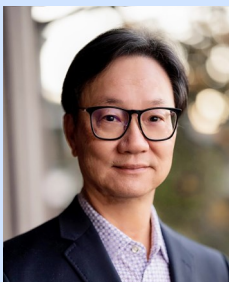




Nearly 50 Acres Vegetable Farm Including 7 Acres in NCP for Development

Exclusive Offer

7831 184 St, Surrey, BC



**Re/Max Commercial Top 1 Winner
Raymond Leung PREC* 梁國權**

Leung Real Estate Group

Re/Max City Realty

#101 – 2806 Kingsway,
Vancouver, BC V5R 5T5

Tel: 604-644-6482

Fax: 604-439-2299

Email: Raymondleung@hotmail.com

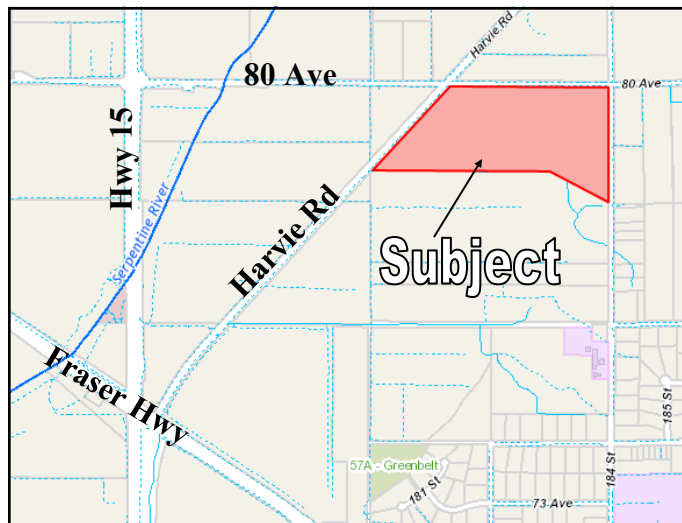
WebSite: 410Commercial.com

- Prime Corner Location
- Great Income
- Large Property
- Development Potential
- Price \$30.75M :
 - * 7 Acres \$21M (\$3M/Acres)
 - * 43 Acres 10.75M (\$0.25M/Acres)



**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement*

Property Description 物業描述



- The property is located in the Cloverdale neighborhood in Surrey, a very convenient location at the intersection of 80 Ave and 184 St., only 5 minutes drive way to Hwy 15 and Fraser Hwy. The farm is nearly 50 Acres. The major productions are green vegetable including cabbage, choy, tomato, cucumber, spinach, pepper, and etc. Over 60 plastic green houses allow vegetables to grow in all seasons. Most productions are sold to T&T supermarket.

物業位於素里Cloverdale社區，在80 Ave 和184 St.的交叉口，距15號高速公路及Fraser高速公路僅5分鐘車程，交通便利，地理位置優越。農場面積約50英畝。主要種植亞洲綠色蔬菜，包括：生菜、白菜、西紅柿、黃瓜、菠菜、青椒，等。農場上有超過60個大棚，可以一年四季提供新鮮的蔬菜。產品主要銷售本地知名連鎖超市。

- 2-storeys Main house is approx. 10,000 Sq. Ft., ground floor is use for licensed fruit stands, and second floor is a 5 bedrooms residential unit which is occupied by the owner. Dormitory is provided for up to 50 people. 1 water well, septic system, gas, power and other city services are available on this property.

物業上有多個配套建築。其中，主建築共2層，建築面積約20,000平方英尺，一層商用，出售農場自產的蔬菜、水果；二層為5室住宅，供業主自用。同時，提供員工宿舍，最多可住50人。物業上有一口水井。污水處理系統，燃氣，電力，及其它政府設施配套完善。

- There are approx. 7 Acres located within West Clayton NCP Area #2. It is designated for low density cluster use. Type 1: 5% open space (6+2 UPA bonus); Type 2: 7.5% open space (8+2 UPA bonus).

共有約7英畝的土地劃分在West Calyton 社區發展計劃區域2內。計劃發展為低密度的住宅樓。

用途1: 5% Open Space (6+2 UPA bonus);

用途2: 7.5% Open Space (8+2 UPA bonus)。



- Owner run this business since 1990. Gross annual income is around \$4 Million, and net income per year is approx. \$1-1.5 million. Owner also leased 60 acres adjacent property on 7747 187 St at \$12,000 gross rent per year for vegetable farm business. (Business is also for sale, price is negotiable).

Business Website: http://www.greenleaffarm.com/glf/site_front/index

業主自1990年開始經營農場生意。每年總收入約\$400萬，年淨收入約\$100-\$150萬。為擴大生意，業主租賃了毗鄰（7747 187 St）的60英畝土地，每年總租金為\$12,000。生意可以和土地一起購買，價格另議。

農場網站: http://www.greenleaffarm.com/glf/site_front/index

- It could be a great business for new owner or an excellent income investment property.

該物業既適合投資，也適合創業！機會難得，不要錯過。

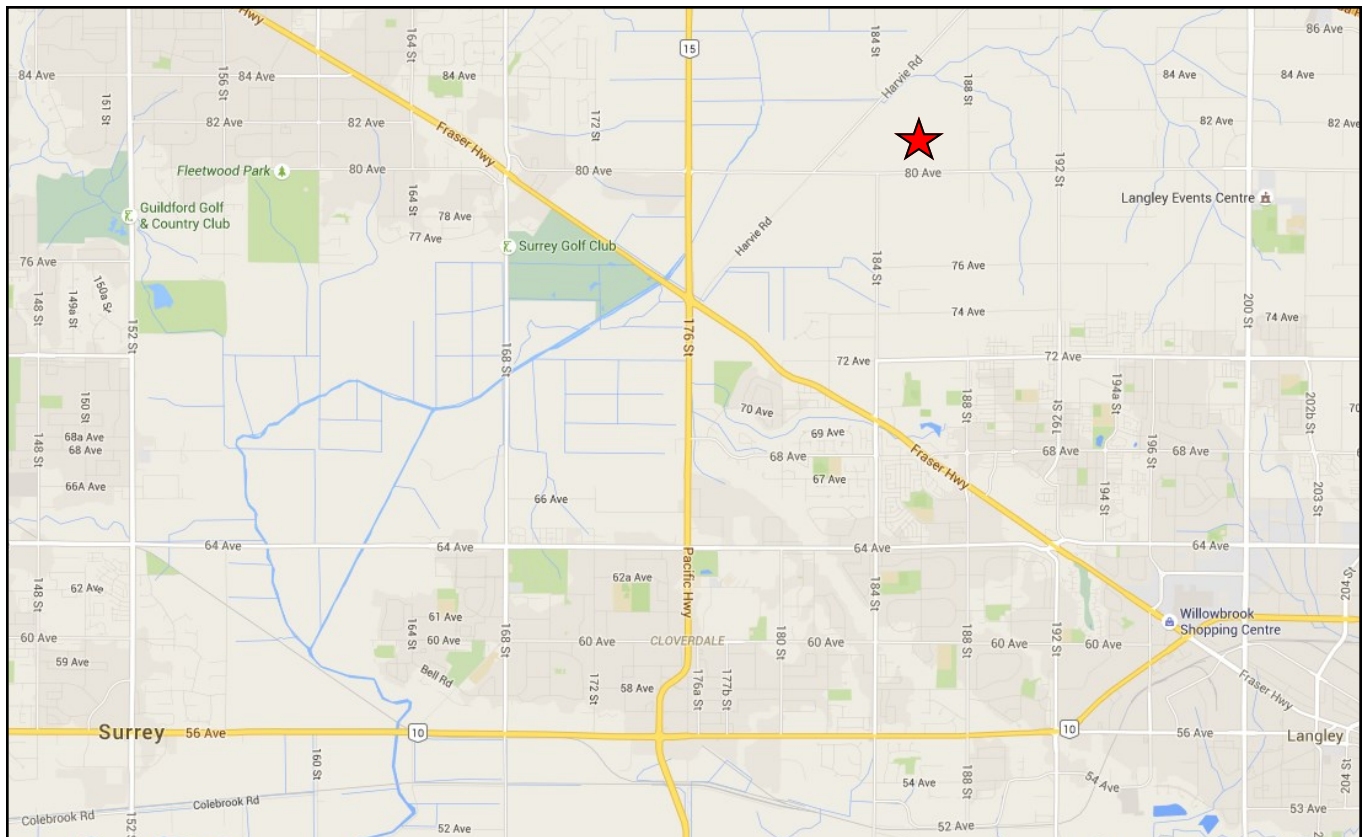


Property Information 物業資料

Address 地址: 7831 184 St. Surrey
Legal 法律描述: PL 8976 LD 36 SEC 20 TWP 8 PARCEL B, PART NE 1/4.
P.I.D. 物業編號: 013-230-620
Zoning 分區: General Agricultural Zone
Lot Size 土地面積: 49.918 Acres

