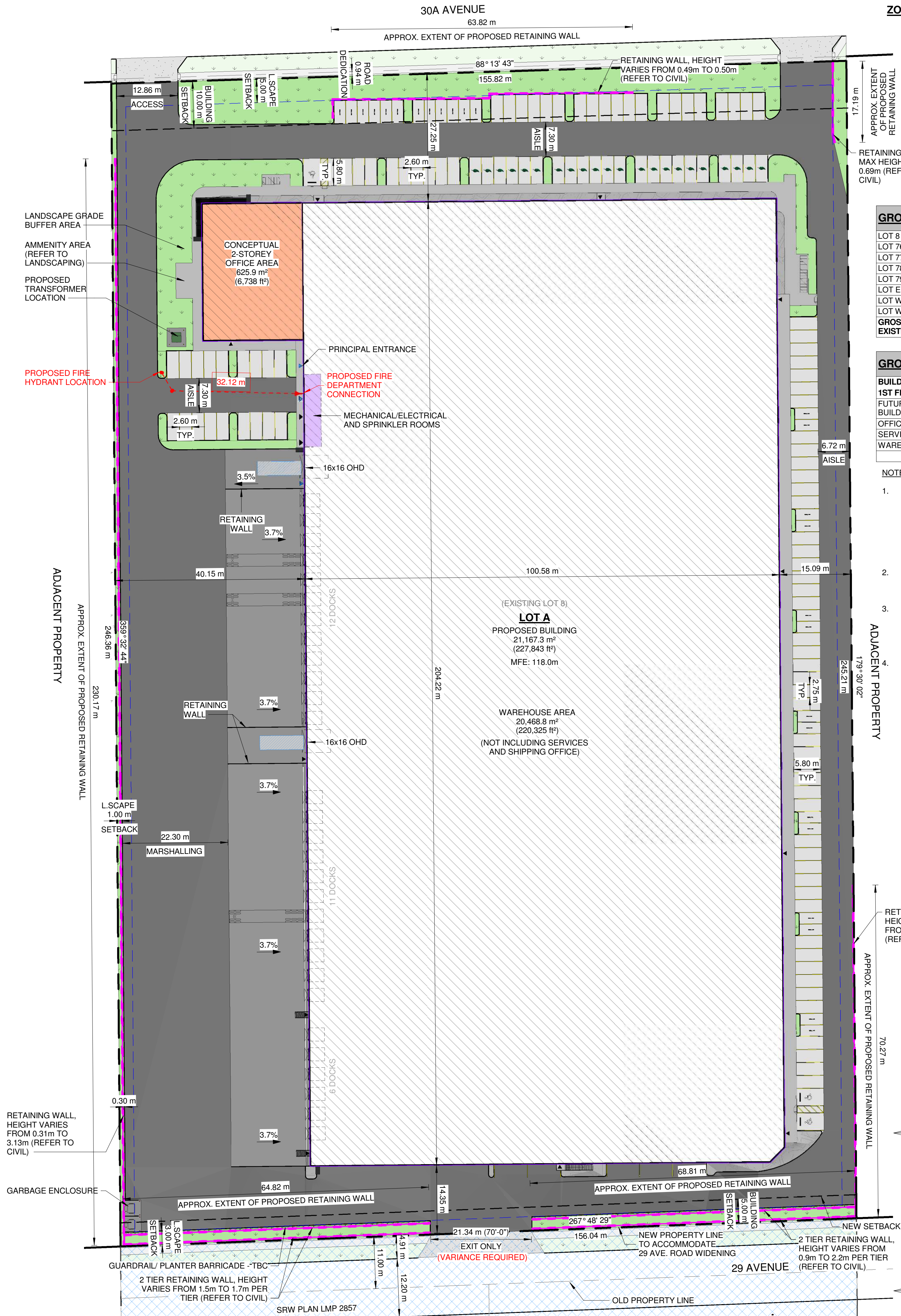




BYLAW INFORMATION

ZONING: 703 HEAVY INDUSTRIAL - M-3



https://bit.ly/3kYIOeY

PARKING SCHEDULE BREAKDOWN

Stall Type	Provided	Colour
LOT A		
BARRIER FREE PARKING STALL	3	
ELECTRIC VEHICLE	22	
PARALLEL PARKING STALL	5	
SMALL CAR PARKING	26	
STANDARD PARKING STALL 2.6m	48	
STANDARD PARKING STALL 2.75m	47	
	151	

