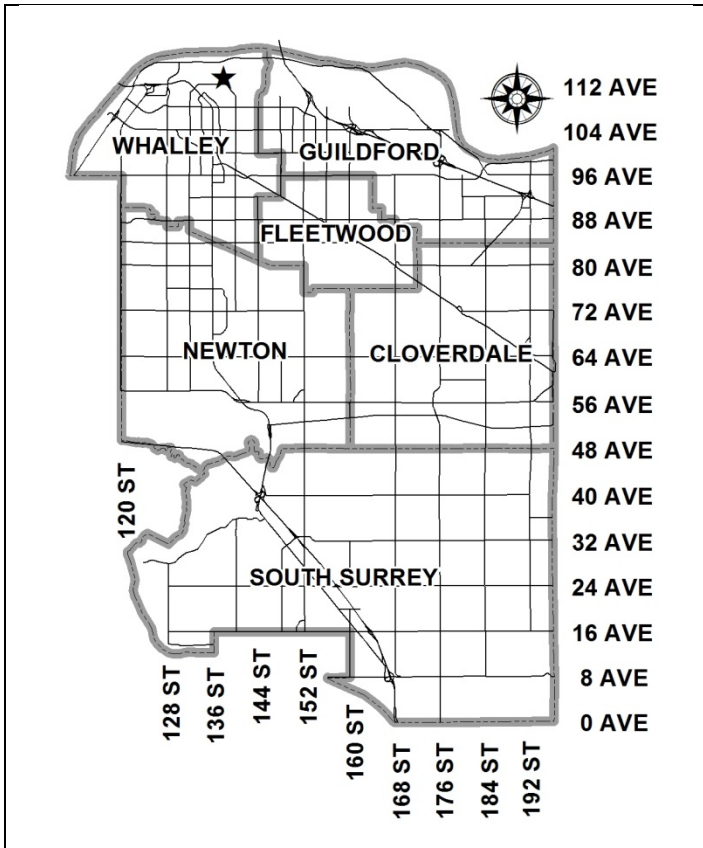


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0460-00

Planning Report Date: November 7, 2016



PROPOSAL:

- Terminate Land Use Contract No. 384

to permit the existing underlying CD Zone to come into effect.

