

Prime Development Property

5855 Giscome Road

PROFILE DOCUMENT 5855 GISCOME ROAD PRINCE GEORGE





**PRIME GISCOME DEVELOPMENT
PROPERTY**

5855 Giscome Road Property Overview

Very rarely does a property bordering on a golf course come along that permits new owners to design their own development

The current owner has begun the planning process with the city of PG and is willing to share all documents and plans.

The site is flat with city services to the road making development costs reasonable

For More information Please reach out to your commercial realtor or Dave Fuller 250-617-7467

**DEVELOPMENT
PROPERTY**

**PLANNING PROCESS
STARTED WITH CITY OF PG**

R2 ZONING

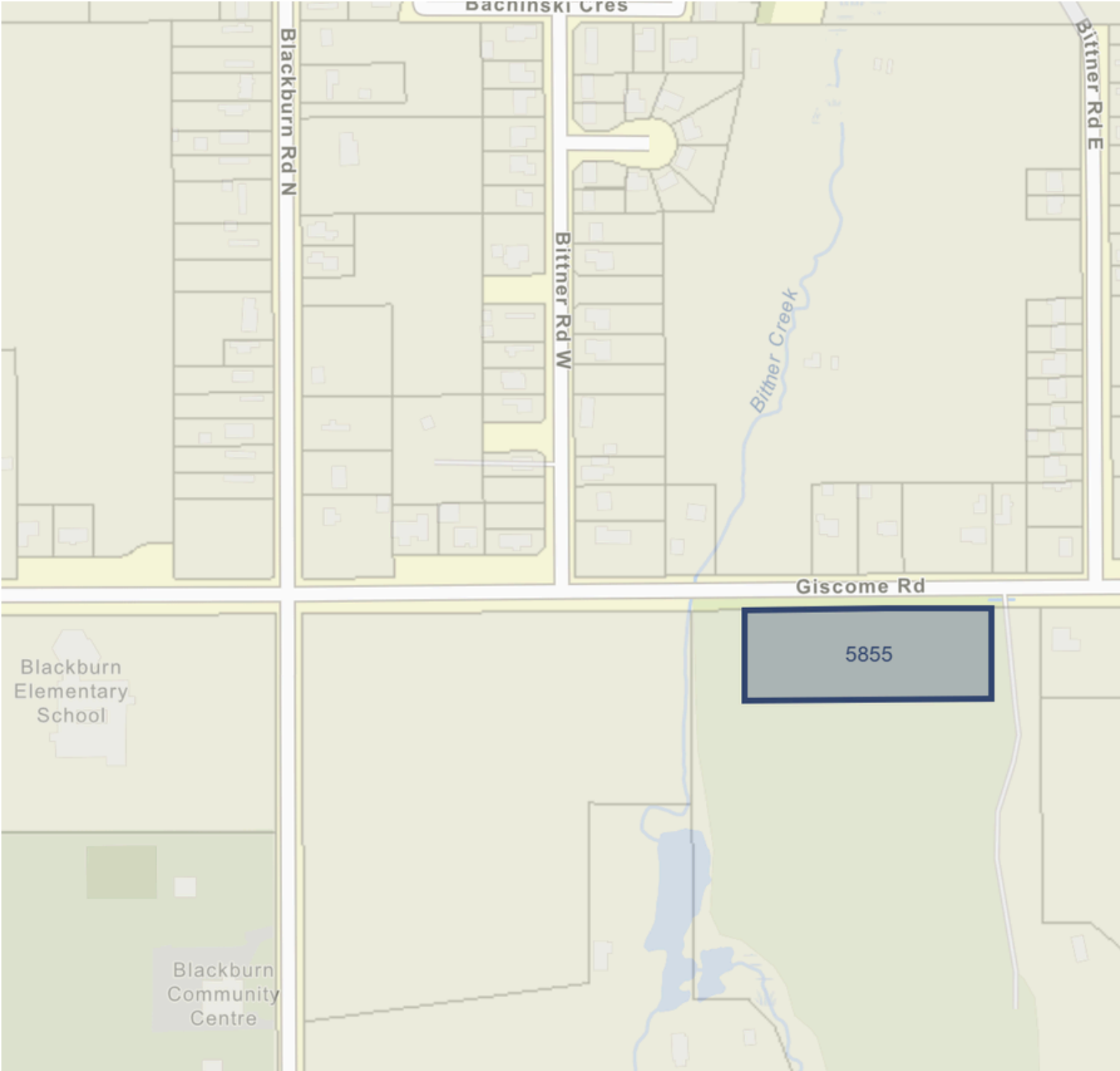
**2.72 ACRES WITH HUGE
POTENTIAL**

**BORDERS ON ALDER HILLS
GOLF COURSE**

**ASKING PRICE
\$499,000**

Location Map

5855 Giscome Road



Location Opportunities



PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES DIVISION

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9
p: 250.561.7600 | www.princegeorge.ca

