

CITY OF SURREY

BY-LAW NO. 16743

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

As amended by Bylaw No: 16919, 05/04/09

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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)

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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 subdivision into small *urban* lots.

**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. (a) For *building* construction within a *lot* the maximum allowable floor area shall be permitted as follows provided that the allowable floor area shall be subject to Sub-section D.1(b):
  - i. On a *lot* size of a maximum of 743 square metres [8,000 sq. ft.], the maximum allowable floor area shall be 334 square metres [3,600 sq. ft.];
  - ii. On a *lot* size of a minimum of 1,858 square metres [20,000 sq. ft.], the maximum allowable floor area shall be 446 square metres [4,800 sq. ft.]; and
  - iii. On a *lot* size larger than 743 square metres [8,000 sq. ft.] but smaller than 1,858 square metres [20,000 sq. ft.], the maximum allowable floor area shall be calculated as follows:

$$\text{Maximum Allowable Floor Area} = \left[ \frac{(\text{Lot size} - 743 \text{ sq. m. [8,000 sq. ft.]})}{10} \right] + 334 \text{ sq. m. [3,600 sq. ft.]}$$

- (b) The maximum allowable floor area pursuant to above Sub-section D.1(a) shall be subject to the following:
  - i. Where the *lot* size is smaller than 929 square metres [10,000 sq. ft.], 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport and where the *lot* size is 929 square metres [10,000 sq. ft.] or larger, 46 square metres [500 sq. ft.] shall be reserved for use only as a garage or carport;

- ii. Where an *accessory building* is greater than 10 square metres [105 sq. ft.] in size, the area of that *accessory building* in excess of 10 square metres [105 sq. ft.] shall be included as part of the maximum allowable floor area; and
- iii. The floor area of a *basement* shall not be included in the maximum allowable floor area provided that when a garage is located in the *basement*, the floor area of the garage shall be included as part of the maximum allowable floor area.

**E. Lot Coverage**

The maximum *lot coverage* shall be as follows:

- (a) On a *lot* size of a maximum of 1,393 square metres [15,000 sq. ft.], the *lot coverage* shall be a maximum of 25%;
- (b) On a *lot* size of 1,858 square metres [20,000 sq. ft.] or larger, the *lot coverage* shall be a maximum of 20%; and
- (c) On a *lot* size larger than 1,393 square metres [15,000 sq. ft.] but smaller than 1,858 square metres [20,000 sq. ft.], the maximum *lot coverage* shall be calculated as follows:

$$\text{Maximum Lot Coverage} = 25\% - \left[ \frac{(\text{Lot size} - 1,393 \text{ sq. m. [15,000 sq. ft.]})}{1000} \right]$$

**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. <sup>1&amp;2</sup> [25 ft.]	24.0 m. <sup>3</sup> [80 ft.]	3.0 m. <sup>4</sup> [10 ft.]	7.3 m. [24 ft.]
<i>Accessory Buildings and Structures</i> Greater Than 10 square metres [105 sq. ft.] in Size		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. The *front yard setback* on a *lot* within Area "1C", as shown on the attached Schedule "C", may be relaxed at a first storey level only to not less than 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.].
2. With the exception of a garage where main garage access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* by 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.

3. When the *lot depth* is less than 68 metres [224 ft.], the *rear yard setback* may be reduced to a minimum of 12 metres [40 ft.], provided that when the *lot depth* is less than 30 metres [100 ft.] the *rear yard setback* may be reduced to not less than 7.5 metres [25 ft.] and further provided that on those *lots* where the *lot depth* is less than 30 metres [100 ft.], 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* subject to the remainder of the *building face*, not including *sundecks*, having the *rear yard setback* of a minimum of 8.5 metres [28 ft.].
4. The *side yard setback* may be reduced to a minimum of 1.8 metres [6 ft.] if the other *side yard setback* is a minimum of 4.3 metres [14 ft.] except as follows:
  - i. Where the *lot width* is 21 metres [70 ft.] or less, the *side yard setback* shall be a minimum of 2.4 metres [8 ft.], which may be reduced to a minimum of 1.8 metres [6 ft.] if the other *side yard setback* is a minimum of 3 metres [10 ft.]; and
  - ii. Where the *side yard* abuts a *rear yard* of the adjacent *lot*, the *side yard setback* shall be a minimum of 3.6 metres [12 ft.] regardless of whether the other *side yard* is a minimum of 4.3 metres [14 ft.].