LOCATION: 13854 and 13858 - 113 Avenue

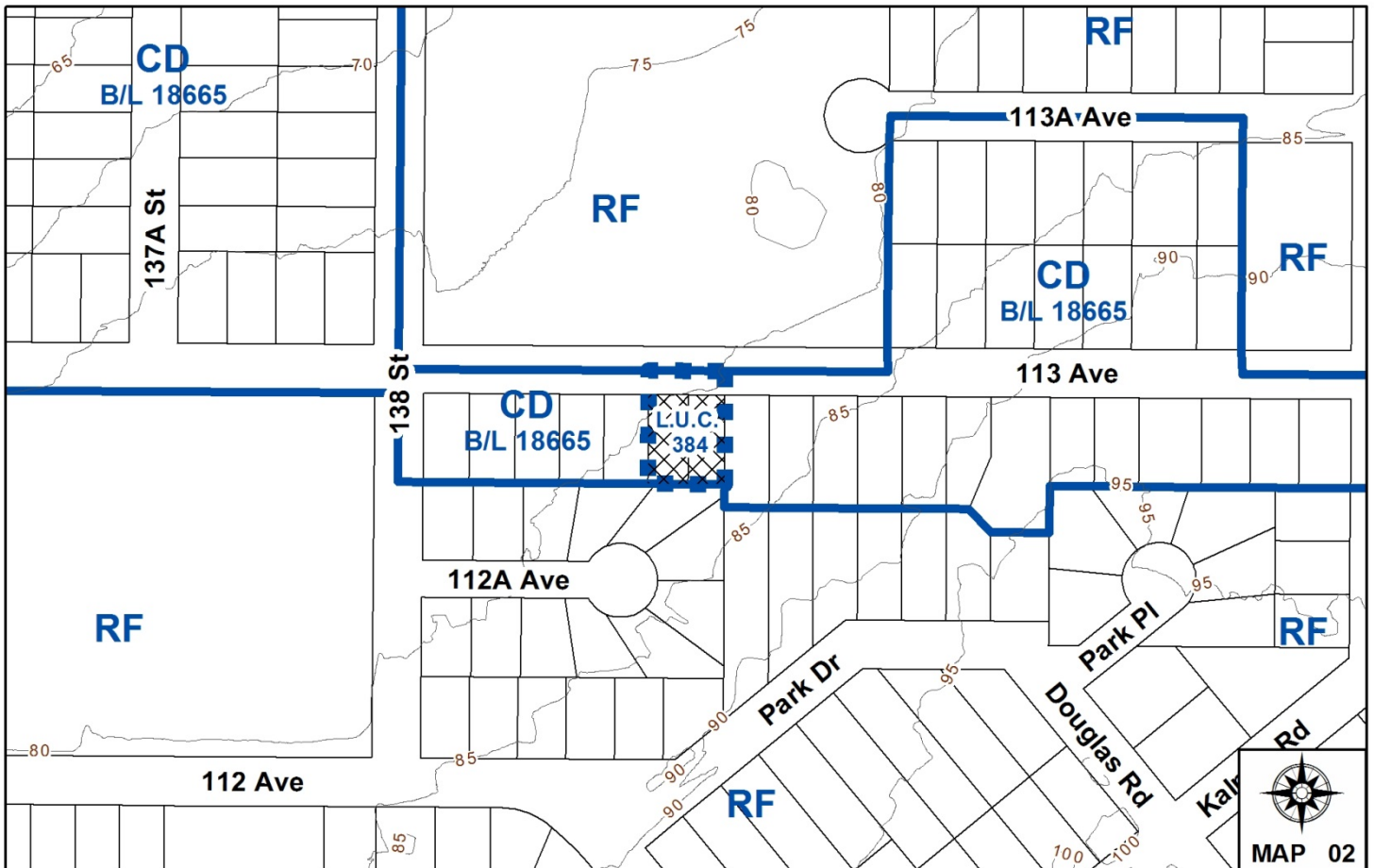
LUC AND LUC No. 384

UNDERLYING (CD Zone (By-law No. 18665) underlying)

ZONING: Urban

OCP

DESIGNATION:



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to terminate LUC No. 384.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024.
- On June 15, 2015, City Council endorsed the recommendations in Corporate Report No. R122, which outlined a process with respect to the early termination of LUCs in Surrey.
- LUC No. 384 was adopted by Authorization By-law, 1977, No. 5305 on December 5, 1977.
- LUC No. 384 permits residential single family and customary accessory uses only.
- In accordance with the legislation, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period.
- Once LUC No. 384 is terminated and the one-year grace period ends, the current underlying "Comprehensive Development Zone (CD)" (By-law No. 18665) will automatically come into effect and will regulate the two (2) subject lots.
- CD By-law No. 18665, adopted on April 18, 2016, permits single family dwellings, including one (1) secondary suite, as well as a bed and breakfast operation and the keeping of boarders or lodgers as an accessory use. CD By-law No. 18665 is intended to restrict the size and building height of single family dwellings.
- If the land owner feels that the termination of the LUC will cause undue hardship, the property owner has the right to appeal to the City's Board of Variance (BOV). The application to the BOV must be received by the BOV within 6 months after the LUC Termination By-law has been adopted by City Council.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to terminate Land Use Contract No. 384 and a date be set for Public Hearing.

