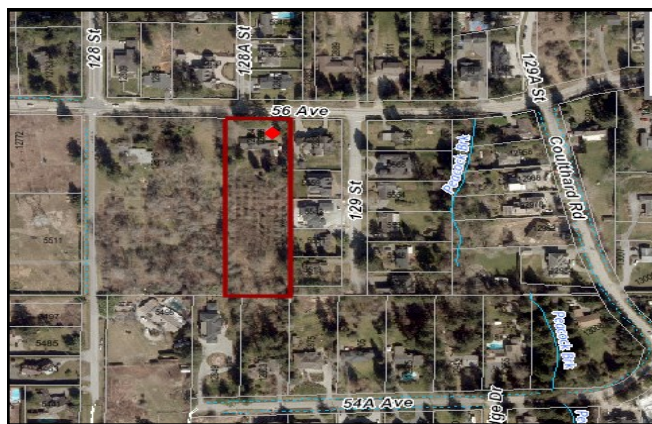
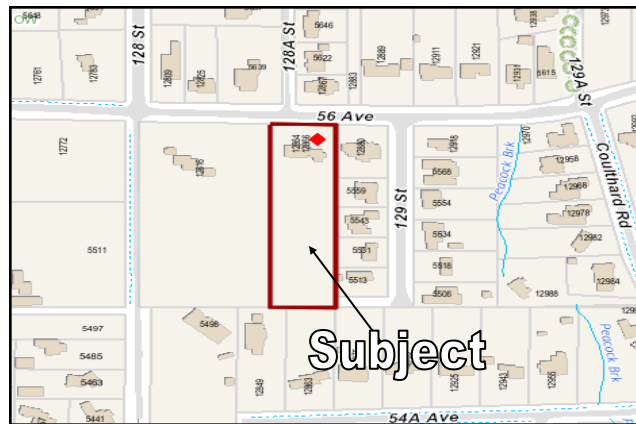




2.345 Acres Residential Land in Surrey For Sale

12866 56 Ave, Surrey



Must See! Great opportunity to obtain 2.345 acres of land in the Panorama Ridge neighborhood of Surrey. Property is in rectangular shape. Located on 56 Ave, between 128 St and 129 St, close to Hwy 10 (58 Ave) and Hwy 99. There are two houses on the property, both rented, in \$2000/month and \$700/month. Under half acre residential zone, potential to subdivide into 4-5 lots. Quite area. Excellent property for holding. **Call now for more information!**

Property Information

Address: 12866 56 Ave, Surrey
Legal: LOT W1/2 7, PLAN NWP 1577, PART
NW1/4, SEC TION 5, TOWNSHIP 2, NEW
WESTMINSTER LAND DISTRICT
P.I.D.: 007-483-945
Zoning: RH (Half Acre Residential Zone)
Lot Size: 2.345 Acres (168 ft x 607 ft)

Government Assessment (2023)

Land	\$4,311,000
Improvement	\$79,200
Total	\$4,390,200
Tax:	\$16,875.03



Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

Award Winning Services!



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎



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Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

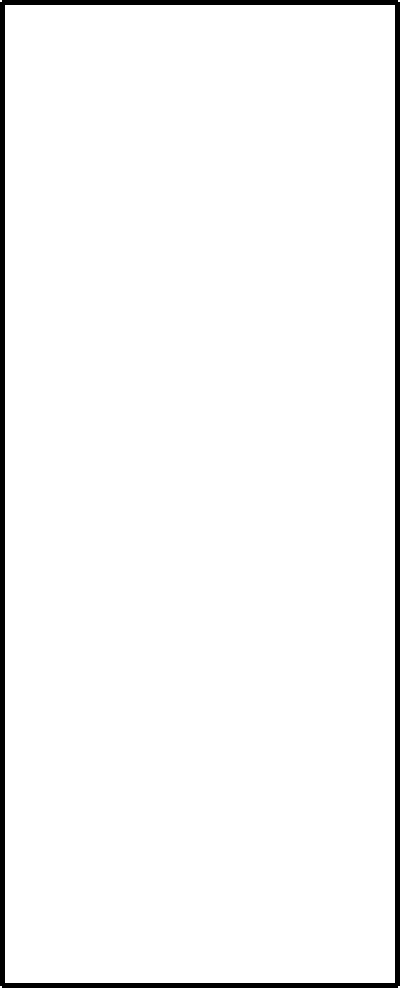
*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

