

Considered at September 8, 2020 Regular Council Meeting

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City of Port Moody Report/Recommendation to Council

Date: August 7, 2020

Submitted by: Planning and Development Department – Policy Planning Division

Subject: Termination of Land Use Contract at Balmoral Place and Rezoning to RM4

Purpose

To present Bylaw No. 3267 and Bylaw No. 3268 for consideration of first and second readings to repeal the Land Use Contract (LUC) at Balmoral Place and to rezone this LUC area to RM4.

Recommended Resolutions

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 44, 2020, No. 3267 (RM4 LUC Termination) and City of Port Moody Land Use Contract Termination Bylaw, 2020, No. 3268 (RM4) be read a first and second time as recommended in the report dated August 7, 2020 from the Planning and Development Department – Policy Planning Division regarding Termination of Land Use Contracts at Balmoral Place and Rezoning to RM4;

AND THAT Bylaw No. 3267 and Bylaw No. 3268 be referred to a Public Hearing;

AND THAT the requirement to notify tenants and property owners within 140m of the perimeter boundary of the parcel associated with the LUC area per Development Approval Procedure Bylaw, No. 2918 be waived.

Background

A land use contract (LUC) is a legislative tool that was used in the 1970s that encompass a wide range of land uses and development components, until it was repealed in 1978. LUCs are site-specific contracts between the City and the property owner that are registered on title and operate as the governing land use tool for affected properties.

In May 2014, the *Local Government Act* was amended by Bill 17 to:

- automatically terminate all Land Use Contracts (LUCs) in BC on June 30, 2024;
- require municipalities to zone all lands subject to an LUC by June 30, 2022; and
- outline a process for local governments to undertake early termination of LUCs to ensure appropriate zoning is in place.

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The new provincial legislation provides a process for the City to undertake early termination of LUCs to ensure that appropriate zoning is in place before the provincially-mandated deadline.

On March 12, 2019, Council endorsed an approach for the termination of Land Use Contracts to minimize anticipated costs through a hybrid approach. This approach involves the following:

1. properties with suitable underlying zoning left to expire; and
2. other properties to be rezoned (beginning 2020).

The existing use permitted by the land use contract governing the properties at Balmoral Place does not match the current underlying zoning of RM1, which is limited to a two-storey townhouse form. As Balmoral Place consists of three-storey townhouses, it is proposed that the properties be rezoned to the RM4 zone, which is a more suitable match.

For Balmoral Place, letters were mailed on June 8, 2020 notifying all property owners and tenants of the land use contract on the property, the proposed rezoning to RM4 and that an information meeting via Zoom was scheduled for June 24, 2020. No property owners or tenants from Balmoral Place attended the information meeting. Notification signs were posted on the property in early August inviting public comments and providing an email contact for inquiries.

Discussion

A summary of the land use contract and affected properties is outlined in Table 1. The location map and Land Use Contract for Balmoral Place is included as **Attachment 1**. **Attachment 2** compares the provisions of the land use contract to the proposed RM4 zone.

Balmoral Place

Table 1: Summary of Balmoral Place LUC

Development Name:	Balmoral Place
Number of Properties:	88
Addresses:	201-288 Balmoral Place
Current Use:	Multi-Residential – Townhouse
OCP Designation:	Multi-Family Residential/High Rise Residential
Underlying Zoning:	RM1
Proposed New Zoning:	RM4
LUC Intent:	88 residential dwelling units contained in 88 principal buildings for residential use with accessory off-street parking and one recreation area. (Drawings not attached to registered LUC documents).

Bylaw No. 3267 and Bylaw No. 3268

To facilitate early termination of the LUC for Balmoral Place and to rezone the property to RM4, draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 44, 2020, No. 3267 (RM4 LUC Termination) is included as **Attachment 3** and draft City of Port Moody Land Use Contract Termination Bylaw, 2020, No. 3268 (RM4) is included as **Attachment 4**.

Board of Variance – Section 533 of the *Local Government Act*

If a property owner believes that the timing of the early LUC termination would cause hardship, an application can be made to the Board of Variance for consideration of an exemption. The

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Board of Variance may allow provisions of the LUC to continue to apply (no later than June 30, 2024). Application for exemption must be received within six months after the adoption of the LUC Termination Bylaw. Existing buildings and structures which were lawfully built will have legal non-conforming protection under Division 14 of the *Local Government Act*.

Should the LUC Termination Bylaw proceed, a letter will be sent to each affected property owner advising them of this provision and the associated timelines.

Timeline and Next Steps

To rezone the properties to RM4, the City will follow its established rezoning process as well as provincial LUC termination requirements, which include:

- notification letter to property owners (June 8, 2020);
- information meeting (June 24, 2020);
- Council to consider first and second readings of LUC Termination Bylaw and the related Zoning Bylaw amendment for proposed new zone (September 8, 2020);
- Public Hearing (date TBD);
- Council to consider third reading and adoption of the Zoning and LUC Termination Bylaws (date TBD);
- notification of outcome to property owners (date TBD);
- one-year waiting period (LUC continues to be in effect during this waiting period);
- LUC Termination Bylaw and new zoning comes into effect after the one-year waiting period; and
- LUC notation is removed from property owner's Certificate of Title.

Development Approval Procedure Bylaw, No. 2918

Section 11 of the City's Development Approval Procedure Bylaw, No. 2918 requires notification of a proposed rezoning to all owners and tenants in occupation of each parcel of land which is the subject of the proposed Bylaw and to all registered owners of property and tenants in occupation of property within 140m of the perimeter boundary of the parcel. Given that the rezoning of the LUC affected properties does not involve any new development on the site, staff propose that the notification requirement for properties within a 140m-radius of the rezoning site be waived. Notification to the owners and tenants of the LUC properties would continue. Overall, this would reduce costs for the land use termination project by approximately \$150.

This approach is consistent with the notification process associated with the June 9, 2020 Public Hearing for the LUC termination and rezoning of Sentinel Hills, Inlet View, Eagle Point, Easthill, and Highland Park.

Other Option

THAT the Land Use Contract associated with the properties at Balmoral Place be left to expire leaving the existing underlying zoning of RM1 in place.

Financial Implications

The costs associated with the Public Hearing notifications and the discharge of the Land Use Contract at the Land Title and Survey Authority will be covered by the land use contract termination operating budget, which is funded from the Council Strategic Priorities Reserve.

