



# Corporate Report

NO: R190

COUNCIL DATE: September 29, 2008

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## REGULAR COUNCIL

TO: Mayor & Council DATE: September 15, 20088

FROM: General Manager, Parks, Recreation and Culture FILE: 6140 – 20/S

SUBJECT: Surrey Bend Park - Memorandum of Understanding with Metro Vancouver

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff to sign the Memorandum of Understanding, attached as Appendix 2 to this report, between the City of Surrey and Metro Vancouver, which addresses the planning and development of Surrey Bend Park.

## INTENT

The purpose of this report is to update Council on the current status of negotiations with Metro Vancouver regarding the shared planning, development and operation of Surrey Bend Park, and to seek Council approval for a Memorandum of Understanding (MOU) in relation to this matter.

## BACKGROUND

In October 2007 Council adopted the recommendations of Corporate Report No. R220, which is attached to this report as Appendix 1. The report provided background information about the Surrey Bend parkland including its location, tenure, and environmental character. By adopting the recommendations of the report, Council indicated its support for Option 2, as documented in that report, as the preferred mode of planning, development and operation of the park site. Under this option, Surrey will lease City Lands to Metro Vancouver. There will be joint planning of the Surrey Bend Park site and Metro Vancouver will be the sole developer and operator of the entire site as a Regional Park, without any ongoing annual operating subsidy from the City of Surrey.

Based on this direction from Council, City and Metro Vancouver staff has drafted amendments to the current Surrey Bend Park MOU. The revised MOU is attached to this report as Appendix 2. Key changes include an agreement for Surrey to lease parkland to Metro Vancouver, and a total allocation of \$700,000 (with each party contributing \$350,000) to plan and develop a first phase of the park over the next two years.

Surrey's contribution of \$350,000 is available in the approved Parks Development Budget.

### **Comments from Legal Services**

Surrey Legal Services has reviewed the revised MOU and has no concerns. Metro Vancouver staff advise that their legal advisors support the revised MOU.

### **Next Steps**

As described in the MOU, opening of the park involves several stages as follows:

- The preparation and signing of a Land Tenure and Ownership Agreement (lease);
- The preparation of a master plan and a park management plan;
- The Construction of the park in phases; and
- Operation and maintenance of the completed park.

If Council adopts the recommendations of this report, joint planning of the park will commence this fall. A lease agreement will be prepared in accordance with the terms of the MOU and be brought forward to Council for approval over the next few weeks.

A general overview of and timeline for the planning process is documented in Schedule 3 of the MOU. Council will be kept apprised on the progress on the project and with respect to public and stakeholder input by way of future reports. The planning phase is expected to take approximately 10 months to complete. The construction phase will follow, and will be lead by Metro Vancouver staff, with the park opening expected in late 2010 or 2011.

### **CONCLUSION**

Based on the above discussion, it is recommended that Council authorize staff to sign the Memorandum of Understanding, attached as Appendix 2 to this report, between the City of Surrey and Metro Vancouver which addresses the planning and development of Surrey Bend Park.

Laurie Cavan,  
General Manager,  
Parks, Recreation & Culture

### Attachments

APPENDIX 1: Corporate Report No. R220 – Surrey Bend Park  
APPENDIX 2: Memorandum of Understanding



# Corporate Report

NO: R220

COUNCIL DATE: October 15, 2007

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## REGULAR COUNCIL

TO: Mayor & Council DATE: September 28, 2007  
FROM: General Manager, Parks, Recreation and Culture FILE: 6140 – 20/S  
SUBJECT: Surrey Bend Park

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Direct staff to draft a Memorandum of Understanding (MOU) with Metro Vancouver that would result in joint planning of the Surrey Bend Park site and which would designate Metro Vancouver as the sole developer and operator of the entire site as a Regional Park, without any ongoing annual operating subsidy by the City of Surrey; and
3. To forward such an MOU to Council for consideration.

