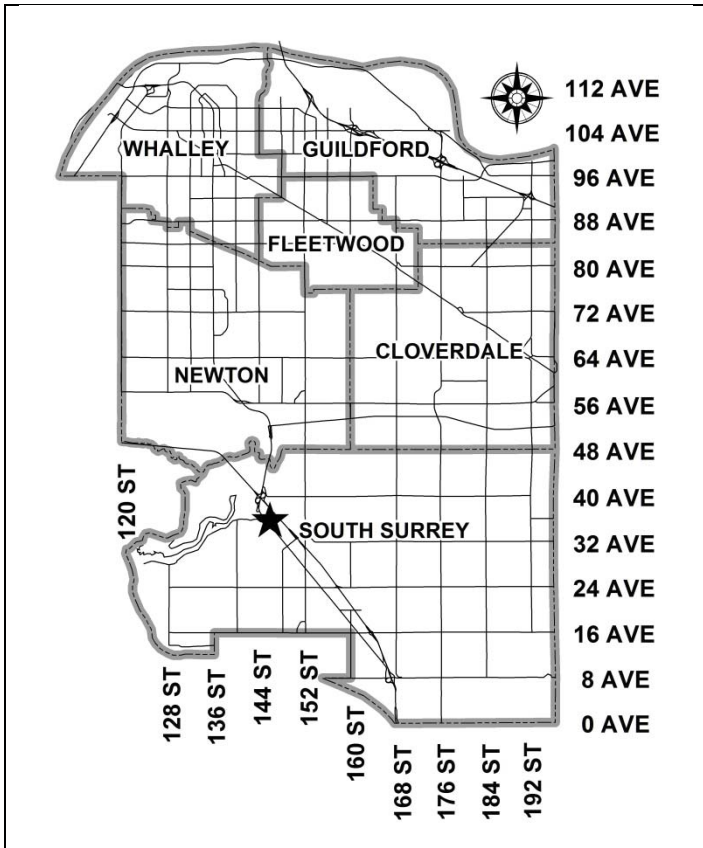


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0355-00

Planning Report Date: September 11, 2017



**PROPOSAL:**

- **Terminate Land Use Contract No. 421**

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

**LOCATION:**

Between 36B Avenue and Winter Crescent, and 146 Street and 146A Avenue.