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Communications and Civic Engagement Initiatives

If Bylaw No. 3267 and Bylaw No. 3268 proceed to a Public Hearing, notification will occur in accordance with the requirements set out in the City's Development Approval Procedures Bylaw, No. 2918 and the *Local Government Act*, with the exception of the notice to surrounding areas within 140m of the perimeter boundary of the rezoning site, should this requirement be waived.

Council Strategic Plan Objectives

The information and recommendations contained in this report align with the Council 2019-2022 Strategic Plan Objectives of Exceptional Service and Community Evolution.

Attachments

1. Balmoral Place Location Map and Land Use Contract.
2. Comparison of the Balmoral Place LUC and the RM4 zoning designation.
3. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 44, 2020, No. 3267 (RM4 LUC Termination).
4. Draft City of Port Moody Land Use Contract Termination Bylaw, 2020, No. 3268 (RM4).

Report Author

Jess Daniels
Policy Planner

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Report Approval Details

Document Title:	Termination of Land Use Contracts and Rezoning of Properties to RM4.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Balmoral Place LUC and Map.pdf- Attachment 2 - Comparison of LUC and RM4 Zoning.pdf- Attachment 3 - Bylaw No. 3267.pdf- Attachment 4 - Bylaw No. 3268.pdf
Final Approval Date:	Aug 25, 2020

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli, Manager of Policy Planning - Aug 20, 2020 - 12:50 PM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Aug 21, 2020 - 10:23 AM

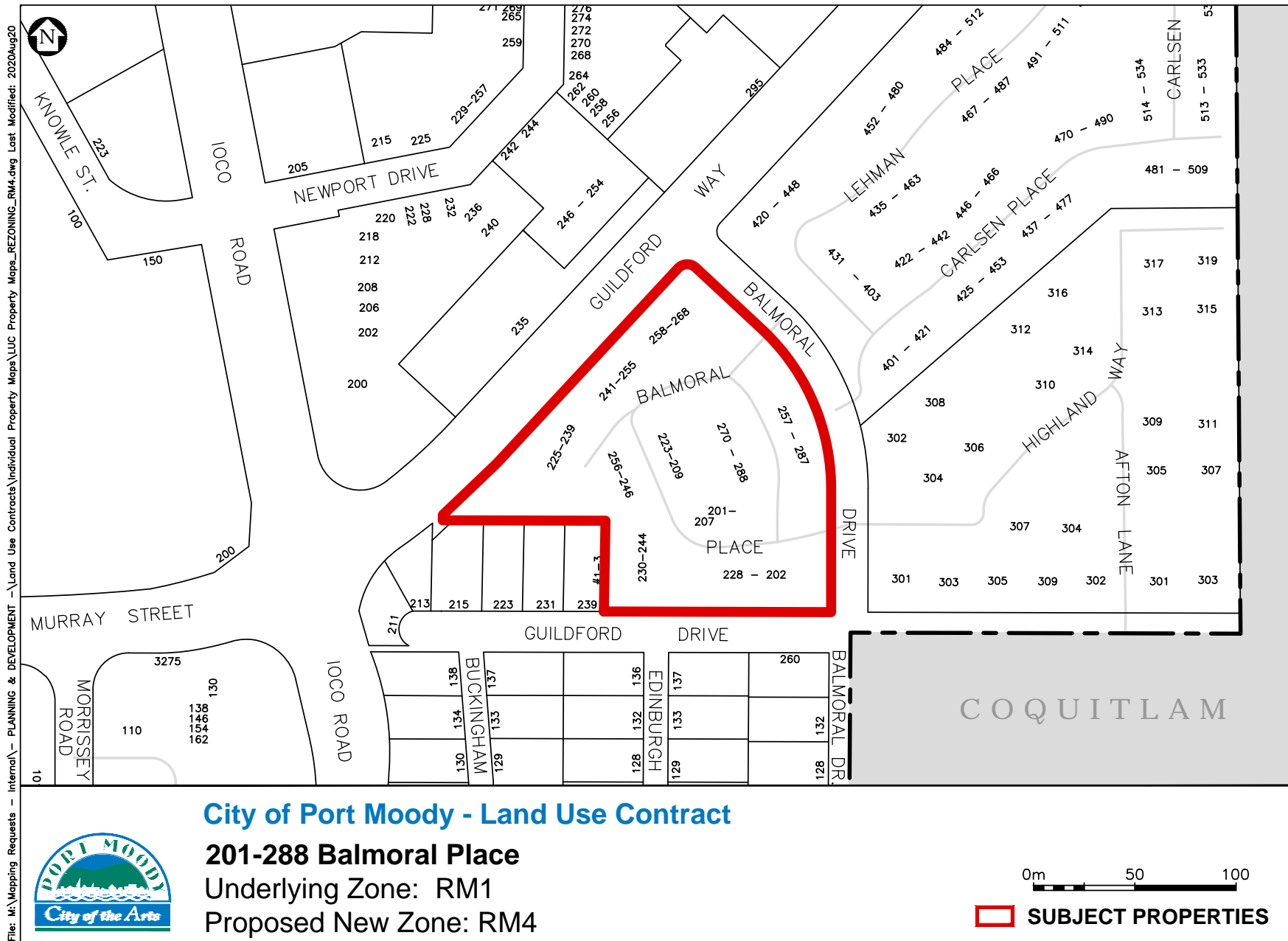
Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement -
Aug 21, 2020 - 11:00 AM

Paul Rockwood, General Manager of Finance and Technology - Aug 21, 2020 - 1:23 PM

Tim Savoie, City Manager - Aug 25, 2020 - 3:39 PM

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L.R.O. Filing No. P-6033
Date: January 20, 1978.

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CITY OF PORT MOODY

BY-LAW NO. 1344

A BY-LAW OF THE CITY OF PORT MOODY TO APPROVE A LAND USE CONTRACT

WHEREAS by By-law No. 1253 of the City of Port Moody, dated the 8th day of September, 1976, the area of lands described as:

Lot "H" District Lot 470 (South and East Plan No. 48196)
and (By-law Plan 48136) Group One, Plan 22558, New
Westminster District;

AND

Lot 104, District Lot 470, Group One, Plan 48196, New
Westminster District

was designated as a Development Area within the meaning of Section 702 and 702A of the "Municipal Act" and pursuant to the provisions of the said Act;

AND WHEREAS by By-law No. 1253 of the City of Port Moody, dated the 8th day of September, 1976, the City was authorized to enter into a Land Use Contract with the Owner for the use and development of the said Development Area, pursuant to the provisions of the "Municipal Act";

AND WHEREAS notice of the Public Hearing to be held by the Council of the City of Port Moody, in the Town Centre Cultural Centre, 300 Ioco Road, Port Moody, B.C., on the 25th day of May, 1977, at the hour of 7:30 P.M., was published in the issues of the "Columbian" Newspaper, dated Tuesday, May 17, 1977 and Wednesday, May 18, 1977;

AND WHEREAS the said Public Hearings were held at the time and place mentioned above;

NOW THEREFORE the Municipal Council of the City of Port Moody, in open session assembled enacts as follows:

1. TITLE

This By-law may be cited for all purposes as "City of Port Moody Land Use Contract No. 2, Authorization By-law, 1977, No. 1344".

2. APPROVAL OF CONTRACT


The Land Use Contract attached hereto and marked Schedule "A" is hereby adopted by the Council of the City of Port Moody.

READ A FIRST TIME this 30th day of MAY, 1977.

READ A SECOND TIME this 30th day of MAY, 1977.

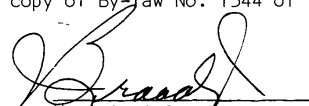
READ A THIRD TIME this 30th day of MAY, 1977.

RECONSIDERED AND FINALLY ADOPTED this 6th day of JUNE, 1977.


Mayor


Municipal Clerk

I HEREBY CERTIFY that the above is a true copy of By-law No. 1344 of the City of Port Moody.


Municipal Clerk

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LAND USE CONTRACT NO. 2, 1977 2nd day of December, 1977

BETWEEN: THE CORPORATION OF THE CITY OF PORT MOODY,
a Municipal Corporation having its
Municipal Offices at 2425 St. John's Street
in the City of Port Moody, in the Province
of British Columbia

(Hereinafter called the "City")

OF THE FIRST PART

AND: COMMUNITY BUILDERS LTD., a corporate body
carrying on business at 302 Oxford Drive in
the City of Port Moody, in the Province of
British Columbia

Hereinafter called the "Owner")

OF THE SECOND PART

WHEREAS upon the application of an owner of land within a development area, the Council of a Municipality, pursuant to Section 702A of the Municipal Act, may by by-law notwithstanding any by-law of the Municipality, or Sections 712 or 713 of the Municipal Act, enter into a land use contract containing such terms and conditions for the use and development of land as may be agreed upon with a developer, and thereafter the use and development of the land shall be in accordance with the land use contract;

AND WHEREAS the Municipal Act requires that the Municipal Council consider the criteria set out in Sections 702 (2) and 702 (1) in arriving at the terms, conditions and considerations contained in a land use contract;

AND WHEREAS the Developer has presented to the Municipality a scheme of use and development of the within described lands and premises that would be in contravention of a by-law of the Municipality or Sections 712 or 713 of the Municipal Act or both, and has requested that the Council of the Municipality enter into this contract under the terms, conditions, and for the consideration hereinafter set forth;

AND WHEREAS by By-law No. 1253 of the said City, dated the 8th day of September, 1975, the area of lands described as:

Lot 112, District Lot 470, Group One, Plan 53410
New Westminster District,

was designated as a Development Area within the meaning of Sections 702 and 702A of the Municipal Act and pursuant to the provisions of the said Act.

AND WHEREAS by By-law No. 1253 of the said City dated the 8th day of September, 1975, the City was authorized to enter into this Land Use Contract with the Owner for the use and development of the said Development Area, in accordance with the terms and conditions hereinafter contained and pursuant to the provisions of the Municipal Act;

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AND WHEREAS notice of a Public Hearing to be held by the Council of the City of Port Moody in the Council Chamber of the Public Safety Building, Port Moody, B.C. on Monday, September 29th, 1975, at the hour of 7:30 P.M., was published in the issues of the "Columbian" newspaper, dated Friday, September 19, 1975, and Saturday, September 20, 1975;

AND WHEREAS notice of a further Public Hearing to be held by the Council of the City of Port Moody in the Social Room of the Town Centre Cultural Building, Port Moody, B.C., on Wednesday, May 25, 1977, at the hour of 7:30 P.M., was published in the issues of the "Columbian" newspaper, dated Tuesday, May 17th, 1977 and Wednesday, May 18, 1977;

AND WHEREAS the said Public Hearings were duly held at the times and places above mentioned;

NOW THEREFORE, this Agreement witnesseth that in consideration of the premises and conditions on covenants hereinafter set forth, the City and the Owner covenants and agree as follows:

1. The Owner is the registered owner of an estate in fee simple of all and singular that certain parcel of land and premises situate, lying and being in the City of Port Moody, in the Province of British Columbia, more particularly known and described as:

Lot 112, District Lot 470, Group One, Plan 53410,
New Westminster District

2. The Developer has obtained the consent of all persons having a registered interest in the lands to the use and development set forth herein.
3. The following maps, plans and schedules, marked as Schedule "A" are attached to form part of this contract:

(a)	<u>Drawing No.</u>	<u>Description</u>
	S - 01	Site Plan
	F - 01	Floor Plans - 3 bedroom uphill
	F - 02	Floor Plans - 2 bedroom uphill
	F - 03	Floor Plans - 3 bedroom downhill
	F - 04	Floor Plans - 2 bedroom downhill
	E - 01	Sectional Elevations - Models A,B,C,D.
	E - 02	Elevations Models A,B,C,D.
	P - 01	Playground Equipment
	L - 01	Landscape Plan

(b)	<u>Schedule</u>	<u>Description</u>
	A - 1	Exterior Finishes

4. The following terms and conditions shall apply to the said Development Area:

(a) Registration of Title

All buildings, structures and lands shall be registered under a Strata Plan in conformance with the "Strata Titles Act", being Chapter 14 of the revised Statutes of British Columbia.

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4. (b) Permitted Uses of Land, Building and Structures

The following uses and no others shall be permitted:

Eighty-Eight residential dwelling units contained in Eighty-Eight principal buildings, as shown on Drawing No. S - 01 for residential use, with accessory off-street parking use. One recreation area as shown on Drawing Nos. S - 01 and L - 01.

(c) Size, Shape and Siting of Buildings and Structures

All buildings and structures to be constructed on the said land shall conform to:

Drawing No. F-01, F-02, F-03, F-04, E-01, E-02

with respect to the size, shape and siting of buildings and structures.

- (d) Notwithstanding the plans attached hereto, all buildings and structures on the lands shall conform to the provisions of the National Building Code and to all pertinent Fire Prevention Laws and Regulations, and reasonable access for fire fighting purposes shall be provided to all buildings.

(e) Off-Street Parking

Shall be located in conformity with site plan, Drawing No. S-01

88 - covered parking spaces
88 - uncovered parking spaces

and shall be constructed in accordance with the provisions of the City of Port Moody Zoning By-law, 1974, No. 1204, with respect to their size, shape and finish.

(f) Aesthetic Quality of Buildings and Structures

Exterior finishes shall be as shown and described on Drawing No. E - 02, and as detailed in Schedule A - 1.

(g) Development and Landscaping of Site

Landscaping and grading details shall be constructed in conformity with Drawing No. L-01, and shall be carried out and completed in accordance with the standard and requirements of the Parks and Recreation Director, and maintained in perpetuity in a manner satisfactory to the Parks and Recreation Director.

Innovative and ornamental street lighting shall be provided by the developer upon all vehicular rights of way within the development of design and location as approved by the City Engineer.

Pedestrian walkways as shown located on Plan No. L - 01 shall be constructed to conform to City standards and requirements of the Parks and Recreation Director.

A green buffer strip shall be installed in addition to a cedar board fence in the area adjacent to the one family residential homes facing on Guildford Drive in accordance with Plan No. L-01.

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(g) Development and Landscaping of Site (Continued)

The existing stand of coniferous trees adjacent to Guildford Drive, north to the most southerly building sites shall remain at the existing density. The developer shall provide additional planting as shown on Plan L-01 in sparsely treed areas of this Green Belt.

Should the owner fail to keep and maintain the said landscaping to the satisfaction of the Parks and Recreation Director, the City may at its discretion, order its workmen and/or others to enter and effect such maintenance at the expense of the persons so defaulting, and may further order that the charges for so doing, if unpaid by December 31st of the year of default, shall be added to, and form part of the taxes payable in respect of these lands or real property taxes as taxes in arrears.

(h) Development and Landscaping of Recreation Area and Playground Areas

Construction of the recreation area and tot lots shall be constructed in conformity with Drawing Nos S-01, L-01 and P-01.

(i) Inspections

The City may at all reasonable times enter upon the lands and carry out all necessary inspections to ensure that the land is used and developed in accordance with the terms and provisions of this agreement.

(j) Maintenance of Buildings and Structures

General maintenance of all buildings and structures shall be carried out under a regular programme to assure a continuing pleasing aesthetic appearance, and to provide for the safety of residents in manner satisfactory to the City Building Inspector.

Should the owner fail to maintain the said buildings and structures to the satisfaction of the City Building Inspector, the City may, at its discretion, order its workmen and/or others to enter and effect such maintenance at the expense of the persons so defaulting and may further order that the charges for so doing, if unpaid by December 31st of the year of default, shall be added to and form part of the taxes payable in respect of these lands or real property taxes, as taxes in arrears.

(k) Municipal Services, Works and Utilities

All utilities, including Water, Sanitary Sewer, Storm Sewer, and Domestic Gas, shall be placed underground and provided in accordance, at locations shown on Drawings submitted to and approved by the City Engineer prior to construction, and constructed in accordance with the requirements contained in By-laws provided for such installation.

Telephone and Electrical services shall be provided and placed in such a manner to connect to existing services, as provided by B.C. Hydro and B.C. Telephone, and constructed in accordance with regulations provided for such installations.

(l) Warranty Programme

The owner further covenants and agrees with the City that all Buildings and Structures to be constructed upon the said lands shall be registered under the "New Home Warranty Programme of British Columbia" prior to commencement of construction.

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(m) Signs

Signs shall only be permitted in accordance with Section 402 (2) (d) of the City of Port Moody Zoning By-law, 1974, No. 1204.

(n) Construction Vehicles Traffic Control

The owner shall provide adequate supervision over all commercial vehicles and construction equipment entering upon or leaving the construction site to provide for the safety of pedestrians or others during school hours. Construction traffic shall be diverted from Guildford Drive to Guildford Way, when feasible, immediately upon construction thereof.

(o) Amendments

This Land Use Contract may be amended for minor alterations to plans and specifications by mutual written agreement of both parties.

5. Covenants of the Owner and Security for Due Performance

- (a) The Owner covenants and agrees that he will commence construction in conformity with the terms and conditions of this Land Use Contract within the period of three months from the date of its execution, and shall complete all such works undertaken within a period of eighteen months from commencement of construction.

In the event that the owner is unable to proceed with construction of the works by reason of any cause outside of its control, the dates herein provided shall be postponed for a period equal to the said delay suffered by the owner.

- (b) As security for the due and proper performance of this contract and the covenants and agreements herein contained, the Owner has deposited with the City, prior to the execution of this document, a cash deposit or irrevocable letter of credit drawn by a Canadian Chartered Bank or other such financial security, that is mutually acceptable to the City and the Owner, in the total amount of ten percentum of building costs of stage one of the project as outlined in a construction permit issued by the Building Inspector of the City. Subsequent construction stages shall be bonded in a similar manner as per stage one. Upon issuance of a permit of occupancy of any stage by the Building Inspector of the City, the City shall release to the Owner any aforesaid security.

- (c) The period of deposit or expiry date of letters of credit or other financial security, shall be for a minimum period of two years from the execution date of this document or upon receipt of Completion Certificate.

- (d) The Owner further covenants and agrees that he shall not, during construction, nor after completion, remove or deliberately injure any trees that are shown as existing or placed on Drawing No. L-01, nor shall alter any finished gradients, as shown on Drawing No. S-01, without prior written consent of the City.

- (e) The Owner further covenants and agrees to ensure that this Development, when constructed, will qualify for the Municipal Incentive Programme Grants providing such funding is applicable and available.

- (f) The Owner further covenants and agrees with the City that it will reimburse the City for all legal fees and costs incurred by the City in drawing up and executing this Contract.

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5. Covenants of the Owner and Security for Due Performance

- (g) This Contract shall inure to the benefit of and be binding upon the Owner, his successors and assignees, and upon the City, its successors and assignees. This Contract shall not be assigned to any third party, prior to its completion, without prior written consent of the City, provided such approval shall not be unreasonably withheld.
- (h) The Developer covenants to save harmless and effectually indemnify the City against:
 - (i) All actions and proceedings costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction of the said works.
 - (ii) All expenses and costs which may be incurred by reason of the execution of the said works, resulting in damage to any property owned in whole or in part by the City by duty or custom is obliged, directly or indirectly, in any way or to any degree to construct, repair or maintain.
 - (iii) All expenses and costs which may be incurred by reason of liens for non-payment of labour or materials, Worker's Compensation assessments, Unemployment Insurance, Federal or Provincial Tax, check-off and for encroachments owing to mistakes in survey.
- (i) The owner covenants and agrees to accept his share of pro rata major shared services as per an agreement between the City and the Province of British Columbia.
- (j) This Contract shall have the force and effect of a restrictive Covenant running with the land and shall be registered in the Land Registry Office by the City of Port Moody.

6. Covenants of the City

The Municipality hereby covenants and agrees with the Developer to permit the Developer to perform all the said work upon the terms and conditions herein contained.

- 7. In the interpretation of this Land Use Contract, all definitions of words and phrases contained in the City of Port Moody Zoning By-law 1974, No. 1204, shall apply to this Land Use Contract and to the attachments hereto.
- 8. It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Developer other than those in this Contract.
- 9. WE, Community Builders Ltd., the Owner of the lands described above do hereby agree and consent to all of the terms and conditions herein expressed and set forth.

IN WITNESS HEREOF this Land Use Contract has been executed under signature of Norman A. Patterson, Mayor and John I. Brovold, Municipal Clerk, and under seal of the Corporation of the City of Port Moody, at Port Moody, British Columbia, the 2nd day of December 1977.

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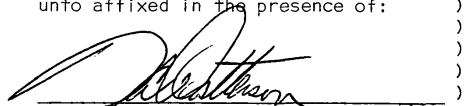
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The Corporate Seal of the Corporation)
of Community Builders Ltd., was)
hereunto affixed in the presence of:)


Owner _____ Title _____)
SECRETARY)

Owner _____ Title _____)

The Corporate Seal of the Corporation)
of the City of Port Moody was here-)
unto affixed in the presence of:)


Mayor _____)


Municipal Clerk _____)

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BRITISH COLUMBIA
Form 143 - ~~14A~~
(Rev. 7-68)

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 16th day of JANUARY, 1978,
at Port Moody, in the Province of British Columbia,
(whose identity has been proved by the
, who is) personally known
evidence on oath of
to me, appeared before me and acknowledged to me that he is the
of Community Builders Ltd., , and that he is
the person who subscribed his name to the annexed instrument as
of the said Company and affixed the
seal of the said Company 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 Port Moody,
in the Province of British Columbia, this 16th day of JANUARY, one thousand nine hundred
and EIGHT Seventy-seven.

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits for British Columbia

BRITISH COLUMBIA
Form 143 - ~~14A~~
(Rev. 7-68)

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 16th day of JANUARY, 1978,
at Port Moody, in the Province of British Columbia,
(whose identity has been proved by the
, who is) personally known
evidence on oath of John Ingolf BROVOLD
to me, appeared before me and acknowledged to me that he is the Municipal Clerk
of the City of Port Moody , and that he is
the person who subscribed his name to the annexed instrument as Municipal Clerk
of the said City and affixed the
seal of the said City 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 the City of Port Moody,
in the Province of British Columbia, this 16th day of JANUARY, one thousand nine hundred
and EIGHT Seventy-seven.

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits for British Columbia

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Attachment 2: Comparison of LUC at Balmoral Place and Port Moody Medium Density Townhouse Residential (RM4) Zoning

Provision	Land Use Contract	RM4 Zoning	Comments
Intent	88 residential dwelling units contained in 88 principal buildings for residential use with accessory off-street parking and one recreation area.	To provide for Townhouse development at medium density.	None.
Min. Lot Size	Not specified.	Lot Area: 1,600.0m ² Lot Width: 40.0m	None.
Permitted Uses	88 residential dwelling units and accessory off-street parking.	Principal Uses: - Townhouse Secondary Uses: i. Home Occupation – Type A ii. Community Care	Main use remains, further secondary uses added/clarified.
Max. Lot Coverage	Refers to drawings. (estimated to be 29%)	40%	Adds clarification.
Max. Floor Area	Refers to drawings. (estimated to be 0.87)	i. Floor Area Ratio – 1., except in cases where required parking is underground, a maximum FAR of 1.25 is permitted	Adds clarification.
Max. Building Height	Refers to drawings. (existing buildings are three storeys)	ii. Principal Building – 10.5m and 3 Storeys ii. Accessory Building or Structure – 4.5m	Adds clarification.
Min. Front yard setback	Refers to drawings.	i. Principal Building – 4.0m minimum and 6.0m maximum ii. Accessory Building or Structure – rear of the principal Building Setback	Adds clarification.
Min. Rear yard setback	Refers to drawings.	i. Principal Building – 3.0m ii. Accessory Building or Structure – 3.0m, except it may be 1.8m where the Lot abuts a Street or Lane	Adds clarification.
Min. Side yard setback	Refers to drawings.	i. Principal Building – 2.0m Interior Lot line and 3.0m exterior Lot line ii. Accessory Building or Structure – 2.0m Interior Lot line and 3.0m exterior Lot line	Adds clarification.
Parking	88 covered spaces 88 uncovered spaces	1.5 spaces per Dwelling Unit of 2 bedrooms or less 2 spaces per Dwelling Unit for 3 bedrooms or more.	Adds clarification.

Considered at September 8, 2020 Regular Council Meeting

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City of Port Moody

Bylaw No. 3267

A Bylaw to apply the Medium Density Townhouse Residential (RM4) zone to the properties previously subject to a Land Use Contract for Balmoral Place.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as "City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 44, 2020, No. 3267 (RM4 LUC Termination)".

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the lands outlined in the following schedule to Medium Density Townhouse Residential (RM4):

- Schedule A – Balmoral Place Map and List of Properties

3. Attachments and Schedules

- 3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Balmoral Place Map and List of Properties

4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of _____, 2020.

Read a second time this ___ day of _____, 2020.

Public Hearing held this ___ day of _____, 2020.

Read a third time this ___ day of _____, 2020.

Adopted this ___ day of _____, 2020.

Considered at September 8, 2020 Regular Council Meeting

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R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3267 of the City of Port Moody.

D. Shermer
Corporate Officer

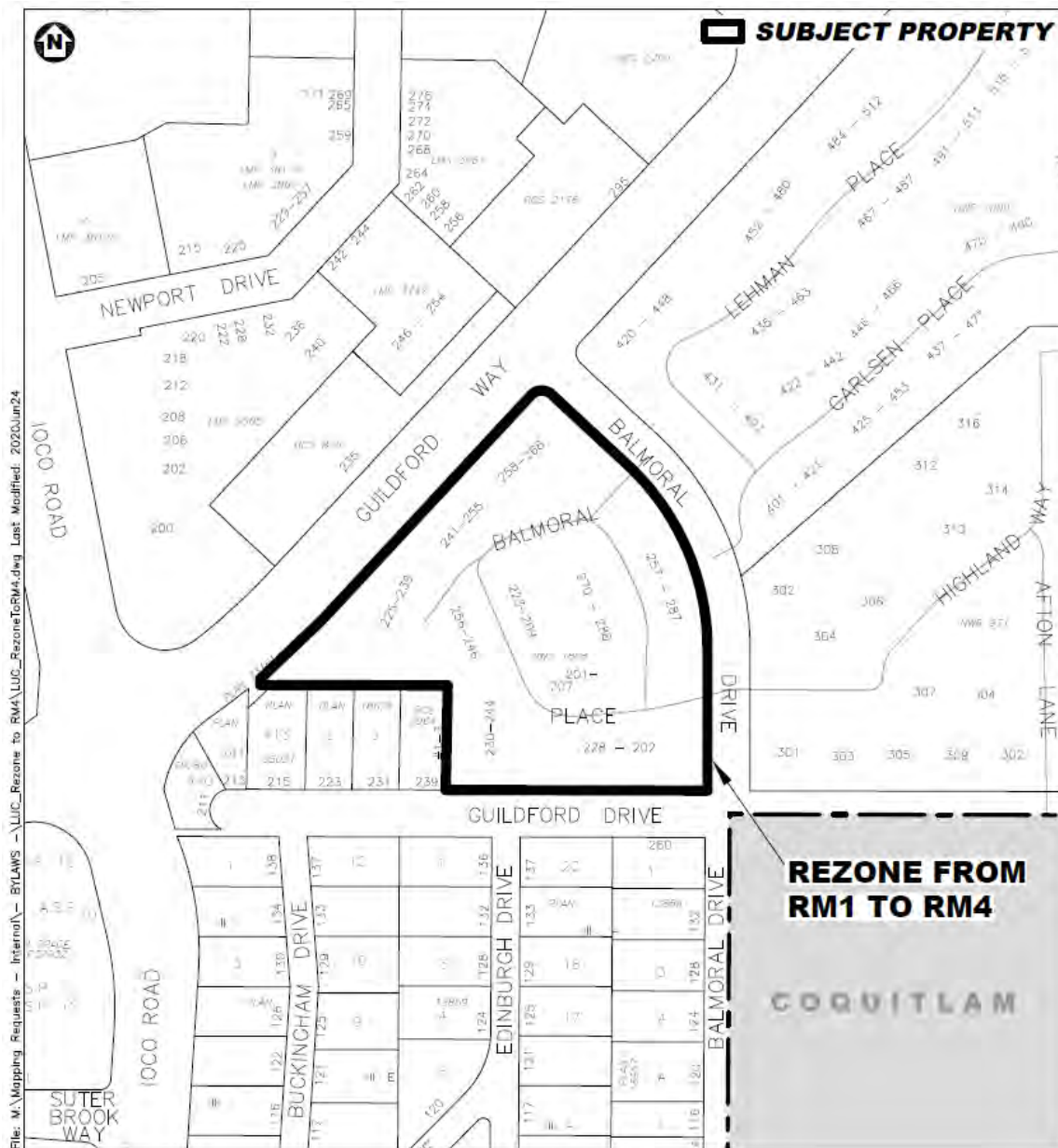
Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Schedule A – Balmoral Place Map and List of Properties

Map



Considered at September 8, 2020 Regular Council Meeting

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Schedule A

List of Properties

Address	P.I.D.	Legal Description
201 BALMORAL PL	002-007-860	STRATA LOT 40, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
202 BALMORAL PL	002-007-339	STRATA LOT 1, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
203 BALMORAL PL	002-007-835	STRATA LOT 39, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
204 BALMORAL PL	002-007-347	STRATA LOT 2, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
205 BALMORAL PL	002-007-827	STRATA LOT 38, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
206 BALMORAL PL	002-007-355	STRATA LOT 3, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
207 BALMORAL PL	002-007-819	STRATA LOT 37, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
208 BALMORAL PL	002-007-363	STRATA LOT 4, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
209 BALMORAL PL	002-007-801	STRATA LOT 36, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
210 BALMORAL PL	002-007-371	STRATA LOT 5, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
211 BALMORAL PL	002-007-797	STRATA LOT 35, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
212 BALMORAL PL	002-007-380	STRATA LOT 6, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
213 BALMORAL PL	002-007-789	STRATA LOT 34, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
214 BALMORAL PL	002-007-398	STRATA LOT 7, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
215 BALMORAL PL	002-007-746	STRATA LOT 33, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
216 BALMORAL PL	002-007-401	STRATA LOT 8, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
217 BALMORAL PL	002-007-738	STRATA LOT 32, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
218 BALMORAL PL	002-007-436	STRATA LOT 9, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
219 BALMORAL PL	002-007-720	STRATA LOT 31, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
220 BALMORAL PL	002-007-444	STRATA LOT 10, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
221 BALMORAL PL	002-007-711	STRATA LOT 30, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
222 BALMORAL PL	002-007-452	STRATA LOT 11, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
223 BALMORAL PL	002-007-690	STRATA LOT 29, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
224 BALMORAL PL	002-007-461	STRATA LOT 12, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
225 BALMORAL PL	002-008-581	STRATA LOT 88, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
226 BALMORAL PL	002-007-479	STRATA LOT 13, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
227 BALMORAL PL	002-008-572	STRATA LOT 87, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
228 BALMORAL PL	002-007-495	STRATA LOT 14, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
229 BALMORAL PL	002-008-556	STRATA LOT 86, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
230 BALMORAL PL	002-007-509	STRATA LOT 15, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
231 BALMORAL PL	002-008-548	STRATA LOT 85, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
232 BALMORAL PL	002-007-517	STRATA LOT 16, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
233 BALMORAL PL	002-008-530	STRATA LOT 84, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
234 BALMORAL PL	002-007-525	STRATA LOT 17, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
235 BALMORAL PL	002-008-521	STRATA LOT 83, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
236 BALMORAL PL	002-007-533	STRATA LOT 18, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
237 BALMORAL PL	002-008-513	STRATA LOT 82, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
238 BALMORAL PL	002-007-541	STRATA LOT 19, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
239 BALMORAL PL	002-008-505	STRATA LOT 81, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
240 BALMORAL PL	002-007-550	STRATA LOT 20, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
241 BALMORAL PL	002-008-475	STRATA LOT 80, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
242 BALMORAL PL	002-007-568	STRATA LOT 21, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
243 BALMORAL PL	002-008-467	STRATA LOT 79, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
244 BALMORAL PL	002-007-576	STRATA LOT 22, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
245 BALMORAL PL	002-008-441	STRATA LOT 78, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
246 BALMORAL PL	002-007-584	STRATA LOT 23, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
247 BALMORAL PL	002-008-432	STRATA LOT 77, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
248 BALMORAL PL	002-007-592	STRATA LOT 24, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
249 BALMORAL PL	002-008-424	STRATA LOT 76, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
250 BALMORAL PL	002-007-606	STRATA LOT 25, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
251 BALMORAL PL	002-008-416	STRATA LOT 75, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
252 BALMORAL PL	002-007-649	STRATA LOT 26, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
253 BALMORAL PL	002-008-408	STRATA LOT 74, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
254 BALMORAL PL	002-007-657	STRATA LOT 27, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
255 BALMORAL PL	002-008-386	STRATA LOT 73, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
256 BALMORAL PL	002-007-681	STRATA LOT 28, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
257 BALMORAL PL	002-008-220	STRATA LOT 60, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
258 BALMORAL PL	002-008-378	STRATA LOT 72, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
259 BALMORAL PL	002-008-211	STRATA LOT 59, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
260 BALMORAL PL	002-008-360	STRATA LOT 71, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
261 BALMORAL PL	002-008-203	STRATA LOT 58, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
262 BALMORAL PL	002-008-351	STRATA LOT 70, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
263 BALMORAL PL	002-008-190	STRATA LOT 57, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
264 BALMORAL PL	002-008-343	STRATA LOT 69, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
265 BALMORAL PL	002-008-173	STRATA LOT 56, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
266 BALMORAL PL	002-008-335	STRATA LOT 68, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
267 BALMORAL PL	002-008-165	STRATA LOT 55, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
268 BALMORAL PL	002-008-319	STRATA LOT 67, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
269 BALMORAL PL	002-008-157	STRATA LOT 54, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
270 BALMORAL PL	002-008-297	STRATA LOT 66, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
271 BALMORAL PL	002-008-122	STRATA LOT 53, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
272 BALMORAL PL	002-008-289	STRATA LOT 65, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
273 BALMORAL PL	002-007-959	STRATA LOT 48, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
274 BALMORAL PL	002-008-271	STRATA LOT 64, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
275 BALMORAL PL	002-007-941	STRATA LOT 47, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
276 BALMORAL PL	002-008-262	STRATA LOT 63, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
277 BALMORAL PL	002-007-924	STRATA LOT 46, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
278 BALMORAL PL	002-008-254	STRATA LOT 62, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
279 BALMORAL PL	002-007-916	STRATA LOT 45, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
280 BALMORAL PL	002-008-246	STRATA LOT 61, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
281 BALMORAL PL	002-007-908	STRATA LOT 44, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
282 BALMORAL PL	002-008-114	STRATA LOT 52, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
283 BALMORAL PL	002-007-894	STRATA LOT 43, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
284 BALMORAL PL	002-008-092	STRATA LOT 51, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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Schedule A

Address	P.I.D.	Legal Description
285 BALMORAL PL	002-007-886	STRATA LOT 42, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
286 BALMORAL PL	002-008-084	STRATA LOT 50, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
287 BALMORAL PL	002-007-878	STRATA LOT 41, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
288 BALMORAL PL	002-007-975	STRATA LOT 49, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Considered at September 8, 2020 Regular Council Meeting

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City of Port Moody

Bylaw No. 3268

A Bylaw to terminate the Land Use Contract for Balmoral Place.

WHEREAS section 547 of the *Local Government Act* terminates all Land Use Contracts on June 30, 2024 and requires the adoption of a zoning bylaw that will apply to the land by June 30, 2022;

AND WHEREAS Council of the City of Port Moody deems it expedient to undertake the process for early termination of Land Use Contracts under section 548 of the *Local Government Act*;

NOW THEREFORE the Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Land Use Contract Termination Bylaw, 2020, No. 3268 (RM4)”.

2. Land Use Contract Termination

- 2.1 The Land Use Contract between the Corporation of the City of Port Moody and Community Builders Ltd., dated December 2, 1977, for the properties outlined and legally described in Schedule A, registered in the New Westminster Land Title Office under Filing Number P6033, is hereby discharged.

3. Repeal

- 3.1 City of Port Moody Land Use Contract No. 2 Authorization By-law, 1977, No. 1344 and all amendments thereto are hereby repealed.

4. Attachments and Schedules

- 4.1 The following schedule is attached to and forms part of this Bylaw:
 - Schedule A – List of Properties affected by charge number P6033 filed at the New Westminster Land Title Office

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5. Severability

- 5.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

6. Effective Date

- 6.1 This Bylaw shall come into effect one year after the date of adoption.

Read a first time this ____ day of _____, 2020.

Read a second time this ____ day of _____, 2020.

Read a third time this ____ day of _____, 2020.

Adopted this ____ day of _____, 2020.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3268 of the City of Port Moody.

D. Shermer
Corporate Officer

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Schedule A

Schedule A

List of Properties affected by charge number P6033 filed at the New Westminster Land Title Office

Address	P.I.D.	Legal Description
201 BALMORAL PL	002-007-860	STRATA LOT 40, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
202 BALMORAL PL	002-007-339	STRATA LOT 1, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
203 BALMORAL PL	002-007-835	STRATA LOT 39, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
204 BALMORAL PL	002-007-347	STRATA LOT 2, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
205 BALMORAL PL	002-007-827	STRATA LOT 38, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
206 BALMORAL PL	002-007-355	STRATA LOT 3, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
207 BALMORAL PL	002-007-819	STRATA LOT 37, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
208 BALMORAL PL	002-007-363	STRATA LOT 4, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
209 BALMORAL PL	002-007-801	STRATA LOT 36, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
210 BALMORAL PL	002-007-371	STRATA LOT 5, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
211 BALMORAL PL	002-007-797	STRATA LOT 35, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
212 BALMORAL PL	002-007-380	STRATA LOT 6, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
213 BALMORAL PL	002-007-789	STRATA LOT 34, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
214 BALMORAL PL	002-007-398	STRATA LOT 7, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
215 BALMORAL PL	002-007-746	STRATA LOT 33, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
216 BALMORAL PL	002-007-401	STRATA LOT 8, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
217 BALMORAL PL	002-007-738	STRATA LOT 32, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
218 BALMORAL PL	002-007-436	STRATA LOT 9, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
219 BALMORAL PL	002-007-720	STRATA LOT 31, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
220 BALMORAL PL	002-007-444	STRATA LOT 10, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
221 BALMORAL PL	002-007-711	STRATA LOT 30, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
222 BALMORAL PL	002-007-452	STRATA LOT 11, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
223 BALMORAL PL	002-007-690	STRATA LOT 29, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
224 BALMORAL PL	002-007-461	STRATA LOT 12, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
225 BALMORAL PL	002-008-581	STRATA LOT 88, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
226 BALMORAL PL	002-007-479	STRATA LOT 13, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
227 BALMORAL PL	002-008-572	STRATA LOT 87, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
228 BALMORAL PL	002-007-495	STRATA LOT 14, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
229 BALMORAL PL	002-008-556	STRATA LOT 86, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
230 BALMORAL PL	002-007-509	STRATA LOT 15, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
231 BALMORAL PL	002-008-548	STRATA LOT 85, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
232 BALMORAL PL	002-007-517	STRATA LOT 16, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
233 BALMORAL PL	002-008-530	STRATA LOT 84, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
234 BALMORAL PL	002-007-525	STRATA LOT 17, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
235 BALMORAL PL	002-008-521	STRATA LOT 83, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
236 BALMORAL PL	002-007-533	STRATA LOT 18, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
237 BALMORAL PL	002-008-513	STRATA LOT 82, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
238 BALMORAL PL	002-007-541	STRATA LOT 19, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
239 BALMORAL PL	002-008-505	STRATA LOT 81, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
240 BALMORAL PL	002-007-550	STRATA LOT 20, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
241 BALMORAL PL	002-008-475	STRATA LOT 80, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
242 BALMORAL PL	002-007-568	STRATA LOT 21, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
243 BALMORAL PL	002-008-467	STRATA LOT 79, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
244 BALMORAL PL	002-007-576	STRATA LOT 22, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
245 BALMORAL PL	002-008-441	STRATA LOT 78, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
246 BALMORAL PL	002-007-584	STRATA LOT 23, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
247 BALMORAL PL	002-008-432	STRATA LOT 77, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
248 BALMORAL PL	002-007-592	STRATA LOT 24, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
249 BALMORAL PL	002-008-424	STRATA LOT 76, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
250 BALMORAL PL	002-007-606	STRATA LOT 25, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
251 BALMORAL PL	002-008-416	STRATA LOT 75, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
252 BALMORAL PL	002-007-649	STRATA LOT 26, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
253 BALMORAL PL	002-008-408	STRATA LOT 74, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
254 BALMORAL PL	002-007-657	STRATA LOT 27, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
255 BALMORAL PL	002-008-386	STRATA LOT 73, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
256 BALMORAL PL	002-007-681	STRATA LOT 28, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
257 BALMORAL PL	002-008-220	STRATA LOT 60, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
258 BALMORAL PL	002-008-378	STRATA LOT 72, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
259 BALMORAL PL	002-008-211	STRATA LOT 59, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
260 BALMORAL PL	002-008-360	STRATA LOT 71, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
261 BALMORAL PL	002-008-203	STRATA LOT 58, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
262 BALMORAL PL	002-008-351	STRATA LOT 70, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
263 BALMORAL PL	002-008-190	STRATA LOT 57, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
264 BALMORAL PL	002-008-343	STRATA LOT 69, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
265 BALMORAL PL	002-008-173	STRATA LOT 56, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
266 BALMORAL PL	002-008-335	STRATA LOT 68, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
267 BALMORAL PL	002-008-165	STRATA LOT 55, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
268 BALMORAL PL	002-008-319	STRATA LOT 67, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
269 BALMORAL PL	002-008-157	STRATA LOT 54, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
270 BALMORAL PL	002-008-297	STRATA LOT 66, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
271 BALMORAL PL	002-008-122	STRATA LOT 53, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
272 BALMORAL PL	002-008-289	STRATA LOT 65, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
273 BALMORAL PL	002-007-959	STRATA LOT 48, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
274 BALMORAL PL	002-008-271	STRATA LOT 64, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
275 BALMORAL PL	002-007-941	STRATA LOT 47, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
276 BALMORAL PL	002-008-262	STRATA LOT 63, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
277 BALMORAL PL	002-007-924	STRATA LOT 46, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
278 BALMORAL PL	002-008-254	STRATA LOT 62, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
279 BALMORAL PL	002-007-916	STRATA LOT 45, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
280 BALMORAL PL	002-008-246	STRATA LOT 61, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
281 BALMORAL PL	002-007-908	STRATA LOT 44, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
282 BALMORAL PL	002-008-114	STRATA LOT 52, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
283 BALMORAL PL	002-007-894	STRATA LOT 43, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
284 BALMORAL PL	002-008-092	STRATA LOT 51, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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Address	P.I.D.	Legal Description
285 BALMORAL PL	002-007-886	STRATA LOT 42, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
286 BALMORAL PL	002-008-084	STRATA LOT 50, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
287 BALMORAL PL	002-007-878	STRATA LOT 41, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
288 BALMORAL PL	002-007-975	STRATA LOT 49, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN NW1808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V