

HOUSE: 21609
STREET: 44A AVE
CITY: LANGLEY
PROVINCE: BC
POSTAL CODE: V3A 2M4
FOLIO: 0757936086
PID: 023-894-989
LOT SIZE: 10377 SQUARE FEET
ZONING: R-1E
ZONING DESCRIPTION: MIN 930.0M - RESIDENTIAL
STATISTICAL AREA: C2300
STAT AREA DESCRIPTION: MURRAYVILLE - STAGE 3
PROPERTY NUMBER: 123862
PLAN NUMBER: LMP35063
LEGAL DESCRIPTION: LOT 2, SECTION 31
TOWNSHIP 10
NEW WEST DISTRICT
PLAN LMP35063 PART NW1/4.
LOT AREA: 963.17 S.M (10, 373.38) SQ.FT



SITE PLAN (EXISTING)

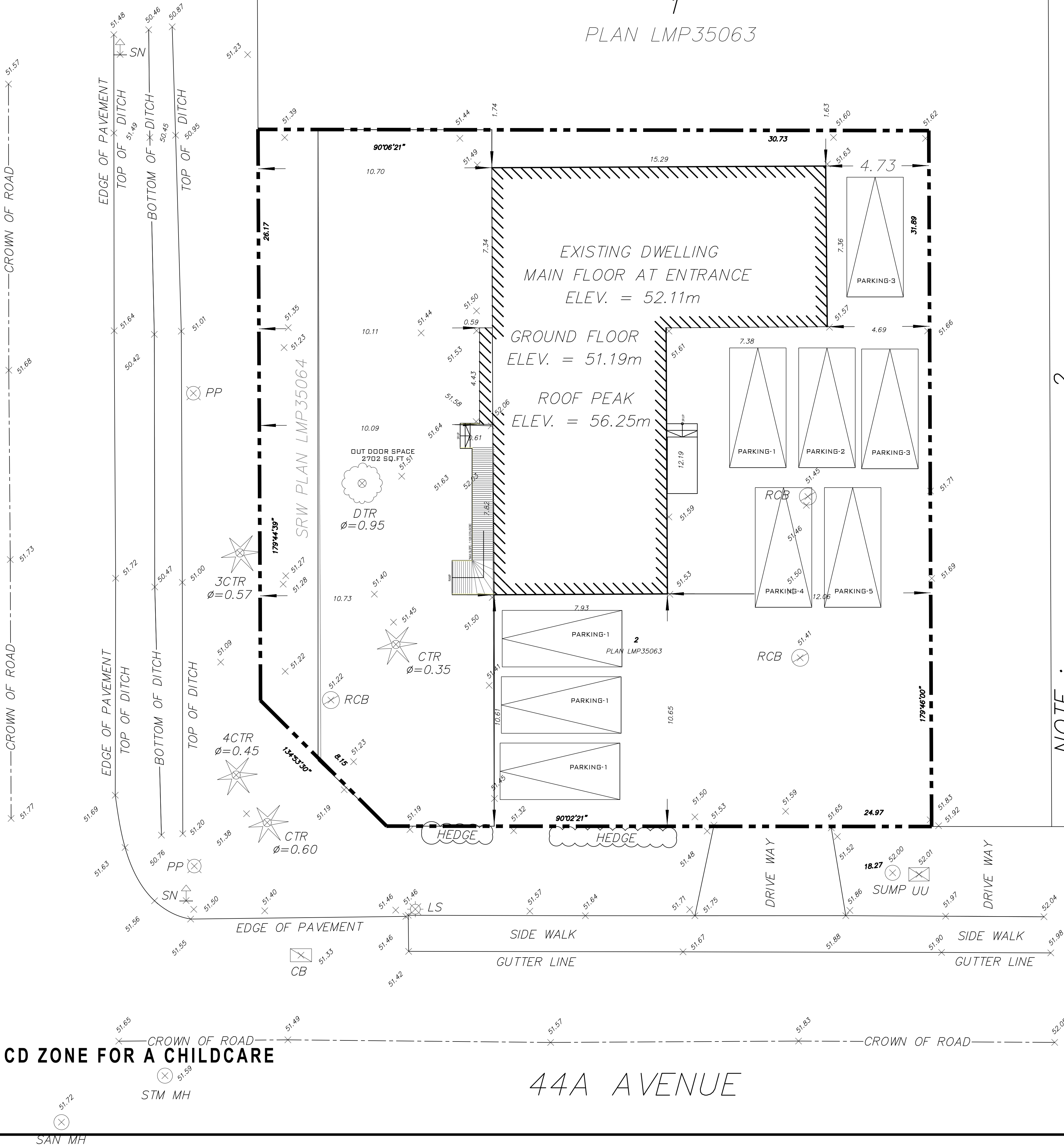
SCALE: 1"8" = 1'-0"