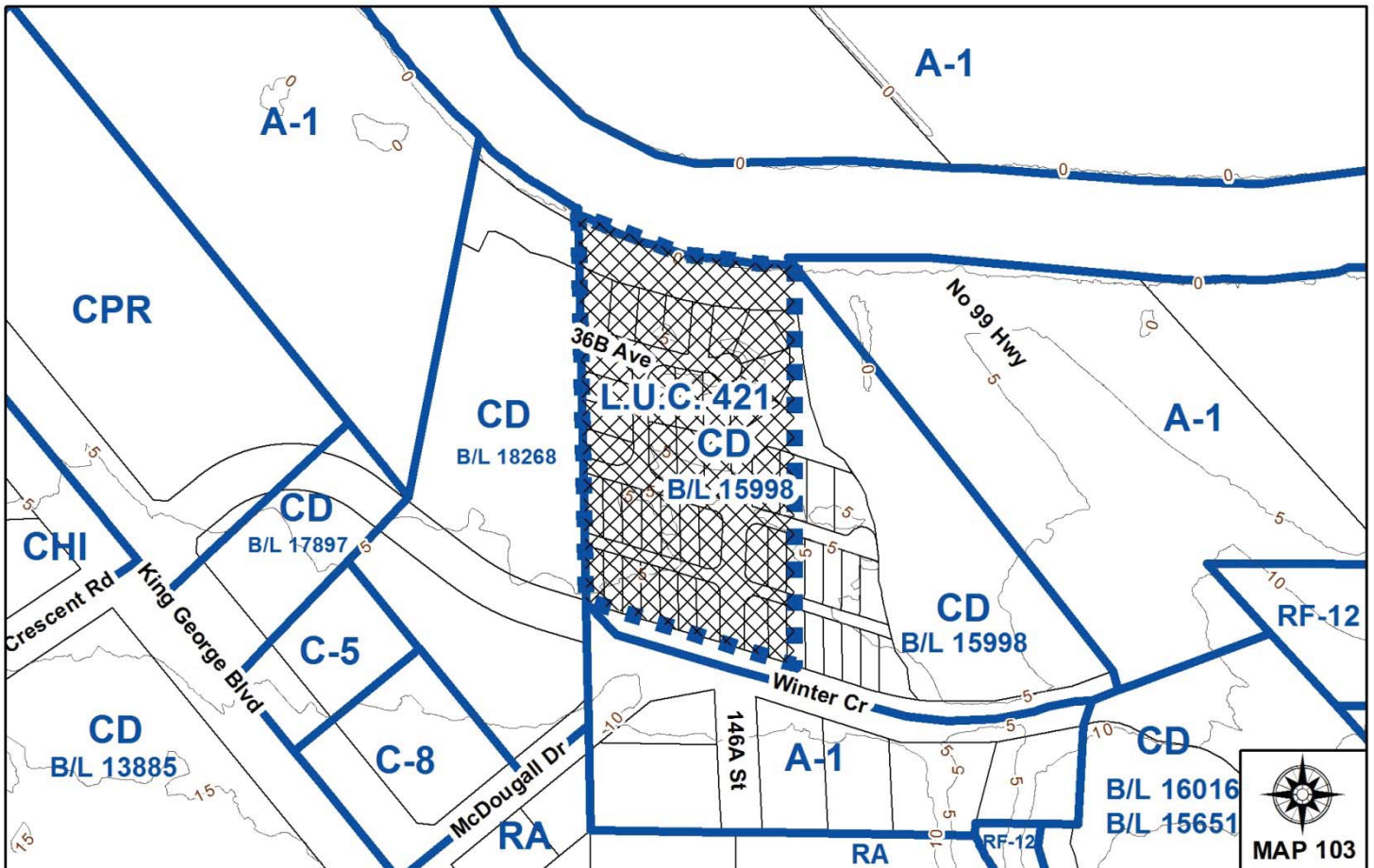
**LUC AND UNDERLYING ZONING:**

LUC No. 421  
 (CD Zone underlying)

**OCP**

**DESIGNATION:**

Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to terminate LUC No. 421.

### 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. 421 was adopted by Authorization By-law No. 5395 on February 27, 1978.
- LUC No. 421 permits agricultural, horticultural, and single family dwelling and customary accessory uses.
- 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. 421 is terminated and the one-year grace period ends, the current underlying "Comprehensive Development Zone" will automatically come into effect and will regulate the 41 subject lots.
- The "Comprehensive Development Zone" permits single family dwellings and open space.
- 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. 421 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. It should be noted, however, that most of the LUCs in Surrey have had Termination By-laws adopted by Council following a Public Hearing and are within the one-year grace period
- 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. Over three-quarters of the LUCs in Surrey have now been presented to Council for early termination.
- As a result, City staff are moving forward with the termination of LUC No. 421 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. 421, informing them that Council is considering terminating the LUC. In addition, the Public Hearing notice will be published in two consecutive issues of the Surrey Now-Leader.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and open space on bare land strata lots, and City parkland.

### Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Nicomekl River):	Highway No. 99.	Urban	A-1
East:	Single family dwellings and open space.	Urban	CD (By-law No. 15998)
South (Across Winter Crescent):	Single family dwellings.	Urban	A-1
West:	Multi-residential lot under construction.	Multiple Residential	CD (By-law No. 18268)

### DISCUSSION

- LUC No. 421 was adopted by Authorization By-law No. 5395 on February 27, 1978.
- LUC No. 421 regulates 40 single family strata lots and one (1) City parkland lot. The subject area is located in South Surrey between 36B Avenue and Winter Crescent, and 146 Street and 146A Avenue.
- The subject area is designated Urban under the Official Community Plan (OCP) and has an underlying "Comprehensive Development Zone (CD)" under Surrey Zoning By-law, 1993, No. 12000, as amended.
- LUC No. 421 permits agricultural, horticultural, and single family dwelling and customary accessory uses.
- In 2005, Development Application No. 7905-0402-00 was received by the City proposing redevelopment of the subject property for single family dwellings on strata lots. Under this application, the subject site's OCP designation was amended from Suburban to Urban and was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)". The application was finally adopted by Council on April 16, 2007 and the strata lots were created under Subdivision Plan BSC2382 on May 28, 2007.

