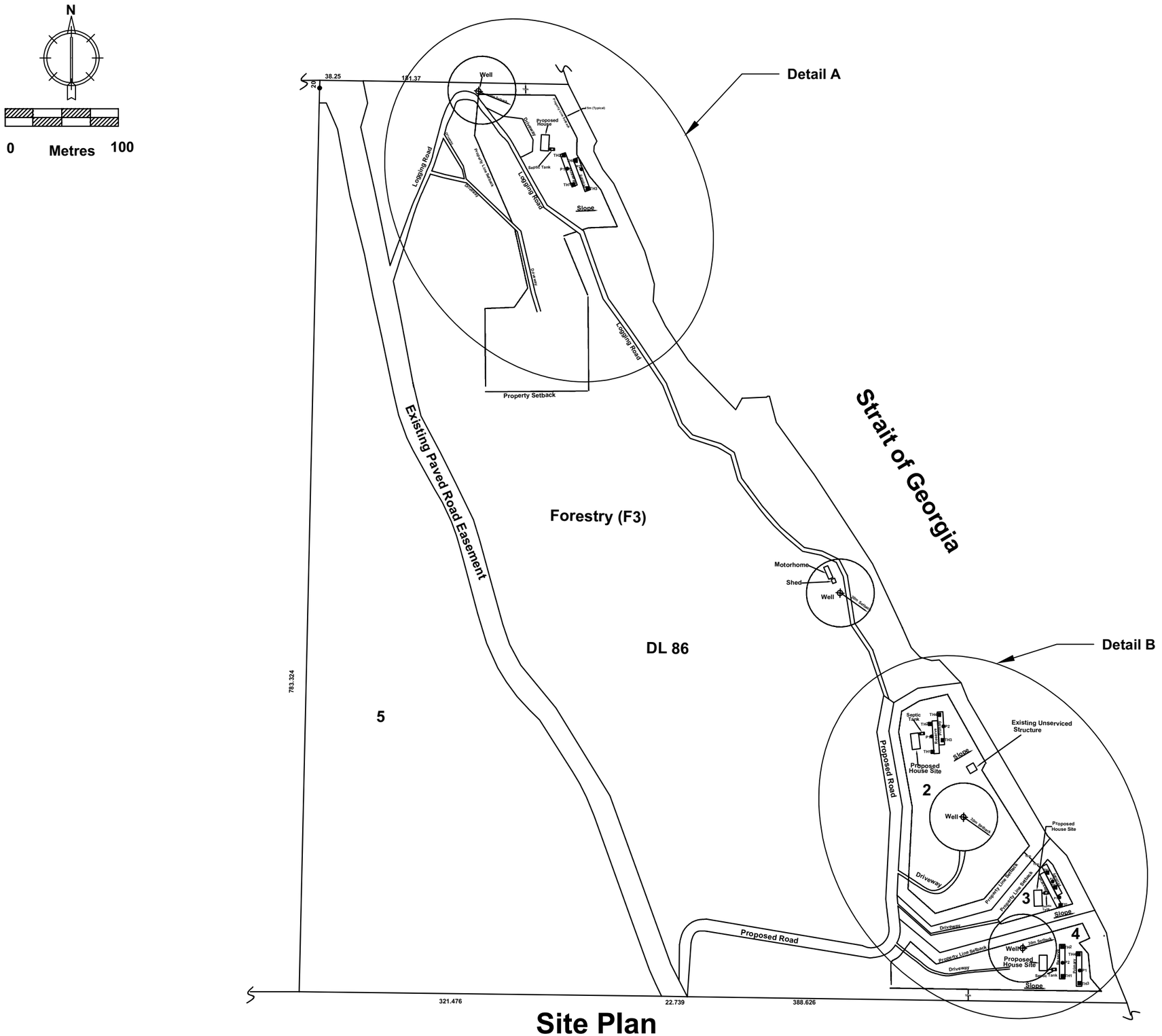
Sincerely
BWD Engineering Inc.