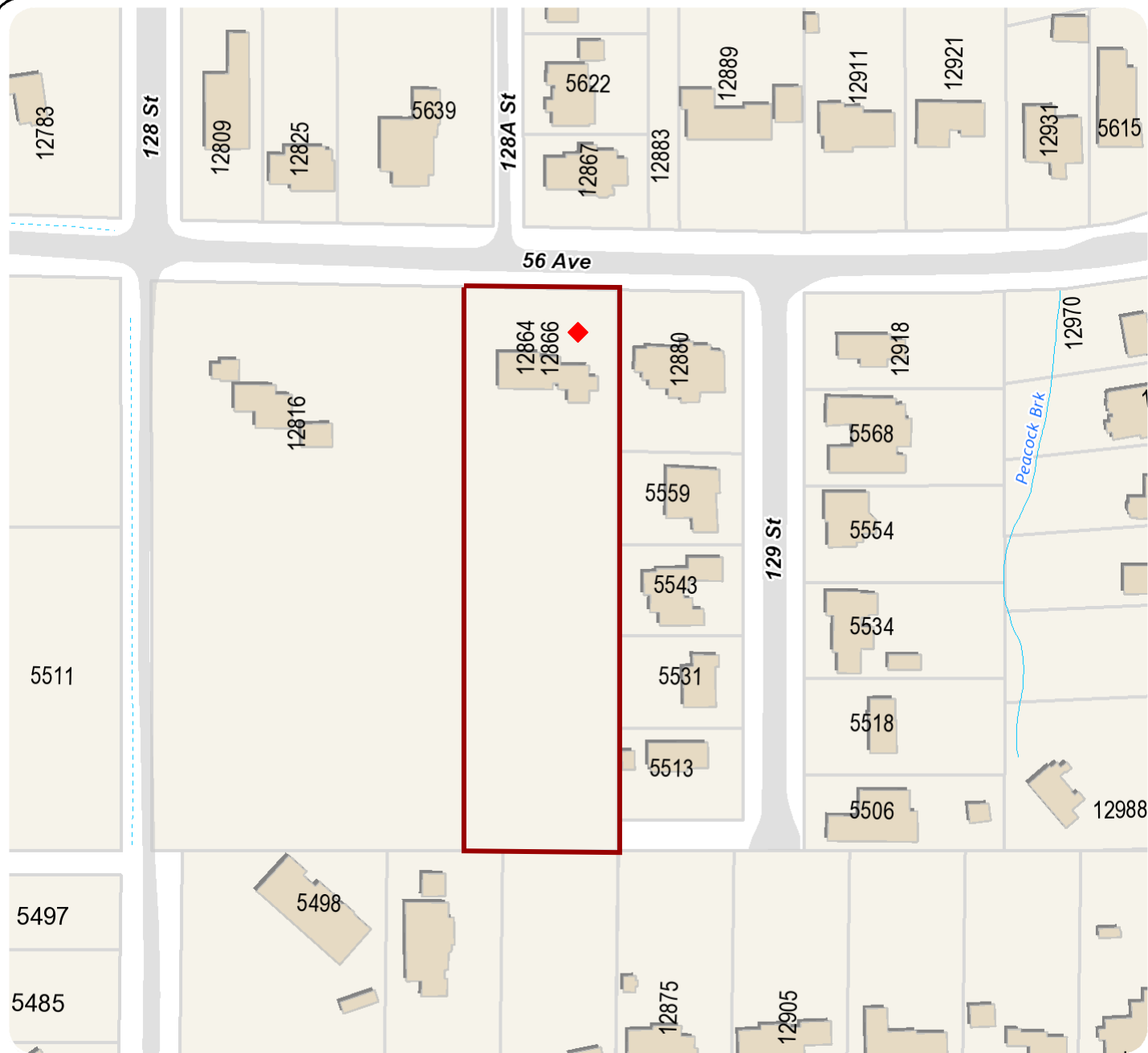
Property Measurement Approx.