- At the time of redevelopment it was not known that LUC No. 421 regulated the subject area, as such, a partial LUC discharge was not considered in conjunction with the rezoning by-law. Discharging LUC No. 421 through the Council initiated early termination process will formalize the removal of this regulation from the subject area. No changes to the underlying zone or strata development are proposed with this termination application.
- 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. 421 is terminated and the one-year grace period ends, the current underlying "Comprehensive Development Zone (CD)" will come into effect and will regulate the use of the land.
- The "Comprehensive Development Zone" permits single family dwellings and open space.
- 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 Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15998

#### INFORMATION AVAILABLE ON FILE

- Land Use Contract No. 421.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

ARR/da

CITY OF SURREY

BY-LAW NO. 15998

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-206-331  
 Parcel "B" (Explanatory Plan 15738) Lot 2 District Lot 165 Group 2 New Westminster District Plan 6413

14655 Winter Crescent

Parcel Identifier: 013-336-673  
 Lot 2 Except: Firstly: Part Subdivided by Plan 13492 Secondly: Part Shown on Explanatory Plan 15196 Thirdly: Part Subdivided by Plan 17141 Fourthly: Parcel B (Explanatory Plan 15738); fifthly: Part 5.91 acres Statutory Right-of-Way Plan 25810 District Lot 165 Group 2 New Westminster District Plan 6413

14685 Winter Crescent

(hereinafter referred to as the "*Lands*")

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

**A. Intent**

This Comprehensive Development Zone is intended for *single family dwellings* on urban *lots* and *open space* within a bare land strata plan.

The *Lands* are divided into Areas A, B, C, D, E, F and G as shown on Schedule A which is attached hereto and forms part of this By-law.

**B. Permitted Uses**

1. Areas A, B, C and D:

The *Lands* and *structures* shall be used for *single family dwellings*.

2. Areas, E, F and G:

The *Lands* shall be used only as *open space*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *unit density* shall be 16 *dwelling units* per hectare [6.5 upa] on the *Lands*.

2. For the purpose of this Section and notwithstanding the definition of *lot* in Surrey Zoning By-law, 1993, No. 12000, as amended, *lot* shall refer to strata *lots* created in a bare land strata plan.

(a) For *building* construction on each strata *lot* within Areas A and C:

i. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the calculation of *floor area ratio* on strata *lots* within Areas A and C shall include all covered areas used for parking unless the covered parking is located within the *basement*;

ii. The *floor area ratio* shall not exceed 0.70, provided that, of the resulting allowable floor area, 35 m<sup>2</sup> [380 ft<sup>2</sup>] shall be reserved for use only as a garage or carport, and further provided that the garage meets the dimensional requirements of Sub-section H.1(c) of this Zone;

iii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof; and

iv. Notwithstanding Sub-section D.2(a)ii of this Zone, the maximum *principal building* size, inclusive of a garage or carport, shall be 260 square metres [2,800 sq. ft.].

(b) For *building* construction on each strata *lot* within Areas B and D the maximum allowable floor area of the *principal building* shall be 173 sq. m. [1,865 sq. ft.], excluding any garage, carport, and *accessory buildings* and *structure*.

**E. Lot Coverage**

For the purpose of this Section and notwithstanding the definition of *lot* in Surrey Zoning By-law, 1993, No. 12000, as amended, *lot* shall refer to strata *lots* created in a bare land strata plan. The maximum *lot coverage* for each strata *lot* shall be as follows:

(a) Strata *lots* in Areas A and C: 50%

(b) Strata *lots* in Areas B and D: 52%

**F. Yards and Setbacks**

1. For the purpose of this Section and notwithstanding the definition of *lot* in Surrey Zoning By-law, 1993, No. 12000, as amended, *lot* shall refer to bare land strata *lots* created in a bare land strata plan. In addition, all references to *highway* in any lot line definition in the Surrey Zoning By-law, 1993, No. 12000, as amended, shall mean a *highway* and/or a road that forms part of the common property pursuant to the Strata Property Act, 1998, SBC, c. 43 ("The Strata Property Act").