Brent Dennis, P. Eng.
2025-09-29

Attachments:

- BWD Engineering Drawing - 25119-001 rev 0, Sheet 1 & 2 – 6 September 2025
- Mystic Woods Proposed Subdivision Plan – Draft 9, June 2025
- BC Well Registry Map
- Land Title CA9081687, June 2021
- BC Assessment, 18 April 2025



Site Plan

Filing #:

LEGEND

- Well
- Test Pit
- Perc Test

Note:
All primary and reserve fields are shown at 2m wide by 30m long. This fully meets the hydraulic and linear loading rates in the SPM-V3.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
B. W. DENNIS
17359
2025-09-29

REV:	DESCRIPTION:	DATE:
		DD/MMM/YY
		DD/MMM/YY
0	Issued for Subdivision Application	DD/MMM/YY

Brent Dennis, P.Eng.
brent.dennis@BWDEngineering.com
Mobile: 604-789-2204
15822-106A Ave. Surrey BC V4N 1K7
www.BWDengineering.com

Permit to Practice: 1002193

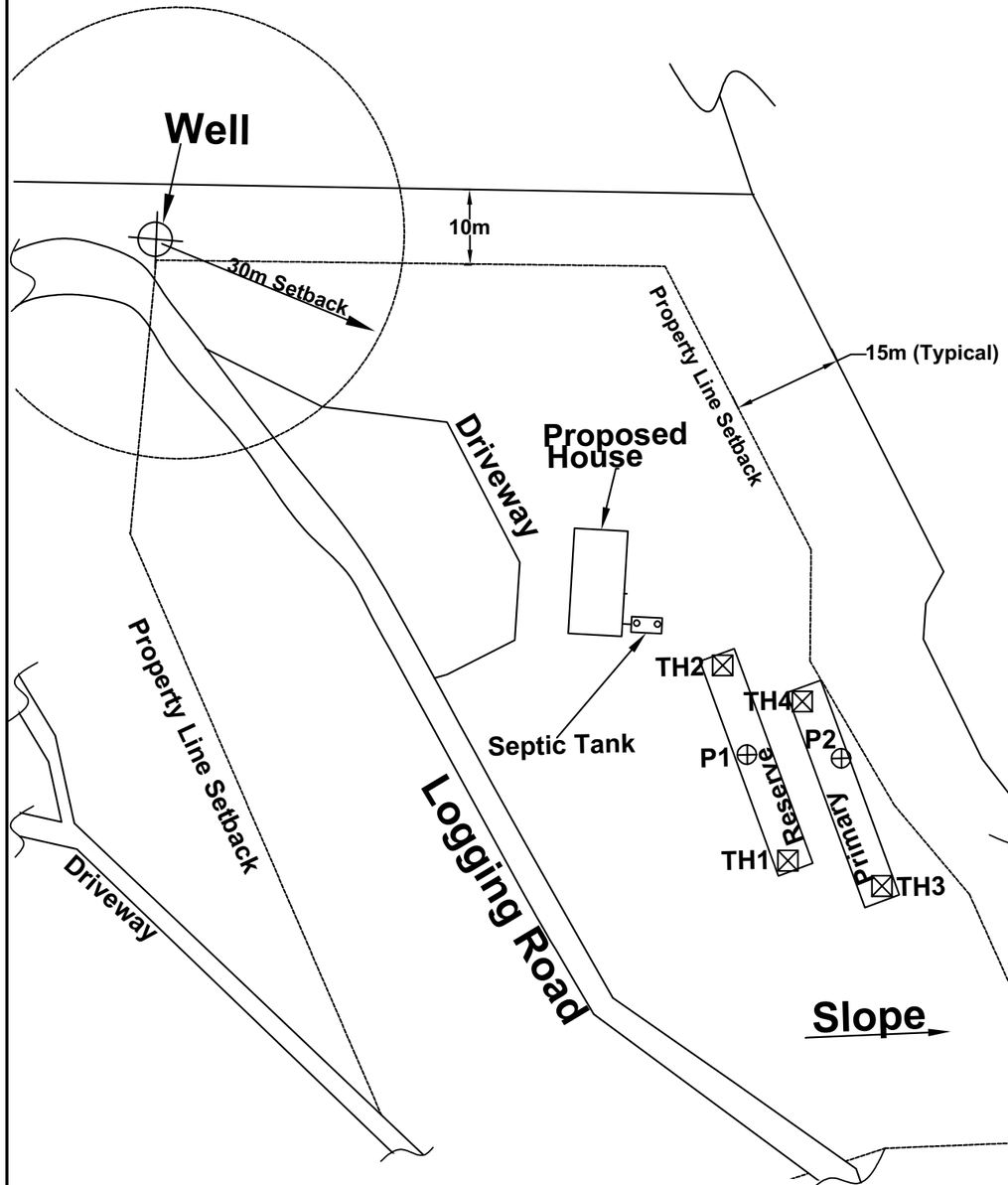
CLIENT: **Corinne Ann Matheson**

OWNER: **Corinne Ann Matheson**

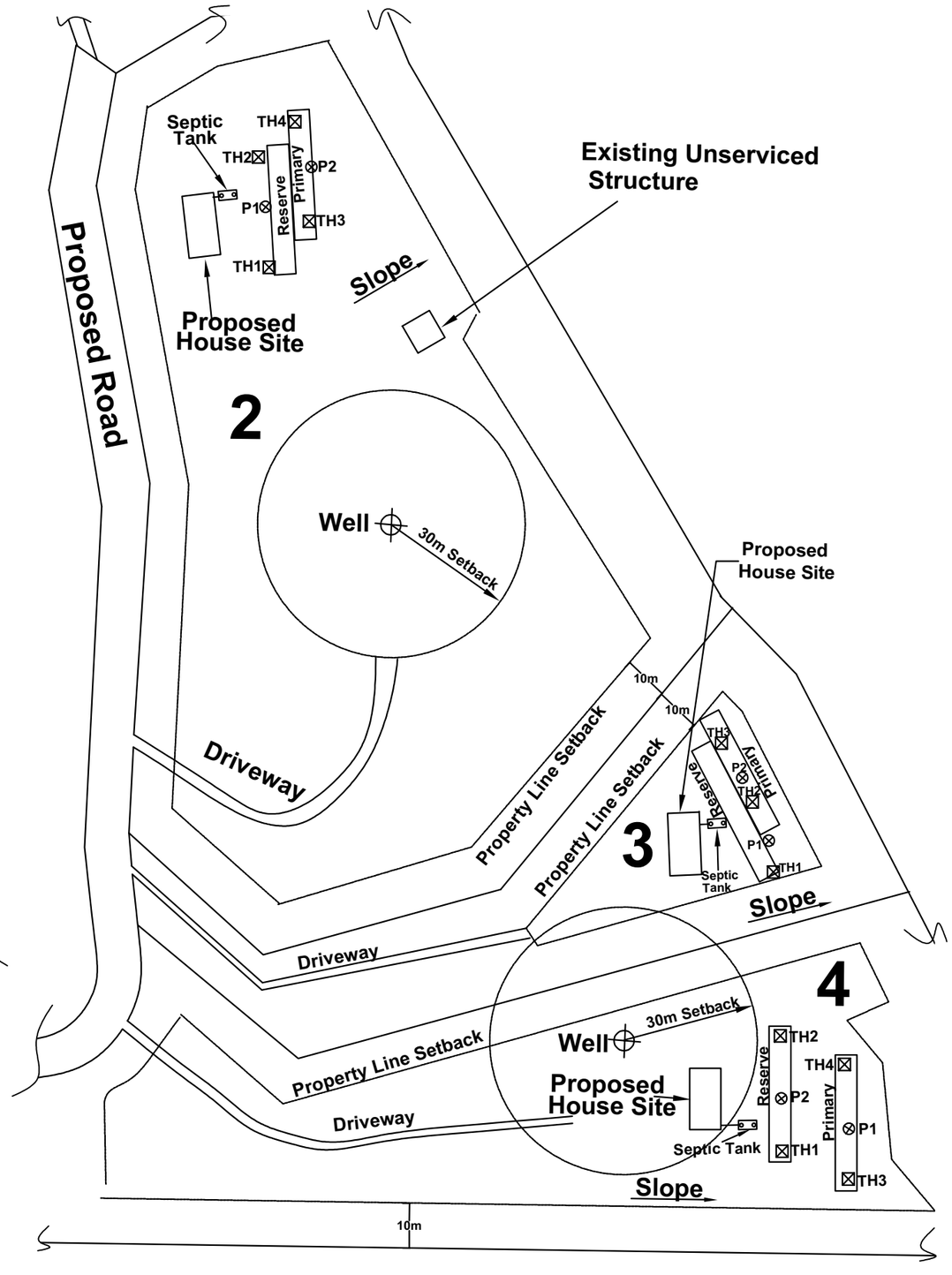
PROJECT NAME: Lot 86 - Cook Road
Galiano Island, BC

