



22089 TELEGRAPH TRAIL, LANGLEY



INFORMATION PACKAGE





**RE/MAX REAL ESTATE SERVICES**

Each office independently owned and operated  
North Office Tower, 410-650 West 41<sup>st</sup> Avenue  
Vancouver, BC V5Z 2M9





<b>Active</b> <b>R2389410</b> Board: F House with Acreage	<b>22089 TELEGRAPH TRAIL</b> Langley Fort Langley V1M 3S6	Residential Detached \$2,788,000 (LP) (SP) 																																																																																																		
	Sold Date: Meas. Type: Feet Depth / Size: IRREG Lot Area (sq.ft.): 1,068,091.00 Flood Plain: Rear Yard Exp: North Council Apprv?: If new, GST/HST inc?:	Frontage (feet): 370.90 Bedrooms: 4 Bathrooms: 3 Full Baths: 2 Half Baths: 1 Original Price: \$2,788,000 Approx. Year Built: 1920 Age: 99 Zoning: R.U.1 Gross Taxes: \$663.64 For Tax Year: 2018 Tax Inc. Utilities?: P.I.D.: 009-233-296 Tour:																																																																																																		
	View: Yes: Sun/Moonrise over Mt. Baker Complex / Subdiv: Services Connected: Electricity Sewer Type:																																																																																																			
	Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Slab Rain Screen: Renovations: Completely, Substantially... # of Fireplaces: 1 Fireplace Fuel: Wood Water Supply: Well - Drilled Fuel/Heating: Baseboard Outdoor Area: Sundeck(s) Type of Roof: Asphalt	Total Parking: Covered Parking: Parking Access: Front Parking: Open Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Laminate, Tile, Wall/Wall/Mixed																																																																																																		
	Legal: PL NWP10027 LT 2 DL 238 LD 36. GROUP 2. Amenities: Barn, In Suite Laundry Site Influences: Rural Setting Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																																			
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Finished Floor (Main): 1,320 Finished Floor (Above): 550 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,870 sq. ft. Unfinished Floor: 900 Grand Total: 2,770 sq. ft.	# of Rooms: 7 # of Kitchens: 1 # of Levels: 2 Suite: Crawl/Bsmt. Height: Beds in Basement: 0 Basement: Full, Unfinished	<table border="1"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> <th>Outbuildings</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>2</td><td>No</td><td>Barn:</td></tr> <tr><td>2</td><td>Main</td><td>3</td><td>Yes</td><td>Workshop/Shed:</td></tr> <tr><td>3</td><td>Above</td><td>3</td><td>No</td><td>Pool:</td></tr> <tr><td>4</td><td></td><td></td><td></td><td>Garage Sz:</td></tr> <tr><td>5</td><td></td><td></td><td></td><td>Grg Dr Ht:</td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	1	Main	2	No	Barn:	2	Main	3	Yes	Workshop/Shed:	3	Above	3	No	Pool:	4				Garage Sz:	5				Grg Dr Ht:	6					7					8																																																									
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Listing Broker(s): RE/MAX Real Estate Services																																																																																																				
Once in a Lifetime - Prestige Estate Property. 24.5 acres, south slope, in the ALR, farm status for low taxes. View of Sunrise & Moon rise over Mt. Baker, majestic evergreens, security front gate. Approx. 2 acres in blueberries, could be expanded. 10 acres of lush forest at rear of property. Private rural setting, 2 mins from the new 216th St Exit on Hwy 1. All amenities in Walnut Grove, charming Fort Langley & Langley City. 3 golf courses, 10 minutes to Langley airport & hospital. Substantially renovated Legacy Farmhouse with 4 beds, master suite on main, newer doors, windows, roof, kitchen & baths. Full unfinished basement. Infinite Potential within an hour of dwtn Vanc -Call Now.																																																																																																				

RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.

07/16/2019 01:43 PM

PREC\* indicates 'Personal Real Estate Corporation'.

## 22089 Telegraph Trail, Langley , B.C. PROPERTY SUMMARY

### LAND

The property is tenanted, month to month at \$1,500 per month

Long term tenants could stay

Drilled well in the front yard approx. 222 ft deep  
approx. 2 acres in Blueberries could be expanded

South facing gently sloping to the south

The property is in the Agricultural Land Reserve with Farm Status for property taxes

Recent application to develop and subdivide were approved by Township of Langley and denied by the Agricultural Land Commission

There is a Registered Easement on the property in favour of the Transmountain Oil Pipeline Company  
– see docs att'd

### HOUSE

WALTER REYNOLDS HALL Residence is an inventoried property and is eligible for the Community Heritage Register

Any development or relocation of the house requires approval from Township of Langley, Heritage Dept  
Beautifully renovated with new bathrooms and kitchen, floors, windows and roof and more, Master suite on the main floor

All of the renovations were done by the previous owner  
approx. 3 – 5 years ago. The Seller makes no representation



This information is anecdotal.

The buyer should not rely on this info and should confirm all information independently if necessary



**artofrealestate.ca**  
bradl@artofrealestate.ca

RE/MAX Real Estate Services

22089 Telegraph Trail, Langley , B.C. VIDEO

<https://youtu.be/tawqYG0EpXE>



**artofrealestate.ca**  
bradl@artofrealestate.ca

RE/MAX Real Estate Services

**TITLE SEARCH PRINT**

File Reference: Brad Leslie

Declared Value \$2357467

2018-08-27, 11:04:30

Requestor: Carole Britton

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CA5094301 BB301405
<b>Application Received</b>	2016-04-07
<b>Application Entered</b>	2016-04-11
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	1069150 B.C. LTD., INC.NO. BC1069150 600 - 1001 WEST BROADWAY VANCOUVER, BC V6H 4B1
<b>Taxation Authority</b>	Langley, The Corporation of the Township of
<b>Description of Land</b> Parcel Identifier: Legal Description:	009-233-296 LOT 2 DISTRICT LOT 238 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 10027
<b>Legal Notations</b>	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 26 DEPOSITED JULY 30TH, 1974
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner:  Transfer Number: Remarks:	STATUTORY RIGHT-OF-WAY 171148C 1954-06-21 08:54 TRANS MOUNTAIN PIPELINE INC. INCORPORATION NO. A70893 BB84660 PLAN 13047
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE

## Property Information

<b>Prop Address</b>	22089 TELEGRAPH TR	<b>Jurisdiction</b>	TOWNSHIP OF LANGLEY
<b>Municipality</b>	TOWNSHIP OF LANGLEY	<b>Neighborhood</b>	FRASER FLOOD PLAIN & CNR
<b>Area</b>	LANGLEY	<b>SubAreaCode</b>	F69
<b>PropertyID</b>	009-233-296	<b>BoardCode</b>	F
<b>PostalCode</b>	V1M 3S6		

## Property Tax Information

<b>TaxRoll Number</b>	0523111114	<b>Gross Taxes</b>	\$663.64
<b>Tax Year</b>	2018	<b>Tax Amount Updated</b>	08/22/2018

## More PIDS

009-233-296

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
NWP10027	2		238	36				

## Legal FullDescription

PL NWP10027 LT 2 DL 238 LD 36. GROUP 2.