## INTENT

The purpose of this report is to update Council on the current status of City of Surrey – Metro Vancouver negotiations regarding shared planning, development and ongoing operation of Surrey Bend Park. In addition, through this report, staff seek Council's approval in principle to draft a Memorandum of Understanding with Metro Vancouver that would result in joint planning and development of the Surrey Bend Park site and which would designate Metro Vancouver as the sole operator of the entire site as a Regional Park, without the requirement for an operating subsidy by the City of Surrey.

## **BACKGROUND**

### **The Site**

Surrey Bend Park is the last undyked area of the lower Fraser River floodplain. It is a large peninsula of land near the juncture of the Pitt and Fraser Rivers, and Douglas and Barnston Islands. The Park is comprised of a combination of designated City of Surrey parkland and Metro Vancouver (formerly the GVRD) owned lands that were acquired during the mid-1990's under the umbrella of the Provincial Government's *Lower Mainland Nature Legacy Program*. Approximately 134 ha (331 acres) are owned by Surrey, with the balance of 220 ha (543 acres) owned by Metro Vancouver. All lands are protected by restrictive covenants that serve to protect the very high environmental sensitivity of this important area in Surrey. A map showing the land parcels that make up Surrey Bend Park is attached as Appendix A.

Located in the Guildford Community and Fraser Heights neighbourhood of Surrey, the park site is bounded by the CN Railway on the south, 164<sup>th</sup> Street to the west and the Fraser River to the north and east. The 354 ha (875 acre) site is characterized by birch and cottonwood floodplain forests, wet meadows, tidal freshwater marshes, bogs and shrub thickets. North of Barnston Ferry dock facility is an area that has been preloaded with hog fuel and aggregates, and there is potential for development of this portion of the property as a staging area for access to the park. A major trunk sewer also traverses the City lands and a utility access road currently exists on the site.

### **Work Carried out to Date**

Several years ago, in response to public demand for access to waterfront lands, staff of both organizations met in a series of meetings to develop an understanding of how Surrey Bend Park would be planned, developed and operated in the future. It was envisioned by the parties that Surrey Bend Park would become a high quality local and regional wildlife viewing and heritage site.

Based on the meetings, a draft Memorandum of Understanding (MOU) was developed. The draft MOU contained language that showed an intention to jointly develop a public park at Surrey Bend, with each agency retaining ownership of its lands into the future. The draft MOU stated that a Master Plan would be developed for the site, with Surrey taking the planning lead. Upon adoption of the Master Plan by City Council and the Metro Vancouver Board, the City and Metro Vancouver would jointly develop and jointly operate the site, following a partnership pattern previously established with Metro Vancouver at the very successful Mud Bay Park.

The final version of the draft MOU and associated negotiations between the City and Metro Vancouver were completed in 2006. However, in April 2007, Metro Vancouver informed the City of Surrey that they would not be in a position to further consider the draft MOU, based on concerns about developing and managing the site jointly with the City. Metro Vancouver stated that they were not prepared to entertain mixed tenure and management of the site as contemplated in the draft MOU, and that either one or the other agency must take a lead role through giving appropriate tenure over the property to the other party via a lease or other means. They also suggested at that time that two neighbouring, but separately managed parks would be legally acceptable.

## **DISCUSSION**

Based on the concerns of Metro Vancouver, the parties met in the spring of 2007 to discuss options for future planning, design and operation of Surrey Bend Park. It was agreed by the parties that a Master Plan could be developed for the entire site without any changes in tenure. However, development and operation as originally intended in the draft MOU could not be undertaken without tenure changes.

### **Options for Development and Management of Surrey Bend**

#### *Option 1 - Develop and manage Surrey Bend as two separate parks*

##### Pros:

- Each party could apply its Park By-laws and Regulations to its own lands, thus avoiding some of the mixed tenure concerns raised by Metro Vancouver.
- There would be a high degree of accountability for each party managing its own lands, in terms of Board and City Council

##### Cons:

- Loss of economy of scale in developing and operating the lands as park.
- Varying construction and operating standards between the two adjacent land parcels.
- Inconsistency in signage and interpretive information between the two parks.
- Confusion amongst the public on service request issues and public programming.
- Stakeholders (e.g. non-profit environmental groups; resident associations) would need to deal with two separate agencies for common issues.
- The City lacks staging areas (parking, washrooms, picnic areas) for the site, whereas the most logical staging area is the previously disturbed area on the Metro Vancouver lands that were once pre-loaded for future industrial use.