Government Assessment (2022) 2022年政府估價

Land 土地價值: \$87,320
Improvement 提升價值: \$168,000
Actual Total 總價值: \$255,320
Gross Tax 年稅: \$2,739.59





Dormitory
員工宿舍

Rental House
出租房

Main House
主建築

Green House
蔬菜大棚

Farm Land
菜地

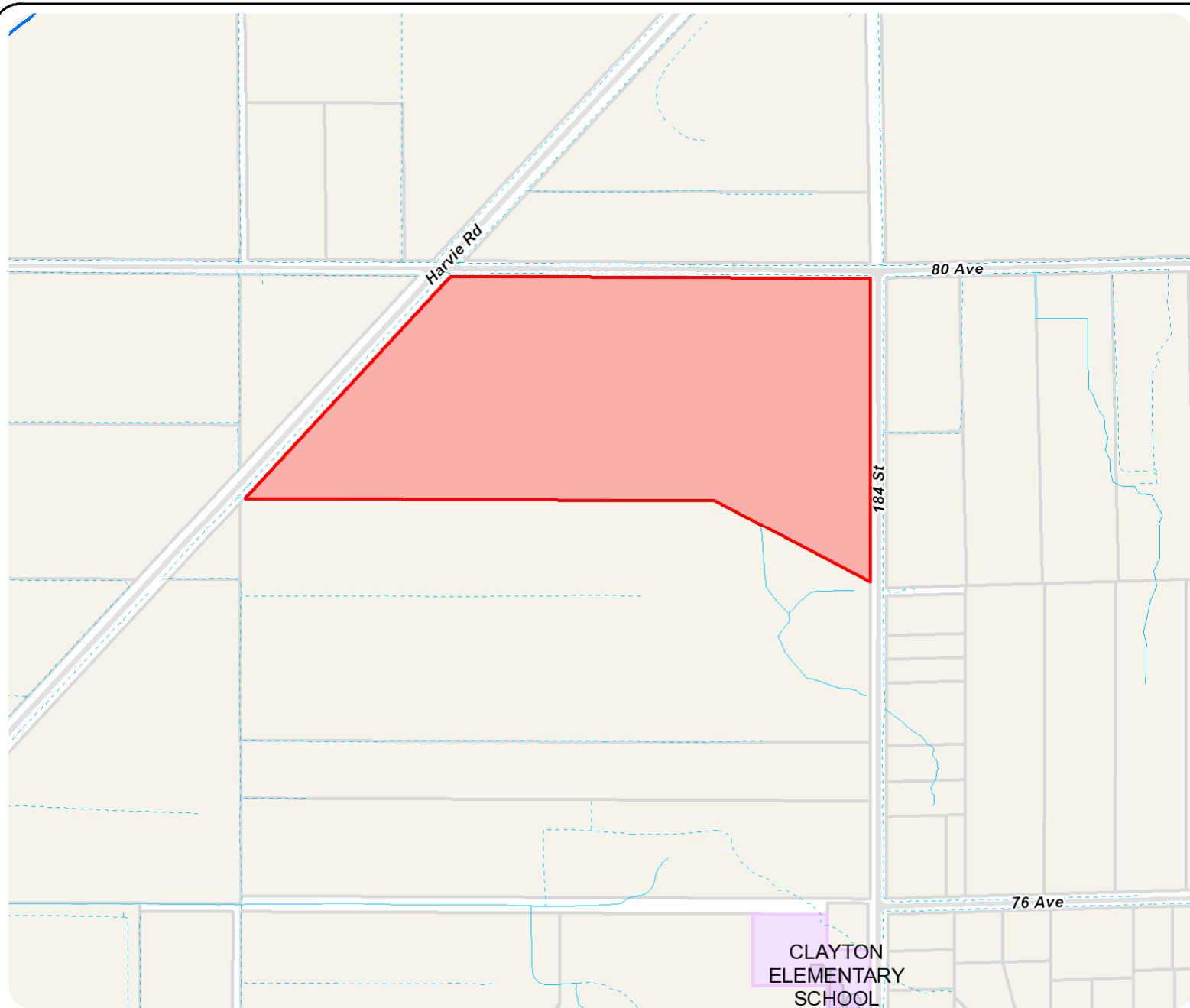
Rented Green House and Farm Land
租賃農地及蔬菜大棚

Property Photos



Property Photos



**Legend**

- Park Specimen Trees4000_10000
- Trails and Paths
- River
- Creek
- Ditch
- Building Large (Health Care)
- Unknown
- Other
- Hospital
- Church
- Shopping Centre
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre
- Sports Fields
- Diamonds
- Park Outdoor Recreation Facilities

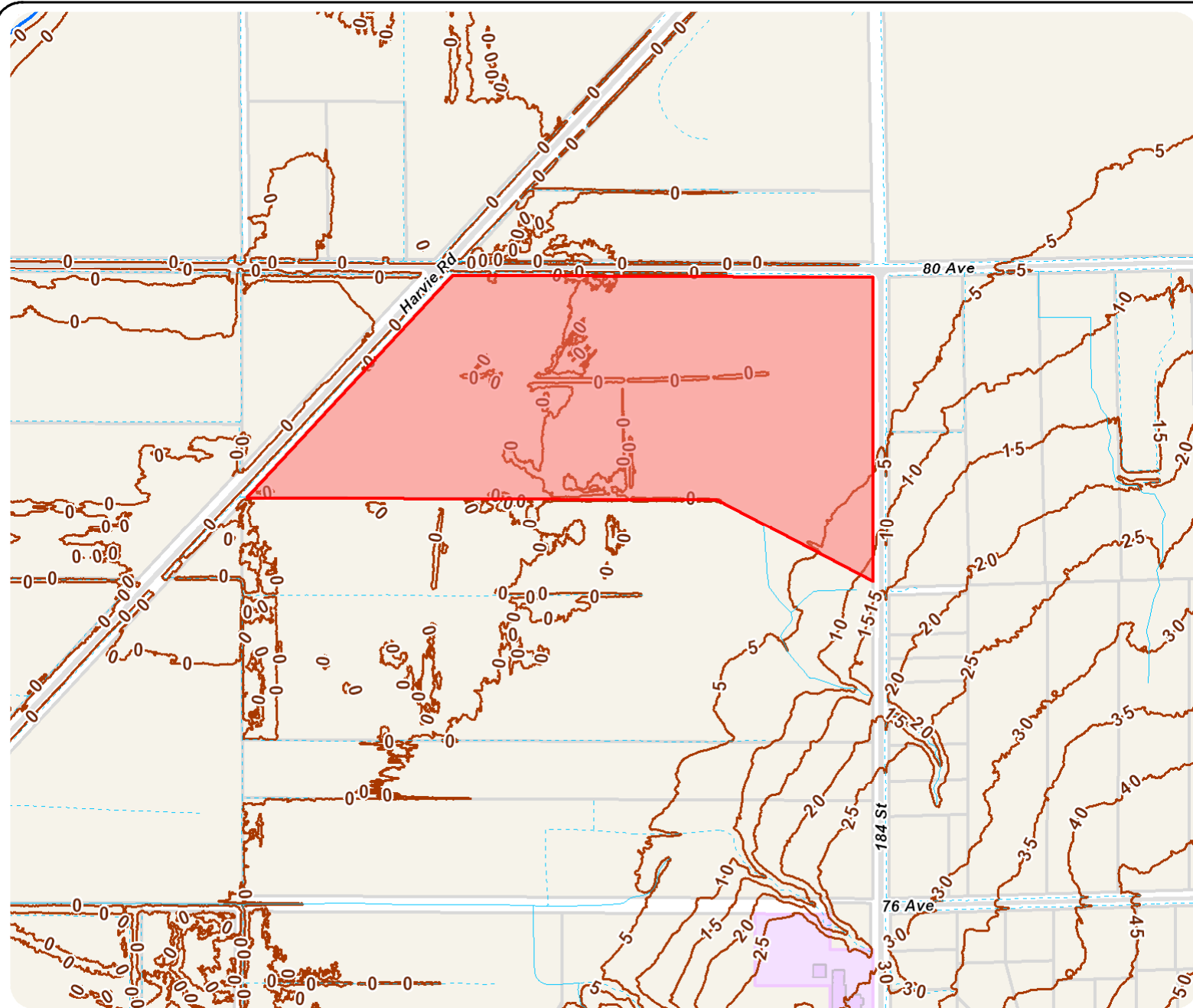
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0 0.05 0.1 0.2 0.3
km

