

Strata Property Act
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan VIS1579 certify that the information contained in this certificate with respect to Strata Lot 52 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above\$775.00
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*)\$0.00
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets? *[attach copy of all agreements]*
 No Yes - *Approval for multiple alterations. See attached.*
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved\$0.00
The payment is to be made by *[month, day, year]*.....
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year\$0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.....\$920,835.55 as of February 28, 2026
- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office? *[attach copy of all amendments]*
 No Yes
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the Land Title Office but that have not yet been filed in the Land Title Office? *[attach copy of all resolutions]*
 No Yes
- (h.1) Are there any winding-up resolutions that have been passed? *[attach copy of all resolutions]*
 No Yes
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? *[attach copy of all notices]*
 No Yes
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation? *[attach details]*
 No Yes
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets? *[attach copies of all notices or work orders]*
 No Yes
- (l) Are there any parking stall(s) allocated to the strata lot?
 No Yes
- i. *If no, complete the following by checking the correct box*
 No parking stall is available
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available
- ii. *If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.*
 Parking stall (garage) is part of the strata lot
 Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot _____ *[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]*
 Parking stall(s) number(s) _____ is/are limited common property
 Parking stall(s) number(s) _____ is/are common property
- iii. *For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.*

- Parking stall(s) number(s) _____ is/are allocated with strata council approval*
- Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
- Parking stall(s) number(s) _____ may have been allocated by owner developer assignment

Details:

 [Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

(m) Are there any storage locker(s) allocated to the strata lot?

- No Yes

i. If no, complete the following by checking the correct box

- No storage locker is available
- No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

ii. If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) _____ is/are part of the strata lot
- Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
- Storage locker(s) number(s) _____ is/are limited common property
- Storage locker(s) number(s) _____ is/are common property

iii. For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) _____ is/are allocated with strata council approval*
- Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
- Storage locker(s) number(s) _____ may have been allocated by owner developer assignment

Details:

 [Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

(n) A summary of the strata corporation's insurance coverage is included within the attachments provided.

- No Yes

(o) For the purposes of section 59 (3) (m) of the Strata Property Act, the following information is required:

Has the strata corporation obtained any electrical planning reports under section 94.1 of the Strata Property Act?

- No Yes

Required Attachments

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: April 2, 2026

PROLINE MANAGEMENT LTD. as authorized agents for The Owners, Strata Plan VIS1579



 Signature of Strata Property Manager

66

ALTERATION WAIVER

To: Council, Strata Plan # 1579

Re: INSTALLED WATERING SYSTEM

W I, WILLIAM & KATHLEEN TAYLOR Owners of Lot 52, Section #18,

Range 1 West, North Saanich District, Strata Plan #1579, upon receiving permission for the above-noted alteration, hereby agree to indemnify and save harmless the Strata Corporation, its agents and employees, from any and all manner of costs, damages, actions or otherwise which may arise as a result of such construction or alteration, including any claim for builder's liens which may be filed as a result of such improvements, whether against the strata lot, or the common property.

In addition, ^{WE} I shall be solely responsible for any and all costs or damages arising as a result of the above-noted alteration, and agree to indemnify and hold harmless the Strata Corporation from any such damages, costs or otherwise, including all legal costs on a solicitor and own client basis.

Furthermore, all Covenants, Provisos, Agreements, Rights, Privileges and Liabilities contained in this Waiver and imposed upon ^{us} me, shall be binding on ^{our} my Heirs, Executors, Administrators, Successors, Assigns and Future Owners of the above-noted property.

Signed at NORTH SAANICH, this 9 day of SEPT, 1992.

BY: [Signature] William A. Taylor

WITNESSED BY: DR. Fisher

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/01
Document Uploaded and Verified: 2026/04/07

ALTERATION WAIVER

To: Council, Strata Plan #1579

Re: wrap around deck

We: Sandi & DAVID CUBBON Owners of

Lot _____ Unit 66, Section 18, Range I West/East, North Saanich District, Strata Plan 1579, upon receiving permission for the above noted alteration, hereby agree to indemnify and save harmless the Strata Corporation, it's agents and employees, from any and all manner of costs, damages, actions, which may arise as a result of construction or alteration, including any claim for builders liens which may be filed as a result of such improvements, whether against the Strata lot or the common property.

In addition, we shall be solely responsible for any and all costs or damages resulting from the installation of the above noted alterations. We further agree to indemnify and hold harmless the said Strata Corporation from any such damages, costs or otherwise, and all legal costs, including those on a solicitor and own client basis.

