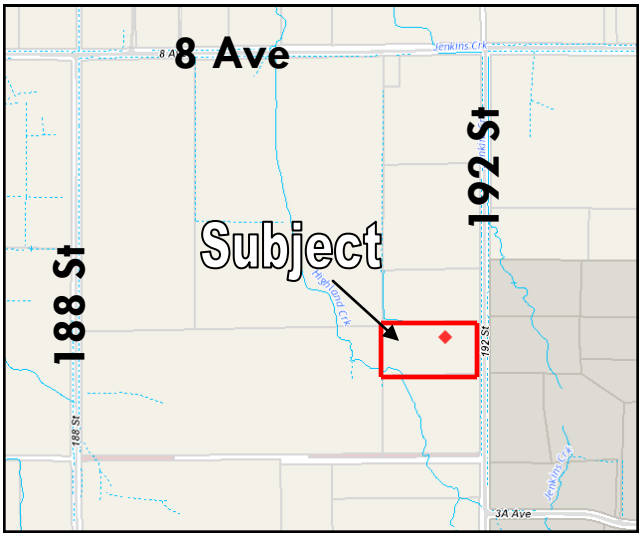
Beautiful 5 Acres Farm Land with Gorgeous House in Hazelmere For Sale

505 - 192nd St. Surrey





One of a kind! The property sits on 192 St, in beautiful Hazelmere Valley in Surrey. It close to U.S. border, White Rock and Hwy 99. And near to the high point new subdivision area. This 5 Acres is in rectangular shape with gentle downward slope to northwest. Highland Creek across the southwest end of the property lot. The property is qualified for Farm Tax if one can get $1600 annual income from Tree Farm business. House on the site is 5,903 SF. It offers 2 large suites, 3 kitchens. The Bsmt is rented out for $1250 gross rent/mth. House has triple garage, large tennis/sport court, in-ground large salt water pool, hot tub on site. All secured by 2 gated driveways. There is one full RV site. Also, a fully leased 6,440 SF nine (9) BAY SHOP brings nearly $100,000 gross annual income (including 2 unauthorized suites). Septic System is separate for the shop and RV Site. All measure. are approx., must be verified by the Buyer. This property is ideal for your home! **Call now!**

House Information

Lot Size (approx.):	5 Acres (343X633)
House Size (approx.):	5,903 Sq. Ft.
Building Age (approx.):	1991 (built)
Roof:	Wood (Original)
Construction:	Frame - Wood
Exterior:	Mixed
Water Supply:	Well—drilled
Heat/Fuel:	Natural Gas

Property Information

Address:	505—192 St, Surrey, BC, V3Z 9R9
Legal:	PL 9224 LD 36 SEC 4 TWP 7 Parcel A, Part NE 1/4, Portion (H104533E) LOT 3.
P.I.D.:	011-429-259
Zoning:	General Agricultural Zone

Government Assessment (2016)

Land:	$12,400
Improvement:	$381,000
Actual Total:	$393,400
Gross Tax:	$2,382.88(2015)



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**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.*

Beautiful 5 Acres Farm Land with Gorgeous House in Hazelmere For Sale

505 - 192nd St. Surrey

Income Details

Bay Shop	1	2	3	4	5	6	7	8	9
Gross Income Per month	$700	$700	$700	$650	$700	$650	$650	$625	$700

Sub Total Per Month	$6,175

	Basement Unit	Above Garage Unit	RV Dump Site
Gross Income Per month	$1,250	$750	$90

Sub Total Per Month	$2,090

Total Gross Income Per month	$8,265

**All numbers here are base on the information from the Seller, and need to be verified by the Buyer. And the Buyer shall aware that all rentals are unauthorized and has been informed of the consequences of such ownership and the potential loss of income should the rental use be discontinued.

