

REGISTERED NWY78162

RCVD:1985-05-17 PRNT: 2008-06-02-11.27.30.976080

m *Check Plan 69368*

Y 78162

FORM 17 Statutory
 Date MAY 17 1985 Nature of Interest Right-of-Way
 Decided By Initial Disp. of C.T.
 Please Merge.....Applicant... B. Annison
 as Solicitor/Agent
 Telephone No. 391-4434 (Address) 14245 26th Avenue
NEW WESTMINSTER Surrey, B.C. V3W 1J2
 HEREWITH FEE OF: \$10.00
 PROJECT # 7884-114 E- 85 - 133/134

THIS INDENTURE MADE THE 16th DAY OF May A.D. 1985.

BETWEEN: JOHN BLATTER, AND
VERENA BLATTER,
Joint Tenants

BUCKLEY, GRAHAM & KIM INVESTMENTS LTD.,
4116 - 200th Street,
Langley, British Columbia.
V3A 1K9

WHEREAS Buckley, Graham & Kim Investments Ltd. one of the Grantors above is in fact a Right-to-Purchase under Filing number X143234 and has joined in this conveyance for the purpose of granting the hereinafter mentioned Statutory Right-of-Way.

05/17/85 43309 CHE NWY 10.00

000 961 892

(hereinafter called "The Grantor")

OF THE FIRST PART

AND: THE CORPORATION OF THE DISTRICT OF SURREY, having its Municipal Offices in the Municipality of Surrey in the Province of British Columbia.

(hereinafter called "The Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the owner in fee of those certain parcels or tracts of land and premises, situate, lying and being in the Municipality of Surrey in the Province of British Columbia and being more particularly known and described as:

Lot Five (5), Section Nineteen (19), Township Seven
(7), New Westminster District, Plan 23105.

LAND TITLE ACT
Form 1 (Section 36)
MEMORANDUM OF REGISTRATION
Registered on 05/17/85 (received on
the day and at the time written hereon)
Registrar
New Westminster Land Title Office

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AND WHEREAS to facilitate the installation of storm sewer and watermain works the Grantor has agreed to permit the construction by the Grantee of the aforementioned works on the said lands, and to grant for that purpose the statutory right-of-way hereinafter mentioned which is necessary for the operation and maintenance of the Grantees undertaking.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00), now paid by the Grantee to the Grantor (the receipt whereof is hereby acknowledged) and for other valuable consideration the Grantor, for himself, his heirs, executors, administrators and assigns DOETH GRANT unto the Grantee a statutory right-of-way and the full, free and unrestricted right and liberty to construct and maintain the aforementioned works in, over and upon all and singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Surrey in the Province of British Columbia and more particularly known and described as:

Those portions of Lot Five (5), Section Nineteen (19), Township Seven (7), New Westminster District, Plan 23105 shown as Statutory Right-of-Way as outlined on Statutory Right-of-Way Plan 69366 containing 203.9 square metres for the purpose of watermain AND 46.63 square metres for the purpose of storm sewer.



AND for the purposes aforesaid to enter upon and have free and uninterrupted access at all times to the said statutory right-of-way, with or without workmen, vehicles and equipment.

AND to enter upon and have free and uninterrupted access for the purpose of repairing, cleaning and otherwise servicing the aforementioned works, placed by the Grantee upon the said lands.

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AND it is mutually understood and agreed by and between the parties hereto that this Indenture shall be construed as a covenant running with the land;

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever;

THE GRANTOR hereby agrees that for the purposes of installing the works initially, the Grantee may enter upon an additional nil metres of the Grantor's property adjacent to the statutory right-of-way.

THE GRANTOR HEREBY COVENANTS and agrees with the Grantee that the Grantor will not erect, place or maintain any building or structure on any portion of the statutory right-of-way except for asphalt paving over the statutory right-of-way for access and parking of vehicles.