Furthermore, all Covenants, Provisos, Agreements, Rights, Privileges, and Liabilities contained in this Waiver and imposed upon us shall be binding on our Heirs, Executors, Administrators, Successors, and Assigns.

Signed at North Saanich, B.C. this 30 day of June 2008

By: [Signature]
(Owners)

Witnessed by: [Signature]
Secretary

Jan. 31/08

Strata unit #66

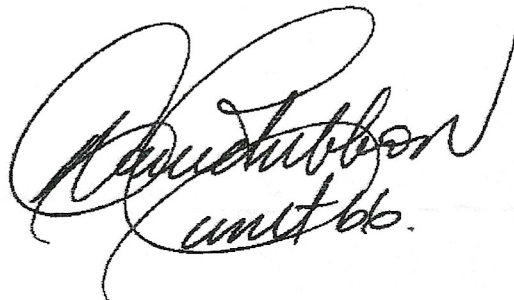
Eagle Ridge Estates

August 15/08

Please accept this letter as a request for permission for taking out the sliding door in the main bedroom wall .It will be replaced with a standard walk through door and window taking up no more space than the door does now.

The reason is I don't like a mouse running over me at night .It has happened twice now.

The benefit to council is new window seals that will last another 20 years at now cost to strata 1579.The look from the out side will look the same as it does now.


unit 66.

Strata #1579
79-1255 Wain Road
North Saanich, BC
V8L-4R4

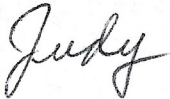
66-1255 Wain Road
North Saanich, BC
V8L-4R4

Dear David:

This will acknowledge receipt of your letter to Council regarding replacing your bedroom sliding glass door with a door/window combination.

It will be discussed at our next meeting scheduled for Sept.4/08.

Sincerely,



Judy McDonald
Secretary

Supplied to StrataDocs 2026/04/07
Ordered by Mariann Abram 2026/04/07

ALTERATION WAIVER

To: Council, Strata Plan #1579

Re: Sunroom + Den Reno

We: DAVID & SANDRA CUBBON Owners of

Lot 52 Unit 66 Section 18, Range I West/East, North Saanich District, Strata Plan 1579, upon receiving permission for the above noted alteration, hereby agree to indemnify and save harmless the Strata Corporation, it's agents and employees, from any and all manner of costs, damages, actions, which may arise as a result of construction or alteration, including any claim for builders liens which may be filed as a result of such improvements, whether against the Strata lot or the common property.

In addition, we shall be solely responsible for any and all costs or damages resulting from the installation of the above noted alterations. We further agree to indemnify and hold harmless the said Strata Corporation from any such damages, costs or otherwise, and all legal costs, including those on a solicitor and own client basis.

Furthermore, all Covenants, Provisos, Agreements, Rights, Privileges, and Liabilities contained in this Waiver and imposed upon us shall be binding on our Heirs, Executors, Administrators, Successors, and Assigns.

Signed at North Saanich, B.C. this 25 day of June 2012

By: [Signature] & [Signature]
(Owners)

Witnessed by: [Signature]

Jan. 31/08

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Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/01
Document Uploaded and Verified: 2026/04/07



June 22, 2018

Robert and Theresa McColl
66 - 1255 Wain Road
Sidney, BC V8L 4R4

Dear Robert and Theresa:

Re: Unit 66 – Eagle Ridge Estates – Alteration Approval Request – Main Floor Renovation

Thank you for your correspondence requesting the approval of the strata council to undertake a main floor renovation, in accordance with the details provided to Council as attached plus submitted floor plans, the ("Alteration"). Your request was considered by the strata council and a decision was made at its most recent council meeting.

Pursuant to the Strata Corporation's bylaws, the strata council has agreed to approve your request subject to the following conditions: (i) that you comply with all bylaws and rules of the Strata Corporation relating to the Alteration; (ii) that you comply with all provincial laws and buildings codes and obtain any necessary municipal or other permits that may be required in connection with the Alteration and provide a copy of such permit(s) upon the request of the strata council; (iii) that the Alteration is undertaken by a qualified, licensed and insured contractor; and (iv) that you agree to be responsible for any and all costs associated with the Alteration. The fourth condition will be satisfied when you execute and return this agreement to the Strata Corporation care of Proline Management Ltd. We have also attached a copy of the Strata's Contractor Rules, which were approved by the Owners at the 2017 Annual General Meeting to pass on to your contractor.

Council has asked that this agreement be executed to indemnify and hold harmless the Strata Corporation and its agents from any actions or losses resulting directly or indirectly from the Alteration. If you accept the terms of this letter, please indicate your agreement below and return this letter to my attention.

