















Presented by:

Beebe Cline - PREC

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



Active
R2675470

Board: F
House/Single Family

14787 UPPER ROPER AVENUE

South Surrey White Rock
White Rock
V4B 2E1

Residential Detached

\$3,498,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,498,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2012**
Frontage(feet): **33.00** Bathrooms: **4** Age: **10**
Frontage(metres): **10.06** Full Baths: **3** Zoning: **RS1**
Depth / Size: **120.0** Half Baths: **1** Gross Taxes: **\$9,122.22**
Lot Area (sq.ft.): **3,960.00** Rear Yard Exp: **North** For Tax Year: **2021**
Lot Area (acres): **0.09** P.I.D.: **012-152-609** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **[Virtual Tour URL](#)**
View: **Yes: Panoramic Ocean View 180***
Complex/Subdiv: **White Rock Beach West Hillside**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tile - Concrete**

Reno. Year:
Rain Screen: **Full**
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **1 blk** Dist. to School Bus: **4 blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **Yes: virtual staging in suite**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate, Tile, Carpet**

Legal: **LOT 20 BLOCK 11 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 1390**

Amenities: **Air Cond./Central, Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator, Sprinkler - Inground, Stove, Vacuum - Built In**

Finished Floor (Main):	1,243	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,218	Main	Living Room	16'1 x 8'7	Below	Bedroom	11'3 x 10'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'9 x 11'8	Below	Living Room	14'10 x 8'0	Main 2
Finished Floor (Below):	1,075	Main	Kitchen	12'5 x 11'9	Below	Kitchen	11'10 x 9'4	Above 5
Finished Floor (Basement):	0	Main	Eating Area	14'1 x 10'2	Below	Dining Room	11'4 x 5'3	Above 4
Finished Floor (Total):	3,536sq. ft.	Main	Family Room	15'9 x 11'9	Below	Storage	6'9 x 4'11	Below 3
Unfinished Floor:	0	Above	Master Bedroom	16'5 x 14'11	Below	Utility	5'7 x 5'2	
Grand Total:	3,536sq. ft.	Above	Walk-In Closet	7'10 x 6'6	Below	Laundry	4'11 x 5'0	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'0 x 10'9				
		Above	Bedroom	14'0 x 10'9				
		Above	Laundry	7'3 x 6'1				
Suite: Legal Suite								
Basement: Full, Fully Finished, Separate Entry		Below	Bedroom	11'3 x 10'0				
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

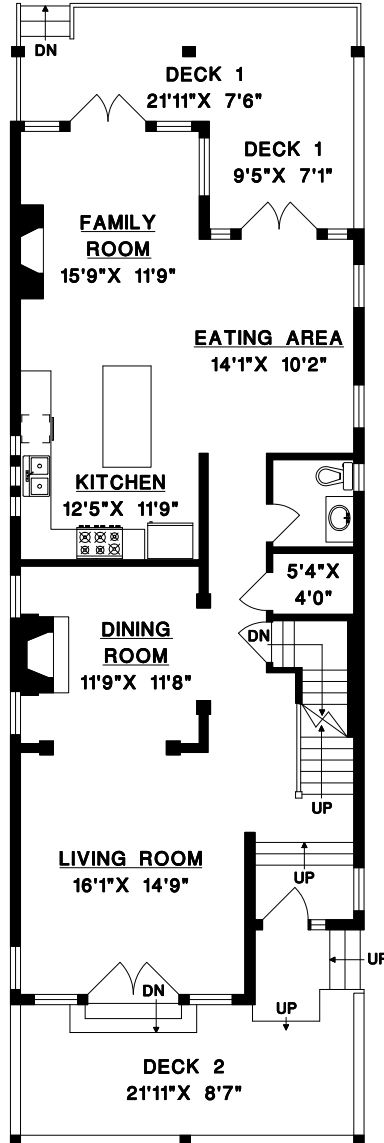
Listing Broker(s): **[Hugh & McKinnon Realty Ltd.](#)**

Outstanding ocean views, living areas & master suite. Quality, custom built home to European standards. Ten foot ceilings on main floor. Heat Pump A/C. Elegant mill work, formal living & dining room. Granite kitchen surfaces. Large island w/ seating + eating area. Professional series Thermador kitchen package. Wide plank maple hardwood flooring on main. Linear modern/natural gas fireplaces in the family room & dining room. Outdoors patios, balconies exceed 500 sqft, eating & BBQ area both open & covered. Panoramic ocean view lux master bedroom suite w/ balcony & large walk-in closet. Total 3 bdms up. Vacant legal 2 bdrm suite down 974 sqft. Dbl garage (22'11/20'11). Schools: Semiahmoo & Thrift. Transit 1 blk away. Meticulous, like new, one owner. Brochure, video & floor plan available.

BEEBE CLINE

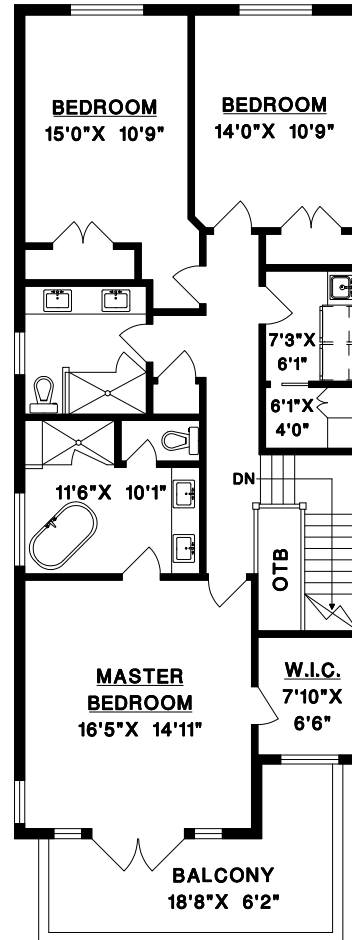
BUS: 604-531-1909
CEL: 604-830-7458
www.whiterocklifestyles.com