Beautiful 5 Acres Farm Land with Gorgeous house in Hazelmere For Sale

505—192nd St. Surrey













Beautiful 5 Acres Farm Land with Gorgeous house in Hazelmere For Sale

505—192nd St. Surrey









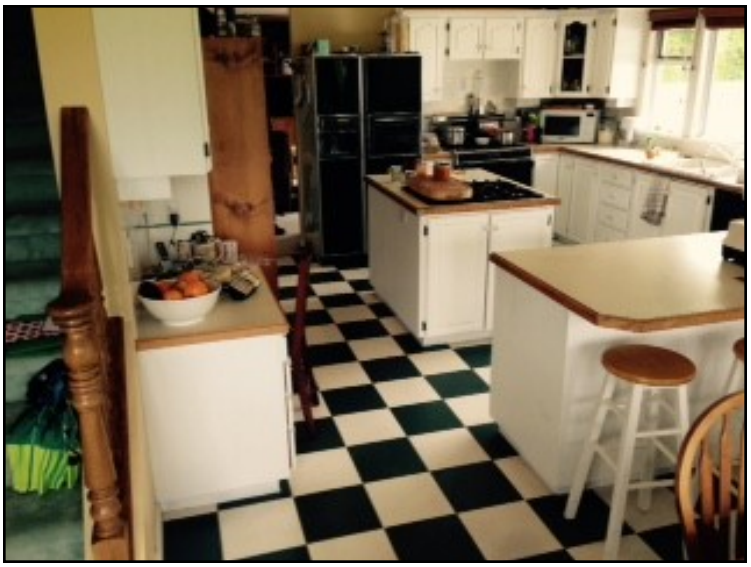


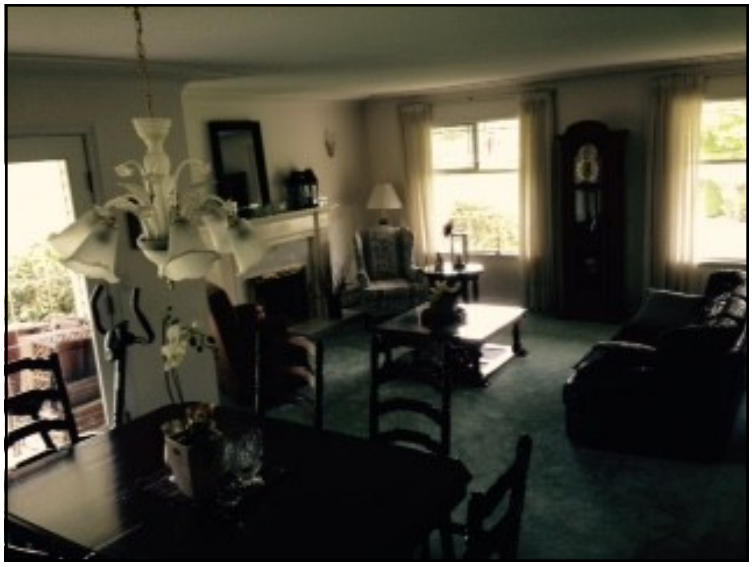


Beautiful 5 Acres Farm Land with Gorgeous house in Hazelmere For Sale

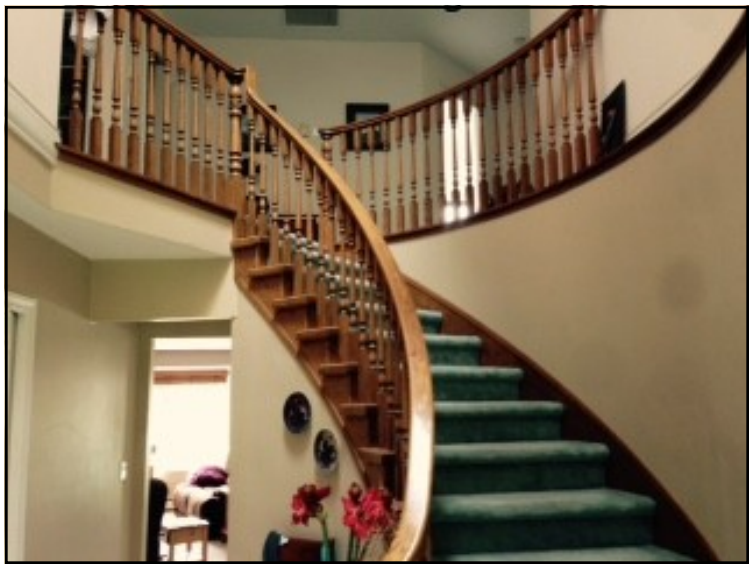
505—192nd St. Surrey









