

Welcome!



The Home Book



Sutton Group – West Coast Realty

MIKE EDDY

250-701-1215

www.MikeEddyForYou.com





**8965 Meades Creek Rd
Du Lake Cowichan ~ V0R 2G0**

Interior Details

Layout: Main Level Entry with Lower/Upper Level
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 3,610
Bth 4Pce: 0 **Unfin SqFt:** 406
Bth 5Pce: 1 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 7' 9" / Full, Partially Finished, Walk-Out Access, With Window
Ens 4+Pce: 0 **FP Feat:** Living Room, Wood Burning
App Incl: Built-in Range, Dishwasher, Dryer, Oven Built-In, Refrigerator, Washer
Intr Ftrs: Ceiling Fan(s), Dining Room, French Doors, Storage, Vaulted Ceiling(s), Workshop

Rooms		
RoomType	Level	Dim/Pcs
Den	Lower	10'10"x11'1"
Den	Lower	7'8"x11'1"
Rec Room	Lower	14'7"x17'6"
Rec Room	Lower	11'2"x15'0"
Bathroom	Main	2-Piece
Dining Room	Main	11'10"x14'11"
Entrance	Main	4'3"x15'1"
Family Room	Main	14'11"x15'5"
Kitchen	Main	13'7"x15'6"
Laundry	Main	8'0"x10'1"
Living Room	Main	15'1"x23'3"
Bathroom	Second	5-Piece
Bedroom	Second	10'7"x13'10"
Bedroom	Second	10'10"x14'1"
Bedroom - Primary	Second	13'10"x18'3"
Walk-in Closet	Second	5'3"x7'5"
Deck (Unfin)	Main	16'6"x29'5"
Patio (Unfin)	Main	17'10"x41'0"
Deck (Unfin)	Second	3'7"x15'8"

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,328	1,536	1,152	0	0
Beds	0	0	3	0	0
Baths	1	1	1	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS®: 1047057 **List Price:** \$1,147,800
Status: Active **Orig Price:** \$1,147,800
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,413 **Strata Fee:**
2026 Asmt: \$720,000 **Title:** Freehold

Remarks

Fantastic opportunity to own a lovingly maintained, very private, one-owner log home across from public lake access on 3.12 acres of natural, partially forested beauty! The 3 bed, 2.5 bath, 4,000 sqft home offers lake glimpses, mature trees, metal roof, geothermal heating & inviting outdoor living spaces. As you come up the private driveway you are instantly taken back by this home & setting. Main level features a bright kitchen with large island & pine cabinetry, a dining area opening to a spacious deck & patio & a vaulted ceiling living room with stone fireplace, plus family room, powder room & laundry/mudroom. Upstairs has 3 generous bedrooms, including a primary with walk-in closet, 5-piece cheater ensuite & private deck. Lower level offers flexible family space, potential 4th bedroom, 2 dens, storage & workshop. Located only minutes from the amenities of Lake Cowichan, & only an hour or so from the west coast for salmon fishing, enjoy the endless recreation this area offers!

Building Information

Built (est): 1985 **Lgl NC Use:**
Oth Equ: Electric Garage Door Opener
Const Mt: Insulation: Ceiling, Insulation: Walls, Log, Wood
Ext Feat: Balcony, Balcony/Deck, Balcony/Patio
Frnt Faces: S **Bldg Style:** Log Home
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Geothermal, Radiant Floor
Roof: Metal
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 135,907sqft / 3.12ac **Dims (w/d):** **Waterfront:**
Prk Type: Attached, Garage, Open **View:** Mountain(s), Lake
Water: Well: Drilled **Waste:** Septic System **Services:**
Lot Feat: Acreage, Family-Oriented Neighbourhood, Hillside, Landscaped, Marina Nearby, Park Setting, Private, Quiet Area, Recreation Ne
Complex: **Prk Tota:** 5 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**





Property Notes for 8965 Meades Creek Road

Please email any offers to mikeeddy@live.ca

Included items: fridge, cook top, wall oven, dishwasher, washer, dryer, blinds & window coverings, and several other household items could be included as well.