TITLE: **SITE & SYSTEM DESIGN**

DESIGN BY:	DRAWN BY:	DATE (DD/MM/YY):	SHEET #:
BWD	JD	06/09/25	1 of 2
PROJECT NO:	**DRAWING NO:**		**REVISION:**
25119	25119-001		0



Detail A



Detail B

Filing #:

LEGEND

- Well
- Test Pit
- Perc Test

Note:
All primary and reserve fields are shown at 2m wide by 30m long. This fully meets the hydraulic and linear loading rates in the SPM-V3.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
B. W. DENNIS
17359
2025-09-29

		DD/MMM/YY
		DD/MMM/YY
0	Issued for Subdivision Application	DD/MMM/YY

REV:	DESCRIPTION:	DATE:

Brent Dennis, P.Eng.
brent.dennis@BWDEngineering.com
Mobile: 604-789-2204
15822-106A Ave. Surrey BC V4N 1K7
www.BWDengineering.com

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CLIENT: **Corinne Ann Matheson**

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PROJECT NAME: Lot 86 - Cook Road
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DESIGN BY:	DRAWN BY:	DATE (DD/MM/YY):	SHEET #:
BWD	JD	06/09/25	2 of 2
PROJECT NO:	**DRAWING NO:**		**REVISION:**
25119	25119-001		0

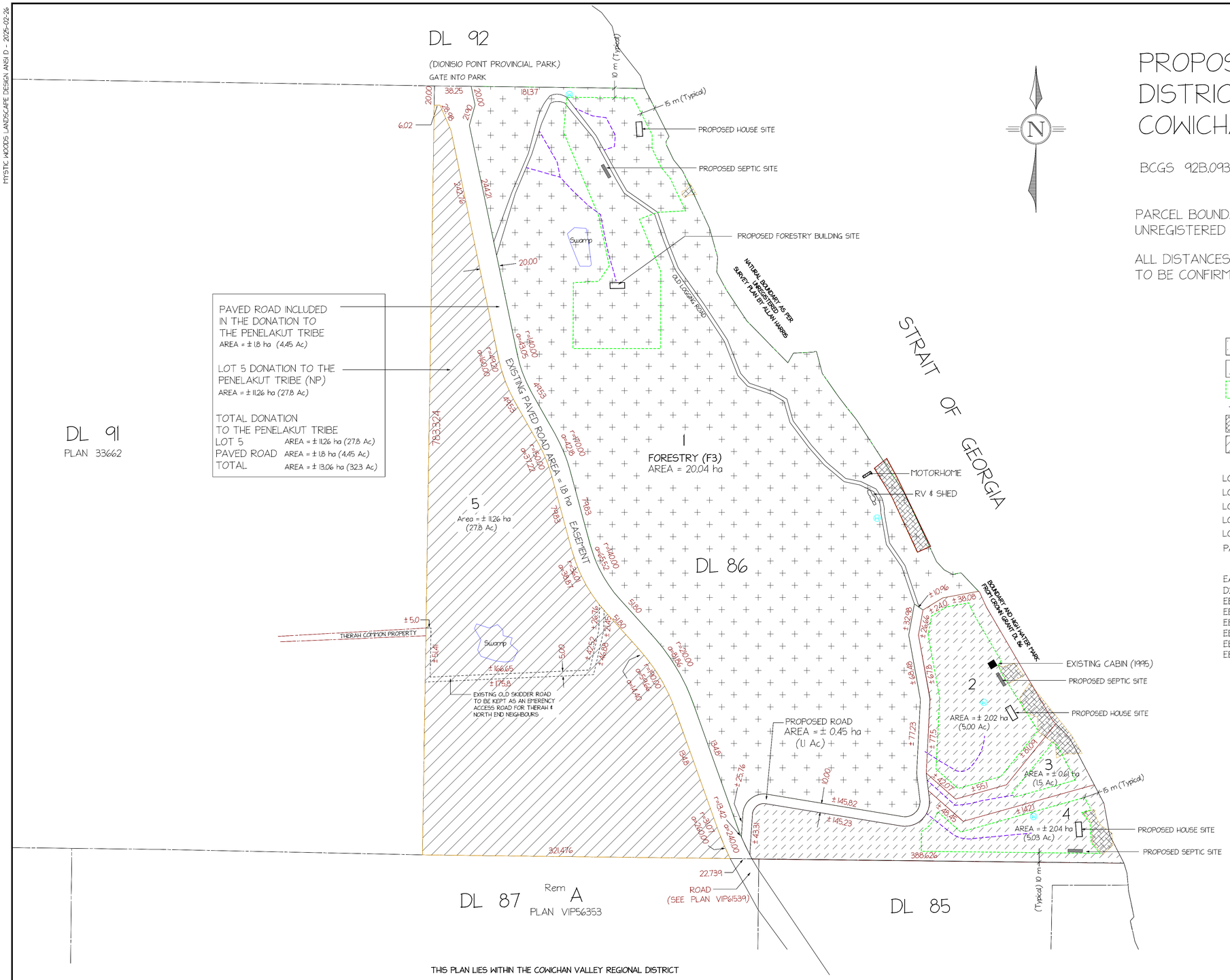
MYSTIC WOODS LANDSCAPE DESIGN ANSI D - 2025-02-26