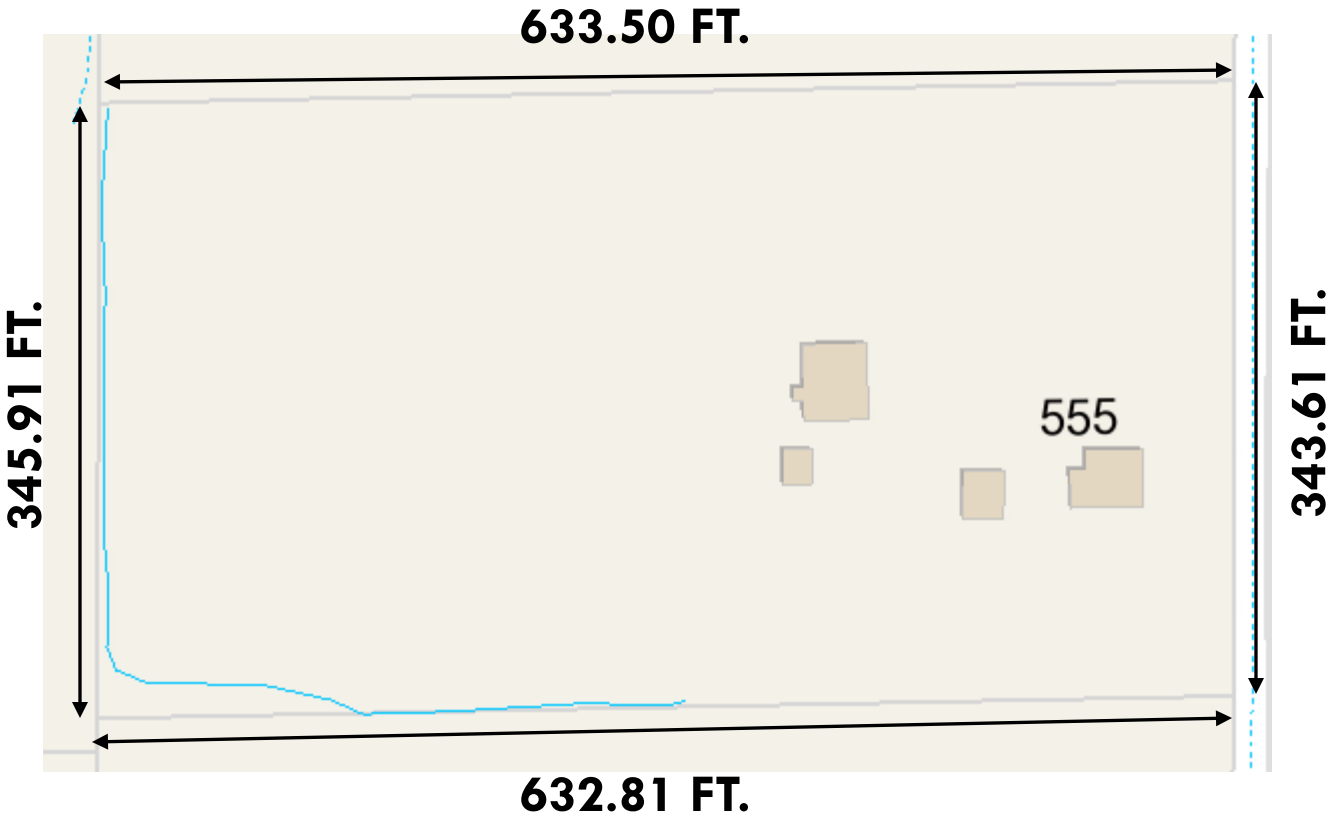




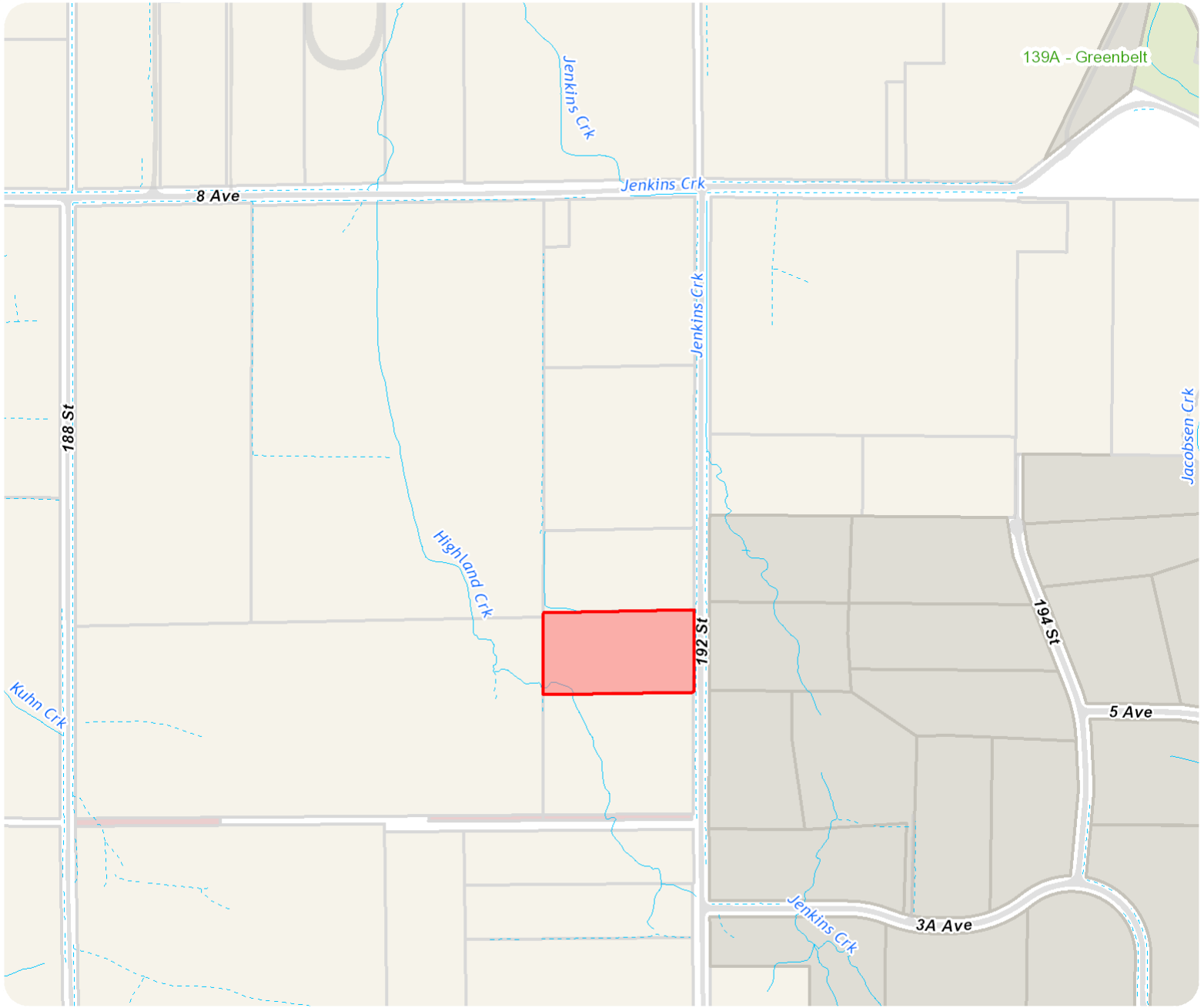
Beautiful 5 Acres Farm Land with Gorgeous house in Hazelmere For Sale

505—192nd St. Surrey

Measurement (Approximately)