Excluded items:

Preferred closing date: Negotiable

Building file review: Building permit was pulled in August of 1981. Inspection records have been provided but it appears the sellers never called to have an occupancy inspection completed. It contained no septic information.

Septic file at Island Health: I confirmed that Island Health does not have a file, and the seller can't find any records after so many years.

Well/water: A well log has been provided, and it shows the well produced 20 gpm with a depth of 55' at time of drilling on January 27, 1982. No current water test available.

The following information has been provided by the Seller as a courtesy only and should not be relied upon without independent verification.

- There is a geo-thermal heating system in the house through heated floors. The entire main level has it, only the bathroom upstairs (sellers wanted the bedrooms not too hot) and the lower level has it other than in the mechanical/workshop & unfinished storage room.
- Seller states the hydro bill are about \$186/month.
- The well is in the pump house near the bottom of the property.
- 200 amp electrical panel is in the rec. room downstairs.
- Septic tank(s) and field are below the house.
- WETT inspection done February 19, 2026.
- Septic tank was pumped March 3, 2026.

Measurements and room sizes done by third party, Go4Virtual, buyers to verify all information if important.

Main Floor

Finished = 1536
(Celling Height 8' 0")

Covered Porch = 248

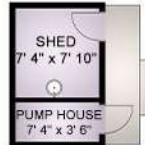
Patio = 604

Deck = 504

Pump House = 37

Shed = 61

Total = 2990



All measurements are approximate and should be verified by the Buyer if important.



8965 Meades Creek Rd

Total Finished Area : 1536 Sq Ft

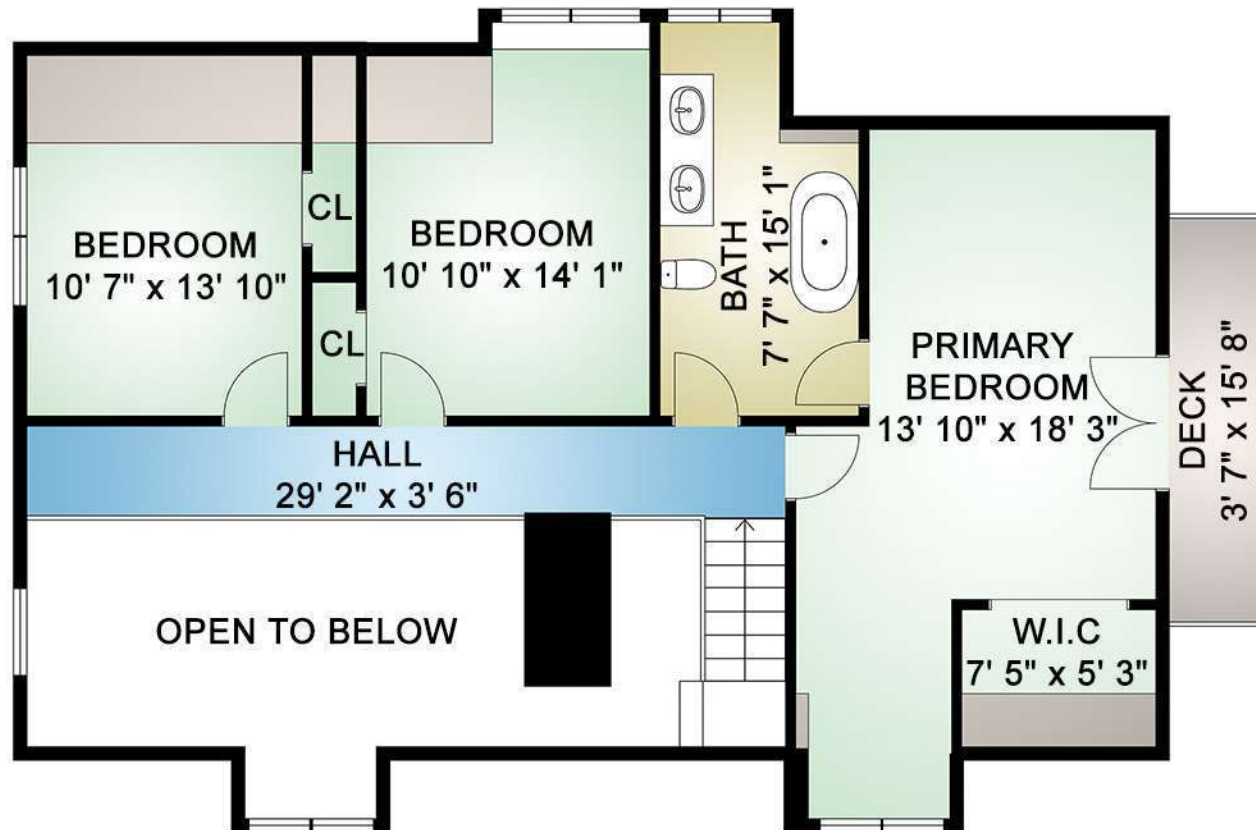
FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

