

CITY OF SURREY

BY-LAW NO. 16419

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

As amended by Bylaw No: 17487, 01/09/12

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THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

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 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" and located within the area bounded by the heavy outline on Schedule "B" attached hereto and forming part of this by-law:

(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

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

1. *One single family dwelling.*

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 6 *dwelling units* per acre (15 *dwelling units* per hectare) and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K of this Zone.
2. (a) For the purpose of this Section and notwithstanding the definition of *Density – Floor Area Ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following shall be included in the calculation of *floor area ratio*:
 - i. *A basement*;
 - ii. All covered areas used for parking, including a garage or carport;
 - iii. *All accessory buildings*;
 - iv. All covered areas including covered decks, covered patios, porches and verandas, whether or not enclosed; and
 - v. All floor area with extended height shall be multiplied by 2, where the extended height, as measured to the wall top plate is 3.7 metres [12 ft.] or more above the floor, excluding a maximum of 10 square metres [107 sq. ft.] for foyer and staircase purposes; and
- (b) For *building* construction within a *lot*:
 - i. Subject to Sub-section D.2(a) of this Zone, the *floor area ratio* shall not exceed 0.48 provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport;
 - ii. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey 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 at the main floor level or a combination thereof; and

- iii. Notwithstanding the above, the maximum allowable floor area shall be 298 square metres [3,200 sq.ft.] inclusive of all floor area included in the calculation of *floor area ratio* as described in Sub-section D.2(a) of this Zone.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

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>	<i>Rear Yard**</i>	<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 [105 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.

* The *front yard setback* may be relaxed at a first storey level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the *single family dwelling* for all portions of the *single family dwelling* excluding the garage. If 50% of the *building face* has the *setback* of 9 metres [30 ft.] from the *front lot line*, the *setback* of an attached garage whose main access doors face the fronting *highway* may be relaxed to a minimum of 6.7 metres [22.0 feet], except that the *setback* for a garage whose main access doors face a *side yard* may be relaxed to a minimum of 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* for more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall have the *setback* of a minimum of 0.9 metre [3 ft.] from the front of the said garage.

** 50% of the length of the rear *building* face may have a *setback* of a minimum of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face, not including *sundecks* has the *setback* of a minimum of 8.5 metres [28 ft.] from the *rear lot line*.

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 6.70 metres [22 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 feet] except that where the roof slope and construction materials of an *accessory building* or *structure* are the same as that of the *principal building*, the *building height* of the *accessory building* or *structure* may be increased to 5 metres [16.5 feet].

H. Off-Street Parking

1. Resident and visitor parking spaces shall be provided as stated in Table C.6 of 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 2 cars or trucks;
 - (b) *House trailer*, *camper* or boat, provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.

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 car port, 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, car port, 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 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 m [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 two.
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 *dwelling unit*, 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 Table C.6 of 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.2 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. 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 said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *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 said 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

The roof slope of a *principal building* shall be a minimum slope of 2:12 and a maximum slope of 6:12.

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>
Subdivision	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, 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 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 Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, 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, 2007, No. 16419."

READ A FIRST TIME on the 26th day of June, 2007.

READ A SECOND TIME on the 25th day of February, 2008.

PUBLIC HEARING HELD thereon on the 31st day of March, 2008.

READ A THIRD TIME ON THE 31st day of March, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 31st day of March, 2008.

_____ MAYOR

_____ CLERK

SCHEDULE A

Address		Parcel Identifier	Legal Description
9714	115A St	000-885-029	LOT 86 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9721	115A St	004-964-900	LOT 84 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9724	115A St	010-398-457	LOT 85 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9731	115A St	010-399-623	LOT 107 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9732	115A St	003-592-863	LOT 89 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9740	115A St	001-752-154	LOT 90 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9748	115A St	010-374-906	LOT 91 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9756	115A St	010-374-876	LOT 92 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9764	115A St	008-692-521	LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 20202
9771	115A St	004-264-282	LOT 44 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 25724
9776	115A St	008-692-491	LOT 1 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 20202
9791	115A St	001-592-343	LOT 43 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 25724
9673	116 St	009-894-977	LOT 27 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
9699	116 St	010-315-675	LOT 8 EXCEPT: WEST 96.5 FEET, SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
9719	116 St	016-368-649	LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 86536