56 Ave

168 Ft.

607 Ft.





Legend

-  Park Specimen Trees500_2000
-  Trails and Paths
- Water Courses**
 -  River
 -  Creek
 -  Ditch
- Park Sports Fields**
 -  Sports Fields
 -  Diamonds
 -  Park Outdoor Recreation Facilities
- Park Playgrounds**
 -  Playground
 -  Water Playground
 -  Road Surface

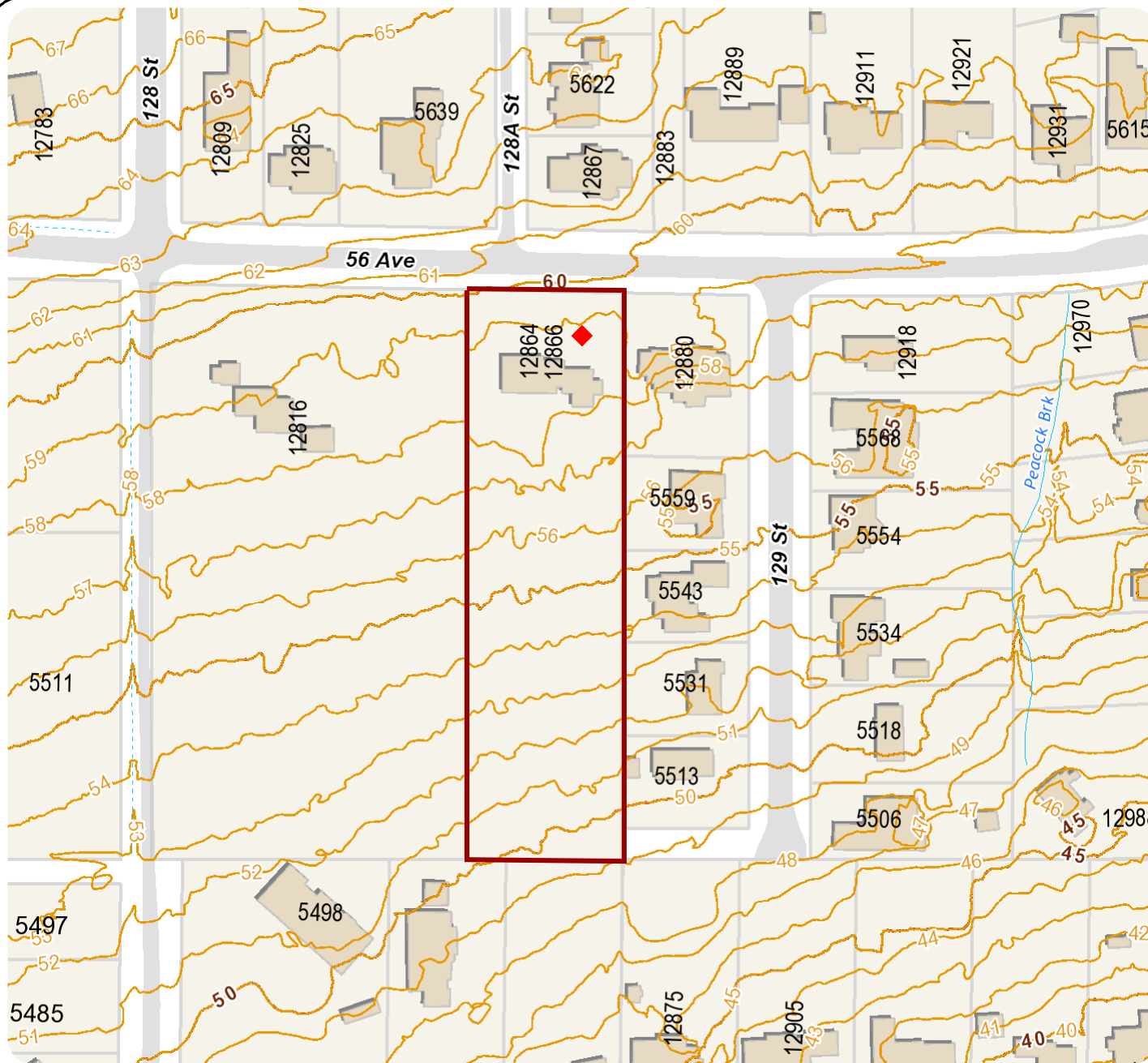
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Legend