AND that the Grantor will not do or knowingly permit to be done any act or thing which will interfere with or injure the said works and in particular will not carry out blasting on or adjacent to the statutory right-of-way, without the consent in writing of the Grantee provided that such consent shall not be unreasonably withheld;

AND that the Grantor will not diminish the soil cover over any pipe installed in the statutory right-of-way without the consent in writing of the Grantee provided that such consent shall not be unreasonably withheld;

AND THE GRANTOR covenants and agrees with the Grantee that any and all chattels and fixtures installed by the Grantee on the said statutory right-of-way shall be and shall remain chattels, any rule at law to the contrary notwithstanding and shall belong solely and exclusively to the Grantee.

THE GRANTEE HEREBY COVENANTS and agrees with the Grantor that the Grantee:

- (a) will not bury debris or rubbish of any kind in excavations or backfill and will remove shoring and like temporary structures as backfilling proceeds;
- (b) will thoroughly clean the site, raking up all rubbish and construction debris and leave the site in a neat and clean condition;

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- (c) will, as soon as weather and soil conditions permits, and insofar as it is practicable so to do, bury, maintain, repair and/or replace and remove all underground works so as not to interfere unduly with the drainage of the land;
- (d) will, as far as reasonably necessary, carry out the construction, maintenance, repair and/or replacement and renewal of the said works in a proper and workmanlike manner so as to do as little injury as possible;
- (e) will, repair any damage to the statutory right-of-way occasioned by its use of the statutory right-of-way.

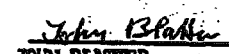

IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that the covenants herein contained shall be covenants running with the land and that none of the covenants herein contained shall be personal or binding upon the parties hereto, save and except during the Grantor's seisin or ownership of any interest in the statutory right-of-way and with respect only to that portion of the statutory right-of-way of which the Grantor shall be seised or which he shall have an interest, but that the land shall nevertheless, be and remain at all times charged therewith;


AND THAT, save as aforesaid, nothing in these presents shall be interpreted so as to restrict or prevent the Grantor from using the statutory right-of-way in any manner which does not interfere with the security of efficient functioning of or unobstructed access to the said works.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED BY
in the presence of:


Name JAMES G. STEWART
Barrister & Solicitor
Address #101, 15117 - 101st AVENUE
SURREY, B.C. V3R 8P7
TELEPHONE: 588-5344
Occupation (as to ~~both signatures~~)
JOHN BLATTER ONLY


JOHN BLATTER

VERENA BLATTER


J. EDWARD MURCHISON
Barrister & Solicitor
AS TO ~~ONE SIGNATURE~~ OF
VERENA BLATTER ONLY

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SIGNED, SEALED AND DELIVERED BY
in the presence of:

Name

Address

Occupation

SIGNED, SEALED AND DELIVERED BY
in the presence of:

Name

Address

Occupation

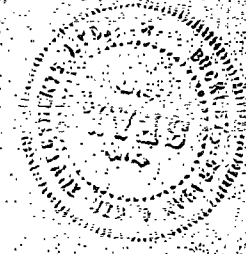
IN WITNESS WHEREOF the Corporate Seal of
Suckley, Graham & Kim Investments Ltd. is
hereunto affixed in the presence of its
duly authorized officers:




(authorized signatory)



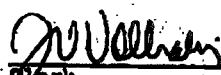
(authorized signatory)



IN WITNESS WHEREOF the Corporate seal of THE CORPORATION OF THE
DISTRICT OF SURREY is hereunto affixed in the presence of its
duly authorized Officers:



Mayor.



Clark.
Authorized Signatory.

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LAND TITLE ACT

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FORM 2
(Sections 43 (a) and 44 (a))

AFFIDAVIT OF WITNESS

I, _____ of _____
in _____
British Columbia, make oath and say:

- 1. I was present and saw this instrument duly signed and executed by _____
the party(ies) to it, for the purposes named in it.
- 2. The instrument was executed at _____
- 3. I know the party(ies), who is(are) 19 years old or more.
- 4. I am the subscribing witness to the instrument and am 16 years old or more.

Sworn before me at _____
in British Columbia, this _____ day
of _____, 19 _____

* _____
*Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.
NOTE—This affidavit must be sworn by a witness who is not a party to the instrument.