Upper Floor

Finished = 1152
(Ceiling Height
Max 15' 2")

Deck = 56

Total = 1208



All measurements are approximate and
should be verified by the Buyer if important.

8965 Meades Creek Rd

Total Finished Area : 1152 Sq Ft

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

Lower Floor

Finished = 922

Unfinished = 406
(Ceiling Height 7' 9")

Total = 1328



All measurements are approximate and should be verified by the Buyer if important.

8965 Meades Creek Rd

Total Finished Area : 922 Sq Ft

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
MIKE EDDY

TITLE SEARCH PRINT

2026-08-14, 11:47:46

File Reference:

Requestor: Mike Eddy

Declared Value \$1000000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District
Land Title Office

VICTORIA
VICTORIA

Title Number
From Title Number

CB1708982
J88500

Application Received

2024-11-13

Application Entered

2024-11-23

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

WENDY LOUISE FETCHKO, RETIRED
8965 MEADE CREEK ROAD, PO BOX 1136
LAKE COWICHAN, BC
V0R 2G0

Taxation Authority

Nanaimo/Cowichan Assessment Area

Description of Land

Parcel Identifier: 003-808-963
Legal Description:
LOT 1, DISTRICT LOT 9, COWICHAN LAKE DISTRICT, PLAN 17753

Initial
WLF

Legal Notations

NONE

Charges, Liens and Interests

Nature: EXCEPTIONS AND RESERVATIONS
Registration Number: M76300
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks: INTER ALIA
A.F.B. 9.693.7434A
113205G
SECTION 172(3)
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature: LAND TAX DEFERMENT ACT AGREEMENT
Registration Number: CA9992444
Registration Date and Time: 2022-06-09 11:52
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: RESTRICTS DEALINGS

TITLE SEARCH PRINT

2026-08-14, 11:47:46

File Reference:

Requestor: Mike Eddy

Declared Value \$1000000

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Initial
WF

PARCEL IDENTIFIER (PID): 003-808-963

SHORT LEGAL DESCRIPTION:S/17753/////1

MARG:

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

LOT 1, DISTRICT LOT 9, COWICHAN LAKE DISTRICT, PLAN 17753

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP17753

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

Initial
WLF

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

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

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 on 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.

Initial


PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL



Date of disclosure: August 14 2026

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

ADDRESS: 8965 Meades Creek Road Lake Cowichan V0R 2G0 (the "Premises")

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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?		Initial WLF		
B. Are you aware of any existing tenancies, written or oral?		Initial WLF		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		Initial WLF		
D. Is there a survey certificate available?	Initial WLF			
E. Are you aware of any current or pending local improvement levies / charges?		Initial WLF		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		Initial WLF		

2. SERVICES

A. Please indicate the water system(s) the Premises uses: ☐ A water provider supplies my water (e.g., local government or private utility). ☒ I have a private groundwater system (e.g., a 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?		Initial WLF		
(ii) Have you applied for a water licence and are awaiting a response?		Initial WLF		
C. Are you aware of any problems with the water system?		Initial WLF		

BUYER'S INITIALS

Initial

WLF

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 8965 Meades Creek Road Lake Cowichan