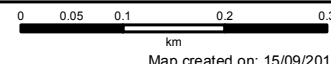
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**Legend**

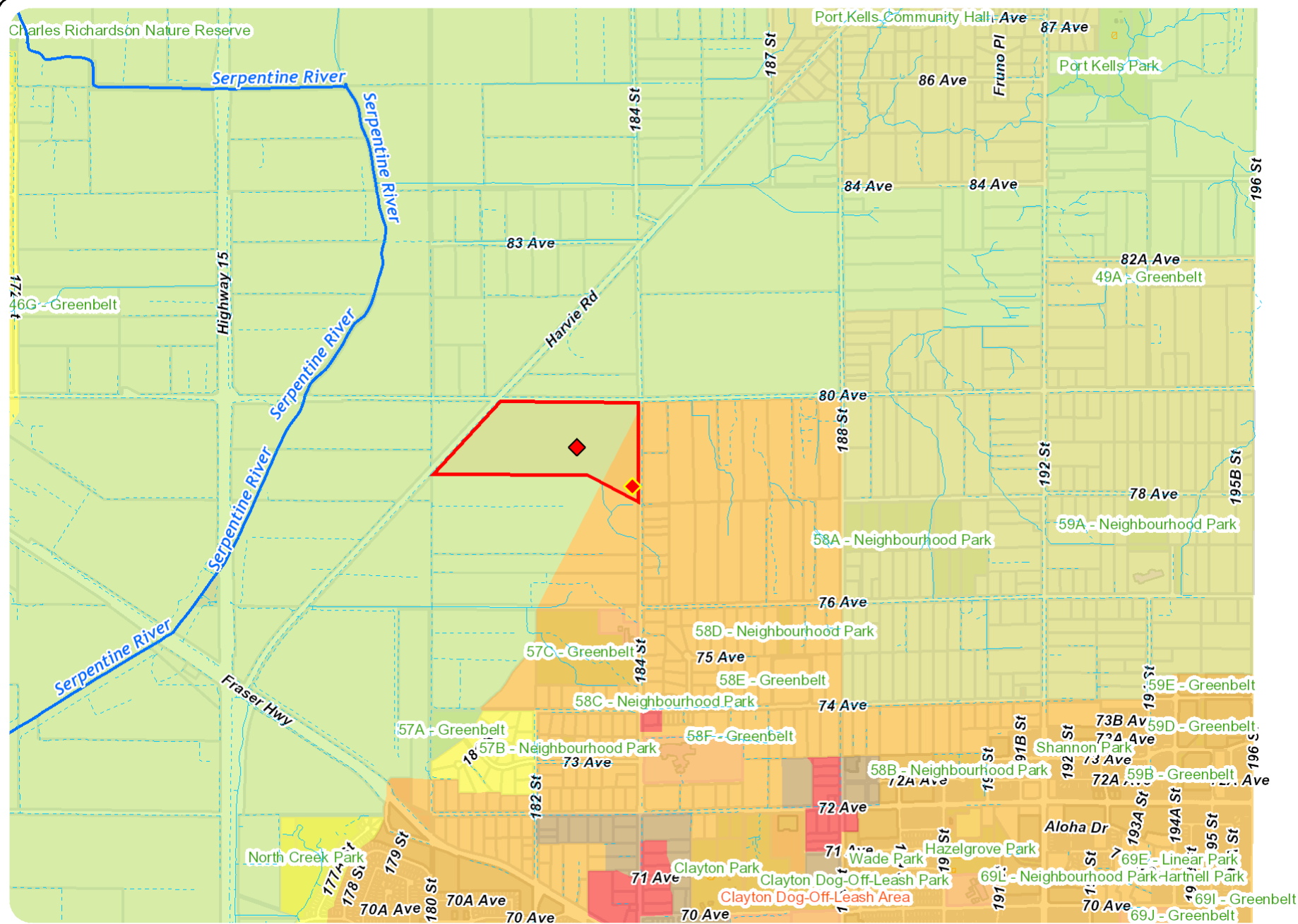
- Park Specimen Trees 4000_10000
- Trails and Paths
- River
- Creek
- Ditch
- Contours - 5 metre
- Building Large (Health Care)
- Unknown
- Other
- Hospital
- Church
- Shopping Centre
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre
- Sports Fields
- Diamonds
- Park Outdoor Recreation Facilities

Scale: 1:7,415

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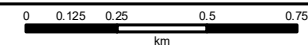
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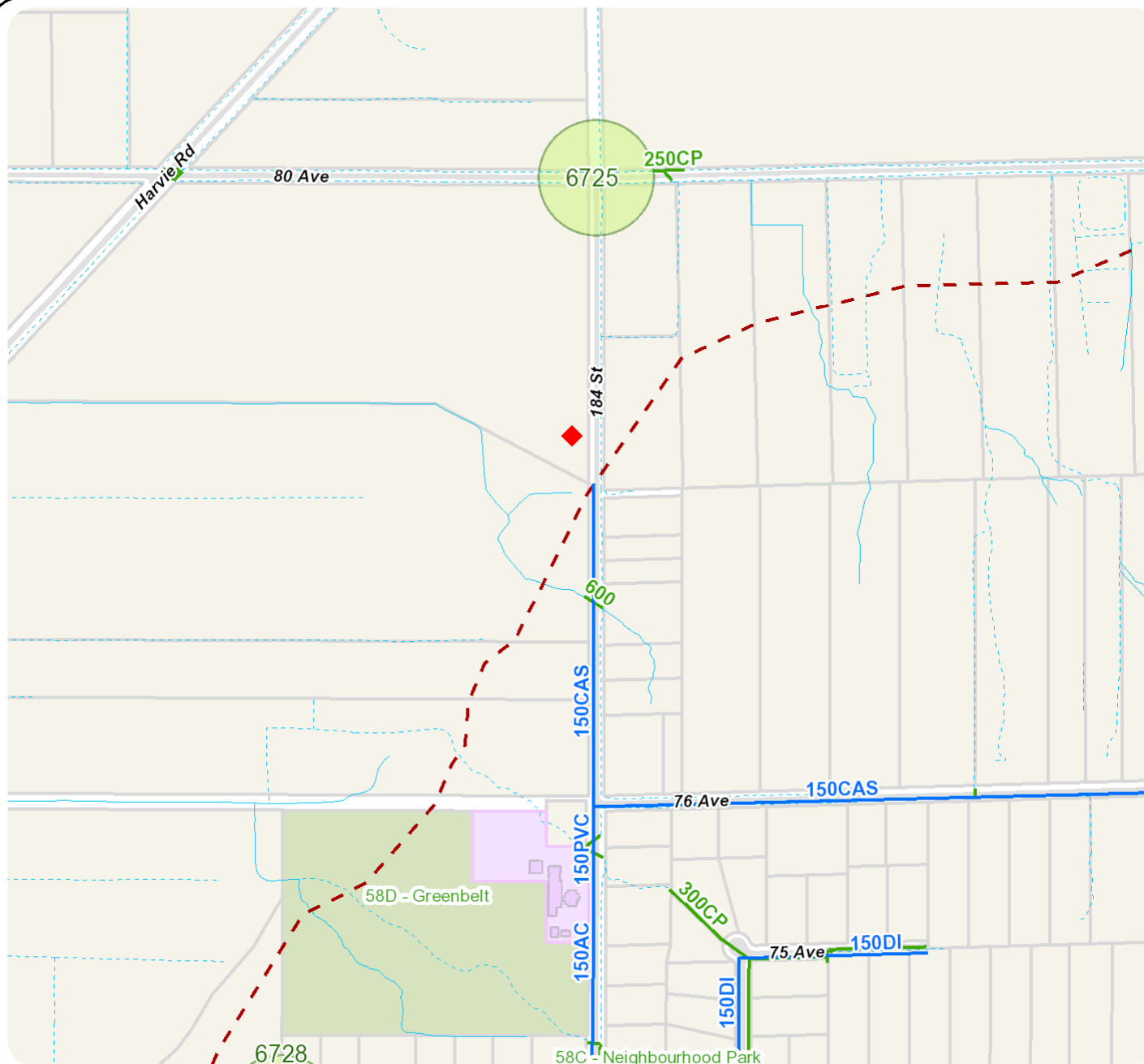
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Map created on: 2022-02-01



