

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$ 350000

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

**Land Title District** KAMLOOPS  
Land Title Office KAMLOOPS

**Title Number** CA125233  
From Title Number V19165

**Application Received** 2005-09-30

**Application Entered** 2005-10-06

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: PAUL THOMAS HUDDLESTON, ENGINEER  
2736 CHALICE ROAD NW  
CALGARY, AB  
T2L 1C8  
ALEX LOUIS HUDDLESTON, MANAGER  
277 POINT MCKAY TERRACE NW  
CALGARY, AB  
T3B.5B6

**Taxation Authority** Salmon Arm, City of

**Description of Land**  
Parcel Identifier: 014-072-271  
Legal Description:  
THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 11 TOWNSHIP 20 RANGE 10 WEST  
OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT PLAN 12279

**Legal Notations**  
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11420

**Charges, Liens and Interests**  
Nature: RIGHT OF WAY  
Registration Number: B28429  
Registration Date and Time: 1967-11-27 14:36  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: PART ON PLAN A3089

**Duplicate Infeasible Title** NONE OUTSTANDING

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**Transfers**

NONE

**Pending Applications**

NONE



**PROPERTY DISCLOSURE STATEMENT  
LAND ONLY**



Date of disclosure: June 26, 2020

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

ADDRESS: 2550 10 Street SW Salmon Arm V1E 1T9 (the "Land")

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1. LAND</b>				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any existing tenancies, written or oral?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Have you received any other notice or claim affecting the Land from any person or public body?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Is the Land managed forest lands?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Is the Land in the Agricultural Land Reserve?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any fill materials anywhere on the Land?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any uncapped or unclosed water wells on the Land?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any water licences affecting the Land?	<i>[Handwritten Initials]</i>	<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Has the Land been logged in the last five years?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If yes, was a timber mark/licence in place?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) If yes, were taxes or fees paid?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other				<i>[Handwritten Initials]</i>
B. Are you aware of any problems with the water system?			<input checked="" type="checkbox"/>	<i>[Handwritten Initials]</i>
C. Are records available regarding the quantity and quality of the water available?			<input checked="" type="checkbox"/>	<i>[Handwritten Initials]</i>
D. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other				<i>[Handwritten Initials]</i>
E. Are you aware of any problems with the sanitary sewer system?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<i>[Handwritten Initials]</i>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<i>[Handwritten Initials]</i>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			<input checked="" type="checkbox"/>	<i>[Handwritten Initials]</i>

*[Handwritten Initials]* *[Handwritten Initials]*

INITIALS

June 26, 2020

PAGE 2 of 2 PAGES

DATE OF DISCLOSURE

ADDRESS: 2550 10 Street SW

Salmon Arm

VIE 1T9

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
4. GENERAL:				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		YES		
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?		YES		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or "heritage value" under the Heritage Conservation Act or under municipal legislation?		YES		

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.)

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) *P. Huddleston* SELLER(S) *Rob Miller*

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.