(a) *Buildings* and *structures* on strata *lots* within Areas A and C shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		6.0 m. <sup>1</sup> [20 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	1.8 m. [6 ft.]
<i>Accessory Buildings and Structures</i>		- <sup>2</sup>	1.0 m. <sup>3</sup> [3 ft.]	0.0 m. [0 ft.]	6.0 m. [20 ft.]

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



- <sup>1</sup> The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 m [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 m [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 m [20 ft.]. The minimum 6.0 m [20 ft.] and the permitted 4.0 m [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 m [13 ft.] and 2.0 m [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.
- <sup>2</sup> *Accessory buildings and structures* are not permitted within the *front yard setback*.
- <sup>3</sup> A minimum separation of 5 metres [16 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 3.0 metres [10 ft.] in *building height*.
- (b) *Buildings and structures* on strata lots within Areas B and D shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		3.5 m. <sup>1</sup> [11 ft. 6 in.]	6.5 m. [21 ft.]	1.2 m. [4 ft.]	2.7 m. <sup>5</sup> [9 ft.]
<i>Accessory Buildings and Structures</i>		— <sup>2</sup>	0.5 m. <sup>3</sup> [1 ft. 6 in.]	0.0 m. <sup>4</sup> [0.0 ft.]	1.2 m. <sup>6</sup> [4 ft.]

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

- <sup>1</sup> The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m. [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- <sup>2</sup> *Accessory buildings and structures* are not permitted within the *front yard setback* of the *principal building*.

- <sup>3</sup> A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport as defined in Section J.2 of this Zone regardless of the *building height*.
- <sup>4</sup> The *side yard setback* of an *accessory building* and *structure* including a garage shall be increased to a minimum of 2.8 m. [9 ft.] on the opposite side of the *lot*.
- <sup>5</sup> The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard* on *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.
- <sup>6</sup> At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

#### G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 9.5 metres [31 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3.0 metres [10 feet] 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 5.0 m [16 ft.].

#### H. Off-Street Parking

For the purpose of this Section and notwithstanding the definition of *lot* in Surrey Zoning By-law, 1993, No. 12000, as amended, *lot* shall refer to strata *lots* created in a bare land strata plan. The maximum *lot coverage* for each strata *lot* shall be as follows:

1. For strata *lots* located within Areas A and C:
  - (a) A minimum of 2 off-street *parking spaces* shall be provided for each strata *lot*;

- (b) The width of a *driveway* on the *lot* shall not exceed 6.0 m [20 ft.];
- (c) Notwithstanding the width of the *parking space* required for a double garage in Sub-section B.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:
  - i. Double garage that accommodates two *vehicles* parked side by side:
    - a. 6.0 metres [20 ft.] for *lots* greater than 14.4 metres [47 ft.] in width;
    - b. 5.8 metres [19 ft.] for *lots* between 14.0 metres [46 ft.] and 14.4 metres [47 ft.] in width; or
    - c. 5.5 metres [18 ft.] for *lots* less than 14.0 metres [46 ft.] in width;

provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.];
- (d) A triple garage to accommodate three *vehicles* parked side by side is not permitted;
- (e) Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks;
- (f) Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted; and
- (g) No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*;

2. For strata *lots* located within Areas B and D:

- (a) Notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane regardless of whether the *lot* fronts an arterial *highway* or not.
- (b) A minimum of 2 off-street *parking spaces* shall be provided per *dwelling unit*, both of which may be enclosed in a garage or carport, or provided outside on a parking pad on the *lot*.
- (c) *Tandem parking*, either in a garage, carport or outside on a parking pad, shall not be permitted on the *lot*.

