

LEGEND

- Subject Site Boundary
- Top of Bank
- 30m SPEA Setback
- Creek Greenway
- R-1(B) Front-Loaded Lots
- R-1(B) with No-Build Restrictive Covenant for future SPEA, Creek Greenway, and developable lands

SITE STATISTICS

PID	Civic Address
007-186-991	20264 27 Ave
007-186-975	20244 27 Ave

Zone	Subdivision Requirements		
	Min. Lot Area (m ²)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1B	464.50	15.25	25.00

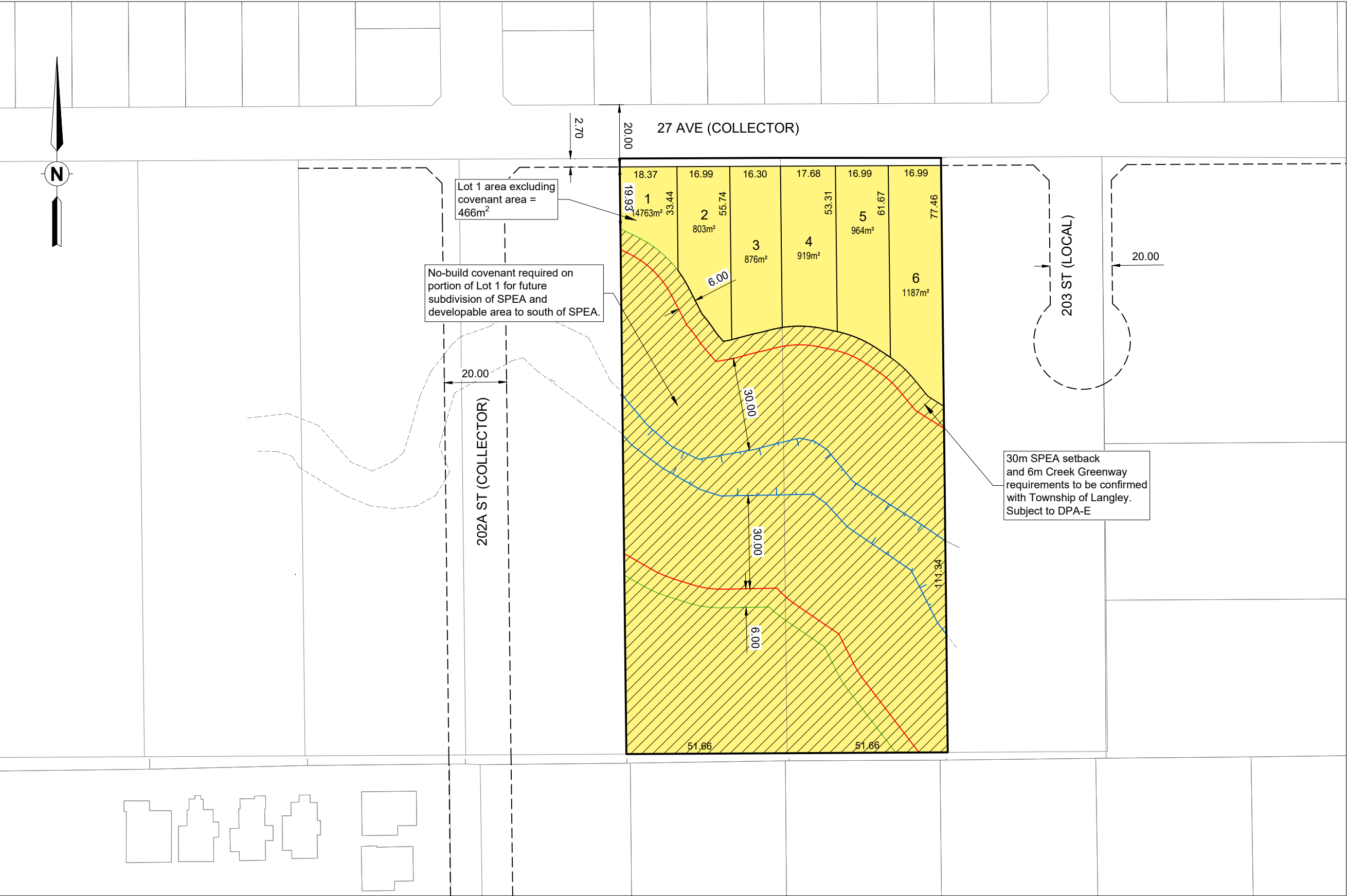
DRAFT - FOR DISCUSSION ONLY

Date	Rev	Note	Initial
2025.04.17	1	Adjustment based on meeting	CM
2025.07.02	2	Removed no-build covenant area on lot 6	DG

SKETCH 3
Fernridge NP
27 Ave & 202A St
Langley, BC

DATE: July 2, 2025
PREPARED FOR: 1005295 BC Ltd.
SCALE: 1 : 1250 @ 11" X 17"
McE PROJECT: 2111-06591-00
MUN. PROJECT:

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



NOTES

- Layout based on survey provided by Cameron Land Surveying.
- Layout is conceptual and subject to review and approval by the Township of Langley.
- Layout is consistent with Fernridge Neighbourhood Plan requirements. Front loaded SSMUH (R-1B) lots proposed due to extensive SPEA on site limiting space for rear-loaded lot pattern, subject to review and approval by Township of Langley (per Section 4.3 (4) of NP, which allows front-loaded lots at Township of Langley discretion.
- Up to four (4) dwelling units permitted on each lot.
- No-build covenant required on portion of Lot 1 for future subdivision of SPEA and developable area. Frontage and detention pond required to subdivide SPEA and lands to south of SPEA.
- Development application will require Township adoption of Engineering Servicing Plan to obtaining final approval.
- A school/park site will be required to service the area prior to obtaining final approval.

THIS DRAWING AND DESIGN IS THE PROPERTY OF MCELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF MCELHANNEY. MCELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. MCELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT MCELHANNEY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

DATE: 2025-07-04, 15:18 FILE: X:\2111\Project\211106591-00_105295 BC Ltd - 27 Ave Fernridge Feasibility Study\07_DRAWINGS\02_Sketches\25-06-27_06591-00 Overall Area.dwg



NOTES

1. Subject Site based on survey provided by Cameron Land Surveying.
2. Surrounding parcels based on Township of Langley Open Data
3. Watercourses based on Township of Langley Open Data
4. Layout is conceptual, and is subject to Municipal approval
5. Layout is consistent with Fernridge Neighbourhood Plan Land Use Plan.
6. Layout Assumes 6m Greenway connecting to 204 Street toward the east per Fernridge NP.

LEGEND

- Study Boundary
- Subject Site
- Top of Bank
- 30m SPEA Setback
- Greenway
- Future Road
- SSMUH 3
- SPEA

DRAFT - FOR DISCUSSION ONLY

Date	Rev	Note	Initial
2025.06.30	0	Conceptual layout of block per staff comment	DG

OVERALL AREA Conceptual Layout 27 Ave & 202A St Langley, BC

DATE: June 30, 2025
PREPARED FOR: 1005295 BC Ltd.
SCALE: 1 : 2000 @ 11" X 17"
McE PROJECT: 2111-06591-00
MUN. PROJECT:



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