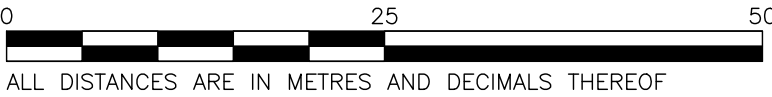


SUBDIVISION PLAN OF
LOT 2 SECTION 19 TOWNSHIP 13
NEW WESTMINSTER DISTRICT PLAN BCP14381

BCGS 926.008



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH
BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO.41,
TOWNSHIP OF LANGLEY, NAD83(CRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 90H6438 AND 90H6439 AND
ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ABSOLUTE ACCURACY
ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED
COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL
MONUMENTS 90H6438 AND 90H6439.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS
OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
0.9996054. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED
BASED ON GEODETIC CONTROL MONUMENTS 90H6438 AND 90H6439.

LEGEND

- | FOUND | PLACED | |
|-------|--------|------------------------------|
| ⊙ | ⊙ | CONTROL MONUMENT |
| ⊙ | ⊙ | STANDARD CONCRETE POST |
| ⊙ | ⊙ | STANDARD CAPPED POST |
| ⊙ | ⊙ | STANDARD ROCK POST |
| ⊙ | ⊙ | STANDARD IRON POST |
| ■ | □ | LEAD PLUG |
| a | | DENOTES ARC |
| r | | DENOTES RADIUS |
| (c) | | DENOTES CALCULATED |
| ha | | DENOTES HECTARE |
| m2 | | DENOTES SQUARE METRE(S) |
| REM | | DENOTES REMAINDER |
| NF | | DENOTES NOTHING FOUND |
| NS | | DENOTES NOTHING SEARCHED FOR |
| Wt | | DENOTES WITNESS |
| OU | | DENOTES ORIGIN UNKNOWN |

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S).

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
APPROVING OFFICER FOR THE TOWNSHIP OF LANGLEY

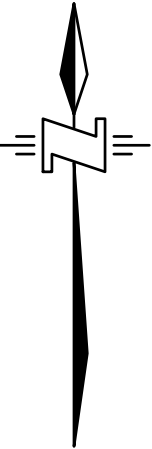
THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE 11TH DAY OF JULY, 2021.
JASON G. HAMEL, BCLS 821

UTM ZONE 10 COORDINATES
DATUM: NAD83(CRS) 4.0.0.BC.1.OVRD
NORTHING: 5432674.428
EASTING: 537340.193
POINT COMBINED FACTOR: 0.9996054
ABSOLUTE ACCURACY: 0.02

UTM ZONE 10 COORDINATES
DATUM: NAD83(CRS) 4.0.0.BC.1.MVRD
NORTHING: 5432682.525
EASTING: 537883.032
POINT COMBINED FACTOR: 0.9996054
ABSOLUTE ACCURACY: 0.03

McELHANNEY ASSOCIATES LAND SURVEYING LTD
SUITE 100, 8837 201 STREET
LANGLEY, BC V2Y 0C8
TEL: 604-586-0391
FILE: 2112-6---6-SUB
EDP DATE: ---20

PLAN EPP110366



359°24'46"
117.082

268 STREET

357°56'59"
402.893

90H6439

2

PLAN LMP50375

89°04'58"

117.734

89°04'58"

29.000

21

AREA=464.8 m2

89°04'58"

29.000

22

AREA=464.9 m2

89°04'58"

29.000

23

AREA=464.9 m2

89°04'58"

29.000

24

AREA=464.9 m2

89°04'58"

29.000

25

AREA=505.1 m2

89°06'31"

24.000

26

AREA=1.36 ha

SECTION 19
TOWNSHIP 13

ROAD(26 AVENUE)

DEDICATED AS ROAD

AREA=0.633 ha

267 STREET

14

PLAN 37802

89°08'44"

543.113

90H6438

13

PLAN 37802

ROAD(26A AVENUE)