Park Specimen Trees500_2000

Trails and Paths

Water Courses

River

Creek

Ditch

Contours - Intermediate (1m)

Contours - 5 metre

Park Sports Fields

Sports Fields

Diamonds

Park Outdoor Recreation Facilities

Park Playgrounds

Playground

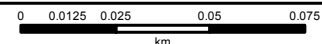
Water Playground

Road Surface

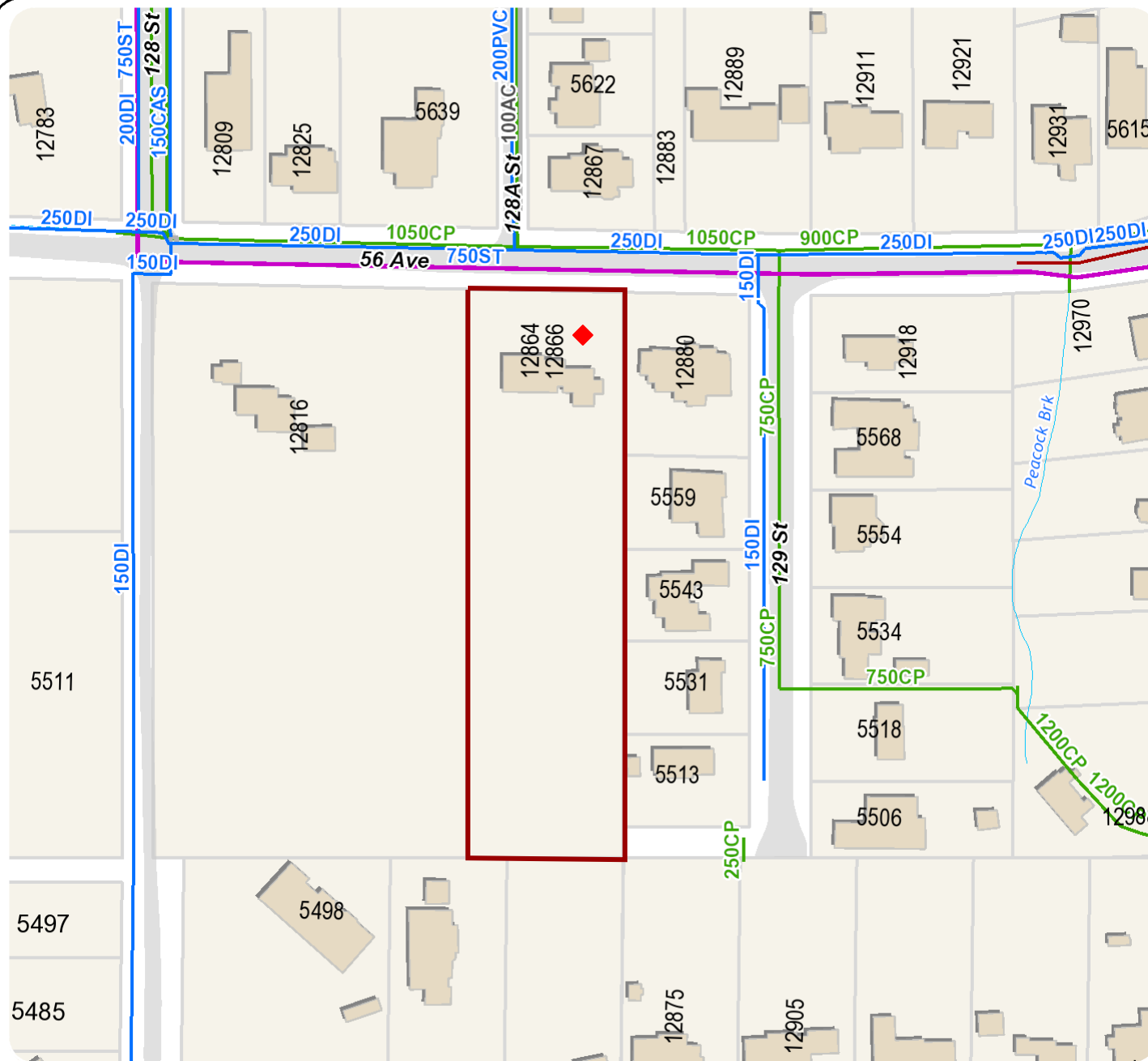
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Legend