**14787 UPPER ROPER AVENUE,
WHITE ROCK, B.C.**



MAIN FLOOR

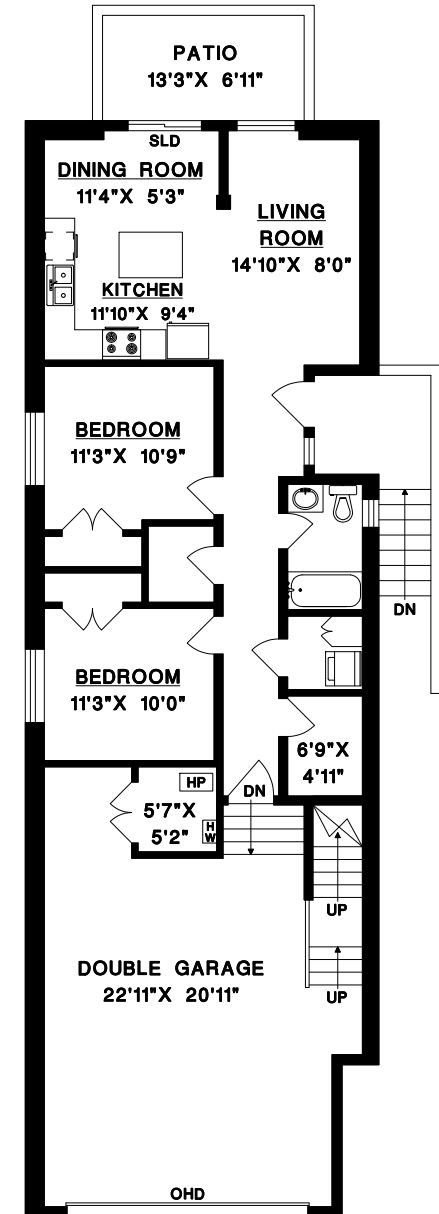
10'0" CEILING HEIGHT



UPPER FLOOR

UPPER FLOOR	1218	SQ. FT.
MAIN FLOOR	1243	SQ. FT.
LOWER FLOOR	100	SQ. FT.
SUITE	975	SQ. FT.
FINISHED AREA	3536	SQ. FT.

GARAGE	550	SQ. FT.
BALCONY	138	SQ. FT.
DECK 1	226	SQ. FT.
DECK 2	195	SQ. FT.
PATIO	92	SQ. FT.



LOWER FLOOR



1" = 6"
SCALE

DRAWN BY: CN
DATE: APRIL 2022
REVISED:

14787 UPPER ROPER AVENUE			
PROPERTY COST		Amount	
List Price		\$ 3,498,000.00	
REVENUE		Monthly	Yearly
Suite Potential Revenue		\$1,800.00	\$21,600.00
TOTAL REVENUE		\$1,800.00	\$21,600.00
EXPENSES		Monthly	Yearly
Property Taxes		\$760.19	\$9,122.22
Insurance		\$193.17	\$2,318.00
Hydro		\$172.00	\$2,064.00
Gas		\$58.42	\$701.00
Water/Sewer		\$54.00	\$648.00
TOTAL EXPENSES		\$ 1,237.77	\$ 14,853.22

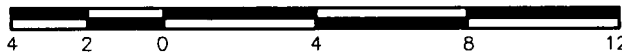
* Expenses & revenue potential amounts are based on estimated figures only & should be verified by your owner rental agent and/or utility companies if deemed important to the Buyer

B.C. Land Surveyor's Building Location Certificate

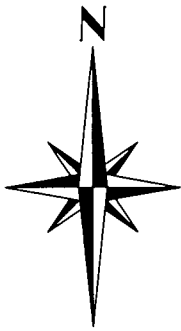
PLAN SHOWING FORMS CONSTRUCTED ON LOT 20

BK 11 SECTION 10 TOWNSHIP 1 NWD PLAN 1390

SCALE 1:200



All Distances are in Metres



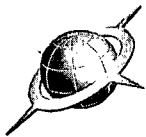
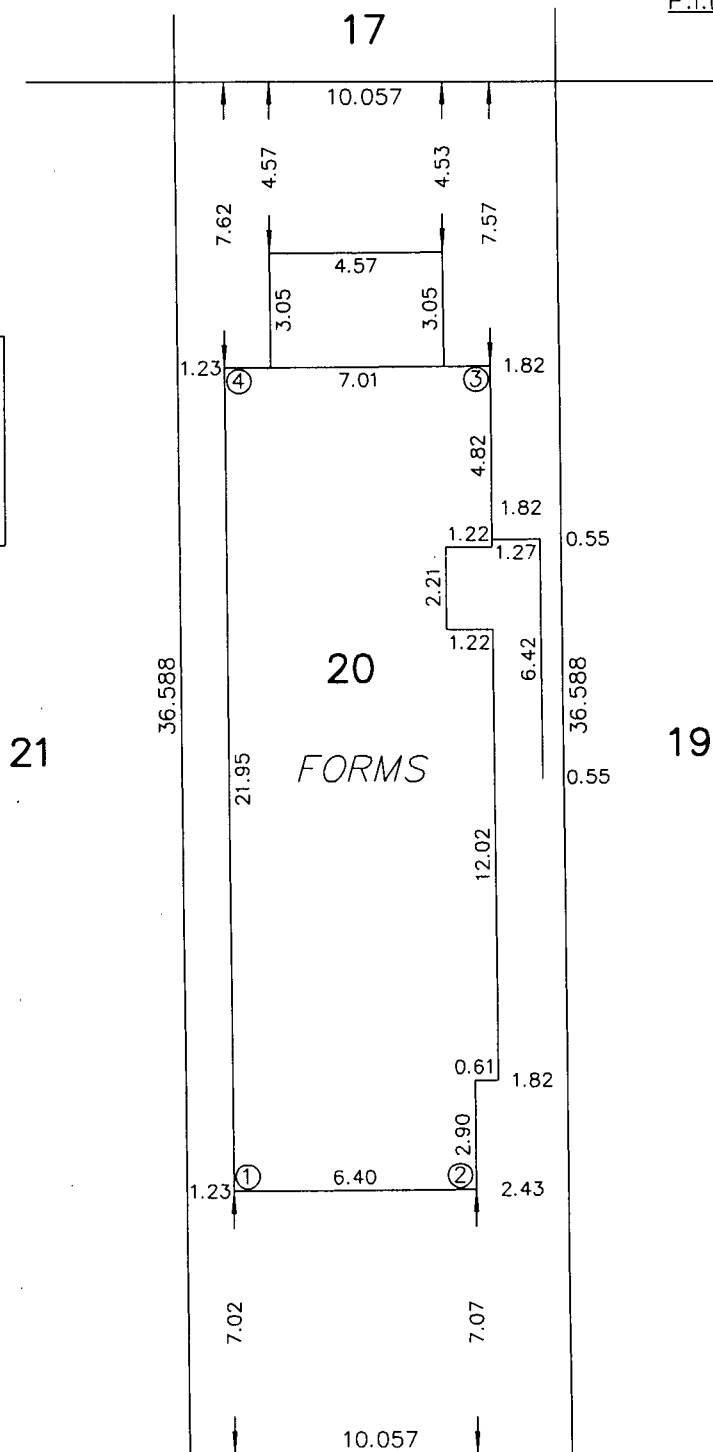
CIVIC ADDRESS

14787 UPPER ROPER AVE.

WHITE ROCK B.C.