## Land &amp; Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>	24.52 ACRES	<b>Land Use</b>	
<b>Actual Use</b>	SMALL FRUITS		
<b>BCA Description</b>	1 1/2 STY SFD - BEFORE 1930 - FAIR	<b>Zoning</b>	RU-1 MIN 1.7HA - RURAL
<b>WaterConn</b>			
<b>BCADate Update</b>	04/18/2018		

## Actual Totals

Land	Improvement	Actual Total
\$66,685.00	\$23,300.00	\$89,985.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$66,685.00	\$34,500.00	\$0.00	\$11,200.00	\$101,185.00

## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$66,685.00	\$34,500.00	\$33,343.00	\$11,200.00	\$101,185.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
4/7/2016	\$2,357,467.00	CA5094301	IMPRV SINGLE PROPERTY CASH TRANSACT
10/22/2007	\$0.00	BB301405	REJECT NOT SUITED SALE ANALYSIS
4/25/2006	\$0.00	BA281848	REJECT NOT SUITED SALE ANALYSIS
3/30/2006	\$1,680,000.00	BA364748	IMPRV SINGLE PROPERTY CASH TRANSACT



**THE CORPORATION OF  
THE TOWNSHIP OF LANGLEY**  
20338 - 65 Avenue, Langley, BC V2Y 3J1  
604.533.6005 tax@tol.ca tol.ca/taxes

## 2018 PROPERTY TAX STATEMENT

DUE DATE: Tuesday, July 3, 2018



Mailing Date: May 24, 2018

**10% PENALTY IF NOT PAID OR  
GRANT NOT CLAIMED BY JULY 3, 2018**

1069150 BC LTD  
600-1001 BROADWAY W  
VANCOUVER BC V6H 4B1



FOLIO NUMBER	0523111114	ACCESS	3681752
PROPERTY ADDRESS	22089 TELEGRAPH TRAIL		
PID	009-233-296		

LEGAL DESCRIPTION			
LT 2, DL 238, NWD, PL NWP10027			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
1 - Res	52,000	37,650	37,650
9 - Farm	37,985	18,992	18,992
NO	BASIC	SENIOR/OTHER	
HOME OWNER GRANT	HOME OWNER GRANT	HOME OWNER GRANT	

LANGLEY SCHOOL DISTRICT #35	1.250.356.0907	179.67	179.67	179.67
FARM LAND TAX CREDIT		-66.47	-66.47	-66.47
Less: Home Owner Grant			-46.73	-46.73
NET BASIC SCHOOL TAXES		113.20	66.47	66.47
BC ASSESSMENT	1.250.595.6211	2.29	2.29	2.29
METRO VAN. REG. DIST.	604.432.6249	2.47	2.47	2.47
MFA	1.250.383.1181	0.01	0.01	0.01
TRANSLINK	604.953.3040	14.53	14.53	14.53
NET OTHER GOVERNMENT TAXES		19.30	19.30	19.30
GENERAL - MUNICIPAL		159.44	159.44	159.44
GENERAL - PROTECTIVE SERVICES		188.49	188.49	188.49
FRASER VALLEY REGIONAL LIBRARY		17.21	17.21	17.21
PARKS		45.68	45.68	45.68
STORM WATER		29.12	29.12	29.12
TRANSPORTATION - ROADS		91.20	91.20	91.20
Less: Residual Home Owner Grant			-266.91	-516.91
NET MUNICIPAL TAXES		531.14	264.23	14.23
TOTAL NEW 2018 TAXES LEVIES		663.64	350.00	100.00
Tax Prepayments/Adjustments		0.00	0.00	0.00
TOTAL OUTSTANDING TAXES		663.64	350.00	100.00

You are not currently enrolled in the Pre-Authorized Debit Plan. If you enrolled, your estimated monthly payment for next year's taxes would be \$70.00  
Visit [tol.ca/hog](http://tol.ca/hog) to claim your home owner grant online.

Customer Copy

**AMOUNT DUE JULY 3, 2018**

NO GRANT	BASIC GRANT	SENIOR/OTHER
\$663.64	\$350.00	\$100.00



# BC ASSESSMENT

## IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 15-Fraser Valley  
 Jurisdiction: 311-Township of Langley  
 Roll: 05231111-14

CONFIDENTIAL PIN: 0007576057

School District: 35-Langley  
 Neighbourhood: 011

## 2018 PROPERTY ASSESSMENT NOTICE

### Property Location & Description

22089 TELEGRAPH TRAIL  
 LOT 2, PLAN NWPI0027, DISTRICT LOT 238, GROUP 2, NEW WESTMINSTER  
 LAND DISTRICT  
 PID: 009-233-296

2018 Assessment – represents your property value as of July 1, 2017

ASSESSED VALUE	VALUE	CLASS
LAND	28,700	RESIDENTIAL
	37,985	FARM
BUILDINGS	23,300	RESIDENTIAL
FARM BUILDINGS	11,200	RESIDENTIAL
<b>2018 ASSESSED VALUE</b>	<b>\$101,185</b>	
<b>TAXABLE VALUE</b>	<b>MUNICIPAL</b>	<b>SCHOOL / OTHER</b>
	101,185	101,185
Less Exemptions	11,200	44,543
<b>2018 TAXABLE VALUE</b>	<b>\$89,985</b>	<b>\$56,642</b>

**This is Not a Tax Notice.**  
**Tax Notices Are Issued by Your**  
**Local Government.**

This notice contains important information about your property. Please review and keep for your records.

No action is required unless you disagree with your assessment.

### YOUR PROPERTY VALUE HISTORY

A change in your assessed value does not necessarily mean a change in your taxes.

2018	+4%	\$101,185
2017	+42%	\$97,485
2016	-43%	\$68,820
2015	0%	\$120,520
2014	-28%	\$120,820

### Important messages about your Assessment

- For property tax information please visit [tol.ca](http://tol.ca) or contact the Township of Langley at 604-533-6005 or [taxdept@tol.ca](mailto:taxdept@tol.ca).
- A reassessment of residential properties in your area has been completed this year and your property value may have changed as a result.