December 6, 2022
City File No: SD100758

Via email: mhickey@lmengineering.bc.ca

1210 4th Ave
Prince George, BC V2L 3J4

Attn: Megan Hickey

Re: Preliminary Review Letter (PRL)

Applicant:	L&M Engineering (Authorized Agent)
Application Number:	SD100758
Legal Description:	Lot 2 District Lot 1544 Cariboo District Plan BCP6048
PID:	025-699-482
Location:	5855 Giscome Rd
Proposal:	To create 10 new residential lots.

Your application for preliminary review of the proposed subdivision of **Lot 2 District Lot 1544 Cariboo District Plan BCP6048, PID 025-699-482** has been considered and this letter summarizes the additional information and requirements that must be satisfied before approval of the subdivision plan will be considered. All the costs incurred in meeting these requirements will be borne by the Property Owner and/or Applicant. Although the Approving Officer has sought to list all conditions and requirements, this letter does *not constitute an approval*. Upon further consideration any matters that may arise after the date of this letter may result in the proposed subdivision being refused.

This preliminary review of the subdivision is valid for a period of twelve (12) months from the date of this letter. The Approving Officer may grant an extension to the preliminary review of twelve (12) months. Any changes to Bylaws including fee adjustments shall apply to this application for subdivision until the day of final subdivision approval. If final approval has not been granted to the subdivision within the twelve (12) month period, or the extended period, and there has been no major activity on file then the application must be resubmitted and shall be considered as a new application. A new application shall be subject to any change in conditions and fees that may have occurred.

REQUIREMENTS APPLICABLE TO SUBDIVISION APPROVAL:

A. ZONING

1. The subject property, with civic address 5855 Giscome and with legal description Lot 2 District Lot 1544 Cariboo District Plan BCP6048, PID 025-699-482 is zoned **RS2: Single Residential**.

Document Number: 647528

B. SURVEY AND LEGAL DOCUMENTATION

1. The proposed lots must conform to the minimum requirements of the **RS2 Zone** (Zoning Bylaw No. 7850) and its amendments.
2. Survey reference plans in Forms as required for electronic plan registration, prepared by a BC Land Surveyor, and all other registrable documents must be submitted to the Approving Officer for review and approval a minimum of **two (2) weeks** prior to a request for subdivision plan approval. The area of each new lot must be shown on the survey plan. Note: all survey plans must be in S.I. (metric) scale.
3. The applicant or property owner must retain a lawyer or notary to prepare legal documentation as required by the *Land Title Office* to remove charges or partial discharges from title that are not directly related to the newly created lot(s). These documents must be submitted to this office for review and approval prior to submission for registration with the plan of subdivision at the *Land Title Office*. The lawyer's or notary's undertaking is required to register all documents with the applicable plans at the *Land Title Office*.
4. The applicant or property owner must retain a lawyer or notary to prepare legal documentation as required for all new restrictive covenants, easements and rights-of-way. Signed copies of all new restrictive covenants, easements, rights-of-way plans and documents to be registered on title must be submitted to this office for review and approval a minimum of **four (4) weeks** prior to the request for final approval of the plan of subdivision.
5. All legal survey drawings and legal documents submitted to the Approving Officer will be reviewed for completeness in accordance with the conditions of this PRL, the *City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014* and all applicable Government Statutes (including the *Land Title Act*, the *Local Government Act*, and the *Community Charter*). Following this review, the Approving Officer may sign the plans and return them to the applicant for registration at the *Land Title Office*. The Approving Officer may withhold signing of the plans and approval of the subdivision if drawings and documents do not comply with the conditions, Bylaws and Statutes noted above or if other conditions, fee payments, security, etc. of this PRL are not met.