#### **Staff do not recommend Option 1.**

#### *Option 2 – Develop and manage Surrey Bend as a single park*

##### Pros:

- Full integration of pathways within a master network.
- Common standards for park infrastructure, maintenance and programming.
- Greater over-all efficiencies in development and operation of the site;
- Consistency in park regulations across the entire site.
- More effective management of wildlife.
- Effective utilization of suitable lands for staging.

##### Cons:

- Loss of direct management control for the party leasing their lands to the other agency.
- One party to bear the costs of operating the park, rather than being shared.

#### **Staff recommend Option 2.**

After further consideration of the issues, Metro Vancouver sent correspondence to the City in July 2007, stating that it would be willing to take responsibility for management of Surrey Bend

as a Regional Park. (See Letter, Appendix B.) Some of the key points in Metro Vancouver's proposal are:

1. The City of Surrey would lease City lands within Surrey Bend to Metro Vancouver, as originally contemplated by both parties in 1995 as part of the *Lower Mainland Nature Legacy Program*, but was never acted upon.
2. The parties would share the capital costs of planning and for the basic facilities for the property, to enable the park lands to be opened to the public sooner than would be the case if relying on Metro Vancouver's capital alone.
3. Metro Vancouver would assume responsibility for all operating costs.
4. Appropriate guarantees would be put in place to ensure that the City has a continuing role in determining management strategies and priorities for Surrey Bend, and to allow joint Metro Vancouver - City public environmental programs to be carried out at the site from time to time.

Staff of the Parks, Recreation and Culture Department hold the view that the proposal from Metro Vancouver has considerable merit. The City presently has identified Park Planning capital funding for the Master Planning exercise in 2007, and has included a provision for Park Development capital for the project in the draft 2008 budget. In total, \$300,000 in capital can be made available for planning and development at Surrey Bend Park over the two year period 2007-2008. Based on this funding availability, a public planning process could be undertaken in the coming fall and winter, while concurrently working to effect a lease of the City lands to Metro Vancouver. Assuming Council and Board adoption of the resultant Master Plan, a staging area and a trail network could be developed in 2008.

Metro Vancouver presently operates several parks that it leases from local municipalities. These include:

- The Centennial Beach area at Boundary Bay, where 127 acres are leased from the Corporation of the District of Delta; and
- Burnaby Lake Park, where over 300 acres are leased from the City of Burnaby.

Metro Vancouver Parks does a good job of managing its environmentally focussed regional parks and there is no reason to believe that they would not do the same for Surrey Bend Park. A major advantage of the proposal is that it would relieve the City of the operating costs for the park, while at the same time allowing continued involvement by the City in jointly determining ongoing management strategies for Surrey Bend.

### **Comments from Legal Services**

The Legal Services Department has reviewed this report, and has recommended that a lease is the appropriate form of tenure for Metro Vancouver to have on Surrey's parkland at Surrey Bend.

### **NEXT STEPS**

If Council agrees with the concept of joint planning of the site and allowing Metro Vancouver to develop and operate Surrey Bend as a Regional Park, staff of the two parties would amend the existing draft MOU to reflect these significant changes, and would bring the draft MOU back to Council and the Board before the end of 2007 for consideration, and hopefully, adoption. Agreement in principle would also allow the Master Planning processes for Surrey Bend will begin this autumn. Should Council approve the MOU, a lease agreement would be prepared in accordance with the terms of the MOU, and would be brought before Council for adoption.