VOR 2G0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?		InitialWLF		
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)? Well log	InitialWLF			
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?		InitialWLF		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		InitialWLF		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				InitialWLF

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	InitialWLF			
B. To the best of your knowledge, is the ceiling insulated?	InitialWLF			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		InitialWLF		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained? There are inspection records		InitialWLF		
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☒ by a WETT-certified inspector?	InitialWLF			
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		InitialWLF		
G. Are you aware of any structural problems with any of the buildings?		InitialWLF		
H. Are you aware of any additions or alterations made in the last 60 days?		InitialWLF		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		InitialWLF		
J. Are you aware of any problems with the heating and / or central air conditioning system?		InitialWLF		

BUYER'S INITIALS

InitialWLF

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 8965 Meades Creek Road Lake Cowichan

VOR 2G0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		Initial WLF		
L. Are you aware of any damage due to wind, fire or water?		Initial WLF		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 16 approx. years)		Initial WLF		
N. Are you aware of any problems with the electrical or gas system?		Initial WLF		
O. Are you aware of any problems with the plumbing system?		Initial WLF		
P. Are you aware of any problems with the swimming pool and / or hot tub?				Initial WLF
Q. Do the Premises contain unauthorized accommodation?		Initial WLF		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		Initial WLF		
S. Were these 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.)		Initial WLF		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		Initial WLF		
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)		Initial WLF		
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/YYYY))	Initial WLF			
W. Is there a radon mitigation system on the Premises?		Initial WLF		
(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?		Initial WLF		
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BUYER'S INITIALS

Initial
WLF

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 8965 Meades Creek Road Lake Cowichan

VOR 2G0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to the Premises? <i>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:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>		Initial WLF		
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 <i>Heritage Conservation Act</i> or municipal legislation)?		Initial WLF		
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)?		Initial WLF		

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. 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.

BUYER'S INITIALS

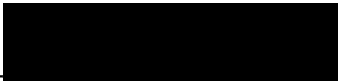
Initial
WLF

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 8965 Meades Creek Road Lake Cowichan V0R 2G0

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) WENDY LOUISE FETCHKO SELLER(S) 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)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor 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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Legend
World_Street_Map



0 151 227 302 Metres
0 496 744 992 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

© Cowichan Valley Regional District

5.12 **R-2 SUBURBAN RESIDENTIAL 2 ZONE**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2 Zone:

1. **Permitted Uses**

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

- a. Single detached dwelling;

The following accessory uses are permitted in the R-2 Zone:

- b. Agriculture, excluding intensive agriculture;
- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home occupation;
- f. Detached suite unit or attached suite.

2. **Minimum Parcel Size**

The minimum parcel size in the R-2 Zone is:

- a. 0.4 hectares if connected to a community water system;
- b. 2 hectares if not connected to a community water system.

3. **Density**

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-2; or one single detached dwelling plus one detached suite if the parcel of land upon which they would be located is 0.4 ha or greater in area.

4. **Setbacks**

The following minimum setbacks apply in the R-2 Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures)	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. **Height**

In the R-2 Zone, the height of all principal buildings and structures must not exceed 10 metres, and the height of all accessory buildings must not exceed 6 metres, except in accordance with Section 3.8 of this Bylaw.

6. **Parcel Coverage**

The parcel coverage in the R-2 Zone must not exceed 30 percent for all buildings and structures.

7. **Parking**

Off-street parking spaces in the R-2 Zone must be provided in accordance with Section 3.13 of this Bylaw.



Septic Search 8965 Meades Creek Road, PID: 003-808-963

From HPES.Duncan [ISLH] <HPES.Duncan@islandhealth.ca>

Date Thu 2026-03-19 8:54 AM

To Mike Eddy <mikeeddy@live.ca>

 1 attachment (146 KB)

ME Receipt.pdf;

Good afternoon,

Unfortunately, I can not find any records for: 8965 Meades Creek Road

Please see receipt for search attached.