APPLICATION TO REZONE FROM R-1E TO CD ZONE FOR A CHILDCARE
FACILITY SERVING 25 CHILDREN

NOTE: THESE DRAWINGS CONFORM TO B.C BUILDING CODE 2024 EDITION

216th STREET

1
PLAN LMP35063



NOTE :
LOT MAY BE AFFECTED BY
COVENANT BL335878, BL335880.



UDC DESIGN CENTER LTD
BUILDING & INTERIOR DESIGN
CONSULTANTS

TEL: 778-858-8794
#202-7750-128 STREET
SURREY BC CANADA V3W 0R6
EMAIL: UDCDESIGN@HOTMAIL.COM
WEB: WWW.UDCDESIGNS.CA

No.	Revision/Issue	Date

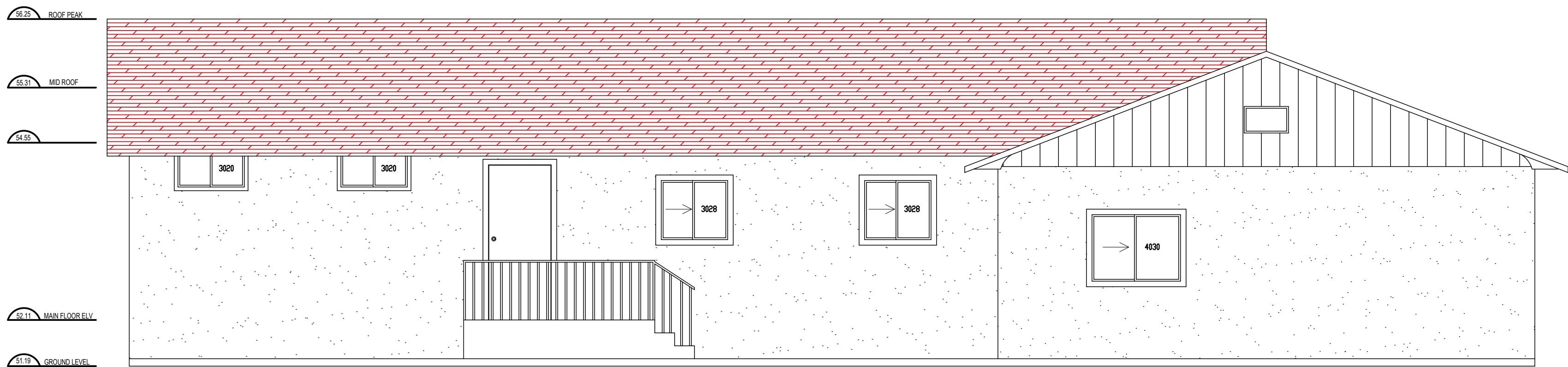
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF UDC DESIGN CENTER LTD. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF UDC DESIGN CENTER LTD. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO UDC DESIGN CENTER FOR ADJUSTMENT. THIS PROJECT PLAN DESIGNED AND FINALIZED AFTER APPROVAL OF CONCERNED OWNER/BUILDER. THEREFORE, UDC DOES NOT TAKE ANY LIABILITY AFTER CONSTRUCTION.

SHEET TITLE:

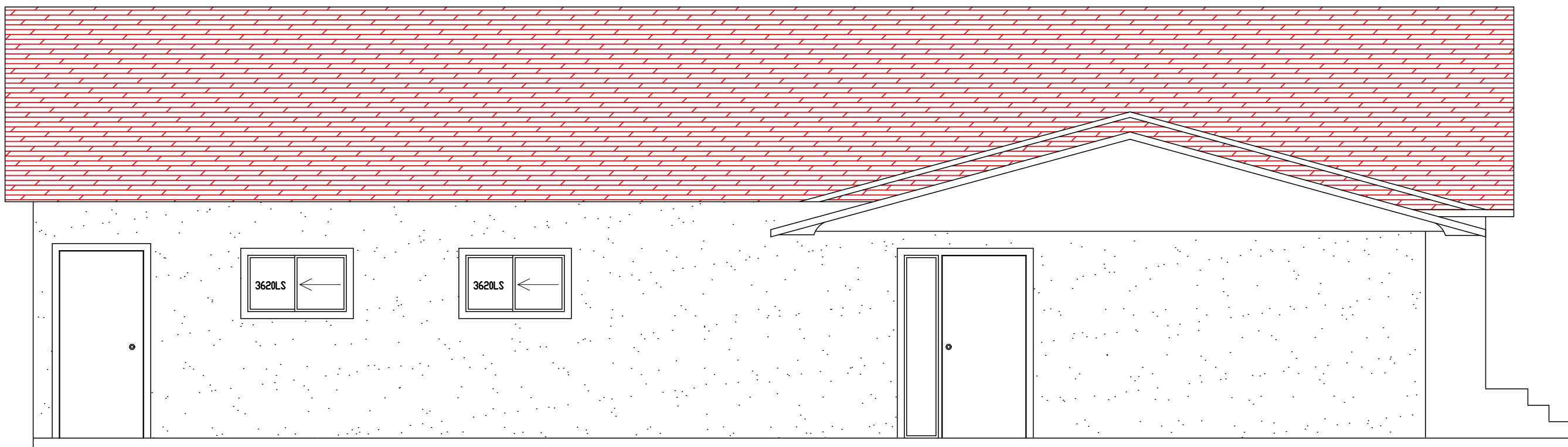
PROJECT NAME AND ADDRESS
PROPOSED CHILDCARE FOR 25 CHILD:
TODDLER KINGDOM CHILDCARE
21609 44A AVE LANGLEY B.C

Project No	2088-2025	Sheet
Designed By:	BILAL MEHMOOD	
Drawn By:	UZMA	
Checked By:		
Date	07-JULY-2025	
Scale	As Shown	

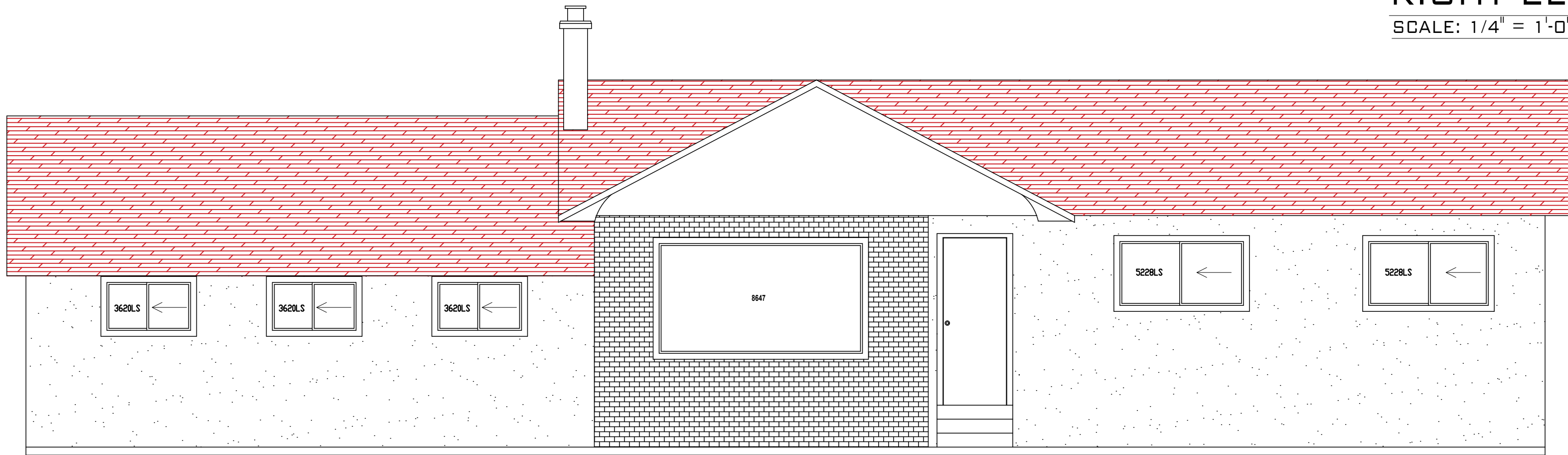
A-1



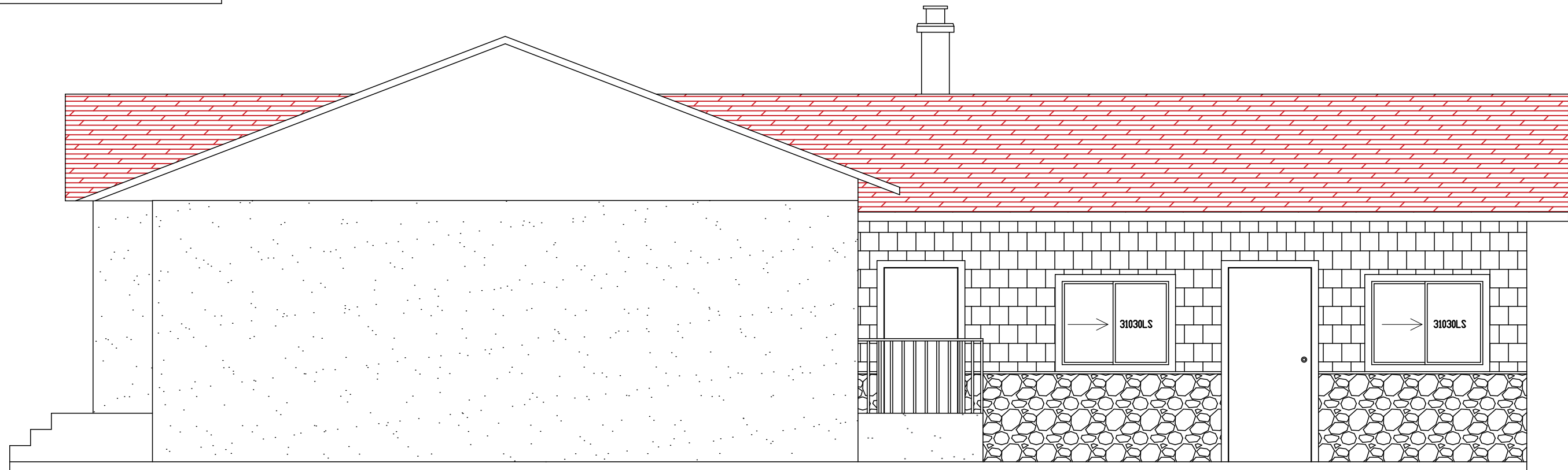
FRONT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



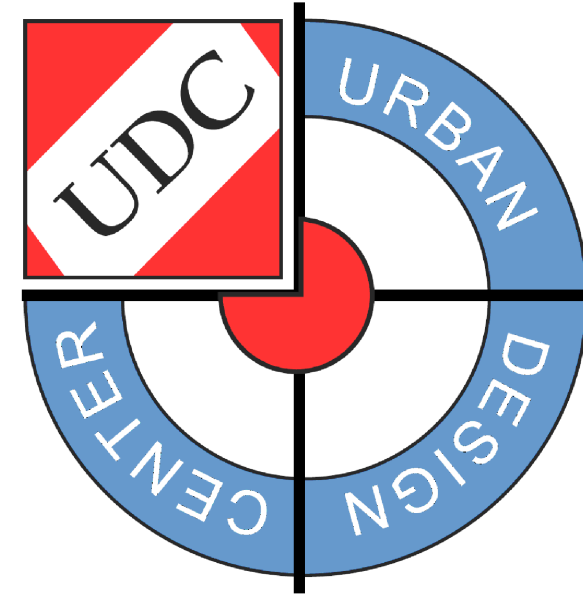
REAR ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"

APPLICATION TO REZONE FROM R-1E TO CD ZONE FOR A CHILDCARE
FACILITY SERVING 25 CHILDREN

NOTE: THESE DRAWINGS CONFORM TO B.C BUILDING CODE 2024 EDITION



UDC DESIGN CENTER LTD
BUILDING & INTERIOR DESIGN
CONSULTANTS

TEL: 778-858-8794
#202-7750-128 STREET
SURREY BC CANADA V3W 0R6
EMAIL:UDCDESIGN@HOTMAIL.COM
WEB:WWW.UCCDESIGNS.CA

No.	Revision/Issue	Date

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF UDC DESIGN CENTER LTD. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF UDC DESIGN CENTER LTD. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO UDC DESIGN CENTER FOR ADJUSTMENT. THIS PROJECT PLAN DESIGNED AND FINALIZED AFTER APPROVAL OF CONCERNED OWNER/BUILDER. THEREFORE, UDC DOES NOT TAKE ANY LIABILITY AFTER CONSTRUCTION.

SHEET TITLE:

PROJECT NAME AND ADDRESS
PROPOSED CHILD CARE FOR 25 CHILD:
TODDLER KINGDOM CHILDCARE
21609 44A AVE LANGLEY B.C

Project No	2088-2025	Sheet A-3
Designed By:	BILAL MEHMOOD	
Drawn By:	UZMA	
Checked By:		
Date	07-JULY-2025	
Scale	As Shown	