703.3 BUILDING SETBACKS

YARD	REQUIRED	PROVIDED
FRONT YARD (N)	10.0m	25.87m
BACK YARD (S)	5.0m	12.45m
SIDE YARD (E)	0.0m	15.09m
SIDE YARD (W)	0.0m	40.15m

111 - LANDSCAPING

LANDSCAPE AREA

YARD	REQUIRED	PROVIDED
FRONT YARD (N)	5.0m	5.0m
BACK YARD (S)	3.0m	3.0m
SIDE YARD (E)	3.0m	0.0m
SIDE YARD (W)	3.0m	1.0m

NET SITE AREA

BYLAW REQUIREMENT	
M-2: MIN 0.46 ACRES (0.19HA) (1,858m²)	
LOT	PROVIDED
A	9.47 ACRES (3.83HA) (38,314.57m²)

LOT A - SITE SCHEDULE

ON SITE		
APRON	9,062.5 m²	97,547.63 ft²
HARD LANDSCAPING	1,160.6 m²	12,492.24 ft²
HEAVY DUTY ASPHALT	8,971.4 m²	96,567.69 ft²
LANDSCAPING	2,932.2 m²	31,562.31 ft²
LIGHT DUTY ASPHALT	8,833.9 m²	95,087.49 ft²
SIDEWALK	1,017.0 m²	10,946.41 ft²
	31,977.6 m²	344,203.77 ft²
BOULEVARD		
H/D ASPHALT - BOULEVARD	679.9 m²	7,318.24 ft²
LANDSCAPING - BOULEVARD	897.3 m²	9,658.13 ft²
SIDEWALK - BOULEVARD	449.2 m²	4,834.96 ft²
	2,026.3 m²	21,811.32 ft²
GRAND TOTAL:	34,003.9 m²	366,015.09 ft²

BUILDING HEIGHT

BYLAW REQUIREMENT	
NO HEIGHT REQUIREMENTS FOR ZONE	
LOT	PROVIDED
A	14.4m (47'-1")
WAREHOUSE CLEAR HEIGHT: 11.0m (36'-0")	