P.I.D. 012-152-609

LEVEL	STRIP	HEIGHTS
NO.		ELEV.
1		52.31
2		52.31
3		55.86
4		55.86
CURB	WALL	53.15



ONDERWATER LAND SURVEYING

CLOVERDALE B.C.

Phone 604-574-7311

Fax 604-574-3018

This building location certificate has been prepared
in accordance with the Professional Reference Manual
and is certified correct this 28th day of November 2012.

This document is not valid unless
originally signed and sealed.

OUR FILE: JWR1277_F

UPPER ROPER AVENUE

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

Property boundary dimensions shown hereon, are derived from PI. BCP44417

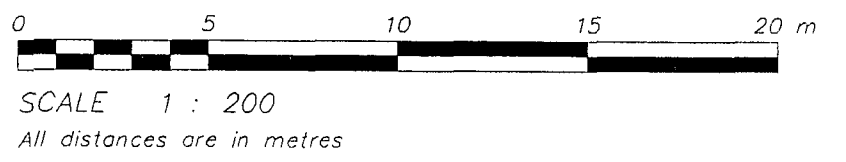
This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or corners.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CLIENT: Bayshore Western Homes

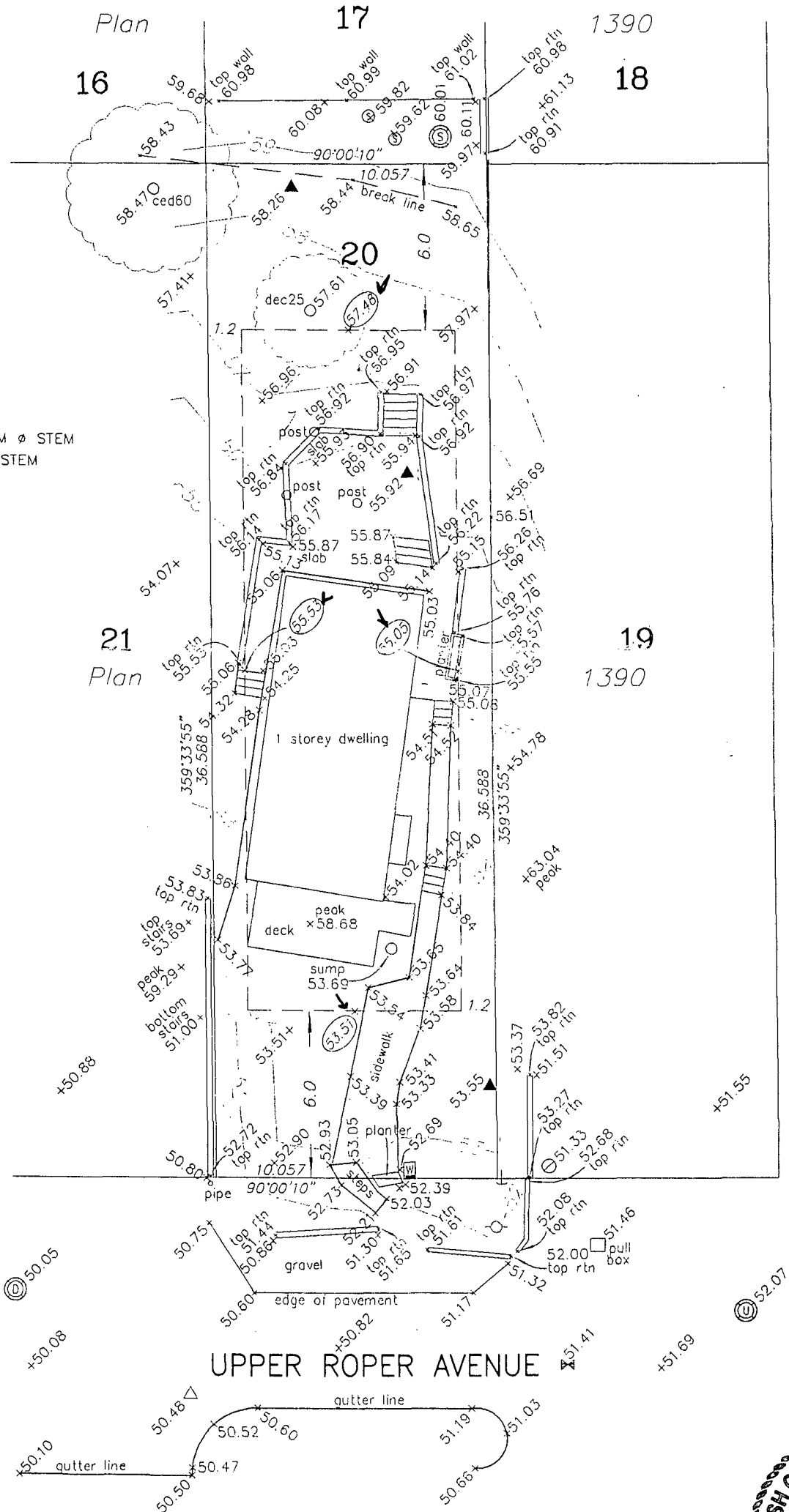
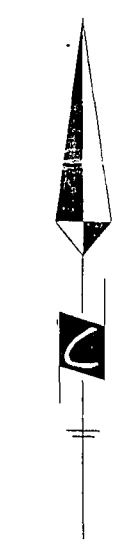
TOPOGRAPHIC PLAN OF LOT 20,
BLOCK 11, SECTION 10,
TOWNSHIP 1, NWD, PLAN 1390
City of White Rock



Lot bearings and distances are derived from Posting
Plan BCP44417
Elevations shown are natural grade

Civic Address:
14787 Upper Roper Avenue
White Rock, B.C.

- SURVEY LEGEND**
- ⊙ STORM MANHOLE
 - ⊙ SANITARY MANHOLE
 - △ CONTROL POINT SET
 - ⊙ UNIDENTIFIED MANHOLE
 - ⊙ GAS VALVE
 - ⊙ POWER POLE
 - ⊙ LAWN BASIN
 - ⊙ SANITARY INSPECTION CHAMBER
 - ⊙ WATER METER
-
- dec25 DECIDUOUS TREE WITH 25 CM Ø STEM
 - ced60 CEDAR TREE WITH 60 CM Ø STEM



Average Natural Grade (ANG) = $\frac{57.48 + 55.05 + 53.51 + 55.53}{4} = 55.39$
Maximum roof height = ANG + 7.7m = 63.09

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

This plan lies within the Greater Vancouver Regional District

- NOTES:**
- 1) Elevations are in metres and are geodetic.
 - 2) Elevations are derived from Old Control Monument no. 89H5101 located at Vidal Street & Thrift Avenue Elev. = 91.151 metres (geodetic)
 - 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
 - 4) Prior to any construction, underground services are to be confirmed by the City of White Rock Engineering Dept.
 - 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.