C. ENGINEERING AND SERVICING REQUIREMENTS

1. From *Schedule B: Land Designations of the City of Prince George Subdivision and Development Servicing Bylaw 8618, 2014*, the subject property is within the Semi-Urban designated area. As such, the newly created lot(s) will require water, sanitary sewer, and storm connections. There are plans for a future watermain extension to occur along the south side of Giscome Rd. **A meeting with the City is required to discuss alternative options for the servicing connections and scope of work associated with this subdivision.**
2. A Design Brief must be prepared and sealed by a Professional Engineer registered in the Province of British Columbia. In general, the brief must consider and be in accordance with the *Subdivision and Development Servicing Bylaw No. 8618, 2014*. The brief will address technical issues related to water supply, sanitary sewer collection and storm drainage system designs including consideration for the minor storm water conveyance system and the 1:100 year storm event for the major overland storm runoff condition, lot grading considerations and related drainage easements or rights-of-way requirements. This brief shall consider the City's

Municipal Master Plans. This brief shall identify any no-build or no-disturb areas as determined by the geotechnical report. The brief shall include the following:

- Description and design criteria for the water distribution system, stating range of operation pressures for average day, maximum day and peak hour domestic demands and for fire flow demands;
- Description and design criteria for the sanitary sewer system;
- Pedestrian accommodation and street lighting;
- Description and design criteria for storm sewers, overland flow, drainage and lot grading.

Please contact Development Services for details of this requirement.

3. A geotechnical report is required to address: soil conditions/suitability as backfill material for all onsite deep utility main extensions and servicing mains within the proposed subdivision, servicing connections across Giscome Rd, road and trail construction requirements, soils suitability as backfill material for footings and foundations, soil permeability, slope stability, ground water conditions and identify no-build areas or setback requirements as it pertains to individual lots as proposed. A Geotechnical Engineer registered in the Province of British Columbia with experience directly related to the above must prepare and seal this report.
4. Giscome Road is a perimeter road to this subdivision and therefore as per Section 506 (8) (a) of the *Local Government Act*, improvements up to the center line of the road are required. These improvements are those indicated in the *City of Prince George Subdivision and Development Servicing Bylaw 8618, 2014* and include asphalt pavement surface, boulevard landscaping, overhead electric power distribution, telecommunication and streetlight wiring, open channel ditch drainage, and street information and signage. In reference to Schedule C: Pedestrian Network of the Subdivision and Development Services Bylaw 8618, 2012 Giscome Rd is identified as requiring pedestrian facilities. Giscome Road does not meet the standards of this Bylaw for pedestrian facilities. **Please contact Development Services for details of this requirement.**
5. Extension of existing City service mains to provide water, sanitary sewer and storm sewer servicing may be required. The design will require a permit issued by the Northern Health Authority (NHA) and the Professional Engineer responsible for the design will be required to obtain the necessary permit from the Public Health Engineer. **A copy of this permit shall be provided to this office.**
6. Design drawings, sealed by a Professional Engineer registered in the Province of British Columbia, must be submitted to this Department for review and approval. The design drawings must comply with the servicing requirements of the *Subdivision and Development Servicing Bylaw No. 8618, 2014* and conform to the City of Prince George Standards and Specifications. Please provide calculations to support the servicing design. Construction of site services shall proceed only after review of the engineering design drawings by the City.
7. All drainage facilities in the subdivision must be designed to handle the storm drainage independently for each lot in the proposed subdivision and the lands that drain into the subdivision. Drainage easements plans and agreements, if required, are to be submitted to this office for review and approval a minimum of **four (4) weeks** prior to the request for subdivision plan signing.

8. A lot grading plan that shows existing elevations and proposed elevations of any lot grading or shaping will be required to indicate how runoff drainage will be handled independently on each lot created in this subdivision. Drainage will not flow onto surrounding properties. This lot grading plan will identify if drainage easement plan(s) and agreement(s) are required.
9. Street lighting, electric power and telecommunication services are required, the design of which is to be provided by a registered BC Professional Electrical Engineer in accordance with *Subdivision and Development Servicing Bylaw No. 8618, 2014*. Please provide calculations to support the lighting levels.
10. A Professional Engineer registered in the Province of British Columbia will be required to provide inspection services during construction and certify "As-Constructed" drawings verifying that the works and services have been constructed in accordance with this PRL and the Standard and Specifications of the *City of Prince George Subdivision and Development Servicing Bylaw No. 8618, 2014*. Construction of site services shall proceed only after review of the engineering design drawings by the City. The cost for these drawings must be included in the cost estimate provided for the Form A Works and Services Agreement. These drawings must be provided prior to City inspections of constructed works and issuance of the Notice of Construction Completion.