PROPOSED SUBDIVISION PLAN OF DISTRICT LOT 86, GALIANO ISLAND, COWICHAN DISTRICT

BCGS 92B.093 AND 92G.003

PARCEL BOUNDARIES HAVE BEEN DERIVED FROM
UNREGISTERED SURVEY PLAN BY ALLAN HARRIS, BCLS (JANUARY 23, 1995)

ALL DISTANCES AND AREAS SHOWN ARE PRELIMINARY
TO BE CONFIRMED BY FIELD SURVEY



THIS PLAN LIES WITHIN THE COWICHAN VALLEY REGIONAL DISTRICT

- denotes well location (1995 data)
- denotes Rural Residential
- denotes Forestry 3
- denotes developable area
- denotes driveway access
- denotes steep slope
- denotes Land donation to Penalakut Tribe

LOT 1	LOT AREA	20.04 ha	DEVELOPABLE AREA	2.0 ha	F3
LOT 2	LOT AREA	2.02 ha	DEVELOPABLE AREA	1.36 ha	RR
LOT 3	LOT AREA	0.61 ha	DEVELOPABLE AREA	0.17 ha	RR or PARK (LTC to Decide)
LOT 4	LOT AREA	2.02 ha	DEVELOPABLE AREA	0.67 ha	RR
LOT 5	LOT AREA	11.26 ha	DEVELOPABLE AREA	0.0 ha	PENELAKUT
PAVED ROAD AREA		1.8 ha	DEVELOPABLE AREA	0.0 ha	PENELAKUT

EASEMENTS ON PAVED ROAD
D23415 HER MAJESTY THE QUEEN (ASSIGNMENT OF 155756G)
EE21562 APPURTENANT TO DISTRICT LOT 92
EE21563 APPURTENANT TO DISTRICT LOT 93
EE21564 APPURTENANT TO DISTRICT LOT 94
EE21565 APPURTENANT TO DISTRICT LOT 95
EE21603 RENT CHARGE: COLUMN 1, DD EE21523
EE21638 RENT CHARGE: COLUMN 11, DD EE21523

2021 Nov. 15	DRAFT FOR LTC REVIEW
2022 Sept. 29	REVISED DRAFT FOR LTC REVIEW
2023 Aug. 26	REVISED DRAFT FOR LTC REVIEW
2024 Sept. 10	REVISED DRAFT FOR LTC REVIEW
2025 June 9	REVISED DRAFT FOR MOTI REVIEW