This plan has been prepared in accordance with the Manual of Standard Practice and is certified correct completed on the 7th day of February, 2011.

Mark J.R. Dailey
B.C.L.S.
File: 4863-TP



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

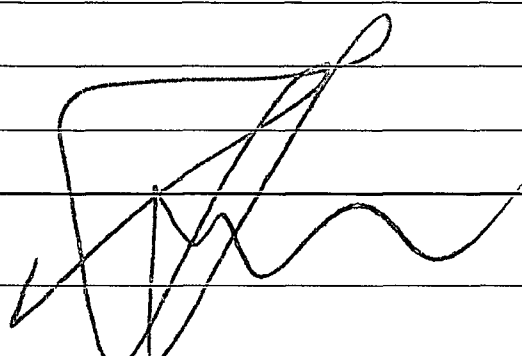
City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Bayshore PERMIT No.: 12.115
ADDRESS: 14787 Upper Kuper SHEET No.:
TYPE OF INSPECTION: Final DATE: Sept 20/16
AREA OF INSPECTION: SFD + Suite

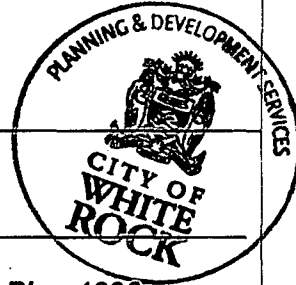
Building Occupancy + Final
Approved

SIGNATURE: _____
DATE: _____

INSPECTOR: 

Please sign this form when the work is completed and return to the above department.

THE CORPORATION OF THE CITY OF WHITE ROCK
BUILDING PERMIT



DATE OF ISSUANCE: **OCT 30 2012**

BUILDING PERMIT No: **12-115**
ROLL No: **1546.000**

PROJECT ADDRESS:

14787 Upper Roper Avenue

LEGAL DESCRIPTION:

Lot 20, Blk 11, Sec 10, TP1, NWD, Plan 1390

ZONE:

RS-2

OCCUPANCY:

Residential

REGISTERED SUITE:

YES

DESCRIPTION OF PROJECT:

Single Family Dwelling w/ suite

OWNER:

John & Kathryn Zanatta (604) 504-4474

OWNER'S ADDRESS:

35673 Timberlane Drive, Abbotsford, B.C., V3G 1L6

AUTHORIZED AGENT:

Wilfred Tibbe (604) 862-4106

BUILDER:

Bayshore Western Homes Ltd. (Wilfred Tibbe)

ARCHITECT ON RECORD:

ENGINEER ON RECORD:

G.I. Beck (struct. House) / H.Y. Lee (struct. Ret. Wall) / L. Oh (geotech) / M. Kondra (BEP)

Owner or Authorized Agent

Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

THE CORPORATION OF THE CITY OF WHITE ROCK

INSPECTION INFORMATION

MAX. PERMITTED HEIGHT: **63.27m**

ANGLE OF CONTAINMENT: **59.82m**

ACTUAL HEIGHT:

ACTUAL ANGLE:

BOARD OF VARIANCE APPROVED:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
TREE PROTECTION AREA:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
STRUCTURAL ENGINEER ON PROJECT:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
GEOTECHNICAL ENGINEER ON PROJECT:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
FORM SURVEY PLAN RECEIVED:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
REGISTERED SUITE APPROVED:	YES <input type="checkbox"/>	NO <input type="checkbox"/>

Project Value:	Permit Fee	Microfiche Fee:	Inspection Fee:	Building Size:	Total:
\$637,000	\$5,450.55	\$50.00	-	*3,982 s.f.	\$5,500.55

REMARKS:

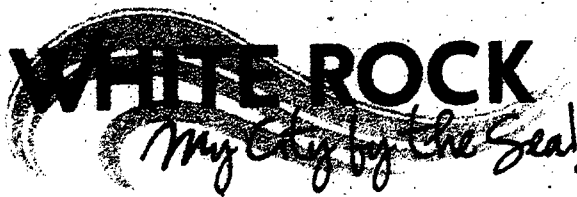
All construction to comply with the 2006 BC Building Code.

Property within Geotechnical Landslide Assessment Area. Report on file.

*Square footage shown includes basements and garage

OCCUPANCY / FINAL GRANTED: 