- (d) Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* shall be enclosed in the garage or carport and the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].
- (e) Notwithstanding the width of the *parking space* required for a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended, for the purpose of this Zone, the width of a double garage to accommodate two *vehicles* parked side by side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.
- (f) Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
- (g) Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

#### **I. Landscaping**

- 1. All developed portions of the *Lands* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Non-porous or paved surfaces, including *driveways* shall not cover more than 30% of the area of a *lot* that is not occupied by *principal* and *accessory buildings* or *structures*.

#### **J. Special Regulations**

- 1. For strata lots located within Areas B and D, an attached garage or carport shall be permitted as follows:
  - (a) Double Garage:

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Where the garage or carport is constructed to accommodate a maximum of two *vehicles* parked side by side, a minimum of 75% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the *principal building* or located within the remaining portion of the *principal building*; or

(b) Single Garage:

Where the garage is constructed to accommodate a maximum of one *vehicle*, a minimum of 65% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the *principal building* or located within the remaining portion of the *principal building*.

2. A detached garage or carport shall be permitted on strata lots located within Areas B and D a minimum of 6.0 m [20 ft.] from the *principal building*. The said garage or carport may be attached to the *principal building* at the first storey by a utility room, provided that the utility room:
  - (a) Is of a maximum width of 1.8 m [6 ft.] measured to the inside faces of and along the entire length of the side walls of the said utility room; and
  - (b) Does not exceed the *building height* of the garage or carport.
3. For the purpose of this Section and notwithstanding the definition of *amenity space* in Surrey Zoning By-law, 1993, No. 12000, as amended, outdoor *amenity space* shall be provided in the amount of 36.5 m<sup>2</sup> [393 sq.ft.] for each bare land strata lot designated as common property pursuant to the Strata Property Act, excluding roads that form part of the strata plan.

**K. Subdivision**

For the purpose of this section and notwithstanding the definition of *lot* in Surrey Zoning By-law, 1993, No. 12000, as amended, *lot* shall refer to strata *lots* created by a bare land strata plan. Strata *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<b>Strata Lot Size</b>	<b>Strata Lot Width</b>	<b>Strata Lot Depth</b>
Areas A & C Strata Lots	320 sq.m. [3,445 sq.ft.]	13.4 metres [44 ft]	22 metres [72 ft.]
Areas B & D Strata Interior Lots	250 sq.m. [2,690 sq.ft.]	9 metres [30 ft.]	28 metres [90 ft.]
Area B & D Strata Corner Lots	275 sq.m. [2,960 sq.ft.]	10.5 metres [35 ft.]	28 metres [90 ft.]

Dimensions shall be measured in accordance with Section E.21, 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, the *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-12 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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
  5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
  6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
  7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended, and the development cost charges shall be based on the RF-12 Zone for strata lots within Areas A and C, and the RF-9 Zone for strata lots within Areas B and D.
  8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
  9. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
-

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15998."

READ A FIRST AND SECOND TIME on the 10h day of April, 2006.

PUBLIC HEARING HELD thereon on the 24th day of April, 2006.

READ A THIRD TIME ON THE 24th day of April, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of April, 2007.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