Legend

- Road Names4000_25000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Park Specimen Trees4000_10000
- Water Mains (labels)

Water Mains

- Proposed
- In Service/For Construction
- Abandoned
- Metro Vancouver Owned
- History

Sanitary Mains (labels)

Sanitary Mains

- Proposed
- InService/For Construction
- Abandoned
- Metro Vancouver Owned

District Energy Mains (labels)

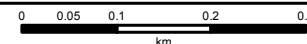
District Energy Mains

- Return, In Service
- Return, Proposed

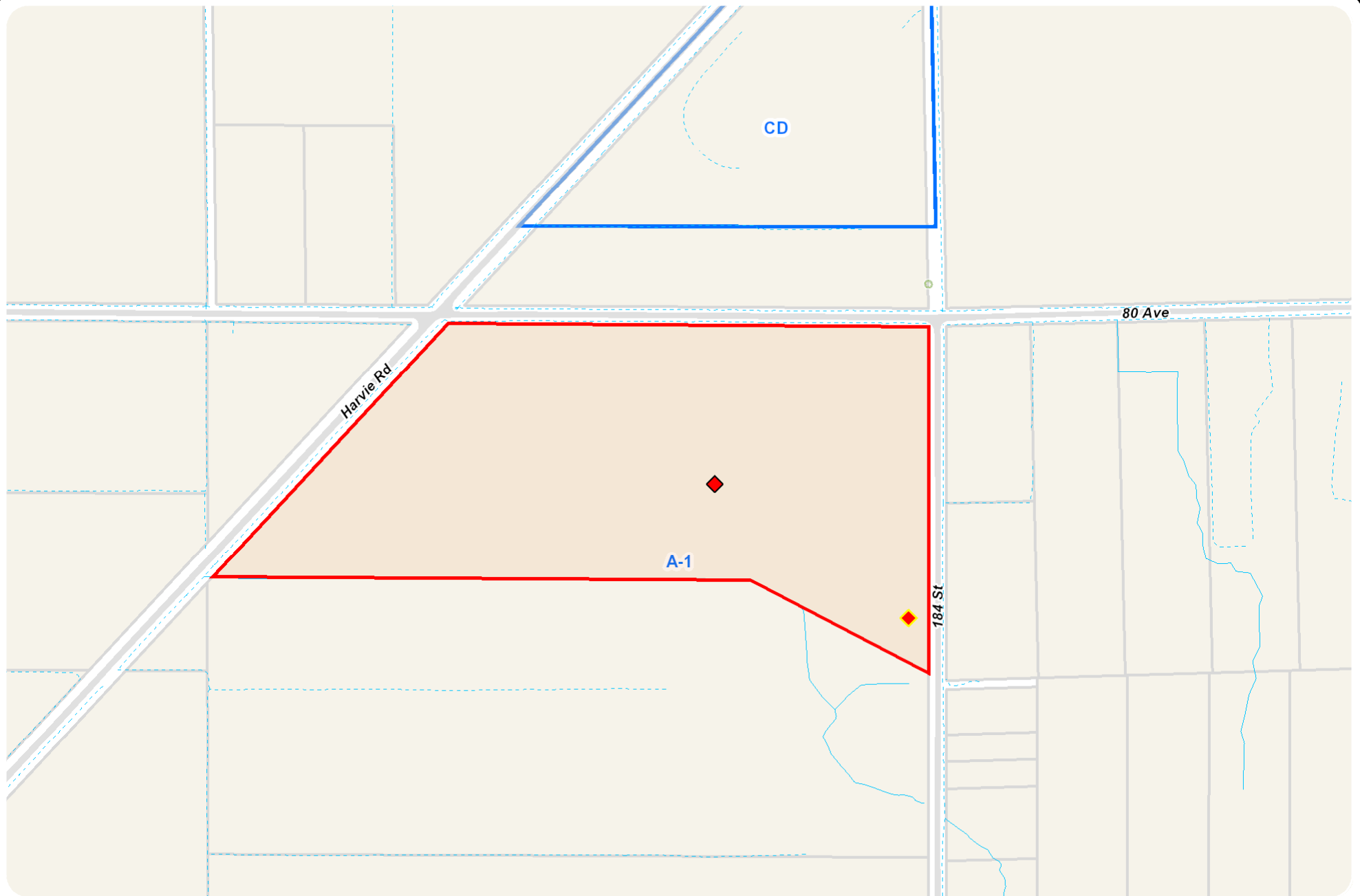
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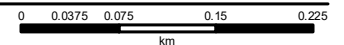
Map created on: 2018-03-01



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Map created on: 2022-02-01



General Agriculture Zone

Part 10

A-1

A. Intent

This Zone is intended to accommodate *agricultural* uses on *lots* of a minimum size of 2 hectares [5 acres] and to protect *agricultural* land from the intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17290, 12/13/10; 18212, 05/26/13

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

1. *Agriculture and horticulture.*
2. *One single family dwelling* which may contain 1 *secondary suite*.
3. *Intensive agriculture*, provided that this use shall occur only on land within the *Agricultural Land Reserve (ALR)*.
4. *Farm-based winery* provided that:
 - (a) This use shall occur only on land within the *Agricultural Land Reserve*; and
 - (b) The use is subject to all conditions in the *Agricultural Land Commission Act/Regs/Orders*.
5. *Forestry.*
6. Where the *lot* is 4 hectares [10 acres] or more and is a *farm operation*, one additional *single family dwelling* or a *duplex*.
7. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
 - (a) *Agricultural and horticultural education*;
 - (b) *Conservation and nature study*;
 - (c) *Fish, game and wildlife enhancement*;

- (d) Hunting and wilderness survival training;
 - (e) *Kennels-Commercial*;
 - (f) *Kennels-Hobby*; or
 - (g) *Agri-tourism*.
8. Horse-riding, training and/or boarding facility provided:
- (a) there are not more than 40 stalls; and/or
 - (b) it does not include a racetrack licensed by the British Columbia Racing Commission.
9. *Accessory uses* limited to the following:
- (a) Display and retail sale of products provided all of the following are satisfied:
 - i. all of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
 - iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq. ft.];
 - iv. all products offered for sale and related displays shall be located entirely within a *building*; and
 - v. products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*;
 - (b)
 - i. Food and beverage service lounge associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*;
 - ii. Retail sales associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*; provided

the maximum floor area for retail sales and wine tasting does not exceed 93 sq.m. [1,000 sq.ft.].