*If no records can be found and you need to locate your system, it is recommended that an Authorized Person (either a Registered On-Site Wastewater Practitioner (ROWP) or Professional Engineer) be contacted to locate and perform an assessment of your system. A list of qualified contractors in the area can be found on their regulatory websites:

<https://owrp.asttbc.org/rowp-finder/> or <https://www.egbc.ca/Registrant-Directory/Professionals-for-Sewerage-System-Regulation>.

When no information is available, either the original paperwork could not be filed due to incorrect information, or the sewage system was constructed/repaired without reference to this office.

For your information, during the 1990's sewerage documentation began being submitted more formally to the Health Authority, but submission was still based largely on the honour system. We do have records from the 1980's and the 1970's in this office. By 2005, the Province of BC introduced ROWP's (Registered On-Site Wastewater Practitioners), who are responsible for installing and overseeing all sewerage systems and submitting formal paperwork to the Health Authority.

Thank you,
Sabrina

From: Mike Eddy <mikeeddy@live.ca>

Sent: Wednesday, March 18, 2026 2:40 PM

To: HPES.Duncan [ISLH] <HPES.Duncan@islandhealth.ca>

Subject: Septic File request - 8965 Meades Creek Road, Lake Cowichan PID: 003-808-963

Good afternoon,

I have attached the release for information form for 8965 Meades Creek Road in Lake Cowichan and will call with my credit card number.

Thanks,

Mike Eddy

SUTTON GROUP - WEST COAST REALTY

2610 Beverly Street

Duncan, BC V9L 5C7

Direct: 250-701-1215

Office: 250-748-5000

email: mikeeddy@live.ca

web: www.MikeEddyforyou.com

"IT'S ALL ABOUT YOU"



The information contained on this email and any attachments is privileged and confidential and intended only for the use of the individual to whom it is addressed. If you have received this communication in error, you are hereby notified that your review, dissemination or copying of this communication is prohibited. Please contact Mike Eddy immediately and destroy the communication. Thank you.



Well Summary

Well Tag Number: 64960
Well Status: New
Observation Well Number:
Well Identification Plate Number:
Well Class: Water Supply
Observation Well Status:
Owner Name: FETCHKO PETE
Well Subclass: Not Applicable
Environmental Monitoring System (EMS) ID:
Intended Water Use: Private Domestic
Aquifer Number: 192
Alternative specs submitted: No
Artesian Condition: No
Technical Report: N/A
Drinking Water Area Indicator: No

Licensing Information

Licensed Status: Unlicensed
Licence Number:

Location Information

Street Address: 8965 MEADE CREEK ROAD
Town/City: LAKE COWICHAN

Legal Description:

Lot	1
Plan	17753
District Lot	9
Block	
Section	
Township	
Range	
Land District	17
Property Identification Description (PID)	000808963

Description of Well Location:



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.832522
Longitude: -124.1022
UTM Easting: 419113
UTM Northing: 5409424
Zone: 10
Coordinate Acquisition Code: (20 m accuracy) No ICF cadastre but good location sketch or good written description

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1982-01-27	1982-01-27	Drillwell Enterprises	August 13th 2003 at 8:46 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1982-01-27	1982-01-27				

Well Completion Data

Total Depth Drilled:
Estimated Well Yield: 20 USgpm
Static Water Level (BTOC): 33 feet btoc
Finished Well Depth: 55 ft bgl
Well Cap:
Artesian Flow:
Final Casing Stick Up:
Well Disinfected Status: Not Disinfected
Artesian Pressure (head):
Depth to Bedrock:
Drilling Method: Cable Tool
Artesian Pressure (PSI):
Ground elevation:
Method of determining elevation: Unknown
Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	10	BROWN SILTY SAND & GRAVEL						
10	29	LOOSE GRAY TILL						
29	37	TIGHT GRAY TILL						
37	44	GRAY SILTY GRAVEL WATER BEARING						
44	55	CLEAN WATER BEARING GRAVEL						

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
There are no records to show						

Surface Seal and Backfill Details

Surface Seal Material:

Backfill Material Above Surface Seal:

Surface Seal Installation Method:

Backfill Depth:

Surface Seal Thickness:

Surface Seal Depth:

Liner Details

Liner Material:

Liner Diameter:

Liner Thickness:

Liner from:

Liner to:

Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method:

Type:

Material:

Opening:

Bottom:

Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by:

Development Total Duration:

Well Yield

Estimation Method:

Estimation Rate:

Estimation Duration:

Static Water Level Before Test:

Drawdown:

Hydrofracturing Performed: No

Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:
Method of Decommission:
Sealant Material:
Backfill Material:
Decommission Details:

Pumping Test Information and Aquifer Parameters

Start Date	Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m ² /day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

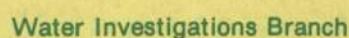
STEEL CASING,,250 THICK, CONTINUOUS,STAINLESS STEEL,PUMP TEST RATE 20 USGM,

Documents

Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
64960	Unknown	Date Unknown	Public Document	WTN 64960 Well Record.pdf

Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.



Date 82 127

The Province of British Columbia accepts no responsibility for the contents or accuracy of this record

Canada 411

Peter Fethko

8965 Meades Crk

Lake Cowichan



092C-090.1.42

WTN 64960

PID 003-808963

WATER WELL RECORD

DEPT. OF ENVIRONMENT, WATER RESOURCES SERVICE, WATER INVESTIGATIONS BRANCH VICTORIA, BRITISH COLUMBIA

LEGAL DESCRIPTION: LOT 1 SEC. TP. R. D.L. 9 LAND DISTRICT Cowichan Lake PLAN 17753DESCRIPTIVE LOCATION 8965 meadow Cr Rd LICENCE NO. DATE OWNER'S NAME PETE FETCHKO ADDRESS 8965 meadow Cr Rd
DRILLER'S NAME Drillwell Enterprises ADDRESS RR1 Cowichan Bay Rd DATE COMPLETED 27/1/82DEPTH 55' ELEVATION ☐ ESTIMATED ☐ SURVEYED CASING DIAM. 6" LENGTH METHOD OF CONSTRUCTION Cable tool CASING DIAM. LENGTH SCREEN LOCATION 50'2" - 55' SCREEN ☐ SIZE #35 LENGTH 4'10" TYPE SANITARY SEAL YES ☐ NO ☐ SCREEN ☐ SIZE LENGTH TYPE PERFORATED CASING ☐ LENGTH PERFORATIONS FROM TO GRAVEL PACK ☐ LENGTH DIAM. SIZE GRAVEL, ETC. DISTANCE TO WATER 33' ☐ ESTIMATED WATER LEVELFROM ground ☐ MEASURED ELEVATION ARTESIAN PRESSURE DATE OF WATER LEVEL MEASUREMENT WATER USE Domestic

CHEMISTRY

TEST BY DATE TOTAL DISSOLVED SOLIDS mg/l TEMPERATURE °C pH SILICA (SiO₂) mg/lCONDUCTANCE μ mhos/cm AT 25°C TOTAL IRON (Fe) mg/l TOTAL HARDNESS (CaCO₃) mg/lTOTAL ALKALINITY (CaCO₃) mg/l PHEN. ALKALINITY (CaCO₃) mg/l MANGANESE (Mn) mg/lCOLOUR ODOUR TURBIDITY

ANIONS

mg/l

epm

CARBONATE (CO₃)BICARBONATE (HCO₃)SULPHATE (SO₄)

CHLORIDE (Cl)

NO₂ + NO₃ (NITROGEN)

• TKN. (NITROGEN)

PHOSPHORUS (P)

• TKN = TOTAL KJELDAHL NITROGEN

NO₂ = NITRITE NO₃ = NITRATE

CATIONS

mg/l

epm

CALCIUM (Ca)

MAGNESIUM (Mg)

SODIUM (Na)

POTASSIUM (K)

IRON (DISSOLVED)

CHEMISTRY SITE NO. 001604

CHEMISTRY FIELD TESTS

TEST BY DATE EQUIPMENT USED

CONTENTS OF FOLDER

☒ DRILL LOG☐ SIEVE ANALYSIS☐ PUMP TEST DATA☐ GEOPHYSICAL LOGS☐ CHEMICAL ANALYSIS☐ REPORTOTHER SOURCES OF INFORMATION DrillerZ WELL NO. 034419113 E5409424 NZ X Y NO. NAT. TOPO. SHEET NO.