Yours truly,

PROLINE MANAGEMENT LTD.

As authorized agent for Strata Plan VIS1579

A handwritten signature in black ink, appearing to read "Elaine Ferguson".

Elaine Ferguson
Senior Property Manager

We, **Robert and Theresa McColl, Unit 66 – Eagle Ridge Estates** agree to indemnify and save harmless Strata Corporation VIS1579 and its agents from all losses, costs, damages, expenses, claims and liabilities (including all actual legal costs) and insurance deductibles which the Strata Corporation or its agents may suffer or be responsible for as a direct or indirect result of the Alteration. We further acknowledge that we shall be solely responsible for the maintenance, repair and replacement of the same and for any damage which occurs to the common property as a direct or indirect result of the Alteration and agree that this agreement shall be binding on us and any heirs, executors, administrators, assignees and successors in title. We further agree that it is our responsibility to inform any purchaser of this strata lot of this agreement.

Robert McColl

Theresa McColl

PROLINE MANAGEMENT LTD.

ROBERT AND THERESA MCCOLL
66-1255 WAIN ROAD, NORTH SAANICH B.C. V8L 4R4

May 30, 2018

Eagle Ridge Estates Executive Council
Building Committee

I am writing to advise of our intention to do renovations to our unit at #66. I will outline the scope and approximate time-line of our project.

I have had my property assessed with respect to the presence of hazardous materials as required by North Saanich and in compliance with the provisions of WorkSafeBC. I have attached a copy of the report showing that there are no hazardous materials of concern. Should the permit be issued, and the strata be satisfied with my request to renovate, I intend to begin near the end of June and expect to complete within 3 months.

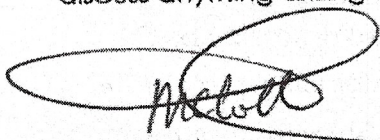
The following is an outline of the scope of our project which is non-structural and largely cosmetic:

- The renovation is completely contained on the main floor of unit #66.
- The entire flooring materials on the main floor will be removed and replaced with a combination of hardwood, ceramic tile and carpeting. Work to be done by Finessed Floors Limited.
- Base boards will be removed in that process and re-installed following the installation of the new flooring.
- The powder room bathroom near the front entrance to the unit will be renovated. New flooring, vanity cabinet, toilet and pot lighting. None of the plumbing rough-in will need to be changed or moved.
- The on-suite bathroom will be renovated. The shower, bathtub, vanity and toilet will be removed. A new expanded tiled shower, free standing bathtub, vanity cabinet, toilet and 4 pot lights will be installed. In-floor heating will be added to the master bathroom flooring. Power switches in the bathroom will be reconfigured as necessary.
- The current office located between the master bathroom and master bedroom will be renovated. The current door to the office will be removed and a new, right swing door installed. The room will become a walk-in closet with the installation of shelving consistent with a walk-in closet. The laundry, currently located in the garage will be

relocated to the walk-in closet and positioned under the window at the front of the unit on the outside wall. The heating/cooling vent currently located in-floor under the window on the outside wall will be relocated to the inside wall.

- The relocation of the laundry facilities to the walk-in closet will of course require plumbing to be run for hot and cold water as well as a discharge drain for the washing machine. Plumbing tradesperson to be determined.
- The current 220 circuit will be relocated from the garage to the new walk-in closet to facilitate the clothes dryer. 6 pot lights will be installed. In-floor heating to be pre-wired for master bathroom floor. Electrical work to be done under a provincial permit by Ed Penden of Penden Electric.
- The current sliding closet doors in the master bedroom will be removed and the opening will be framed in and boarded with drywall.
- Painting will occur in this process however we are unclear as to the scope of the painting at present other than to state that new areas of construction and renovation will be primed and painted.
- All work will be done by qualified tradespersons under a building permit issued by North Saanich and an electrical permit issued by the province of BC. I anticipate a plumbing and framing inspection as part of this process and as required by North Saanich.
- The only external change (building envelope) will be a minor one with respect to the need to relocate the dryer exhaust from its current location near our front entrance to the North/West side of the unit.
- I have attached a copy of the existing floor plan and an annotated version showing the anticipated changes.
- I will be overseeing this project myself. I anticipate being involved in the demolition and disposal phase. My sons are both carpenters and will be assisting me with minor framing, drywall and trades management.

Should you have any questions or concerns please feel free to contact me and we can discuss anything arising from this building permit application.