19

AREA=371.8 m2

18

AREA=309.6 m2

17

AREA=380.8 m2

16

AREA=428.5 m2

15

AREA=339.1 m2

14

AREA=314.7 m2

13

AREA=314.8 m2

12

AREA=314.7 m2

11

AREA=376.2 m2

10

AREA=386.7 m2

9

AREA=580.4m2

8

AREA=446.8m2

7

AREA=275.7 m2

6

AREA=275.0 m2

5

AREA=275.0 m2

4

AREA=275.0 m2

3

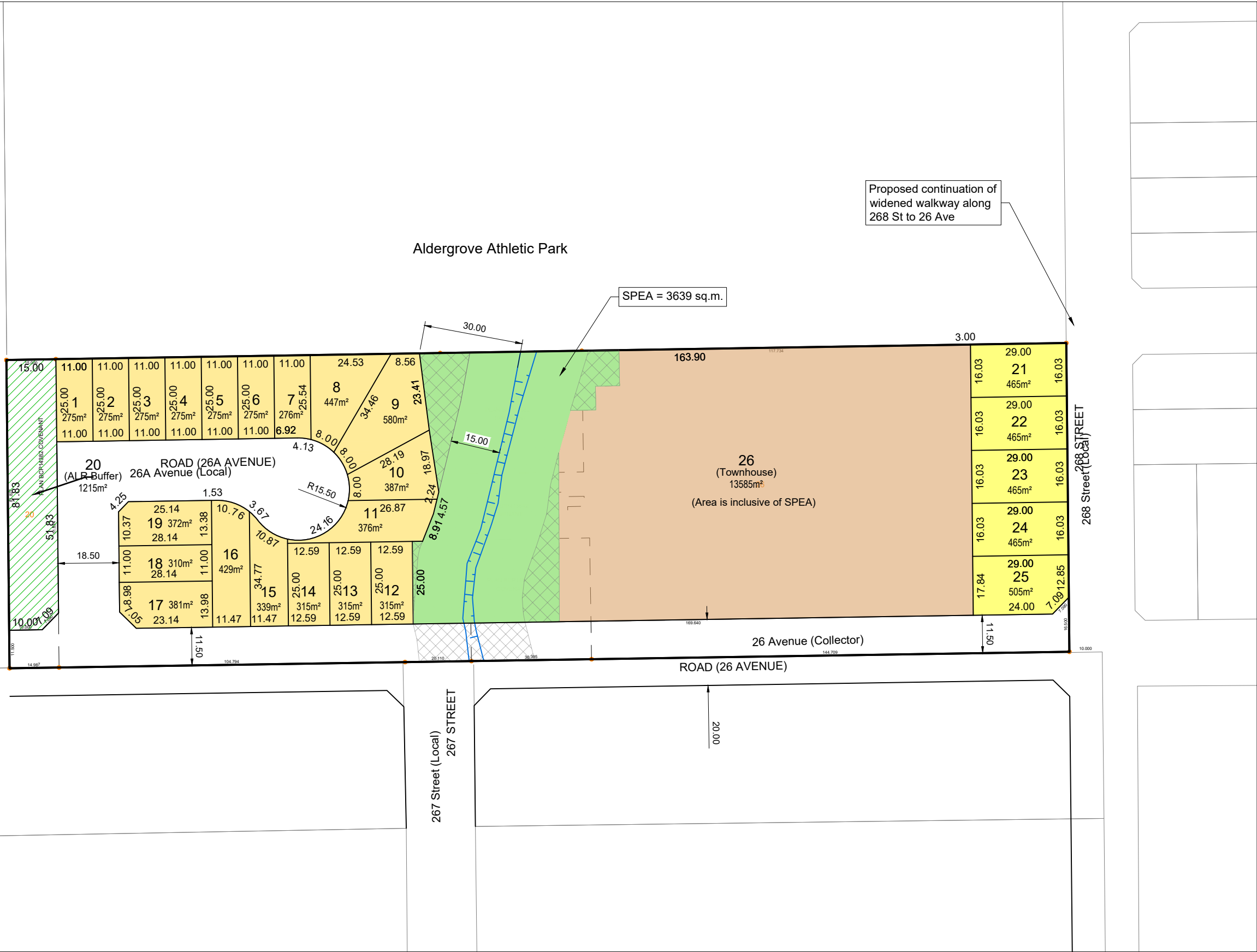
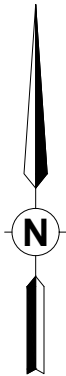
AREA=275.0 m2

2

AREA=275.0 m2

1

AREA=275.0 m2



LEGEND

- Subject Property
- R-1B (5 units)
- R-CL(A) (19 units)
- Townhouse
- ALR Buffer (15-m wide)
- Streamside Protection and Enhancement Area (SPEA)
- Assumed Top of Bank
- Road Encroachment into SPEA
- Compensation for SPEA Encroachment

SITE STATISTICS

PID	Address		
026-114-798	No Address, 268 Street		
Zone	Min. Lot Area (m ²)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1B			
Interior Lot	464.5	15.25	25.0
Corner Lot	464.5	15.25	25.0
R-CL(A) Front Loaded			
Interior Lot	275	11.0	25.0
Corner Lot	355	14.2	25.0
R-CL(A) Rear Loaded			
Interior Lot	266	9.5	28.0
Corner Lot	352	12.6	28.0

DRAFT - FOR DISCUSSION ONLY

Date	Rev	Note	Initial
2025.05.26	0	Revised lots 12-19	DG
2025.06.24	1	Removed 3m pathway on TH site, revised lot numbers	DG

SKETCH 20

Conceptual

268 St / 26 Ave
Township of Langley, BC

DATE: June 24, 2025
PREPARED FOR: Qualico
SCALE: 1 : 1250 @ 11" X 17"
McE PROJECT: 2111-05818-03
MUN. PROJECT: 13-09-0312

McElhanney
Suite 2300 Central City Tower
13450 102nd Avenue,
Surrey BC V3T 5X3
Tel. 604 596 0391

NOTES

- Subject site perimeter from preliminary subdivision plan dated June 20, 2025.
- Off-site base map from Township of Langley open data.
- This drawing is for preliminary layout only, and subject to municipal approval
- The areas and dimensions shown are subject to detailed calculations, and may vary.
- This drawing is not to be used for legal transactions.
- SPEA setbacks as shown per QEP recommendations

DATE: 2025-06-24, 11:58 FILE: X:\2111\2111-05818-03 Qualico - 268 St, 26 Ave - Aldergrove Ph 310.0\DRAWINGS\10.2 Planning\10.2.2 Sketches\250624_2616-3 SK20 Rev 1.dwg

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