PRODUCTION TEST SUMMARY

DATE TEST BY BAIL TEST ☒ PUMP TEST ☐ DURATION OF TEST RATE 20 gpm DRAWDOWN WATER LEVEL AT COMPLETION OF TEST AVAILABLE DRAWDOWN SPECIFIC CAPACITY PERMEABILITY STORAGE COEFF. TRANSMISSIVITY RECOMMENDED PUMPING RATE + 20 gpmRECOMMENDED PUMP SETTING 49 ft

LITHOLOGY

FROM TO DESCRIPTION

0 10 Brown silty sand + gravel10 29 Loose gray fill29 37 tight gray fill37 44 Gray silty gravel - water bearing44 55 Clean water bearing gravel

(749-6115)

3 66 766.

00756.010

Lot 1 P17753 019

Cowichan Lake L.O.

(3.12a)

Group 3 97/09/19

NORTH

WEST

EAST

SOUTH

CARD BY S. Jang DATE Aug 84
ADDITIONAL DATA ADDED BY _____

REMARKS



Black Jack

Sweeps & Services

Tel: (250) 748-4011 Fax: (250) 748-4011

Email: blackjacksweep@hotmail.com

Website: www.blackjacksweep.ca

SOLID FUEL INSPECTION FORM

WETT CERTIFICATION #4451

NAME FETCHKO		DATE FEB 19/26	
ADDRESS 8965 MEADES CRT		POSTAL CODE V9L 6A2	
CITY LAKE COQUILLAN B.C.	PHONE	POLICY#	

LOCATION OF UNIT WITHIN DWELLING **LIVINGROOM** Appliance Type: **MASONRY FIREPLACE**

Make	Model	Serial #	Age 1985
Labelled ☐ YES ☐ NO ☐ CSA ☐ ULC ☐ WARNOCK HERSEY ☐ OTHER			

HEATING UNIT Manufacturer Approved Clearances (See Label on Appliance) ALL MEASUREMENTS ARE IN INCHES

Side 24	Back -	Corner -	Mantle (Insert) Measured From Insert Top Shelf 24
Hearth Front 16	Hearth Side 8	Hearth Rear -	

ACTUAL AS MEASURED	Side 48+	Back -	Corner -	Mantle (Insert) Measured From Insert Top Shelf 26
	Hearth Front 18	Hearth Side 18	Hearth Rear -	Do All Measurements Comply? ☒ YES ☐ NO

FUEL	☒ Wood Only	Number of Cords burned per year? 0-1/2	☐ Wood and Oil	
	How often is unit used? 0-1 days per week	Is the unit primary source of heat? ☐ YES ☒ NO	Primary source ELECTRIC	

CHIMNEY Note: Building Code Requires a Stainless Steel Liner for Masonry Fireplace Inserts

☒ Masonry	Clay Lined ☒ YES ☐ NO	Stainless Liner ☐ YES ☐ NO	Factory Built Class A Manufacturer:
☐ Factory Built 650 Degrees	☐ CSA ☐ ULC ☐ WARNOCK HERSEY	Chimney is installed: ☒ Inside Building ☐ Outside Building	
How often is Chimney cleaned? YEARLY	By: SAFETY SWEEP	Date of last cleaning: 2024	

STOVEPIPE **OR AS NEEDED**

☐ Single Wall Stovepipe	☐ Double Wall Stove Pipe	Manufacturer:	Does Stove Pipe Pass Through a Combustible Wall? ☐ YES ☐ NO	Length of Stove Pipe
Distance to wall:	Construction of Wall:	Distance to Ceiling:	Construction of Ceiling:	

INSTALLATION

Was the appliance installed by a heating contractor? ☐ Unknown ☐ NO ☐ YES Name of Firm: **N/A**

Was the Chimney installed by a heating or masonry contractor? ☐ Unknown ☐ NO ☒ YES Name of Firm: **UNKNOWN**

Does the stovepipe pass through a concealed space? ☒ N/A ☐ NO ☐ YES Explain:

Is protective shielding used around heating unit? ☒ NO ☐ YES Material, clearances etc.