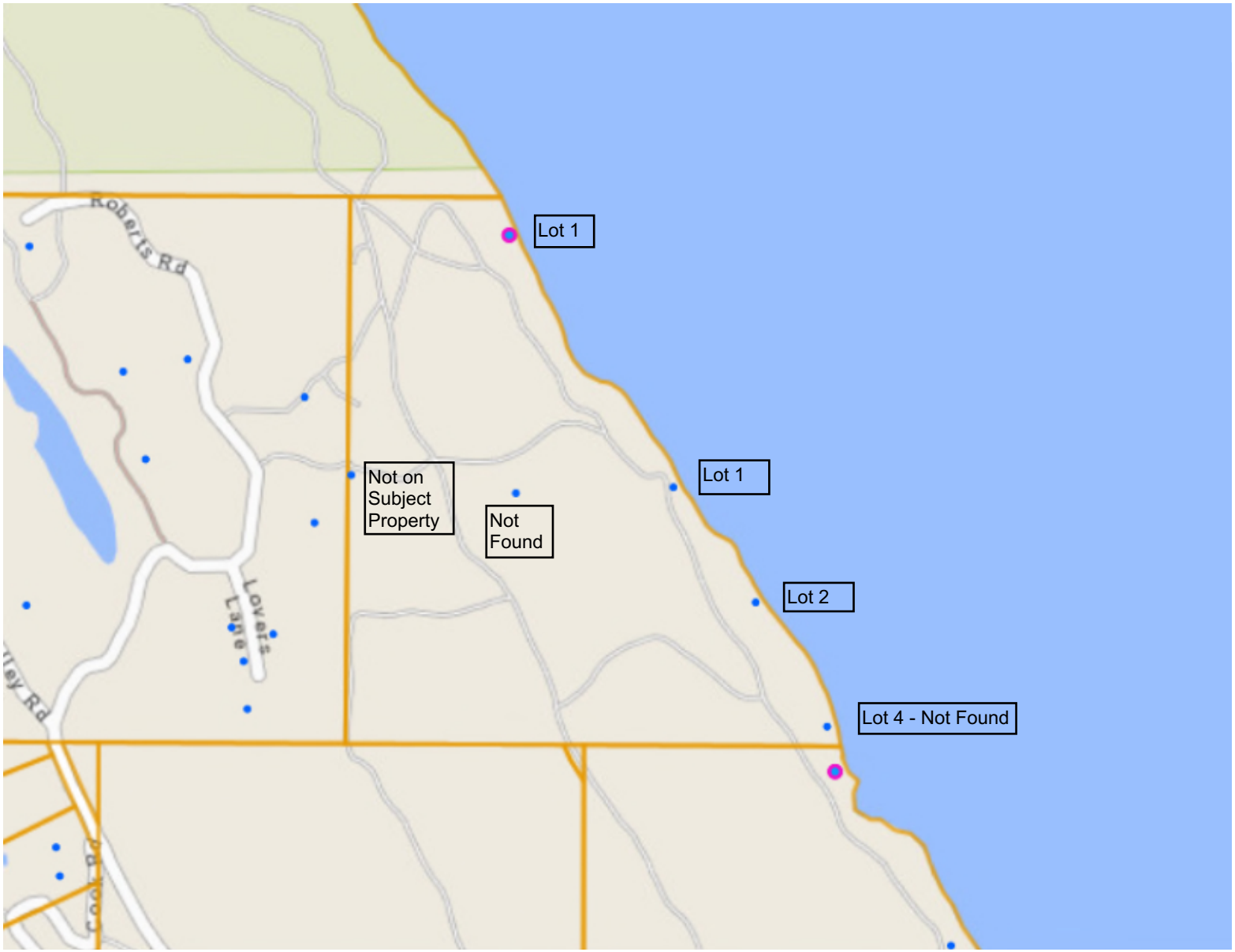
SCALE 1:2000
0 50 100 150 200m
ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF
ORIGINAL DWG SIZE: ANSI D (24X36)

MYSTIC WOODS LANDSCAPE DESIGN
PO BOX 19
GALIANO ISLAND, BC
V0N 1P0
Tel 250-286-1327

PROPOSED SUBDIVISION PLAN
LOT SIZES & DIMENSIONS

DISTRICT LOT 86 GALIANO ISLAND
COWICHAN DISTRICT
PID : 008-015-961

Drawing No.
SD-1



BC Well Registry

TITLE SEARCH PRINT 2025-06-09, 14:08:10

File Reference: Requestor: Lisa Hyde-Lay

Declared Value $1600000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CA9081687
From Title Number	CA7537171
Application Received	2021-06-09
Application Entered	2021-06-11