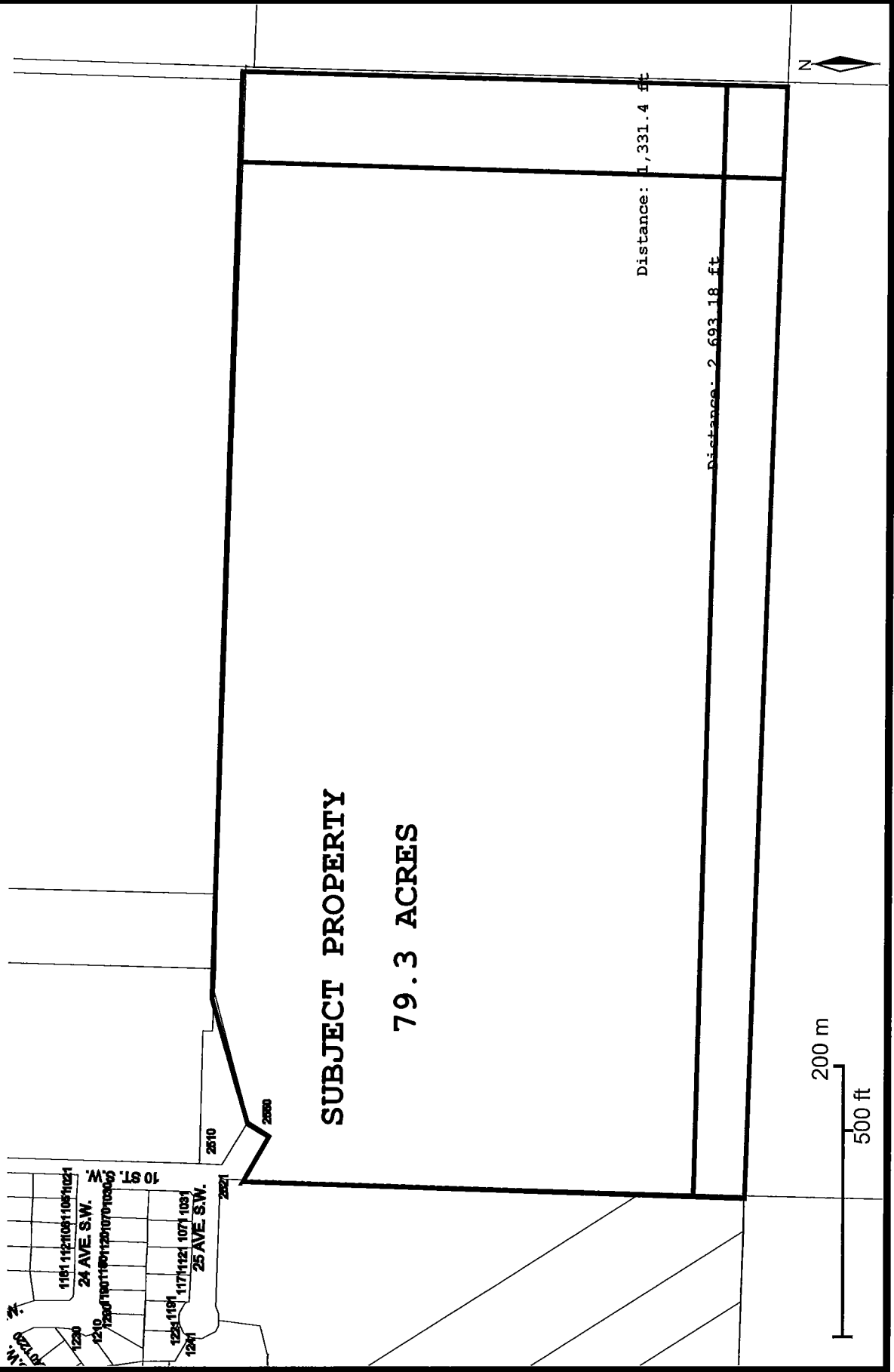
The buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the buyer's choice.

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 Land.

\*PREC represents Personal Real Estate Corporation  
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# 2550 - Lot Line Distances



**SUBJECT PROPERTY**

**79.3 ACRES**

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## SECTION 35 - A-2 - RURAL HOLDING ZONE

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### Purpose

- 35.1 The A-2 Zone is intended to provide predominantly residential *parcels* in a rural setting.

### Regulations

- 35.2 On a *parcel zoned A-2*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-2 Zone or those regulations contained elsewhere in this Bylaw.

### Permitted Uses

- 35.3 The following uses and no others are permitted in the A-2 Zone:
- .1 *agriculture*;
  - .2 *bed and breakfast*, limited to three let rooms;
  - #2767 .3 *boarders*, limited to two;
  - #4018 .4 *detached suite* on a *parcel* or *site* not located within the Agricultural Land Reserve;
  - #3218 .5 *equestrian facility*;
  - #3218 .6 *equestrian facility campsite*;
  - #3082 .7 *family childcare facility*;
  - #3426 .8 *group childcare*;
  - .9 *home occupation*;
  - .10 *kennel*;
  - .11 *outdoor recreation*;
  - .12 *public use*;
  - .13 *public utility*;
  - #3212 .14 *secondary suite*;
  - .15 *silviculture*;
  - .16 *single family dwelling*;
  - .17 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

### Maximum Number of Single Family Dwellings

- 35.4 .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*.
- #3322 .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The additional dwelling shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw, that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm.
- .3 A second dwelling may be permitted under Section 4.13 of this bylaw.

