

LEGAL DESCRIPTION

LOT 3, SECTION 1, TOWNSHIP 8, NEW WEST DISTRICT, PLAN
NWP8997 PARCEL D.
CIVIC ADDRESS
21425 OLD YALE ROAD, LANGLEY, B.C.

AUTHORITY HAVING JURISDICTION: TOWNSHIP OF LANGLEY

SITE RECONCILIATION

EXISTING LOT

ZONING: R-1E
SITE AREA: EXISTING: 2,109.07 sqm. OR 22,701.86 sqft.
LOT WIDTH: EXISTING: 36.50m
LOT DEPTH: EXISTING: 57.78m
LOT COVERAGE: MAXIMUM: 35.00% - 738.17 sqm. OR 7,945.65 sqft.
FLOOR AREA RATIO: N/A
BUILDING HEIGHT: MAXIMUM: 9.00m

SETBACKS:
FRONT: MINIMUM: 6.00m
REAR: MINIMUM: 3.00m
RIGHT: MINIMUM: 1.20m
LEFT: MINIMUM: 1.20m

ADDITIONAL NOTES:
FLOODPLAIN: NO
10 MINUTE FIRE RESPONSE: YES
AGRICULTURAL LAND RESERVE (ALR): NO
EASEMENTS & RIGHT-OF-WAYS: NO
WATERCOURSES: NO
CITY WATER: YES
CITY SANITARY SEWER: YES
CITY STORM: YES
HERITAGE CONSERVATION AREA: YES

DRAWING INDEX

SHEET	DRAWING TITLE
A1.1	EXISTING SITE PLAN & NOTES
A1.2	PROPOSED SUBDIVISION PLAN & NOTES



AERIAL IMAGE



A BUILDING DESIGN COMPANY
DESIGNING BUILT ENVIRONMENTS FOR PEOPLE
201-45269 KEITH WILSON RD
CHILLIWACK, B.C. V2R 5S1
PHONE: 604-858-0031
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NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	20-07-2026
2	ISSUED FOR REVIEW	12-08-2026
3	ISSUED FOR SUBDIVISION	25-08-2026

PROJECT NAME AND ADDRESS:

SUBDIVISION PLAN

21425 OLD YALE ROAD, LANGLEY, B.C.

DRAWING TITLE:

EXISTING SITE PLAN &
NOTES

DRAWN:	BR	SHEET:
PROJECT #:	26074	
CHECKED:	JCR	
DATE:	25 AUGUST 2026	
SCALE:	AS NOTED	

A1.1

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NWP8997 PARCEL D.

CIVIC ADDRESS

21425 OLD YALE ROAD, LANGLEY, B.C.

AUTHORITY HAVING JURISDICTION: TOWNSHIP OF LANGLEY

SITE RECONCILIATION

EXISTING LOT
ZONING: R-1E
SITE AREA: EXISTING: 2,109.07 sqm. OR 22,701.86 sqft.

PROPOSED LOT A

ZONING: R-1E
SITE AREA: MINIMUM: 930.00 sqm.
PROPOSED: 1,054.55 sqm.
LOT WIDTH: MINIMUM: 22.00m
PROPOSED: 18.25m **VARIANCE REQUIRED**
LOT DEPTH: MINIMUM: 25.00m
PROPOSED: 57.78m
LOT COVERAGE: MAXIMUM: 35.00% - 738.17 sqm.
PROPOSED: 23.77% - 250.70 sqm.

FLOOR AREA RATIO: N/A

ADDITIONAL NOTES:
FLOODPLAIN: NO
10 MINUTE FIRE RESPONSE: YES
AGRICULTURAL LAND RESERVE (ALR): NO
EASEMENTS & RIGHT-OF-WAYS: NO
WATERCOURSES: NO
CITY WATER: YES
CITY SANITARY SEWER: YES
CITY STORM: YES
HERITAGE CONSERVATION AREA: YES

MAIN RESIDENCE

BUILDING HEIGHT: MAXIMUM: 9.00m
PROPOSED: TBD

SETBACKS:

FRONT: MINIMUM: 6.00m
PROPOSED: 15.88m
REAR: MINIMUM: 3.00m
PROPOSED: 15.63m
RIGHT: MINIMUM: 1.20m
PROPOSED: 1.75m
LEFT: MINIMUM: 1.20m
PROPOSED: 1.77m

