



PROPERTY REPORT

1303 BELL ST

Clinton

V0K 1K0

Canada

PID: 009-624-236

SEPTEMBER 1, 2023



BLAKE BOLSTER
ROYAL LEPAGE KAMLOOPS REALTY
KAMLOOPS
P: +1(250) 377-5101
bbolster@kadrea.com
blake@blakebolster.com



Blake Bolster REALTOR®

C: 250.377.5101

O: 250.374.3022

E: blake@blakebolster.com

www.blakebolster.com

ROYAL LEPAGE 322 Seymour Street
KAMLOOPS REALTY Kamloops, BC
V2C 2G2

I'm more than a real estate agent. I'm a REALTOR®.



1303 BELL STREET		Listing Status	Active
Area	North West	Current Price	\$349,000
Sub Area	Clinton	Possession	
Property Type	Single Family Dwelling	Title	Freehold
Style	Bungalow	PRICE HISTORY	
Taxes	(2022)	Original Price	\$375,000
MLS®	174506	Aug 28/23	\$349,000
Year Built	1955	Sale Price	
Zoning	R2	Sale Date	
DOM	14		
Assessment	\$197,200 (2023)		

INTERIOR		STYLE		FEATURES	
Bedrooms Above Grade	2	Exterior Finish	Vinyl	Heating	Furnace, Forced Air
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Gas (Natural)
Ensuite		Construction	Frame	Water	City
Fireplaces	(0) -	Access		Sewer Type	Sewer Connected
Rough In Fireplaces		Basement Type	Full	Dist to Schools	
Flooring	Mixed	Bsmt Devel	Unfinished	Dist to Transp	
		Foundation	Concrete Poured		

Total Sqft: 1,976					EXTERIOR FEATURES	
	Bsmt	Main	Above	Other	Lot Width	Lot SqFt
Totals (sqft)	988	988			Lot Depth	Lot Acres
Bathroom	2pc	4pc			Parking Spaces	
Kitchen		11x10			Parking Types	Street, Open, RV Parking
Bedroom		15x13			Site Influences	
Living		15x21			Outdoor Area	
Bedroom		10x9			Equipment Included	
Dining		10x9				

Agent Information	No Appts Direct	Commission Split	3/1.5
Date Listed	Aug 18/23	Expiry Date	Feb 18/24
Conditions		Condition Removal Date	
Realtor Remarks			

AGENT INFORMATION			
Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office	ROYAL LEPAGE KAMLOOPS REALTY	250-374-3022	Selling Office
Co-List Office			Selling Slsp1
Listing Slsp1	BLAKE BOLSTER	250-377-5101	Seller
Listing Slsp2			Seller(s) Name 2
			Tenant
			DAVE ROY PROPERTIES INC.,
			INC.NO.BC0341892
			24 hrs notice tenant

2 bedroom, 2 bath bungalow home in the village of Clinton. Inside the home you will find an open floor plan with a large living room, bright and clean kitchen, open dining room, updated 4 pc main bath with jetted tub, and two bright bedrooms. There are sliding glass doors leading to the large deck with southern exposure. Downstairs there is tons of potential for your finishing ideas, including a separate entrance, 2 pc bath and laundry room. Tons of parking outside for the toys/RV with back yard access, storage sheds, and fenced yard. Notice needed for tenants. Email LS for info package.

This listing information is provided to you by:

BLAKE BOLSTER
 📞 250-377-5101 ✉️ bbolster@kadrea.com

ROYAL LEPAGE KAMLOOPS REALTY
 📞 250-374-3022 📠 250-828-2866 Toll Free: 1-888-374-3022 ✉️ royallepage@kadrea.com 🌐

<http://www.royallepage.ca/kamloopsrealty>
 322 SEYMOUR STREET KAMLOOPS, B.C. V2C 2G2

All measurements are approximate.
 The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Sep 1, 2023.






The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

1303 BELL ST CLINTON

Area-Jurisdiction-Roll: 23-515-00153.000



Total value **\$197,200**

2023 assessment as of July 1, 2022

Land \$57,200

Buildings \$140,000

Previous year value \$138,200

Land \$31,200

Buildings \$107,000

Property information

Year built	1955
Description	1 STY house - Basic
Bedrooms	2
Baths	1
Carports	
Garages	
Land size	71 x 110 Ft
First floor area	988
Second floor area	
Basement finish area	600
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT B, PLAN KAP10067, LILLOOET LAND DISTRICT,
CLINTON TOWNSITE

PID: 009-624-236

Sales history (last 3 full calendar years)

Aug 6, 2022 \$192,000

Manufactured home

Width

Length

Total area



Property Information Report

Report Generated on: August 16, 2023 12:01:23 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673
F (250) 372-5048
E gisinfo@tnrd.ca

1303 Bell St

Parcel Description & Location

[More Details](#)

Legal Description:

LOT B TOWNSITE OF CLINTON PLAN 10067

Plan Number:

KAP10067

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

Lot Size(Calculated)(+/-5%):

Square Meter:

724.21

Acre:

0.179

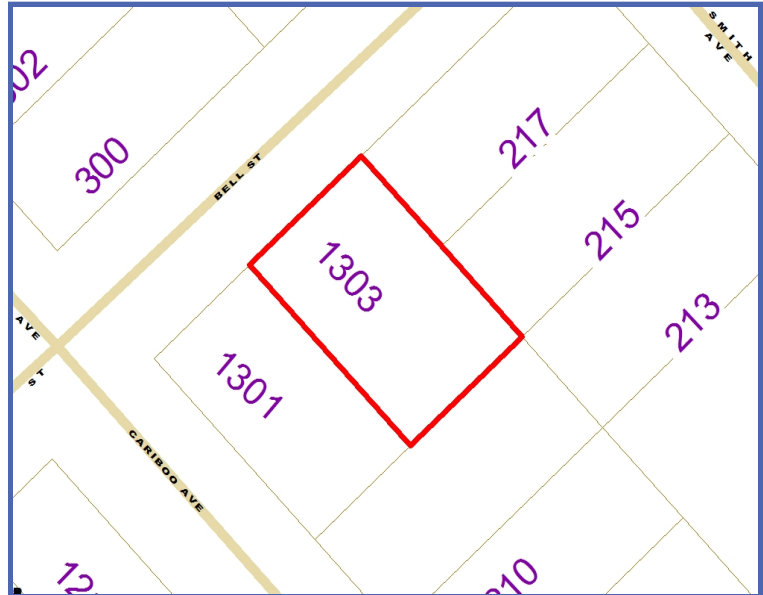
Hectare:

0.072

Community: Clinton

Local Authority: Village of Clinton

School District: Gold Trail



TNRD Services

(Contact the Local Authority for services provided by other jurisdictions)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority)

[More Details](#)

Future Debt: Unknown - contact Village of Clinton for any future debt.

Planning & Zoning (For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: CONTACT VILLAGE OF CLINTON

Zoning: CONTACT VILLAGE OF CLINTON

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Unknown

Lake Classification: Unclassified

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: Contact Local Authority

Development Permit Area: Contact Local Authority

Official Community Plan Name: CONTACT LOCAL AUTHORITY

OCP Designation: CONTACT LOCAL AUTHORITY

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): No

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority)

[More Details](#)

Folio: Development Application Number: Development Application Type: Status:

Folio: File Number: Application Date: Issued Date: Completion Date: Status:

Type of Construction:

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio: Land Title PID: Assess Year: Land: Improvement: Property Class:
515.00153.000 009-624-236 2023 \$57,200.00 \$140,000.00 1-Res

Folio: Actual Use: Manual class:
515.00153.000 SINGLE FAMILY DWELLING 1 STY SFD-AFTER 1930-FAIR

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).



Where History Meets Adventure

(250) 459-2261

admin@village.clinton.bc.ca

BUILDING INFORMATION REQUEST

APPLICANT INFORMATION		Date:	JULY 21, 2022
Name(s): BLAKE BOLSTER		Company Name: ROYAL LEPAGE KAMLOOPS	
Mailing Address: 322 SEYMOUR STREET KAMLOOPS BC V2C 2G2			
Phone: 250-374-3022	Fax:	Email: admin@blakebolster.com	
Contact Person(if different from applicant name):			
PROPERTY OWNER INFORMATION			
Name(s): WALTERS, ERIC & BRANCH, PATRICIA			
Property Civic Address: 1303 BELL ST			
Property Legal Description: LOT B TOWNSITE OF CLINTON PLAN 10067			

We hereby request that the Building Inspection Services Department examine its present records to determine if it has knowledge of a violation of the Village of Clinton Building Bylaw in regard to the above noted property.

Building Inspection Services records reveal:			
<input checked="" type="checkbox"/>	No known violation as of the date noted below.		Expired Building Permit(s) on file. No final inspection performed to date. May be subject to a violation notice on property title. See attached "Bylaw Contravention Notice on Property Title".
<input type="checkbox"/>	No records of Building Permits on file.		
<input type="checkbox"/>	Active Building Permit(s) on file. No final inspection performed to date.		
<input type="checkbox"/>	Expired Building Permit(s) on file. See attached "Important Notice".	<input checked="" type="checkbox"/>	Other; see comments below.

Folder Number:	Construction Type	Status
063043C	Deck	Completed.

DISCLAIMER: The information given herein is not a warranty by the Village of Clinton that the above property complies in all other respects neither with the Building Bylaw nor with any Bylaw of the Village of Clinton. The above property has not been inspected and it may have any number of Bylaw infractions that are not disclosed in the records of the Village of Clinton Building Inspection Services. If any such Bylaw infraction exists, they are not waived by virtue of the information given herein.

Per:	Date: Aug 3, 2022	File#: 06-3043C	Acct: Village of Clinton
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BC Company Summary

For
DAVE ROY PROPERTY INC.

Date and Time of Search: August 18, 2023 11:08 AM Pacific Time

Currency Date: September 20, 2022

ACTIVE

Incorporation Number: BC0341892

Name of Company: DAVE ROY PROPERTY INC.

Business Number: 120955737 BC0001

Recognition Date: Incorporated on March 09, 1988

Last Annual Report Filed: March 09, 2023

In Liquidation: No

Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:

300 - 180 SEYMOUR STREET
KAMLOOPS BC V2C 2E3
CANADA

Delivery Address:

300 - 180 SEYMOUR STREET
KAMLOOPS BC V2C 2E3
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

300 - 180 SEYMOUR STREET
KAMLOOPS BC V2C 2E3
CANADA

Delivery Address:

300 - 180 SEYMOUR STREET
KAMLOOPS BC V2C 2E3
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

RINTOUL, ROBERT LAWRENCE

Mailing Address:

BOX 142
CLINTON BC V0K 1K0
CANADA

Delivery Address:

1500 CARIBOO HWY 97
CLINTON BC V0K 1K0
CANADA

Last Name, First Name, Middle Name:

RINTOUL, ERICA LEE

Mailing Address:

BOX 142
CLINTON BC V0K 1K0
CANADA

Delivery Address:

1500 CARIBOO HWY 97
CLINTON BC V0K 1K0
CANADA

OFFICER INFORMATION AS AT March 09, 2023

Last Name, First Name, Middle Name:

Rintoul, Erica Lee

Office(s) Held: (Secretary)

Mailing Address:

BOX 142
CLINTON BC V0K 1K0
CANADA

Delivery Address:

1500 CARIBOO HIGHWAY
CLINTON BC V0K 1K0
CANADA

Last Name, First Name, Middle Name:

Rintoul, Robert Lawrence

Office(s) Held: (President)

Mailing Address:

BOX 142
CLINTON BC V0K 1K0
CANADA

Delivery Address:

1500 CARIBOO HIGHWAY
CLINTON BC V0K 1K0
CANADA

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES

The buyer must still make the buyer’s own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller’s knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer’s own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller’s own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

Date of disclosure: August 18 2023

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

ADDRESS: 1303 BELL STREET Clinton BC V0K 1K0 (the "Premises")

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

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
D. Is there a survey certificate available?				
E. Are you aware of any current or pending local improvement levies/charges?				
F. Have you received any other notice or claim affecting the Premises from any person or public body?				

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				

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BUYER'S INITIALS

DS RR	DS OR	
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SELLER'S INITIALS

August 18 2023

DATE OF DISCLOSURE

ADDRESS: 1303 BELL STREET Clinton BC V0K 1K0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				

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BUYER'S INITIALS

DS RR	DS OR
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SELLER'S INITIALS

August 18 2023

DATE OF DISCLOSURE

ADDRESS: 1303 BELL STREET Clinton BC V0K 1K0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
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BUYER'S INITIALS

DS RR	DS ER
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SELLER'S INITIALS

August 18 2023

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 1303 BELL STREET Clinton BC V0K 1K0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?				

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

SELLERS HAVE NEVER LIVED IN THE PROPERTY

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

DocuSigned by:
Robert Rintoul
SELLER(S) DAVE BRYANT REALTY INC., INC.NO. BC0341892

DocuSigned by:
Erica Rintoul
SELLER(S) C48BB47AF51E4DC...

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

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

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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BC1002 REV. JAN 2023

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TITLE SEARCH PRINT

2023-08-18, 10:58:57

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$192000

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

Land Title District

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CB237421

CA5903066

Application Received

2022-09-22

Application Entered

2022-09-26

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

DAVE ROY PROPERTY INC., INC.NO. BC0341892

P.O. BOX 142, 1500 CARIBOO HIGHWAY 97

CLINTON, BC

V0K 1K0

Taxation Authority

Kamloops Assessment Area

Clinton, Village of

Description of Land

Parcel Identifier:

009-624-236

Legal Description:

LOT B TOWNSITE OF CLINTON PLAN 10067

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

SCHEDULE 'A'

VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

R2 - GENERAL RESIDENTIAL

SECTION 7

Permitted Uses

- 7.1 The following uses and no others shall be permitted in the R2 Zone:
- duplex
 - multi-family dwelling
 - single family dwelling
 - home based business
 - church
 - accessory use

Regulations

- 7.2 On a parcel located in an area zoned as R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Maximum number of principal buildings	1 per parcel
.2 Maximum density	18 units/hectare (7 units/acre)
.3 Minimum parcel size - single family dwelling - duplex - multi-family dwelling	550 sq. m (5,920 sq. ft.) 550 sq. m (5,920 sq. ft.) 1000 sq. m (10,764 sq. ft.)
.4 Minimum parcel width	15 m (49 ft.)
.5 Minimum width of principal building	4.2 (14 ft.)
.6 Minimum setback of principal building from: - front parcel line - interior side parcel line - exterior side parcel line - rear parcel line	6 m (20 ft.) 1.5 m (4.9 ft.) 3 m (10 ft.) 6 m (20 ft.)
.7 Maximum parcel coverage	40%
.8 Maximum building height	12 m (39 ft.)

Livestock Regulations

- 7.3 The keeping of livestock in a general residential area is restricted to parcels over 1,200 Sq. M (12,800 sq ft or 1/3 acre).