#### **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 metres [30 ft.] provided that where the roof slope of the *principal building* is less than 1:4, the *building height* shall not exceed 7.3 metres [24 ft.].
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, 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 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**

Not Applicable to this Zone.

**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 within Area "1D", as shown on the attached Schedule "D"	1,858 sq. m [20,000 sq. ft.]	24 metres [80 ft.]	68 metres [224 ft.]
Subdivision within Area "2D", as shown on the attached Schedule "D"	929 sq. m. [10,000 sq. ft.]	24 metres [80 ft.]	38 metres [125 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 *childcare 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, 2008, No. 16743."

READ A FIRST AND SECOND TIME on the 28th day of July, 2008.

PUBLIC HEARING HELD thereon on the 8th day of September, 2008.

READ A THIRD TIME ON THE 8th day of September 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 8th day of September 2008.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SCHEDULE "A"**

<b>ADDRESS</b>	<b>ROAD</b>	<b>PID</b>	<b>LEGAL DESCRIPTION</b>
12477	22 Ave	007-419-678	LOT 191 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 36932
12489	22 Ave	009-296-182	LOT 136 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12496	22 Ave	002-318-903	LOT 462 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 65753
12506	22 Ave	002-157-411	LOT 463 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 65753
12520	22 Ave	003-665-739	LOT 464 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 65753
12521	22 Ave	009-296-255	LOT 140 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12534	22 Ave	000-626-970	LOT 514 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 67376
12535	22 Ave	009-296-271	LOT 141 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12546	22 Ave	000-439-436	LOT 515 NORTH EAST QUARTER SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 67376
12551	22 Ave	001-092-430	LOT 144 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12561	22 Ave	003-309-797	LOT 145 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12562	22 Ave	000-605-824	LOT 1 EXCEPT: PART SUBDIVIDED BY PLAN 75586; SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 67972
12574	22 Ave	000-510-343	LOT 74 EXCEPT: PART SUBDIVIDED BY PLAN 67972, SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12575	22 Ave	009-296-336	LOT 148 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12585	22 Ave	009-296-352	LOT 149 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12594	22 Ave	000-510-394	LOT 76 EXCEPT: PART SUBDIVIDED BY PLAN 67972, SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12597	22 Ave	009-296-409	LOT 152 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12611	22 Ave	000-926-850	LOT 153 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12624	22 Ave	002-268-272	LOT 2 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70339
12625	22 Ave	009-296-506	LOT 156 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12641	22 Ave	004-874-986	LOT 157 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12664	22 Ave	003-364-348	LOT 475 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 63614
12665	22 Ave	009-296-557	LOT 160 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12673	22 Ave	007-469-039	LOT 161 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12683	22 Ave	000-960-349	LOT 164 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12695	22 Ave	002-049-911	LOT 165 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12715	22 Ave	000-873-691	LOT 168 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12721	22 Ave	009-296-611	LOT 169 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12733	22 Ave	009-296-646	LOT 170 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12741	22 Ave	009-296-654	LOT 171 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12755	22 Ave	006-169-449	LOT 217 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 47146
12765	22 Ave	006-169-431	LOT 216 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 47146
12426	23 Ave	003-117-731	LOT 198 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12427	23 Ave	006-387-110	LOT 205 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 42279