Laurie Cavan,  
General Manager,  
Parks, Recreation & Culture

OCC/lls

Attachments

APPENDIX A: Illustration of the Surrey Bend Land Division

APPENDIX B: Correspondence From Metro Vancouver

j:\park-rec\wpcentre\corprpts\2008\surrey bend park mou- cr1 autumn 2008.doc  
DCV 7/19/10 1:04 PM

# APPENDIX A

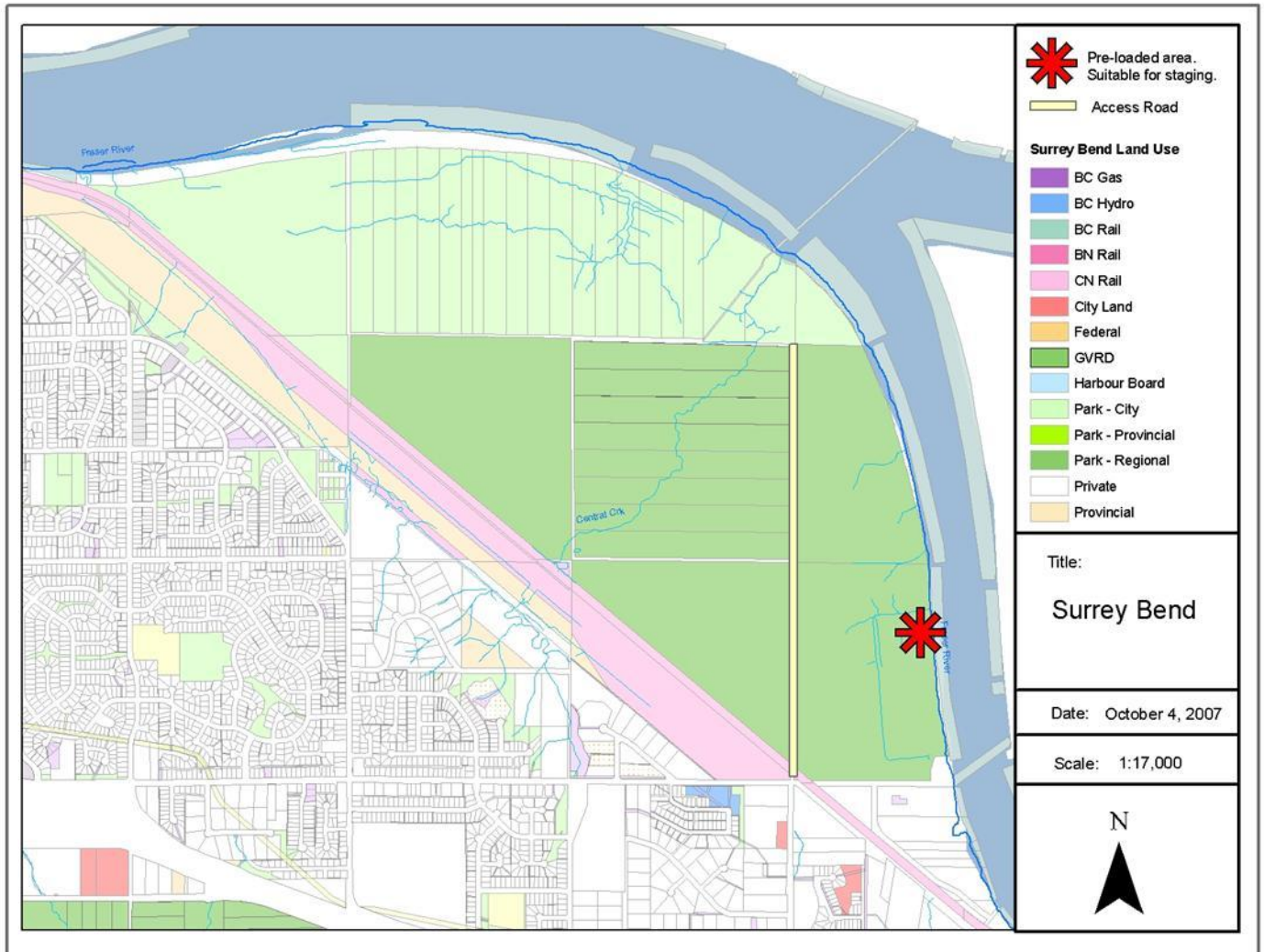


Illustration of the Surrey Bend Land Division



APPENDIX B  
Correspondence From Metro Vancouver



Greater Vancouver Regional District

www.gvrd.bc.ca

4330 Kingsway, Burnaby, BC, Canada V5H 4G8

Parks Department  
Tel. 604-432-6350 Fax 604-432-6296

July 5, 2007

File No. PA-03-01-SUR-02

Mr. Owen Croy, Manager  
City of Surrey Parks and Recreation  
14245 – 56<sup>th</sup> Avenue  
Surrey, BC  
V3X 3A2

Dear Mr Croy,

**Re: Surrey Bend**

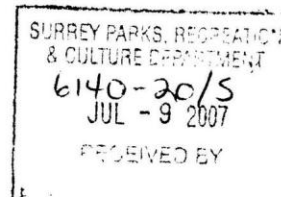
This letter is to serve as follow-up to recent meetings of City of Surrey and GVRD staff in which a new strategy for planning and development of the Surrey Bend park site was discussed, and to affirm the GVRD's position with respect to the park.

GVRD is committed to a joint planning and capital development program for Surrey Bend that would see this valuable piece of waterfront and wetland property opened for public use.

While considerable efforts were made last year by both parties in the development of a draft Memorandum of Understanding (MOU) our legal counsel advises that the MOU drafted in 2006 cannot be signed in its current form because there is not enough clarity about tenure and management responsibilities for the park.

GVRD is willing to take responsibility for management of Surrey Bend as a Regional Park. Under this scenario the City of Surrey would lease City lands within Surrey Bend to GVRD. Such an arrangement was contemplated by both parties in 1995 as part of the Lower Mainland Nature Legacy Program, but was never acted upon. Following through on this commitment would enable us to meet the goals that were jointly agreed to at that time.

GVRD and Surrey would share the capital costs of basic facilities for the property as originally proposed, to enable the land to be opened to the public sooner than would be the case, if relying on GVRD's capital alone. GVRD would assume responsibility for all operating costs. Appropriate guarantees can be put in place to ensure that the City has a continuing role in collaborating on developing management strategies and priorities for Surrey Bend, and to allow joint GVRD-City public environmental programs to be carried out at the site from time to time.



If this approach is acceptable to Surrey City Council, a Memorandum of Understanding could be completed in time for the park planning process to start in fall 2007. Under optimistic circumstances a new park could be opened to the public as early as fall 2008. This would be a significant achievement and would go a long way towards improving the access to waterfront land that is so highly prized by citizens of Surrey and the Region.

Yours truly,

A handwritten signature in black ink that reads "Edward Andrusiak". The signature is written in a cursive, flowing style.

Ed Andrusiak,  
Parks Manager

EA/fs/mlt

cc: Frieda Schade, Parks Central Area Manager

004523625

**APPENDIX 2**

Memorandum of Understanding

THIS MEMORANDUM OF UNDERSTANDING  
(September 2008)

BETWEEN

**CITY OF SURREY**

14245 – 56<sup>th</sup> Avenue  
Surrey, B.C.  
V3X 3A2  
“The City”

(OF THE FIRST PART)

AND:

**GREATER VANCOUVER REGIONAL DISTRICT**

4330 Kingsway  
Burnaby, B.C.  
V5H 4G8  
“Metro Vancouver”

(OF THE SECOND PART)

**WHEREAS:**

- A. Metro Vancouver and the City intend to plan for the development of a public park on lands owned by Metro Vancouver and the City, in order to provide public access to the Fraser River foreshore in the area known as Surrey Bend;
- B. The City owns the lands described in Schedule 1. of this agreement and will lease them to Metro Vancouver Parks for public park purposes, under the name of Surrey Bend Regional Park;
- C. Metro Vancouver owns the lands described in Schedule 2. of this agreement and will make them available for public park purposes, under the name of Surrey Bend Regional Park;
- D. The lands known as Surrey Bend Regional Park are recognized to be of high environmental importance, and the Park has unique ecological and heritage values; the purpose of the park is based on the fundamental understanding that conservation is the first priority for this site, with compatible recreational access and amenities opportunities.
- E. The parties have allocated \$700,000 for planning and development of initial phases of Surrey Bend Regional Park in 2008 - 2009.
- F. The parties will each initially provide \$350,000 towards the project over the two year period: 2008 – 2009; the parties agree that funding for future phases will be provided on a 50:50 basis, based on availability of Board and Council approved funding.
- G. The City road Right of Ways and any and all City-held utility Right of Ways will be made available for trail development and park programming.

It is the intention of the City and Metro Vancouver that this document not create binding contractual provisions but is rather a Memorandum of Understanding setting out the intended order and content of the steps to be taken to accomplish the Surrey Bend Regional Park Project.

This Memorandum of Understanding will set out the parties' obligations and authority related to land tenure, planning, development, post construction warranty, park operations and management to ensure the public park amenities are functional.

**NOW THEREFORE** the parties agree as follows:

## **1.0 Land Tenure and Facility Ownership**

1.1 The lands within Surrey Bend Regional Park owned by the City will be leased to Metro Vancouver for the longest period of time available under the applicable provisions of the Local Government Act. The lease fee will be a nominal sum.

1.2 The City of Surrey agrees that Metro Vancouver will designate the leased lands as Regional Park to meet the legal (Local Government Act) requirements for Metro Vancouver to operate and spend funds there .

## **2.0 Planning**

2.1 The City of Surrey will lead a joint master planning effort for Surrey Bend Regional Park, with participation by Metro Vancouver and invited participation of GVSDD staff.

2.2 *The master planning process will involve establishing a jointly approved advisory committee including members of the public and stakeholders. The Committee will report to a staff team made up of two appointed members from each of Metro Vancouver and the City of Surrey.*

2.3 *The planning process will involve public and stakeholder consultation.*

2.4 The timetable for the master planning process is as per Schedule 3.

2.5 Facilities to be considered may include, but are not limited to: pedestrian and multi-purpose pathways and viewpoints; washrooms; parking area; storage and work areas for maintenance personnel; interpretive kiosks; boat launching facilities; picnic shelters and benches; facility for wildlife/pedestrian crossing of the CN lands; Dog off-leash area; provided that such facilities are compatible with the fundamental purposes of the park.

2.6 The master plan will take into account the need for GVS&DD and City utilities within the site, understanding that this will be accomplished through all parties endeavoring to achieve mutual goals in a way that is compatible with protecting the park's environmentally important features.

2.7 The City and Metro Vancouver will strive for mutual agreement on the Park Master Plan and resultant park designs. All plans and designs must meet accepted MV Parks standards and are subject to final approval by the MV Board.

## **3.0 Development**

3.1 Metro Vancouver will manage construction and development of the site.

3.2 The City will appoint a liaison to the construction project(s) to act in an advisory capacity; Metro Vancouver agrees to consider suggestions brought forward by the City Liaison. The City representative will serve to sign off on the project(s) at completion.

#### **4.0 Operations and Maintenance**

4.1 Public access and use of Surrey Bend Regional Park will be governed by Metro Vancouver; Metro Vancouver's standards, operating procedures. By-law Numbers 1048 and 1050, and any other applicable bylaws, will apply.

4.2 The City and Metro Vancouver will establish a joint long-term Park Operations Committee that will advise on site management concerns, park programming and special events and other issues that may arise. The Committee shall consist of two members of the City and two from Metro Vancouver.

4.3 All permits, bookings, filming and special events will be in keeping with a nature-based park, and in keeping with the Restrictive Covenants on the land.

4.4 Metro Vancouver will generally provide on-site park programming subject to resource availability, with the City preserving the ability to facilitate, participate in or to deliver special park programs, subject to consultation between the parties. The City and Metro Vancouver will coordinate in the delivery of park programs to minimize conflicts and to avoid over-use of the park.

4.5 Metro Vancouver will consider the Principles and Themes of the City of Surrey's *Natural Areas Management Plan* in managing Surrey Bend Regional Park, assuming there is no conflict between the provisions of this Management Plan and Metro Vancouver Regional Parks bylaws.

4.6 Any dispute arising between the parties in connection with the interpretation of this Memorandum of Understanding or with the use and operation of Surrey Bend Regional Park pursuant to this MOU shall be referred to the Manager of Parks (City), and to the Manager of Parks (Metro Vancouver). If the Manager and the Manager of Parks are unable to resolve the dispute, then the dispute will be referred to Metro Vancouver's Chief Administrative Officer and the City of Surrey's City Manager. If they are unable to resolve the dispute, either may serve notice on the other to refer the matter to arbitration in accordance with Section 4.7 of this MOU.

4.7 In the event that the parties are unable to resolve their dispute, the matter or matters still in dispute may be by mutual agreement of the parties referred to one arbitrator pursuant to the Commercial Arbitration Act of the Province of British Columbia and the arbitrator will determine the disputed conditions of the MOU.

#### **5.0 Term of Agreement of this Memorandum of Understanding**

5.1 This Memorandum of Understanding, or any renegotiated agreement, shall be effective for five (5) consecutive years thereafter; and from year to year thereafter unless either party gives notice of its intention to renegotiate or terminate the agreement.

5.2 No later than six (6) months prior to the fifth anniversary of the effective date of this agreement, or no later than six (6) months prior to the fifth or any subsequent anniversary of the effective date of any renegotiated agreement, either party may notify the other in writing of its intention to renegotiate or terminate the agreement.

THIS MEMORANDUM OF UNDERSTANDING is signed by the parties below:

CITY OF SURREY

By its authorized signatories:

Per

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Print Name

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Signature

GREATER VANCOUVER REGIONAL DISTRICT

By its authorized signatories:

Per

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Print Name

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Signature

## SCHEDULE 1

*The City is the owner in fee simple of those parcels or tracts of land and premises situate, lying and being in the City of Surrey, Province of British Columbia, which hereinafter more particularly described as:*

11199 – 168 Street  
PID: 006-588-387  
Section 13 Range 1 New West District Part  
N ½, except plan R/W CNPR PL3379 & PT  
lying S & W of CNPR

11399 – 168 Street  
PID: 023-073-276  
Section 12 Range 1 Plan LMP22741  
New West District Parcel 1

16825 – 112 Avenue  
PID: 006-818-919  
Lot 1 Section 18 Township 9 Plan 557  
New West District Part SW1/4

16865 – 112 Avenue  
PID: 006-818-935  
Lot 2 Section 18 Township 9 Plan 557  
New West District Part SW1/4

16909 – 112 Avenue  
PID: 006-818-960  
Lot 3 Section 18 Township 9 Plan 557  
New West District Part SW1/4

16945 – 112 Avenue  
PID: 006-818-986  
Lot 4 Section 18 Township 9 Plan 557  
New West District Part SW1/4

16983 – 112 Avenue  
PID: 006-819-010  
Lot 5 Section 18 Township 9 Plan 557  
New West District Part SW1/4

17015 – 112 Avenue  
PID: 006-819-087  
Section 18 Township 9 Plan 557  
New West District Lot W2.01 CH 6, Part  
SW1/4

17035 – 112 Avenue  
PID: 006-819-192  
Lot 6 Section 18 Township 9 Plan 557  
New West District Part SW1/4, except Plan  
W 2.01 CHNS

17145 – 112 Avenue  
PID: 006-819-052  
Lot 9 Section 18 Township 9 Plan 557  
New West District Part SW1/4

17181 – 112 Avenue  
PID: 006-819-311  
Lot 10 Section 18 Township 9 Plan 557  
New West District Part SW1/4

17225 – 112 Avenue  
PID: 006-819-320  
Lot 11 Section 18 Township 9 Plan 557  
New West District Part SW1/4

17265 – 112 Avenue  
PID: 006-819-354  
Lot 12 Section 18 Township 9 Plan 557  
New West District

17303 – 112 Avenue  
PID: 006-819-362  
Lot 13 Section 18 Township 9 Plan 557  
New West District Part SW1/4

17345 – 112 Avenue  
PID: 001-766-392  
Lot 14 Section 18 Township 9 Plan 557  
New West District

17383 – 112 Avenue  
PID: 001-766-406  
Lot 15 Section 18 Township 9 Plan 557  
New West District

17417 – 112 Avenue  
PID: 001-766-414  
Lot 16 Section 18 Township 9 Plan 557  
New West District

17471 – 112 Avenue  
PID: 001-766-422  
Lot 17 Section 18 Township 9 Plan 557  
New West District