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

CORINNE ANN MATHESON, LANDSCAPE DESIGNER
WAYNE EDWARD BAIRSTOW, COMPUTER PROGRAMMER
DISTRICT LOT 86
GALIANO ISLAND, BC
V0N 1P0
EDWARD GARTH BAIRSTOW, RETIRED
DISTRICT LOT 68
QUADRA ISLAND, BC
V0N 1P0
AS JOINT TENANTS

Taxation Authority Capital Assessment Area

Description of Land

Parcel Identifier: 008-015-961

Legal Description:

DISTRICT LOT 86 GALIANO ISLAND COWICHAN DISTRICT

Legal Notations

HERETO IS ANNEXED EASEMENT EE21560 OVER DISTRICT LOT 85, AND DISTRICT LOT 88 EXCEPT PART IN PLAN 27287, GALIANO ISLAND, COWICHAN DISTRICT

BYLAW CONTRAVENTION NOTICE, MUNICIPAL ACT, SECTION 750.1
SEE EL40092

HERETO IS ANNEXED EASEMENT FB158458 OVER PART OF LOT A, PLAN VIP56353 EXCEPT PART IN PLAN VIP61539, INCLUDED IN PLAN VIP84749

Charges, Liens and Interests

Nature:	UNDERSURFACE RIGHTS
Registration Number:	D23415
Registration Date and Time:	1975-01-27 08:10
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA, ASSIGNMENT OF 155756G (DD 215206I AND 379902I) SEE 325416G

Nature:	EASEMENT
Registration Number:	EE21562
Registration Date and Time:	1991-03-18 14:41
Remarks:	INTER ALIA APPURTENANT TO DISTRICT LOT 92, GALIANO ISLAND, COWICHAN DISTRICT

Nature:	EASEMENT
Registration Number:	EE21563
Registration Date and Time:	1991-03-18 14:41
Remarks:	INTER ALIA APPURTENANT TO DISTRICT LOT 93, GALIANO ISLAND, COWICHAN DISTRICT

Nature:	EASEMENT
Registration Number:	EE21564
Registration Date and Time:	1991-03-18 14:41
Remarks:	INTER ALIA APPURTENANT TO DISTRICT LOT 94, GALIANO ISLAND, COWICHAN DISTRICT

Nature:	EASEMENT
Registration Number:	EE21565
Registration Date and Time:	1991-03-18 14:41
Remarks:	INTER ALIA APPURTENANT TO DISTRICT LOT 95, GALIANO ISLAND, COWICHAN DISTRICT

Nature:	RENT CHARGE
Registration Number:	EE21603
Registration Date and Time:	1991-03-18 14:41
Remarks:	COLUMN I, DD EE21523

Nature:	RENT CHARGE
Registration Number:	EE21638
Registration Date and Time:	1991-03-18 14:41
Remarks:	COLUMN II, DD EE21523

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

BC ASSESSMENT

BC ASSESSMENT

Find your property assessment

Search services and trends

Log in | Register (https://auth.bcassessment.ca/register/)

Civic address *Enter address*

COOK RD GALIANO V0N 1P0

Area-Jurisdiction-Roll: 01-764-02275.200

Favourite Compare Print

Total value $1,529,700

2025 assessment as of July 1, 2024

Land	$1,439,000
Buildings	$90,700
Previous year value	$1,620,100
Land	$1,523,000
Buildings	$97,100

Questions about this property assessment? Visit our Property assessment FAQ (https://info.bcassessment.ca/faq) or Contact us (/property/contact) if you have questions.

Visit our BC Assessment interactive market trends maps (https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618) for assessed value changes in your area, and our Property tax page (https://info.bcassessment.ca/propertytax) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (https://info.bcassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx)

Property information

Are the property details correct?

Year built	1994
Description	1 STY Rec Home - Basic
Bedrooms	1
Baths	

Legal description and parcel ID

DISTRICT LOT 86, COWICHAN LAND DISTRICT, PORTION GALIANO ISLAND

PID: 008-015-961

Carports	
Garages	
Land size	95 Acres
First floor area	495
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

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