Date: Sept 22/16

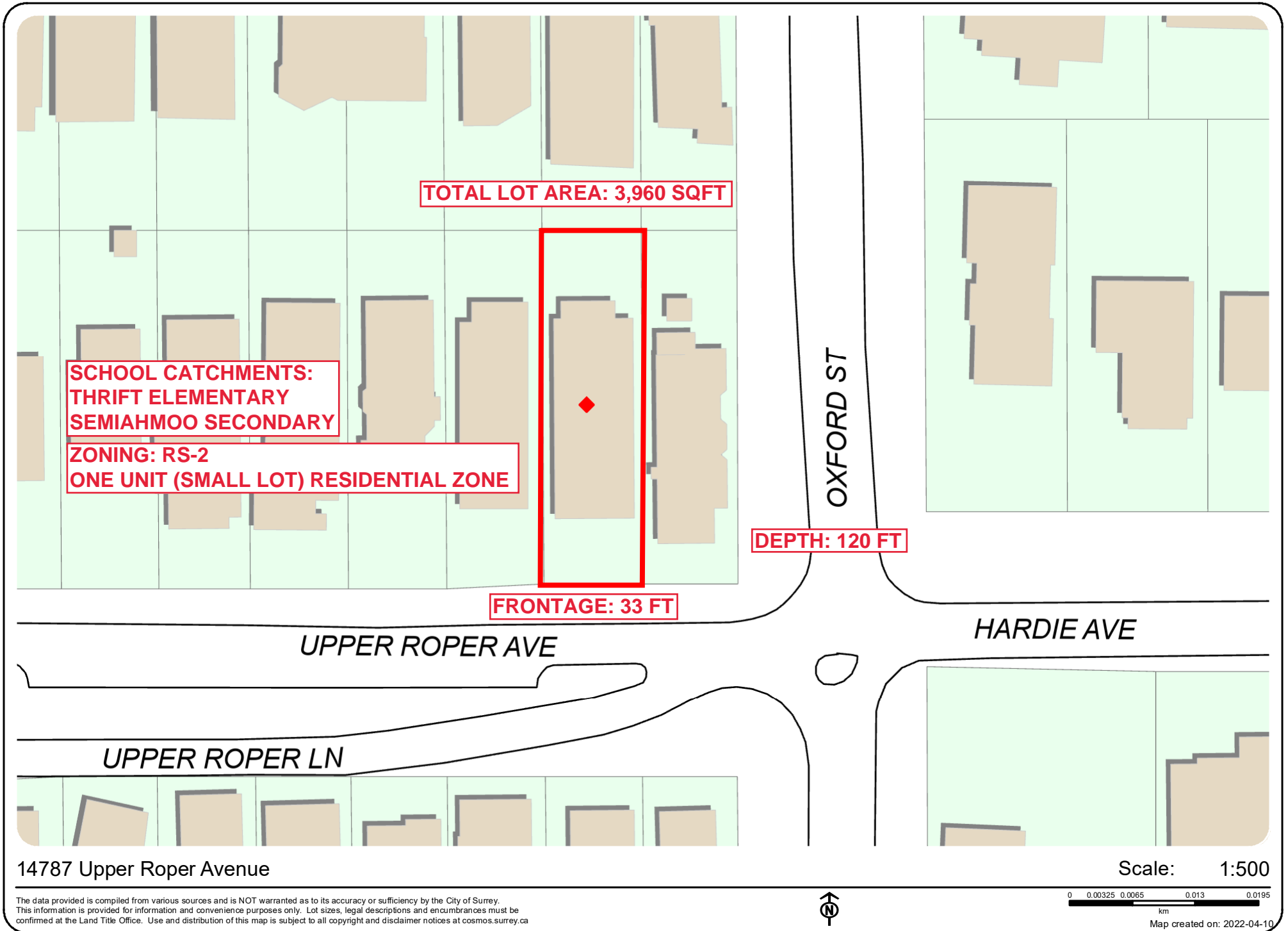


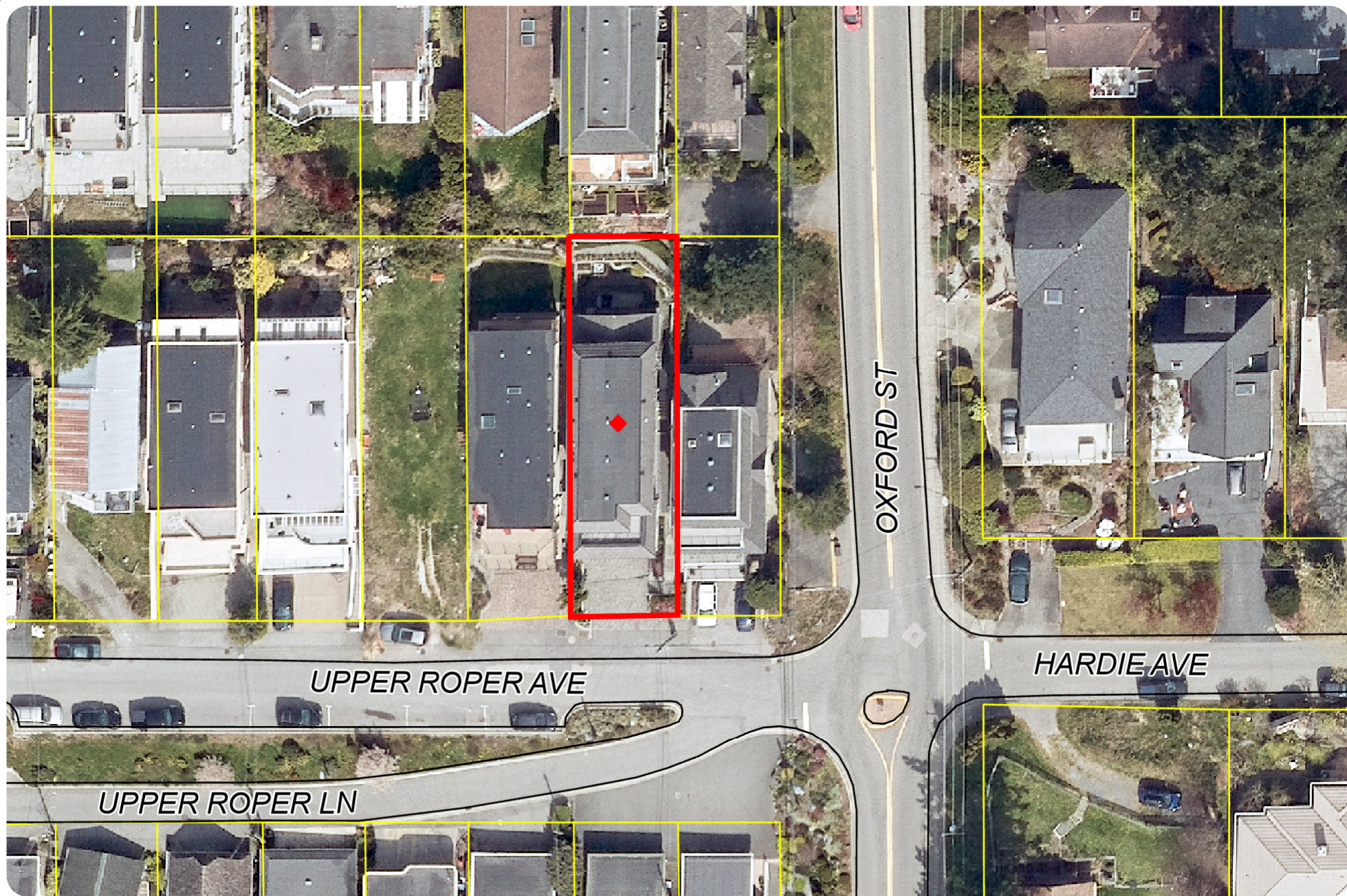
Subtrades List

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

RE: 14787 UPPER ROPER AVE

TRADE [SUB]	SUB-CONTRACTOR	ADDRESS	CODE	#NAME?
EXCAVATING	FELIX BULLDOZING {1990} LTD	# 119 - 15280 - 101 AVE	SRV	V3R-3X7 604-657-4431
CONCRETE FOUNDATIONS	PAR FRAMING	15355 80 A AVE	SRV	V3S-8N7 604-202-6270
DRAINTILE / SEWER	QUALITY DRAINTILE LTD.	#119, P.O. BOX 55554	SRV	V3R-8X7 604-671-0829
		15280 - 101 AVENUE	SRV	V3R-8X7
FRAMING	PAR FRAMING	15355 80 A AVE SRV	SRV	V3S-8N7 604-202-6270
MASONARY / GLASS BLOCK	BEDROCK MASONARY	953 HABGOOD STREET	W/R	V4B-4W5 604-220-9204
ROOFING	ALL SEASONS ROOFING SUPPLY	13281 COMBER WAY	SRV	V3W-5V8 604-502-8683
ROOFING FLASHING	ALL SEASONS ROOFING SUPPLY	13281 COMBER WAY	SRV	V3W-5V8 604-502-8683
INSULATION	STANDARD INSULATION	212 - 8322 130 STREET	SRV	V3W-8J9 604-506-7143
RE-BAR PLACEMENT	PAR FRAMING	15355 80 A AVE SRV	SRV	V3S-8N7 604-202-6270
PLUMBING	DESIGN ENTERPRISES	BOX 8000 - 310	ABBTSE	V2S 6H1 604-220-2758
ELECTRICAL	RAYCOR ELECTRIC LTD.	7854 216 STREET	LANGELY	V2Y-2S6 604-657-7561
DAMPPROOFING	SUNNYSIDE DAMPPROOFING	P.O. BOX 26058	LANGELY	V3A 8J2 604-861-0965
DRYWALL - INSTALLER	PRO TOUCH DRYWALL	13029 57B AVE SRV	SRV	V3X 3X3 778-895-0865
DRYWALL - TAPER	PRO TOUCH DRYWALL	13029 57B AVE SRV	SRV	V3X 3X3 778-895-0865
TEXTURED CEILINGS	PRO TOUCH DRYWALL	13029 57B AVE SRV	SRV	V3X 3X3 778-895-0865
STUCCO APPLICATION	ABDUL MASTER PLASTER CORP	14150 - -101 AVE	SRV	V3T - 4Y2 778-549-7222
STUCCO WIRE	ABDUL MASTER PLASTER CORP	14150 - -101 AVE	SRV	V3T - 4Y2 778-549-7222
DECKING	AGGRESSIVE DISTRIBUTING INC.	#103-6020 196 STREET	LANGELY	V3A-5X3 604-532-8001
EXTERIOR FINISH	ABDUL MASTER PLASTER CORP	14150 - -101 AVE	SRV	V3T - 4Y2 778-549-7222
GAS FITTER	OCEAN PARK PLUMBING	14777 UPPER ROPER AVE	W/R	V4B-2E1 604-561-2040