- (c) *Primary processing* of products provided at least 50% of the product being processed shall be produced by the same *farm operation* or is feed required for the *farm operation*;
- (d) Private airport, subject to Section B.10, Part 4 General Provisions, of this By-law;
- (e) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law;
- (f) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of this By-law; and
- (g) *Soil amendment*; and
- (h) *Cogeneration Facility* provided all of the following are satisfied:
 - i. the *Cogeneration Facility* shall be associated with a *greenhouse* on the *lot*;
 - ii. the *lot* is a *farm operation*;
 - iii. the *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses*; and
 - iv. despite Sub-Section B.9(h) iii. the *Combined Heat and Power Engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*.

C. Lot Area

Not applicable to this Zone.

D. Density

Not applicable to this Zone.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17771, 11/05/12; 18212, 05/26/14

1. *Buildings and structures* shall be sited in accordance with the following *setbacks*:

(a) **Minimum setbacks:**

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Single Family Dwellings, Duplexes and Accessory Buildings and Structures and All Buildings and Structures Not Stated Below</i>	7.5 m. [25 ft.]	12.0 m. [40 ft.]	Lesser of; (a) 13.5 m. [44 ft.] or (b) 10% of the lot width; but in any event not less than 3.0 metres [10 ft.]	7.5 m. [25 ft.]
<i>Buildings for Uses Permitted Under Sections B.1, B.4, B.5, B.9(c) and B.9(h) of this Zone,</i>				
1. including Accessory Buildings and Structures	30.0 m. [100 ft.]	15.0 m.* [50 ft.]	15.0 m.* [50 ft.]	30.0 m. [100 ft.]
<i>Kennels-Commercial, Kennels-Hobby, Horse-riding training and/or boarding</i>	30.0 m. [100 ft.]	30.0 m.** [100 ft.]	30.0 m.** [100 ft.]	30.0 m. [100 ft.]
<i>Buildings for Uses Permitted Under Section B.3 of this Zone***</i>	90.0 m. [300 ft.]	15.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]
<i>Buildings and Structures For Private Airport</i>	30.0 m. [100 ft.]	30.0 m. [100 ft.]	30.0 m. [100 ft.]	30.0 m. [100 ft.]

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

- * If the *side yard* or *rear yard* about a *Residential lot*, any exhaust fans or machinery used in the said *building* shall be located at least 24 metres [80 ft.] from any *lot line* and shall emit a noise level no greater than 60 dB(A) at the perimeter of any *lot line*.
- ** When the front yard is 90 metres [295 ft.] or more, the rear yard and side yard may be reduced to 15 metres [50 ft.] for uses permitted under Sub-section B.7(e) and B.7(f).
- *** The said buildings shall be located not less than 30 metres [100 ft.] from the boundary of any other Zone.

(b) **Maximum setbacks:**

No portion of a *single family dwelling* and an additional *single family dwelling* or a *duplex* shall be located farther than 50.0 metres [164 ft] from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* and an additional *single family dwelling* or a *duplex* shall be located farther than 50.0 metres [164 ft] from either the *front lot line* or the *side lot line* on a *flanking street*.

G. Height of Buildings

Amendments: 15056, 06/23/03; 15655, 03/07/05

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

1. *Single family dwelling, duplex or buildings for uses permitted under Section B.9:* The *height* shall not exceed 9 metres [30 ft.].
2. *All other buildings and structures:* The *height* shall not exceed 12 metres [40 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13774, 07/26/99; 18414, 03/23/15

1. Refer to Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following shall be provided:
 - (a) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and
 - (b) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.

3. For non-farm operations, a *vehicle* over 5,000 kilograms [11,023 lbs.] G.V.W., which may be a truck tractor, trailer or semi-trailer as defined in the Commercial Transport Act, R.S.B.C. 1979, c. 55, dump truck or other similar *vehicle* for transporting goods and materials may be parked on a *lot*, provided that:
 - (a) The use of the *vehicle* is ancillary to a permitted *principal use* of this Zone on the *lot*;
 - (b) The *vehicle* is owned or operated by the owner or occupant of the *lot*;
 - (c) The *vehicle* shall not be parked within the required *building setbacks* for *uses permitted* under Section B.1 of this Zone; and
 - (d) Only 1 such *vehicle* is permitted to be parked on a *lot*.
4. *Vehicles* over 5,000 kilograms [11,023 lbs.] G.V.W., which may be truck tractors, trailers or semi-trailers as defined in the Commercial Transport Act, R.S.B.C. 1979, c.55, dump trucks or other similar *vehicles* for transporting goods and materials, may be parked on a *lot* provided that:
 - (a) The use of the *vehicles* is ancillary to the *permitted non-residential use* on the *lot*;
 - (b) The *vehicles* are owned or operated by the owner or occupant of the *lot*; and
 - (c) The *vehicles* shall not be parked within the required *building setbacks* for *uses permitted* under this Zone.

I. Landscaping

Not applicable to this Zone.

J. Special Regulations

Amendments: 17290, 12/13/10; 17771, 11/05/12

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*.
2. The following provisions shall apply to a *farm residential footprint*:
 - (a) The maximum size of the *farm residential footprint* shall be 2,000 square metres [0.5 acres];

- (b) Despite Sub-section J.2.(a), the maximum size of the *farm residential footprint* may be increased by 1000 square metres [0.25 acres] for an additional *single family dwelling* or *duplex* where the *lot* is 4 hectares [10 acres] or more and is a *farm operation*; and

The maximum depth of the *farm residential footprint* from the *front lot line*, or the side *lot line* on a *flanking street* if it is a *corner lot*, shall be 60 metres [197 ft.].

K. Subdivision

Lots created through subdivision in accordance with this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>
Land Within the ALR*	4 hectares [10 acres]	Not less than 1/10 of total <i>lot</i> perimeter
Land Outside the ALR*	2 hectares [5 acres]	Not less than 1/10 of total <i>lot</i> perimeter

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

* Where ALR is *Agricultural Land Reserve*.

L. Other Regulations

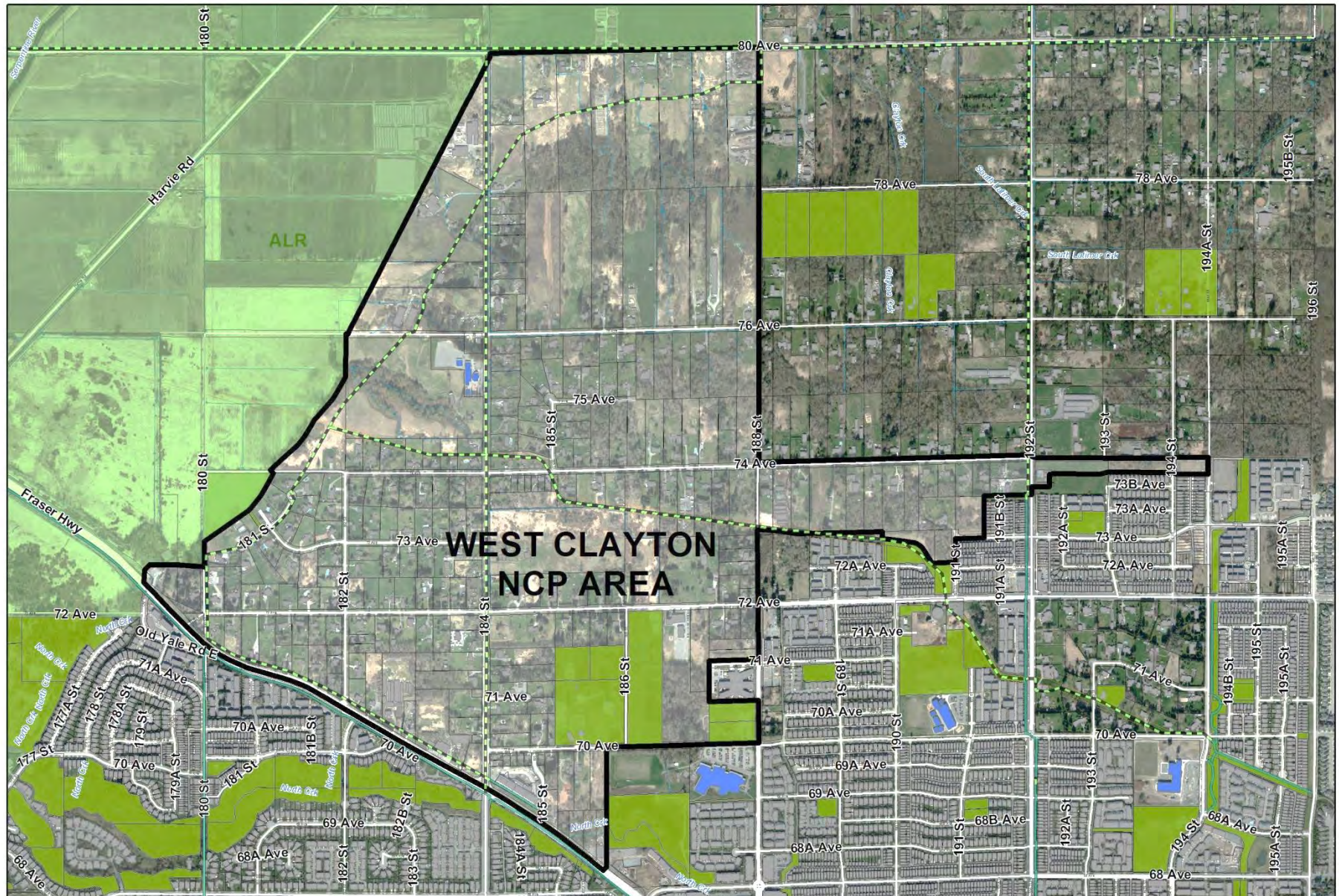
Amendments: 13657, 03/22/99; 13774, 07/26/99; 15056, 06/23/03; 15655, 03/07/05; 17471, 10/03/11; 18212, 05/26/14