D. SPECIAL CONDITIONS/REQUIREMENTS

1. There are legal notations registered on the title of the subject property. Please be guided by the terms of those legal notations.
2. BV254867 is a restrictive covenant on title that allows for 5m of road from the front property line to be dedicated to the City. Through the registration of this subdivision, the area identified in this covenant will need to be dedicated.
3. There are two associated Building Permits with this subdivision application, BP042410 and BP042412. These applications must be put on hold until the Design Brief confirming servicing for this application is submitted to the satisfaction of administration.
4. The location of the existing Canada Post community mailboxes may conflict with the proposed accesses and new service connections to the proposed lots. The developer is responsible for contacting Canada Post and coordinating the relocation of the community mailboxes and any associated costs. **Please contact Development Services for details of this requirement.**
5. A portion of the subject property lies within the Riparian Protection Development Permit Area, as identified in *Section 9.3* and on *Schedule D-2* of the *Official Community Plan (OCP)*. A Riparian Development Permit is required prior to subdivision approval. **Please contact Development Services for details of this requirement.**
6. In reference to the *Official Community Plan (OCP) Policy 6.4.36*, land clearing activities resulting in the removal of vegetation or trees, intended to be completed between April 19th and August 24th are subject to a bird nesting study conducted by a Qualified Environmental Professional prior to works commencing. Both vegetated and non-vegetated habitats (i.e. rock outcrops, bridges, culverts, retention ponds) have the potential to support nesting birds, although bird abundance is generally greater in heavily vegetated areas. A copy of the report

must be submitted to this office. **Please contact Development Services for details of this requirement.**

7. A Fill Covenant is required for the new lot(s) created, where certification cannot be provided that the lots are not filled. This Covenant is required to be registered in the *Land Title Office*.
8. A site specific Erosion and Sediment Control Plan (ESC) prepared by a Qualified Environmental Professional will be required and must be followed by the developer during the course of developing this subdivision. *A copy of the ESC plan is required with the detail design drawing submission.* Copies of all reporting, plans and recommendations from the Qualified Environmental Professional and/or monitor related to this development must to be submitted to the City in a timely manner as soon as they are prepared. The reporting should address issues and confirm that the plan is being followed or indicates changes in the plan that may arise during the construction. Monitoring and testing, as required, must be conducted under the direction of the Qualified Professional to ensure runoff exceeding the requirements of the City's Storm Sewer Bylaw No. 2656, 1974 is not received into the City's storm sewer system. **Please contact Development Services for further details of this requirement.**
9. Any work proposed on, in or around City of Prince George infrastructure, particularly the water main, must be coordinated with the City of Prince George. A Works and Services Agreement (Form A - *Bylaw 8618, 2014*) and a permit to construct works within a City road dedication, issued by the City of Prince George Transportation Division must be in place prior to construction commencing. **Please contact Development Services for details of this requirement.**
10. A Works and Service Agreement (Form C - *Bylaw 8618, 2014*) will be required between the City of Prince George and the Developer for the proposed service connections. **Please contact Development Services for details of this requirement.**
11. Drainage easements plans and agreements, if required, are to be submitted to this office for review and approval a minimum of **four (4) weeks** prior to the request for subdivision plan signing.

E. OTHER APPROVALS

1. Prior to installation, all required public/private utilities (BC Hydro, Fortis BC, Shaw Cable, and Telus) design plans shall be submitted to this office for review and approval. The applicant or his/her agent shall be responsible for coordinating all design work by all Utility Companies. Copies of all design drawings shall be submitted to this office for review.
2. Prior to approval, a letter from all available public/private utilities (BC Hydro, Fortis BC, Shaw Cable, and Telus) is required indicating that servicing can be provided without an extension of Utility infrastructure within the City road dedication and/or that the proposed subdivision will not create a trespass situation for any existing services. On your behalf the City has contacted these public/private utilities. To date the following responses have been received:
 - BC Hydro has provided comments, these have been enclosed with this letter.
 - Fortis BC has no objections or concerns.
 - Shaw and Telus have not responded.

Please contact these private/public utility companies for further details.

3. The Developer is responsible for contacting and coordinating with Canada Post in order for mail delivery service to be provided to the proposed development. Please contact Henrietta Veenstra at 604-273-1606 ext 21501 or henrietta.veenstra@canadapost.ca for further details.