Robert and Theresa McColl
66-1255 Wain Road, North Saanich B.C. V8L 4R4 250-479-0523



June 22, 2018

Robert and Theresa McColl
66 - 1255 Wain Road
Sidney, BC V8L 4R4

Dear Robert and Theresa:

Re: Unit 66 – Eagle Ridge Estates – Alteration Approval Request – Main Floor Renovation

Thank you for your correspondence requesting the approval of the strata council to undertake a main floor renovation, in accordance with the details provided to Council as attached plus submitted floor plans, the ("Alteration"). Your request was considered by the strata council and a decision was made at its most recent council meeting.

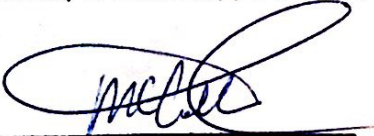
Pursuant to the Strata Corporation's bylaws, the strata council has agreed to approve your request subject to the following conditions: (i) that you comply with all bylaws and rules of the Strata Corporation relating to the Alteration; (ii) that you comply with all provincial laws and buildings codes and obtain any necessary municipal or other permits that may be required in connection with the Alteration and provide a copy of such permit(s) upon the request of the strata council; (iii) that the Alteration is undertaken by a qualified, licensed and insured contractor; and (iv) that you agree to be responsible for any and all costs associated with the Alteration. The fourth condition will be satisfied when you execute and return this agreement to the Strata Corporation care of Proline Management Ltd. We have also attached a copy of the Strata's Contractor Rules, which were approved by the Owners at the 2017 Annual General Meeting to pass on to your contractor.

Council has asked that this agreement be executed to indemnify and hold harmless the Strata Corporation and its agents from any actions or losses resulting directly or indirectly from the Alteration. If you accept the terms of this letter, please indicate your agreement below and return this letter to my attention.

Yours truly,
PROLINE MANAGEMENT LTD.
As authorized agent for Strata Plan VIS1579


Elaine Ferguson
Senior Property Manager

We, Robert and Theresa McColl, Unit 66 – Eagle Ridge Estates agree to indemnify and save harmless Strata Corporation VIS1579 and its agents from all losses, costs, damages, expenses, claims and liabilities (including all actual legal costs) and insurance deductibles which the Strata Corporation or its agents may suffer or be responsible for as a direct or indirect result of the Alteration. We further acknowledge that we shall be solely responsible for the maintenance, repair and replacement of the same and for any damage which occurs to the common property as a direct or indirect result of the Alteration and agree that this agreement shall be binding on us and any heirs, executors, administrators, assignees and successors in title. We further agree that it is our responsibility to inform any purchaser of this strata lot of this agreement.


Robert McColl


Theresa McColl

PROLINE MANAGEMENT LTD.

201 – 20 Burnside Road West, Victoria, BC V9A 1B3 | T: 250.475.6440 F: 250.475.6442
Westshore: 250.915.8888 | Nanaimo: 250.754.6440 | www.prolinemanagement.com

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Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/01
Document Uploaded and Verified: 2026/04/07

ROBERT AND THERESA MCCOLL
66-1255 WAIN ROAD, NORTH SAANICH B.C. V8L 4R4

May 30, 2018

Eagle Ridge Estates Executive Council
Building Committee

I am writing to advise of our intention to do renovations to our unit at #66. I will outline the scope and approximate time-line of our project.

I have had my property assessed with respect to the presence of hazardous materials as required by North Saanich and in compliance with the provisions of WorkSafeBC. I have attached a copy of the report showing that there are no hazardous materials of concern. Should the permit be issued, and the strata be satisfied with my request to renovate, I intend to begin near the end of June and expect to complete within 3 months.

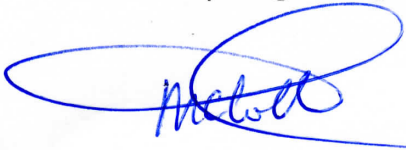
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- Base boards will be removed in that process and re-installed following the installation of the new flooring.
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relocated to the walk-in closet and positioned under the window at the front of the unit on the outside wall. The heating/cooling vent currently located in-floor under the window on the outside wall will be relocated to the inside wall.

- The relocation of the laundry facilities to the walk-in closet will of course require plumbing to be run for hot and cold water as well as a discharge drain for the washing machine. Plumbing tradesperson to be determined.
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Should you have any questions or concerns please feel free to contact me and we can discuss anything arising from this building permit application.



Robert and Theresa McColl
66-1255 Wain Road, North Saanich B.C. V8L 4R4 250-479-0523

CONTRACTOR RULES
For
EAGLE RIDGE ESTATES, STRATA PLAN 1579

These rules pertain to all contractors and sub-trades engaged by owners for maintenance, repair, and/or renovation requirements within their Strata lots or, in the case of landscapers engaged by the owners to work in the Strata's common area.