FENCING	TRI-ROCK MANUFACTURING CO	15371 KNOX WAY	RCMND	V6V-3A8 604-275-8484
ELEVATOR INSTALLER	N/A	N/A	N/A	N/A
SPRINKLER SYSTEM	ALLRIGHT SPRINKLERS LTD	19660 - 83rd AVE	LANGELY	V2Y-1Y9 604-992-6617
HEATING / VENTILATION INSTALLER	KCS HEATING	BX 517 800 - 15355 24 AVE	SRV	V4A 2H9 778-773-4313
POOL CONTRACTOR	N/A	N/A	N/A	N/A
IRRIGATION SYSTEM	N/A	N/A	N/A	N/A
AIR CONDITIONER INSTALLER	KCS HEATING	BX 517 800 - 15355 24 AVE	SRV	V4A 2H9 778-773-4313
VINYL SIDING / WOOD SIDING	MAXUM FINISHING	2075 131 B STREET	SRV	V4A-8Y7 604-551-2142
GUTTERS - DOWNPIPES	PRECISION GUTTERS	#7-9515 190 ST	SRV	V4N-3S1 604-566-8410
SOFFITS	MAXUM FINISHING	2075 131 B STREET	SRV	V4A-8Y7 604-551-2142
SKYLIGHT INSTALLER	N/A	N/A	N/A	N/A
CARPETING INSTALLER	EXCLUSIVE FLOORS LTD.	5550 PANORAMA DRIVE	SRV	V3S 1B7 604-575-9550
CABINET INSTALLER	EXCLUSIVE FLOORS LTD.	5550 PANORAMA DRIVE	SRV	V3S 1B7 604-575-9550
COUNTERTOP INSTALLER	OCEANIC STONE	# 108 - 13055 84TH AVE	SRV	V3W-1B3 778-883-2216
INTERIOR FINISH - CARPENTER	MAXUM FINISHING	2075 131 B STREET	SRV	V4A-8Y7 604-551-2142
CLOSETS	ACME GLASS	8335 129 STREET	SRV	V3W-0A6 604-543-8777
SHOWER ENCLOSURE	ACME GLASS	8335 129 STREET	SRV	V3W-0A6 604-543-8777
CERAMIC TILE	EXCLUSIVE FLOORS LTD.	5550 PANORAMA DRIVE	SRV	V3S 1B7 604-575-9550
PAINTING	IMPERIAL PAINTING	307 55th STREET	TWSN	V4M - 3J4 604-418-7769
FIREPLACE	KCS HEATING	BX 517 800 - 15355 24 AVE	SRV	V4A 2H9 778-773-4313
VACUUM STSTEM	RAYCOR ELECTRIC LTD.	7854 216 STREET	LANGELY	V2Y-2S6 604-657-7561
GUARD RAILS - EXTERIOR	TRI-ROCK MANUFACTURING CO	15371 KNOX WAY	RCMND	V6V-3A8 604-275-8484
GUARD RAILS - INTERIOR	DOMINION GLASS	5890 ONTARIO STREET	VANC	V5W-2L9 604-441-6624
INTERCOM / SECURITY	RAYCOR ELECTRIC LTD.	7854 216 STREET	LANGELY	V2Y-2S6 604-657-7561
AUDIO VISUAL SYSTEM	RAYCOR ELECTRIC LTD.	7854 216 STREET	LANGELY	V2Y-2S6 604-657-7561
BLACKTOP / PAVING	PIONEER PAVING	23633 FRASER HWY	LANGELY	V2Z-2K5 604-533-5253
LANDSCAPING	N/A	N/A	N/A	N/A