LAND TITLE ACT

FORM 3
(Sections 43 (b) and 44 (b))

CERTIFICATE OF ACKNOWLEDGMENT OF TRANSFEROR

I certify that on the _____ day of _____, 19 _____, at _____ in the _____ of _____

~~*(Whose identity has been proved by the evidence on oath of _____~~
_____, who is personally known to me,
(State full name, address, and occupation)

appeared before me and acknowledged to me that he/she/they is(are) the person(s) mentioned in this instrument as a transferor (or attorney of a transferor) that his/her/their name(s) is(are) subscribed to it, that he/she/they know(s) the contents of the instrument and executed it voluntarily, and is(are) of the age of 19 years or more.

In testimony of which I set my hand and seal of office at _____
this _____ day of _____, 19 _____

† _____
*Where the person making the acknowledgment is personally known to the officer taking it, strike out the words in brackets.
† Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 10 day of May, 19 85, at Langley
in British Columbia, Neville Graham

~~*(whose identity has been proved by the evidence on oath of _____~~
_____, who is personally known to me, appeared
(State full name, address, and occupation)

before me and acknowledged to me that he/she is the authorized signatory of Buckley Graham's Investments Ltd
and that he/she is the person who subscribed his/her name and affixed
the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix
the seal to it, †(and that the corporation existed at the date the instrument was executed by the corporation.)

In testimony of which I set my hand and seal of office at Langley
this 10 day of May, 19 85

*Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.
† These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162 (5) not to call for further evidence of the existence of the corporation.
‡ Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

ANTHONY McEWEN
Notary Public & Commissioner
4118 - 200th STREET,
LANGLEY, B.C.
V3A 1K9
533-4977

8

3/13
961.892
C

Y 79904

FORM 17

FRASER VALLEY TITLE
SEARCH LTD.

Y 79905

Nature of Interest: Charge

NATURE OF CHARGE:

'85 MAY 22 P2:28

Easement and Restrictive Covenant *Section 215 L.T.A.*

TRUE VALUE: NOMINAL

HEREWITH FEES: \$20.00

LAND INVOLVED:
Lots 1 to 5 inclusive of Lot 5 Section 19 Tp. 7 NWD Plan 6916/2

APPLICANT:

J. ANTHONY McEWEN
Barrister & Solicitor
4118 - 2100th Street
Langley, B.C. V3A 1K9
533-4877

05/22/85 02859 CHG NOM 20.00

Paul

79904

THIS AGREEMENT made the 16 day of May, 1985.

BETWEEN: JOHN BLATTER, and
VERENA BLATTER, both of
17316 - 32nd Avenue, Surrey,
British Columbia. "JOINT TENANTS" AND:
BUCKLEY, CHAHAM & KIM INVESTMENTS LTD.,
a company duly incorporated under the laws
of the Province of British Columbia, with
a registered office at 4118 - 200th Street,
Langley, British Columbia. (Incorporation #284994)
(hereinafter collectively called the "Grantors")

OF THE FIRST PART

AND: THE SEVERAL PERSONS, being the
registered owners from time to time
of the dominant lots as hereinafter
defined.

(hereinafter called the "Grantee")

OF THE SECOND PART

AND: THE CORPORATION OF THE DISTRICT OF SURREY,
A District Municipality under the "Municipal
Act", of the Province of British Columbia,
and having its Municipal Offices at 14245 -
56th Avenue, in the Municipality of Surrey,
in the Province of British Columbia.

(hereinafter called the "Municipality")

OF THE THIRD PART

WHEREAS:

1. The Grantors are respectively the registered
owners and the holders of a Right to Purchase
these lands and premises in the Municipality of
Surrey, in the Province of British Columbia, known
and described as:

lots 1 to 5 inclusive of
lot five (5), Section Nineteen (19)
Township Seven (7), New Westminster District
Plan 62161.

(herein called the "lands")

2. By the provisions of Section 215 of the Land Title
Act, R.S.B.C. 1979 Chapter 210, there may be reg-
istered as annexed to any land, conditions or
covenants in favour of the Municipality that the
land, or any specified portion thereof, is not
to be built upon or is not to be used in a par-
ticular manner.

3. A storm drainage system has been or will be con-
structed and installed on portions of the lands.

WITNESSED
BY WILLIAMSON & COMPANY
Notary Public for British Columbia
at Vancouver, B.C.
this 16th day of May, 1985.