12436	23 Ave	006-278-108	LOT 199 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12450	23 Ave	006-278-116	LOT 200 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12480	23 Ave	006-278-124	LOT 201 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12488	23 Ave	006-278-141	LOT 202 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12495	23 Ave	007-503-849	LOT 128 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12496	23 Ave	007-906-722	LOT 135 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12506	23 Ave	009-296-191	LOT 138 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12519	23 Ave	009-296-158	LOT 126 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12520	23 Ave	009-296-221	LOT 139 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12533	23 Ave	009-296-131	LOT 125 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12545	23 Ave	009-296-115	LOT 124 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12548	23 Ave	002-404-869	LOT 143 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12553	23 Ave	009-296-107	LOT 123 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12560	23 Ave	009-296-298	LOT 146 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12573	23 Ave	007-982-399	LOT 122 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12576	23 Ave	009-296-310	LOT 147 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12586	23 Ave	001-657-399	LOT 150 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12587	23 Ave	009-296-085	LOT 121 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12596	23 Ave	009-296-379	LOT 151 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12597	23 Ave	009-296-077	LOT 120 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12607	23 Ave	009-296-051	LOT 119 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12612	23 Ave	009-296-468	LOT 154 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12628	23 Ave	009-296-484	LOT 155 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12629	23 Ave	009-296-042	LOT 118 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12641	23 Ave	005-992-371	LOT 117 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12642	23 Ave	009-296-522	LOT 158 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12655	23 Ave	009-296-026	LOT 116 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12656	23 Ave	009-296-531	LOT 159 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12662	23 Ave	009-296-581	LOT 162 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12665	23 Ave	009-296-018	LOT 115 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12674	23 Ave	001-567-934	LOT 163 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12679	23 Ave	009-295-992	LOT 114 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12687	23 Ave	009-295-984	LOT 113 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12688	23 Ave	009-296-590	LOT 166 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12702	23 Ave	009-296-603	LOT 167 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12705	23 Ave	000-960-811	LOT 112 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12718	23 Ave	009-296-719	LOT 182 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12721	23 Ave	009-296-727	LOT 183 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12730	23 Ave	009-296-697	LOT 181 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12731	23 Ave	009-296-735	LOT 184 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12742	23 Ave	001-595-083	LOT 180 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12745	23 Ave	009-296-751	LOT 185 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12754	23 Ave	006-897-762	LOT 179 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12755	23 Ave	009-296-760	LOT 186 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12770	23 Ave	006-045-006	LOT 215 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 46258
12788	23 Ave	006-045-812	LOT 214 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 46258
12478	24 Ave	001-491-024	LOT 94 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12492	24 Ave	009-308-849	LOT 95 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12506	24 Ave	002-853-167	LOT 96 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12518	24 Ave	009-308-881	LOT 97 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12538	24 Ave	002-014-556	LOT 98 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12546	24 Ave	001-445-138	LOT 99 OF LOTS 27 TO 57 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12564	24 Ave	001-964-178	LOT 100 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12574	24 Ave	009-308-938	LOT 101 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12584	24 Ave	009-308-971	LOT 102 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12594	24 Ave	003-184-188	LOT 103 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

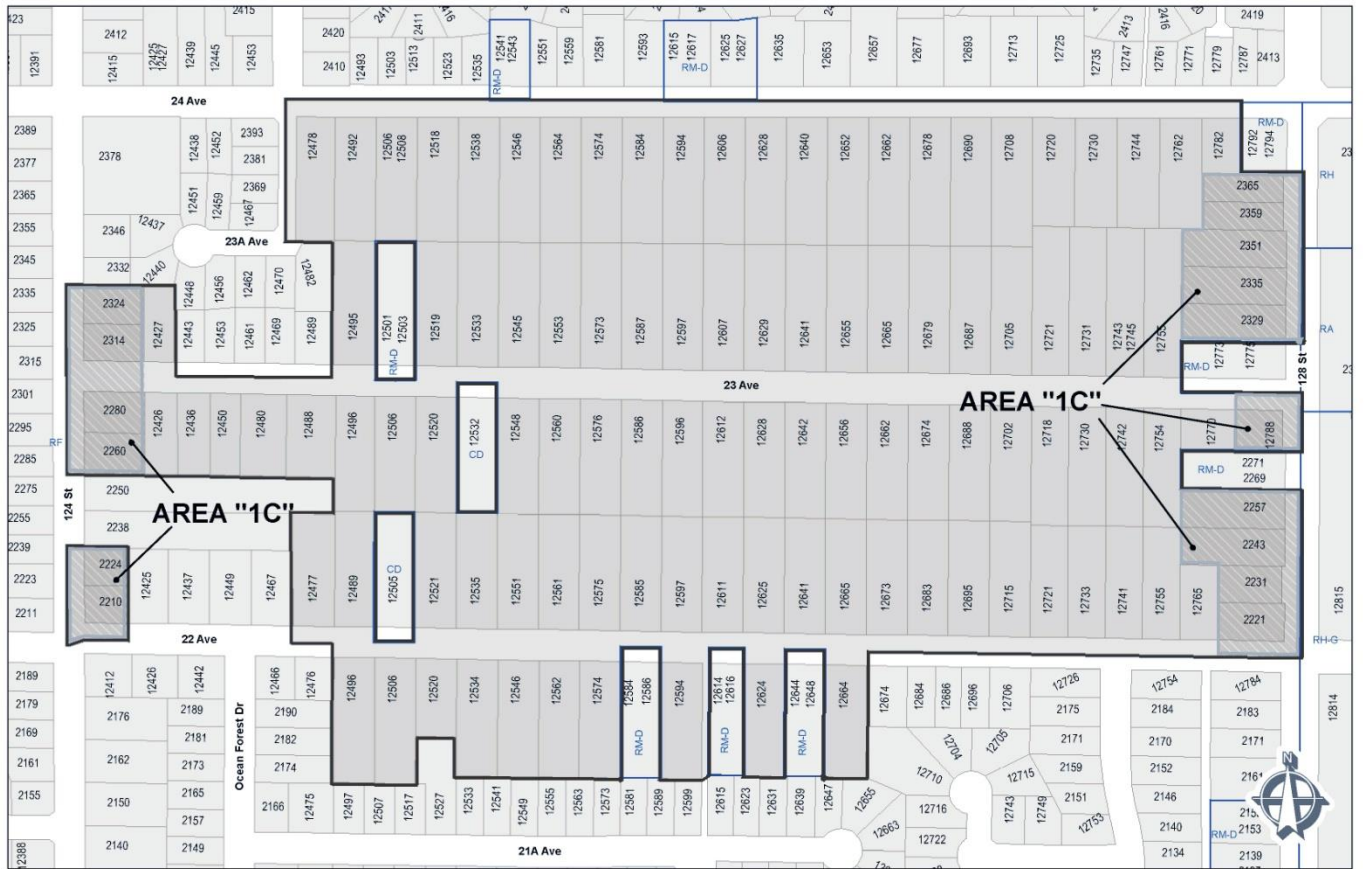
ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12606	24 Ave	009-309-039	LOT 104 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12628	24 Ave	009-309-063	LOT 105 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12640	24 Ave	004-387-490	LOT 106 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12652	24 Ave	006-415-903	LOT 107 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12662	24 Ave	000-637-394	LOT 108 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12678	24 Ave	009-295-933	LOT 109 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12690	24 Ave	009-295-950	LOT 110 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12708	24 Ave	009-295-976	LOT 111 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12720	24 Ave	011-398-515	PARCEL "A" (EXPLANATORY PLAN 29908) LOT 24 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12730	24 Ave	001-818-244	LOT 24 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 29908); SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12744	24 Ave	011-398-523	PARCEL "A" (L101096E) LOT 25 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12762	24 Ave	002-290-308	EAST HALF OF LOT 25 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12782	24 Ave	002-819-601	THE NORTH HALF OF LOT 26 EXCEPT PARCEL "A"(EXPLANATORY PLAN 14735), SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
2210	124 St	005-951-500	LOT 211 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 45726
2224	124 St	005-206-502	LOT 212 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 45726
2260	124 St	002-198-789	LOT 197 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
2280	124 St	001-984-764	LOT 196 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
2314	124 St	003-344-479	LOT 204 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 42279
2324	124 St	002-180-880	LOT 203 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 42279
2221	128 St	009-753-435	LOT "C" SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 12857

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
2231	128 St	009-753-419	LOT "B" EXCEPT: PART SUBDIVIDED BY PLAN 39539; SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 12857
2243	128 St	009-296-671	LOT 175 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2257	128 St	004-617-401	LOT 176 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2329	128 St	009-296-794	LOT 188 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2335	128 St	007-030-622	LOT 189 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2351	128 St	008-166-099	LOT 190 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2359	128 St	005-166-411	LOT 219 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 53711
2365	128 St	005-166-381	LOT 218 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 53711





# SCHEDULE "C"



### SCHEDULE "D"