17063 – 112 Avenue  
PID: 006-819-273  
Lot 7 Section 18 Township 9 Plan 557  
New West District Part SW1/4

17529 – 112 Avenue  
PID: 001-066-919  
Lot 18 Section 18 Township 9 Plan 557  
New West District

17109 – 112 Avenue  
PID: 006-819-290  
Lot 8 Section 18 Township 9 Plan 557  
New West District Part SW1/4

17605 – 112 Avenue  
PID: 013-273-663  
Lot FRAC Section 17 Township 9  
New West District Part SW1/4



## SCHEDULE 2

*Metro Vancouver is the owner in fee simple of those parcels or tracts of land and premises situate, lying and being in the City of Surrey, Province of British Columbia, which hereinafter more particularly described as:*

17775 – 104 Avenue  
PID: 013-259-822  
Lot FRAC Section 8 Township 9  
New West District Part SW1/4,  
Except STAT R/W PL3379, HWY  
PL27482, CNR Exprop PL65815, STAT  
R/W LMP3185.

17000 – 112 Avenue  
PID: 004-952-308  
Lot 1 Section 7 Township 9 Plan 51664  
New West District Part NW1/4,  
P778-120-0000

10451 – 176 Street  
PID: 023-083-573  
Section 7 Township 9 Plan LMP23023  
New West District Parcel 1, Part SE1/4,  
REF PL.

10833 – 176 Street  
PID: 003-721-051  
Lot 1 Section 7 Township 9 Plan 10324  
New West District Part NE1/4

10873 – 176 Street  
PID: 009-295-887  
Lot 2 Section 7 Township 9 Plan 10324  
New West District Part NE1/4

10931 – 176 Street  
PID: 002-649-331  
Lot 3 Section 7 Township 9 Plan 10324  
New West District Part NE1/4

10975 – 176 Street  
PID: 009-295-895  
Lot 4 Section 7 Township 9 Plan 10324  
New West District Part NE1/4

10996 – 176 Street  
PID: 013-259-873  
Lot Part Section 8 Township 9  
New West District Part NW1/4,  
Lying W of Parsons Channel

11035 – 176 Street  
PID: 009-297-090  
Lot 5 Section 7 Township 9 Plan 10324  
New West District Part NE1/4  
P778-080-0000

11077 – 176 Street  
PID: 009-297-138  
Lot 6 Section 7 Township 9 Plan 10324  
New West District Part NE1/4  
P778-090-0000

11171 – 176 Street  
PID: 009-297-189  
Lot 8 Section 7 Township 9 Plan 10324  
New West District Part NE1/4,  
P778-110-0000

11129 – 176 Street  
PID: 009-297-162  
Lot 7 Section 7 Township 9, Plan 10324  
New West District Part NE1/4,  
P778-100-0000

### SCHEDULE 3

<b>Surrey Bend Planning Process Timeline 2008-2009</b>																																																
<b>TASK</b>	October					November				December					January					February				March					April					May					June					July				
	week	1	2	3	4	5	1	2	3	4	1	2	3	4	5	1	2	3	4	5	1	2	3	4	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4
<b>Proposals</b>																																																
Proposal Recall																																																
Proposal Received																																																
Evaluate Proposal																																																
Contract Award																																																
<b>Start Up</b>																																																
Start Up Meeting																																																
Steering Committee Meeting																																																
<b>Background Information</b>																																																
Inventory and Analysis																																																
Opportunities and Constraints																																																
Steering Committee Site Tour																																																
Stakeholder Interviews																																																
Visioning & Guiding Principles																																																
Steering Committee Meeting																																																
Public Open House #1																																																
<b>Draft Plan</b>																																																
Steering Committee Meeting																																																
Draft Management Plan																																																
Public Open House #2																																																
<b>Management Plan</b>																																																
Refine Management Plan																																																
Steering Committee Meeting																																																
Finalize Plan																																																
<b>Approvals</b>																																																
Inter Agency Gov't Approvals																																																
METRO Committees																																																
Surrey Committee & Council																																																
Final Plan Production																																																

NOTE - Final Process and timelines to be determined in conjunction with consultant November 2008