14787 Upper Roper Avenue

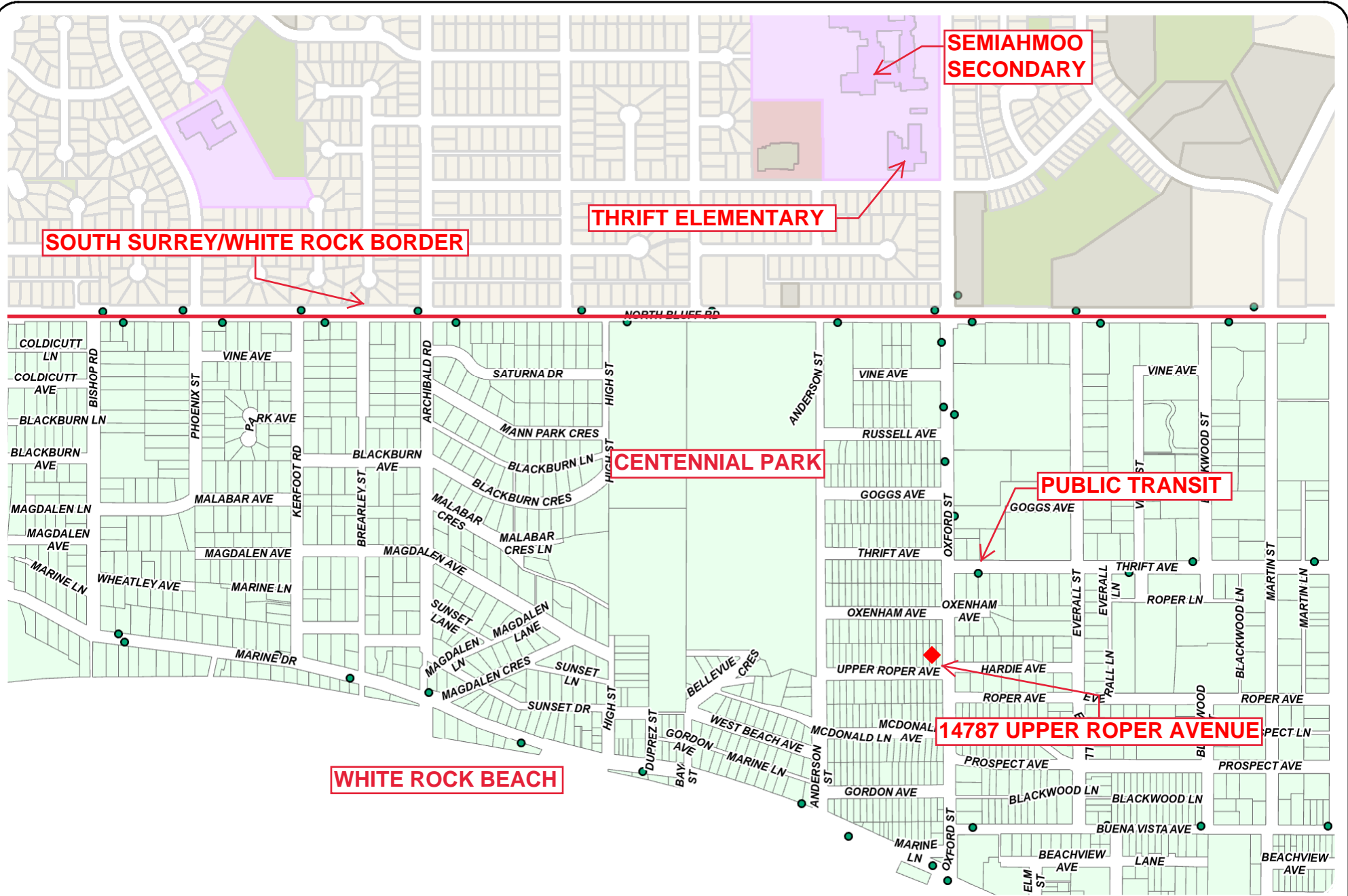
Scale: 1:500

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



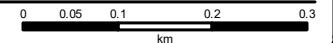
0 0.00325 0.0065 0.013 0.0195
km

Map created on: 2022-04-10



14787 Upper Roper Avenue

Scale: 1:8,000



6.2 RS-2 One Unit (Small Lot) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on *lots* of 362 square metres (3,896.53 square feet) or more.

6.2.1 Permitted Uses:

- 1) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

6.2.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-2 zone are as follows:

Lot width	10.0m (32.81ft)
Lot depth	27.4m (89.9ft)
Lot area	362.0m ² (3,896.53ft ²)

6.2.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-2 zone is 50%.

6.2.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.6 times the *lot area*.

6.2.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.2.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 12.0m (39.37ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.

6.2.7 Ancillary Buildings and Structures:

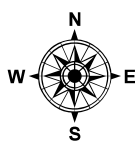
Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.2.5 and 6.2.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m² (120.0ft²).
- 3) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.2.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019 (MOST CURRENT ON FRASER INSTITUTE WEBSITE)

	Elementary Schools	Address	Public/Private	2019 Rankings	2019 Rating
1	Semiahmoo Trail Elementary	3040 145A Street	Public	125/931	7.9/10
2	Morgan Elementary	3366 156A Street	Public	131/931	7.8/10
3	Bayridge Elementary	1730 142 Street	Public	149/931	7.6/10
4	Laronde Elementary	1880 Laronde Drive	Public	174/931	7.4/10
5	Chantrell Creek Elementary	2575 137 Street	Public	174/931	7.4/10
6	Rosemary Heights Elementary	15516 36 Avenue	Public	208/931	7.2/10
7	Ocean Cliff Elementary	12550 20 Avenue	Public	260/931	6.9/10
8	Crescent Park Elementary	2440 128 Street	Public	260/931	6.9/10
9	South Meridian Elementary	16244 13 Avenue	Public	483/931	5.8/10
10	Sunnyside Elementary	15250 28 Avenue	Public	551/931	5.5/10
11	H.T. Thrift Elementary	1739 148 Street	Public	598/931	5.3/10
12	White Rock Elementary	1273 Fir Street	Public	598/931	5.3/10
13	Peace Arch Elementary	15877 Roper Avenue	Public	628/931	5.2/10
14	Ray Shepherd Elementary	1650 136 Street	Public	651/931	5.1/10
15	Pacific Heights Elementary	17148 26 Avenue	Public	826/931	3.9/10
16	Jessie Lee Elementary	2064 154 Street	Public	857/931	3.5/10
	Private Schools			2019 Rankings	2019 Rating
1	Southridge (High School)	2656 160 Street	Private	1/252	10/10*
2	Southridge (Elementary)	2656 160 Street	Private	21/931	9.8/10
3	Star of the Sea	15024 24 Avenue	Private	51/931	5.5/10
4	White Rock Christian	2265 152 Street	Private	82/931	8.5/10
	Secondary Schools			2019 Rankings	2019 Rating
1	Semiahmoo Secondary	1785 148 Street	Public	55/252	7.2/10
2	Elgin Park Secondary	13484 24 Avenue	Public	82/252	6.7/10
3	Earl Marriott Secondary	15751 16 Avenue	Public	131/252	5.9/10



North Bluff Rd./ 16th Ave.



