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BC Human Rights Commissioner Calls Lifting of Mask Mandate a 'Hasty End' with Unequal Effects Across Society

BC health minister calls it balance between measures and impact, asks people to be more considerate about other's choices.

By Link News Desk

VANCOUVER: A person high in official position has formally stepped out to challenge province's decision to lift mask mandate. B.C.'s Human Rights Commissioner Kasari Govender in a letter that has been made public, has urged the Public Health Officer (PHO) Dr Bonnie Henry to maintain the mask mandate to ensure protection as many students across B.C. have returned to school after spring break amid a pandemic that has not ended, but without the protection of-



Kasari Govender, BC's Human Rights Commissioner

ferred by mask mandates. Govender wrote in the letter, "As you have noted repeatedly for the past two years, mask wearing is a simple and



Adrian Dix, BC's Health Minister

effective means for members of our society to protect one another from transmission of the virus. Those who have benefited most

from this public health intervention have been those at greatest risk from the virus. The hasty end to the provincial mask mandate will have profoundly unequal effects across society. Some of us are more vulnerable than others to the virus, and public health policy must consider these disproportionate impacts. Marginalized groups include immunocompromised people, older people, Indigenous and racialized peoples, people with disabilities, and low-income communities."

Continued on page 09

BC to Introduce Homebuyer Protection Period

Homebuyers will have time to reconsider decision under "right of recession" after making offer on a property

VICTORIA - BC has introduced amendments to the Property Law Act this week which will enable the creation of a new Homebuyer Protection Period to protect people buying a home in a challenging real estate market. The Homebuyer Protection Period, sometimes called a "right of recession," responds to concerns that in the highly competitive housing market,

Continued on page 09

Fire Officials Plea Homeowners To Have Working Smoke Alarms After Ontario's Family Killed In Tragic House Fire

By Link News Desk

A house fire tragedy happened in Ontario, but it is a stark reminder for every homeowner across Canada to have working and efficient smoke and carbon monoxide alarms at home. The warning and appeal to have a fire exit plan and smoke alarms came from Ontario officials after a family of five including 5 adults and 3 children that was tragically killed in a house fire this week. Peel Regional Police said emergency crews



Nazir Ali, and mother, Raven Ali-O'Dea, were killed in the fire along with their children Alia, Jayden, and Layla.

were called to a home on Conestoga Drive, near Sutter Avenue, in the Kennedy Road and Sandalwood Parkway East area, just before 2 a.m. for reports of a fire.

Continued on page 08

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Angus Reid 's Provincial Report Card: BC Passes with flying colours, Premier Horgan one of most popular leaders in Canada

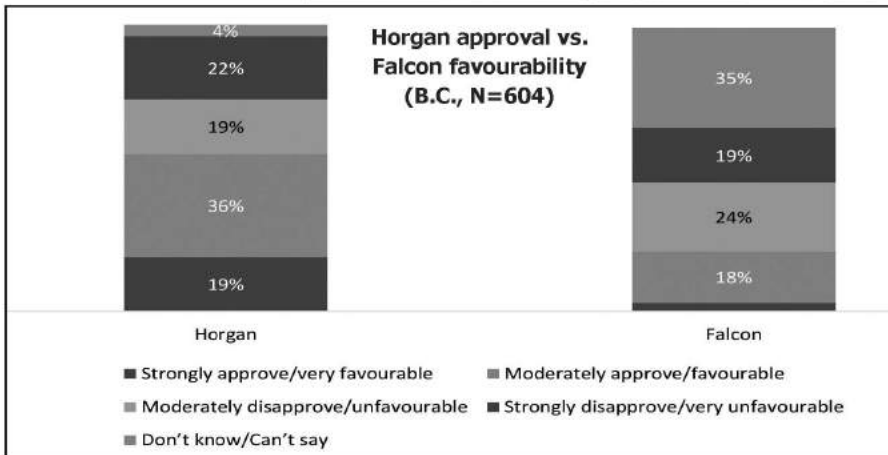
BC government among the most praised provincial governments for COVID-19 management

The latest data from the non-profit Angus Reid Institute on provincial governments' performance and leaders' popularity has given the verdict for BC's Premier and his NDP government. According to the poll, BC Premier John Horgan continues to be one of the most popular provincial leaders in the country, approved of by 55 per cent of residents. Also, BC NDP holds a comfortable vote intention lead.

The B.C. government is among the most praised provincial governments for COVID-19 management. Outside of Atlantic Canada, the BCNDP fares best in the country. The government also fares well on assessments of jobs and education. That said, housing affordability continues to be a massive source of concern and criticism for residents.

When it came to opposition party, the data revealed that new BC Liberal Party leader Kevin Falcon is unknown to 35

per cent of residents and viewed unfavourably by 44 per cent. The BC NDP holds a considerable advantage in vote intention currently (44 per cent to 29 per cent) over the opposition Liberals.



The poll mentions that new BC Liberal leader Falcon is not a new face to the B.C. political scene. The three-time MLA was a cabinet minister and deputy premier in the Liberal government of former Premier Gordon Campbell. He also narrowly lost a previous Liberal lead-

ership election to Christy Clark in 2011. However, he has been out of politics since 2013, when he decided not to seek re-election. Falcon will have more than two years to re-introduce himself to B.C. residents before another provincial election is scheduled. Currently, 35 per cent say they have no

opinion of him.

The Angus Reid Institute conducted an online survey from March 10-15, 2022 among a representative randomized sample of 5,105 Canadian adults who are members of Angus Reid Forum. The survey was self-commissioned and paid for by ARI.

25 More Surrey Police Officers Deployed, 20 More Officers Hired

SURREY: Surrey Police Service's direct policing service to the community and overall staffing complement has increased once again, with 25 additional officers deployed into policing operations, and 20 more experienced officers sworn in for future deployments.

On March 28th, 25 experienced Surrey Police Service (SPS) officers were deployed into the Surrey RCMP where they will complete a few days of orientation and then begin to respond to calls for service. This group joins 41 of their colleagues who were deployed in November 2021 and January 2022, bringing the total number of deployed SPS officers to 66, as Surrey's phased, integrated policing transition continues.

"With every additional SPS officer deployed, the transition to Surrey's own police service advances," says Chief Constable Norm Lipinski. "Residents and business owners often approach our deployed officers with questions, curiosity and positive feedback upon seeing the first Surrey Police officers out in the community."



SPS also hosted its seventh swearing in ceremony on March 28th, welcoming 20 experienced police officers and five new civilian employees. The ceremony included the taking of the official oath, signing into the SPS ledger, and the presentation of badges.

This brings the total number of SPS officers hired to 196. By late 2022, SPS will grow to be the second largest municipal police service in the province, following the Vancouver Police Department.

Surrey RCMP remain as the police of jurisdiction for Surrey during this phase of the policing transition. All locations and contact information remains the same (non-emergencies: 604-599-0502; emergencies: 911).

For more information on the policing transition, visit www.surreypolice.ca/sp-spolicing-transition.

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The Kashmir Files – And Beyond



By Zile Singh

The recently released film “The Kashmir Files” has invoked a row of emotions all across India and amongst Indians living abroad especially the Kashmiri Pandits. It is because the film recreated the terrorist activities committed in 1990 and before, which resulted in the plight of thousands of Kashmiri Pandits who under tragic circumstances were forced to leave their ancestral homes. Kashmiri Pandits known to be the wisemen of the Kashmir valley have been made almost extinct by terrorism. The film categorised their forced

migration as genocide as opposed to exodus. Such victimisation of a particular community leads to reduced diversity, and undermines the principle of “Unity in Diversity” enshrined in the Indian Constitution. Time and circumstances give chance to both sides to take advantage. In recent times, the reverse also has been witnessed: oppression of minority Muslim communities in majority Hindu regions. There is no doubt that the government has taken note of such incidents and the law of the land has taken its course to provide justice for the victims. Religious hatred is on the rise. The film advances a message that a heretic cannot be a good subject. The film made the fact clear that cross-border assistance in different forms to the terrorists in Kashmir is a major bone of contention between India and Pa-

kistan. The film has earned the reputation of ‘politicisation’ at the cost of sufferings of the citizenry. Hindus, Muslims, Sikhs, Christians and Buddhists all are Indian citizens. All are entitled to their rights and are bound by their duties towards the nation. Political parties have to bear in mind that reasonable politics must be generated by rational thought. The film stresses that Freedom (Azadi) of any kind cannot outweigh the loyalty towards the nation. The viewers are the best judge to interpret the message of the film according to their viewpoint. It is important to know the history of Kashmir. The history of Jammu and Kashmir (J&K) is intertwined and knotted. The Indian Independence Act, 1947 made India and Pakistan independent Dominions and released all Indian States from their obligation to the British Crown.

The States became completely free – technically and legally. However, all the States, called Princely States, more than 500 in number, merged either with India or Pakistan by signing an Instrument of Accession. The States of Hyderabad, Ja-



nagarh and Jammu and Kashmir were the only left who did not sign the Instrument of Accession by August 15, 1947. The States of Hyderabad and Junagadh yielded to Indian military action. Being in the contiguity of Pakistan, the State of Jammu and Kashmir was invaded by the Pakistani tribal population and ex-soldiers. On October 24, 1947, the ruler of Jammu and Kashmir, Maharaja Hari Singh sent a frantic appeal to the Government of India for military help. India refused to help unless the Instrument of Accession was signed. The Instrument was signed two days later on October 26, joining the whole of his princely state, including Jammu, Kashmir, the Northern Areas, Ladakh, the Trans-Karakoram Tract and Aksai Chin to the Indian Dominion. By then the infiltrators had occupied some parts of Jammu and Kashmir. The area occupied then came to be known as Pakistan Occupied Kashmir (POK) or Azad Kashmir. After the Accession, the Indian forces stopped further Pakistani aggression. As per the Instrument of Accession, the Indian forces were required to get the

occupied area vacated. But, due to some unknown reasons, this did not happen. Thus, the POK remained under the control of Pakistan. The Aksai Chin region in the east, bordering Tibet has been under Chinese control since 1962. As per the conditions of the Instrument of Accession, J&K State acceded to the Dominion of India on four subjects only: defence, finance, foreign affairs and communications. In other matters, it retained its limited sovereignty. Pakistan, however, did not recognize the Accession. After the Accession, the Indian Constituent Assembly hoped that in due course of time Jammu and Kashmir would be ready to integrate with India fully. The territory of the State of Jammu and Kashmir, excluding the POK was specified in Part B of the First Schedule of the Indian Constitution whereby the State became an integral part of the Indian Union. This special status of J&K led the authors of the Indian Constitution to incorporate temporary provisions under Article 370 of the Constitution.

Continued on page 14

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Guarantor/Original Documents/Citizenship Proof not Required Anymore to Renew Canadian Passports

Ottawa: As COVID 19 restrictions are lifted, more and more Canadians are looking to travel abroad. The Government of Canada has announced the expansion of the simplified renewal application process for Canadian passports.

Beginning March 31, Canadians in Canada and abroad can now use the simplified process to renew an expired passport as long as it was issued within the last 15 years. With the simplified renewal process, applicants don't need to have a guarantor or to provide their original documents, such as proof of citizenship or photo identification. They simply need 2 photos, 2 references, their completed form and the applicable fees. These changes make renewing a passport easier, while maintaining the highest level of program integrity. The simplified process is also available to individuals who had their passport lost, stolen or damaged. Previously, the simplified renewal process wasn't available for passports expired longer than a year or those that were



lost, stolen or damaged.

With the easing of COVID-19 travel restrictions, the demand for passports—both new and renewals—has started to increase and is returning to pre-pandemic levels. The Gov-

ernment of Canada recommends that Canadians apply early and not finalize any travel plans until they have received their new passport. Thanks to the simplified process, Canadians without imminent travel plans do not need to rush to renew an expired or soon-to-expire passport.

"As international travel resumes, we need to continue to modernize and improve our passport services to make sure we meet the needs of Canadians. Simplifying the renewal process will make it easier and faster for Canadians to get their passport, and is another step toward greater modernization while prioritizing the health and safety of Canadians and our employees," said Sean Fraser Immigration minister.

Adults who apply for a passport for the first time must still complete the general application form: Apply for a passport: About the process. This expansion supports the "tell us once" approach to providing personal information to the Government of Canada.