Park Specimen Trees500_2000

Water Mains

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

Sanitary Mains

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

Drainage Mains

- Proposed
- In Service/For Construction
- Abandoned
- Trails and Paths

Water Courses

- River
- Creek
- Ditch

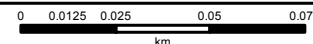
Park Sports Fields

- Sports Fields

Enter Map Description

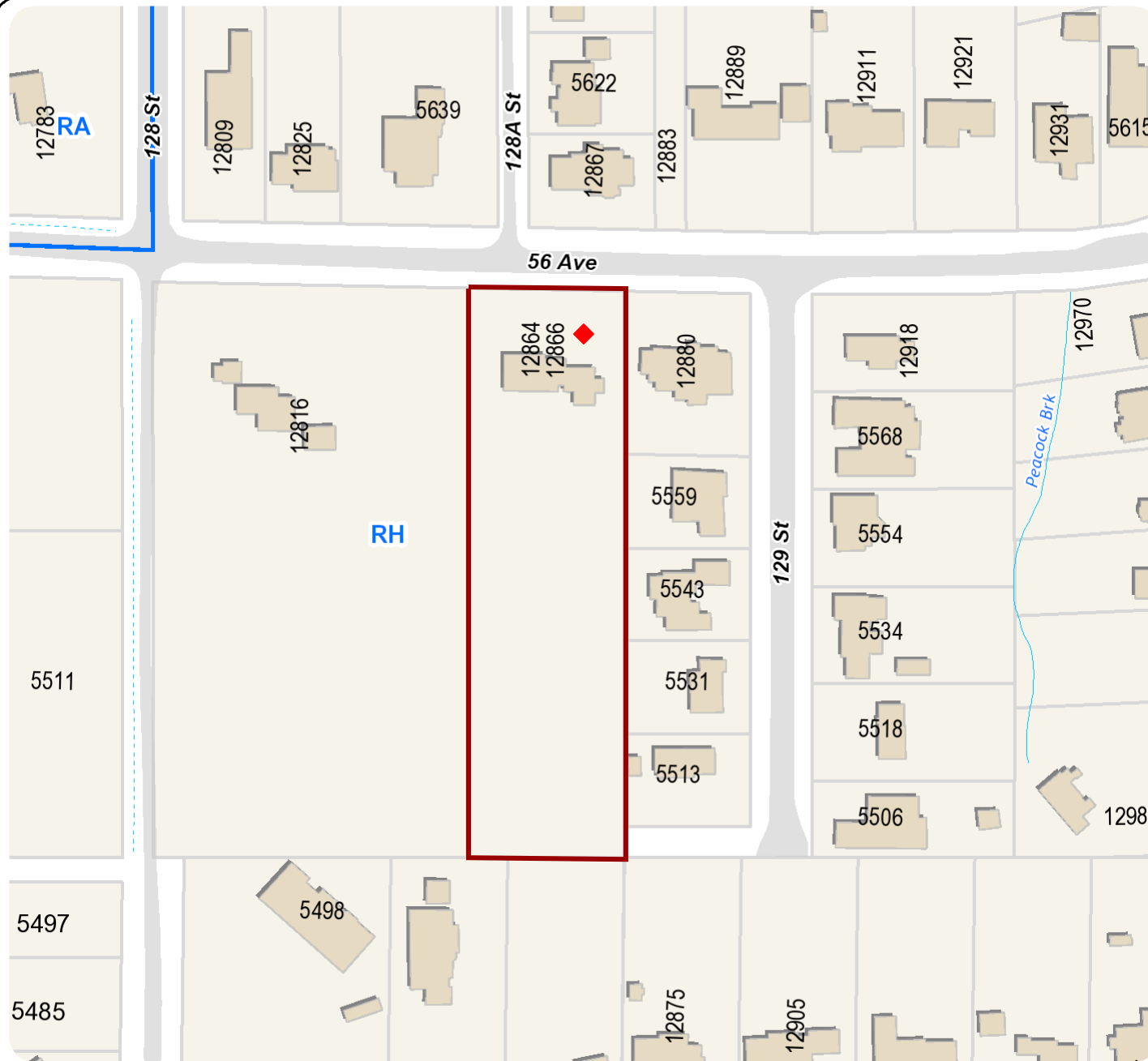
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Map created on: 2019-10-31