Does the unit share a chimney flue with any other appliance? ☒ NO ☐ YES Explain details:

Does other appliance vent above or below the unit? ☐ Above ☐ Below

Has the installation, included chimney been inspected and approved by a fire department or building code inspector? ☐ NO ☒ YES Name of Inspector: **THEO REPSTOCK**

Smoke detector on the same floor as unit? ☒ YES ☐ NO Carbon Monoxide detector in the building? ☒ YES ☐ NO

Fire extinguisher in the area of the unit? ☒ YES ☐ NO TYPE: **ABC**

Where are ashes kept? **METAL BUCKET** How are ashes disposed of? **GARDEN COMPOST**

Special Notes **THIS IS AN OPEN FIREPLACE - FULL MASONRY WITH PROPER FOOTINGS AND FOUNDATION. MINOR CRACKS IN FIREBOX. DAMPER NOT FUNCTIONING**

SYSTEM PASSES INSPECTION

[Signature]



Invoice

Van Island North
4715 Roger Street
Port Alberni, British Columbia
V9Y 3Z3
Tel: (250) 724-5112 Fax:



Invoice	
LQ03312279	
Work Order No	Invoice Date
W4115283	3/3/2026

Bill To: Acct #: L000677699
FETCHKO, WENDY
Attn: Wendy Fetchko
8965 MEADE CREEK ROAD
Lake Cowichan, BC
V0R 2G0

Job Site: Site #: 000624859
Wendy Fetchko
Attn: Facility Manager
8965 MEADE CREEK RD
Lake Cowichan, BC
V0R 2G0
Tel: (000) 000-0000 Fax:
Email: gflinc@gflenv.com

Comments:				Note Comments:									
Service Date	Service Week	Purchase Order	Rep	Driver	Zone	Route No	Payment Method	Payment Terms	Truck No	Trailer No	Time In	Time Out	
3/2/2026	10		HG-VIN	WL8			Credit Card on File	Due upon receipt	124028		14:10	16:00	
Manifest Reference Numbers		Consolidated Manifest Number			Third Party Manifest Ref. No.				Work Order Reference Numbers			Load Number	
Line No	Part No	Quoted Desc				Srv Sched	Waste Class	Supply Volume	Waste Volume Removed	Qty Billed	Price Per UOM	Billing UOM	Subtotal of Service
1	3240	Septic Waste Disposal CVRD-Duncan, Mill Bay . Chemainus, Ladysmith				0	RS		600	600.00000	\$0.4900	Gallon	\$294.00
2	3246	Residential Septic Pump Out Zone 1				0				1.00000	\$325.0000	Flat rate	\$325.00
3	2999	EERF								1.00000	\$0.0000	Each	\$148.56

Environmental, Energy, Recover Fee (EERF) GFL Environmental Services Inc. does not accept E-Transfers for payment of invoices

2% per month (24% per annum) late charge on balances over 30 days from date of invoice "Due to fluctuations in international trade policies, tariff adjustments, and or associated increases in operational costs, there may be future adjustments to rates and surcharges."	Invoice Summary			
	BC GST/HST	\$38.38	Sub-Total	\$767.56
	BC PST	\$0.00	Total Tax	\$38.38
			Total (CAD)	\$805.94
	GST/HST: 10531-3019 RT0001, PST: 1464-1462			

Please detach and return stub with your payment



Account Number: L000677699 Amount Due: \$805.94

Invoice Number: LQ03312279 Amount Paid:

How to pay your bill:

Credit card, call (855) 223-4211

EFT Payments: Please send your remittance information to liquidremittance@gflenv.com

Cheque payable to GFL Environmental Services Inc. along with this stub

00000000 00000L000677699 0000 6P108000LQ03312279 00000080594 1

Please Remit To:

GFL Environmental Services Inc.
P.O. Box 37 Stn Main
Concord, Ontario L4K 1B2
Tel: (877) 244-9500 Fax: (306) 244-9501

Email: liquidwestar@gflenv.com