BACKGROUND

- In the early 1970s the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*) that allowed local governments to enter into Land Use Contracts (LUCs) with land owners and/or developers that incorporated zoning, development control and servicing issues into one document. As a result, on lands within an LUC, the LUC became the governing land use control and, in some instances, the subdivision and development control as well.
- Although LUCs are an agreement between the City and land owners/and developers, all LUCs were adopted by By-law. The first LUC in Surrey was adopted by City Council by By-law on August 7, 1972.
- In the late 1970s the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*), eliminating the ability of municipalities to enter into LUCs.
- Approximately 370 LUCs were adopted in Surrey, most of which remain in effect.
- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024, should they choose to do so.
- On June 15, 2015, Council approved the recommendations in Corporate Report No. R122, which outlined a proposed process with respect to the early termination of LUCs in Surrey.
- As a result, City staff are moving forward with the termination of LUC No. 384 in accordance with the approved process.

PUBLIC NOTIFICATION

Early termination of LUCs is a Council-initiated project that does not require the consent of landowners within the LUC being terminated. A Development Proposal Sign has not been installed and no pre-notification letters have been mailed.

However, the LUC Termination By-law is required to have its own Public Hearing. As a result, the Public Hearing Notice will be delivered to all owners and tenants of properties within LUC No. 384, informing them that Council is considering terminating the LUC. Notice of the Public Hearing will also be delivered to adjoining property owners and tenants within 100 metres (or 3-lot depth, whichever is greater) of the boundaries of LUC No. 384. In addition, the Public Hearing notice will be published in two consecutive issues of the Surrey Now.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings, which are to remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 113 Avenue):	Surrey Traditional Elementary School	Urban	RF
East:	Single family dwellings	Urban	CD (By-law No. 18665)
South:	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	CD (By-law No. 18665)

DISCUSSION

- LUC No. 384 was adopted by Authorization By-law, 1977, No. 5305 on December 5, 1977.
- LUC No. 384 currently regulates two (2) single family lots. The subject site is located in Bolivar Heights, between Park Drive and 113 Avenue, at 138 Street.
- The subject site is designated "Urban" under the Official Community Plan (OCP) with an underlying "Comprehensive Development Zone (CD)" (By-law No. 18665) under Surrey Zoning By-law, 1993, No. 12000, as amended.
- LUC No. 384 permits residential single family and customary accessory uses only.

- LUC No. 384 permitted the original site to be subdivided into a maximum of two (2) single family lots. The subject site was subdivided under Subdivision Plan No. 53974.
- In accordance with the legislation, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period. The subject Termination By-law has a one-year grace period.
- Once LUC No. 384 is terminated and the one-year grace period ends, the current underlying "Comprehensive Development Zone (CD)" (By-law No. 18665) will come into effect and will regulate the use of the land.
- CD By-law No. 18665, adopted on April 18, 2016, permits single family dwellings, including one (1) secondary suite, as well as a bed and breakfast operation and the keeping of boarders or lodgers as an accessory use. CD By-law No. 18665 is intended to restrict the size and building height of single family dwellings.
- If the land owner feels that the termination of the LUC will cause undue hardship, the property owner has the right to appeal to the City's Board of Variance (BOV). The application to the BOV must be received by the BOV within 6 months after the LUC Termination By-law has been adopted by City Council.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Copy of Comprehensive Development Zone (CD) By-law No. 18665

INFORMATION AVAILABLE ON FILE

- Land Use Contract No. 384.

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da

CITY OF SURREY

BYLAW NO. 18665

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000", as amended
.....

The Council of the City of Surrey, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the parcels of land, presently shown upon the map designated as the Zoning Map and marked as Schedule "A" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All of the parcels of land identified on Schedule "A" attached hereto and located within the area bounded by the heavy outline on Schedule "B" attached hereto and forming part of this bylaw.