The Assessment Office for this property is:

Abbotsford Assessment Office  
 240-31935 South Fraser Way  
 Abbotsford BC V2T 5N7  
 15-35-311-05231111-14

The Owner/Lessee of this property is:

1175879

S-24  
 1069150 BC LTD  
 600-1001 BROADWAY W  
 VANCOUVER BC V6H 4B1

### IMPORTANT DATES

#### July 1, 2017

Assessed value is estimated for most types of properties as of this date.

#### October 31, 2017

Assessed value reflects property's physical condition and permitted use as of this date.

#### DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2018

Important information about the appeal process can be found on the back of this Notice.

### CONTACT US

For more information about your Assessment Notice go to [bcaassessment.ca](http://bcaassessment.ca)

From our website you can search for your property and compare your assessment to others.

Call us at 1-866-valueBC (1-866-825-8322) or 604-739-8588.



## **Re: Property Information Sheet for 22089 – Telegraph Trail, Langley B.C.**


The following are some of the many attributes for this property:

- 1) **Property size and Location:** This property is 24.52 Acres located on Historic Telegraph Trail.
- 2) **Views:** Beautiful panoramic views from proposed building site, on a clear day can see Mount Baker.
- 3) **Strategically Located** (see attached partial site Plan of Walnut Grove and Fort Langley
  - a) **Travel time to Downtown Vancouver** - Currently takes approximately 40 minutes in light traffic by car
  - b) **New Freeway Interchange** to be installed by 2019 at 216<sup>th</sup> and Freeway, should save about 5 minutes of travel time to Vancouver – the following is Link to Government announcement.  
<http://www.langleyadvance.com/news/320293091.html>
  - c) **Belmont Golf Course** is located 2 minutes by car.
  - d) **Redwoods Golf Course** is located 4 minutes by car.
  - e) **Fort Langley Golf Course** is located 7 minutes by car.
  - f) **French Elementary school** is located 3 minutes by car.
  - g) **Alex Hope Elementary school** one of Langley's top public Elementary Schools is located 4 min. by car.
  - h) **Langley Fine Arts School** is located 5 minutes by car.
  - i) **Walnut Grove Secondary School** is located 6 minutes by car.
  - j) **Trinity Western University** is located 4 minutes by car.
  - k) **Shopping Plazas** major Grocery store, and neighbourhood stores and services are located 5 min. by car
  - l) Historic Fort Langley town center is located 5 minutes by car.
  - m) Langley Hospital, 20 minutes
  - n) Langley Airport, 15 minutes.
- 4) **Property Taxes:** Currently qualifies for farm taxes, which has property taxes of \$664.
- 5) **Existing home:** has been extensively remodelled about 5 years ago.  
Has master bedroom on main floor, and 3 bedrooms up, plus unfinished basement.  
Township of Langley may consider, if requested by homeowner, to designate home as heritage home, which ALC may allow a 2<sup>nd</sup> Estate home to be constructed.
- 6) **Existing Crop:** Currently has about over 2 Acres in Blueberries with potential to add more.
- 7) **Zoning:** This property is zoned RU-1 with minimum lot size of 1.7 hectare (i.e. 4.2 Acres) and located in Agricultural Land Reserve.









Township of  
**Langley**  
BC

Est. 1873

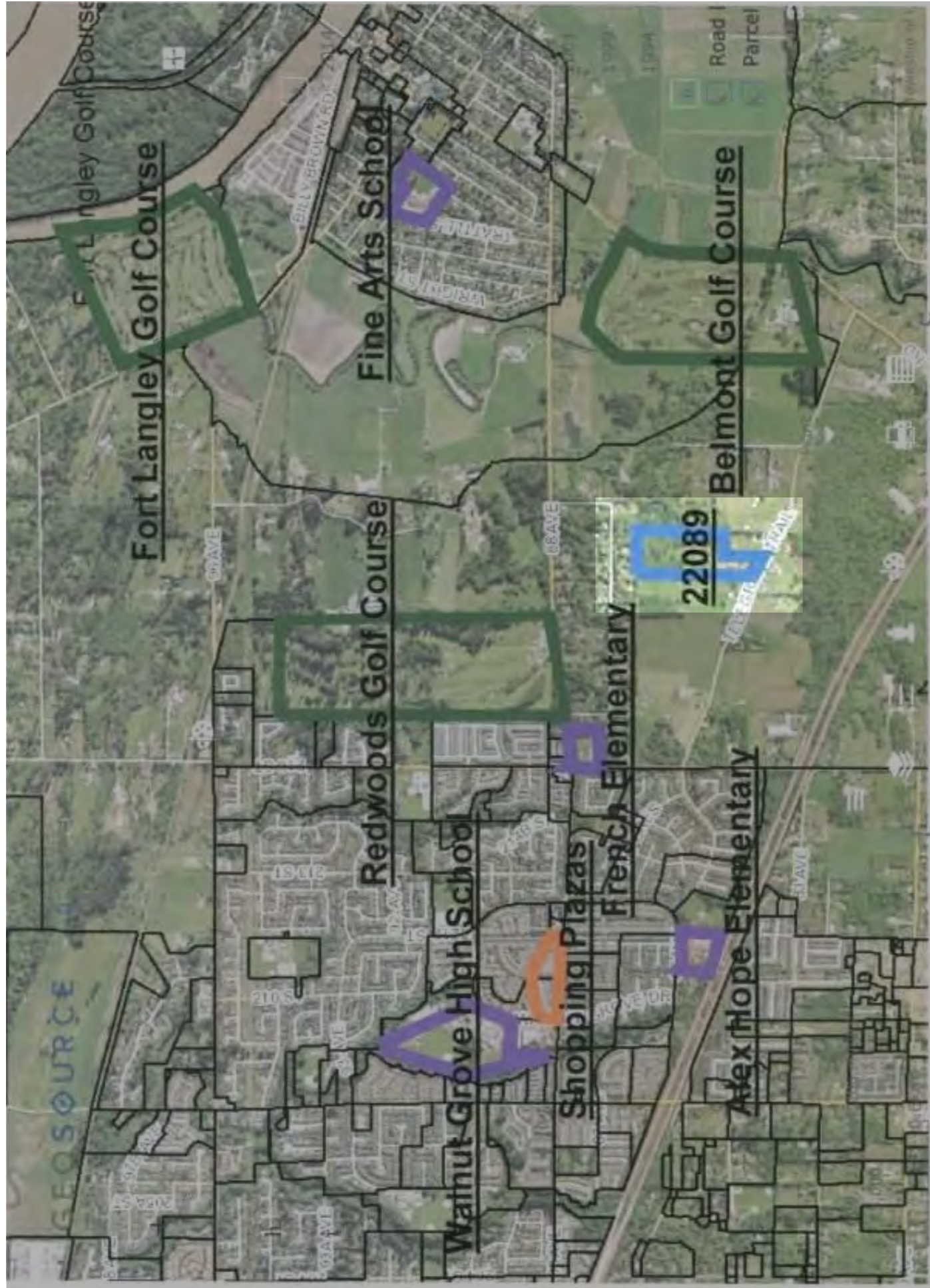
## Geosource Map

Map printed on: Thursday, May 24, 2018  
Township of Langley

0 80 160 320 Meters

This data provided is a compilation of geospatial information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.