Address		Parcel Identifier	Legal Description
9725	116 St	016-368-631	LOT 1 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 86536
9731	116 St	005-006-023	LOT 52 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 26644
9741	116 St	008-881-928	LOT 51 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 26644
9751	116 St	008-881-880	LOT 50 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 26644
9761	116 St	000-669-164	LOT 49 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 26644
9771	116 St	010-541-292	LOT "C" SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 19666
11388	96A Ave	008-717-826	LOT 43 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17934
11393	96A Ave	010-306-978	LOT 62 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17934
11398	96A Ave	008-035-229	LOT 44 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17934
11406	96A Ave	010-306-803	LOT 45 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17934
11428	96A Ave	010-315-683	LOT 9 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11438	96A Ave	005-956-781	LOT 10 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11439	96A Ave	007-498-535	LOT 42 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11449	96A Ave	002-463-881	LOT 41 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11450	96A Ave	007-794-321	LOT 11 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11460	96A Ave	004-587-588	LOT 12 SECTION 35 BLOCK 5 NORTH RANGE 3

Address		Parcel Identifier	Legal Description
			WEST NEW WESTMINSTER DISTRICT PLAN 17697
11461	96A Ave	000-503-118	LOT 40 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11470	96A Ave	010-315-691	LOT 13 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11473	96A Ave	010-315-918	LOT 38 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11480	96A Ave	010-315-713	LOT 14 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11483	96A Ave	003-721-981	LOT 37 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11490	96A Ave	010-315-721	LOT 15 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11502	96A Ave	010-315-730	LOT 16 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11510	96A Ave	010-315-756	LOT 17 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11515	96A Ave	010-315-900	LOT 36 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11519	96A Ave	010-315-896	LOT 35 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11522	96A Ave	007-433-123	LOT 18 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11525	96A Ave	002-425-017	LOT 34 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11530	96A Ave	007-983-859	LOT 19 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11535	96A Ave	010-315-888	LOT 33 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11538	96A Ave	005-572-878	LOT 20 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697

Address		Parcel Identifier	Legal Description
11541	96A Ave	010-315-870	LOT 32 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11546	96A Ave	010-315-764	LOT 21 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11549	96A Ave	000-805-912	LOT 31 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11554	96A Ave	004-270-452	LOT 22 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11557	96A Ave	010-315-853	LOT 30 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11562	96A Ave	002-340-810	LOT 23 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11565	96A Ave	001-939-459	LOT 29 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11568	96A Ave	010-315-772	LOT 24 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11569	96A Ave	010-315-837	LOT 28 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11576	96A Ave	002-227-789	LOT 25 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11584	96A Ave	001-061-895	LOT 26 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
11479	97 Ave	000-846-091	LOT 78 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11490	97 Ave	005-070-643	LOT 72 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
11491	97 Ave	000-492-710	LOT 79 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11505	97 Ave	010-375-112	LOT 80 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11506	97 Ave	001-782-576	LOT 71 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190

Address		Parcel Identifier	Legal Description
11513	97 Ave	000-646-181	LOT 81 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11516	97 Ave	003-309-550	LOT 70 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
11521	97 Ave	010-375-155	LOT 82 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11526	97 Ave	010-348-701	LOT 69 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
11531	97 Ave	010-375-180	LOT 83 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11536	97 Ave	010-348-697	LOT 68 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
11544	97 Ave	010-348-689	LOT 67 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
11554	97 Ave	002-413-361	LOT 66 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
11564	97 Ave	010-348-671	LOT 65 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
11575	97 Ave	010-374-868	LOT 87 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11472	97A Ave	010-374-817	LOT 100 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11481	97A Ave	006-036-686	LOT 70 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 46210
11482	97A Ave	006-988-032	LOT 101 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11492	97A Ave	010-525-203	LOT 102 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11495	97A Ave	008-773-629	LOT 45 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 25724