COSMOS Zoning Map



Legend

Park Specimen Trees500_2000

Trails and Paths

Water Courses

River

Creek

Ditch

Zoning Boundaries

Park Sports Fields

Sports Fields

Diamonds

Park Outdoor Recreation Facilities

Park Playgrounds

Playground

Water Playground

Road Surface

Enter Map Description

Scale: 1:2,000

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0 0.0125 0.025 0.05 0.075
km

Map created on: 2019-10-31

Part 14

Half-Acre Residential Zone

RH

(BL 20058; 20300, 20681)

A. Intent

(BL 17471)

This Zone is intended for single family housing on *lots* designated Suburban in the *OCP* of 0.2024 ha or larger.

B. Permitted Uses

(BL 17290)

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

Principal Uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Hobby kennel*, only where the *lot* is ≥ 0.4047 ha in size and subject to the Surrey Kennel Regulation By-law, as amended.
3. *Agriculture* and *horticulture* uses, only where the *lot* is ≥ 2 ha; excluding *poultry farming*, *mushroom growing*, *piggeries* or *mink farms*.

Accessory Uses:

4. *Bed and breakfast* use in accordance with Section B.7 of Part 4 General Provisions.
5. The keeping of *boarders* or *lodgers* in accordance with Section B.7 of Part 4 General Provisions.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 13093; 14390; 14519; 18414; 18771; 19073; 19333; 19995; 20014; 20275, 20551, 20681)

1. Subdivision:

For the purpose of subdivision:

(a) Maximum Unit Density:

Maximum *unit density* shall be 2.5 *dwelling units* per hectare; and

(b) Permitted Unit Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *unit density* may be increased to 5.0 *dwelling units* per hectare.

2. Building Construction:

For the purpose of *building* construction:

(a) Minimum Single Family Dwelling Size:

For any *lot* regardless of size or location, *single family dwellings* shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m;

(b) Floor Area and Floor Area Ratio Lots > 1,500 sq. m

Where a *lot* is > 1,500 sq. m in area, the *floor area ratio* shall not exceed 0.32 provided that of the allowable floor area, 44.60 sq. m is used only as a garage or carport and 10 sq. m is only used for *accessory buildings* and *structures*; and

(c) Floor Area and Floor Area Ratio Lots $\leq$ 1,500 sq. m

Where a *lot* is $\leq$ 1,500 sq. m in area, the following standards apply:

i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport; and

ii. The floor area is a maximum of 465 sq. m; and

iii. Notwithstanding Section D.2(c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and

iv. Principal Building Second Storey Floor Area:

The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.

3. Floor Area Ratio Calculation:

In this Zone, the following shall be included in the calculation of *floor area ratio*:

- i. Covered areas used for parking, unless the covered parking is located within the *basement*;
- ii. The area of an *accessory building* in excess of 10 sq. m;
- iii. Covered outdoor space with a height of 1.8 m or greater, except for a maximum of 10% of the maximum allowable floor area of which 14.9 sq. m must be reserved for a front porch or veranda; and
- iv. Floor area including staircases, garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a) staircases;
 - b) 18.6 sq. m; and
 - b) Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

(BL 13093; 18771)

1. Lots $>$ 1,500 sq. m:

Where a *lot* is $>$ 1,500 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 25%.

2. Lots $\leq$ 1,500 sq. m:

Where a *lot* is $\leq$ 1,500 sq. m in area, the following standards apply:

- (a) For *lots* $\leq$ 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40%;
- (b) For *lots* $>$ 560 sq. m and $\leq$ 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until a *lot coverage* of 25% is reached; and

- (c) For lots > 1,262 sq. m and ≤ 1,500 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 25%.