Fort Langley Golf Course

Fine Arts School

Belmont Golf Course

Redwoods Golf Course

22089

Walnut Grove High School

Shopping Plazas

French Elementary

Alex Hope Elementary









## **SECTION 200 - RURAL ZONES**

### **201 RURAL ZONE RU-1**

#### **Uses Permitted**

- #2845 201.1 In the RU-1 Zone only the following *uses* are permitted and all other *uses* are  
25/06/90 prohibited:  
#3088  
06/01/92 1) *accessory buildings and uses*  
#3782 2) *accessory home occupations* subject to Section 104.3  
27/07/98 3) *accessory parking of commercial vehicles* subject to Section 108  
#4906 4) *agricultural uses*  
04/03/13 5) *commercial greenhouses* subject to Section 201.11  
#5109 6) *equestrian centres and riding stables*  
14/09/15 7) *feedlots* subject to "Feedlot Control By-law, 1979", No. 1844 as amended  
8) *intensive swine operation* subject to Section 109  
9) *mushroom farms*  
10) *residential uses* subject to Section 201.2, 201.3, 201.4 and 201.5  
11) *veterinary clinics*

#### **Residential Uses**

- #4906 201.2 Subject to the provisions of the Agricultural Land Commission Act, no more than  
04/03/13 two *single family dwellings* or *mobile homes* are permitted on any one *lot* except for:  
a) one additional *mobile home as a temporary accessory dwelling* in compliance with Section 201.4;  
b) temporary *farm* labourer accommodation in compliance with Section 201.3; and  
c) accessory *residential use* for full time *farm* help on a *bona fide farm*.  
d) *migrant agricultural worker accommodation* in compliance with Section 201.5

#### **Temporary Farm Accommodation**

- 201.3 The provision of temporary *farm* labourer accommodation is subject to the following:  
a) Accommodations to be occupied between April 1st and November 30th in any calendar year shall be permitted on *farms* requiring seasonal help, subject to the units being occupied by an employee of the owner where such property is operated as a *bona fide farm*; provided, however, that the accommodation shall not be occupied by any person at any other time of the year;  
b) The minimum *lot* size shall be 4.0 hectares.  
c) Accommodation shall be at the ratio of 10 persons for each 4 hectares up to a maximum of 40 persons per *bona fide farm*; and  
d) The maximum allowable floor area per occupant shall be 10 m<sup>2</sup> of which the required floor area for sleeping accommodations shall be not less than 4.6 m<sup>2</sup> and not more than 5 m<sup>2</sup> per occupant.

### Temporary Mobile Homes

#4859  
30/05/11

- 201.4 A *mobile home as a temporary accessory dwelling* is subject to the following conditions:
- a) That the principal dwelling is occupied by the owner of the property;
  - b) That the *mobile home* is occupied by:
    - i) an employee of the owner where such property is operated as a bona-fide *farm*; or
    - ii) the Father, Mother, Son, Daughter, Grandfather, Grandmother, Grandson, Granddaughter, Brother or Sister, of the Owner of the property;
  - c) That the property in question is 8,094 m<sup>2</sup> or greater in area except where for medical reasons the additional *dwelling unit* is necessary. Exceptions on medical grounds must be approved by Council, and only:
    - iii) Where a letter from a Medical Practitioner certifies that the additional *dwelling unit* is essential to care for the owner or a member of the immediate *family*; and
    - iv) The Municipality has petitioned the immediate surrounding property owners for approval of this use;
  - d) That the *use* be permitted for a period of one year only, but may be renewed on a yearly basis, subject to compliance with the conditions of the original permit, and the Bylaws of the Municipality;
  - e) That when the conditions under which such temporary *use* was permitted cease to exist, the *mobile home* shall be removed within 90 days; and
  - f) That any additions to the *mobile home* be limited to 24 m<sup>2</sup> in area.

### Migrant Agricultural Worker Accommodation

#4906  
04/03/13

- 201.5
- 1) *Migrant Agricultural Worker Accommodation* shall be permitted on *farms* requiring *farm* help, subject to the following: Units being occupied by a *migrant agricultural worker* must be on parcels no less than four (4) hectares in size.
  - 2) Accommodation shall be at a ratio of 1 *migrant agricultural worker* per 1000 m<sup>2</sup> of principal *farm building* floor area for commercial greenhouses, mushroom and berry/vegetable processing operations up to a maximum of 130 persons per bona fide *farm*. All other *farm* commodities shall have a maximum allowance of up to 40 workers per *farm*.
  - 3) The property owner shall register a restrictive covenant on the property stating that the new *migrant agricultural worker accommodation* will only be used by *migrant agricultural workers* and that the owner will remove the *migrant agricultural worker accommodation* and restore the land to *agricultural use* if the *migrant agricultural worker accommodation* is vacant for two (2) consecutive years. If an existing *building* is converted to *migrant agricultural worker accommodation* and is not used by *migrant agricultural workers* for two (2) consecutive years, the owner must either have the *building* removed or decommissioned so that it is no longer habitable at their own expense.
  - 4) The *migrant agricultural worker accommodation* can be used to house *migrant agricultural workers* employed on other *farm* operations in the Township of Langley provided a statutory declaration is filed with the Municipality describing the terms of the arrangement and there is a written agreement between the *farm* operations. The workers must be employed at least six (6) months of the year on the *farm* with the *migrant agricultural worker accommodation*.