GROSS AREA - EXISTING LOTS

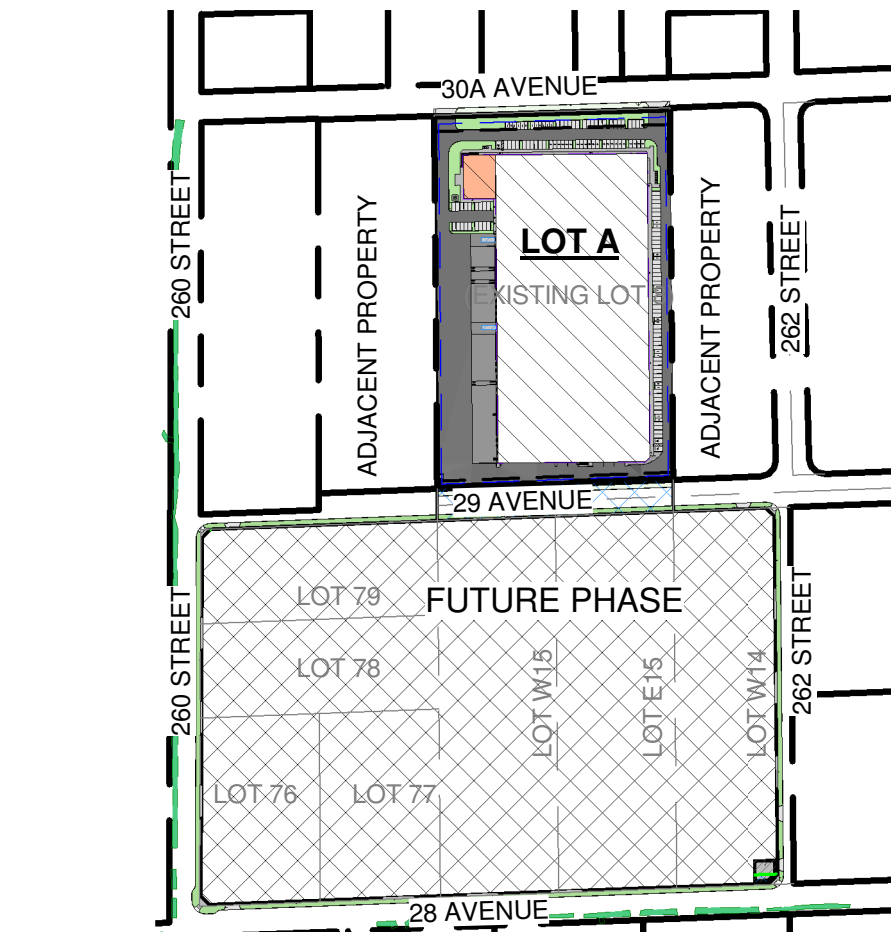
LOT 8	9.93 acres	4.02 hectare	40,175.94 m²
LOT 76	2.44 acres	0.99 hectare	9,873.47 m²
LOT 77	2.44 acres	0.99 hectare	9,870.69 m²
LOT 78	2.42 acres	0.98 hectare	9,809.06 m²
LOT 79	2.41 acres	0.98 hectare	9,771.90 m²
LOT E15	5.00 acres	2.02 hectare	20,243.98 m²
LOT W14	4.81 acres	1.95 hectare	19,460.45 m²
LOT W15	5.00 acres	2.02 hectare	20,242.69 m²
GROSS AREA EXISTING:	34.46 acres	13.94 hectare	139,448.20 m²

GROSS FLOOR SPACE AREAS

BUILDING A		
1ST FLOOR		
FUTURE OFFICE - BUILDING A	625.9 m²	6,738 ft²
OFFICE - BUILDING A	625.9 m²	6,738 ft²
SERVICES	55.7 m²	600 ft²
WAREHOUSE - BUILDING A	20,468.8 m²	220,325 ft²
	21,776.5 m²	234,400 ft²

NOTES CONCERNING BUILDING LOCATION

- THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER, AND NOT A SURVEY OR ACTUAL SITE MEASUREMENTS. ENGINEER IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-KNOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
- THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
- ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED ALBERTA LAND SURVEYOR.
- LANDSCAPING IS SUBJECT TO CHANGE.

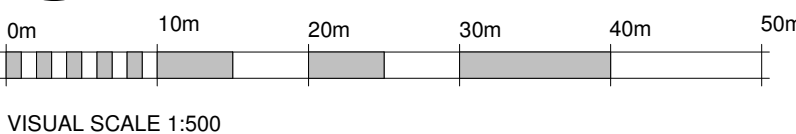


2 Aldergrove Industrial Park - Keyplan

A101 1 : 5000

1 Lot A - Enlarged Site Plan

A101 1 : 500



703.4 PARKING & LOADING

107.3 OFF-STREET PARKING

BYLAW REQUIREMENT

INDUSTRIAL: 1 STALL/186m²
OFFICE: 1 STALL/35m²
REFER TO PARKING SCHEDULES FOR DETAILED BREAKDOWN
107.11 BARRIER FREE STALLS: 1 STALL/50 STALLS
107.5.6 A MAXIMUM OF 20% OF THE REQUIRED PARKING MAY BE DESIGNATED FOR SMALL CAR PARKING

LOT	REQUIRED	PROVIDED
A		
20,468.84 m² = INDUSTRIAL	110	
625.93 m² = OFFICE	17.9	
625.93 m² = FUTURE OFFICE	17.9	
TOTAL	146	151
BARRIER FREE	3	3
SMALL VEHICLE MAXIMUM	29	26