505 192nd St, Surrey



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

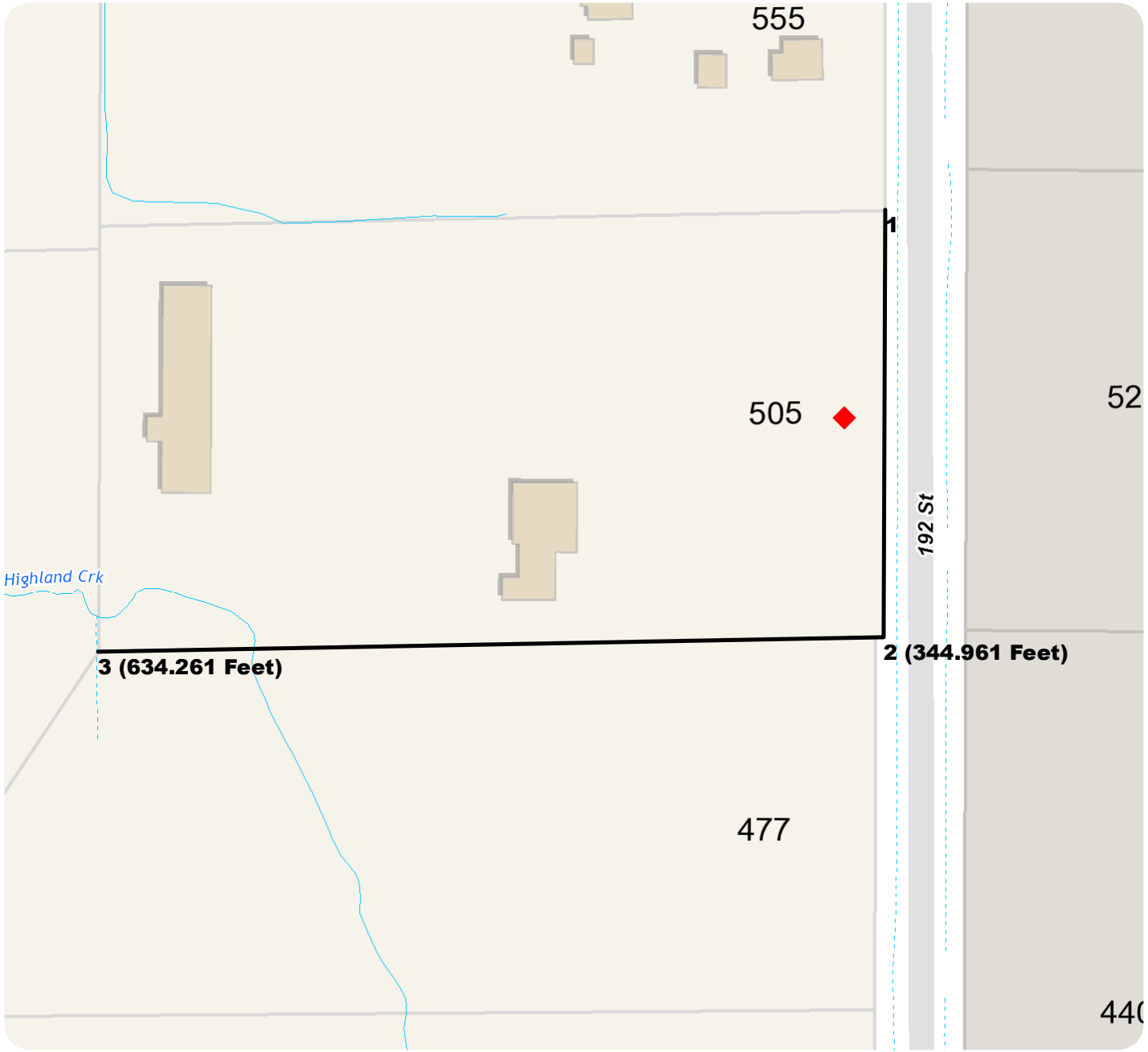
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0 0.05 0.1 0.2 0.3
km

Map created on: 13/05/2015

505 192 St. Surrey (Measurement approx.)



Legend

- Park Specimen Trees500_2000
- Trails and Paths
- 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