(1)

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and for the purpose of such installation and construction and for the further purpose of maintaining and inspecting the storm drainage system, the parties have agreed to the easement as hereinafter defined.

4. It is the intention of the parties that the Grantors shall construct the storm drainage system and related facilities upon or through that portion of Lot 2 of Lot 5, Section 19, Township 7, New Westminster District Plan 696/2 (the "Servient Tenement") shown outlined in black on an Explanatory Plan of Easement prepared by C.A. Mol and dated May 22, 1985 and filed concurrently herewith under number 696/3 comprising an area of 3522 square metres (the "Easement Area"), and upon completion of construction of the said storm drainage system the Grantee shall maintain the same as hereinafter provided.

5. The natural flow of storm water runoff is downhill over the land and will enter the storm drainage system located in the Easement Area of the lands.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein the parties agree as follows:

1. The Grantors covenant and agree that it shall construct or cause to be constructed the storm drainage system in accordance with plans accepted by the Municipality and upon or through the Easement Area.
2. The Grantors as the owners of the Servient Tenement do hereby grant in favour of Lots 1 and 5 of Lot 5, Section 19, Township 7, New Westminster District Plan 696/2 (the "Dominant Tenement")

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the full, free and unrestricted right and liberty to construct, maintain, repair, replace or renew any or all of the said works in, over and upon those portions of the Servient Tenement contained within the Easement Area.

3. All covenants of the Grantors hereunder and any and all rights, duties or responsibilities of the Grantors as specified herein shall be and be deemed to be granted in respect to the Servient Tenement Lot in favour of or in respect of the Grantee as Dominant Tenement owner of each of the Dominant Tenement Lots related to the Servient Tenement Lot as specified aforesaid.
4. The Grantors covenant, agree and grant unto the Grantees, their servants, agents, tenants, invitees, and licensees, the full free and uninterrupted right, license, liberty, easement, privilege and permission at all times to allow storm drainage waters to flow through the storm drainage system installed by the Grantors on over or under the Easement Area.
5. The Grantors for purposes aforesaid grant to each of the Grantees as Dominant Tenement owners: The right to enter upon and have full and uninterrupted access at all times over, through and under the said Easement Area with or without workmen, vehicles, and equipment, for the purpose of repairing, cleaning and otherwise servicing the aforementioned storm drainage system, and for grading the surface of the Easement Area to permit proper drainage of surface waters into the storm drainage system.

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6. The Grantors covenant with the Grantee and the Municipality.
- (a) That no building, structure, fence, foundation, pavement, excavation, well, pile of material or obstruction shall be made, placed, erected or maintained on any portion of the Easement Area and that no growth, except lawn grass, shall be planted upon the Easement Area.
- (b) That no residence shall be made, placed, erected or maintained within one meter of the Easement Area as hereinbefore described.
- (c) That the Grantors shall not do or knowingly permit to be done any act or thing which will interfere with or obstruct the said storm drainage system.
- (d) That, except for those areas on which buildings are to be constructed, or drainage swales are to be installed as part of the lot grading as accepted by the Municipality, the natural flow of the storm water runoff over the lands, and from one lot to another, shall not be impeded or redirected.
- (e) That the Grantors shall not disturb, reshape, modify or in any way alter any portion of the finished ground surface of the Easement Area.
- (f) That the Grantor will not diminish the soil cover over any portion of the Easement Area.
- (g) The Grantors will, as far as reasonably necessary, carry out or cause to be carried out the maintenance, repair, cleaning, renewal replacement and/or otherwise servicing of the said storm drainage system located on or under the Easement Area in a proper and workmanlike manner and in order to effect such maintenance and repairs the Grantee each agree with the other to be responsible for an equal per cent. of the cost of such maintenance and repair.

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- (h) To repair any damage to the Easement Area occasioned by its use of the easement.
7. The Grantors and Grantee hereby covenant and agree each with the other to save harmless and indemnify the other from any breach or default of any covenant hereunder until such time as their respective rights, interests, liberties, duties, obligations, and covenants are assigned, transferred, devalued or otherwise alienated.
8. It is mutually understood and agreed by and between the parties hereto that this Agreement and the covenants herein contained shall be construed as running with the land, and shall be binding upon and enure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto, but shall cease to be binding upon any party when he ceases to own any portion of the Dominant or Servient Tenements.