1. Owners are responsible for all work undertaken, the actions of their contractor/sub-trades, meeting all strata requirements, and for the direct supervision of their contractor. Owners are to ensure all contractors have valid Worksafe and Liability insurance coverage, or the owner must obtain appropriate Worksafe and Liability insurance coverage as a residential owner PRIOR to any work commencing.
2. As a courtesy, before undertaking noisy work, owners are to advise neighbours beside them.
3. Owners will be held responsible for damage caused by their contractor to common property and will be charged for any subsequently required repairs.
4. Owners must ensure contractors are aware of and follow these requirements.
5. Any debris spilled or accumulated on common property is to be immediately removed; if it is not, the owner will be charged for the cost of cleanup by the strata corporation.
6. Contractors are to ensure all renovation waste is removed from the site including old carpeting, baseboards, drywall or other original materials. This includes paint cans, glue containers, packaging and other related materials used in the renovation.
7. Outside working hours for contractors are between 8:00 a.m. to 6:00 p.m. Monday through Saturday. No outside or noisy work is permitted in evenings or on Sundays and holidays.
8. Work, including cutting and sawing, is permitted on the common property immediately adjacent to the Unit. Materials may be stored temporarily outside but only immediately adjacent to the strata lot in which renovations are taking place.
9. Contractors are not allowed to display business signage anywhere on the common property, other than that normally displayed on the contractor's vehicle.
10. Contractors, like owners, must observe the strata bylaws, Section (5) governing parking such that:
 - a) any vehicle shall not be kept on the common property other than in the designated RV/overflow parking area.
 - b) any vehicle shall not be allowed to park outside garages for more than three consecutive days. Overflow parking and long-term parking for vehicles is available, with permission, in the area designated overflow parking area.
 - c) no vehicle shall extend beyond the driveway or in any way impede traffic or access to any other strata lot or to the common property.
 - d) In addition to the foregoing, contractors shall not park or allow to be parked any vehicle on any area of the common property, including the access roads and shoulders of the access roads, and, in particular, not park so as to impede access by emergency vehicles.
11. **NO SMOKING ANYWHERE ON THE COMMON PROPERTY OF THE STRATA.**
12. After one warning of a violation of Strata Contractor Rules, and/or Strata Bylaws, owners will be fined at the currently stated rates for any further violation, with an ongoing fine weekly until the violation is rectified, or for each time the violation is repeated.

Strata unit #66
Eagle Ridge Estates
August 15/08

Please accept this letter as a request for permission for taking out the sliding door in the main bedroom wall .It will be replaced with a standard walk through door and window taking up no more space than the door does now.

The reason is I don't like a mouse running over me at night .It has happened twice now.

The benefit to council is new window seals that will last another 20 years at now cost to strata 1579.The look from the out side will look the same as it does now.

Richardson
unit 66.

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Ordered by Mariann Abram 2026/04/01

ROBERT AND THERESA MCCOLL
66-1255 WAIN ROAD, NORTH SAANICH B.C. V8L 4R4

May 30, 2018

Eagle Ridge Estates Executive Council
Building Committee

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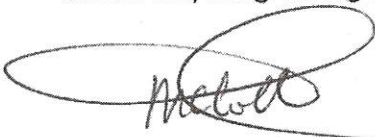
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- Base boards will be removed in that process and re-installed following the installation of the new flooring.
- The powder room bathroom near the front entrance to the unit will be renovated. New flooring, vanity cabinet, toilet and pot lighting. None of the plumbing rough-in will need to be changed or moved.
- The on-suite bathroom will be renovated. The shower, bathtub, vanity and toilet will be removed. A new expanded tiled shower, free standing bathtub, vanity cabinet, toilet and 4 pot lights will be installed. In-floor heating will be added to the master bathroom flooring. Power switches in the bathroom will be reconfigured as necessary.
- The current office located between the master bathroom and master bedroom will be renovated. The current door to the office will be removed and a new, right swing door installed. The room will become a walk-in closet with the installation of shelving consistent with a walk-in closet. The laundry, currently located in the garage will be

relocated to the walk-in closet and positioned under the window at the front of the unit on the outside wall. The heating/cooling vent currently located in-floor under the window on the outside wall will be relocated to the inside wall.

