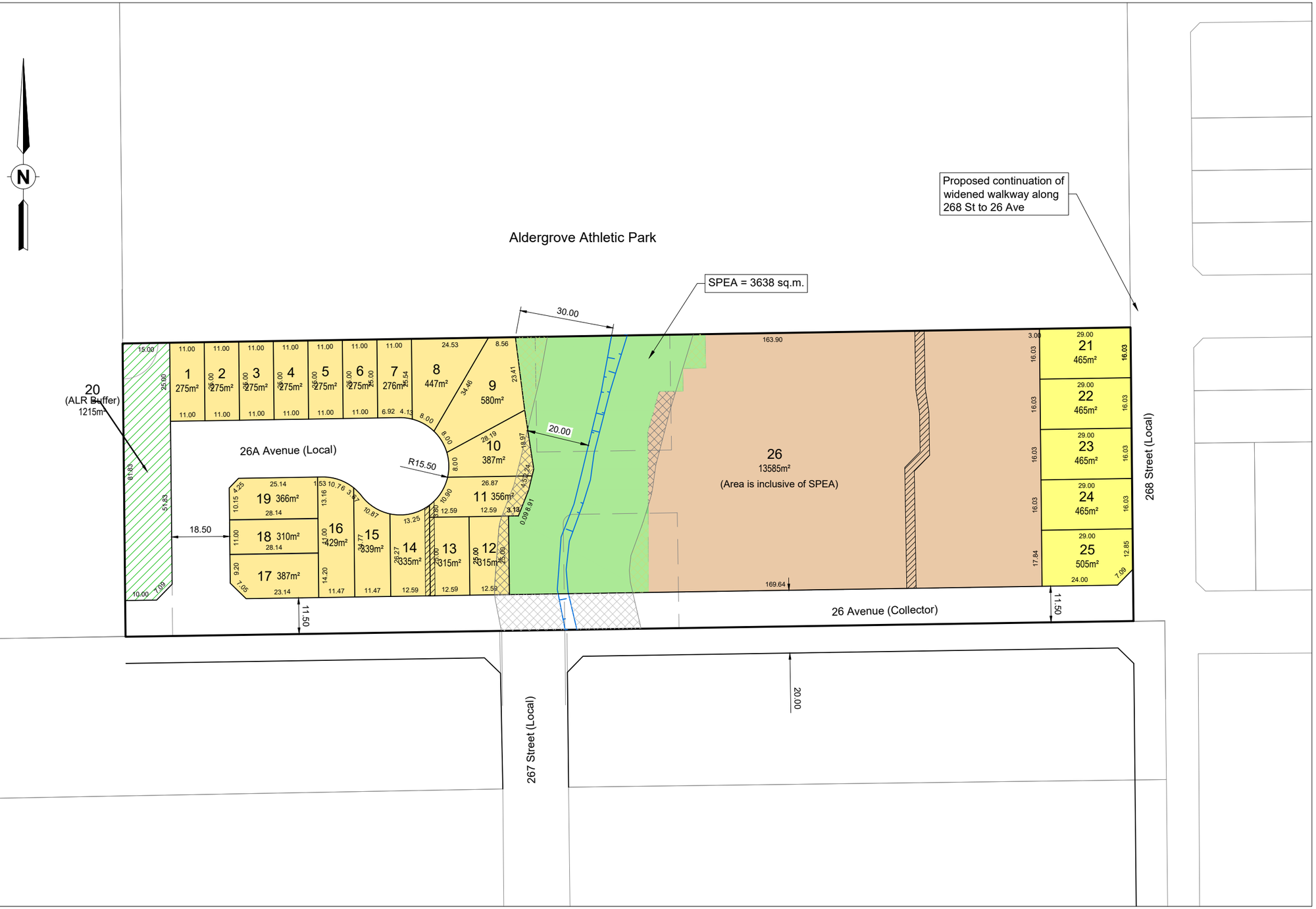


NOTES

1. Subject site perimeter from preliminary subdivision plan dated January 16, 2026.
2. Off-site base map from Township of Langley open data.
3. This drawing is for preliminary layout only, and subject to municipal approval
4. The areas and dimensions shown are subject to detailed calculations, and may vary.
5. This drawing is not to be used for legal transactions.
6. SPEA setbacks as shown per QEP recommendations

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
- Encroachment into SPEA
- SPEA ditional Gain

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
2026.03.12	3	Legal base update	CM
2026.05.20	4	Shown updated SPEA calculation	CM

SKETCH 20
Conceptual
268 St / 26 Ave
Township of Langley, BC

DATE: May 20, 2026
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

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DATE: 2026-06-01, 11:21 FILE: X:\2111\21111-05818-03 Qualico - 268 St, 26 Ave - Aldergrove Ph 3\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\260123 SR18-3 Sk20.dwg