(hereinafter referred to as the "Lands")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to restrict the size and *building height of single family dwellings.*

B. Permitted Uses

Lands and structures shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain 1 *secondary suite.*
- 2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended; and

- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall be 15 *dwelling units* per hectare [6 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K of this Zone.
2. For *building* construction within a *lot*:
 - (a) The *floor area ratio* must not exceed 0.45 for the first 669 square metres [7,200 sq. ft.] of *lot* area and 0.25 for the remaining *lot* area in excess of 669 square metres [7,200 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport and 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda;
 - (b) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
 - (c) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, the following must be included in the calculation of *floor area ratio*:
 - i. *Basement*;
 - ii. Covered area used for parking;
 - iii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iv. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, less 10% of the maximum allowable floor area; and

- v. Floor area with extended height including staircases and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], less a maximum of 19 square metres [200 sq. ft.] on the lot.

E. Lot Coverage

The maximum lot coverage is 35%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i> ^{1&2}	<i>Rear Yard</i> ³	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

¹ Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the *setback* to an attached garage may be relaxed to 6.7 metres [22 ft.].

- ² With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the garage.
- ³ 50% of the length of the rear *building* face may be set back a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face has a *setback* of at least 8.5 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

1. *Principal buildings:* Notwithstanding the definition of *building height* in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *building height* shall not exceed 6.7 metres [22 ft.] measured to the peak of the roof.
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
 - (a) A maximum of 3 cars or trucks;
 - (b) *House trailer*, *camper* or boat, provided that the combined total must not exceed 1; and
 - (c) The total amount permitted under Sub-sections H.2.(a) and (b) must not exceed 4.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:

- (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
 - iii. Notwithstanding Sub-section H.3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 6 metres [20 ft.] at the *front lot line*; and
 - iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
 - (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed three.
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *single family dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or *fencing* or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended;

- (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and
- (c) Adequate screening, as described in Section I.3 of this Zone is provided.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. A minimum of 30% of the *lot* must be covered by porous surfaces.
- 3. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the *driveway*; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

- 1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.
- 2. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
560 sq. m [6,000 sq.ft.]	15 metres [50 ft]	28 metres [90 ft.]

Dimensions shall be measured in accordance with Section E.21, of Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in "Surrey Zoning By-law, 1993, No. 12000", as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended, and in accordance with the servicing requirements for the RF Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions are as set out in Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Subdivisions shall be subject to "Surrey Development Cost Charge Bylaw, 2014, No. 18148", as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
6. *Building* permits shall be subject to "Surrey Building By-law, 2012, No. 17850", as amended.
7. *Sign* regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
8. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
9. Tree regulations are as set out in "Surrey Tree Protection By-law, 2006, No. 16100", as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18665"

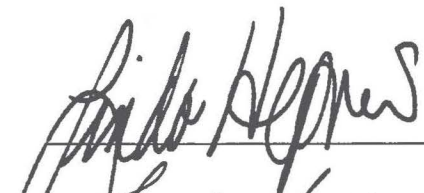
PASSED FIRST READING on the 7th day of March, 2016.

PASSED SECOND READING on the 7th day of March, 2016.

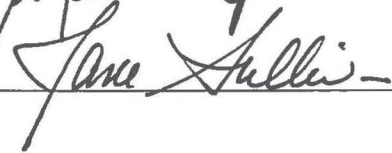
PUBLIC HEARING HELD thereon on the 11th day of April, 2016.

PASSED THIRD READING on the 11th day of April, 2016.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of April, 2016.



MAYOR



CLERK



SCHEDULE "A"