F. FEES

1. Development Cost Charges (DCC's) are payable concurrent with final subdivision approval. The current DCC rate is **\$3529** per lot for single family residential. The DCC rate is established by *Bylaw 7825, 2007* and subject to review and revision. The DCC rate quoted in this letter is valid for one year following any amendment to *Bylaw 7825, 2007* to establish new DCC rates. (See below)
2. An engineering inspection fee of 2% of the construction value based on an estimate of construction value for offsite and onsite construction of municipal infrastructure, prepared and certified by a Professional Engineer or prepared by City of Prince George staff may be payable at the time the subdivision receives final approval.
3. This subdivision is subject to the 5% parkland dedication requirements of the *Local Government Act*. The payment of 5% of the raw land value in lieu of land dedication may be applicable to this subdivision application. To determine the 5% cash amount to be paid, the average market value of all the land in the proposed subdivision is calculated as that value on the date of preliminary review. The land is assumed to be zoned for the proposed use and necessary works and services are assumed not to be installed. The Applicant and the Local Government may negotiate a value. If a value cannot be determined, or if the parties cannot agree on the market value, an appraiser appointed jointly by the Local Government and the Applicant must be used to determine the value of the land according to the formula set out in *Section 510 of the Local Government Act*. Please submit a payment proposal for consideration by the City at your convenience.
4. A subdivision examination fee in the amount of \$50 is due upon submission of subdivision legal documents and request for plan approval.
5. All taxes are to be paid in full, and proof of such submitted to our office.
6. All fees must be paid prior to subdivision plan approval.

Any alterations to this Preliminary Review Letter must be confirmed in writing by the Approving Officer. If you have any questions, please contact the undersigned at 250-561-7826.

Yours truly,



Al Clark, P.Eng
Approving Officer
City of Prince George

Thank you for your email. BC Hydro has no objection in principle to the proposed subdivision application. The following comments are for the property owner's information:

1. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
2. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafe BC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).
3. If the Developer or Property Owner requires any additional electrical connections, or wishes to relocate any existing powerlines or equipment, please call BC Hydro's Electric Service Coordination Centre at 1-877-520-1355 and ask to speak to a Distribution Designer.

Thank you,

PROPERTY INFORMATION

ZONING

RS2

RS2m

Amending Bylaws	10.2	RS2, RS2m: Single Residential		RS2
	10.2.1 Purpose	<p>The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing.</p>		
	10.2.2 Principal Uses	<p>Bylaw 8896 Bylaw 8656</p> <ul style="list-style-type: none"> • community care facility, minor • housing, manufactured only in RS2m • housing, single detached 	10.2.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing
	10.2.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 3. The maximum lot area is 0.2 ha. 		
	10.2.5 Regulations for Principal Development	<ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 40%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal buildings on the site is 3.0 m. 		
Bylaw 8896 Bylaw 9041	10.2.6 Regulations for Accessory Development	<ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m². 2. The maximum height is 5.0 m, except it is 7.0 m for carriage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 		
Bylaw 8256				
Bylaw 8896 Bylaw 9041				
Bylaw 8896 Bylaw 9041				
Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041	10.2.7 Other Regulations			

PROPERTY INFORMATION

PARCEL REPORT

Parcel Location



Legal Information

Suite	Address	Street Name	PID	DL	Plan	Block	Lot
N/A	5855	GISCOME RD	025699482	1544	BCP6048	N/A	2

Free Legal: N/A

Encumbrance Plan: BCP6049
BCP6050

Assessed Values:

Folio	Parcel ID	Assessment Year	Gross Land	Gross Improvements
90-14460-902	025699482	2022	\$207000	\$0
90-14460-902	025699482	2023	\$209000	\$0
90-14460-902	025699482	2024	\$203000	\$0

Land Use Information

Zoning Code RS2	Rezoning Event:	Application # : RZ100048
		Application Date : 2001-09-19 00:00:00
		Application Status : A
		Bylaw # : 7373
		Adoption Date : 2003-02-17 00:00:00
		Previous Zoning : RRS-1 URM-1A C-6B

DAVE FULLER , MBA, REALTOR
250-617-7467

NEED MORE INFORMATION?

If you would like more information, additional site viewing, or would like to put in an offer to purchase the property, please reach out to your commercial realtor or the me, the listing agent.

David Fuller, Realtor,

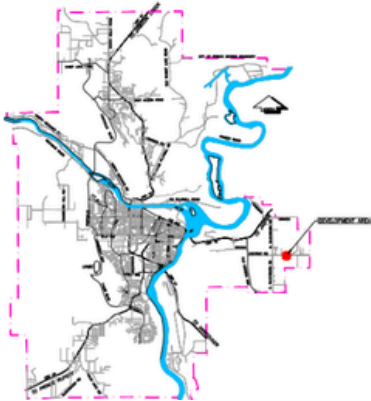
Team Powerhouse Realty
1679 15th Ave Prince George