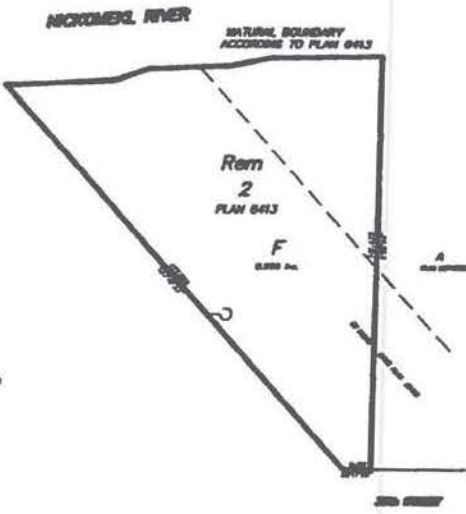
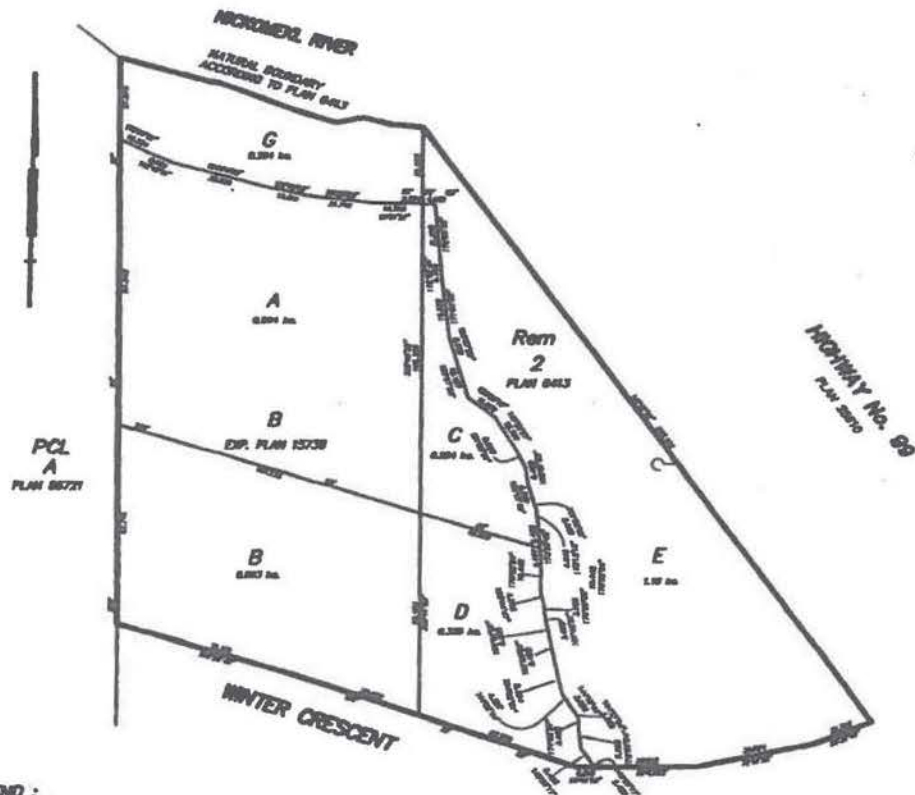
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SCHEDULE A

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY BYLAW 15998  
OF PORTIONS OF  
DISTRICT LOT 165, GROUP 2,  
NEW WESTMINSTER DISTRICT**



BOOK OF REFERENCE	
LEGAL DESCRIPTION	AREA
PART OF LOT 165, GROUP 2, DISTRICT LOT 165, GROUP 2, NEW WESTMINSTER DISTRICT, PLAN 0413	0.209 Ha.
REMAINDER OF LOT 165, GROUP 2, DISTRICT LOT 165, GROUP 2, NEW WESTMINSTER DISTRICT, PLAN 0413	0.200 Ha.
PART OF PARCEL "B" (EXPLANATORY PLAN 15738) LOT 5, S.L. 100, 041, 2, 0.020, PLAN 0413	1.10 Ha.
REMAINDER OF PARCEL "B" (EXPLANATORY PLAN 15738) LOT 5, S.L. 100, 041, 2, 0.020, PLAN 0413	0.889 Ha.
PART OF PARCEL "C" (EXPLANATORY PLAN 15738) LOT 5, S.L. 100, 041, 2, 0.020, PLAN 0413	0.209 Ha.
REMAINDER OF PARCEL "C" (EXPLANATORY PLAN 15738) LOT 5, S.L. 100, 041, 2, 0.020, PLAN 0413	0.890 Ha.



**LEGEND :**  
 ALL DIMENSIONS ARE DERIVED FROM MEASUREMENTS OBTAINED BY FIELD SURVEY.  
 ALL DIMENSIONS ARE DERIVED FROM FIELD SURVEY.  
**MERRIN & ASSOCIATES**  
 301-1248 42nd AVENUE  
 SURREY, B.C.  
 SURE\_323  
 604-277-8888

CERTIFIED CORRECT ACCORDING TO SURVEY,  
 DATED THE 10th DAY OF MARCH, 2009.  
  
 B.C.L.S.  
 FILE 9208-02