Civic Address	Parcel Identifier	Legal Description
11323 - 136A St	011-761-318	Lot 18 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13698 - 113 Ave	011-631-040	Parcel "A" (Explanatory Plan 16942) Of The West 247.5 Feet Lot 2 Except: Firstly: Part Subdivided By Plan 38650 Secondly: Part Subdivided By Plan 45187 Thirdly: Part Subdivided By Plan 55644, Section 11 Block 5 North Range 2 West New Westminster District Plan 494
11393 - 136A St	010-397-264	Lot 12 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13741 - 113 Ave	010-042-024	Lot 19 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11326 - 137 St	010-041-958	Lot 3 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11346 - 136A St	008-960-330	Lot 36 Section 11 Block 5 North Range 2 West New Westminster District Plan 26928
11338 - 137 St	003-660-257	Lot 4 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11365 - 136A St	001-678-281	Lot 15 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13710 - 114 Ave	000-995-533	Lot 9 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11376 - 136 St	013-258-273	Lot 8 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11375 - 136A St	012-328-359	Lot 14 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13620 - 114 Ave	012-328-316	Lot 10 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11342 - 136 St	012-328-286	Lot 5 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11326 - 136 St	012-328-260	Lot 3 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13925 - 113 Ave	011-440-007	Lot 3 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
13935 - 113 Ave	011-439-998	Lot 2 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
13943 - 113 Ave	011-439-971	Lot 1 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
13673 - 113 Ave	011-155-710	Parcel "A" (Explanatory Plan 14367) Block 13 Except: Part Subdivided By Plan 29154, Section 11 Block 5 North Range 2 West New Westminster District Plan 5353
13684 - 114 Ave	010-409-343	Lot 1 Section 11 Block 5 North Range 2 West New Westminster District Plan 18821
13771 - 113 Ave	010-230-068	Lot 23 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887

Civic Address	Parcel Identifier	Legal Description
13781 - 113 Ave	010-230-041	Lot 22 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11363 - 138 St	010-199-098	Lot 16 Section 11 Block 5 North Range 2 West New Westminster District Plan 16467
11375 - 138 St	010-199-071	Lot 15 Section 11 Block 5 North Range 2 West New Westminster District Plan 16467
13792 - 114 Ave	010-199-063	Lot 14 Section 11 Block 5 North Range 2 West New Westminster District Plan 16467
13772 - 114 Ave	010-199-039	Lot 12 Section 11 Block 5 North Range 2 West New Westminster District Plan 16467
11366 - 137A St	010-198-971	Lot "A" Section 11 Block 5 North Range 2 West New Westminster District Plan 16467
11337 - 137A St	010-042-016	Lot 17 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11347 - 137A St	010-042-008	Lot 16 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11365 - 137A St	010-041-991	Lot 14 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11364 - 137 St	010-041-974	Lot 7 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11356 - 137 St	010-041-966	Lot 6 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13661 - 113 Ave	009-088-075	Lot 58 Section 11 Block 5 North Range 2 West New Westminster District Plan 29154
13656 - 113 Ave	009-039-376	Lot 52 Section 11 Block 5 North Range 2 West New Westminster District Plan 29453
11278 - 136 St	008-607-419	Lot 49 Section 11 Block 5 North Range 2 West New Westminster District Plan 29453
11334 - 136 St	008-379-505	Lot 4 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11337 - 138 St	008-377-693	Lot 31 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11385 - 137A St	008-035-113	Lot 12 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
11386 - 136 St	007-913-176	Lot 9 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13688 - 113 Ave	007-554-729	Lot 2 Except: Parcel A (Explanatory Plan 16942); Section 11 Block 5 North Range 2 West New Westminster District Plan 15170
11335 - 136A St	007-473-605	Lot 17 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11355 - 137 St	007-064-853	Lot 5 Section 11 Block 5 North Range 2 West New Westminster District Plan 18821
11346 - 137 St	006-948-782	Lot 5 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13685 - 113 Ave	006-253-750	Lot 61 Section 11 Block 5 North Range 2 West New Westminster District Plan 41802
13868 - 113 Ave	006-114-237	Lot 56 Section 11 Block 5 North Range 2 West New Westminster District Plan 46754