- The relocation of the laundry facilities to the walk-in closet will of course require plumbing to be run for hot and cold water as well as a discharge drain for the washing machine. Plumbing tradesperson to be determined.
- The current 220 circuit will be relocated from the garage to the new walk-in closet to facilitate the clothes dryer. 6 pot lights will be installed. In-floor heating to be pre-wired for master bathroom floor. Electrical work to be done under a provincial permit by Ed Penden of Penden Electric.
- The current sliding closet doors in the master bedroom will be removed and the opening will be framed in and boarded with drywall.
- Painting will occur in this process however we are unclear as to the scope of the painting at present other than to state that new areas of construction and renovation will be primed and painted.
- All work will be done by qualified tradespersons under a building permit issued by North Saanich and an electrical permit issued by the province of BC. I anticipate a plumbing and framing inspection as part of this process and as required by North Saanich.
- The only external change (building envelope) will be a minor one with respect to the need to relocate the dryer exhaust from its current location near our front entrance to the North/West side of the unit.
- I have attached a copy of the existing floor plan and an annotated version showing the anticipated changes.
- I will be overseeing this project myself. I anticipate being involved in the demolition and disposal phase. My sons are both carpenters and will be assisting me with minor framing, drywall and trades management.

Should you have any questions or concerns please feel free to contact me and we can discuss anything arising from this building permit application.



Robert and Theresa McColl
66-1255 Wain Road, North Saanich B.C. V8L 4R4 250-479-0523

66

Cosby

To, Council, Eagle Ridge Strata 1579
July 5, 2013

I would like to ask permission to install a heat pump system in our unit #66. The only outside component will be placed under the deck as we have a high 7 foot deck, out of sight. The new units, we are told, are extremely quiet. It is being installed by EcoSmart Heating and Cooling.

Thank you,
David Cubbon



Supplied to StrataDocs 2026/04/07
Ordered by Mariann Abram 2026/04/01

David and Sandra Cubbon

#66 – 1255 Wain Road

Eagle Ridge Estates

December 12, 2012

To Strata Council, Eagle Ridge Estates;

This is to notify you that the renovations for unit 66 sunroom and upper den have been completed and the occupancy certificate from the District of North Saanich has been received, a copy of which is enclosed.

David Cubbon

A handwritten signature in black ink, appearing to read 'David Cubbon', written in a cursive style.

Supplied to StrataDocs 2026/04/01
Ordered by Mariann Abram 2026/04/01

66

April 25, 2010

To Council

Subject: end of driveway turn around.

I would like to ask council to pave the driveway at the end of the road where it is now missing and becoming a problem .Please see the picture provided.

The garbage truck and recycle truck cannot make the present turn with out driving over the middle section.

Some proposed changes are shown on the pictures.

Thank You Dave Cubbon unit 66

Received April 27
Dave

Supplied to StrataDocs 2026/04/07
Ordered by Mariann Abram 2026/04/07

Ordered By: Mariann Abram of Perthberton Holmes Ltd - Sidney on 2026/04/07
Document Uploaded and Verified: 2026/04/07