Legend

- City Limits
- Walkways
- Heritage Marker
- Parks
- Streets
- Trails

★ map is not to scale

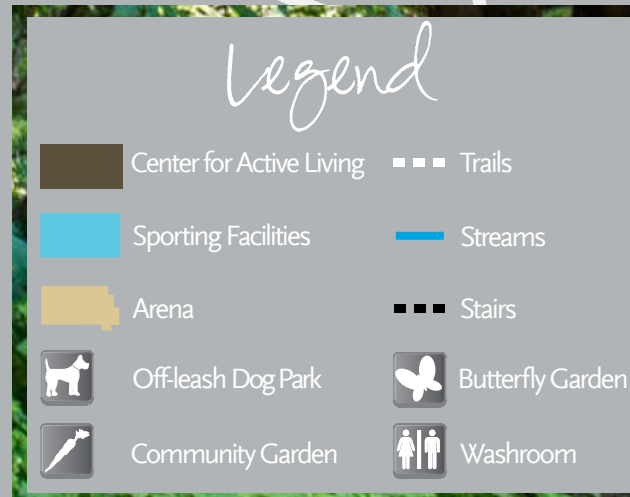
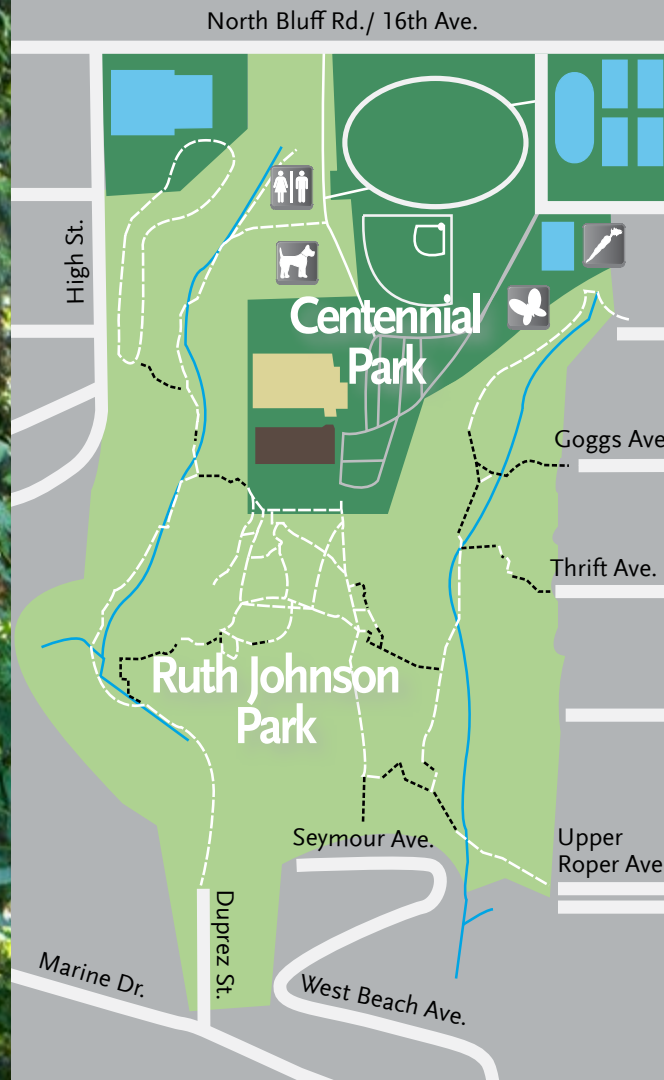


WHITE ROCK
Our City by the Sea!

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
City by the Sea!

WHITE ROCK BEACHES

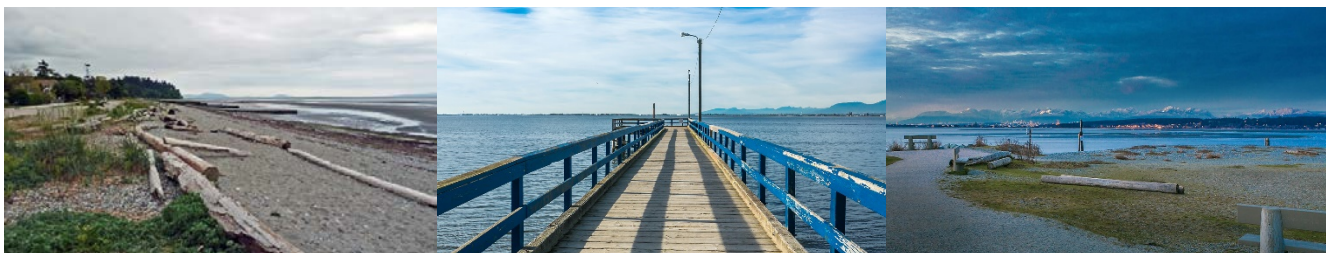
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.



RESIDENT PAY PARKING DECALS

Resident parking decals are available for sale to full time residents of the City of White Rock. With the parking decal residents can park for up to four hours per day at any of the City of White Rock's pay parking areas, unless posted otherwise (Marine Drive, Centennial Arena, and the City of White Rock meters around the Hospital).

Please note that all pay parking in the City of White Rock's (City owned or leased) pay parking areas is free for up to four hours for all vehicles bearing Veteran licence plates - no parking decal is required!

Purchase Requirements

In order to purchase a City of White Rock Pay Parking Decal, provide your:

- British Columbia valid driver's licence
- Current Owner's certificate of Insurance and Vehicle Licence

Both documents must show your current White Rock address. Please note, parking decals are non-refundable.

Where to Place the Decal

The City of White Rock Pay Parking Decal must be affixed to the lower inside corner of the driver's side of the windshield. The decal number is registered to your licence plate number. If you change licence plates you must register your new plates to match the decal. Contact the Finance Department to update your vehicle licence plate information finance@whiterockcity.ca or 604-541-2100.

What You Can't Do with the Decal

With the decal you are:

- Not entitled to park on streets posted as 'Permit Parking Only'
- Not valid at the "Limited Time Parking" meters at the Arena, posted as 1/2 hour short term
- Not valid in the Hospital's private parking lots
- Not valid to park on the south side of Marine Drive between Finlay Street and Stayte Road (Surrey meters)

How Long It's Valid

The decal is valid for a calendar year, January to December and is not prorated. The parking decal is \$48.00, plus GST (price as of 2020).