#5109  
14/09/15

- 5) A statutory declaration must be filed with the Municipality annually stating that the *building* will only be used for *migrant agricultural worker accommodation* for a specified period of time. The statutory declaration shall verify the following:
- a) The dates of proposed occupancy;
  - b) The number of *migrant agricultural workers* approved for that *farm* in an employment confirmation provided through the Federal Seasonal Agricultural Worker Program, as amended from time to time;
  - c) That the housing complies with all applicable Municipal and Provincial regulations;
  - d) That the housing has been inspected within the previous thirty days by an Inspector recommended by the BC Agriculture Council and certified as being in compliance with the "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC", as amended or replaced from time to time;
  - e) That there is available by telephone twenty-four hours a day, a person who is fluent in English and who may be contacted to answer enquiries from the municipality as to occupancy of the *migrant agricultural worker accommodation* on the *farm*; the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration;
  - f) A minimum financial security, equal to the cost to remove a "Dwelling, Manufactured Home", or to demolish or convert an "Additional Farm House" as the case may be, shall be provided to the Township of Langley. This security may be drawn upon by the Municipality should the owner fail to remove, demolish or convert the *migrant agricultural worker accommodation* as required in this Bylaw by December 31<sup>st</sup> of the second year following the year when the most recent statutory declaration was submitted;
  - g) A new estimated cost prepared by a qualified contractor to remove, demolish or convert as appropriate, the *migrant agricultural worker accommodation* shall be provided to the Township of Langley every five (5) years and the financial security deposited with the Township of Langley adjusted accordingly;
  - h) If the security is not sufficient to cover the costs incurred by the Municipality, the Owner shall pay the balance owing to the Municipality. If unpaid after December 31<sup>st</sup> of any calendar year, such unpaid fees and charges accrue interest and are recoverable in the same manner as property taxes
- 6) The minimum floor area per *migrant agricultural worker* in *migrant agricultural worker accommodation* shall be 7.44 m<sup>2</sup>, including living and sleeping areas but not including any common laundry, washroom or storage areas and mechanical rooms, open balconies, decks, terraces and exterior steps.
- 7) Common facilities such as laundry, shower, washroom and storage areas shall be located within the *migrant agricultural worker accommodations*. Such facilities shall not be located outdoors.
- 8) A *common amenity area* shall be provided on the same *farm* as the *migrant agricultural worker accommodation* at a minimum of 50 m<sup>2</sup> and a maximum of 50 m<sup>2</sup> plus 5 m<sup>2</sup> per *migrant agricultural worker*. A maximum of 10 m<sup>2</sup> per worker and a cumulative maximum useable floor area of 400 m<sup>2</sup> of *farms* other than greenhouse, mushroom, berry/vegetable operations with on-farm processing.
- 9) A continuous landscape screen shall be provided along any elevation of the *migrant agricultural worker accommodations* visible from an adjacent road to reduce visual impacts of the housing.



- 10) All *migrant agricultural worker accommodations* shall comply with the relevant siting requirements and in addition shall be located a maximum of 50 m from a *front lot line*.
- 11) All *buildings* shall comply with BC Building Code, Township Building Bylaw and BC Fire codes. Emergency *vehicle* access and sufficient water pressure for fire suppression purposes shall be provided to the acceptance of the Fire Department.
- 12) Servicing must comply with the service level provisions of Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

#### **Lot Coverage**

- #2845 201.6 1) Except for *commercial greenhouses, buildings and structures* shall not cover more than 33% of the *lot area*.  
 25/06/90  
 #4567  
 07/05/07 2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings and structures* on the *lot*, provided the *buildings and structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.  
 #4859  
 03/05/11 3) *Accessory buildings and structures* not used for *agricultural or farm* purposes shall not exceed a total of 200 m<sup>2</sup> of ground floor *building area*.

#### **Siting of Buildings and Structures**

- #2539 201.7 1) Except as provided for in Section 201.7 2), 3), 4) and 6) and Sections 104.4, 104.14 and 105.1 2), no principal *building or structure* shall be sited less than:  
 11/04/88  
 #2845  
 25/06/90 a) 9.75 metres from a *front lot line*;  
 b) 7.5 metres from a *rear lot line*;  
 c) 3.0 metres from a *side lot line*; and  
 d) 7.5 metres where the *side lot line* abuts a *flanking street*.
- 2) No *building or structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.
- 3) All *buildings and structures* used for *intensive swine operations* shall be sited in compliance with Section 109.
- 4) In a *feedlot*, no *building*, pen, enclosure or place where cattle are kept or manure is stored shall be sited less than:  
 a) 122 metres from a *highway*;  
 b) 53 metres from the nearest *lot line*;  
 c) 365 metres from any school or institutional occupancy;  
 d) 91.5 metres from any *dwelling unit*, other than that of the owner or his employees, on property designated as Agricultural Land Reserve;  
 e) 180 metres from any *dwelling unit*, other than that of the owner or his employees, on property not designated as Agricultural Land Reserve;  
 f) 365 metres from the boundary of a *lot* zoned SR, R, RM, MH-1 or P;  
 g) 100 metres from any watercourse or existing well
- 5) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1 2), no *accessory building or structure* shall be sited less than:  
 a) 9.75 metres from a *front lot line*;  
 b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;  
 c) 1.5 metres from a *side lot line*; and  
 d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 6) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear or side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

### **Height of Buildings and Structures**

- #4859 201.8 Except as provided for in Section 104.5:  
30/05/11
- 1) The *height* of a *single family dwelling* shall not exceed 9 metres.
  - 2) The *height* of all other *buildings and structures* not used for *agricultural* or *farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

### **Parking and Loading**

- 201.9 Parking and loading shall be provided in accordance with Section 107.

### **Subdivision Requirements**

- 201.10 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

### **Requirements for Commercial Greenhouses**

- #2845 201.11 Prior to issuance of a *building* permit for *commercial greenhouse*, the following shall be required:  
25/06/90
- a) a report from a recognized independent sound consultant certifying that noise from the proposed *commercial greenhouse* operation will not exceed levels permitted in the Noise Control Bylaw,
  - b) a storm water management plan in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended, and
  - c) a water well test performed by a Professional Engineer to address the adequacy of the aquifer to supply the water required by the proposed *commercial greenhouse* operation and drawdown rates of wells on adjacent property.

### **Landscaping, Screening and Fencing**

- #2845 201.12 Landscaping areas, landscaping screens and fencing shall comply with Section 111.  
25/06/90

# PROPERTY DISCLOSURE STATEMENT RURAL PREMISES—LAND AND BUILDING



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: September 12, 2018

The following is a statement made by the seller concerning the premises located at:

**ADDRESS:** 22089 TELEGRAPH TRAIL Langley V1M 3S6 (the "Premises")

<b>THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:</b> <input checked="" type="checkbox"/> Principal Residence <input checked="" type="checkbox"/> Residence(s) <input type="checkbox"/> Barn(s) <input type="checkbox"/> Shed(s) <input type="checkbox"/> Other Building(s) Please describe _____				
THE SELLER IS RESPONSIBLE for the accuracy of the answers on 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.	<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>			
<b>1. LAND – This property disclosure statement is in respect of the land and the</b> (describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?			X	X
B. Are you aware of any existing tenancies, written or oral?			X	X
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?			X	X
D. Is there a survey certificate available?			X	X
E. Are you aware of any current or pending local improvement levies/charges?			X	X
F. Have you received any other notice or claim affecting the Premises from any person or public body?			X	X
G. Are the Premises managed forest lands?			X	X
H. Are the Premises in the Agricultural Land Reserve?			X	X
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?			X	X
J. Are you aware of any fill materials anywhere on the Premises?			X	X
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?			X	X
L. Are you aware of any uncapped or unclosed water wells on the Premises?			X	X
M. Are you aware of any water licences affecting the Premises?			X	X
N. Have the Premises been logged in the last five years?			X	X
(i) If yes, was a timber mark/licence in place?			X	X
(ii) If yes, were taxes or fees paid?			X	X
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?			X	X
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?			X	
C. Are records available regarding the quantity and quality of the water available?				
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				

INITIALS


DATE OF DISCLOSURE

ADDRESS: 22089 TELEGRAPH TRAIL

Langley

V1M 3S6

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?				
F. Are there any current service contracts (i.e., septic removal or maintenance)?				
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>				
F. Are you aware of any infestation or unrepaired damage by insects or rodents?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last sixty days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Does the building contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?				
S. Was the building constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Is this building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - <a href="https://lims.bchousing.org/LIMSPortal/registry/Newhomes/">https://lims.bchousing.org/LIMSPortal/registry/Newhomes/</a> )				
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? _____				



INITIALS



DATE OF DISCLOSURE

ADDRESS: 22089 TELEGRAPH TRAIL

Langley

V1M 3S6

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?				
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?				
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?				

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

**5-13 Disclosure of latent defects**

(1) For the purposes of this section:

*Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:*

- (a) a defect that renders the real estate
  - (i) dangerous or potentially dangerous to the occupants
  - (ii) unfit for habitation

**5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)**

THIS IS A RENTAL PROPERTY AND THE SELLER MAKES NO REPRESENTATION

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

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 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.**

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling agencies or their representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

### **RURAL PREMISES – LAND AND BUILDING**

**This form is intended to be used for land and one building. For any additional buildings, please use the Property Disclosure Statement – Rural Premises – Addendum, Land and Building.**

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  
\_\_\_\_\_ yr. \_\_\_\_\_ 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 all relevant 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. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

#### BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's 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 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 on an inspection report.

#### FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on 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 on the property disclosure statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's 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 the seller's 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.

# 216<sup>TH</sup> STREET INTERCHANGE AND HIGHWAY 1 IMPROVEMENT PROJECT

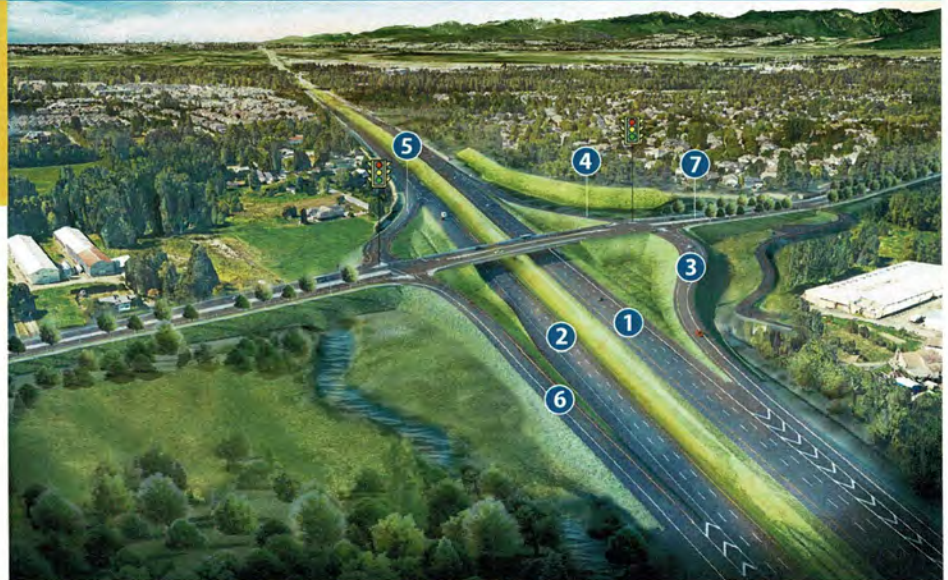


Ministry of  
Transportation  
and Infrastructure

## PROJECT UPDATE APRIL 2018

### Construction Update

Since construction activities began in spring 2017, the Ministry has made substantial progress on the project. Work continues on the construction of the new interchange and highway lane widening. To the right is an illustrative rendering of the project plan underway.



1- HIGHWAY NO. 1 WESTBOUND  
2- HIGHWAY NO. 1 EASTBOUND

3- HIGHWAY NO. 1 WESTBOUND OFF-RAMP  
4- HIGHWAY NO. 1 WESTBOUND ON-RAMP

5- HIGHWAY NO. 1 EASTBOUND OFF-RAMP  
6- HIGHWAY NO. 1 EASTBOUND ON-RAMP

7- 216 STREET

### Construction Activities Planned for Spring/Summer 2018

Over the next several months, the following construction activities are planned to take place on site. Please note, some activities are weather dependent and are subject to change as construction progresses.

- Soil compacting and settlement monitoring
- Forming the embankment for the interchange ramps and supporting bridge structure
- Sound wall installation (216<sup>th</sup> St. north side of highway)
- Bridge piling (continuing in the median followed by the north side)
- Ongoing utility installation and relocation
- Lane widening in highway 1 median
- Culverts and water utility installation

### What You Can Expect:

- Motorists should plan ahead and expect delays on Highway 1 near the project area.
- Noise and/or dust from construction is likely.
- Some construction may be conducted at night.



Relocating hydro poles



216<sup>th</sup> Street south facing



Box drainage installation on north side of highway for Guy Creek



Installation of interchange piles on south side of highway















171148C

Dated

A.D. 195

— and —

TRANS MOUNTAIN OIL PIPE LINE  
COMPANY

**Exhibit**  
(BRITISH COLUMBIA)

# TRANS MOUNTAIN OIL PIPE LINE COMPANY

## EASEMENT

89 - 80 - 636A

The undersigned, **WALTER REYNOLDS HALL**  
 of **R.R.#, LAMBERT FRANKIE** in the Province of British Columbia,  
 hereinafter called "THE GRANTOR", being registered or entitled to become registered as owner of an estate in fee simple,  
 subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten, in all that certain  
 tract of land situate in the Province of British Columbia, and being more particularly described as follows:

LOT TWO (2) OF THE SOUTH PART OF LOT TWO THUNDRED AND THIRTY-EIGHT (238)  
 AND OF LOTS ONE (1) AND TWO (2) OF LOT THREE HUNDRED AND TWENTY-ONE (321)  
 GROUP TWO (2) MAP TWO THOUSAND AND TWENTY-SEVEN (10027) NEW WESTMINSTER  
 DISTRICT

In consideration of the sum of **Twenty-three Dollars and Eighty-six Cents**  
**DEPOSIT (\$ 23.86 )** paid to the Grantor (or others interested in the said lands by encumbrances or otherwise), the  
 receipt whereof is hereby acknowledged, and in consideration of the covenants and conditions hereinafter mentioned to  
 be kept and performed by TRANS MOUNTAIN OIL PIPE LINE COMPANY, a company incorporated by Special Act of  
 the Parliament of Canada and being empowered to construct and operate interprovincial and/or international pipe lines  
 for the transportation of oil and having its head office at the City of Edmonton, in the Province of Alberta, hereinafter  
 called "THE GRANTEE", do hereby grant, convey and transfer unto and to the Grantee, the right, licence, liberty, privilege  
 and easement to use that portion of the said lands being a right-of-way on, over, under and/or through a strip of land 80  
 feet in width as shown outlined in red on a plan of the said right-of-way of record in the Land Registry Office for the

**New Westminster** Land Registration District as Plan No. **13047** for the laying down, construction,  
 operation, maintenance, inspection, alteration, removal, replacement, reconstruction and/or repair of one or more pipe lines,  
 together with all the works of the Company necessary for its undertaking, including, but without limiting the generality  
 of the foregoing, all such pumping and other stations, structures, communication systems, including gate dams, drive  
 valves, fittings, meters and other equipment and appliances as may be necessary or convenient in connection therewith  
 for the carriage, conveyance, transportation, storage and/or handling of oil and/or any product or by-product thereof  
 together with the right of ingress and egress to and from the same for its servants, agents, contractors and sub-contractors  
 with vehicles, supplies and equipment for all purposes necessary or incidental to the exercise and enjoyment of the rights  
 herein granted as and from the date hereof and for so long thereafter as the Grantee desires to exercise the rights and  
 privileges hereby granted on the following terms, stipulations and conditions which are hereby mutually covenanted and  
 agreed to by and between the Grantor and the Grantee:



FIRST: The Grantee shall not, without the prior written consent of the Grantor, excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the said right-of-way any pit, well, foundation, pavement or other structure or installation, but otherwise the Grantor shall have the right fully to use and enjoy the said right-of-way except as the same may be necessary for the purposes herein granted to the Grantee.

SECOND: ~~The Grantee will at all times cut, thin and all various weeds growing on the right-of-way and on lands on each end and between such thin and weeds each year before they have sufficiently matured to seed.~~

THIRD: The Grantee will compensate the Grantor for damage done to any buildings, crops, fences, timber and livestock on the said lands by reason of the exercise of the rights hereinbefore granted. In the event of disagreement between the parties as to the amount of such compensation, the same shall be determined by the arbitration of a single arbitrator or at the election of either party of three arbitrators pursuant to the provisions of the "Arbitration Act" of British Columbia. If the submission shall be to three arbitrators the award of the majority shall be final and binding upon the parties.

FOURTH: The Grantee will, as soon as weather and soil conditions permit and insofar as it is practicable so to do, bury and maintain all pipe lines so as not to interfere with the drainage or ordinary cultivation of the said lands.

FIFTH: Notwithstanding any rule of law or equity, the pipe (which term shall include all pipe lines, ~~for pumping and other stations, all terminals, storage tanks, reservoirs and other structures, all communication systems, gas lines, pipes, valves, fittings, connections, meters, and all other equipment and appliances brought on to, laid or erected upon and buried in or under the right-of-way by the Grantee~~) shall at all times remain the property of the Grantee notwithstanding that the same may be annexed or affixed to the freehold and shall at any time, and from time to time, be removable in whole or in part by the Grantee or its assigns.

SIXTH: Upon the discontinuance of the use of the said right-of-way and of the exercise of the rights hereby granted, the Grantee shall and will restore the said lands to the same condition, so far as it is practicable so to do, as the same were in prior to the entry thereon and the use thereof by the Grantee, but it may at its option leave the pipe and the poles used in its communication system in the ground.

SEVENTH: The Grantee, performing and observing the covenants and conditions on its part to be observed and performed, shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interruption on the part of the Grantor or of any person, firm or corporation claiming by, through, under or in trust for, the Grantor.

EIGHTH: Each of the parties hereto shall have the absolute right to assign this Agreement and all rights, privileges and benefits accruing hereunder, subject always to the terms hereof.

NINTH: All notices to be given hereunder may be given by registered letter addressed to the Grantor at

R.R. #5, Langley Prairie, British Columbia (Telegraph Trail)

and to the Grantee at 216 McLeod Building, Edmonton, Alberta, or such other address as the Grantor and the Grantee may respectively from time to time designate in writing, and any such notice shall be deemed to have been given to and received by the addressee seven (7) days after the mailing thereof, postage prepaid and registered.

TENTH: Neither this Agreement nor anything herein contained shall affect or prejudice the Grantee's statutory rights to acquire the said strip of land or any other portion or portions of the lands of the Grantor under the provisions of "The Pipe Lines Act" (Canada) or any other laws, which rights may be exercised at the Grantee's discretion.

ELEVENTH: The Grantor will if so requested by the Grantee execute such further and other assurances and documents of title in respect of the said easement or right-of-way as may be requisite.

**TWELFTH:** Nothing herein contained shall be deemed to vest in the Grantee any title to mines, ores, metals, coal, slate, oil, gas or other minerals in or under the lands comprising the said right-of-way, except only the parts thereof that are necessary to be dug, carried away or used in the construction of the works of the Grantee.

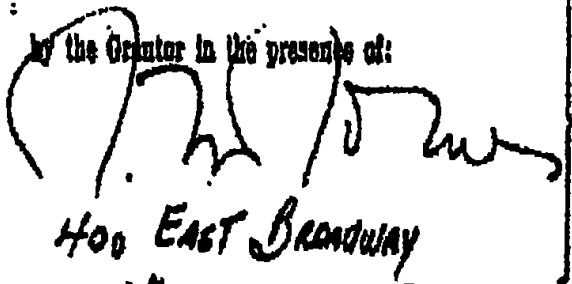
**THIRTEENTH:** If it shall appear that at the date hereof the Grantor is not the sole owner of the lands hereinbefore described, this Agreement shall nevertheless bind the Grantor to the full extent of his interest therein and if he shall later acquire a greater or the entire interest, this Agreement shall likewise bind all such after-acquired interests. All moneys payable hereunder shall be paid to the Grantor only in the proportion his interest bears to the entire interest.

**FOURTEENTH:** This enactment is, and shall be of the same force and effect to all intents and purposes as a covenant running with the land and these presents, including all the covenants and conditions herein contained, shall extend to, be binding upon, and enure to the benefit of, the heirs, executors, administrators, successors in title and assigns of the Grantor and the Grantee respectively; and wherever the singular or masculine is used, it shall be considered as if the plural or the feminine or the neuter, as the case may be, had been used, where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

IN WITNESS WHEREOF these presents have been executed by the Grantor, and the Grantee has hereunto caused its Corporate Seal to be affixed, attested by the hands of its proper officers duly authorized in that behalf this 17th day of MAY A.D. 1954

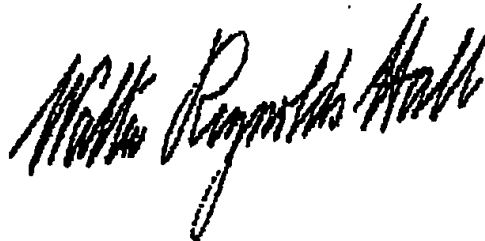
SIGNED, SEALED AND DELIVERED

by the Grantor in the presence of:



400 EAST BRANDWAY  
VANCOUVER B.C.

LANDS, TAXATION, CLAIMS REP.





THE CORPORATE SEAL of the Granites  
was herewith affixed in the presence of:

*Albott*  
President

*W. H. Quinn*  
Secretary

**MEMORANDUM AS TO  
ENCUMBRANCES, LIENS AND INTERESTS**

**CONSENT**

I, the undersigned, being the holder of the encumbrance or entitled to the lien or interest referred to in the memorandum above written, HEREBY CONSENT to the granting of the within covenant and agree that the same shall be binding upon my interests in or charge upon the said lands.

**SIGNED, SEALED AND DELIVERED**

in the presence of:

AFFIDAVIT OF WITNESS

TO WIT:

I, *John Milford Jones* of the *City*  
of *Vancouver*, in the Province of British Columbia,  
make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by *Walter Reynolds*  
*HALL* one of the parties thereto, for the purposes named therein.
2. The said instrument was executed at *R.R. 5 Langley Prairie B.C.*
3. I know the said party, and that *he* is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN BEFORE ME at *Vancouver*

in the Province of British Columbia, this

day of

*MAY*

*18th*  
A.D. 195*1*.

*[Signature]*  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

FOR THE SECRETARY (OR OTHER OFFICER) OF A CORPORATION

I HEREBY CERTIFY that, on the \_\_\_\_\_ day of \_\_\_\_\_ 195 \_\_\_\_\_  
at \_\_\_\_\_ in the Province of British Columbia,  
personally known to me, appeared before me and acknowl-  
edged to me that he is the \_\_\_\_\_ of \_\_\_\_\_ and that he  
is the person who subscribed his name to the annexed instrument as \_\_\_\_\_ of the said  
\_\_\_\_\_ and affixed the seal of the said

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the  
said seal to the said instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province  
of British Columbia.

IN TESTIMONY whereof I have hereunto set my hand and  
Seal of Office at  
in the Province of British Columbia, this  
day of \_\_\_\_\_, in the year of our  
Lord one thousand nine hundred and fifty-

\_\_\_\_\_  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

AFFIDAVIT OF WITNESS

TO WIT:

I, \_\_\_\_\_ of the \_\_\_\_\_, in the Province of British Columbia.  
do hereby make oath and say:--

1. I was personally present and did see the within instrument duly signed and executed by  
\_\_\_\_\_ one of the parties thereto, for the purposes named therein.
2. The said instrument was executed at \_\_\_\_\_
3. I know the said party, and that \_\_\_\_\_ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN BEFORE ME at

in the Province of British Columbia, this  
day of \_\_\_\_\_

A.D. 195 \_\_\_\_\_

\_\_\_\_\_  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.





## Brad Leslie

Brad Leslie is a rather unique combination of two different worlds: the black & white, hard-nosed business world, and the creative, esoteric and socially responsible world. While a highly successful real estate businessman, Brad has also been active in artistic, creative and community endeavors for years.

2018 is a milestone for Brad Leslie, marking 40 years in the Real Estate business – all in the same community.

This has not only given Brad the chance to help thousands of people achieve their dreams and move into their new home, but it has allowed Brad to play an important role in the community. Not just finding and selling property, but helping to create homes and businesses for our neighbourhoods.

Brad's leadership, commitment and relentless dedication to his community is reflective of his successful career. His passion and involvement for real estate and the community speaks volumes, Brad simply walks the talk, lately amping up his talk for speaking engagements.

As a father and a grandfather of three lads, Brad knows the value of a family home. A home where toddlers can learn to walk, where teenagers learn to stand on their own feet and a place where husbands and wives can grow old together.



2014 Community Care Award, Re/Max  
2013 REALTORS Care® Award - REBGV  
2013 Quarter Century Club - REBGV  
2013 25 Years - Big Silver Plate – RE/MAX International  
2013 Boogie Piano Player – RE/MAX Rockin All Stars Band  
2013 37 Years - Canadian Real Estate Association

2010 Paul Harris Fellows Award - Rotary International  
2006 Certificate of Merit – Art of Living Foundation  
2004 President's Award - Mensa Canada  
2000 REALTOR® of the Year - REBGV  
1982 Salesman of the Year -Wolstencroft Realty Corp  
1977 July - A Brand New Real Estate Licence



artofrealestate.ca  
bradl@artofrealestate.ca

RE/MAX Real Estate Services