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. *Kennels-Commercial* and *Kennels-Hobby* shall be subject to the "Surrey Kennel Regulation By-law".
9. *Manufactured home* siting shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".
10. Noise is regulated by the "Surrey Noise Control By-law".
11. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and *uses* on lands located in the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.
12. Lands used for an *agricultural* use are classified as farms under the B.C. Assessment Act, R.S.B.C. 1996.
13. *Farm-based winery* shall be subject to the Liquor Control and Licensing Act and the *Agricultural Land Commission Act/Regs/Orders*.
14. *Cogeneration Facility* shall be regulated by the *Agricultural Land Commission Act/Regs/Orders*, Clean Energy Act, S.B.C. 2010, c. 22 as amended, the Environmental Management Act, S.B.C. 2003, c. 53 as amended, the "Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008" as amended, and the B.C. Hydro Standing Offer Program as amended.

SECTION 1: PLANNING AREA AND CONTEXT



West Clayton Context Map

Legend

- | | | |
|---------------------------|--------------|-------------------|
| Agricultural Land Reserve | Parks | Existing Greenway |
| Utility ROW | Schools | Proposed Greenway |
| Building Shadow | Watercourses | |

1:14,000



Figure 1.2 - West Clayton Context Map



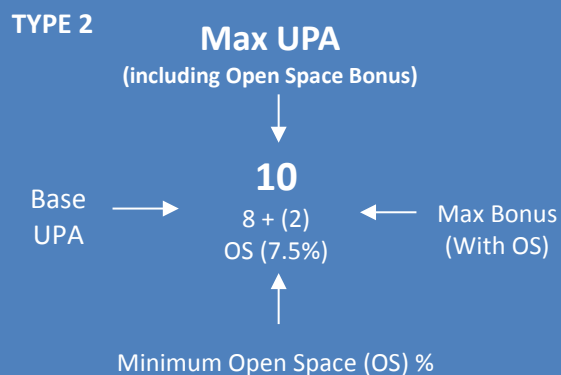
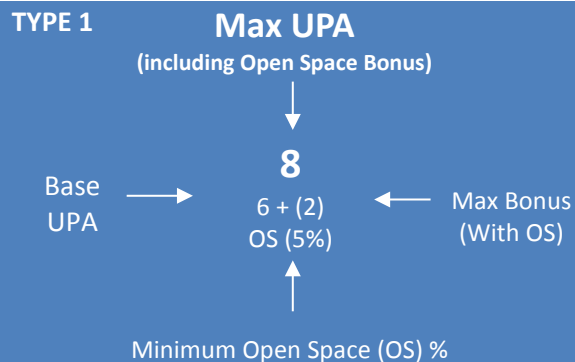
Land Use Designation		Base Density UPA	*Energy Efficiency Density Bonus	Max Density (with Bonus)	Typical Building Height	Minimum Open Space % Required	General Building Form Description
Cluster Residential Designations (Open Space Preservation)							
	Low Density Cluster: TYPE 1 – 5% OS TYPE 2 – 7.5% OS	6 UPA Gross 8 UPA Gross	+2 UPA +2 UPA	8 UPA Gross 10 UPA Gross	2-Stories	5% 7.5%	Intended for urban housing on a large development site, in the form of single-family or semi-detached dwellings on individual lots (or bare land strata lots for areas downslope of the Sanitary Sewer Trunk Main) or in the form of lower density ground-oriented multiple unit residential buildings with substantial public open space set aside. This designations maximum density should only be considered if there are special amenities such as mature vegetation, watercourse, riparian areas, ravines, slopes or the site development can contribute open spaces as parkland within Green Density Transfer areas.
	Medium Density Cluster: TYPE 1 – 7.5 % OS TYPE 2 – 10% OS	10 UPA Gross 12 UPA Gross	+2 UPA +2 UPA	12 UPA Gross 14 UPA Gross	2-3 Stories	7.5% 10 %	Intended for urban oriented housing on a large development site. Housing forms may vary, from single-family dwellings, two-family dwellings or multiple attached dwellings with substantial public open space set aside. This designations maximum density should only be considered if there are special amenities such as mature vegetation, watercourse, riparian areas, ravines, slopes or the site development can contribute open spaces as parkland within Green Density Transfer areas.
	High Density Cluster: TYPE 1 – 10% OS TYPE 2 – 15% OS	25 UPA Gross 25 UPA Gross	+2 UPA +5 UPA	27 UPA Gross 30 UPA Gross	2-3 Stories	10% 15%	Intended for urban townhouses on a large development site. Housing forms are intended to be multiple residential ground oriented dwellings and townhouses with substantial public open space set aside. May include some form of indoor and outdoor amenity spaces. Parking access provide by rear public or private lanes. This designations maximum density should only be considered if there are special amenities such as mature vegetation, watercourse, riparian areas, ravines, slopes or the site development can contribute open spaces as parkland within Green Density Transfer areas.
Commercial & Residential Commercial Mixed Use Designations							
	Mixed Use Commercial/Residential: VILLAGE NODE TRANSIT NODE	1.3 FAR 1.5 FAR	+0.2 FAR +0.3 FAR	1.5 FAR 1.8 FAR	4-Stories 6-Stories	N/A	Intended to medium-rise, multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design. Built form intended to integrate commercial and residential uses in the same building. The ground floor of the buildings will be designed to accommodate small, pedestrian-oriented retail shops (as opposed to large-format retail), and personal and general service stores, all with their primary store entrances from the adjacent streets. Small-scale offices and other commercial businesses permitted, if provided, should be located above ground floor. Alternatively, if they are located within the ground floor, they should not occupy any street-fronting location on 184 Street.
	Neighbourhood Commercial	0.5 FAR	N/A	N/A	1-2 Stories	N/A	A Neighbourhood oriented commercial area which promotes a mix of commercial, retail, restaurant, and office uses which serve the day-to-day needs of surrounding residents. It caters to shoppers in the immediate neighbourhood for convenience items, such personal care, groceries, dental and medical offices, etc.

Table 3.3- Summary of Cluster Residential and Commercial/Mixed Use Designations

3.2.8 Low Density Cluster

The LOW DENSITY CLUSTER designation is intended for urban oriented cluster housing on a large comprehensively planned development site, in the form of single-family dwellings or duplexes on individual lots *(or bare land strata lots for areas downslope of the Sanitary Sewer Trunk Main)* or in the form of lower density ground-oriented multiple unit residential buildings with substantial supplementary public open space set aside within the subdivisions in accordance with the West Clayton NCP planning guidelines.

