



2.2 Acres

**13848 56th Avenue
Panorama Village \$4,300,000**

- Gorgeous views over Farm lands and South too Semiahmoo Peninsula, Ocean views and Sunsets to the West • 92,347 sqft landscaped lot
- 142' / 645' In ground concrete swimming pool, terraced gardens, greenhouse
 - Deluxe Garages for 17 cars or indoor RV Storage
 - Home is bordered South by a 430 acre Naturalist Park
 - Sublime Home 4923 sq feet, excellent for entertaining
 - Executive chefs with kitchen, 2 pantries and prep area
- Top Flight appliances Subzero, DCS, Miele • Solid custom cabinetry
 - 6 bedroom / 6 bath
- Master bedroom suite 500 sqfeet on its own floor with view balcony

<https://vimeo.com/222592086>



Floor plans and virtual tours at **www.whiterocklifestyles.com**

Beebe Cline

Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com



HUGH & MCKINNON
REALTY

ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock













Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2180113
Board: F
House with Acreage

13848 56 AVENUE

Surrey
Panorama Ridge
V3X 2Z8

Residential Detached

\$4,300,000 (LP)

(SP)



Sold Date: Frontage (feet): **142.00** Original Price: **\$4,300,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1982**
Depth / Size: **645** Bathrooms: **6** Age: **35**
Lot Area (sq.ft.): **92,347.00** Full Baths: **3** Zoning: **RH**
Flood Plain: Half Baths: **3** Gross Taxes: **\$10,243.97**
Rear Yard Exp: **South** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-552-526**
Tour: **Virtual Tour URL**

View: **Yes: CALL LR**
Complex / Subdiv: **PANORAMA RIDGE**
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2006**
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Wood**

Total Parking: **37** Covered Parking: **17** Parking Access: **Front, Side**
Parking: **Garage; Double, Garage; Triple, RV Parking Avail.**

Dist. to Public Transit: **1** Dist. to School Bus: **12**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: MONITORED ALARM SYSTME \$35/MON**
Fixtures Rmvd: **Yes: STAIN GLASS PANEL**
Floor Finish: **Hardwood, Tile**

Legal: **PL 37612 LT 31 LD 36 SEC 24 TWP 2**

Amenities: **Garden, Green House, Pool; Outdoor, Sauna/Steam Room, Storage, Workshop Detached**

Site Influences: **Private Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Pantry, Security System, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'5 x 7'3	Main	Bedroom	11'4 x 9'7			x
Main	Living Room	20'11 x 16'5	Main	Workshop	14'2 x 6'1			x
Main	Dining Room	16'3 x 15'	Above	Master Bedroom	20' x 17'2			x
Main	Kitchen	15'1 x 10'2	Above	Walk-In Closet	7'7 x 5'5			x
Main	Eating Area	15'1 x 9'5	Above	Flex Room	14'4 x 6'10			x
Main	Wine Room	5'8 x 4'11	Above	Workshop	14'10 x 11'11			x
Main	Laundry	11'8 x 8'10	Above	Bedroom	21'9 x 11'11			x
Main	Mud Room	10'8 x 9'7	Bsmt	Bedroom	24'8 x 17'2			x
Main	Bedroom	23'2 x 10'9			x			
Main	Bedroom	15'7 x 11'4			x			

Finished Floor (Main): **2,829**
Finished Floor (Above): **1,499**
Finished Floor (Below): **0**
Finished Floor (Basement): **595**
Finished Floor (Total): **4,923 sq. ft.**

of Rooms: **18**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height: **4'**
Beds in Basement: **1** Beds not in Basement: **5**
Basement: **Crawl, Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	No
3	Main	3	No
4	Above	4	Yes
5	Above	2	No
6	Bsmt	2	No
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **42X21**
Door Height:

Unfinished Floor: **0**
Grand Total: **4,923 sq. ft.**

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

2.12 acre (92,347 sq.ft.) estate gated property in Panorama Ridge. Frontage: 143 sqft/Depth: 646 sq.ft. south facing bordered by 175 hectare Colebrook Park. Two storey home w/walk out basement, 5,000 sq.ft on 3 levels. Warm & inviting American bungalow style featuring Pella Windows w/custom blinds, dovetailed oak cabinetry - consistent w/quality stickley furnishings. Floors 3/4 sawn, T&G oak hardwood. Top flight gourmet chef's kitchen, subzero, DCS, Miele "simply the best" gorgeous southern panoramic views over concrete 20x40 swimming pool & beyond Fraser Valley w/some ocean view to the west. Lux spa bathroom fixtures, Toto Neorest, Jacuzzi & rm-heat.



HUGH & McKINNON
REALTY LTD. EST. 1969

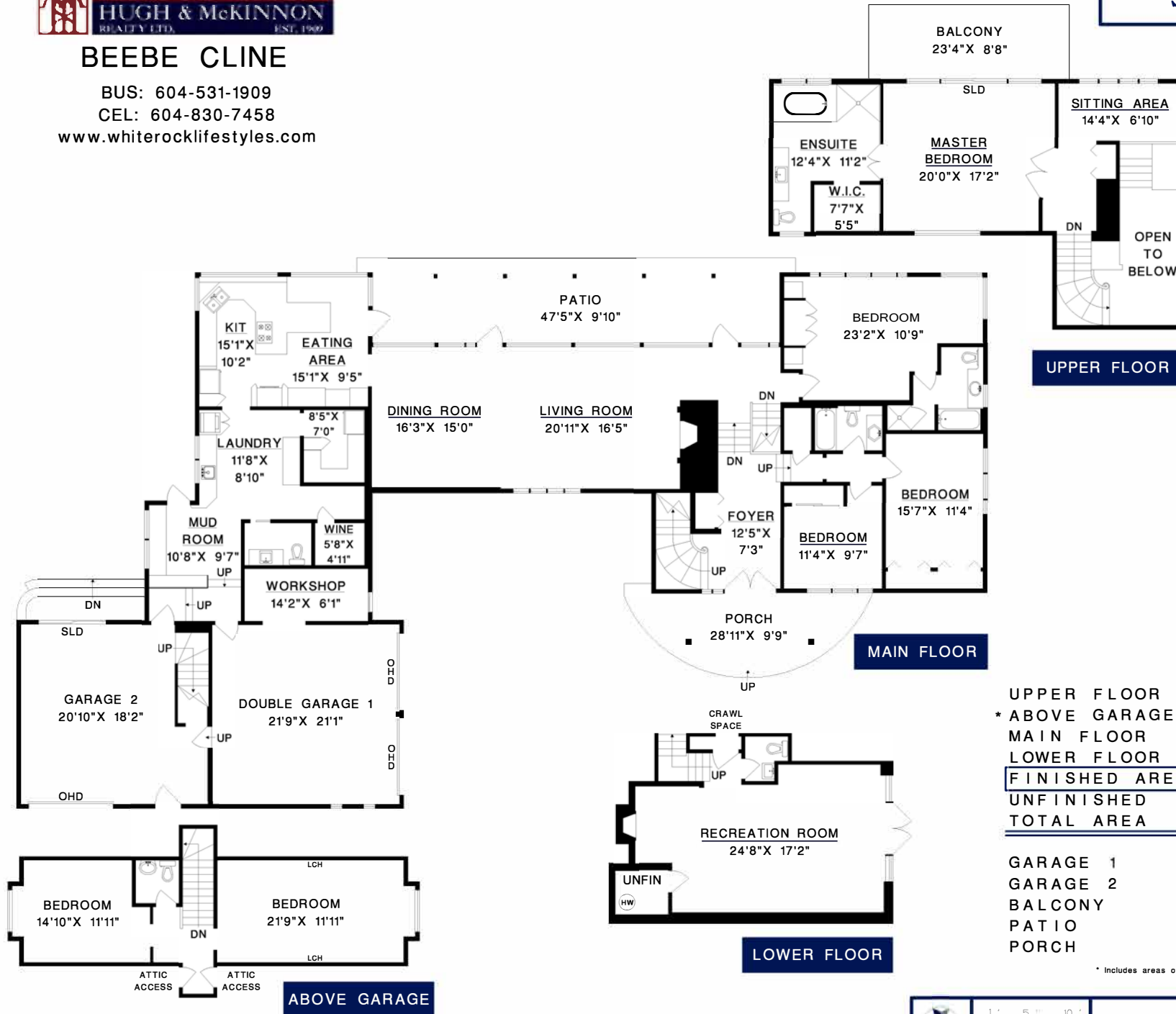
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

**13848 56TH AVENUE,
SURREY, B.C.**



UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

UPPER FLOOR	872 SQ. FT.
* ABOVE GARAGE	627 SQ. FT.
MAIN FLOOR	2829 SQ. FT.
LOWER FLOOR	595 SQ. FT.
FINISHED AREA	4923 SQ. FT.
UNFINISHED	45 SQ. FT.
TOTAL AREA	4968 SQ. FT.

GARAGE 1	492 SQ. FT.
GARAGE 2	483 SQ. FT.
BALCONY	202 SQ. FT.
PATIO	472 SQ. FT.
PORCH	212 SQ. FT.

* Includes areas of limited ceiling height.



DRAWN BY: CN
DATE: JUNE 2016
REVISED:





BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

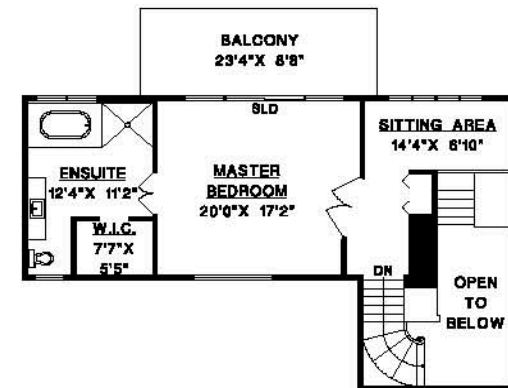
www.whiterocklifestyles.com

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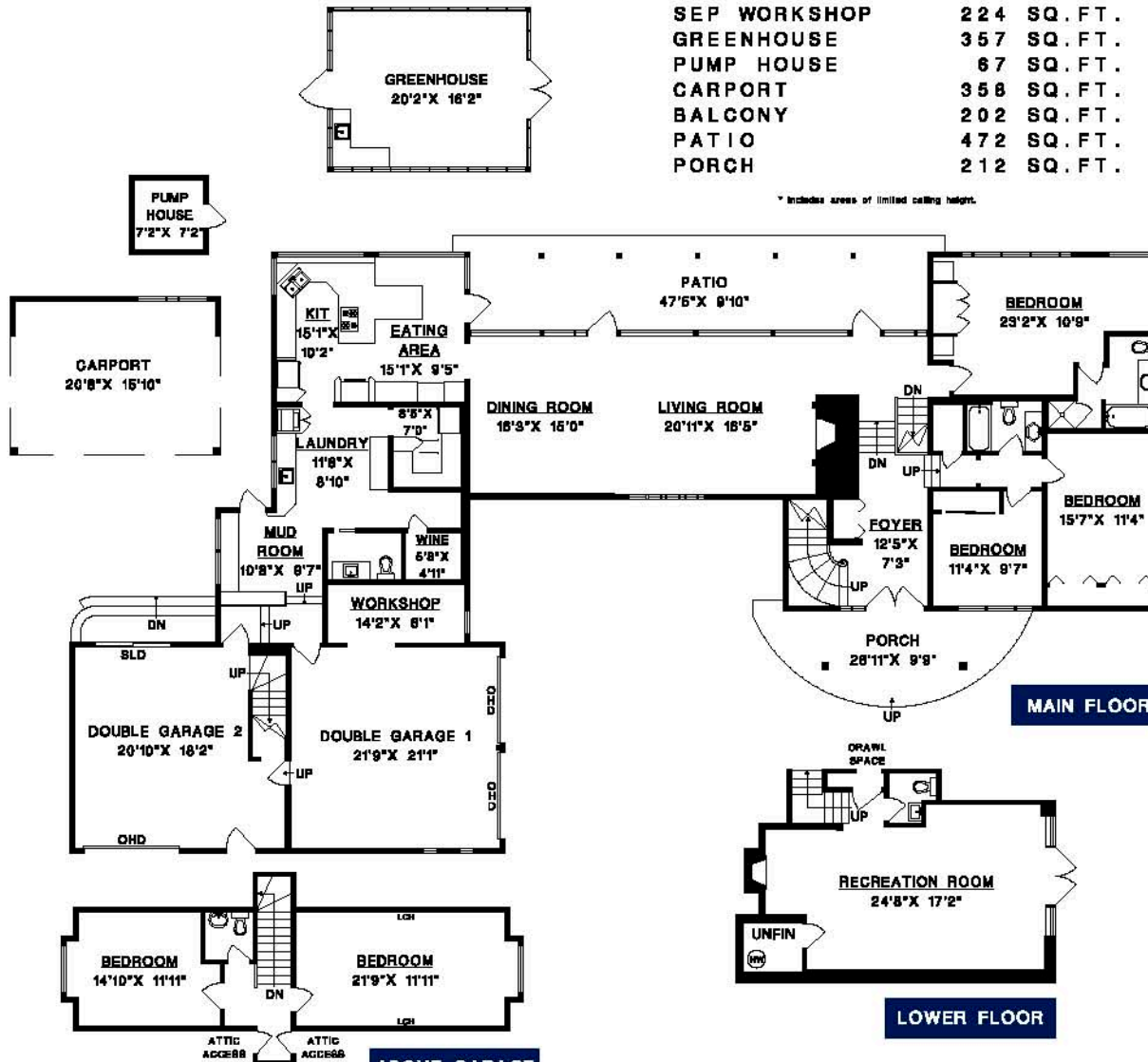
GARAGE 1	492 SQ. FT.
GARAGE 2	483 SQ. FT.
GARAGE 3	368 SQ. FT.
GARAGE 4	1897 SQ. FT.
SEP WORKSHOP	224 SQ. FT.
GREENHOUSE	357 SQ. FT.
PUMP HOUSE	67 SQ. FT.
CARPORT	358 SQ. FT.
BALCONY	202 SQ. FT.
PATIO	472 SQ. FT.
PORCH	212 SQ. FT.

* Includes areas of limited ceiling height.

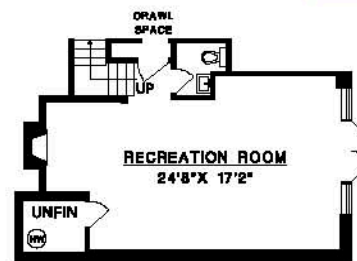
**13848 56TH AVENUE,
SURREY, B.C.**



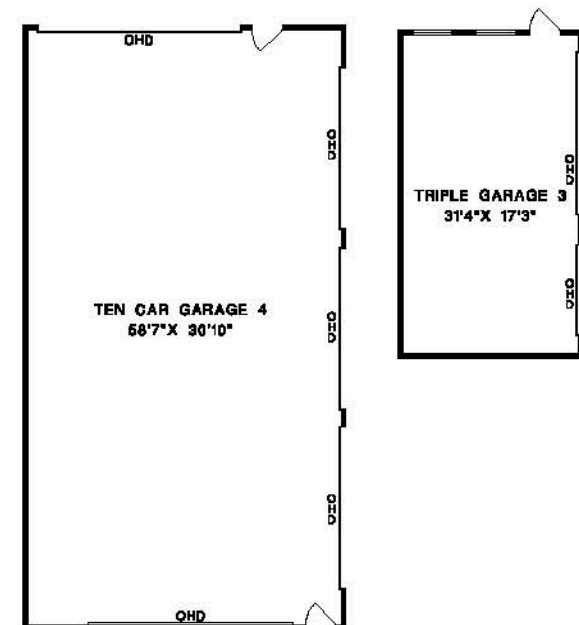
UPPER FLOOR



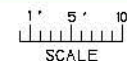
MAIN FLOOR



LOWER FLOOR



ABOVE GARAGE



DRAWN BY: CN
DATE: JUNE 2016
REVISED:

MEASURING MASTERS
SURREY/WHITE ROCK
(804) 539-0285
surrey@measuringmasters.ca



13848 56 AVENUE - FEATURES

Secure Gated Estate Property Situated on the Crest of the Ridge with Magnificent Views

Views Spanning from Mount Baker Across the Ocean to Point Roberts

Total Square Feet of Home: 4,923 sqft

Lot: 92,347 sqft – 2.12 Acres (Frontage: 143 ft/Depth: 646 ft)

Bedrooms: 6 / Bathrooms: 5

Virtual Tour: <http://vtour.bentleyimages.com/13848-56a-ave/video>



INTERIOR FEATURES THROUGHOUT:

Extensive Renovation Throughout Entire Home

Oversized Windows

Pella Windows and Sliders

Oak Cabinetry with “Blumotion” and Dovetailed

Built-in Vac System

200 AMP Service

Built-in Bose Speakers (AMPS & Receivers Included in Sale)

Hubbardton & Forge Lighting Throughout: (<http://www.hubbardtonforge.com>)

4 Ft Lit Crawl Space - Whole Foot Print of Home with Metal Shelving (Included in Sale)

Full Security System - \$35/Per Month

Notes: Home Furnished by Stickley Furniture – Easy to Repurchase Matching Furniture for the Home

LIVING ROOM:

Size: 20’11 x 16’5

Natural Gas Fireplace

¾” Tongue & Groove Oak Floors

Floor to Ceiling Windows Overlooking the Patio/Pool Area

OFFICE/LIBRARY/BEDROOM:

Size: 23'2 x 10'9

Ensued 4 Piece Bathroom

Built-In Murphy Bed (Included in Sale)

¾" Quarter Sawn Tongue & Groove Oak Floors

Lots Windows for Extra Natural Light

Custom Blinds

Note: Shelves in Office are Not Fixtures (Not Affixed)



KITCHEN:

Size: 15'1 x 10'2

Integrated SubZero Fridge

DCS (by Fischer & Paykel) 36" Four Burner Natural Gas Cooktop with Griddle

Miele 30" Wall Oven

Miele 30" Warming Drawer

Miele Built-in Coffee & Cappuccino Machine

Miele Dishwasher

Commercial Grade Venting

Granite Surfaces

Extensive ¾" Sawn Oak Cabinetry

Built-in Wine Rack

Built-in Eating Area

Built-in Desk Area with Under Mount Pot Lighting

¾" Tongue & Groove Oak Floors

Temperature Controlled Wine Cellar (5'8 x 4'11)

DINING ROOM:

Size: 16'3 x 15'0

Open Concept

¾" Tongue & Groove Oak Floors with Inlay

Floor to Ceiling Windows Overlooking the Patio/Pool Area

MUD ROOM:

Size: 10'8 x 9'7

Travertine 18" x 25" Tiles

Built-in Storage Shelving for Jackets & Shoes

Nuheat Electric In-Floor Heating

LAUNDRY ROOM:

Size: 11'8 x 8'10

Miele Stacker Washer/Dryer

¾" Oak Cabinetry with Granite



TOP FLOOR MASTER BEDROOM SUITE:

Size: 20'0 x 17'2

Private 200+ sqft Balcony with Frameless Glass (23'4 x 8'8)

¾" Quarter Sawn Tongue & Groove Oak Floors

Walk-In Closet (7'7 x 5'5)

Large Sitting Area (14'4 x 6'10)

SPA MASTER ENSUITE:

Size: 12'4 x 11'2

Jacuzzi Salon Spa Jetted Bath Tub with Feature Window

Toto Neorest Toilet

Doorless Shower

Newport Brass Fixtures

Granite Surfaces

German Limestone Tile

Nuheat Electric In-Floor Heating

Myson Brass Electric Heated Towel Rack

RECREATION ROOM (BELOW):

Size: 24'8 x 17'2

Natural Gas Fireplace

MECHANICAL:

Boiler - 2014

EXTERIOR:

Concrete Inground Pool with Sand Filter (Well Maintained Natural Gas Furnace & Heater)

357 sqft Greenhouse with 50 AMP Service

Bordered by 175 Acre Colebrook Park

Interlocking Paving Stones Throughout

Spigot Fish Water Feature Fountain – UV Cleaning Pump System

Cedar Wood Roof

Electric Heat Lamp (Included in Sale)

Weather Station for Monitoring and Alerting Upcoming Weather (Included in Sale)

Two Inground Irrigation Systems with Timers (One at Front & One at Rear) - 14 Zones



GARAGES (HOUSES 17 CARS IN TOTAL):

Detached Garages and Carport constructed in 2006 with Final from City

Detached Ten Bay Garage 1,897 sqft (58'7 x 30'10)

Detached Double Garage 366 sqft (19'4 x 17'3) with Workshop (17'3 x 11'7)

Double Garage 492 sqft (21'9 x 21'1)

Single Garage (20'10 x 18'2) with Workshop 483 sqft (14'10 x 11'11) & Bathroom Above

All Garages Heated, Insulated & with 100 AMP Service

All Fixtures in Garages will be Removed – “In-Floor Scissor Lift” will be Included in Sale

Two Car Carport Immediately Adjacent to Mud Room

EASEMENTS:

- 1. East of Property: (Unregistered – Private Written Agreement to Allow 18” of Variance in Property Line to Allow Infrastructure of Neighbouring Properties.**
- 2. South/West of Property: Registered Agreement Which Permits Western Neighbour to Use Driveway and Subject Property to Use Neighbours Property for Access to South End of Property.**



HUGH & MCKINNON
REALTY ESTABLISHED 1909



13848 56 AVENUE

售價 : \$4,300,000

Panorama Ridge

土地面積 : 92,347 平方呎

地濶 : 142 呎

地長 : 645 呎

有圍欄莊園

後園向南 175 公頃 Colebrook Park 公園

室內三層 5000 平方呎

雙車房 + 三車房、RV 旅行車位

頂級廚房設備 - Subzero、DCS、Miele

Pella Windows 窗戶、特訂窗簾

6 睡房、3 個全套浴間、3 個半套洗手間

¾ Sawn T&G 橡木地板

豪華水療浴室設備，Toto Neorest、按摩池、Nu-heat

文件備索：

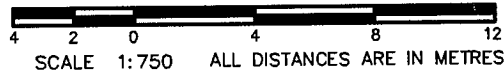
<http://www.whiterocklifestyles.com/ActiveListings.php/Details/623/extras>

B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING FORMS CONSTRUCTED ON LOT 31

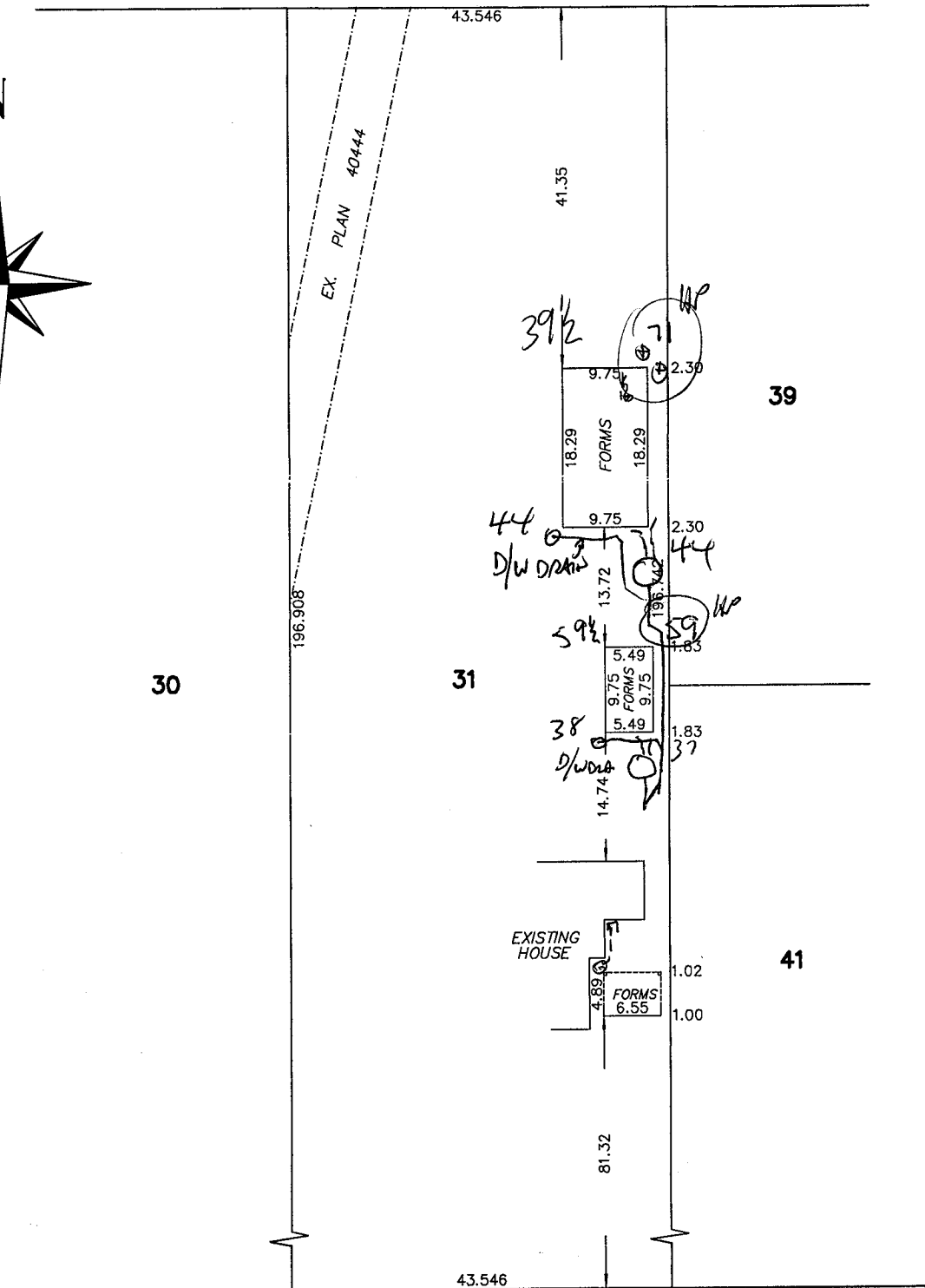
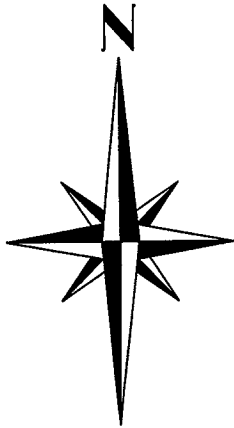
SECTION 4 TOWNSHIP 2

N.W.D. PLAN 37612



CIVIC ADDRESS
13848 56th AVENUE
SURREY, B.C.
P.I.D. 000-552-526

56th AVENUE



ONDERWATER LAND
SURVEYING LTD.
CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018

This building location certificate has been prepared
in accordance with the Manual of Standard Practice
and is certified correct this 6th day of June, 2006.


B.C.L.S.

This document is not valid unless
originally signed and sealed.

OUR FILE: FS4392_F

NOTES: Measurements are shown to the
outside of concrete forms.

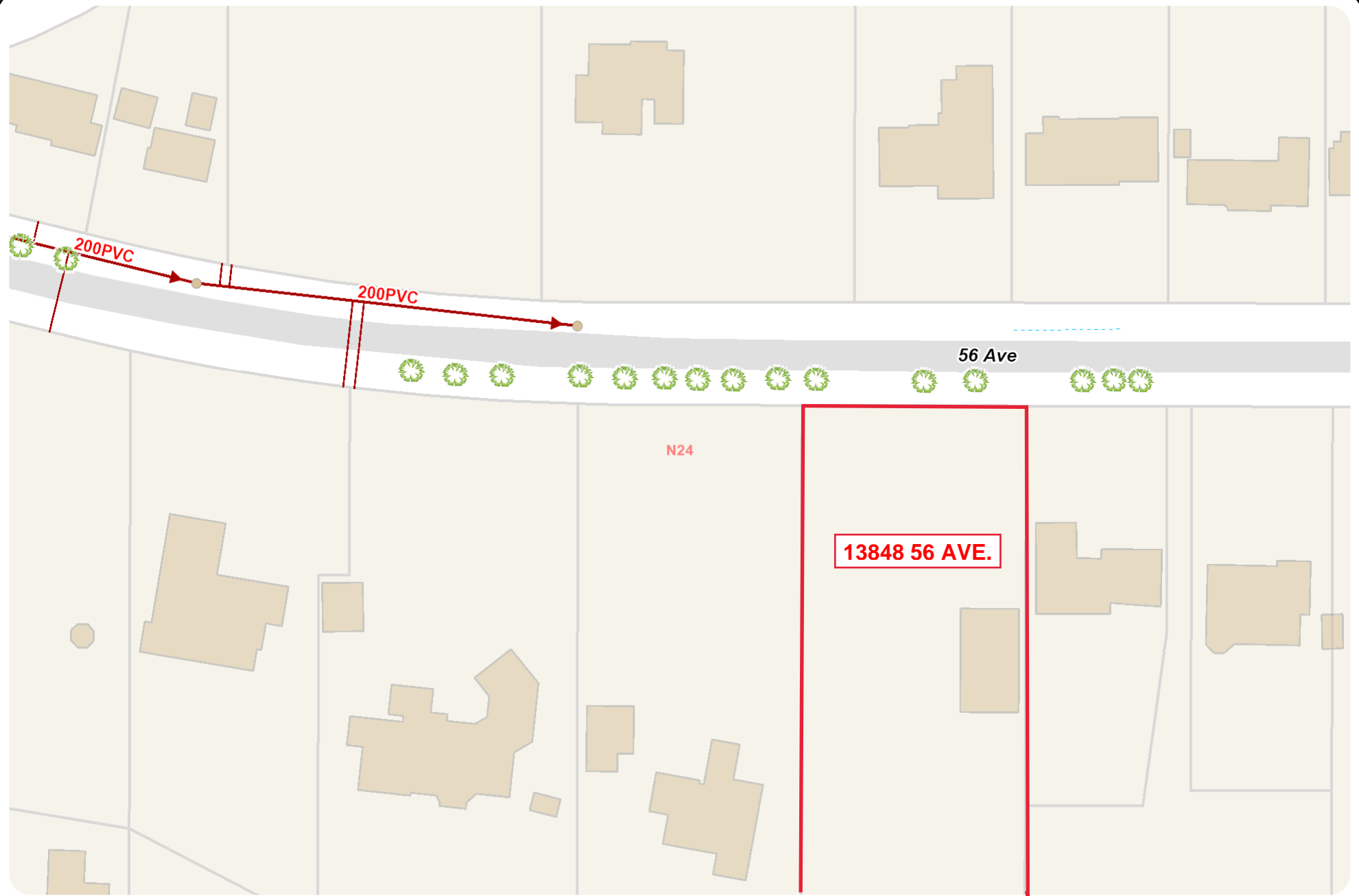
Property boundary dimensions shown
hereon, are derived from Plan 37612

This document shows the relative location of the
surveyed structures with respect to the boundaries
of the parcel described above. This document shall
not be used to define property lines or corners.

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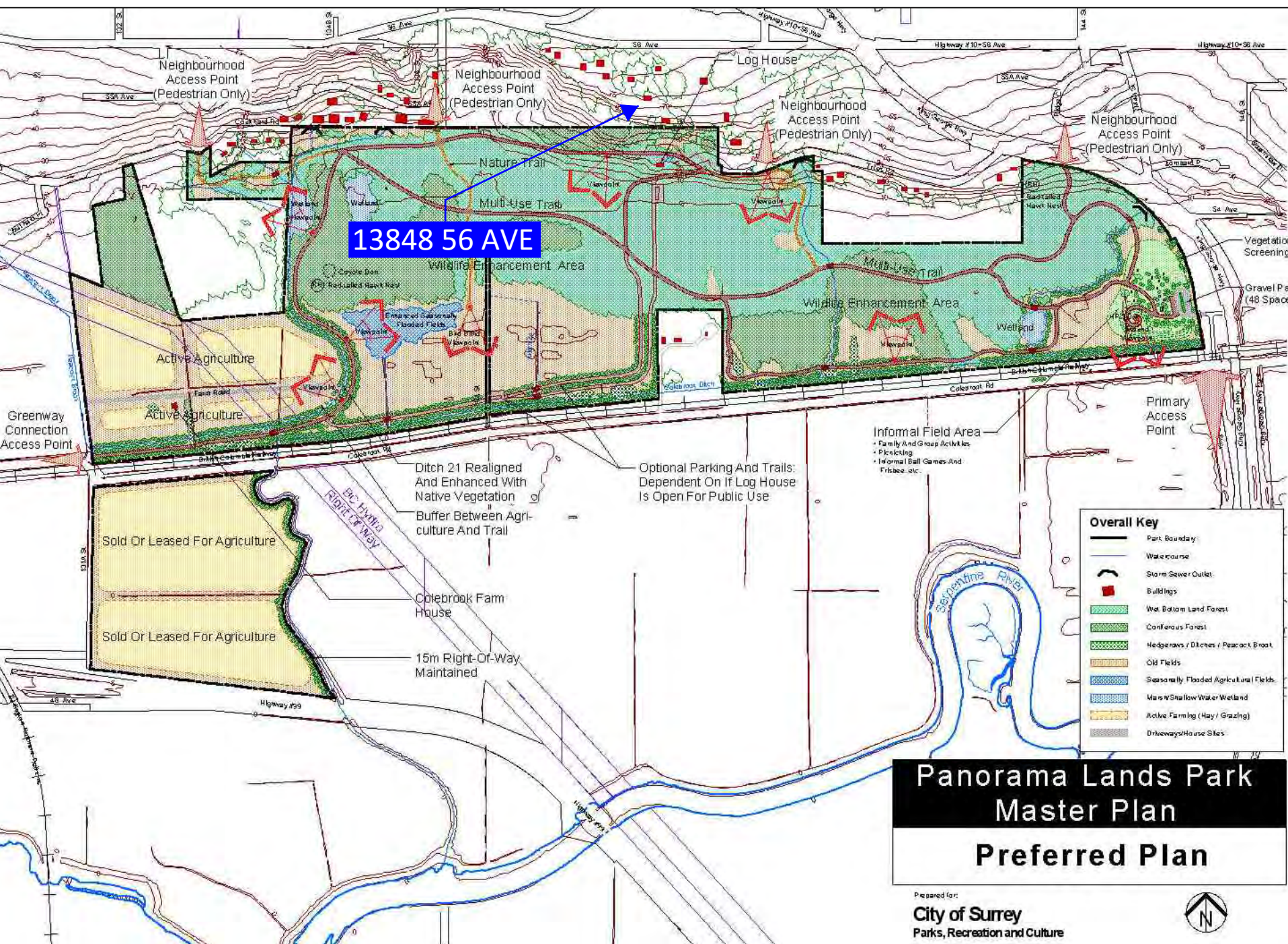
CLIENT'S FILE: HOMESTAR BUILDING CORP.

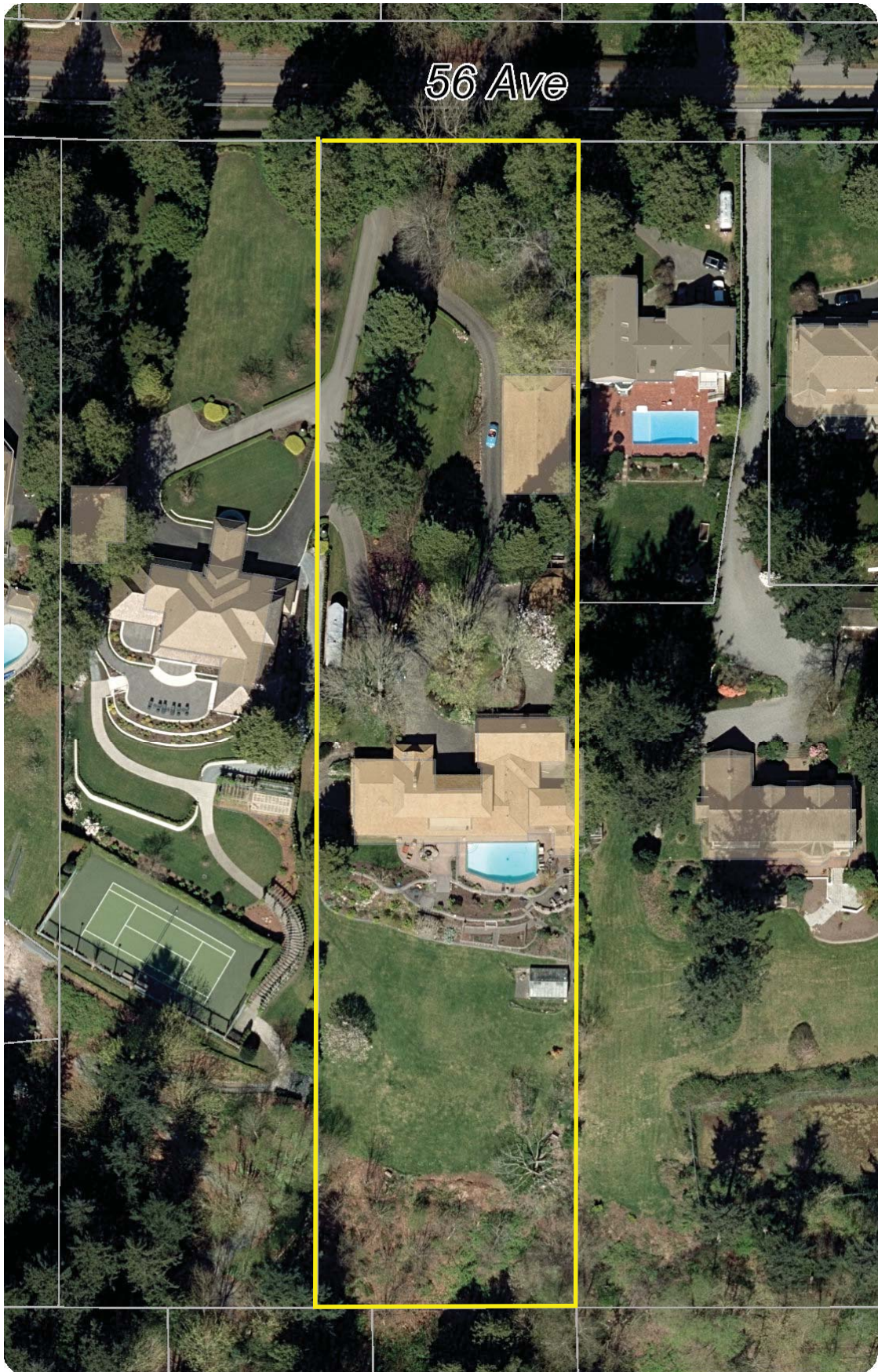


13848 56 Ave - Sewer location

Scale: 1:1,008







Legend

Address Search

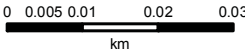
Building

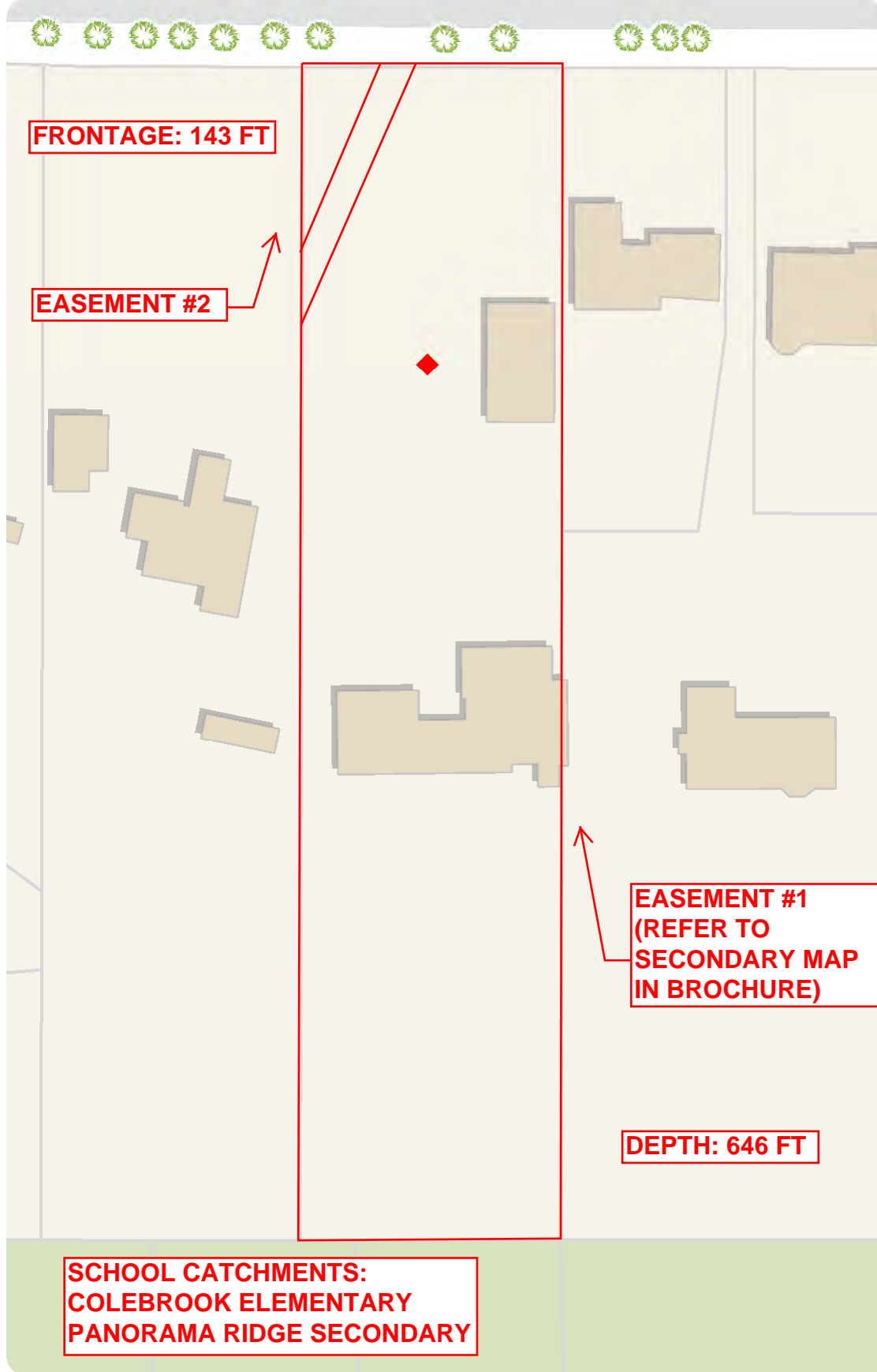
- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre
- Lots (Outline)

13848 56 Avenue

















Scale: 1:1,000

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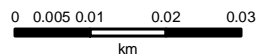
Legend

-  Transit Stops
-  Park Specimen Trees500_2000
-  Trails and Paths
-  Mountain Bike Trails
-  Other Park Trails
-  River
-  Creek
-  Ditch
-  Unknown
-  Hospital
-  Church
-  Shopping Centre
-  Other
-  Attraction
-  Fire
-  RCMP
-  Justice
-  Municipal
-  Park
-  School
-  Library
-  Recreation Centre
-  Community Centre
-  Building Shadow
-  Sports Fields
-  Diamonds
-  Park Outdoor Recreation Facilities
-  Road Surface
-  BC Gas
-  BC Hydro
-  BC Rail Standard Lot
-  BN Rail Standard Lot
-  CN Rail
-  City Land Standard Lot
-  City Land Strata
-  FRPA Foreshore Tenure
-  Federal Standard Lot
-  Metro Vancouver Lot

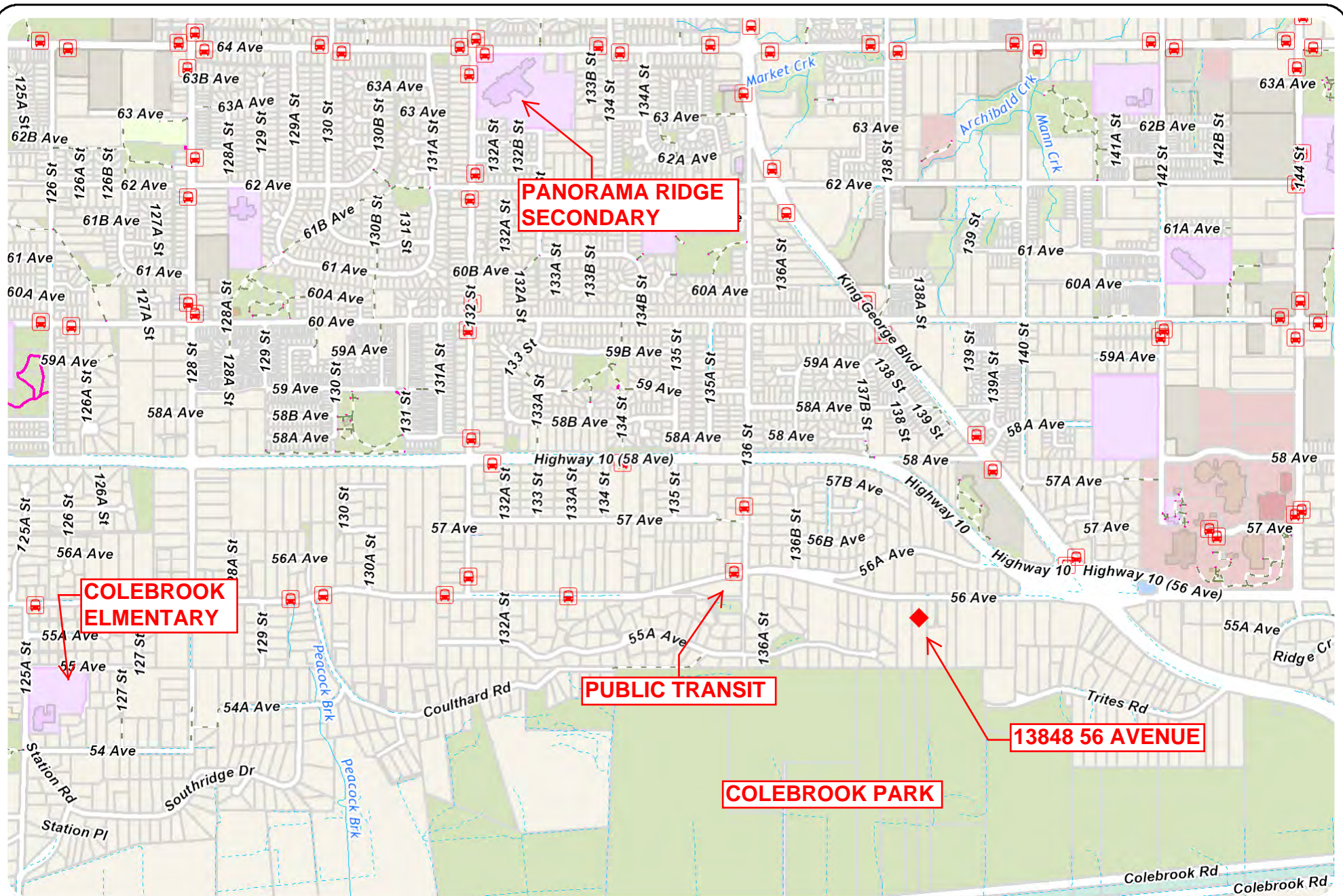
13848 56 Avenue

Scale: 1:1,000

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Map created on: 11/06/2016



13848 56 Avenue

Scale: 1:15,052





Half-Acre Residential Zone

Part 14 - RH, Half-Acre Residential Zone

Part 14

RH

A. Intent

Amendments: 17471, 10/03/11

This Zone is intended for single family housing on suburban *lots* of one-half acre or larger.

B. Permitted Uses

Amendments: 17290, 12/13/10

Land 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. Where the *lot* is 0.4047 hectare [1 acre] or more, one *hobby kennel*.
3. Where the *lot* is 2 hectares [5 acres] or more, *agricultural* and *horticultural* uses excluding *poultry farming*, *mushroom growing*, *piggeries* or *mink farms*.
4. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

Not applicable to this Zone.

D. Density**Amendments: 13093, 05/12/97; 14390, 05/22/01; 14519, 10/15/01**

1. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1.0 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Sub-section K.1 of this Zone. The *unit density* shall not exceed 5.0 *dwelling units* per hectare [2.0 u.p.a.] and Sub-section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than those specified in Sub-section D.1 of this Zone, the *unit density* shall not exceed 5.0 *dwelling units* per hectare [2.0 u.p.a.].
3. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and

(b) For *building* construction within a *lot*:
 - i. The *floor area ratio* (FAR) shall not exceed 0.25, provided that, of the resulting allowable floor area, 67 square metres [720 sq.ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
 - ii. Notwithstanding Sub-section D.3(b)(i), where the *lot* is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

E. Lot Coverage**Amendments: 13093, 05/12/97**

The maximum *lot coverage* shall be 25%, except where the *lot* is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks**Amendments: 13093, 05/12/97**

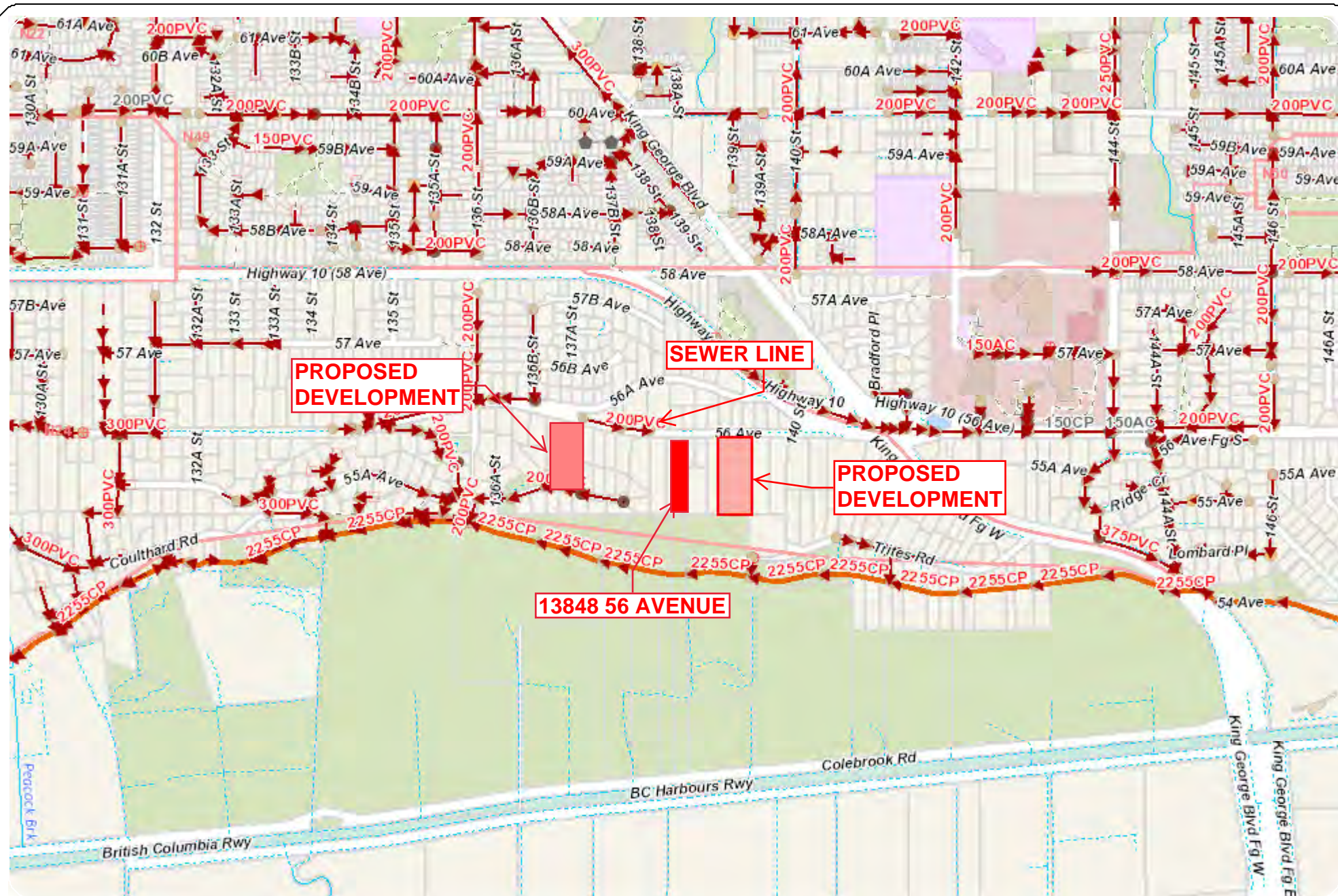
Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	<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.]	4.5 m. [15 ft.]	7.5 m. [25 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.]
<i>Buildings for Uses Permitted Under Sec. B.2* & B.3 of this Zone</i>		36.0 m. [120 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	36.0 m. [120 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

* These *setback* requirements for *hobby kennels* do not apply if the *hobby kennel* forms part of or is attached to the *principal building*, however, the *hobby kennel* shall be located at the rear of the said *building*.

** Where the *lot* is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone RF shall apply.



13848 56 Avenue

Scale: 1:13,061



G. Height of Buildings**Amendments: 12239, 04/18/94**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The *height* shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The *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 and Loading/Unloading**Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 17471, 10/03/11**

1. Resident *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the 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. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards*, 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 this By-law.

I. Landscaping**Amendments: 12333, 07/25/94**

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**Amendments: 17290, 12/13/10**

1. 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**Amendments: Inserted 14390, 05/22/01**

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m. [1 acre]	50 metres [164 ft.]	60 metres [200 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.3 of this Zone.
3. In areas other than those specified in Sub-sections D.1 and D.2 of this Zone, *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>
1,858 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. *Hobby kennels* shall be subject to the "Surrey Kennel Regulation By-law".