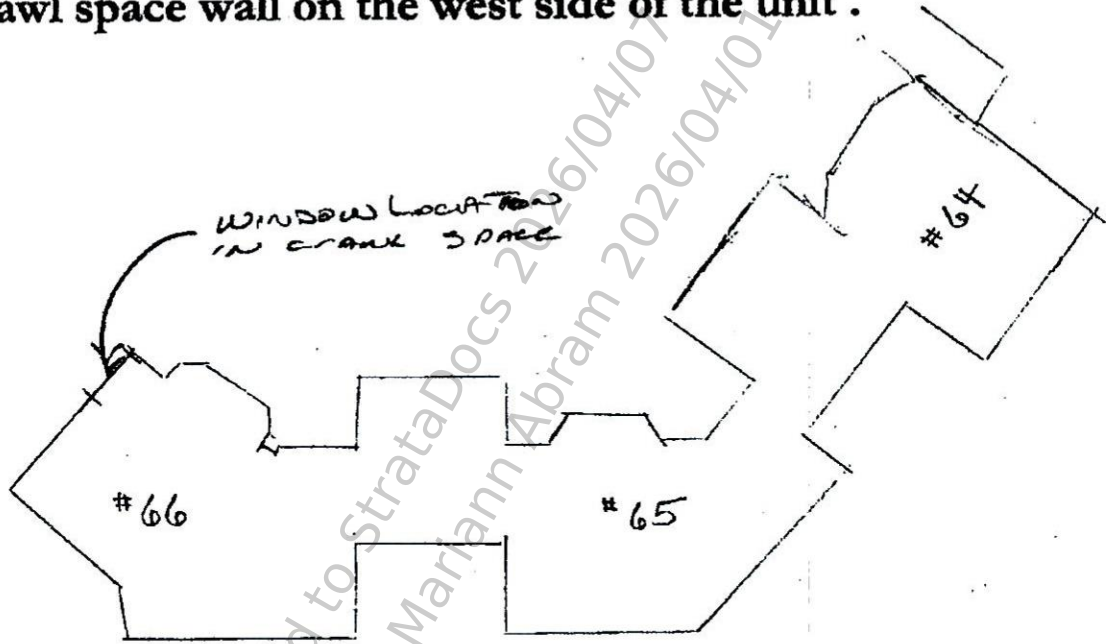
David Cubbon

Unit 66

April 12, 2010

To Strata Council

We are writing to you for permission to install a 4x3 window in the crawl space wall on the west side of the unit .



*Thank you
David Cubbon*

Supplied to StrataDocs 2026/04/01
Ordered by Mariann Abram 2026/04/01

July 16, 2009

To Strata Council 1579, Eagle Ridge Estates

I am requesting a space in the RV lot to store a recreational vehicle.

Thank you,



Sandi Cubbon

Unit #66 - 250-655-9135

Eagle Ridge

Supplied to StrataDocs 2026/04/07
Ordered by Mariann Abram 2026/04/01

July 16, 2009

Attention Mr. Don Pomphrey
Strata 1579
Eagle Ridge Estates

I am requesting the removal of three trees that are along the side of our unit. I believe they are a danger to the unit as the branches are touching the unit and in a windstorm they blow toward the unit.

Thank you,



Sandi Cubbon
Unit #66
250-655-9135

Supplied to StrataDocs 2026/04/07
Ordered by Mariann Abram 2026/04/01

Unit 66 David and Sandra Cubbon

June 15 2009

Buildings Chair,
Eagle Ridge Estates

Buildings Chair David,

We are concerned about a window seal in the small bathroom window and a window lever in the upper bedroom front window. Can we put these items on the window list.

David and Sandra Cubbon.

Supplied to StrataDocs 2026/04/01
Ordered by Mariann Abram 2026/04/01

November 12, 2008

To Strata Council 1579,
Eagle Ridge Estates,

This is to advise you that two window
seals in our home are broken. Unit # 66 -

- one is the large, south facing window of the
living room.
- one is the small upper-opening window
in the master ensuite bathroom.

Please put this on the repair list.

Thank you,
Sandy & Dave Cubbon

Mr. David Cubbon

#66 - 1255 Wain Road
North Saanich
V8L 4R4
655-9135

June 1, 2007

Eagle Ridge, Strata Council:

I would like to submit a request to put our name on the list for strata to replace the bottom wood sundeck and the 2X8 joist underneath as everything is very rotten.

At this time I would like to advise you that I have proceeded with the permit, which I will enclose a copy of, for the two windows underneath the sundeck.

I did not proceed at this time with the extension of the deck for two reasons:

A) I have to move the propane tank to a new location.

B) I have changed the extension design which makes my application to the strata invalid. The new design will be a wrap around deck extending to the back door of the garage, requiring only one set of stairs, which I will submit at a later date, thank you.

Sincerely,



Supplied to
Ordered by Mariann Abram



NOT VALID UNLESS IMPRINTED BY CASH REGISTER

DISTRICT OF NORTH SAANICH

Date: 24-May-2007 Page: 1 Issue Date: 15-May-2007 Time: 10:52 am

Folio No.: 332 00230.760 Neighborhood Code: 660

Permit Type: BLDPER - BUILDING PERMIT Permit #: 0865 Estimated Value of Construction: 500.00 Square Footage:

Pursuant to the bylaws applicable to the DISTRICT OF NORTH SAANICH I, being the owner or acting with the consent of the owner, hereby make application

Description of Work: INSTALL 2 WINDOWS IN BASEMENT WALL

Address/Location: Street #: 1255 Street Name: WAIN RD

Legals: Lot: 52 Dist. Lot: Plan No: VIS1579 Section: 18 Township: Land District: 40 PID: 015-738-558

Proposed Use: SFD District: DNS Area: DNS Zone: No. of Units: 1

OWNER Name: CUBBON, SANDRA L AND CUBBON, DAVID Phone 1: (250) 655-9135 Add: 66-1255 WAIN RD City: NORTH SAANICH Prov: BC Postal Code: V8L 4R4

CONTRACTOR Name: OWNER Phone: Add: Fax: City: Prov: Postal Code:

Conditions:

Building Inspector: Applicant: Date: MAY 24/07 Date: MAY 24/07

Table with 2 columns: Description Of Rate, Fees. Row 1: ADDITION/RENO PERMIT CHG (35), 6.25. Total Fees Owning: \$ 6.25

PLS. FILE C.Na.