A majority of the designation is provided for the area north of 78 Avenue, with a small area to the west of 184 Street and a second area to the north of 73 Avenue.



DEVELOPMENT CONSIDERATION FOR LOW DENSITY CLUSTER:

Densities within LOW DENSITY CLUSTER designation may range as follows dependent upon Open Space provisions:

TYPE 1 – Base density of 14.8 units per hectare (6 units per acre) up to a maximum of 19.7 units per hectare (8 units per acre) with 5% Open Space provided.

TYPE 2 – Base density of 19.7 units per hectare (8 units per acre) up to a maximum of 24.7 units per hectare (10 units per acre) with 7.5% Open Space provided.

Open Space areas should be contiguous areas of significant environmental features and will be provided to the city in excess of standard 5% parkland subdivision dedication requirements..



TABLE 3.8 LOW DENSITY CLUSTER – PLANNING GUIDELINES

TABLE 3.8 LOW DENSITY CLUSTER – USING GUIDELINES		
-DENSITY	TYPE 1 Max UPA (including Open Space Bonus) ↓ Base UPA → 8 ← Max Bonus (with OS) OS (5%) ↑ Minimum Open Space (OS) %	If a minimum of 5% open space is conveyed to the city above standard 5% parkland subdivision dedication requirements, the application is considered under TYPE 1 and a base density of 6 units per gross acre may be applied to the site. If a minimum of 7.5% open space is conveyed to the city above standard 5% parkland subdivision dedication requirements, the application is considered under TYPE 2 and a base density of 8 units per gross acre may be applied to the site. An Energy Density Bonus may be available in tandem with the Open Space allocation being provided for up to 2 units per acre. See Energy Efficiency Density Bonus Policy. The open space allocation amounts within the Cluster designations are to be conveyed to the city above the typical prescribed parkland dedication requirements. This designations maximum density should only be considered, <u>only if</u>, there are special amenities such as mature vegetation, watercourse, riparian areas, ravines, slopes or the site development can contribute open spaces as parkland within Green Density Transfer areas and in association with the West Clayton Energy Efficiency Bonus Policy.
	TYPE 2 Max UPA (including Open Space Bonus) ↓ Base UPA → 10 ← Max Bonus (with OS) OS (7.5%) ↑ Minimum Open Space (OS) %	
POSSIBLE ZONES	On the basis of the Net Density resulting from the application of 6 to 8 units per acre Gross Density, the allowable zones on developable portions of the private properties may include: RC, RF, RF-G, RF-12, RF-SD, RM-10, and site-specific CD, provided that any development downslope of the sanitary main sewer right-of-way is required to be a strata development.	
BUILT FORM	Preferably single detached units and/or semi-detached units (duplexes) within the transition areas close to the ALR. Other built forms such as 3-4 attached multiple residential unit clusters may also be considered within the transition areas and elsewhere in this designation, provided they are located farther from the ALR edge or are located within the interior of the site.	
HERITAGE CONSIDERATIONS	Within this designation to the west of 184 Street, the West Clayton Heritage Study identifies the existing grain silo and the Clayton Hill (the hillside terrain and views) as potential heritage features. See Heritage Strategy in Section 5.7.	
LANDSCAPED / PERMEABLE SURFACES	On-lot pervious surface equal to a consolidated infiltration area of a minimum of 10% of the lot area to be located in the front yard; and 800mm of pervious material on all pervious surfaces in the developable area of the lot. For details and additional requirements, see Drainage and Environment Section.	
GREEN INFRASTRUCTURE MANAGEMENT	BCS Corridor conveyance as open space (Parkland) may be required. Tree retention and riparian area dedication may be required. See Green Density Transfer Area Guidelines in Section 5.2.	
BUFFER	All or part of the density entitlement from the Green Density Area (the ALR Buffer along the ALR edge of 80 Avenue and/or the Forest Preservation/Restoration between 78A and 78B Avenue) on a site may be transferred to the developable portion of the same site. See Green Density Transfer Guidelines in section 5.2.	