Phone 250-617-7467

Email dave@businessrealtor.ca



KIDD REAL ESTATE HOLDINGS
5855 GISCOME ROAD
10 LOT SUBDIVISION



DRAWING INDEX

Dwg No.	Rev.	Description
C001	3	CONSTRUCTION NOTES
C002	3	OVERALL SITE PLAN
C003	3	GEOMETRICS PLAN
C004	3	GRADING PLAN
C005	3	CANADA POST MAILBOX PULLOUT PLAN
C006	3	DRIVEWAY PLAN
C201	4	WALTER MAIN PLAN/PROFILE
C202	3	SANITARY MAIN PLAN/PROFILE
C301	3	TYPICAL LOT GRADING
C302	3	SANITARY OVERBUILD MANHOLE
C303	3	STANDARD DETAILS
C304	3	STANDARD DETAILS
XS:01	3	LOT CROSS SECTIONS



ISSUED FOR CONSTRUCTION

L&M
ENGINEERING LIMITED
100 NORTH AVENUE
PRINCE GEORGE, B.C.
V2L 1V1
TEL: (250) 460-0877
FAX: (250) 460-0887

LEGEND

1	1/4" = 1' PLAN	ISSUED FOR CONSTRUCTION	UP
2	1/4" = 1' PLAN	ISSUED FOR CONSTRUCTION	UP
3	1/4" = 1' PLAN	ISSUED FOR REVIEW	UP
4	1/4" = 1' PLAN	ISSUED	UP