107.8 OFF-STREET LOADING

BYLAW REQUIREMENT

1 LOADING STALL/OHD

LOT	REQUIRED	PROVIDED
A	2	2

107.12 OFF-STREET BICYCLE PARKING & END OF TRIP FACILITIES

OFF-STREET OUTDOOR VISITOR BICYCLE SPACE

BYLAW REQUIREMENTS

OFFICE: 6 VISITOR STALLS/ OFFICE PUBLIC ENTRANCE

LOT	REQUIRED	PROVIDED
A	6	6

OFF-STREET OUTDOOR BICYCLE SPACE

BYLAW REQUIREMENTS

INDUSTRIAL: 0.06 BICYCLE SPACE/100m² WHERE GFA>2,000m²

LOT	REQUIRED	PROVIDED
A	12.3	13

SECURE BICYCLE SPACES

BYLAW REQUIREMENTS

OFFICE: 0.06 BICYCLE SPACES/ 100m² WHERE GFA>2,000m²

LOT	REQUIRED	PROVIDED
A	N/R	-

END OF TRIP FACILITIES

LOCKERS

BYLAW REQUIREMENTS

1 LOCKER PER SECURE BICYCLE PARKING SPACE REQUIRED

LOT	REQUIRED	PROVIDED
A	N/R	-

WATER CLOSETS

BYLAW REQUIREMENTS

NUMBER OF WATER CLOSETS AS PER TABLE OF 107.12.3-b

LOT	REQUIRED	PROVIDED
A	N/R	-

WASH BASIN

BYLAW REQUIREMENTS

NUMBER OF WASH BASINS AS PER TABLE OF 107.12.3-b

LOT	REQUIRED	PROVIDED
A	N/R	-

SHOWER

BYLAW REQUIREMENTS

NUMBER OF SHOWERS AS PER TABLE OF 107.12.3-b

LOT	REQUIRED	PROVIDED
A	N/R	-

SITE PLAN LEGEND

PROPOSED PROPERTY LINE	---
BUILDING SETBACK LINE	---
LANDSCAPE SETBACK LINE	---
RIGHT OF WAY LINE	---
ENV. & ALR RIGHT OF WAY LINE	---
RIGHT OF WAY HATCH	---
PROPOSED BUILDING	---
FENCE	---
MAN DOOR	---
OVERHEAD DOOR	---
BARRIER FREE ENTRANCE	---
SERVICE ROOMS	---
PROPOSED RETAINING WALL	---

SITE MATERIAL LEGEND

APRON	LANDSCAPING
SIDEWALK	HARD LANDSCAPING
LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT



Stamp:

PRELIMINARY

NOT FOR CONSTRUCTION

aggregate
design studio ltd.



THE PRECAST CONCRETE CONNECTION
(403) 885-5525 P.O. BOX 1690
BLACKFALDS, AB, T0M 0J0

Aldergrove Industrial Park
Phase 1

Aldergrove - Industrial: 26090 30A Avenue
Township of Langley, BC

Lot 8, Plan 1590, Section 24, Township 10, New Westminster District

NO.	DESCRIPTION	DATE
Z	ISSUED FOR REVIEW	2023-05-03
AA	ISSUED FOR REVIEW	2023-09-15
BB	ISSUED FOR REVIEW	2023-09-29
CC	ISSUED FOR REVIEW	2023-10-17
DD	ISSUED FOR REVIEW	2023-11-01
EE	ISSUED FOR REVIEW	2023-11-09
FF	ISSUED FOR REVIEW	2023-11-29
GG	ISSUED FOR REVIEW	2023-12-04
HH	ISSUED FOR DEVELOPMENT PERMIT	2023-12-08

Project No: 820390

Date: 2023-12-08
11:51:38 AM

Drawn by: ABK, NP
Checked by: MP, LB, MB

Sheet Name:

Site Plan

Sheet No:

A101