COVENANTS IN FAVOUR OF THE MUNICIPALITY PURSUANT TO SECTION 215 OF THE LAND TITLE ACT, R.S.B.C., 1979 AND AMENDMENTS THERETO.

9. By the provisions of Section 215 of the Land Title Act there may be registered as annexed to any land, condition or covenant in favour of the Municipality that the land, or any specified portion thereof, is not to be built upon or is to be or not to be used in a particular manner.

NOW THEREFORE the Grantors for itself, successors and assigns hereby covenant, promise and agree, pursuant to Section 215 of the Land Title Act, R.S.B.C. 1979, Chapter 219. (being the intention of the parties hereto that the covenant herein contained shall be annexed to the land) that the Grantors will not use any portion of the Easement.

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Area or allow the said land to be used for any purpose which would detract from or interfere with the function of the hereinbefore described storm drainage system as a conductor for the complete uninterrupted flow of the said storm drainage waters.

10. It is further agreed by the Grantors, as Servient Tenement owners with the Municipality that should the Grantors fail to maintain and repair the said storm drainage system then, in such case, the Municipality may and is hereby authorized to do the required maintenance and repair and such maintenance and repair shall be done at the expense of the Grantors, as Servient Tenement owners and the Municipality shall be at liberty to recover the costs thereof in like manner as Municipal taxes and the Grantors, as Servient Tenement owners further covenant and agree that any authorized agent of the Municipality may enter upon the lands for the purpose of effecting the required maintenance and repairs.

11. It is understood and agreed that nothing herein contained shall be interpreted so as to restrict or prevent the Grantors and Grantee from using the Easement Area in any manner which does not interfere with the security or efficient functioning of or unobstructed access to the said storm

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drainage system.

IN WITNESS WHEREOF the parties have executed this Agreement under seal as of the day and year first above written.

SIGNED, SEALED AND DELIVERED by the Grantor in the presence of:

[Signature]

JAMES G. STEWART
Barrister & Solicitor
#101, 15117 101st AVENUE
SURREY, B.C. V3R 8P7

[Signature]
JOHN BLATTER

SIGNED, SEALED AND DELIVERED by the Grantor in the presence of:

[Signature]

J. EDWARD MURPHY
Barrister & Solicitor
501 - 178A Street
Surrey, B.C. V3R 1T2
Phone: 674-7431

[Signature]
VERENA BLATTER

The Corporate Seal of BUCKLEY, GRAHAM & KIM INVESTMENTS LTD. was hereunto affixed in the presence of:

[Signature]
Authorized Signatory
[Signature]

[Signature]
1140R

[Signature]
CLERK

Conditions of Approval for Fish and Wildlife Management and Department of Fisheries for Development of Properties

The City of Surrey stream classification map is colour coded with three different stream types. The red, and yellow coded streams are considered important as fish habitat and nutrient sources, and have riparian setbacks accordingly. The classification map has not been fully verified by on-site surveys or inspections, and therefore inaccuracies may exist. Development proponents are responsible for ensuring that all watercourses on the property have been accurately classified by a professional biologist prior to the delineation and survey of riparian setback boundaries. The stream colour coding and class descriptions are as follows:

Class A	Red Coded	Inhabited by salmonids year-round, or potentially inhabited year-round with access enhancement
Class A(0)	Dashed Red Coded	Inhabited by salmonids primarily during the overwintering period or potentially inhabited during the overwintering period with access enhancement
Class B	Yellow Coded	Significant food/nutrient value, no fish documented
Class C	Green Coded	Insignificant food/nutrient value, no fish documented

For the different land uses, the setbacks are provided in the table below. It should be noted that the 15m and 30m setback is to be measured from the top of the channel bank. A legal survey of top of bank, confirmed by a fisheries biologist, may be required. Setback/leave areas are to be left in an undisturbed, naturally vegetated state. No dumping of yard wastes, fill material or vegetation removal shall be permitted.

