

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

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INFORMATION FOR PURCHASERS

AGRICULTURAL LAND COMMISSION:

General Inquires (604) 660-7000
Mapping (604) 660-7025

APPRAISERS:

D. Fritz (250) 413-7319

Baker and Osland (250) 475-2221

Gary Bridge (Beswick Appraisals) (250) 656-5990
Fax: (250) 656-2082
E-mail: beswickappraisals@shaw.ca

Kors & Associates (250) 920-5552
739 Kings Rd, Victoria, BC V8T 1W4

Glenn O. Balerston (DR Coell & Associates Inc.) (250) 388-6242
Fax: (250) 388-6290
Suite 303-1001 Cloverdale Ave, Victoria, BC, V8X 4C9
www.drcoell.com
E-mail: gbalderston@drcoell.com

Diane Langley (Mills Appraisal Group) (250) 727-0222
Fax: (250) 727-0193
103-4430 Chatterton Way, Victoria, BC V8X 5J2
www.millsappraisals.ca
E-mail: millsappraisals@telus.net

ARCHITECTURE AND DESIGN:

Jack Ferguson Architectural Design (250) 526-0001
E-mail: jdfergusondesign@gmail.com

Homecraft Design – Heath Lansdowne 629-6802

Ken Rempel – Residential Design & Drafting 629-3302

Christine Jensen – Interior Design 629-6750

Madrona Point – Interior Design 629-9936

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

HSBC (Victoria) Kelly Pacheco (1-888-310-4722 **call centre**) (250) 385-4476
Barb Fabian
Dave Toynbee
Pender Island Branch 629-6516

Island Savings Credit Union (Salt Spring Is.) (250) 537-5587

BANKS – LENDERS CON'T:

Coast Capital Savings Credit Union (Sidney) (250) 483-7000
Fax: (250) 483-8337

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: (250) 537-4242

Billing Department 1-800-224-9376
Fax: (250) 537-4242

BC Safety Authority
Electrical Inspection (Provincial) (250) 952-4444
Fax: (250) 952-4458

BURNS & TAYLOR REGISTRY SERVICES:

Easement + Right of Way info 1-800-661-9350 or
Fax: (250) 386-4380 (250) 386-5336
burnsregistry.com

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

CRD Headquarters (250) 360-3000
www.crd.bc.ca

Administration Desk (250) 360-3129
Office Hours: 8:30 to 4:30 Monday- Friday

Building Inspector (Pender Island) - Tim Grohs or Chris Watson 629-3424
Fax: 629-3502

Building Inspector in office 8:30 to 10:30am only (appointment recommended)
- A Building Inspector will check woodstoves, recommend a Geotech study, and explain zoning bylaws.

Septic - Public Health Inspector: Chris Laughlan (250) 544-2429

Vancouver Island Health Authority (Saanich Peninsula) (250) 475-1858
Fax: (250) 475-5130

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

Finance (Water and Fire levies) (250) 360-3027
Fax: (250) 360-3032

CARPET SERVICES:

Gulf Islands Carpet 1-888-537-4944
Pager: 537-8242

Hourigan's Carpets & Linos Ltd. (250) 475-2401 Ext.235
Cell: (250) 883-2464

Home Hardware Building Centre – Carpet cleaning rental 629-3455

CHIMNEY SERVICES:

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

DRYWALLERS:

Martin Drywall & Painting 629-3739
Fax: 629-3738
B.F. Drywall - Bob Freisen 629-6094
Mike Fisker Drywall 629-9931

ELECTRICAL CONTRACTORS:

Owl Electric 629-6115
Bernie Vanderheyden 629-3996
Charlie Boyte 629-6351
Fax: 629-6390
Cell Phone: (250) 216-8541
Mike Jamieson (local cell) 222-6453
Jay E. Electric 629-3973
Anderson Electrical 629-3306
Schooner Point Electric 629-3935

ENGINEERS:

Proctor Engineering (250) 595-5318
932 Aral St, Victoria, BC V9A 6S1
E-mail: proctoreng@shaw.ca
Hoel Engineering (250) 475-6906
Fax: (250) 475-6907
3A-40 Cadillac Ave, Victoria, BC V8Z 1T2
E-mail: hoel@horizon.bc.ca

ENVIRONMENTAL SERVICES:
(Environmental Impact Study)

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

EXCAVATING & DRIVEWAY CONTRACTORS:

Gulf Excavating 629-3258
Doug Keating 629-6148
Esmond French 629-3588
Bob's Tomcat Service 629-3397
Bruce Grimmer Backhoe Service 629-6172
Kent & Mundy Backhoe & Hauling (250) 514-7976 or
(250) 217-4374
Reliable Bobcat Services 629-9926

FIRE SAFETY ACCESS:

Emergency 911
Pender Island Fire Rescue
Fire Chief - Charlie Boyte
Hall # 1 and Administration 629-3321
Hall # 2 629-3325

FIRE SAFETY ACCESS CON'T:

Hall # 3 629-3400
Fax: 629-6194

GARBAGE REMOVAL:

JWI Waste Removal and Trucking 629-0044
Pender Island Waste Management (Local weekly pickup) 629-6690
Pender Island Recycling Society 629-6962
Recycle Hotline: 1-800-667-4321

GAS INSPECTION:

Doug Speller (7:30 - 9:30 am) (250) 356-8548
Cell: (250) 744-6193
George Ohlman Fax: 629-3088 629-3087
Brain Hucaluk 629-6714

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 Constructors 629-3084
Artisan Homes 629-6606
Roger Debeau 629-6163
Peter Fennel 629-3016
Brook Baxter 629-6601
Elliott Construction 629-3133
Stephenson Construction 629-3520
Rik McKean 629-3428
Berringer Building 629-6776

GEOTECH ENGINEERS:

C.N. Ryzuk & Assoc (250) 475-3131
Fax: (250) 475-3611
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
www.ccra-adrc.gc.ca/tax/business/gst/hst

HOT TUB SALES, INSTALLATIONS & SERVICE:

Gulf Island Spas - Terry MacDonald 629-3481

HOUSE CLEANING:

Tracey Gibson 629-8395
Ginny Grimmer 629-6173
Ivy Property Management – Vicky and Ian Dutton 629-6387
Gudrun Rausch 629-6266
Good Clean Fun 629-6474
Irene Madsen 629-3219

HOUSE INSPECTIONS:

(Inspector needs to be insured and certified)

Crest Building Consultancy - Lee Ottewell (250) 888-9182
Fax: (250) 727-3723
Email: leeottewell@shaw.ca
Paul Harrison - Peninsula Building Insp. (250) 595-4102
Jonathan Yardley - Architect (250) 653-4931
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 - Bob Funk 629-3084
Cell Phone: (250) 744-9160
Debbie O'Brien (250) 714-9004
Brent Marsden 629-6432

INSURANCE:

Pender Island Insurance Agency 629-3336
Mutual Fire Insurance Company of BC – Jody Bradley 629-3789
Fax: 629-3775
Cell Phone: (250) 537-3789
jodybradley@shaw.ca
Coast Capital Insurance (Sidney) (250) 483-7003
Fax: (250) 483-8337

ISLANDS TRUST:

Victoria Office (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
www.islandstrust.bc.ca

Robert Kojima - Planner (North Pender) (250) 405-5159
Gary Richardson – Planner (South Pender) (250) 405-5157
North Pender Trustees
Ken Hancock 629-6610
Gary Steeves 629-3595
South Pender Trustees
Bruce McConchie 629-6515
Wendy Scholefield 629-3681

LANDSCAPING:

South Pender Island Landscaping	629-6828
Gulf Islands Greenscapes	629-6456
Islandscapes	629-6053
Organic Olivia's	629-3656

LAND TITLES:

Land Title Office 850 Burdett Street, Victoria, B.C.	(250) 387-6331
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LAWYERS:

Kristin Marrs – Herald St. Law Fax: (250) 480-4055 101 – 536 Herald Street, Victoria, B.C. V8W 1S6 E-mail: kmarrs@heraldstreetlaw.com	(250) 381-1505
S. David Aujla (Immigration) Victoria Office Fax: (250) 385-8748 4 th Floor, 777 Fort Street, Victoria, B.C. V8W 1G9 www.victorialaw.com E-mail: daujla@victorialaw.com	1-800-818-1373 (250) 383-3542
Vancouver Office 1500-701 West Georgia St, Vancouver, B.C. V7Y 1C6	(604) 630-2244
Henley and Walden Fax: (250) 656-0937 201 – 2377 Bevan Ave., Sidney, B.C. V8L 4M9 E-mail: inquiries@henleywalden.com	1-800-656-7231
Bryan Scott-Moncrieff Fax: (250) 656-6241 104-9710 Second St. Sidney, B.C. V8L 3C4 E-mail: smc@scott-moncrieff.bc.ca	(250) 656-0981
Ian Clement Fax: (250) 537-5099 105B Rainbow Rd. Salt Spring Island, B.C. V8K 2V5	(250) 537-5505
McKimm & Lott Salt Spring Office: Fax: (250) 537-1916 201-118 Fulford Ganges Rd, Salt Spring Island, BC E-mail: saltspring@mclott.com	(250) 537-9951
Sidney Office: Fax: (250) 655-3329 9830 4 th St, Sidney, BC E-mail: reception@mclott.com	(250) 656-3961
Dunstan Browne – Browne Associates Fax: (250) 598-9880 1633 Hillside Ave, Victoria, B.C. V8T 2C4 E-mail: info@browneassociates.ca	(250) 598-1888
Pender Number:	629-0054

LAWYERS CON'T:

Beacon Law Centre (250)656-3280
Fax: (250) 656-9674
104-9717 Third St, Sidney
Victoria Office (250)744-3887
Fax: (250) 744-3811
4599 Chatterton Way, Victoria
E-mail: reception@beaconlaw.ca

MAGIC LAKE ESTATES:

Water & Sewer connection fees:

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

Levies for Magic Lake Estates Water Improvement & Firehall:

1-800-663-4425 or
(250) 360-3027
Fax: (250) 360-3023

Levies for Water: \$276.87 annually per parcel

Levies for Firehall: \$50. per parcel annually –This applies to all Pender Island property owners

***These fees are now included in the taxes until the year 2012 when the financing for the Water Pipe replacement in Magic Lake Estates, and the New Firehall building will be paid in full.*

*** If property owners paid an up front one time fee these levies are not included in the taxes, but property owners do not get any adjustments on these fees when they sell.*

User Fees:

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

Taxes:

Proportion of taxes for water \$207.31
Proportion of taxes for sewer \$364.42

Magic Lake Property Owner's Association:

President: Sue Bailey 629-3703
Tennis Court Manager: Michael Wiley 629-3911
Marina Director: Wally Foster 629-9930
Asst. Marina Directors: Gordon Resvick 629-2026
Rob Betts 629-2001
Theives Bay Marina 629-3686
Beth Arcand: Community Activities 629-6763

MASONRY & TILE:

Stoneworks Masonry & Tile 629-9900
Gary Wasney Masonry 629-6391

MINISTRY OF ENVIRONMENT:

Private Moorage - Gordon Smail (250) 751-7242
Fish and Wildlife Branch (250) 387-9771
Wildlife Technician - Karen Morrison (250) 751-3216

MINISTRY OF HIGHWAYS:

Driveway Access Permit applications:
Michael Goodhelpsen (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

MOVING AND STORAGE:

Bekins Moving and Storage (250) 544-2245
Saanich Peninsula Movers (250) 544-2242
Williams Moving and Storage 1-877-967-4685
Windjammer Self-Storage – Jeremy 629-0019
Storage 629-6260

NOTARIES:

Charmaine Van Tine (250) 652-4321
Fax: (250) 652-0321
7159 B West Saanich Rd, Brentwood Bay
cvantine@notaries.bc.ca
Darlene Pinch – associate
dpinch@notaries.bc.ca

Salvador Davis & Co. (250) 656-3951
Fax: (250) 655-0878
9830 2nd St. 102, Sidney B.C. V8L 3C6
s-d@salvador-davis.com

Kitto & Best (250) 384-8051
Fax: (250) 381-5552
100-895 Fort St, Victoria, B.C.

Leona Mounce (250) 652-6199
Fax: (250) 652-7661
1577 Kersey Rd, Brentwood Bay, B.C.

PAINTERS:

Alex Fraser 629-6494
Karen Watson 629-6161
Paintworks (David) (250) 415-8698
Blue Heron Painting (Joe) 629-6053
Eric Clay 629-6952
Spindrift Painting 629-6245
Sid Lewney 629-3636

PEST CONTROL SERVICES:

P.C.S. Gulf Islands (250) 537-0089
West Coast Pest Control (250) 656-3363
Alpha Pest Management 629-9963
Allpest Pest Control (250) 361-7550

PLUMBING CONTRACTORS:

Pacific Plumbing	629-6490
Brian Hanson	629-6401
Gary Davidson	629-3781
Ocean Plumbing & Heating	629-8318

PROPERTY MAINTENANCE:

Claude Lalonde	629-6566
Reliable Property Maintenance	629-9926
Dave'll Do It	222-3333
Alex Frazer	629-6494
Brian Ellis	629-6481
Ivy Property Management - Vicki and Ian	629-6387

PROPERTY MANAGEMENT:

Gulf Islands 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
Complete Residential Property Management Ltd.	
Charmaine Harris	629-9998

ROOFING:

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

SEPTIC INFORMATION:

Perc Tests:

Bruce Grimmer – Backhoe Service	629-6172
Pender Septic Systems – Esmond French	629-3588
Bob Blenner-Hasset	629-3397
Hoel Engineering	(250) 475-6906
Septic Field Inspection - Rob Southey	629-2077
A-Cam Septic Inspections – Mulder Excavating	(250) 252-0571 or
	(250) 709-1909

Septic Tank Pump Outs / Tank Location:

Gulf Islands Septic	(250) 653-4013
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 usually want 3 tanks to pump before they come to the island.

Septic System Installation:

Bruce Grimmer Backhoe Service	629-6172
Pender Septic Systems	629-3588

SOIL TESTING:

MB Research (Will do soil samples) (250) 656-1334

SURVEYORS:

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

TAX SERVICES:

(January date taxes based on market value)
B.C. Assessment Authority 1-800-990-1159
Fax: (250) 479-1849
102 – 3350 Douglas Street, Victoria, B.C. V8Z 7X9
www.bcassessment.com
Surveyor of Taxes - for tax amount (250) 387-0532
Fax: (250) 387-0555
1061 Fort Street. Victoria, B.C.

TREE SERVICES:

Terry's Tree Service 629-3300
Island Arborist – Rob Maxwell 629-6036
Grant Hobbs (250) 208-5096

WATER INFORMATION:**Pump Testing:**

BC Aquifer (Hank or Jay) (250) 477-1665
Well Master Pumps & Water Systems (250) 656-7474
Brent Marsden 629- 6432

Water Testing:

MB Laboratories Ltd. (250) 656-1334
www.mblabs.com
JB Laboratories (250) 385-6112

Water Purification:

Pro Star Mechanical (250) 383-4558
Van Isle Water (250) 383-7145
Well Master Pumps & Water Systems (250) 656-7474

Well Drilling:

Tri K Drilling (250) 478-5064
D. A. Smithson & Sons (250) 478-6937
Well Master Pumps & Water Systems (250) 656-7474
Red Williams Drilling 1-800-399-8084

Well Hydro Fracturing:

Drillwell Enterprises - Ken Slade
www.drillwell.com

1-800-746-7444

Razor Point Water System:

Madeline Smith

629-8379

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)

2007 User's fee - \$290.00

Re-connection fee - \$150.00

all rates subject to change

WINDOW CLEANING:

Don's Window Cleaning – Don Aikman
Pender Island Window Cleaning

(250) 881-0881
629-3656

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 advice.
- 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 their 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
- 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.
- Subject to the buyer being satisfied with communications with Islands Trust regarding the new Official Community Plan Review and the effect it may have on the use of this property by _____. This subject is for the sole benefit of the Buyer. (www.islandstrust.bc.ca or call Senior Planner, Robert Kojima at 250-405-5151).

DISCLAIMER: The Sellers & the Realtors involved in this transaction make absolutely no representation or promise regarding the Official Community Plan which is being reviewed. The Buyer will make their own inquiries and holds the Seller & the Realtors involved in this transaction harmless. This Disclaimer by the Seller & the Realtors and the acceptance of such by the Buyer shall survive closing.

- Subject to a new first mortgage at an interest rate and amortization period satisfactory to the Buyer, by _____. This condition is for the sole benefit of the buyer.
- Subject to the buyer's lawyer or notary, at buyer's expense, reviewing and being satisfied with the Title Search and this Contract by _____. This subject is for the sole benefit of the Buyers.
- Subject to the buyer, at the buyer's expense, receiving and being satisfied with a site survey of the subject property, by _____. This condition is for the sole benefit of the buyer.
- Subject to the buyers by _____, and at the buyers expense receiving and being satisfied with a building inspection of the property, to include woodstove, fireplace. This clause is for the sole benefit of the buyer.
- Subject to the buyer (s) by _____, being satisfied with the results of discussions with the CRD Building Inspector regarding the status of any permits(s). The sellers will allow access to the home for the CRD Inspector to facilitate his examination of the home if necessary. This condition is for the sole benefit of the buyer.