Address		Parcel Identifier	Legal Description
11505	97A Ave	008-692-688	LOT 7 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 20202
11508	97A Ave	010-374-787	LOT 103 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11515	97A Ave	008-692-661	LOT 6 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 20202
11516	97A Ave	010-374-752	LOT 104 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11524	97A Ave	010-374-736	LOT 105 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11525	97A Ave	002-060-388	LOT 5 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 20202
11532	97A Ave	010-399-461	LOT 106 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
11535	97A Ave	008-692-564	LOT 4 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 20202
11545	97A Ave	008-692-548	LOT 3 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 20202
9682	Crown Cr	008-040-915	LOT 73 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
9683	Crown Cr	010-348-727	LOT 75 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
9691	Crown Cr	010-400-184	LOT 114 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9692	Crown Cr	010-348-719	LOT 74 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
9701	Crown Cr	010-374-728	LOT 113 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9709	Crown Cr	010-399-984	LOT 112 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493

Address		Parcel Identifier	Legal Description
9719	Crown Cr	010-399-771	LOT 111 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9720	Crown Cr	010-375-023	LOT 88 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9729	Crown Cr	010-374-507	LOT 110 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9736	Crown Cr	008-035-261	LOT 99 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9739	Crown Cr	000-616-591	LOT 109 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9746	Crown Cr	006-648-100	LOT 59 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095
9749	Crown Cr	001-050-435	LOT 108 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9756	Crown Cr	006-648-193	LOT 60 EXCEPT: PART SUBDIVIDED BY PLAN 46210; SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095
9759	Crown Cr	006-648-266	LOT 62 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095
9769	Crown Cr	006-648-240	LOT 61 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095
9678	Princess Dr	001-295-209	LOT 39 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697
9681	Princess Dr	010-306-986	LOT 63 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17934
9682	Princess Dr	010-348-735	LOT 76 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18190
9686	Princess Dr	010-374-671	LOT 115 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9693	Princess Dr	004-799-399	LOT 64 SECTIONS 34 AND 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17934
9700	Princess Dr	010-398-988	LOT 93 SECTION 35 BLOCK 5 NORTH RANGE 3

Address		Parcel Identifier	Legal Description
			WEST NEW WESTMINSTER DISTRICT PLAN 18493
9703	Princess Dr	001-820-150	LOT 128 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18969
9708	Princess Dr	007-854-030	LOT 94 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9709	Princess Dr	004-339-801	LOT 127 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18969
9718	Princess Dr	010-399-178	LOT 95 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9719	Princess Dr	002-413-621	LOT 126 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18969
9728	Princess Dr	003-309-118	LOT 96 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9729	Princess Dr	010-437-355	LOT 125 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18969
9738	Princess Dr	010-374-841	LOT 97 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9739	Princess Dr	003-427-234	LOT 124 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18969
9748	Princess Dr	000-550-507	LOT 98 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18493
9749	Princess Dr	010-437-312	LOT 123 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18969
9758	Princess Dr	006-648-282	LOT 63 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095
9759	Princess Dr	010-437-304	LOT 122 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 18969
9768	Princess Dr	006-648-304	LOT 64 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095
9769	Princess Dr	006-655-092	LOT 68 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095
9778	Princess Dr	006-648-321	LOT 65 SECTION 35 BLOCK 5 NORTH RANGE 3

Address		Parcel Identifier	Legal Description
			WEST NEW WESTMINSTER DISTRICT PLAN 43095
9779	Princess Dr	006-648-363	LOT 67 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095
9789	Princess Dr	006-648-355	LOT 66 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 43095

Schedule "B"

ROYAL HEIGHTS PARK AREA - REZONING BOUNDARY



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Map center: 506960, 5447389