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Group From Florida Visits Gurdwara Nanak Niwas to Learn About Sikhism



By Balwant Sanghera

Richmond's Highway to Heaven is a favourite place for visitors from all over Canada. It is home to India Cultural Centre of Canada Gurdwara Nanak Niwas and twenty plus other places of worship. In addition to the Gurdwara, it has a mosque, two Hindu Temples, two Buddhist Temples and a number of Christian churches and religious schools. The Highway to Heaven has received wide coverage in the media. This has made it as a favourite place for visitors. This is more so in case of students who come here to learn about different religions and the intercultural and inter religious harmony this strip of Richmond's Number Five Road represents. Recently, a

small group of interested visitors from Westside Baptist Church, Gainesville Florida (USA) visited Gurdwara Nanak Niwas. They were interested in learning more about Sikhism, South Asian community, its history and culture as well as the Highway to Heaven. On behalf of our Gurdwara Management Committee, I had the privilege of welcoming them and talk about all of these subjects. The visitors showed a keen interest in broadening their horizons. They asked very inquisitive questions. Before leaving they had a delicious vegetarian langar and profusely thanked the Gurdwara Management for the warm welcome. Gestures like this go a long way in creating more pride in our community and the Highway to Heaven.



Surrey Youth Volunteers Remove Garbage From Surrey Parks, Plant 400 Trees

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More than 230 youth volunteers made a huge impact over Spring Break, cleaning up more than 800 bags of garbage from Surrey parks and planting 400 trees and shrubs throughout the City. City-led Surrey Youth Stewardship Squad engages Surrey's young people to help restore and enhance the City's urban forest while increasing biodiversity.

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Surrey's Roads To Get Significant Upgrade: City Council Approves \$6M

Surrey, BC –Surrey's Roads are getting a significant upgrade after Surrey Council approved \$6M in major road paving contracts during Monday night's Regular Council Meeting.

"The long and cold winter has taken a toll on our roads," said Mayor Doug McCallum. "The upkeep of our roads ensures that our transport network moves smoothly for our citizens whether they drive, take transit, walk or bike. That's why Council is making the investment to keep Surrey's road network well main-

tained and in a state of good repair."

Two contracts were awarded to BA Blacktop Ltd. by Surrey Council Monday night, one in the amount of \$3.3M for Arterial and Collector Roads and the second in the amount of \$2.7M for the Major Road Network. The first contract includes repaving of Arterial and Collector Roads. The following upgrades are expected to start in April and be complete in August:

- Arterial Paving - 140 St: 84 Ave – 88 Ave
- Arterial Paving - 144 St: 60 Ave – 64 Ave

- Arterial Paving - 16 Ave: 144 St – 152 St
- Collector Paving - 60 Ave: 168 St – 176 St

The second contract involves repaving of 'Major Road Network' roads. The following work is expected to start in April and be complete in June:

- Arterial Paving - 152 St: 78 Ave – 79 Ave
- Arterial Paving - MRN 152 St: 68 Ave – 72 Ave
- Arterial Paving - MRN Fraser Hwy: 152 St – 160 St
- Arterial Paving - MRN Fraser Hwy: 195 Blk – 196 St



Learn more about the planned upgrades to the Major Road Network; https://www.surrey.ca/sites/default/files/corporate-reports/CR_2022-R056.pdf

19-year-old targeted in possible hate crime for his sexual orientation

NANAIMO, BC: It's a shame that on one hand BC is celebrating transgender day of visibility and on the other hand incidents of discrimination against LGBTQ community keep appearing. In a recent incident Nanaimo RCMP informed public about a possible hate crime based on information received that the victim was targeted due to his sexual orientation. The incident occurred in the early morning hours of Sunday March 27, 2022, at a house party on Old Slope Road.

The victim, a 19-year-old man, reported the incident to the Nanaimo RCMP later that same day after attending to the Nanaimo hospital for a medical assessment of his injuries. It is alleged

that the victim was punched in the head, then thrown to the ground where he received several more punches. The assault was stopped after friends of the victim intervened.

The investigation hadlead to the arrest of a 19-year-old man for one count of assault. At approximately 10 PM on Tuesday March 29, 2022, the accused was arrested without incident. He was later released from police custody and issued with an Undertaking to appear in Nanaimo Provincial court on May 24, 2022.

"Violence of any kind is unacceptable, and especially when it involves individuals who have allegedly been targeted because of their sexual preference.

Continued on page 26

Fourth incident of gun violence in a week in Surrey

SURREY: With an uptick of gun violence in the region, police are asking the public to be extra vigilant in reporting suspicious activity to police. This includes any possible drug trafficking, as well as unknown vehicles idling for long periods in your neighborhood.

Surrey RCMP reported of a fourth incident of gun violence in Surrey in just one week. Police informed public of a shooting that occurred in Whalley and asked that anyone who saw the suspect vehicle - a Red Kia Optima British Columbia License Plate KE0 43M (reported stolen) to call police immediately. On March 28, 2022, at approximately 1:00 p.m., Surrey RCMP

received a report of shots fire in the 10700-block of City Parkway. Surrey Frontline officers along with CFSEU-BC's Uniformed Gang Enforcement Team attended the area and located evidence consistent with a shooting. Police did not locate anyone with injuries and have no evidence to suggest anyone was struck.

The alleged suspect vehicle was last seen northbound on City Parkway and is described as a Red Kia Optima British Columbia license plate KE0 43M, which has been reported as stolen. Police are asking anyone who sees this vehicle to call 911 immediately.

"Police have significant overt and covert officers assigned to


target those who bring violence to our streets, often as a result of street level drug trafficking disputes or interpersonal conflicts between gang members," says Surrey RCMP Media Relations Officer, Corporal Vanessa Munn. "Our Surrey Gang Enforcement Team is working closely with CFSEU-BC to target these individuals related to the drug trade and gang violence."

"Gun violence has impacted every community in the Lower Mainland and criminals who are putting us all at risk due to their actions have no respect for us or city boundaries," says CFSEU-BC's Staff Sergeant Lindsey Houghton. "We are united with

the Surrey RCMP and all of our policing partners to do everything we can to disrupt these incidents before they happen and ensure those who are committing these violent acts are held accountable."

"This is the fourth incident of shots fired in six days in Surrey. Indications are the three previous shootings (March 23-25) were targeted. Investigators are examining possible links to the drug trade and Lower Mainland Gang Conflict," Houghton said.


Anyone with information about this latest shooting or any other recent targeted shooting is asked to contact the Surrey RCMP at 604-599-0502.



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Continued from Page 01

Fire Officials Plea Homeowners To Have Working Smoke Alarms After Ontario's Family Killed In Tragic... House Fire

Crews were able to pull four people from the house, but all were later pronounced dead. A fifth victim was located deceased inside the home during a search. Rescuers found a sixth adult victim outside the home who got out on their own and was rushed to Sunnybrook Hospital for treatment of critical injuries. Neighbours and family members identified those lost. The parents were Nazir Ali and Raven Alisha Ali O'dea and their children were Alia Marilyn Ali O'dea, Jayden Prince Ali O'dea and Layla Rose Ali O'dea. The children's father, Nazir



Ali, and mother, Raven Ali-O'Dea, were killed in the blaze, family and friends told media. Their three children, Alia, 10, Jayden, eight, and Layla, seven, were also killed. Their deaths have left the community devastated. "Our hearts are absolutely breaking," said Brampton Fire Chief Bill Boyes. "What happened here, to lose three children and two adults, with one additional person in life-threatening condition, it's absolutely tragic." Global News reported that Fire Marshal Jon Pegg said a family member believed the smoke alarms were not working in the Ali-O'Dea family home — something that investigators are currently examining. "If you don't have a working smoke alarm, unfortunately we're going to see more tragedies like (the one) over my shoulder," he said. Boyes too said firefighters and fire prevention officers checked homes nearby and found that some of them did not have working smoke alarms. He implored people to have working smoke alarms, carbon monoxide alarms and a home escape plan in the event of a fire to prevent similar tragedies. Boyes urged the public to follow fire safety procedures. "If you're at home, check your smoke alarms. Make sure you have a working carbon monoxide alarm. And make sure your family and your friends and all those that you live with know what to do in the event of a fire, know how to get out," he said. Ali's sister, Bismah Fatimah Ali, told reporters that she and the rest of her family were devastated. Bismah Fatimah Ali has also launched a GoFundMe campaign for the family to cover the funeral cost. More than 60 thousand dollars have already been raised. "This morning at 2 am a fire in Brampton Ontario claimed the lives of 5 beautiful people in our family. Nazir Ali, son of Nawab Ali and Samina Ali. Raven Alisha Ali O'Dea daughter of Louis Felipa and Bonnie O'Dea and their three beautiful children. Nazir and Raven were two of the most amazing young people, who dedicated their lives to their children. They were loving, selfless, and empathetic. Nazir was a loving son and caring brother to his 5 siblings and Raven was a loving daughter caring sister to her 4 siblings. Their absence will forever be felt in our lives," the page described the family.

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Continued from Page 01

BC to Introduce...

buyers are reporting pressure to submit offers without basic conditions intended to protect their interests.

The amendments would enable the creation of a period to give people buying a home more time to consider their offers, ensure financing and obtain a home inspection, instead of feeling like they need to waive these conditions.

Regulations will be introduced this year to define the specific time homebuyers will have to exercise this right as well as the financial costs of retracting an offer. The legislation also allows for regional variation within the province, recognizing the housing market varies between regions.

Industry representatives estimate that more than 70% of offers in B.C.'s most competitive markets over the past year may have been made without conditions, which can lead to major repair and renovation costs or the loss of a deposit if the buyer's financing falls through.

"People need to have protection as they make one of the biggest financial decisions of their lives," said Selina Robinson, Minister of Finance. "In our overheated housing market, we have seen buyers feeling pressure to waive conditions just to be considered, and new homeowners discovering costly problems only after a deal has closed. We want to make sure people buying a home have time to get the information they need to make a sound decision within limits that still give sellers the certainty they need to close sales."

B.C. would be the first province to implement a homebuyer protection period for resale properties and newly constructed homes. A seven-day cooling-off periods for pre-construction sales of multi-unit development properties such as condominiums are already in place under the Real Estate Development and Marketing Act.

A new homebuyer protection period is one part of the Province's efforts to protect people during the home-buying process. The parameters of this new tool, as well as any other new consumer protections to be implemented, will be informed by the result of a consultation that BC Financial Services Authority (BCFSA) completed with a range of real estate industry stakeholders, including home inspectors, appraisers, realtors, academics and representatives from the legal and financial services sectors. BCFSA's analysis of the consultation is expected this spring and will inform development of the regulations that will implement the homebuyer protection period with the goal of having protection measures in place by summer.

Helene Barton, executive director, Home Inspectors Association BC, "Every B.C. homebuyer must be allowed the opportunity to conduct their own due diligence prior to a purchase and avoid the high risk of buying without a home inspection." Paul Taylor, president and CEO, Mortgage Professionals Canada, said, "The introduction of a short, unrestricted cooling-off period or a separate, longer period to ensure appropriate financing can be arranged would remove uncertainty from home purchases and sales, and potentially save both buyers and sellers considerable costs over time."

Continued from Page 01

BC Human Rights Commissioner Calls Lifting Of...

The Commissioner noted that by lifting the requirement to wear masks, many seniors and people with disabilities will feel they must isolate themselves from society or risk their health. Indigenous peoples and racialized people are overrepresented in high-transmission work environments and are at greater risk because of higher incidences of chronic conditions, such as hypertension, diabetes, and heart disease. Children under the age of five are not yet eligible for vaccination but will be attending schools without masks."

"While many of us have the good fortune to simply move on with life, thou-

sands of British Columbians will be left behind because of their age, disability, or other protected characteristic under B.C.'s Human Rights Code," said Commissioner Govender.

The Commissioner's letter follows up on two years of ongoing work providing a human rights perspective on COVID policy decisions, including directly to the Public Health Officer. The Commissioner's letter is publicly available below. In an email response to LINK newspaper, BC's health minister Adrian Dix while explaining province's decision on lifting mask mandate said, "We decided to lift the indoor mask order after carefully considering people who

are clinically vulnerable and where we are in B.C. in this pandemic. Every decision we make is a balance between the need to have measures in place and the impact these measures can have on people, including people who are clinically vulnerable."

"We have been focused on people who are clinically vulnerable since the beginning of the pandemic and we will continue to be. B.C.'s vaccination rate is one of the highest in the world, and COVID-19 cases and hospitalizations continue to trend downward," Dix added.

Also he requested people to be considerate about others choices. "We understand that some people

are anxious that masks are now optional for people in all indoor public settings. People should still make decisions based on their own comfort levels and risk factors, and other people need to be respectful of those decisions. Now more than ever is the time to be kind and understanding toward other people's choices."

Dix also assured that the provincial government is continuing to monitor COVID-19 cases, hospitalizations and death rates very closely. "We will continue to keep British Columbians informed so they can make the best decisions for themselves, their loved ones and their fellow British Columbians."

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Top Questions about Dog Bites in BC Answered



Troy McLellan
Associate

Email: tmclelan@simpsonthomas.com
Phone: 604 697 3967
Simpson, Thomas & Associates

Dog bites are serious incidents that can cause severe injuries, emotional trauma, and lasting scars. Do you know who is responsible if a dog bites you or your loved one in BC? On the other hand, what happens if your dog bites someone in BC? When you think of a dog bite, the geographical location of the incident probably does not come to mind right away, but in Canada,

it should, as provinces and municipalities have different laws and local bylaws that dictate how they deal with a dog bite incident. Here is what you need to know about dog bites in BC.
Dog Bite Laws in BC
In BC, there are three ways for a pet owner to be responsible for a personal injury caused by a dog:
1. The Legal Concept Known as “Scienter”
Also known as the “one free bite rule” in BC. This legal concept holds an owner responsible if they knew of the dog’s propensity to be aggressive. The injured person must prove that at the time of the attack: (i) the defendant was the owner or keeper of the dog; (ii) the dog had manifested a propensity or tendency to cause the type of harm that happened, and (iii) the dog’s owner knew of that propensity. If those



three elements are established, the dog owner is liable regardless of whether they were negligent.
2. Negligence
The injured person must prove that the dog’s owner knew or ought to have known that the dog was likely to create a risk of injury and that the dog’s owner failed

to take reasonable care to prevent such an injury.
3. Occupier’s Liability Under the Occupier’s Liability Act
Section 1 of the Occupier’s Liability Act defines an “occupier” as a person who is in physical possession of or has responsibility and control over the place

where an incident occurred. Under section 3 of the Occupier’s Liability Act, an occupier must take reasonable care to ensure that others on the property are reasonably safe from harm. The injured person would have to prove both that the property owner knew or ought to have known that the dog was likely to be a risk and that the owner failed to take reasonable steps to prevent that risk.
Is It Always The Dog Owner’s Fault?
Not necessarily. It will only be the dog owner’s fault if the injured person can prove liability on one or more of the three legal bases discussed above (scienter, negligence, or occupier’s liability). Fault may also rest with someone other than the dog’s owner, such as a person taking care of the dog, a person walking the dog, or the person/business who owns the property where the injury occurred. The injured person may bear some responsibility for their injuries. For example, if they ignored a “beware of dog” sign, failed to take reasonable steps to protect their own safety, or provoked the dog. The court can apportion liability based on the degree to which a person’s conduct caused or contributed to the injury (e.g., 50/50, 85/15).
What Charges Can The Dog Owner Face?
In addition to facing a personal injury lawsuit (which can result in an award of damages for pain and suffering, lost wages, future wage loss, and out of pocket expenses), a dog owner may be sued for property damage caused by their dog or forced to pay fines imposed under local bylaws. A dog owner can also face criminal charges, such as assault if it was an intentional dog attack, or criminal negligence causing bodily harm if the dog owner failed to control a dog with a vicious propensity.
What Would Happen to The Dog?
Animal control officers can seize a dog if it has injured a person. What happens to the dog depends on a number of factors, including the severity of the attack and whether the dog poses a risk to public safety. While it is rare, it is possible for a dog to be destroyed (for example, if designated a dangerous dog under the Vancouver Charter or under the Community Charter that applies in most BC municipalities other than Vancouver).
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Sobhana Jaya-Madhavan is BC-India Business Network's New President

While retirement is not in the cards, after nearly a decade, BC-IBN's Founder and President Vivek Savkur has announced that on April 1, he will be passing on the BC-IBN torch to Sobhana Jaya-Madhavan, Associate Vice President of External Relations at Simon Fraser University (SFU). Savkur, an accomplished businessman, and community leader received Queen Elizabeth II, Diamond Jubilee Medal, by the Governor-General of Canada in 2013 for his valuable service and dedication to his peers, community, and Canada. After nearly four decades of experience in import and export consulting in India, Savkur immigrated to Canada in 2007 and founded BC-IBN in 2015. Savkur worked tirelessly with diverse stakeholders and helped connect Canadian and Indian companies, and strengthened trade between two great nations. He worked closely with all levels of the Canadian government and has been an Advisor to many individuals and agencies interested to do business with Indian companies. As a dedicated community leader, he continues to be involved with

many advisory boards and committees including SFU's India Advisory Committee and Vancouver International Film Festival's (VISAFF) Advisory Board. "It is time for new leadership. Sobhana is a connector with deep roots in India and Canada. As a senior leader in the post-secondary sector, a community leader, mentor to several young CEOs and entrepreneurs, advisor to many organizations in Canada and India, and mother of two young entrepreneurs, Sobhana is well-positioned to lead BC-IBN and I look forward to staying connected to BC-IBN as President Emeritus", said Vivek. "BC-IBN values the deep connection between Canada and India. We are very committed to strengthening this relationship through trade and networking between business-

es on both sides. We live in very challenging times and trade within/between nations will continue to be critical for not just the progress and prosperity of nations, but also for peace", said Jaya-Madhavan. Graduated from Calicut University with a Bachelors' degree in Philosophy and from Tata Institute of Social Sciences (TISS) with a Master's degree in Social Work. After working in South East Asia, Sobhana immigrated to Canada in 1995 and worked with the Government of British Columbia serving in front-line child welfare and senior management positions for nearly two decades. After a two-year stint in India as head of HR, Sobhana joined Simon Fraser University (SFU) as Associate Vice President, External Relations in 2017. Sobhana engages



with all levels of government, diverse organizations, and communities to strengthen relationships and partnerships. Sobhana sits on several Advisory Committees and Boards and dedicates time for pro bono work in Canada and India. Sobhana is the Chief Impact Officer for HashHackCode (India). Sobhanamentors young entrepreneurs/CEOs, offers skill development programs at TISS National University Students Skill

Development Program (NUSSD), and is an Advisor to India's The National Federation Of the Blind Maharashtra (NFBM) and Canada's The Vancouver International South Asian Film Festival (VISAFF), The Inclusion Project (TIP), and Global Emerging Leadership Program (GELP). In 2019, Sobhana was recognized by the global Women Economic Forum (WEF) with a Woman of the Decade award.

CleanBC Heavy-Duty Vehicle Efficiency Program Year Three Has Been Extended-Apply Now

LANGLEY: Eligible companies in the commercial transportation sector will have five additional months to apply for generous incentives to purchase and install fuel-efficient technology through the CleanBC Heavy-Duty Vehicle Efficiency (HDVE) Program. Administered by the BC Trucking Association (BCTA), the HDVE Program also offers a free, online half-day fuel management course that describes the benefits of using various fuel-saving equipment and practices. Eligible BC carriers will have until September 30, 2022, to apply to Year Three of the Program. Incentives of up to \$15,000 per vehicle and \$100,000 per fleet are available for qualifying equipment that demonstrates documented savings in fuel usage and decreased greenhouse gas (GHG) emissions. Equipment includes wide-based single tires, selected aerodynamic devices, and engine or fuel system modifications. The complete list can be found on the BCTA website.

Continued on page 24

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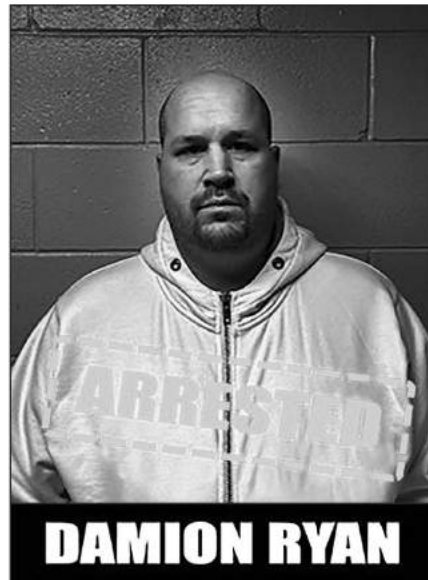
Hells Angels Member Damion Ryan Arrested In Major Illicit Drug Bust Operation

MANITOBA: Manitoba RCMP along with other organizations across nation have cracked a significant Canada-wide operation involving the trafficking of illicit drugs and firearms. On February 23, 2022, Damion Ryan, a full patch Hells Angels member with the Attica chapter in Greece, was arrested in Ontario, which was a huge disruption to the supply chain of drugs and guns that he helped facilitate. Through different means from various targets, Project Divergent officers seized: large amounts of cocaine, methamphetamine, fen-



tanyl, handguns, and Canadian currency. "As we have seen in this province and in this country, deaths due to opioid overdose have been staggering," said Inspector Grant Stephen, Officer in Charge of the Federal, Serious, and Organized Crime Section.

"Project Divergent disrupted the supply chain and took these drugs off the street. The utter disregard for human life shown by those involved in these networks, specifically those at the top of the chain, became very clear during this investigation, and we were able to



DAMION RYAN

take them out of the equation."

"This operation began right here in Manitoba and reached from Vancouver to Toronto, to Colombia, Greece, and the United States," said Assistant Commissioner Jane MacLatchy, Commanding Officer of the Manitoba RCMP. "The scope and success of Project Divergent was possible because of the tenacity of our investigators and the incredible and unfailing support of our partners. We could not have done this without them." In total 22 individuals were charged as part of Project Divergent. Two individuals are still at large and are wanted by police:

- Kieffer Michael Kramar, 30. He is from Winnipeg, but police believe he could be anywhere in Canada.
 - Denis Ivzik, 24, from the Lower Mainland of British Columbia. It is believed he is still in that area.
- According to police, both these individuals are actively evading arrest. If anyone has information, please call the RCMP at 204-983-5420.

Obituary: In Loving Memory Of Sardar Sukhjinder Singh Gill (1943-2022)



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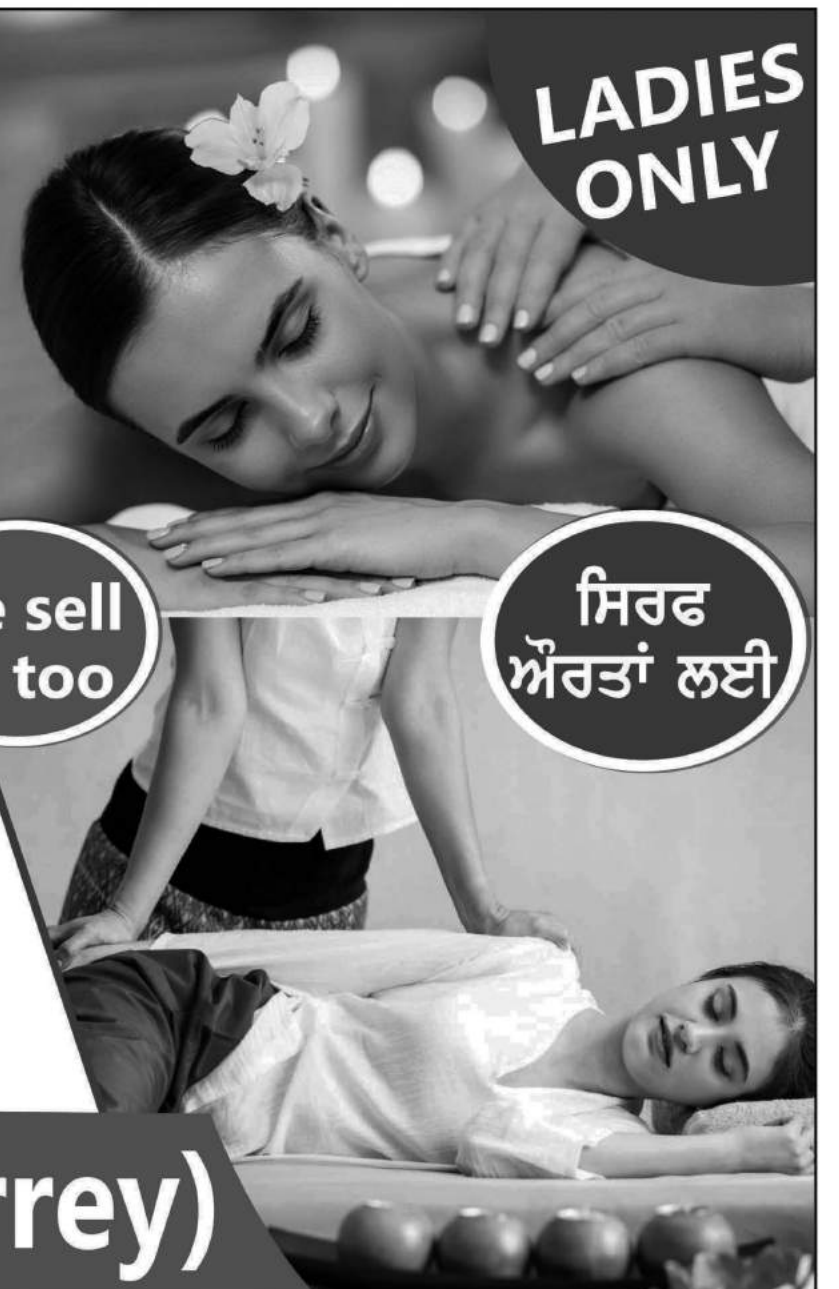
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SGPC Budget Session: Resolution Urges Centre to Start Direct Flights to Countries Like The USA, Canada From Amritsar

The resolution said that about 50 lakh Sikhs reside in different countries who have to face inconvenience in the absence of direct flights from Punjab.

AMRITSAR, INDIA: The Shiromani Gurdwara Parbandhak Committee passed an annual budget of over Rs 988 crore for the next fiscal.

The budget meeting was attended by 101 members of the Sikh body besides Akal Takht Jathedar Giani Harpreet Singh, Kesgarh Sahib Takht Jathedar Ragbir Singh and SGPC president Harjinder Singh Dhani.

The budget of Rs 988.15 crore was presented by SGPC general secretary Karnail Singh Panjoli, who elaborated on the budget details during his speech.

Dhani told the media that estimated expenditure for the next fiscal is Rs 29.70 crore more than the revenue.

"This difference is due to non-receipt of funds provided by the Punjab government for the aided staff deputed in the SGPC's educational institutions and scholarship amount for SC students. The government should immediately clear the payment," he said.

The SGPC passed several resolutions on the occasion.

It demanded from the Centre to start direct flights to countries like the USA, Canada, Australia and New Zealand from Sri Guru Ramdas Ji International



Airport in Amritsar.

This resolution said about 50 lakh Sikhs reside in different countries and they face inconvenience in the absence of direct flights from Punjab.

"An appeal has been made to the Government of India to adopt a serious approach on this issue," an SGPC statement said.

In another resolution, it urged the Punjab government to widen and beautify the passages leading to the Golden Temple.

It said earlier a similar resolution was passed and sent to the Punjab government but it government did not act on it.

Another resolution demanded that the Union government scrap the condition of having a passport to go to Gurdwara Sri Darbar Sahib at Narowal in Pakistan through the Kartarpur Sahib corridor.

The SGPC also condemned the Union government's decision to apply central service rules to employees of the UT of Chandigarh. The body termed it a "discriminatory" decision against Punjab.

US Congress Introduces Resolution to Designate April 14 As National Sikh Day

More than a dozen lawmakers, including Indian-American Congressman Raja Krishnamoorthi, have introduced a resolution in the House of Representatives to designate April 14 of each year as National Sikh Day. Observing that the Sikh community, which began immigrating into the United States over 100 years ago, has played an important role in developing the United States; the resolution supports the designation of 'National Sikh Day' to honour and celebrate the important role played by the Sikh community in strengthening and inspiring the people of the United States.

Sponsored by Congresswoman Mary Gay Scanlon, the resolution introduced in the House on March 28 was co-sponsored by over a dozen lawmakers: Karen Bass, Paul Tonko, Brian K Fitzpatrick, Daniel Meuser, Eric Swalwell, Raja Krishnamoorthi, Donald Norcross, Andy Kim, John Garamendi, Richard E Neal, Brendan F Boyle and David G Valadao.

Both John Garamendi and David Valadao are Co-Chairs of the Sikh Caucus.

The resolution was welcomed by Sikh caucus committee, Sikh coordination committee and American Sikh Gurdwara Parbandhak Committee.

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AWARD WINNING PHOTOGRAPHY BY Kulbir Mahi

Bhagwant Mann's Big Decision on Education: Private Schools Can't Hike Fee in Punjab This Year

Says no school can force parents to buy books, stationery, uniform from a particular shop Ahead of the commencement of the next school academic year, Punjab Chief Minister Bhagwant Mann ordered Punjab schools against imposing any hike in school admission or tuition fee. This will bring relief to hundreds of thousands of children and their parents in the state, many of who are forced to either change schools because of high fees, or withdraw their wards from schools and force the children to work in the unorganised sector. The CM also ordered that no school can force parents to buy books, stationery and uniform from a particular shop. The move is aimed at breaking the monopoly in the "education business", which often led to



these businesses dictating prices of the products, and parents have been forced to comply. The CM said that all private schools would have to ensure that all shops offer books, stationery and uniforms of their schools, so parents

can chose where they want to buy these from. Mann, in a video message, said that education was like a third eye, which widened the perspective of an individual. "But it saddens me that education is out of reach of the common man. People want to give their children a basic education, but the high cost is an impediment," he said. This is amongst a series of people friendly decisions that the newly elected Aam Aadmi Party government in Punjab has taken. Ever since he assumed office on March 16, Mann has launched an anti corruption helpline, announced the decision to regularise jobs of 35,000 contractual employees, announced doorstep delivery of rations and also slashed the multiple pensions given to lawmakers.

Continued from Page 04

The Kashmir Files...

There was a difference of opinion on these temporary special provisions. When Article 370, which gave Special Status to Jammu and Kashmir, was being drafted by the Drafting Committee, Dr. B.R. Ambedkar, Chairman of the 13-Member Drafting Committee of the Indian Constitution walked out of the meeting. According to Prof. Balraj Madhok, Ambedkar said to Sheikh Abdullah, "Mr. Abdullah, you want India to defend Kashmir. You wish India should protect your borders, she should build roads in your area, she should supply your food grains, and Kashmir should get equal status as India, but you don't want India and any citizen of India to have any rights in Kashmir and the Government of India should have only limited powers. To give consent to this proposal would be a treacherous thing against the interests of India, and I, as the Law Minister of India, will never do so. I cannot betray the interests of my country." Sheikh Abdullah, founder of the National Conference Party and also a member of the Constituent Assembly supported Maharaja Hari Singh's accession to India because of India's secular credentials. He rejected Pakistan, a theocratic state. Dewan Bahadur Sir N. Gopalaswami Ayyangar, one of the members of the Drafting Committee and in charge of Kashmir Affairs, in agreement with Jawaharlal Nehru, later drafted Article 370, granting autonomy to Jammu and Kashmir. Sir Ayyangar, under British Monarch King George VI, had served as the Prime Minister of Kashmir from 1937 to 1943. He was a Minister without Portfolio in the first Cabinet of Jawaharlal Nehru. Soon after the

Accession of Jammu and Kashmir in October 1947, Nehru appointed Ayyangar as a cabinet minister without Portfolio and asked him to look after Kashmir affairs, while Nehru held overall accountability for Kashmir. This caused friction with Sardar Patel, who was the Home Minister. Article 370 was enacted in the Indian Constitution as a "temporary provision" on 17 October 1949. By 1952, there was a strong opposition to Article 370. In November 1952 Yuvraj Karan Singh, son of Maharaja Hari Singh was elected the first Sadar-e-Riyasat, bringing an end to the 106-year hereditary Dogra rule there. With the passage of time, the Constitution (Application to Jammu and Kashmir) Order 1954 was promulgated by the President of India in consultation with the Government of J&K. It regulated the constitutional status of the State and several Central laws got extended to J&K. Also, the nomenclatures of Sardar-e-Riyasat and Prime Minister were changed to Governor and Chief Minister respectively on March 30, 1965. Now, for almost three decades, J&K has witnessed sporadic terrorist activities from across the border including the homegrown terrorists taking a toll of thousands of lives of civilians, both Hindus and the Muslims and security forces. After the Government of India repealed in 2019 the special status accorded to Jammu and Kashmir under Article 370 of the Indian Constitution, the Parliament of India passed the J&K Reorganisation Act dissolving the State and reorganising it into two Union Territories – Jammu and Kashmir in the west and Ladakh in the east. To date, J&K is the only State (now Union Territory) with a Muslim-majority population of about 68%, Hindus of 29% and Sikhs and Christians the rest. Despite best efforts by past and present governments to create a congenial atmosphere in Jammu and Kashmir, terrorist activities have not come to a halt.

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Only 35 Per Cent of British Columbians Support Government's Cooling-Off Period According to BCREA

On behalf of the province's eight real estate boards and 24,000 REALTORS, the BC Real Estate Association (BCREA) supports the Government of British Columbia's intent to introduce a "Homebuyer Protection Period." However, the BC Government's cooling-off period fails to meet the needs of British Columbians. A recent independent survey of 1,157 British Columbians

shows that only 35 per cent of consumers support introducing a cooling-off period.

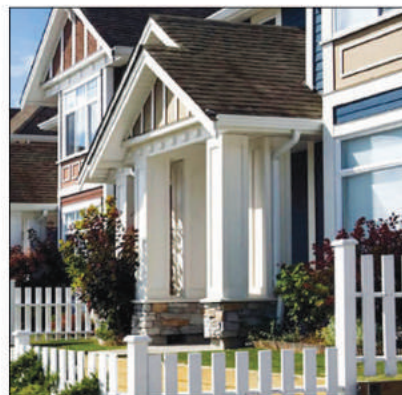
"Policy should equally protect all parties involved in real estate transactions while also contributing to a smooth functioning market and improved housing affordability. But the Province's plan to amend the Property Law Act to create a cooling-off period in real estate trans-

actions leaves BC consumers with more questions than answers," says BCREA Chief Executive Officer Darlene K. Hyde. "A cooling-off period will likely increase competition for any given property, has the potential to increase prices and does not clearly take risks to sellers into account."

"Given that the Government has again announced plans for policy

changes without publicly stated and evidence-based reasoning or proper consultation in advance of committing to the direction, it's no wonder that consumers don't have confidence in what they've proposed," adds Hyde.

BCREA urges the government to consider the following before proceeding with regulatory change:



• Any new policies should protect both buyers and sellers equally.

Continued on page 26

Kristina Eng

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From Condos to Castles...

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\$599,000

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3 BR, 2 BATH



SOLD
MLS: R2661366
13259 14 Ave, Surrey \$1,999,000
Ocean View 5 Br, 3 Bath Home with Suite & Detached Building

SOLD ----- SOLD ----- SOLD



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SOLD
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SOLD
Ph2002 2959 Glen Drive
Coquitlam



SOLD
308 5377 201A Street
Langley



SOLD
309 12890 17 Ave
Surrey



SOLD
325 - 1952 152A St.,
Surrey



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Office Unit for Sale at 152 St & 54a Ave \$1,349,888



Newly Built Office unit which has 7 cabins, 1 boardroom, 1 Pantry. The office unit is in a newly built office building near Highway 10 and 152 st. Office unit will be completed by the seller professionally. Quick completion can get the best price upon negotiation. Office unit will be completed by Mid Marche, Facing 54a Ave. Ready to Move, 9 rooms and 1 pantry. (31826263)

Gas Station with Property for sale \$2,000,000



Fas Gas Plus in Boston Bar, Gas Station with Property, 2.14 Acre Land, Huge Convenience Store with Lotto and Tobacco License, Bakery. Rental income from the fire department, Cap Rate more than 10%. 2.15 hours from Surrey, 40 mins from Hope. (32193136)

Real Estate Sign Installation business for sale \$249,888

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First Time in the market, profitable business, real estate sign installation company business for sale. Services provided: Big Bill Board Installation, For sale Sign Installation, Works with Residential as well as Commercial clients. Owner is in the Business from last 13 years, has huge client base for Realtors and pre-existing regular clients. Unique opportunity for owner operator. Buyer has to sign an NDA for more information. Please contact for the information package attached. (32147866)

UBC Vera's Burger franchise for Sale \$260,000



UBC Vera's Burger Shack is in the core area of the UBC Campus. Owner has been operating the business since 2016. Stable cashflow business. It has a huge potential to grow more. Food Primary Liquor License in place. Lease is till November 2026 and an option for 5 years. (32212624)

Mobile Home Park for Sale in McBride \$999,888



Mobile Home Park, located just outside of McBride, BC - a short 210 km distance from Prince George, 18 Mobile Home Pads, All of which are currently occupied and rented, room for expansions. Sq.Ft from the Tax Report, Buyer has to verify. MHP ROLL #26-757-26683.000 (31948330)

Boutique Motel for sale in McBride \$1,799,888



Currently this Property is not operational but has a potential for a Boutique Hotel. This Boutique Hotel/ Former Lodge is situated in McBride, BC. This 17 suite Boutique Hotel/ Former Lodge comes equipped with a commercial kitchen, a gym/exercise space with a rock climbing wall, a hot tub, a sauna, a steam room, is fully furnished with some hand carved furniture. All measurements and details to be independently verified by the buyer. Sq. Ft is taken from the Tax Report, Buyer has to verify. (31946745)

Montessori School/Child Care for Sale in Fraser Valley: Asking \$7.9M

52 Acre Commercial Land for Sale in McBride \$499,888



This great parcel is over 50 acres and is located right along Highway 16 just outside of McBride, BC. The property is treed and private, but has loads of redevelopment potential. Buyer should verify independently all details and measurements if deemed important. (31941900)

Laundromat for Sale in New Westminster \$68,999



Laundromat/ Alterations/ Depot in New Westminster at Columbia St For Sale, It is Below Replacement Cost, 10 coin washers (7 working), 11 Dryers (9 Working), 1 Big Comforter Washer, 2 Heavy duty Washing machine (Non Coin), Steamer, Cola vending machine, Candy Dispenser, Potential to add more machines. (31937368)

Bottle Depot for sale with Land and Building, first time in the market in the okanagan area : Asking : \$6.7 Million

Convenience Store for Sale in New Westminster \$99,999



Grocery/Convenience Store For Sale in a nice residential Area near Royal Ave, New Westminster, Well Maintained, Good Lease, No competition in the area, Please do not talk to the employees, Call listing Agent for a showing. (31937165)

Dollar Store for Sale in New Westminster \$48,888



Close to Rental Market and Royal Columbia Hospital and Major Upcoming Condo. 1600 sq. ft (Approx.), USP: Dollar Items, u-Haul Contract, RIA Money Transfer, Bitcoin Vending Machine, Key Cutting, Cigarettes and Cigars and Office Supplies etc. Average Monthly Sales : \$19,000+ (Approx.) (31908403)

Chevron/KFC in Mission for Sale \$4,399,999



The entrepreneurial dream awaits! Multiple income streams in this well established Business with property. Multiple income streams from this property make it an ideal Business Investment. Property includes Convenience Store, Chevron Gas station (10 pump nozzles, 1 propane dispense and 3 MEV established dispenser, KFC Franchise with Restaurant and Motel/Cabins (4 cabins with kitchenette, 3 bedroom owner/manager suite & a 1 bedroom apt). This entire Business rests on a 25,700 sq.ft. lot. Situated in an ideal location with no competing businesses and close to the Ski Resort and Golf Course which are minutes away. Well established and well running turn key operation. Franchise approvals will be required. (31428689)

Waterfront RV Park for Sale in Mission \$5,288,888



RV Park & Waterfront Resort for SALE. RARE GEM & UNIQUE PASSIVE INVESTMENT: Waterfront located on Lake Errock, BC. Rare opportunity & Life Time Unique Project called Harrison Bay Resort & RV Park which consist of 1.6 acre (approx.), 45 RV. Lot Measurements is taken from bc assessment. Buyer or buyer agent to verify if deems important. Above information is from sources believed to be reliable, but should not be relied upon without verification..assumes no responsibility for its accuracy. (31814407)

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Pharmacy for Sale in Lower Mainland: From \$650,000 to \$2,999,999

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Gas Station with Property for Sale: From \$2 Million to \$10 Million

Medical Treatment Centre for drugs and alcohol with land and building for sale in Kelowna for \$8 Million, First time in the Market.



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12556 62A AVENUE



SOLD

Excellent 3 level home sits on 7900SF rectangular lot. Demanding Panorama Ridge area of Surrey. Vintage 60's House has total 4 bedrooms, 2 bath, spacious living room, dining room & kitchen with new roof, 24'x12' Patio, 24'x19' detached garage. Lots of parking. Easy access to all major routes. Live, rent or build your dream home. Check with City of Surrey for future potential. Easy to show. A must see.

\$1,295,000

15837 WILLS BROOK WAY



SOLD

Welcome home! Situated in the area of Grandview Heights in South Surrey. This home features 2 bedrooms, 2 bathrooms, high ceilings, and a sun deck out back with mountain views. Custom built, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$1,570,000

7583 150A STREET



SOLD

A TRUE STUNNER! This spectacular landscaped home offers a true luxury. Located in the coveted subdivision, this 3 bed / 2.5 bath home is located on a 6000 sq ft lot. Highlights include NEWLY painted interior, hardwood floor & carpet on main, lots of NATURAL light, traditional layout with sunken living & family room, renovated kitchen with granite countertops & a nook overlooking the backyard, ONE YEAR OLD FURNACE & A/C plus Hot Water On Demand. Upstairs offers 3 bedrooms including a large master with a WI closet & ensuite fitted with a soaker tub. The beauty of this home is ac

\$1,475,000

14103 110 AVE., N. SURREY



SOLD

Truly delightful home sits on rectangular 7500 sq ft lot. Home has 5 bedrooms, 4 bathrooms, main floor has 5 bedrooms & 4 bathrooms. Kitchen & spice kitchen. Ground level has a 27'x19' media room with bar & washroom for upstairs. The home has 3 spacious ground level bedrooms (3 bed + 1 bed & 1 bachelor suite). Total rent of the suites is \$3500/month. Very nice tenants. Easy access to Pattullo bridge, Port Mann bridge & shopping center. Motivated sellers. Easy to show.

\$1,779,000

26964 28 AVE., LANGLEY



SOLD

Truly delightful home sits on rectangular 7500 sq ft lot. Home has 5 bedrooms, 4 bathrooms, main floor has 5 bedrooms & 4 bathrooms. Kitchen & spice kitchen. Ground level has a 27'x19' media room with bar & washroom for upstairs. The home has 3 spacious ground level bedrooms (3 bed + 1 bed & 1 bachelor suite). Total rent of the suites is \$3500/month. Very nice tenants. Easy access to Pattullo bridge, Port Mann bridge & shopping center. Motivated sellers. Easy to show.

\$920,000

5235 UPLAND DRIVE



SOLD

This 4 bed / 4 bath home on a 6000 sq ft lot has outstanding 2nd floor views of the Fraser River. Above garage room added in 2001 and upgraded in 2014. Includes solarium, upstairs bathroom, master bedroom with a like ensuite. No expense spared with 2 way see through fireplace with jetted Chromotherapy Aromatherapy tub. Large walk in shower with rain head and body sprays. Enjoy the outdoor view in a private back yard with mature Palm and bamboo trees while you lounge around the concrete pool with attached hot tub. Pool is solar heated as well as gas and the yard is

\$1,635,000

5843 180 STREET, CLOVERDALE



SOLD

Solid family home on almost 10,000 square foot rectangular lot in Cloverdale with loads of potential. Large open lot offers plenty of space for a pool, vegetable & berry patch, or use the extra space to build a new home. Call central location - close to schools, shopping, transit, and major roads. 1987, 3 level home with finished basement. 2 bedrooms with its own entrance. Large covered patio area overlooks the private, sunny backyard. Transform it into a modern, functional family home.

\$912,500

14030 GROSVENOR RD., NORTH SURREY



SOLD

This well-maintained family home will be up, suite-potential down and a detached workshop garage has everything you and your family need. Call for all details. 1500 sq ft on a 10m drive to Guildford, Town Centre, and the new 10m drive to Surrey. The 2nd floor has a master bedroom with a like ensuite, a Chromotherapy Aromatherapy tub, large walk in shower with rain head and body sprays. Enjoy the outdoor view in a private back yard with mature Palm and bamboo trees while you lounge around the concrete pool with attached hot tub. Pool is solar heated as well as gas and the yard is

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\$549,000

Two Bed + Two Bath Apartment unit boasting 766 Sq Ft. The Edge offers a perfect lifestyle located in the heart of Abbotsford. Close to Parks, Shopping and Transit. Access to the unit without stairs. Ideal for pets with walk out patio and open yard space. Kitchen features stainless steel appliances, white shaker-style soft-close cabinets and quartz counter tops.

19917 72 AVE LANGLEY



\$1,599,998

House with an apartment. All rent approx \$5000 per month. Open house Sunday 1-4

#9 13636 81A AVE., SURREY



\$939,000

KINGSLANDING 2 by reputable developer DAWSON AND SAWYER, single style Architecture on King George Highway. Conveniently located close to Surrey Central and all other amenities. This 4 bed and 3.5 bath makes it exciting for buyers. Enjoy the spacious "sunken" living room, fireplace, stainless steel countertop, stainless steel bar and island. Main floor has a large master bedroom with walk in closet. Parking on the driveway as well. 1 Bedroom master can be perfect parents room/ in law suite. Behind the complex is a Bonus for those who love to go hiking or long walks with family and lots for exercise, the trail leads you to Bear Creek Park. Close to all major roads and Transit. Open on weekend 1-4 pm

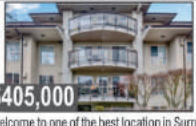
9926 159 ST., SURREY



\$1,690,000

Welcome to this CUSTOM BUILT home in the most desirable of Surrey. This property sits on a 9500 sq ft lot with a LARGE BACKYARD which includes a FENCED area and great sized patio. Property comes with 6 car double garage and ample street parking. This home has a spacious master bedroom mortgage helper with the option to convert to 2 bedroom mortgage helper. Main floor layout holds a theatre room for entertainment, office

#403 - 7505 138 STREET, SURREY



\$405,000

Welcome to one of the best locations in Surrey. Penthouse unit almost 900 sq ft in Midtown Village. Very convenient location close to public transit, Costco, restaurants, shopping, and more. This unit comes with a freshly painted and a large balcony. Master Bed, 1 underground parking and 1 storage locker, lots of visitor parking. Gas fireplace is included in strata fees.

#35 - 12711 64 AVE., SURREY



\$619,000

Welcome to Palatka on the park on 128/64 Surrey. One of the best locations in Surrey. This 3 level Townhouse is a must see. Two car Tandem Garage with lots of space for extra storage. Lots of views from the main floor. Features open floor plan with a cozy fireplace, dining area, breakfast bar and island. Master bedroom has a huge bay window. Living room has a fireplace and 2 bath along with a large kitchen. New Appliances: Dishwasher, Floor Carpet, and Freshly Painted. Close to Tamaqua Park with walking trails, J.T. Brown Elem, Tamaqua Sec. - Beaver Creek Elem and Kwantlen University. Close to all Major Routes.

12555-12557 96 AVE, SURREY



\$1,475,000

SIDE BY SIDE Non Conforming DUPLEX WITH BASEMENT AND BACK-LANE ACCESS AS WELL. TOTAL 4 RENTAL UNITS. Rent \$5600.00 per month. The main floor has 2 beds and 6 bath with 2 laundries. The back has 2 laundries. All 4 kitchens. Separate entrance. Can live close. Fenced yard. BACK LANE ACCESS. Close to schools, transit, shopping and park. Perfect for big family. Great rental investment property close to the stores.

5105 ABERDEEN ST., VAN



\$1,495,000

Beautiful Corner House in the most desired area of Collingwood. Unfinished three bedroom and bathroom. Main floor has a good sized living room with fireplace and a large dining room. Main floor has a large kitchen with granite countertops and a large island. Master Bed, 1 underground parking and 1 storage locker. Close to all amenities, walking distance to Joyce Collingwood sky train and Gaston Park.

#37-8358 121A ST., SURREY



\$699,000

Welcome to Kennedy Trails. This house checks all the boxes. Cost effective & environmentally friendly. GEOTHERMAL Heating system. E-star windows. Three level home in heart of Surrey. Main floor has a large dining room, a large kitchen with granite countertops and a large island. Master Bed, 1 underground parking and 1 storage locker. Close to all amenities, walking distance to Joyce Collingwood sky train and Gaston Park.

9750 128 ST., SURREY



\$999,900

Sold 6 bed and 2 bath home in the heart of Surrey. A perfect home for home buyers, looking for a large home. Features a large kitchen with granite countertops and a large island. Master Bed, 1 underground parking and 1 storage locker. Close to all amenities, walking distance to Joyce Collingwood sky train and Gaston Park.

#51-7090 180 ST., SURREY



SOLD

Sold in 7 days
\$185,000
over asking

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**NEW LISTING****\$1,100,000**

One of the Best locations in Surrey. Well kept 2 story House features vaulted ceilings, has fireplace in the living room plus master bedroom on the main floor. Close to all amenities, schools, transportation, shopping mall and Easy Access to all major routes. Good for first time Buyers. The value of this home Resides in its spectacular location.

NEW LISTING

Well kept Meticulously Built home Boasts a 4 level floorplan with contemporary interior design. Key features: a alarm system, full range camera unit, hardwood floor, granite counter tops, stainless steel appliances, high efficiency Boiler, patio and 2 car garage. This 4 level home include a master bedroom on the third floor another on the fourth floor. Located walking distance to a park with a playground and large field. Easy access to all major Routes.

\$1,499,000**NEW LISTING****\$1,899,000**

Welcome to this beautiful 3 story home, located in a great neighborhood. Very spacious open floor plan with a huge kitchen with spice kitchen and family room area that is perfect for entertaining. The main floor also has a large bedroom/den with an adjoining full bathroom that would be perfect for a grandparent. Large patio that is covered, perfect for BBQs. Fully finished basements. Home with a nice use of laminate floor, crown moldings all throughout and a beautiful color scheme. Close to all amenities, Close to Gurudwara. Easy to access all major routes.

NEW LISTING IN SURREY

STUNNING HOME WITH VIEW OF MOUNTAIN/WATER Welcome to this beautiful 3 storey house sitting on rectangular lot (151X70) 7350+ sf living space and double car garage. walking distance to bus stop, schools and close to Guildford shopping center. This home features 8 massive bedrooms, an office/den with 8 full washrooms (one steamer & 2 free standings) and 4 half washrooms. Upstairs has separate family room, one master bedroom with huge walk-in closet and one master bedroom on Main floor with built-in his & her closets. Huge Separate high ceiling living and family areas. Main kitchen has huge Island, spice kitchen with built-in pantry, stainless steel appliances, granite countertops throughout the house. It has 2 storage rooms, massive theater room with bar & mudroom

Asking only \$2,949,999

NEW LISTING IN CHILLIWACK

Well kept 3 bedroom rancher on big lot. Lot size is 65X122 SF. Close to all amenities (School, Transportation, Shopping Mall). Easy access to all major roads. Back lane access. Perfect for builder, investor or first time buyer. Call me for more information

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NEW LISTING IN NORTH DELTA

High rise with one of unobstructed views. Well kept bedroom and 2 washroom in North Delta. Covered balcony to extend your living space. Featuring a master top in the kitchen. The line stainless steel kitchen appliances, outdoor fitness centre, BBQ, playground, community garden and much more.

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4879 DUCHESS STREET, VANCOUVER



Well-kept 1,563 sqft corner townhouse unit in the rarely available, highly sought-after Duchess Place! This east facing unit sits on the quiet road close to Kingsway. It features a functional layout, 4 spacious bedrooms/3.5 baths, a grand kitchen with eating area, and a side-by-side garage with lots of storage. Consistent upgrades done over the years include painting, flooring. Roof, balcony, exterior painting, stairway upgraded / ongoing in the complex. Enjoy all the nearby conveniences this central location has to offer, with schools, shopping, restaurants and transit at your doorstep!

4 BED • 4 BATHS • 1,563 SQ.FT.





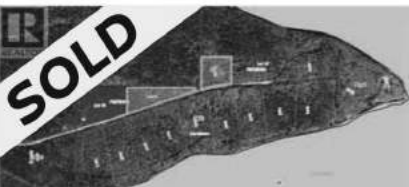





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<p>45468 WELLINGTON AVE, CHILLIWACK</p>  <p>ASKING \$1,250,000</p>	<p>1698 SLATER AVENUE, KAMLOOPS</p>  <p>ASKING \$750,000</p>	<p>#34 15030 28 AVENUE, SURREY</p>  <p>ASKING \$1,159,900</p>	<p>259 HOLLY AVENUE, KAMLOOPS</p>  <p>ASKING \$675,000</p>
<p>LOT 11 CHIEF LAKE ROAD PRINCE GEORGE</p>  <p>Beautiful 5.48 acre property. \$28,776</p>	<p>LOT 12 CHIEF LAKE ROAD PRINCE GEORGE</p>  <p>Beautiful 4.94 acre property \$45,540</p>	<p>LOT 10 CHIEF LAKE ROAD PRINCE GEORGE</p>  <p>Beautiful 4.95 acre property. \$45,540</p>	<p>8134 112A STREET DELTA</p>  <p>Great investment property</p>
<p>56-8168 136A ST, SURREY</p>  <p>ASKING \$795,000</p>	<p>5533 CHESTNUT CRE, LADNER</p>  <p>ASKING \$1,325,000</p>	<p>16669 31B, SOUTH SURREY</p>  <p>ASKING \$2,640,000</p>	<p>5192 MANOR ST, BURNABY</p>  <p>ASKING \$1,567,000</p>

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FORECLOSURE

Prince George BC 2.48 acres land, 25 years old trailer sits on a concrete pillars with 3 bedroom, 1 bathroom, no strata fee, property taxes \$1299.92 (2021). Nice mobile home.
\$198,000

FORECLOSURE

Prince George BC 53 years old home 3 bedrooms, 2 bathrooms, 23,552 sqft lot (0.54 acre) concrete foundation, taxes \$1295.76, very close to lake.
\$229,000

FORECLOSURE

Abbotsford 1200 sqft lot, 105 years old home 2 bedrooms, 1 bathroom, just a land value!
\$799,000

PRINCE GEORGE DUPLEX

Split level 4 bedrooms, 3 bathrooms, single garage all fenced yard 8000 sqft. lot rented to good tenants \$1750 per month plus tenants pay heat and light
\$398,000

FORECLOSURE

5 Acres Maple Ridge 35 years old, 4 beds, 3 baths, good house
\$2,700,000

CHILLIWACK

M-1 Zoned commercial property. 2 bed, 2 bath older, rancher with 8700 sqft lot running a small business for 22 years rented \$48,000 per year.
\$1,248,000

FORECLOSURE

Vancouver W! Older home 84 years old, 6 bedrooms, 2 bathrooms, 4638 sqft. lot, lane access, taxes \$8483, 3 storey 2040 sqft home.
\$2,630,000

FORECLOSURE

North Surrey! 3 acres with older home, 155 feet frontage, 252 feet deep, creek through the property. A-1 Zoning.
\$2,280,000

FORECLOSURE

Burnaby 47 years old, 6 beds, 3 bath, 7564 sqft lt.
\$1,899,000

8 UNITS TOWNHOUSES

Prince George two storey, 2 bedrooms, fully rented, all renovated brings \$90,000 per annually, close to downtown, victoria medical building.
\$1,400,000

PRINCE GEORGE 4PLEX

Side by Side duplex with basement suites both side makes 4plex rents total \$3900 per month tenants pay heat & light
\$749,000

FORECLOSURE

Prince George BC, 60 years old, 3 bedrooms, 2 bathrooms, 6000 sqft lot size, house with one bedroom suite (rents \$750) and main floor rent \$1750 per month. Tenants pay heat & lights.
\$398,000

21 UNITS APARTMENT

Prince George 21 units all rented brings \$242,000 [er year, 17,000 sqft lot.
\$3,600,000

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15611 ROPER AVENUE, WHITE ROCK

\$1,649,000 Listing ID: R2577672

NEW LISTING



Well cared 4 bed/2 bath 2185sf House. Large FLAT LOT, Great Location to walk to Uptown or Beach. Open floor plan is perfect for family living. New Paint Bright Kitchen & dining with walk-out to oversized side deck. Hardwood floors throughout. Living upstairs boasts a feature Fireplace. Spacious Kitchen Lower level has 2-Bedroom Suite with separate entry. Large Double garage with storage. Earl Marriott French Immersion Sec & WR Elementary +(Peace Arch) French Immersion Catchment. Large deck 578sqft nice patio 105sqft with double garage. Buyer agent to verify with city for duplex option. VIEWING SATURDAY 6:00pm to 8:00pm AND SUNDAY 1:00PM TO 5:00PM.

2880 169 ST., SURREY

\$3,599,000 Listing ID: R2584077

NEW LISTING



Welcome to North Grandview Estate! Immaculate Mansion on quiet serene street on very private one acre lot. All custom designed and extremely high quality construction. Lots of updates made recently inside the house, Garage and in backyard landscaping. Breathtaking garden of Eden. Enter through the 8' high double solid oak doors into the grand foyer, 4 tier "Wiltshire" Gold plated chandelier. 8 zone radiant hot water in all three floor heating. 2 by 6 construction with Truss Joist "silent floor" 12 on centre. The formal living room offers a 20' double trayed ceiling featuring intricate mouldings and woodwork. There is a butler's pantry. Two staircases. Fully finished basement triple garage, plus much more! South ridge School nearby. Showing Saturday and Sunday 2:00Pm to 4:00Pm.

THREE TOWNHOUSE SITE AVAILABLE IN LANGLEY FOR MORE DETAIL CALL VIPAN SHARMA.

6922 202B ST., LANGLEY

\$3,678,400 Listing ID: \$3,678,400



This offering represents an opportunity to secure 1.6 acres of prime townhouse development land in the Central City area and in the Township of Langley. Designated for 12-40 units. Investment Potential. Close to all shopping and amenities. An exclusive opportunity to invest in one of Canada's fastest developing communities. *

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20662 76B AVENUE \$1,599,000



Come check out this brand-new custom home in Willowby Heights. The home features 6 bedrooms with open concept living. Main floor provides 10' ceilings, main living room, kitchen + spice kitchen with marble custom cabinetry, quartz countertops with Kitchen Aid appliances. SPECIAL FEATURES - Big designer folding door; 9ft travertine floor. The master suite boasts a spa like washroom, an en-suite closet with a LARGE window for natural sunlight. Provision for additional washroom on top floor. The basement provides a rec room, 2 piece washroom and a legal private 2-bed Suite (Mortgage Helper) fully finished with appliances, in suite laundry, separate entry with patio. AC included. New Home 2-5-10 warranty. (26023953)



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Events In My City

Vancouver Cherry Blossom Festival Kicks Off April 2 Events April 1-23, 2022

APRIL 1
Steps for Sakura
Lot 19, 855 West Hastings, Vancouver
12 pm – 1 pm
Steps for Sakura is a new program that introduces everyone to our new mobile-friendly Neighbourhood Maps, Mobile Maps, which will now act as your personal Cherry Compass! This pop-up event gets us all outdoors, to move, and connect with nature in a way that benefits our bodies and our minds! Presented by the DVBA.

APRIL 2
The Big Picnic featuring the Cherry Jam Concert
David Lam Park in Yaletown
10 am – 4:30 pm
The 2022 Festival kicks off with The Big Picnic at Yaletown's spectacular David Lam Park, home to 100 Akebono cherry trees! The full day of free family activities will include: a tree dedication ceremony; a Haiku Installation by Squamish, Musqueam, and Tsleil-Waututh nation artists; interactive arts activities; and the Cherry Jam Concert featuring a superb line-up of local talent. It's Vancouver's largest outdoor picnic. Bring your own lunch, treat yourself to delicious meals from one of our food trucks, or enjoy a Blossom Bento from one of our Sushi Chefs (Reservations required for Blossom Bento.) Presented by TD Bank in partnership with the Yaletown

BIA.

APRIL 9 & 10
Sakura Days Japan Fair
VanDusen Botanical Garden
10 am – 5 pm
Sakura Days Japan Fair is a two-day celebrates all things Japan. From Japanese food, taiko drumming and theatre performances, to woodworking demonstrations, tea ceremonies, hands-on workshops (origami, calligraphy) and cultural performances, Sakura Days offers a wide range of family-friendly activities set among the cherry blossoms in one of the worlds most beautiful municipal gardens. Tickets on sale now. Presented in cooperation with the Japan Fair Association of Vancouver.

APRIL 19
"DISCOVER HAIKU" ONLINE WORKSHOP (<https://vcbf.ca/event/2022-haiku-online-workshop/>)
6:00pm
Join Michael Dylan Welch, the founder of National Haiku Writing Month and cofounder of the American Haiku Archives, on an exploration of haiku poetry.

Month-Long Programs
Haiku Invitational
Online international poetry contest invites established and budding poets to submit up to two unpublished haiku, which are judged in six categories:



Vancouver Opera Performance at McArthurGlen

McArthurGlen is hosting a set of performances put on by the Vancouver Opera and their Yulanda M. Faris Young Artists Program taking place on April 3, 2022. From 1pm - 3pm, guests are invited to immerse themselves in the alluring world of opera, dedicated to the Richmond community



through the power of voice, theatre and music.

Best Vancouver, Best BC, Best Canada, Best United States, Best International and Best Youth haiku. Presented by Leith Wheeler Investment Counsel. Attracts thousands of entries from 40+ countries around the world each year. (March 2 – June 1). To submit a haiku, visit the Festival haiku submission page.

Tree Talks And Walks
Guided walks to discover historical, horticultural and cultural features of the cherry tree and other extraordinary trees. Free, but registration required via our website.

April 2 - 12 pm - 1:30 pm At The Big Picnic w/ Egan Davis, Manager of Parks, White Rock
April 2 - 2 pm - 3:30 pm - At The Big Picnic w/ Egan Davis, Manager of Parks, White Rock
April 8 - 2 pm - 4 pm - At Stanley Park with author Nina Shoroplova
April 9 & 10 - Times TBD At Sakura Days Japan Fair at VanDusen Botanical Garden
April 17 - 1:30 pm- 3:30 pm - At West End Community Centre with Wendy Cutler
April 23 - 11 am - 12:30 pm - At UBC Botanical Garden with Douglas Justice

Cookbook Club- April Session: Indian Cuisine



COOKBOOK CLUB

Thursday, April 14, 2 pm - 3 pm

Calling all cooking enthusiasts! Do you love trying new recipes and sharing your cooking experiences, meal ideas, or culinary tips with others? Join us for Cookbook Club! Each month we will explore a culinary theme.

During the month of April we will be diving into a discussion of **Indian cuisine**. Please come prepared to share your favourite Indian cuisine recipes, cookbooks, magazines, or websites with the group!



To register, visit <https://bit.ly/3lNmqm> or scan the QR Code...



This online event will be hosted on Zoom, a third-party website. FVRL recommends you review the privacy policies of any third-party sites before providing them with any personal data. You must register via Zoom to attend and participate. Once registered, Zoom will send you an automated email with a secure link to the event. For this event you will need a computer, tablet or phone with a camera and microphone, and access to a web browser or the Zoom app.



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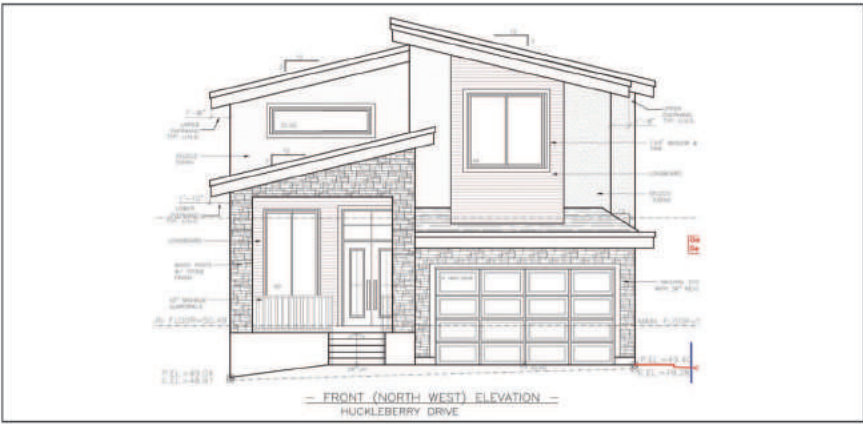
14317 31A AVENUE



\$4,488,000

Architectural elegance at its finest; this West Vancouver-inspired property is located within the prestigious Elgin Park Estates neighborhood in South Surrey. This extravagant home portrays the unique blend of timeless sophistication and secluded park-style living. Sitting on approximately 14,000 sqft of land, this property offers 6488 sqft of luxurious living space; meticulous by design, it features four opulent bedrooms upstairs and similarly one spacious bedroom on the main floor. The kitchen is equipped with Miele appliances throughout and features a beautiful transparent wine cabinet. Furthermore, the property possesses an abundance of outdoor entertainment space in conjunction with a designated theatre room, gymnasium, games room, and bar. Call us now to book your private showing!

9858 HUCKLEBERRY DRIVE



Welcome to Fraser Height's newest sub-division. This 3684 sqft lot is ready to build, the plans should be ready to pick up from the city in a few weeks. The home will include 7 bedrooms 6 bathrooms with a media room and a bar area for your own use downstairs. The total square footage for the home will be 3922 plus a garage. Call now to get more info.



Sunny Sangha
604-356-5555



Ram Johal
604-356-5555



www.sunnysangha.com | info@sunnysangha.com

12261 66 AVE, SURREY

**OPEN HOUSE :
SAT & SUN 2-4 PM**

9 BED • 6 BATHS • 7,199 SF LOT

Welcome to Desirable and conveniently located in the heart of West Newton. Featuring 9 Bedrooms, 6 wash rooms including one bedroom on the main floor with a full washroom Over 3400 sq of living space on 7200 sq ft of rectangular lot .Bonus 3 rental incomes in property(2+2+1) total rent generating from suites \$3850/month .New Kitchen cabinets with quartz countertops & stainless steel appliances for the main kitchen; New Paint , New Windows New hot water tank Newer Roof and Siding. Large driveway for multiple parking .Huge Sundeck and a private fenced backyard .close to shopping and minutes to transit, Beaver Creek park and Beaver Creek Elementary school Tamanawis Secondary, and Khalsa private school. Will not last long !Book your private viewing today!

\$1,999,000

103 19835 64 AVE, LANGLEY

**OPEN HOUSE :
SAT & SUN 12-2 PM**

2 BED • 2 BATHS • 1,132 SF

Welcome to Your Future dream Home in the most desired neighbourhood Willoughby Heights! This Beautiful & Well kept 2 Bedroom 2 Washroom Condo features with 1132 Sq. ft of space & 91 Sq.ft covered completely private north facing Balcony overlooking Greenbelt. Very Spacious Living Room. Master bedroom is ensuite with good size Walk in Closet. Second Washroom is fully renovated. Kitchen comes with one year old appliances. Very Quiet & Calm Unit. Very Close to Canadian Superstore, Costco , Willowbrook Shopping Center, Schools, Parks & Recreational facilities. Comes with 1 Parking Stall & 1 Storage Locker And Second Open Parking Stall is available for all the residents along with lot of Visitor Parkings

\$599,000

104 7349 140 ST, SURREY

**OPEN HOUSE :
SAT & SUN 2-4 PM**

3 BED • 2 BATHS • 1,375 SF

Welcome to Your Dream Home in the Most Wanted & Centrally located neighbourhood in Newton Park!! This Beautiful & Well Kept 1375 Square Feet 2 Storey Townhouse features with 3 Bedrooms & 2 Bathrooms. Very Spacious layout with Separate Living and Dining Area & Renovated Kitchen, In Suite Laundry and TWO Parking Stalls. Laminate Flooring in Living Area was done in 2021, New Hot water tank was replaced in 2020. Close to Schools, Shopping Centre, Public Library, Restaurants, Newton Wave Pool, Canadian Super Store, Fruiticana, Costco and Public Transit. Amenities include Club House/Tennis court and Playground. Very easy access to All Major Routes.

\$799,000

45804 REECE AVE, CHILLIWACK

**OPEN HOUSE :
SAT & SUN 2-4 PM**

3 BED • 1 BATH • 2,316 SF

Investor's Alert! SUBDIVIDED LOT WITH BACK LANE ACCESS WITH PLA APPROVED. Two Bedrooms on the main floor with 1 Bedroom upstairs. Already rezoned, ready to tear down the Livable house down & start construction or rent it out now & start construction next year. Currently Tenanted on month to month Bases, Tenant willing to stay. Gardner's delight with amazing arts and crafts all off the large patio.

\$1,199,000

14974 RAVEN PL, N. SURREY

3 BED • 1 BATH • 1,155 SF

Investor's Alert! Updated Home on a 7280 Sq. Feet Lot with a 70 feet wide front with 3 Bedrooms & 1 Washroom in Boliver Heights. Good condition for Living now & Build later. Roof was done in 2016. Full exposure for lot of natural light with a huge backyard. Very close to Guildford Mall, T&T Super Market & Walmart. Easy Access to Highway 1. The Best thing is that this property comes with a Back Lane Access.

\$1,399,000

103 6299 144 ST, SURREY

3 BED • 3 BATHS • 1,541 SF

Welcome to Your Future dream Home in the most desired neighbourhood Sullivan Station! This Beautiful & Well kept 3 Bedroom 3 Washroom Townhome features with a good size Living Room & dining Room with 9' High Ceiling. Living Room directly walks in to fenced backyard. Open Concept Kitchen with Granite Countertops. Generous sized Bedrooms on top floor with Master ensuite. Double tandem Garage with lot of cabinets for storage. Lots of Visitor Parkings Nearby. Amenities include a 7800 sqft club house with OUTDOOR POOL, sauna/hot tub, yoga studio, 2 guest suites & much more. Very Close to shopping, transit, Highway 10, Bell Center.

\$799,000

**107 3670 TOWNLINE ROAD, ABBOTSFORD**

Well established Produce & Grocery Store in a prime area with no competition! Great opportunity to become a proud owner of SunFarm Franchise. Great potential to enhance the profitability of already running successful business. Final Approval of the franchisor is required before purchase. Please contact for more info.

\$399,000

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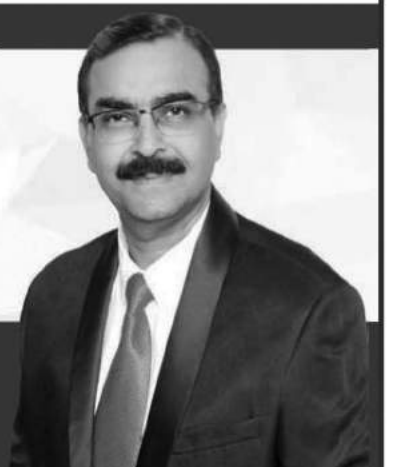
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Indo-American Doctor Jailed For 96 Months In Healthcare Fraud

An Indian-American ophthalmologist in New York has been sentenced to 96 months in prison for a healthcare fraud scheme, along with fraudulently obtaining government loans meant for Covid-hit small businesses. Ameet Goyal, MD, was sentenced this month by Damian Williams, the US Attorney for the Southern District of New York, for falsely billing for millions of dollars of up-coded procedures, and also for fraudulently obtaining two government-guaranteed loans intended to help small businesses during the pandemic, IANS reported. "Fraud doesn't fully capture how blatant this was and how unjustified this was. This was

not about need, it was about greed," US District Judge Cathy Seibel said in a statement by the Department of Justice (DoJ). Goyal previously pled guilty to all charges in a six-count superseding indictment before Judge Seibel in September last year. In addition to the prison term, he was sentenced to five years of supervised release, and ordered to pay forfeiture of \$3.6 million and restitution of \$3.6 million. Goyal has already paid approximately \$1.79 million toward these obligations. "A prominent ophthalmologist and oculoplastic surgeon who has now surrendered his medical license, Goyal

was blinded by greed. Over a seven-year period, he preyed on the trust placed in him and cheated patients and insurance companies of \$3.6 million in false charges," said Williams. To cover his tracks, Goyal created fictitious operative reports, seeded across hundreds of patient files, violating the integrity of patients' medical records and making it more difficult for subsequent doctors to evaluate their care. He sent patients who could not pay the up-coded bills to a collection agency, decimating their credit. "For his crimes, Goyal will serve a substantial sentence in prison," he added.

Parliamentary Secretary's statement on Sikh Heritage Month

VICTORIA - Rachna Singh, Parliamentary Secretary for Anti-Racism Initiatives, has released the following statement to mark Sikh Heritage Month: "More than 100 years ago, the first gurdwara in our province opened its doors in Vancouver. Now British Columbia is home to one of the largest Sikh populations outside of India, and our province is honoured to dedicate this month to acknowledge and celebrate the rich culture and diversity the Sikh community brings. "April marks the occasion of Vaisakhi, a chance to celebrate the harvest and the start of a new agricultural year, the holiest celebration in Sikh faith.



Sikhs also come together in April to mark the creation of the Khalsa of Sri Guru Gobind Singh Ji, which imparts the values of equality, seva (selfless service) and social justice. "We've seen many examples of seva in British Columbia, especially during the last two years. From vaccine clinics hosted at gurdwaras to blood donation drives and meals cooked for stranded travellers during the flooding last November, our province continues to be strengthened and enriched by the Sikh community. "The COVID-19 pandemic has challenged us all in so many ways. Unfortunately, instead of celebrating the contributions that have shaped our history and our future, we have seen

increasing incidents of hate and intolerance since the pandemic began. Now more than ever, we must stand up against this rising hate. "Our government remains committed to stamping out racism and discrimination in B.C. That's why, in the coming months, we'll be introducing new anti-racism data legislation to help eliminate systemic racism by supporting secure race-based data collection. This will help pave the way to a more equitable, inclusive province, delivering better outcomes for those who rely on these programs and services, such as health care, education and policing. "At a time when so many are divided, we can all learn from the Sikh notion of 'sarbat da bhal' and the wish that everyone should prosper. "Due to the pandemic, some celebrations will continue to look different this year. While the Vaisakhi Parade in Surrey is not taking place, there are many other ways we can safely connect and celebrate this auspicious month, including events hosted by Sikh Heritage BC.

Continued from Page 11

Clean BC...

Emissions from the transportation sector are a major contributor to climate change. As part of BC's 2030 commitment to reduce province-wide emissions by 40% from 2007 levels, the Province has set a 2030 target to reduce transportation emissions by about a third. The CleanBC: Roadmap to 2030 outlines actions to reach this target as well as their net-zero commitments by 2050. For the trucking industry to meet these goals, investment in low or net-zero carbon technology and infrastructure is required, and BCTA looks forward to continuing to work collaboratively with the Province to find ways of meeting our shared objectives to evolve to a lower carbon future. For additional details on the CleanBC HDVE Program, contact Cory Paterson, BCTA Vice President.

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ਸੱਟਾਂ ਨੂੰ ਰੋਕਣਾ ਬਹੁਤ ਜ਼ਰੂਰੀ ਹੈ ਅਤੇ ਅਸੀਂ ਤੁਹਾਡੀ ਸਮੱਸਿਆਵਾਂ ਨੂੰ ਹੱਲ ਕਰਨ ਲਈ ਆਪਣਾ ਪੂਰਾ ਸਮਾਂ ਦੇਵਾਂਗੇ।

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DOWNTOWN SURREY

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DOWNTOWN SURREY

Exclusively listed in the middle of a high density zone. 12400 sqft + land with 6 units. Building on it is fully leased

Only \$4.8 Million

EAST RICHMOND OFFICE

Beautiful office space for sale. 985 Sq Ft with great amenities, lots of natural light and great views. Includes a built-in reception area and a closed off office.

Only \$475,000

TRAILER PARK

Excellent investment in Kamloops with city water and sewer storm. 37 permanent trailers and approximately \$220,000 income. Develop anytime soon.

Only \$4.6 Million

FARM LANGLEY

20 acres with multi-building over 10,000 shop, with huge house on it. Call or details.

SURREY DOWNTOWN

Zoned CHI (Highway Commercial) with almost 4500 SqFt. Includes a warehouse with a showroom style building. 12 foot overhead doors, designated for medium to high-rise building. Freestanding and sitting on a 7200 SqFt lot.

WAREHOUSE FOR SALE

2817 Sqft in Surrey, Newton for sale. Great for auto etc. 16 foot ceiling.

FARM 20 ACRES

20 acre blueberry farm with shop, call for details.

HALF ACRE LOT

East Newton with 3 bedroom rancher and multi shops

Only \$2.0 Million

FARM 33 ACRES

33 Acres with high exposure and multiple buildings.

HOUSE WITH BIG LOT.

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I'm The First Patel to Ever Win an Oscar: 'Summer of Soul' Producer Joseph Patel

"Summer of Soul" producer Joseph Patel, an Indian-American, said he became the 10th South Asian to ever win an Academy award after the film bagged the Oscar in the best documentary feature category.

Patel, who produced the film with director Ahmir "Questlove" Thompson, Robert Fyvolent and David Dinerstein, also acknowledged fellow South Asian Riz Ahmed's win in his backstage Q and A session with journalists.

Ahmed and director Anil Karia won the live-action short Oscar for their film "The Long Goodbye".

"I'm in a room full of journalists so I have to say this because I would be remiss not to. Riz Ahmed earlier tonight became the ninth South Asian to ever win an Academy Award. I became the 10th. Tonight, two South Asians won an Academy Award. Also this will please my mother I'm the first Patel ever to win an Oscar. So, I am very proud of that," Patel said during the backstage interview post his win on Sunday night. Roots frontman Thompson, best known by his stage name Questlove, arranged the never-seen-before archival footage of the Harlem Cultural Festival, celebrating African American music and culture, and promoting Black pride and unity, attended by 300,000 people in the summer of 1969.

"Summer of Soul (...Or When the Revolution Could Not Be Televised)" was nominated alongside India's "Writing with Fire", "Ascension", "Flee" and "Attica".

Sadly, the documentary's moment of glory was

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eclipsed due to the slapgate that happened just before its win was announced.

In a moment that shocked everyone, actor Will Smith slapped comedian Chris Rock for cracking a joke about wife Jada Pinkett Smith's health condition. Rock was on the stage to announce the best documentary feature winner.

Thompson declined to talk about the incident and instead shared his happiness for the documentary's win.

In his acceptance speech on the stage, Thompson said the win for the movie was about "the marginalised people in Harlem that needed to heal from pain".

"It's not lost on me that the story of the Harlem Cultural Festival should have been something that my beautiful mother and my dad should have taken me to when I was five years old," Thompson added.

Cannes Film Festival to pay special tribute to Tom Cruise

Los Angeles: Cannes Film Festival has shared details of the 'Top Gun: Maverick' screening and the Tom Cruise special tribute.

This is expected to be the film's international premiere with the global premiere in San Diego, reports 'Deadline'.

"Tom Cruise will be in attendance in Cannes on May 18, 2022 for the screening of 'Top Gun: Maverick', scheduled for release on May 25 in France and May 27 in the US. The Festival will also pay a special tribute to Tom Cruise for his career.

"Top Gun hero Maverick", will be back in cinemas all over the world and Tom Cruise will return to the Festival de Cannes where he has made only one appearance before: on May 18, 1992, for Ron Howard's 'Far and Away', the closing film of the 45th Festival."

"That evening, he had awarded the Palme d'Or to director Bille August for his film 'The Best Intentions'. Exactly thirty years later, on May



18, 2022, the Festival de Cannes will pay him an exceptional tribute for his lifetime achievements. On that special day, Tom Cruise will have an on-stage conversation with journalist Didier Allouch in the afternoon and will walk up the steps of the Palais des Festivals for the evening screening of 'Top Gun: Maverick', directed by Joseph Kosinski."

Continued from Page 07

19-year-old targeted in...

We are aggressively pursuing this investigation and have reached out to the victim to ensure he is supported as the investigation progresses", said Constable Gary O'Brien of the Nanaimo RCMP.

Although an arrest has been made,

police are continuing with their investigation and are asking for witnesses to come forward. If anyone was at the party and witnessed the incident, please contact the Nanaimo RCMP non-emergency line at 250-754-2345, and quote file # 2022-10317.

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Kangana Praises 'RRR', Hails Rajamouli For His Vision

Mumbai: Bollywood actress Kangana Ranaut has praised S.S. Rajamouli's epic blockbuster 'RRR' and expressed her gratitude towards the film's team. Taking to her Instagram, the 'Queen' actress shared a video of her talking to the camera where she lauds Rajamouli for his vision and prowess to pull off the film of such a scale. She wrote in the caption, "Film RRR dekhne ke baad feeling immense gratitude for entire RRR team (sic)."

In the video Kangana can be seen saying, "I recently watched the film with family and enjoyed it to the bits. This film needs no promotion as it's already breaking existing records and setting up new benchmarks. The film is filled with patriotism and portrays the unity, pride and the dignity of the country. Any true Indian watching this film will be moved by its story, and showcasing of good art and culture." She went on to shower praises on Rajamouli's

father K.V. Vijayendra Prasad saying that even at the age of 80, he is the busiest writer in the country. "While other writers may take 6 months, one year or five years to write a script, K.V. Vijayendra Prasad finishes off a script in 15 days, which turns out to be an absolute blockbuster." Talking about 'RRR', the film has made the fastest entry in the Rs 100 crore club post-pandemic within 5 days and has so far grossed Rs 710 crore worldwide, as per senior film trade analyst Taran Adarsh.

The Telugu-language period action drama film, which released on March 25, is produced by D.V.V. Danayya of DVV Entertainments.

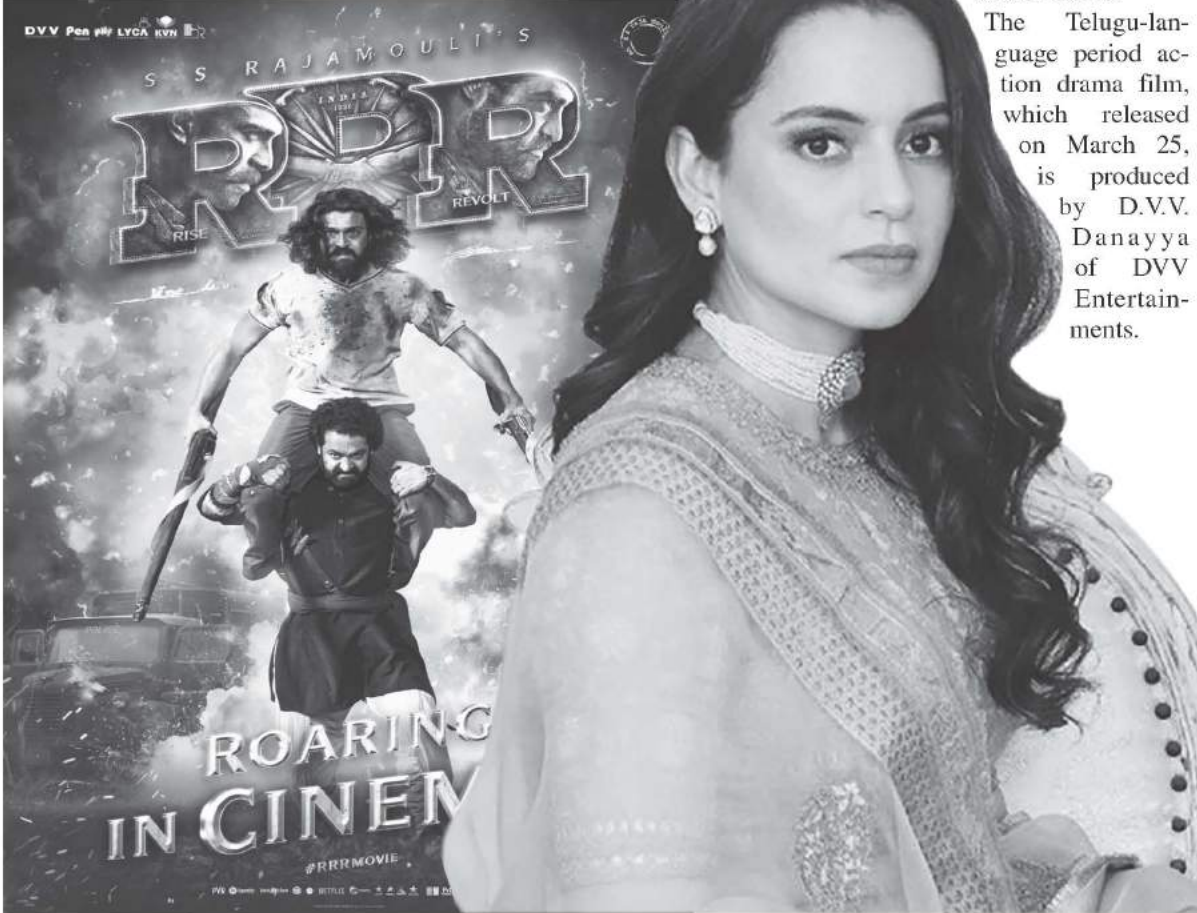
Alia Bhatt On Rumours Of Her Being Unhappy With 'RRR' Team: I Declutter My Instagram Always

Hyderabad: Alia Bhatt, who is rumoured to have deleted 'RRR' related Instagram posts after the movie's release, reacted with a lengthy note. On Thursday, Alia finally broke her silence on the matter, as she stated, the rumours about her being upset with the 'RRR' team are absolutely baseless. "In today's randomness, I've heard that I apparently deleted my 'RRR' posts because I'm upset with the team." "I sincerely request everyone not to make assumptions based on something as random as an Instagram grid. I ALWAYS realign old video posts from my profile grid because I prefer it to look less cluttered," Alia added. Alia Bhatt's post further reads, "I am eternally grateful that I got to be a part of the world of

'RRR'. I loved playing Sita, I loved being directed by



Rajamouli sir, I loved working with Tarak and Charan - I loved every single thing about my experience on this film". Alia Bhatt essayed the role of Sita in 'RRR', which marked the debut of the 'Highway' actress in south Indian movies.



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John Abraham's Cold Reply: I'm A Bollywood Actor, Won't Do Any Regional Films

Hyderabad: Bollywood actor John Abraham, who is busy publicising his upcoming movie 'Attack', was quizzed about his appearance in a south Indian movie, which apparently irked the actor.

John, who was visibly irked with the question, asserted his choice not to act in regional movies.

Of late, there have been reports that John will be seen in an important role in Prabhas's upcoming multi-lingual action movie 'Salaar'.

When quizzed about the same, John said, "I am not acting in any regional films. I don't know where this speculations started. I will never do supporting roles in regional films. I am a Bollywood actor."

With this, it is confirmed that John isn't a part of Prabhas's upcoming magnum opus 'Salaar', but John's



way of answering the question has raised eyebrows.

While some south Indian websites reported the incident, they have raised a question on what was so offensive that John had reacted in that way.

John Abraham, was earlier quizzed regarding the box office clash of his movie 'Attack' with Ram Charan, NTR-starrer 'RRR'. John's cold reply to that question was discussed among fans as well.

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Diljit Dosanjh To Flag Off 'Born To Shine' World Tour From April 9

Mumbai: Actor-singer Diljit Dosanjh is all set to kick off his 'Born To Shine' tour on April 9. This will be the first time since the pandemic began that he will get back to touring.

It will begin on April 9 in Gurugram at Backyard Sports Club followed by Jalandhar at Lovely Professional University.

Commenting on the same, he said that he has been waiting to interact with his fans and get back to the space of live concerts, "All entertainers have waited for the chance to interact with their fans in a way that was not possible during the toughest months of the pandemic. I could not be happier to be back where I belong."

The tour has been co-sponsored by Saregama Live and realme, and with this tour Saregama is now venturing into live events under the umbrella of 'Saregama



Live', to which Diljit says, "On a stage, entertaining fans and soaking in their excitement gives me immense happiness. Anybody who loves music has grown up with Saregama and its inexhaustible musical riches. And to have this label back my tour is like coming full circle."

Siddharth Anand Kumar, Vice President Films and Events, Saregama India said, "Diljit truly is a master of entertainment. It is an absolute joy to associate with him and back his first historic tour post the pandemic."

"His energy, positivity and passion for music resonates with us as a label and we look forward to many more such collaborative events. The brand expansion to 'Saregama Live' is also a natural progression for us and this is just the beginning of a new eventful chapter", he added.



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