Civic Address	Parcel Identifier	Legal Description
13888 - 113 Ave	006-114-211	Lot 54 Section 11 Block 5 North Range 2 West New Westminster District Plan 46754
13898 - 113 Ave	006-114-202	Lot 53 Section 11 Block 5 North Range 2 West New Westminster District Plan 46754
13928 - 113 Ave	006-114-172	Lot 50 Section 11 Block 5 North Range 2 West New Westminster District Plan 46754
11357 - 137A St	005-956-587	Lot 15 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13990 - 113 Ave	005-953-090	Lot 89 Section 11 Block 5 North Range 2 West New Westminster District Plan 45725
13948 - 113 Ave	005-953-006	Lot 85 Section 11 Block 5 North Range 2 West New Westminster District Plan 45725
13956 - 113 Ave	005-952-891	Lot 86 Section 11 Block 5 North Range 2 West New Westminster District Plan 45725
13938 - 113 Ave	005-952-883	Lot 84 Section 11 Block 5 North Range 2 West New Westminster District Plan 45725
13964 - 113A Ave	005-951-283	Lot 104 Section 11 Block 5 North Range 2 West New Westminster District Plan 45804
13948 - 113A Ave	005-951-275	Lot 103 Section 11 Block 5 North Range 2 West New Westminster District Plan 45804
13854 - 113 Ave	005-176-000	Lot 119 Section 11 Block 5 North Range 2 West New Westminster District Plan 53974
11375 - 137A St	002-844-559	Lot 13 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13814 - 113 Ave	002-246-481	Lot 2 Section 11 Block 5 North Range 2 West New Westminster District Plan 17529
11345 - 136A St	002-235-722	Lot 16 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11321 - 136A St	001-952-374	Lot 19 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11330 - 137A St	001-685-767	Lot 25 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11337 - 137 St	000-852-015	Lot 7 Section 11 Block 5 North Range 2 West New Westminster District Plan 18821
13660 - 113 Ave	000-810-886	Lot 53 Section 11 Block 5 North Range 2 West New Westminster District Plan 29453
13906 - 113A Ave	000-632-091	Lot 6 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
13607 - 113 Ave	000-512-079	Lot 2 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11385 - 136A St	012-328-332	Lot 13 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13917 - 113 Ave	011-440-023	Lot 4 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
11345 - 137 St	010-409-408	Lot 6 Section 11 Block 5 North Range 2 West New Westminster District Plan 18821

Civic Address	Parcel Identifier	Legal Description
11375 - 137 St	010-409-386	Lot 3 Section 11 Block 5 North Range 2 West New Westminster District Plan 18821
13832 - 113 Ave	010-280-812	Lot 3 Section 11 Block 5 North Range 2 West New Westminster District Plan 17529
11338 - 137A St	010-230-106	Lot 26 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11312 - 137A St	010-230-084	Lot 24 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11317 - 138 St	010-230-017	Lot 21 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
13780 - 114 Ave	010-199-055	Lot 13 Section 11 Block 5 North Range 2 West New Westminster District Plan 16467
13731 - 113 Ave	010-042-032	Lot 20 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13642 - 113 Ave	009-039-368	Lot 51 Section 11 Block 5 North Range 2 West New Westminster District Plan 29453
13628 - 113 Ave	009-039-341	Lot 50 Section 11 Block 5 North Range 2 West New Westminster District Plan 29453
13660 - 114 Ave	008-960-399	Lot 41 Section 11 Block 5 North Range 2 West New Westminster District Plan 26928
11366 - 136A St	008-960-372	Lot 38 Section 11 Block 5 North Range 2 West New Westminster District Plan 26928
11336 - 136A St	008-960-305	Lot 35 Section 11 Block 5 North Range 2 West New Westminster District Plan 26928
11320 - 136A St	008-960-283	Lot 34 Section 11 Block 5 North Range 2 West New Westminster District Plan 26928
13678 - 113 Ave	008-927-618	Lot 42 Section 11 Block 5 North Range 2 West New Westminster District Plan 28005
13721 - 113 Ave	007-724-438	Lot 1 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13630 - 114 Ave	007-449-020	Lot 11 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13720 - 114 Ave	007-062-095	Lot 10 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13842 - 113 Ave	006-129-854	Lot 64 Except: Part Subdivided By Plan 42147 Section 11 Block 5 North Range 2 West New Westminster District Plan 41295
13918 - 113 Ave	006-114-181	Lot 51 Section 11 Block 5 North Range 2 West New Westminster District Plan 46754
13980 - 113 Ave	005-953-065	Lot 88 Section 11 Block 5 North Range 2 West New Westminster District Plan 45725
13969 - 113 Ave	005-949-831	Lot 101 Section 11 Block 5 North Range 2 West New Westminster District Plan 45804
11327 - 137A St	005-683-939	Lot 18 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13944 - 113A Ave	005-083-125	Lot 10 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949