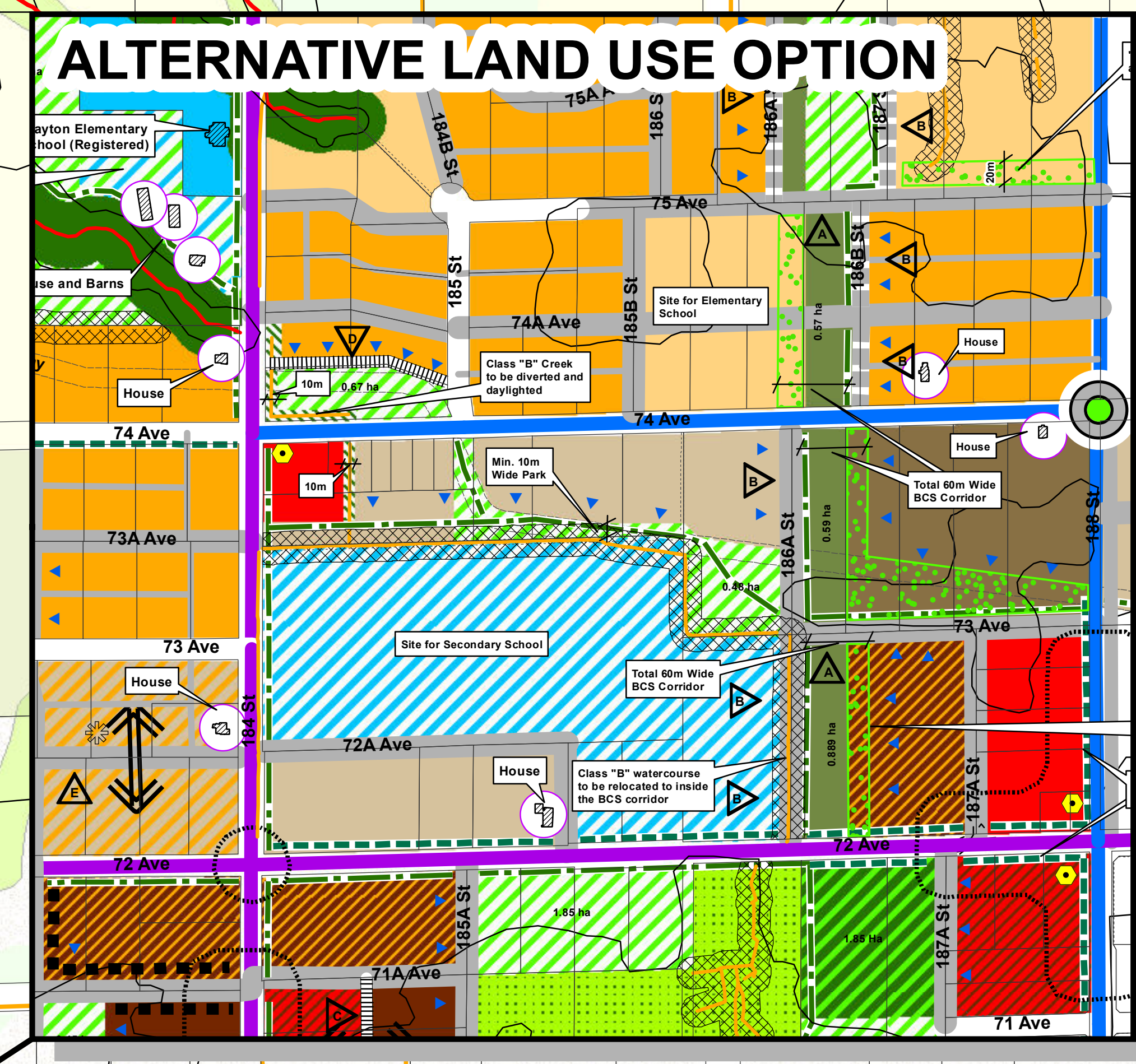
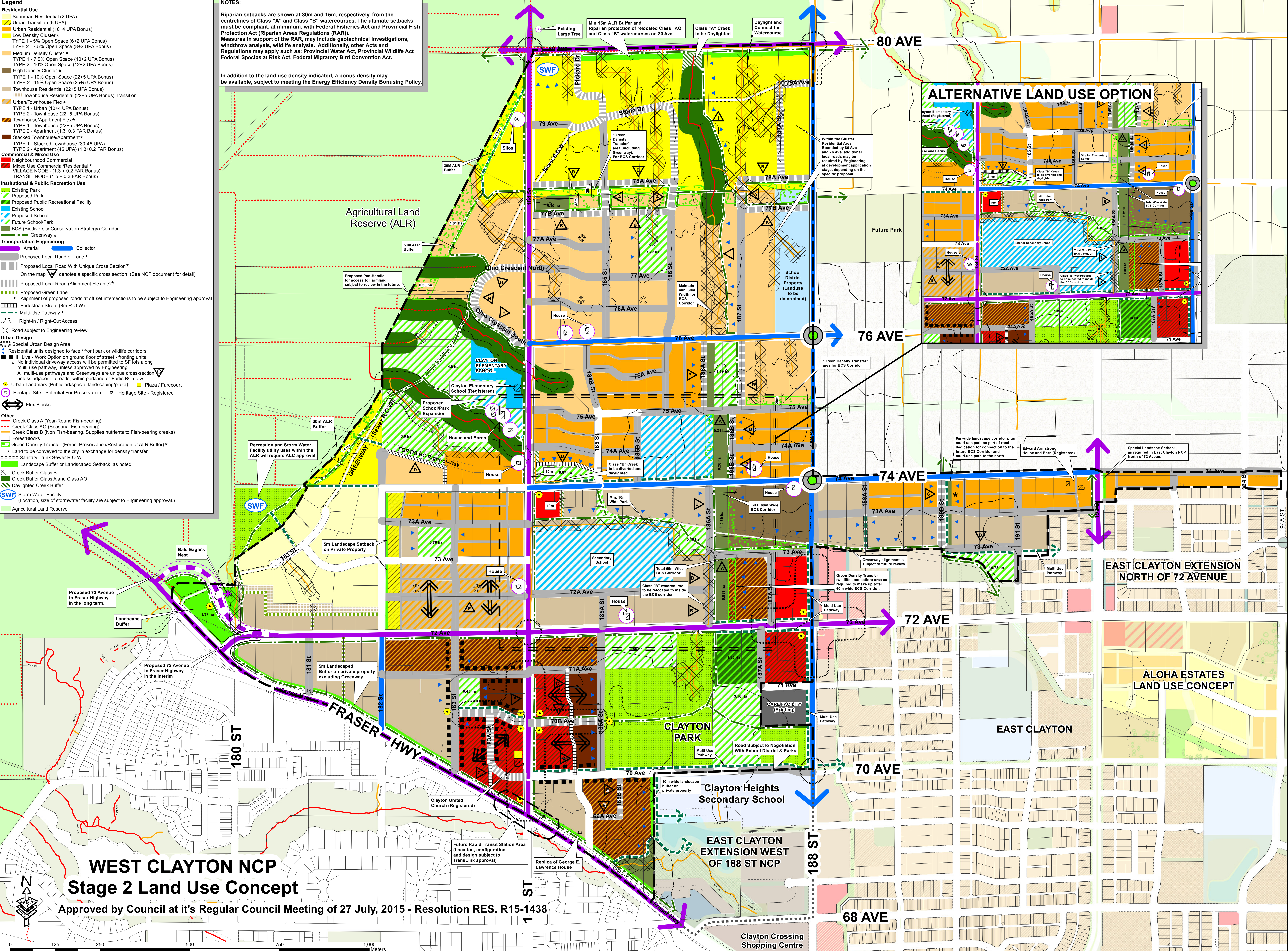
	☐ A Minimum of 30m wide along the ALR edge within the two Low Density Cluster designations to the west of 184 Street; and ☐ A minimum of 15m wide ALR buffer and riparian protection area for the existing Class “AO” and Class “B” watercourses along 80 Avenue.
MINIMUM LAND ASSEMBLY	☐ May be required. See Land Consolidation Strategy

- Legend**
- Residential Use**
- Suburban Residential (2 UPA)
 - Urban Transition (6 UPA)
 - Urban Residential (10+4 UPA Bonus)
 - Low Density Cluster *
 - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
 - TYPE 2 - 7.5% Open Space (8+2 UPA Bonus)
 - Medium Density Cluster *
 - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
 - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
 - High Density Cluster *
 - TYPE 1 - 10% Open Space (22+5 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus) Transition
 - Urban/Townhouse Flex *
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+5 UPA Bonus)
 - Townhouse/Apartment Flex *
 - TYPE 1 - Townhouse (22+5 UPA Bonus)
 - TYPE 2 - Apartment (1.3+0.3 FAR Bonus)
 - Stacked Townhouse/Apartment *
 - TYPE 1 - Stacked Townhouse (30+45 UPA)
 - TYPE 2 - Apartment (45 UPA) (1.3+0.2 FAR Bonus)
- Commercial & Mixed Use**
- Neighbourhood Commercial
 - Mixed Use Commercial/Residential *
 - VILLAGE NODE - (1.3 + 0.2 FAR Bonus)
 - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
- Existing Park
 - Proposed Park
 - Proposed Public Recreational Facility
 - Existing School
 - Proposed School
 - Future School/Park
 - BCS (Biodiversity Conservation Strategy) Corridor
 - Greenway *
- Transportation Engineering**
- Arterial
 - Collector
 - Proposed Local Road or Lane *
 - Proposed Local Road With Unique Cross Section *
 - On the map denotes a specific cross section. (See NCP document for detail)
 - Proposed Local Road (Alignment Flexible) *
 - Proposed Green Lane
 - * Alignment of proposed roads at off-set intersections to be subject to Engineering approval
 - Pedestrian Street (8m R.O.W.)
 - Multi-Use Pathway *
 - Right-In / Right-Out Access
 - Road subject to Engineering review
- Urban Design**
- Special Urban Design Area
 - Residential units designed to face / front park or wildlife corridors
 - * Live - Work Option on ground floor of street - fronting units
 - * No individual driveway access will be permitted to SF lots along multi-use pathway, unless approved by Engineering.
 - All multi-use pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Fortis BC r.o.w.
 - Urban Landmark (Public art/special landscaping/plaza)
 - Plaza / Farecourt
 - Heritage Site - Potential For Preservation
 - Heritage Site - Registered
 - Flex Blocks
- Other**
- Creek Class A (Year-Round Fish-bearing)
 - Creek Class AO (Seasonal Fish-bearing)
 - Creek Class B (Non Fish-bearing, Supplies nutrients to Fish-bearing creeks)
 - Forest Blocks
 - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer) *
 - * Land to be conveyed to the city in exchange for density transfer
 - Sanitary Trunk Sewer R.O.W.
 - Landscape Buffer or Landscaped Setback, as noted
 - Creek Buffer Class B
 - Creek Buffer Class A and Class AO
 - Daylighted Creek Buffer
 - Storm Water Facility (Location, size of stormwater facility are subject to Engineering approval.)
 - Agricultural Land Reserve

NOTES:

Riparian setbacks are shown at 30m and 15m, respectively, from the centrelines of Class "A" and Class "B" watercourses. The ultimate setbacks must be compliant, at minimum, with Federal Fisheries Act and Provincial Fish Protection Act (Riparian Areas Regulations (RAR)). Measures in support of the RAR, may include geotechnical investigations, windthrow analysis, wildlife analysis. Additionally, other Acts and Regulations may apply such as: Provincial Water Act, Provincial Wildlife Act Federal Species at Risk Act, Federal Migratory Bird Convention Act.

In addition to the land use density indicated, a bonus density may be available, subject to meeting the Energy Efficiency Density Bonus Policy.



WEST CLAYTON NCP
Stage 2 Land Use Concept
Approved by Council at it's Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438