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**SECTION 35 - A-2 - RURAL HOLDING ZONE - CONTINUED**

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#4018 **Maximum Number of Secondary Suites**

35.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

**Maximum Height of Residential Buildings**

35.6 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

**Maximum Height of Accessory Buildings**

35.7 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

**Minimum Parcel Size**

35.8 The minimum *parcel* size shall be 4.0 hectares (9.9 acres).

**Minimum Parcel Width**

35.9 The minimum *parcel* width shall be 100.0 metres (328.1 feet).

**Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses**

35.10 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- |          |   |                        |
|----------|---|------------------------|
| .1       | <i>Front parcel line</i> shall be                                     | 6.0 metres (19.7 feet) |
| .2       | <i>Rear parcel line</i> shall be                                      | 6.0 metres (19.7 feet) |
| .3       | <i>Interior side parcel line</i> shall be                             | 3.0 metres (9.8 feet)  |
| .4       | <i>Exterior side parcel line</i> shall be                             | 6.0 metres (19.7 feet) |
| #2811 .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. |                        |

#4018

**Minimum Setback of Detached Suites**

35.11 The minimum *setback* of a *detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

**Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses**

35.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- |          |   |                         |
|----------|---|-------------------------|
| .1       | <i>Front parcel line</i> shall be   | 30.0 metres (98.4 feet) |
| .2       | <i>Rear parcel line</i> shall be  | 15.0 metres (49.2 feet) |
| .3       | <i>Interior side parcel line</i> shall be                                       | 15.0 metres (49.2 feet) |
| .4       | <i>Exterior side parcel line</i> shall be                                       | 30.0 metres (98.4 feet) |
| .5       | Any <i>single family dwelling</i> shall be                                      | 15.0 metres (49.2 feet) |
| .6       | Any <i>watercourse</i> or body of water shall be                                | 30.0 metres (98.4 feet) |
| #2811 .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. |                         |

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**SECTION 35 - A-2 - RURAL HOLDING ZONE - CONTINUED**

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**Minimum Setback of Kennels**

35.13 The minimum *setback of kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

**Sale of Agricultural Products**

35.14 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

**Parking**

35.15 Parking shall be required as per Appendix I.







# Province of British Columbia

## *Water Sustainability Act*

### CONDITIONAL WATER LICENCE

The owners of the land to which this licence is appurtenant are hereby authorized to divert and use water as follows:

- a) The stream on which the rights are granted is Leonard Creek.
- b) The point of diversion is located as shown on the attached plan.
- c) The date from which this licence shall have precedence is 6th December, 1956.
- d) The purpose for which this licence is issued is irrigation.
- e) The maximum quantity of water which may be diverted is 20,700 cubic metres (16.8 acre feet per annum) at a rate not to exceed 113.7 cubic meters (25,000 gallons) per day.
- f) The period of the year during which the water may be used is 1st April to 30th September.
- g) The land upon which the water is to be used and to which this licence is appurtenant is The South 1/2 of the South West 1/4 of Section 11 Township 20 Range 10 West of the 6th Meridian, Kamloops Division Yale District, except Plan 12279 of which 6.8 hectares (16.8 acres) may be irrigated.
- h) The authorized works are diversion structure, pump, pipe, sprinkler system, and water meter (or other flow measuring device), which shall be located approximately as shown on the attached plan.
- i) The construction of the said works shall be completed and the water shall be beneficially used prior to December 31, 2019. Thereafter, the licensee shall continue to make regular beneficial use of the water in the manner authorized herein.
- j) The licensee shall install a flow metering or other measuring device to the satisfaction of an Engineer under the Water Sustainability Act.
- k) The licensee shall retain flow meter/measurement records for inspection upon request by an Engineer under the Water Sustainability Act.
- l) This Licence is issued in substitution of Conditional Water Licence 23708.

- m) This licence is issued under the Water Sustainability Act (the Act). The exercise of rights under the licence is subject to the Act and its regulations, the terms and conditions of the licence, orders under the Act and the rights of licensees whose rights have precedence on the stream or on an aquifer. The licensee must comply with all such requirements, as well as the provisions of all other applicable enactments. In exercising rights under the licence, the licensee must exercise reasonable care to avoid damaging land, works, trees or other property, and must make full compensation to the owners for damage or loss resulting from construction, maintenance, use, operation or failure of the works.



Michael Epp  
Assistant Water Manager