Civic Address	Parcel Identifier	Legal Description
11363 - 137 St	004-015-029	Lot 4 Section 11 Block 5 North Range 2 West New Westminster District Plan 18821
13672 - 114 Ave	003-493-601	Lot 40 Section 11 Block 5 North Range 2 West New Westminster District Plan 26928
13730 - 114 Ave	003-241-742	Lot 11 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13711 - 113 Ave	002-640-104	Lot 2 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13629 - 113 Ave	002-414-929	Lot 20 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
13617 - 113 Ave	002-400-570	Lot 1 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11366 - 136 St	002-286-785	Lot 7 Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11347 - 138 St	002-164-884	Lot 30 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11356 - 136 St	002-077-825	Lot 6 Of Section 11 Block 5 North Range 2 West New Westminster District Plan 1736
11356 - 136A St	001-753-606	Lot 37 Section 11 Block 5 North Range 2 West New Westminster District Plan 26928
11374 - 137 St	000-992-836	Lot 8 Section 11 Block 5 North Range 2 West New Westminster District Plan 15085
13938 - 113A Ave	011-440-066	Lot 9 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
13916 - 113A Ave	011-440-058	Lot 7 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
13905 - 113 Ave	011-440-031	Lot 5 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
11329 - 137 St	010-409-424	Lot 8 Section 11 Block 5 North Range 2 West New Westminster District Plan 18821
11327 - 138 St	010-230-203	Lot 32 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11357 - 138 St	010-230-190	Lot 29 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11356 - 137A St	010-230-165	Lot 28 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
11346 - 137A St	010-230-131	Lot 27 Section 11 Block 5 North Range 2 West New Westminster District Plan 16887
13691 - 113 Ave	006-253-768	Lot 62 Section 11 Block 5 North Range 2 West New Westminster District Plan 41802
13848 - 113 Ave	006-226-973	Lot 63 Section 11 Block 5 North Range 2 West New Westminster District Plan 41295
13878 - 113 Ave	006-114-229	Lot 55 Section 11 Block 5 North Range 2 West New Westminster District Plan 46754
13908 - 113 Ave	006-114-199	Lot 52 Section 11 Block 5 North Range 2 West New Westminster District Plan 46754
13970 - 113 Ave	005-953-031	Lot 87 Section 11 Block 5 North Range 2 West New Westminster District Plan 45725

Civic Address	Parcel Identifier	Legal Description
13959 - 113 Ave	005-951-259	Lot 102 Section 11 Block 5 North Range 2 West New Westminster District Plan 45804
11386 - 137A St	004-633-733	Lot 11 Section 11 Block 5 North Range 2 West New Westminster District Plan 16467
13922 - 113A Ave	004-621-697	Lot 8 Section 11 Block 5 North Range 2 West New Westminster District Plan 9949
13800 - 113 Ave	004-510-976	Lot 1 Section 11 Block 5 North Range 2 West New Westminster District Plan 17529
13694 - 114 Ave	004-364-759	Lot 2 Section 11 Block 5 North Range 2 West New Westminster District Plan 18821
13858 - 113 Ave	002-328-801	Lot 120 Section 11 Block 5 North Range 2 West New Westminster District Plan 53974
11376 - 136A St	001-110-560	Lot 39 Section 11 Block 5 North Range 2 West New Westminster District Plan 26928

SCHEDULE "B"