F. Yards and Setbacks

(BL 13093; 18414; 19491)

1. Lots > 1,500 sq. m:

Where a *lot* is > 1,500 sq. m in area, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal Building</i>	7.5 m	7.5 m	4.5 m	7.5 m
<i>Accessory Buildings and Structures Greater Than 10 sq. m in Size</i>	18.0 m	1.8 m	1.0 m	7.5 m
<i>Other Accessory Buildings and Structures</i>	18.0 m	0.0 m	0.0 m	7.5 m
<i>Hobby Kennel¹, Agriculture and Horticulture Uses including Buildings</i>	36.0 m	7.5 m	7.5 m	36.0 m

1 The *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*.

2. Lots ≤ 1,500 sq. m:

Where a *lot* is ≤ 1,500 sq. m in area, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard ^{1,2,3}	Rear Yard ⁴	Side Yard	Street Side Yard
<i>Principal Building</i>	7.5 m	7.5 m	1.8 m ⁵	3.6 m
<i>Accessory Buildings and Structures Greater Than 10 sq. m in Size</i>	18.0 m	1.8 m	1.0 m	7.5 m
<i>Other Accessory Buildings and Structures</i>	18.0 m	0.0 m	0.0 m	7.5 m

1 Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 m for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 m, the *setback* to an attached garage may be relaxed to 6.7 m.

2 With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 m from the front of the said garage.

3 The required *front yard setback* is increased to 11.0 m to the front face of an attached garage on *lots* that front onto a cul-de-sac bulb and which have a *frontage* of less than 8.0 m, as determined by measuring a straight line drawn between the two front corners of the *lot*.

4 50% of the length of the rear *building* face may be *setback* a distance of 6.0 m from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 m from the *rear lot line*.

5 The *side yard setback* may be reduced to 1.2 m along one *side lot line* adjoining a *lot* zoned single family provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 m.

G. Height of Buildings

(BL 12239; 18414)

1. Principal Buildings:

Principal building height shall not exceed 9 m.

2. Accessory Buildings:

(a) *Accessory building height* shall not exceed 4 m; and

- (b) *Accessory building height* may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*.
- 3. Structures:
Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13093; 13774; 17471; 18719; 18771)

- 1. Parking Calculations:
 - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
 - (b) In this Zone, where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following additional parking is required:
 - i. *Bed and Breakfast* – 1 *parking space* per bedroom available; and
 - ii. *Boarders or Lodgers* – 1 *parking space* per boarder or lodger.
- 2. Outdoor Parking and Storage:
Outdoor parking or storage of *vehicles*, *house trailers*, *utility trailers*, *campers*, or boats ancillary to the residential use shall be limited as follows:
 - (a) Maximum of 3 *vehicles*;
 - (b) Combined maximum of 1 *house trailer*, *utility trailer*, *camper* or boat;
 - (c) Outdoor parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling unit*, or within 1 m of the *side lot line*; and
 - (d) Notwithstanding Section H.2(c) of this Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications.

I. Landscaping and Screening

(BL 12333)

- 1. General Landscaping:
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. Outdoor Parking and Storage:
For outdoor parking or storage:
 - (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad shall be adequately screened as follows:
 - i. *All Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
 - ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
 - (b) Screening required in Section I.2(a) of this Zone shall be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
 - (c) Notwithstanding Section I.2(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from

the point of intersection of the 2 *lot lines*.

J. Special Regulations

(BL 17290; 20058)

1. Secondary Suites:

A *secondary suite* shall:

- (a) Not exceed 90 sq. m in floor area; and
- (b) Occupy less than 40% of the habitable floor area of the *building*.

2. Basement Access:

Basement access and *basement* wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 sq. m; including the stairs.

K. Subdivision

(BL 14390; 19995)

1. Minimum Lot Sizes:

Lots created through subdivision shall conform to the following minimum standards:

- (a) *Lot Area*: Minimum 4,047 sq. m;
- (b) *Lot Width*: Minimum 50 m; and
- (c) *Lot Depth*: Minimum 60 m.

2. Permitted Lot Size Reductions:

In accordance with the permitted *unit density* increases in Section D of this Zone, *lots* created through subdivision may be reduced to the following minimum standards:

- (a) *Lot Area*: Minimum 1,858 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m.

L. Other Regulations

(BL 13657; 13774)

Additional land use regulations may apply as follows:

- 1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
- 2. *Building* permits, pursuant to Surrey Building By-law, as amended.
- 3. Trees and vegetation, pursuant to Surrey Tree Preservation By-law, as amended.