FOR CONSTRUCTION

L&M
ENGINEERING LIMITED

CITY OF PRINCE GEORGE
Development Services

APPROVED PROJECT NO. 1509-54

DATE: 07/20/2015

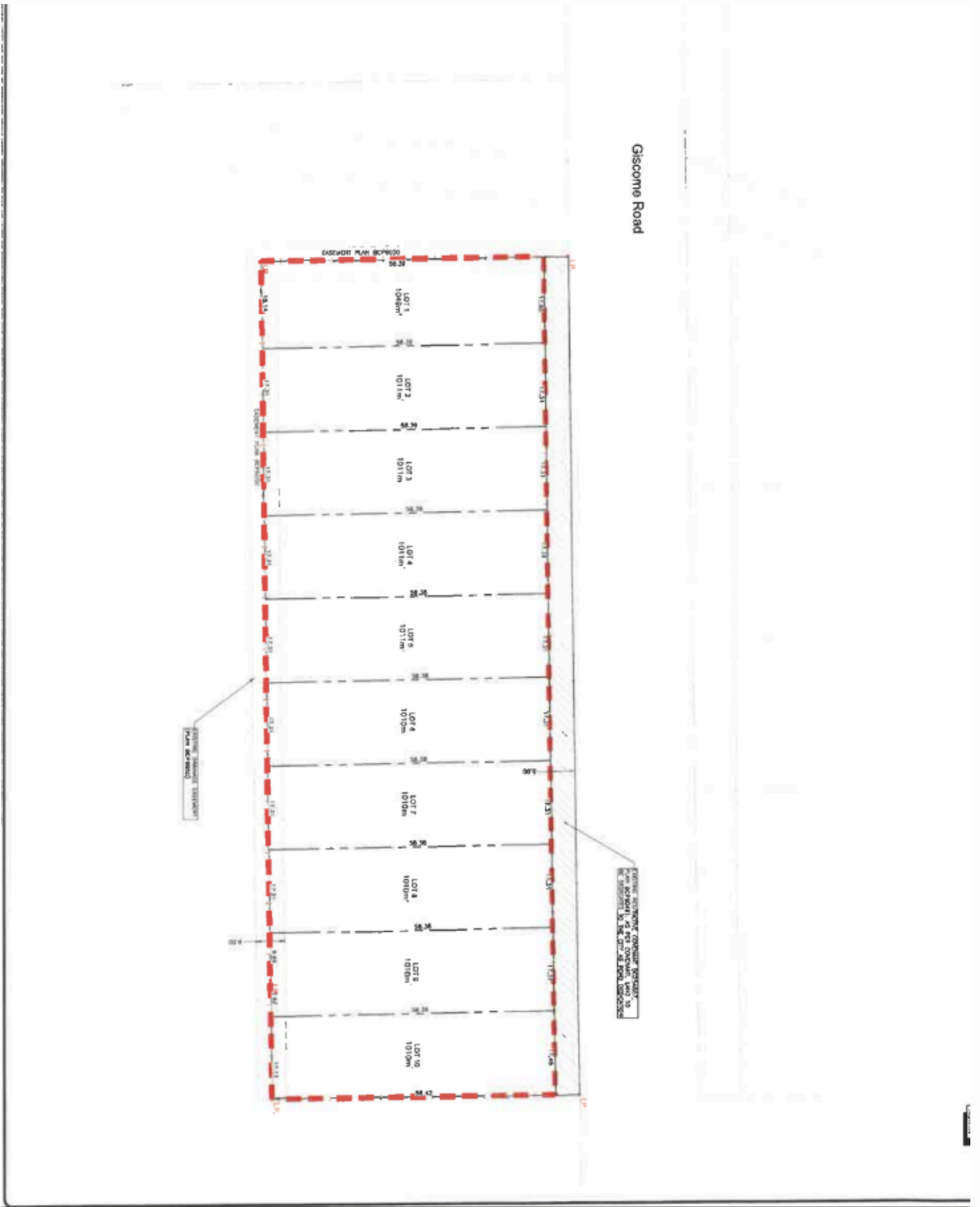
SCALE: PER PLAN

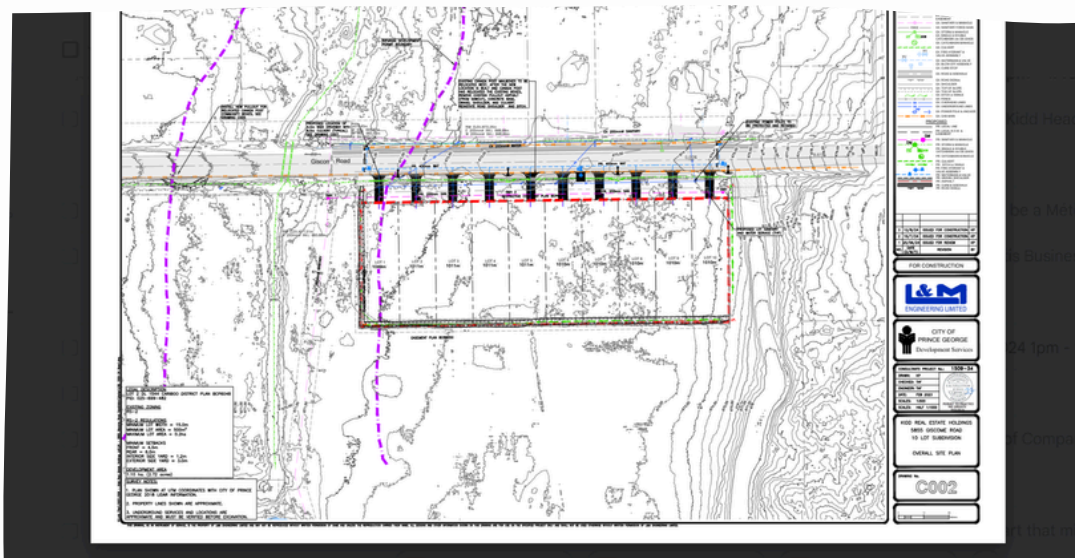
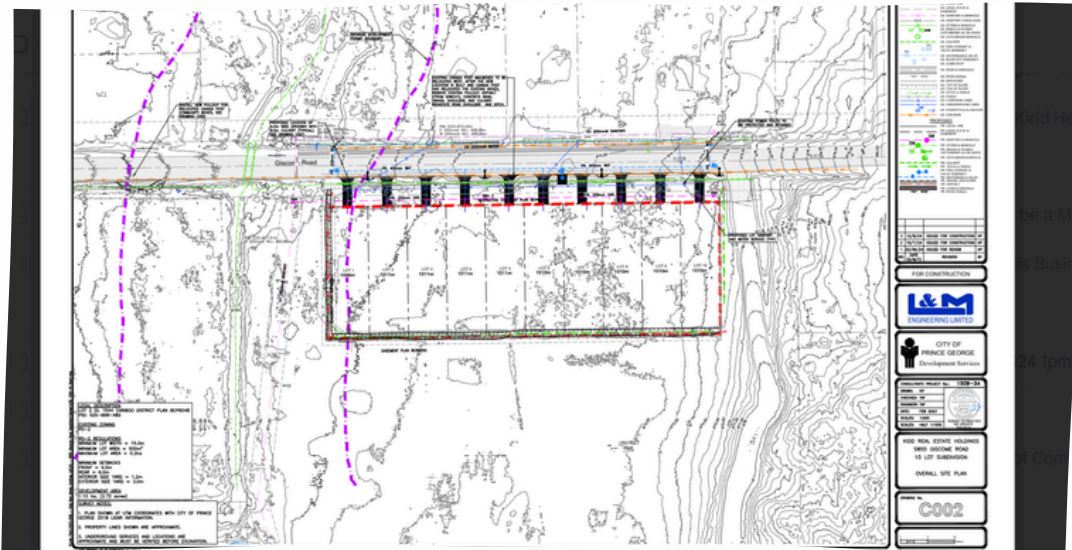
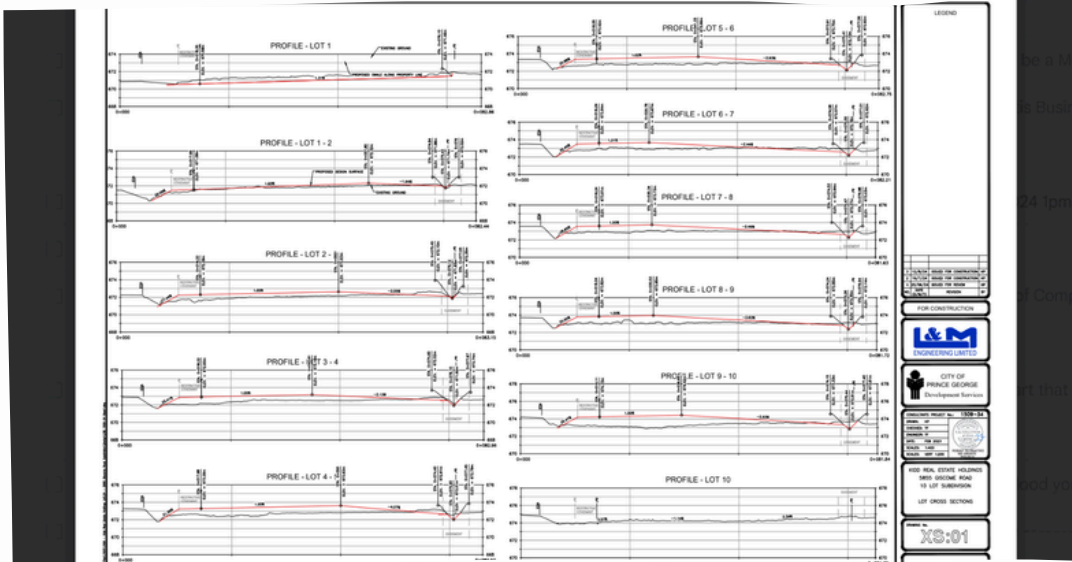
ISSUED: 07/20/2015