*

Top of Bank

Type of Land	Red Coded Streams (m)	Yellow Coded Streams (m)	Green Coded Streams
Residential			
≤ 6.0 units per acre (gross)	15	• 15	
> 6.0 units per acre (gross)	30	30	
Commercial	30	30	All
Commercial Golf Course	15	15	Developments
Industrial	30	30	No Concerns
Institutional (Public)	30	15	

For further information, please refer to the "Conditions for Fish, Wildlife and Habitat Protection, Ministry of Environment, Lands, and Parks; Department of Fisheries & Oceans Canada for the development of the above properties:" base letter.

Conditions of Approval for Fish and Wildlife Management and Department of Fisheries for Development of Properties

The City of Surrey stream classification map is colour coded with three different stream types. The red, and yellow coded streams are considered important as fish habitat and nutrient sources, and have riparian setbacks accordingly. The classification map has not been fully verified by on-site surveys or inspections, and therefore inaccuracies may exist. Development proponents are responsible for ensuring that all watercourses on the property have been accurately classified by a professional biologist prior to the delineation and survey of riparian setback boundaries. The stream colour coding and class descriptions are as follows:

Class A	Red Coded	Inhabited by salmonids year-round, or potentially inhabited year-round with access enhancement
Class A(0)	Dashed Red Coded	Inhabited by salmonids primarily during the overwintering period or potentially inhabited during the overwintering period with access enhancement
Class B	Yellow Coded	Significant food/nutrient value, no fish documented
Class C	Green Coded	Insignificant food/nutrient value, no fish documented

* For the different land uses, the setbacks are provided in the table below. It should be noted that the 15m and 30m setback is to be measured from the top of the channel bank. A legal survey of top of bank, confirmed by a fisheries biologist, may be required. Setback/leave areas are to be left in an undisturbed, naturally vegetated state. No dumping of yard wastes, fill material or vegetation removal shall be permitted.

Top of Bank

Type of Land	Red Coded Streams (m)	Yellow Coded Streams (m)	Green Coded Streams
Residential			
≤ 6.0 units per acre (gross)	15	15	
> 6.0 units per acre (gross)	30	30	
Commercial	30	30	All
Commercial Golf Course	15	15	Developments
Industrial	30	30	No Concerns
Institutional (Public)	30	15	

For further information, please refer to the "Conditions for Fish, Wildlife and Habitat Protection, Ministry of Environment, Lands, and Parks; Department of Fisheries & Oceans Canada for the development of the above properties:" base letter.

Conditions of Approval for Fish and Wildlife Management and Department of Fisheries for Development of Properties

The City of Surrey stream classification map is colour coded with three different stream types. The red, and yellow coded streams are considered important as fish habitat and nutrient sources, and have riparian setbacks accordingly. The classification map has not been fully verified by on-site surveys or inspections, and therefore inaccuracies may exist. Development proponents are responsible for ensuring that all watercourses on the property have been accurately classified by a professional biologist prior to the delineation and survey of riparian setback boundaries. The stream colour coding and class descriptions are as follows:

Class A	Red Coded	Inhabited by salmonids year-round, or potentially inhabited year-round with access enhancement
Class A(0)	Dashed Red Coded	Inhabited by salmonids primarily during the overwintering period or potentially inhabited during the overwintering period with access enhancement
Class B	Yellow Coded	Significant food/nutrient value, no fish documented
Class C	Green Coded	Insignificant food/nutrient value, no fish documented

For the different land uses, the setbacks are provided in the table below. It should be noted that the 15m and 30m setback is to be measured from the top of the channel bank. A legal survey of top of bank, confirmed by a fisheries biologist, may be required. Setback/leave areas are to be left in an undisturbed, naturally vegetated state. No dumping of yard wastes, fill material or vegetation removal shall be permitted.



Top of Bank

Type of Land	Red Coded Streams (m)	Yellow Coded Streams (m)	Green Coded Streams
Residential ≤ 6.0 units per acre (gross) > 6.0 units per acre (gross)	15 30	15 30	
Commercial	30	30	All
Commercial Golf Course	15	15	Developments
Industrial	30	30	No Concerns
Institutional (Public)	30	15	

For further information, please refer to the "Conditions for Fish, Wildlife and Habitat Protection, Ministry of Environment, Lands, and Parks; Department of Fisheries & Oceans Canada for the development of the above properties:" base letter.