Enter Map Description

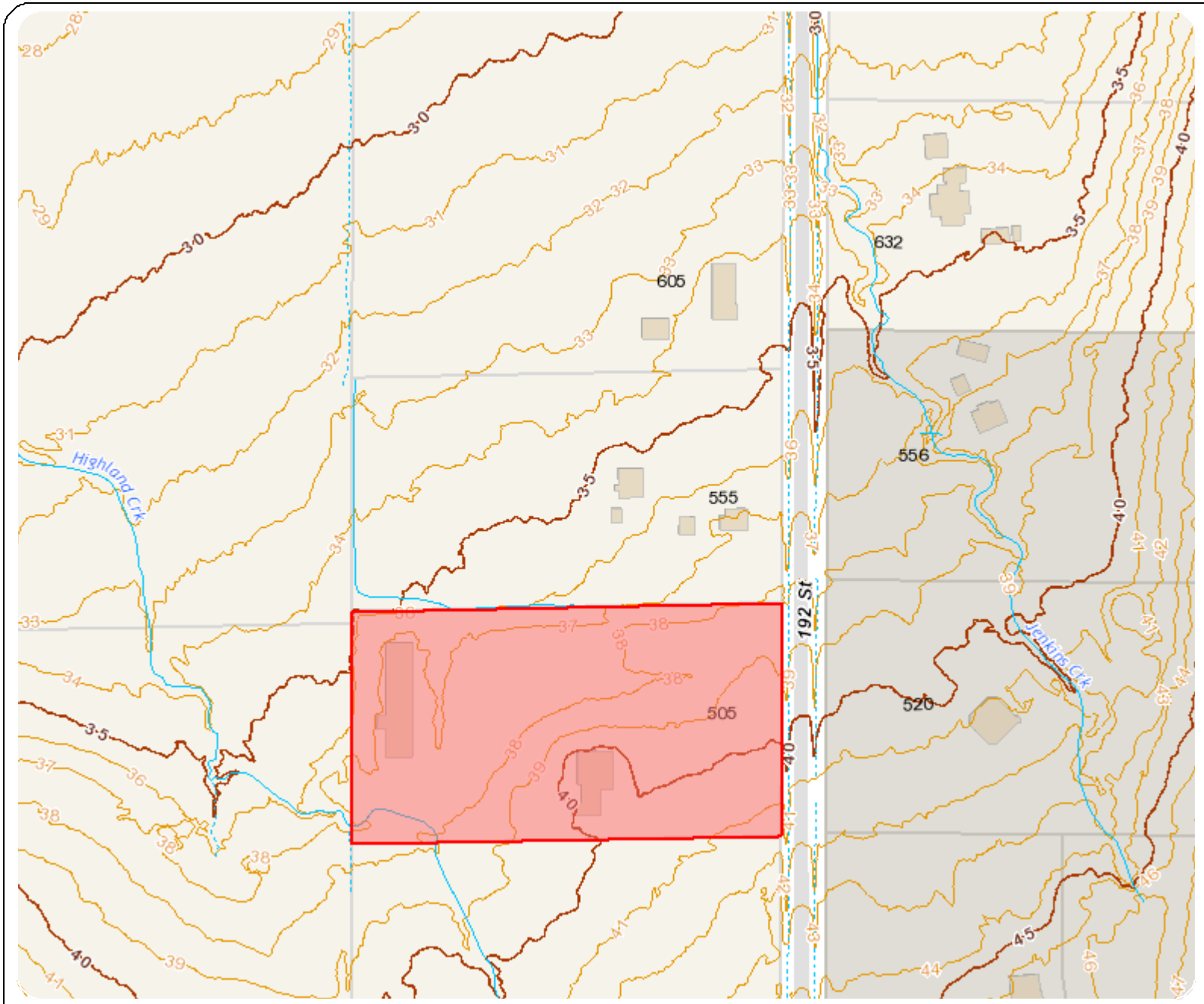
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0 0.0075 0.015 0.03 0.045
km

Map created on: 17/02/2016

505 192nd St, Surrey



Legend

- Park Specimen Trees2000_400(
- Trails and Paths
- River
- Creek
- Ditch
- Contours - Intermediate (1m)
- Contours - 5 metre
- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre
- Building Shadow
- Sports Fields

Scale: 1:2,571

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0 0.015 0.03 0.06 0.09
km

Map created on: 13/05/2015

505 192nd St, Surrey



Legend

- Trails and Paths
- River
- Creek
- Ditch
- Sports Fields
- Diamonds
- Park Outdoor Recreation Facilitie
- Playground
- Water Playground
- Lots (Outline)

Scale: 1:1,866

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0 0.01 0.02 0.04 0.06
km

Map created on: 13/05/2015

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*
Single Family Dwellings, *Duplexes* and *Accessory Buildings* and *Structures* and All *Buildings* and *Structures* Not Stated Below	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.]
Buildings for Uses Permitted Under Sections B.1, B.4, B.5, B.9(c) and B.9(h) of this Zone, *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.]
Kennels-Commercial, *Kennels-Hobby*, Horse-riding training and/or boarding	30.0 m. [100 ft.]	30.0 m ** [100 ft.]	30.0 m.** [100 ft.]	30.0 m. [100 ft.]
Buildings for Uses Permitted Under Section B.3 of this Zone***	90.0 m. [300 ft.]	15.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]
Buildings and *Structures* For Private Airport	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* abut 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

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 the *permitted* residential *use* 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:

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