PROJECT: 5855 GISCOME ROAD
10 LOT SUBDIVISION

TYPICAL LOT GRADING

NO. C301





TITLE SEARCH PRINT

2024-11-21, 09:25:36

File Reference:

Requestor: David Fuller

Declared Value \$250000

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

Land Title District PRINCE GEORGE
Land Title Office PRINCE GEORGE

Title Number CA9910075
From Title Number CA9020301

Application Received 2022-05-06

Application Entered 2022-05-10

Registered Owner in Fee Simple
Registered Owner/Mailing Address: KIDD REAL ESTATE HOLDINGS LTD., INC.NO. BC821509
C/O 102-8191 HART HWY
PRINCE GEORGE, BC
V2K 3B8

Taxation Authority Prince George, City of

Description of Land
Parcel Identifier: 025-699-482
Legal Description:
LOT 2 DISTRICT LOT 1544 CARIBOO DISTRICT PLAN BCP6048

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BA438728, EXPIRES: N/A

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV176439

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV240567

HERETO IS ANNEXED EASEMENT BV254869 OVER (PLAN BCP6050)
LOT 1 PLAN BCP6048

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 29/05/1967 UNDER NUMBER B6717 AND FILED 25/09/1970 UNDER NUMBER E12305

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	BT262501
Registration Date and Time:	2002-07-22 11:43
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	PART SHOWN IN PLAN BCP364 (COVENANT AREA "B")
Nature:	COVENANT
Registration Number:	BV254864
Registration Date and Time:	2003-07-04 15:08
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA AS TO AN UNDIVIDED 1/2 INTEREST
Registered Owner:	CITY OF PRINCE GEORGE AS TO AN UNDIVIDED 1/2 INTEREST
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	BV254867
Registration Date and Time:	2003-07-04 15:08
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	BV254869A
Registration Date and Time:	2003-07-04 15:09
Remarks:	PLAN BCP6050 APPURTENANT TO LOT 1 PLAN BCP6048
Nature:	MORTGAGE
Registration Number:	CB578087
Registration Date and Time:	2023-04-24 11:17
Registered Owner:	CANADIAN WESTERN BANK
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB578088
Registration Date and Time:	2023-04-24 11:17
Registered Owner:	CANADIAN WESTERN BANK

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE