



Presented by:
Beebe Cline - PREC

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



Active
R2283791

Board: F
Other

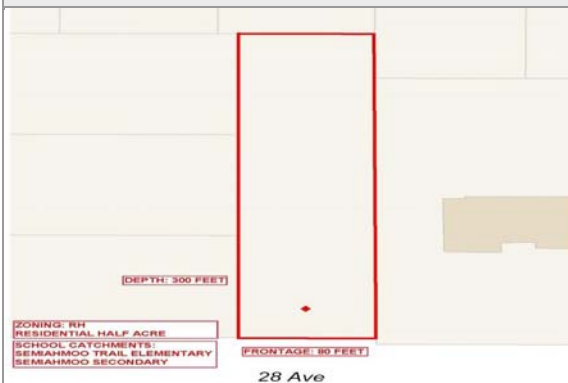
14451 28 AVENUE

South Surrey White Rock
Elgin Chantrell
V4P 1P4

Land

\$1,948,888 (LP)

(SP)



Sold Date: Original Price: **\$1,948,888**
Frontage (feet): **80.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **030-157-978**
Frontage (metres): Taxes: **\$0.00**
Depth: **300** For Tax Year: **2017**
Price/SqFt: Zoning: **RH**
Sub-Type: Rezoneable? **No**
Flood Plain: **No**
Exposure: **South**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:

Lot Area

Acres: **0.55**
Hect: **0.22**
SqFt: **24,132.00**
SqM: **2,241.94**

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **Available**
Natural Gas: **Available**
Telephone Service: **On Property**
Cable Service: **On Property**
Prospectus: **Other (See Remarks)**
Develop Permit?: **Yes**
Bldg Permit Apprv: **No**
Building Plans: **Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Front**
Fencing: **None**
Property in ALR: **No**

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **PL EPP68033 LT 4 LD 36 SEC 22 TWP 1.**

Site Influences: **Central Location, Cleared, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**

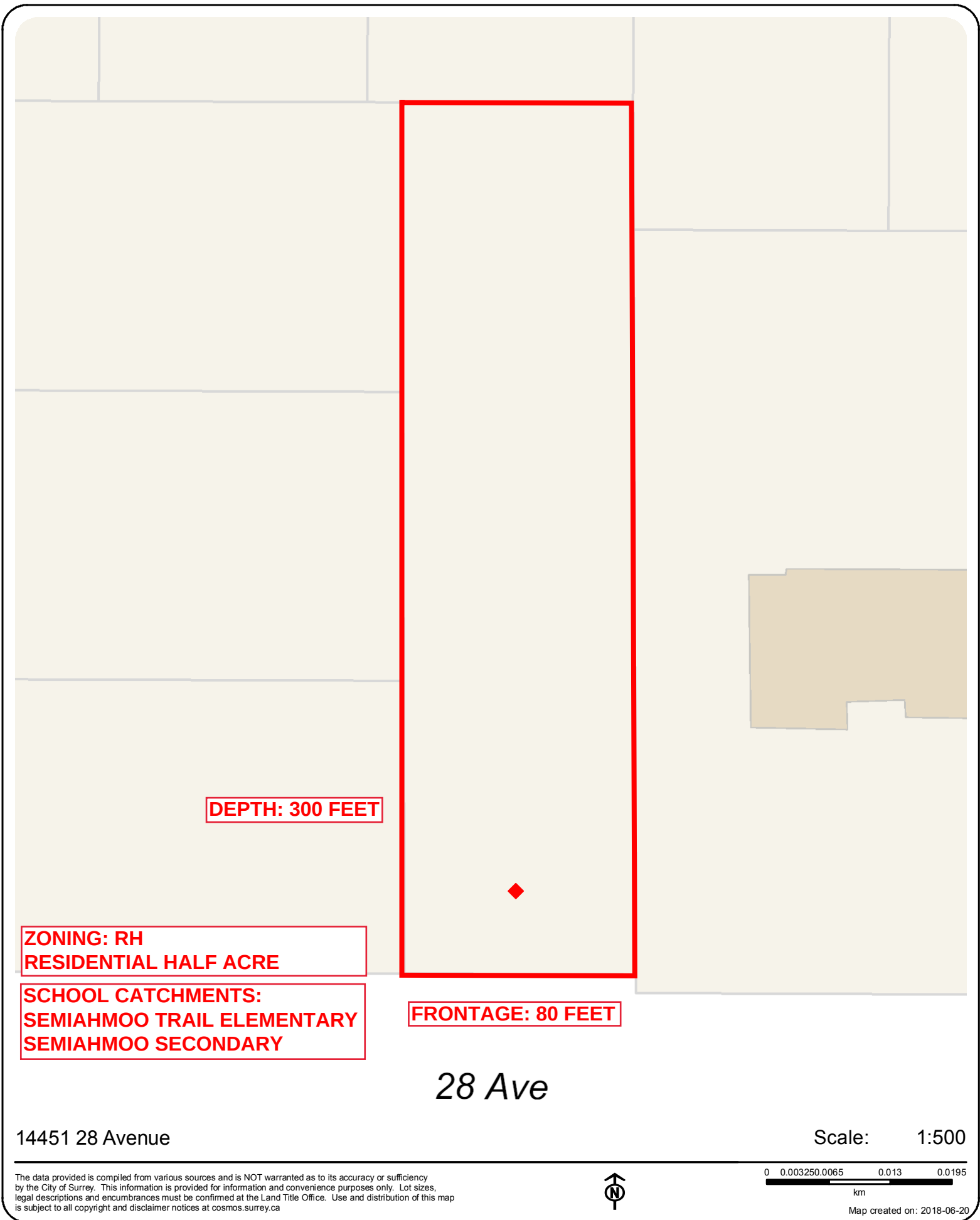
Restrictions: **Mandatory Building Scheme, Right of Way, Easement**

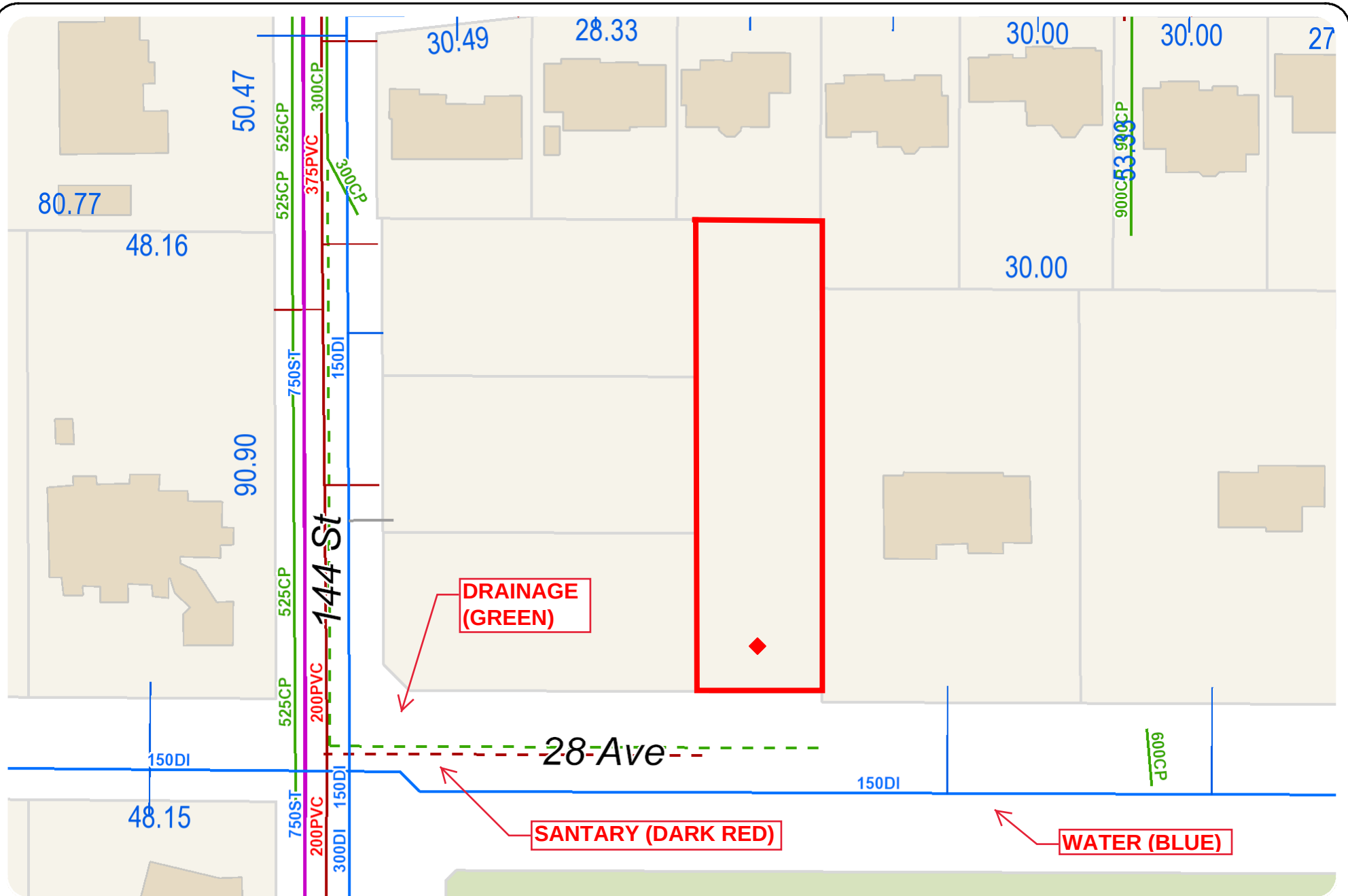
Listing Broker 1: **Hugh & McKinnon Realty Ltd.**

Listing Broker 2:

Listing Broker 3:

South facing 24,132 sqft ready to build building lot (Frontage: 80 feet/Depth: 300 feet) in Semiahmoo Secondary school catchment. Fully serviced lot located in a new development. Buildings plan available (upon request). Currently zoned - RH: Half-Acre Residential. Located across from 321 Acre Sunnyside Acres Urban Forest Park. Call for additional information and information package.





14451 28 Avenue

Scale: 1:1,000



SUBDIVISION PLAN OF LOTS 41 AND 42 SECTION 22
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 54430

PLAN EPP68033

PURSUANT TO SECTION 67 LAND TITLE ACT

BCGS MAP SHEET 92G.006



"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 560mm in height
by 864mm in width (D size) when plotted at a scale of 1:500

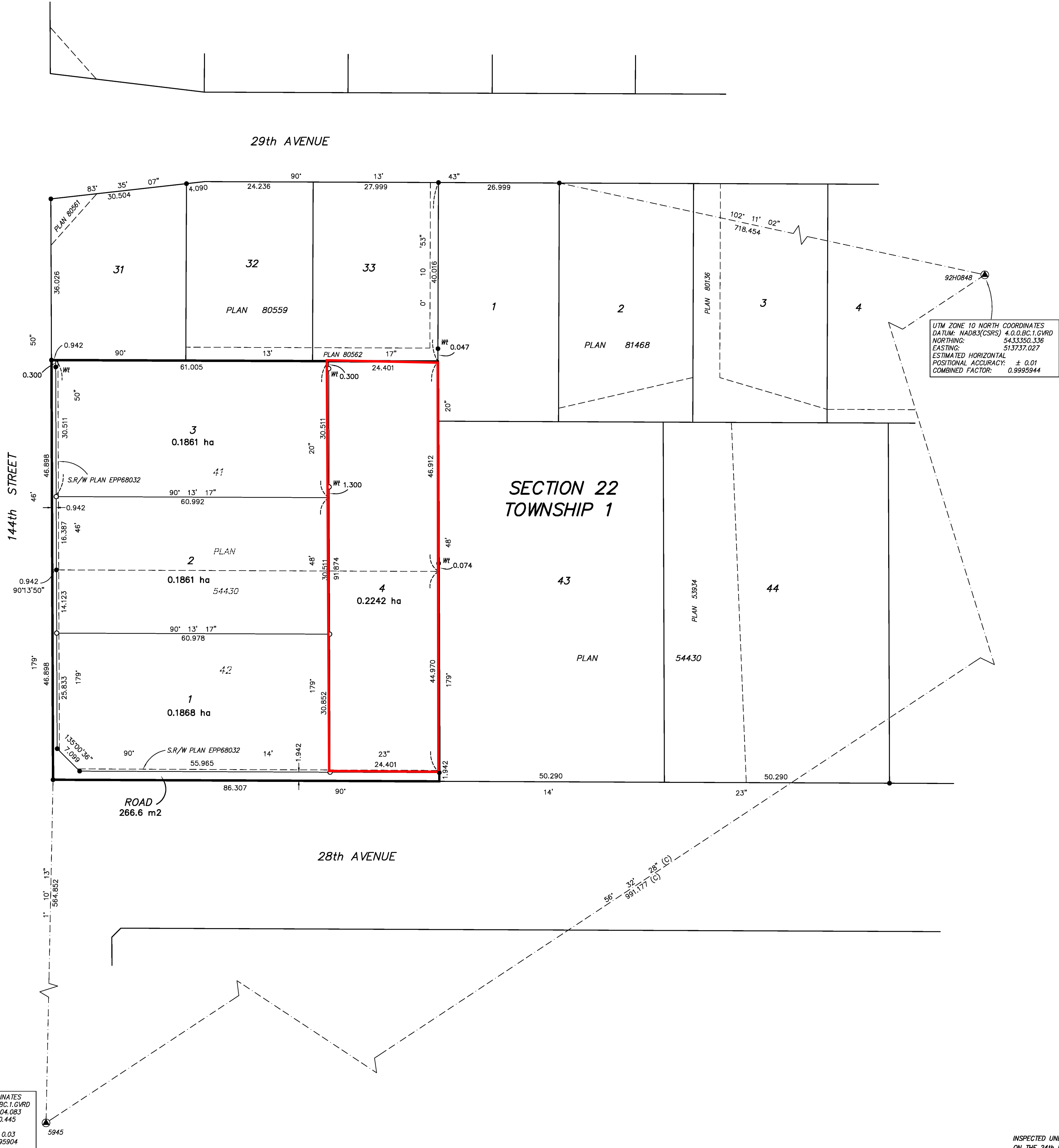
NOTE:

This plan shows one or more witness posts
which are not set on the true corner(s).

Witness exaggerated for clarity.

LEGEND

- standard iron post found
- standard iron post placed
- Ⓐ Control Monument found
- Wt Denotes Witness
- (C) Denotes Calculated



INTEGRATED SURVEY AREA NO.1, SURREY
NAD83(CSRS) 4.0.0.BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 5945 AND 92H0848
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY
ACHIEVED HAVE BEEN DERIVED FROM THE MASSCOT PUBLISHED COORDINATES AND
STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5945 AND 92H0848

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE
COMBINED FACTOR OF 0.9995924 WHICH HAS BEEN DERIVED
FROM GEODETIC CONTROL MONUMENTS 5945 AND 92H0848

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 212 - 12992 76th AVENUE
SURREY, B.C. V3W 2V6
TELEPHONE: 604 599-1886
FILE: 151005SD

UTM ZONE 10 NORTH COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD
NORTHING: 5432804.083
EASTING: 512910.445
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: ± 0.03
COMBINED FACTOR: 0.9995904

THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICER FOR THE CITY OF SURREY

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

INSPECTED UNDER THE LAND TITLE ACT
ON THE 24th DAY OF MARCH, 2017

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 22nd DAY OF DECEMBER, 2016
GENE PAUL NIKULA BOLS (803)

PLAN EPP70052

BCGS MAP SHEET 92G.006

The intended plot size of this plan is 560mm in height by 864mm in width (D size) when plotted at a scale of 1:250

LEGEND

m2 Denotes Square Metres



144th STREET

INTEGRATED SURVEY AREA NO.1. SURREY
NAD83(CSRS) 4.0.0.BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM PLAN EPP68033
 GEODETIC CONTROL MONUMENTS 5945 AND 92H0848

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5945 AND 92H0848.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995924 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5945 AND 92H0848

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 212 - 12992 76th AVENUE
SURREY, B.C. V3W 2V6
TELEPHONE: 604 599-1886
FILE: 151005COV

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE
AND SURVEY AUTHORITY OF BC RECORDS:
Plan EPP68033

GENE PAUL NIKULA BCLs (803) 14th DAY OF FEBRUARY, 2012

**EXPLANATORY PLAN OF EASEMENT OF PART OF LOTS 3 AND 4
SECTION 22 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP68033**

PLAN EPP70051

PURSUANT TO SECTION 99 (1) (e) LAND TITLE AC
"FOR DRAINAGE and SITE SERVICING PURPOSES"

BCGS MAP SHEET 92G.006



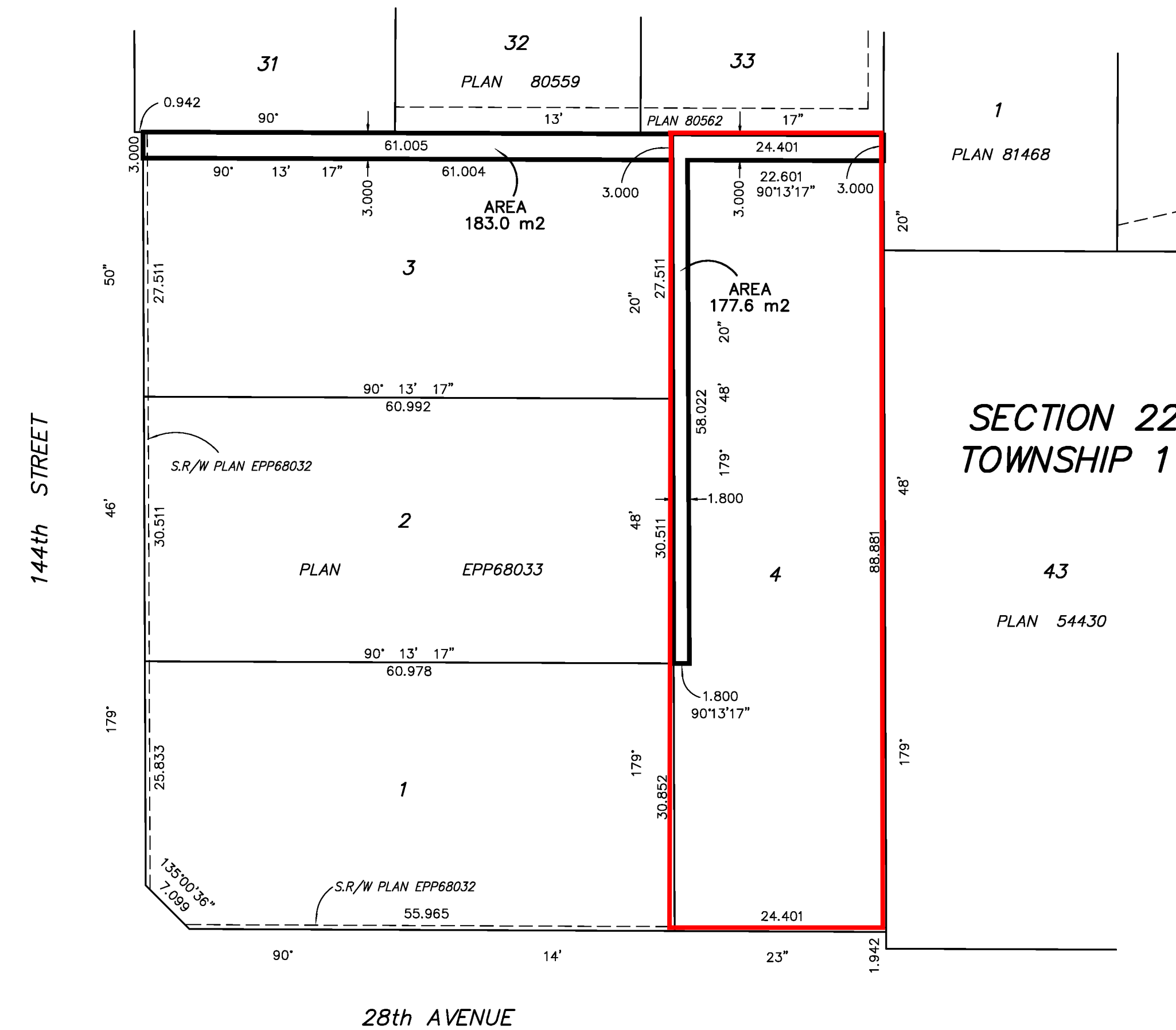
"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 432mm in height by 560mm in width (C size) when plotted at a scale of 1:50

BOOK OF REFERENCE			
LOT	DESCRIPTION	PLAN	AREA
3	SECTION 22 TOWNSHIP 1	EPP68033	183.0 m.
4	SECTION 22 TOWNSHIP 1	EPP68033	177.6 m.

LEGEND

m2 Denotes Square Metres



INTEGRATED SURVEY AREA NO.1. SURVEY
NAD83(CSRS) 4.0.0.BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM PLAN EPP6803.
GEODETIC CONTROL MONUMENTS 5945 AND 92H0848

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5945 AND 92H084.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995924 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5945 AND 92H0848

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 212 - 12992 76th AVENUE
SURREY, B.C. V3W 2V6
TELEPHONE: 604 599-1886
FILE: 151005EAS

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE
AND SURVEY AUTHORITY OF BC RECORDS:
Plan EPP68033

GENE PAUL NIKULA BCLS (803) 14th DAY OF FEBRUARY, 2017



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; 18771, 07/25/16

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* 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. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
 - (a) Covered area used for parking unless the covered parking is located within the *basement*;
 - (b) The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum

allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

- (d) Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq. ft.] on the *lot*.
- iii. Notwithstanding Sub-section D.3(b)(i), where the *lot* is 1,500 square metres [16,000 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; 18771, 07/25/16

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 18414, 03/23/15

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</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]

[108 sq.ft.] in Size

Other Accessory <i>Buildings</i> and <i>Structures</i>	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Buildings</i> for Uses Permitted Under Sec. B.2* & B.3 of this Zone	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.

G. Height of Buildings

Amendments: 12239, 04/18/94; 18414, 03/23/15

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

1. Principal building: The *building 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; 18719, 05/30/16; 18771, 07/25/16

1. Resident *parking spaces* shall be provided as stated in Table C.1 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 3 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 4.
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.1 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".