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Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/01 Document Uploaded and Verified: 2026/04/07

Mr. David Cubbon

#66 - 1255 Wain Road
North Saanich
V8L 4R4
Phone 655-9135

April 1, 2007

Strata Council.

We are writing to you for permission to install two 4x3 windows in the wall under the sun deck facing south. This will give us some natural light in the basement.

We would also like to extend the sun deck at the south east corner into the private yard area to allow for a set of stairs and outside access to the deck.

Please find enclosed two sets of plans showing locations of both projects.

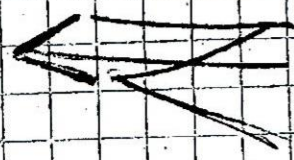
Thank you,

David Cubbon



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DECK + STAIR PROPOSAL FOR UNIT 66



EXISTING
BACK STAIRS

PROANE
TANK
FIRE PLACE

UNIT
65

PRIVATE
YARD
AREA

DECK

PROPOSED
DECK AND
STAIRS
USING SAME CONSTRUCTION
AS EXISTING DECK.

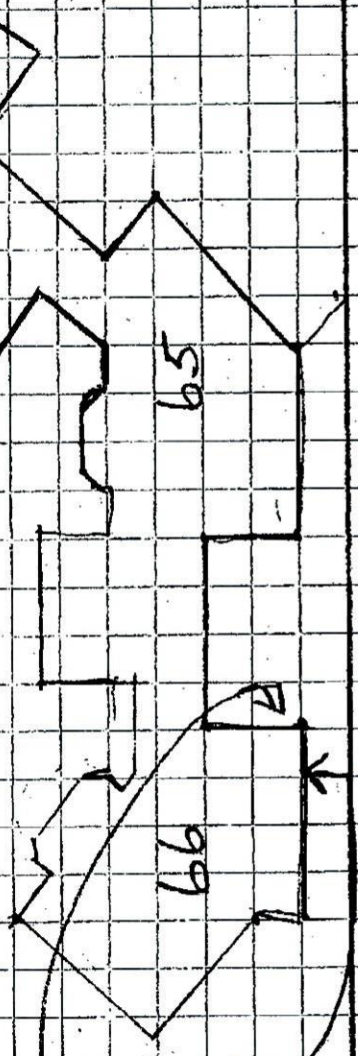
Deck.

9'

9'

PROPOSED STAIRS TO DECK

PROPOSED 2 WINDOWS UNDER DECK



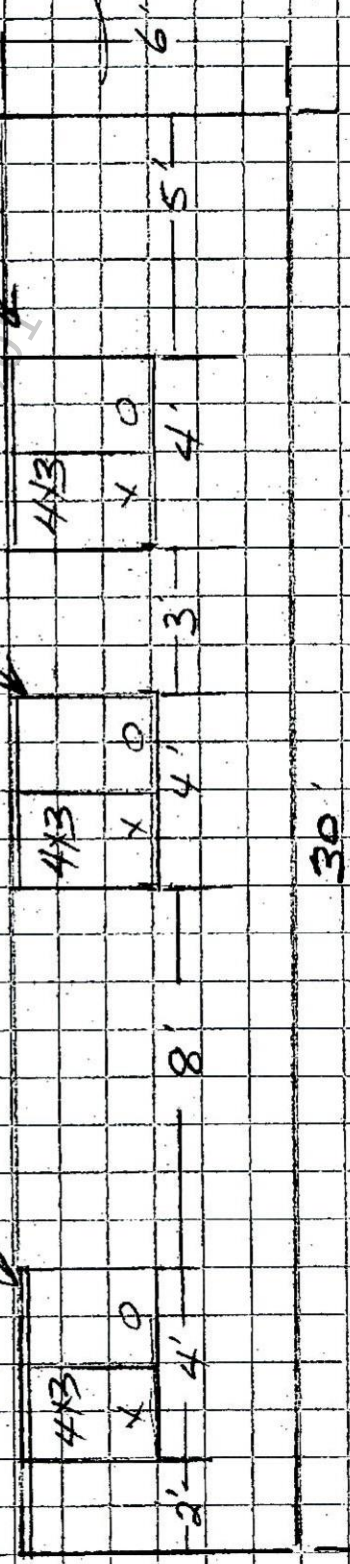
BACK OF UNIT 666 FACING SOUTH UNDER SUN DECK

EXISTING WINDOW

PROPOSED WINDOW

PROPOSED WINDOW

PRIVATE YARD AREA



SCALE 1/4" = 1'0"