PROPOSED LOT B

ZONING: R-1E
SITE AREA: MINIMUM: 930.00 sqm.
PROPOSED: 1,054.53 sqm.
LOT WIDTH: MINIMUM: 22.00m
PROPOSED: 18.25m **VARIANCE REQUIRED**
LOT DEPTH: MINIMUM: 25.00m
PROPOSED: 57.78m
LOT COVERAGE: MAXIMUM: 35.00% - 738.17 sqm.
PROPOSED: 23.30% - 245.69 sqm.

FLOOR AREA RATIO: N/A

ADDITIONAL NOTES:
FLOODPLAIN: NO
10 MINUTE FIRE RESPONSE: YES
AGRICULTURAL LAND RESERVE (ALR): NO
EASEMENTS & RIGHT-OF-WAYS: NO
WATERCOURSES: NO
CITY WATER: YES
CITY SANITARY SEWER: YES
CITY STORM: YES
HERITAGE CONSERVATION AREA: YES

MAIN RESIDENCE

BUILDING HEIGHT: MAXIMUM: 9.00m
PROPOSED: TBD

SETBACKS:

FRONT: MINIMUM: 6.00m
PROPOSED: 15.79m
REAR: MINIMUM: 3.00m
PROPOSED: 15.63m
RIGHT: MINIMUM: 1.20m
PROPOSED: 1.82m
LEFT: MINIMUM: 1.20m
PROPOSED: 1.79m

NOTE:
ALL STRUCTURE TO BE SPECIFIED
BY STRUCTURAL ENGINEER

NOTE:
ALL RETAINING TO BE SPECIFIED
BY GEOTECHNICAL ENGINEER

NOTE:
STEP CODE REQUIREMENTS TO
BE PROVIDED BY ENERGY
MODELLING CONSULTANT

NOTE:
TRUSS DESIGN TO BE REVIEWED
BY JCR DESIGN

NOTE:
JCR DESIGN ASSUMES NO RESPONSIBILITY
FOR ANY OMISSIONS OR ERRORS

NOTE:
ALL CONSULTANT DRAWINGS
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PRIOR TO START OF CONSTRUCTION

NOTE:
ALL CHANGES & REVISIONS
TO ARCHITECTURAL & STRUCTURAL COMPONENTS
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1	ISSUED FOR REVIEW	20-07-2026
2	ISSUED FOR REVIEW	12-08-2026
3	ISSUED FOR SUBDIVISION	25-08-2026

PROJECT NAME AND ADDRESS:

SUBDIVISION PLAN

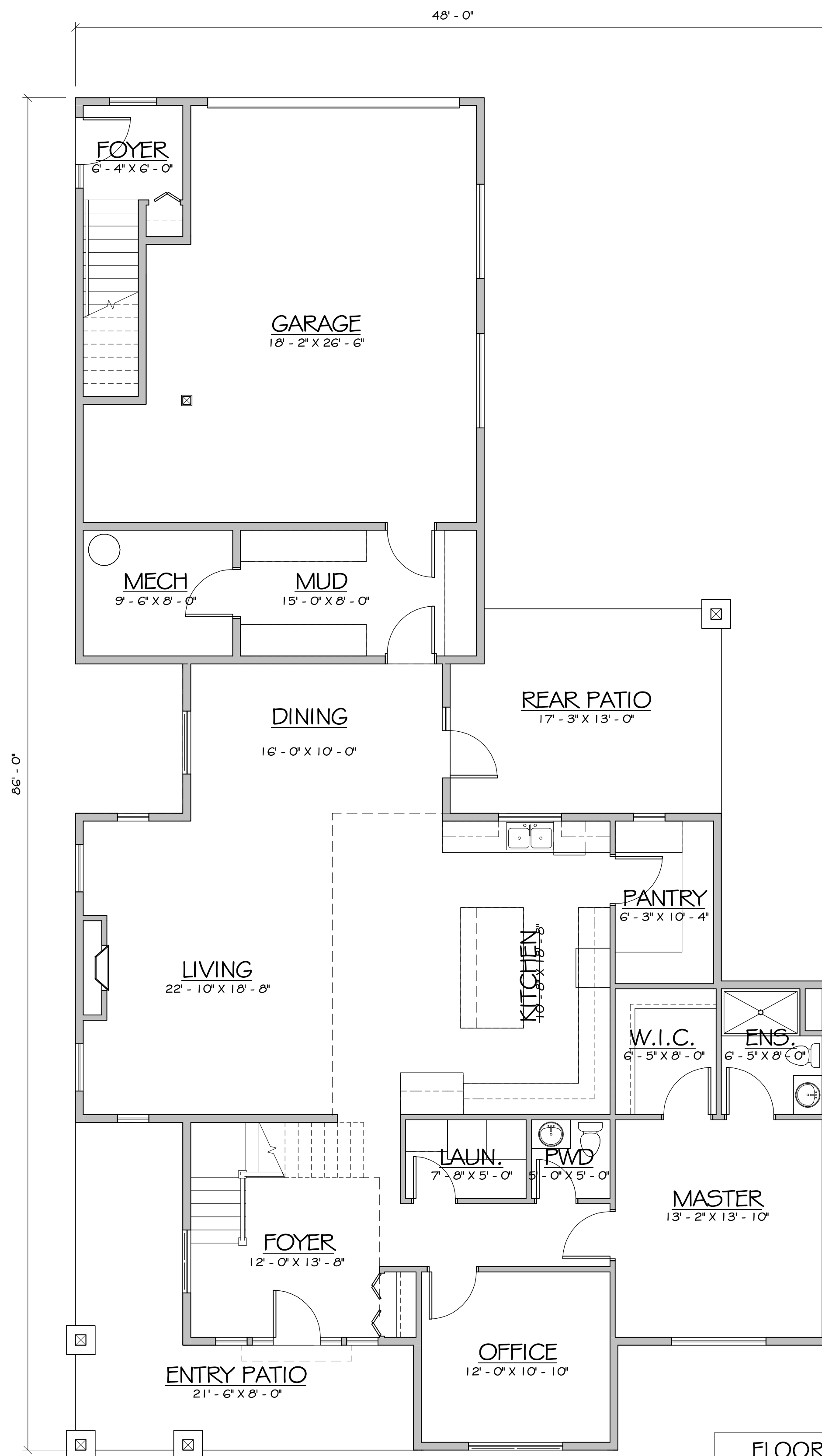
21425 OLD YALE ROAD, LANGLEY, B.C.

DRAWING TITLE:

PROPOSED
SUBDIVISION PLAN &
NOTES

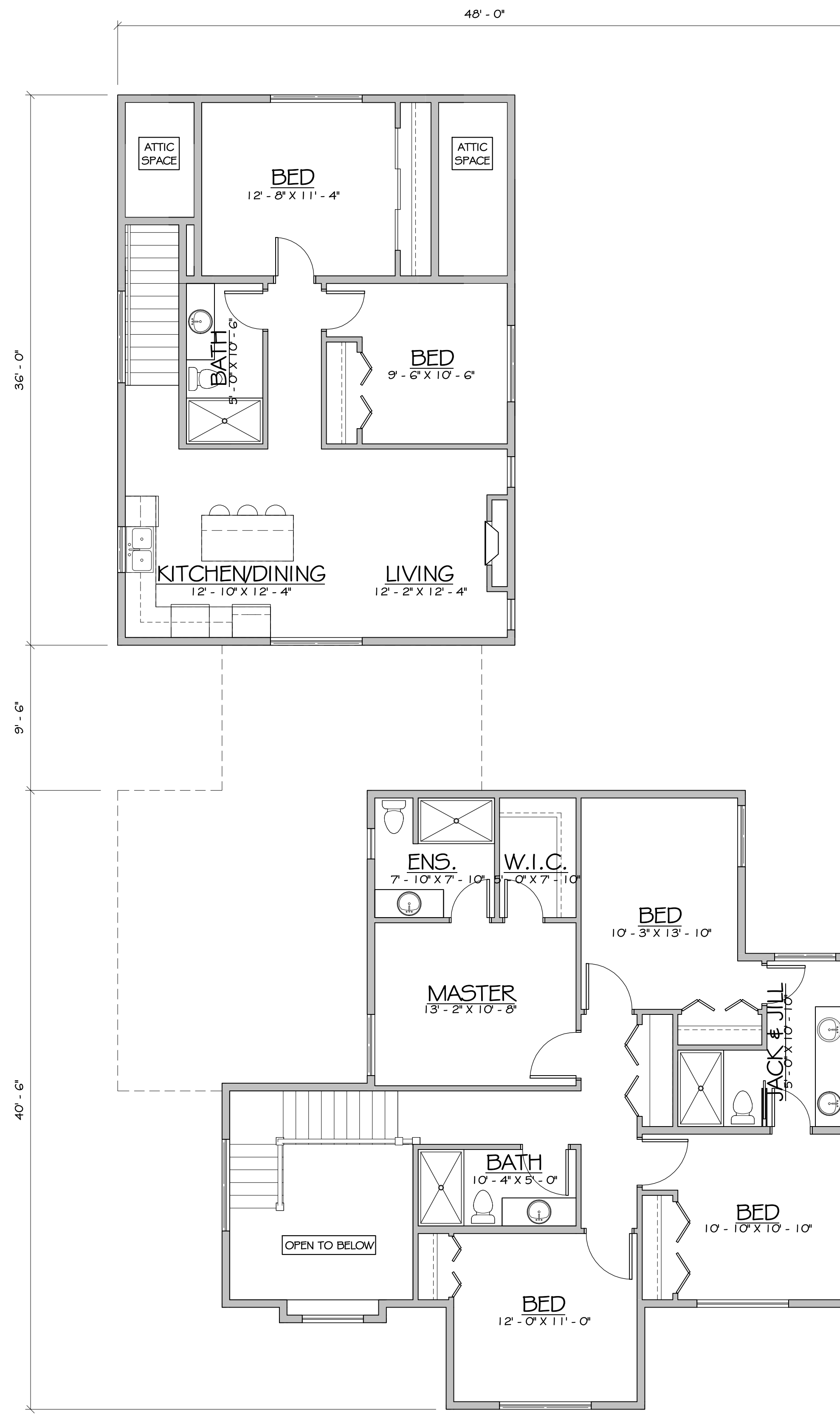
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PROJECT #:	26074	
CHECKED:	JCR	
DATE:	25 AUGUST 2026	
SCALE:	AS NOTED	

A1.2



MAIN FLOOR PLAN

FLOOR AREA SCHEDULE		
ROOM NAME	AREA sqft.	AREA sqm.
ENTRY PATIO	260 ft ²	24.13 m ²
GARAGE	601 ft ²	55.83 m ²
MAIN FLOOR	1892 ft ²	175.73 m ²
REAR PATIO	217 ft ²	20.13 m ²
SUITE FOYER	108 ft ²	9.99 m ²
UPPER FLOOR	1047 ft ²	97.24 m ²
UPPER FLOOR SUITE	898 ft ²	83.44 m ²



UPPER FLOOR PLAN

- TYPICAL WINDOW NOTES:
- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 30 OF EXTERIOR DOOR OPENERS TO BE SAFETY GLASS
 - INSTALL FLASHINGS OVER ALL UNPROTECTED OPENINGS AND ALL DISSIMILAR MATERIALS
 - DOORS, WINDOWS & SKYLIGHTS TO MEET N.A.F.S. REQUIREMENTS.

- TYPICAL NOTES:
- ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER
 - ALL BEAMS AND UNTELS TO BE 2-2x10 U.N.O.
 - ALL BEDROOM WINDOWS AS PER B.C.B.C. 9.9.10.1.(1)(2)
 - ALL HAND RAILS AS PER B.C.B.C. 9.8.7
 - ALL GUARDRAILS AS PER B.C.B.C.9.8.7
 - ALL SMOKE ALARMS TO BE INTERCONNECTED A/C
 - ATTIC HATCHES TO BE WEATHERSTRIPPED



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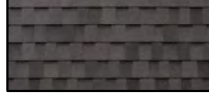
NO.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	12-08-2026
2	ISSUED FOR REVIEW	25-08-2026

PROJECT NAME AND ADDRESS:
OLD YALE RESIDENCE A
21425 OLD YALE ROAD, LANGLEY, B.C.

DRAWING TITLE:
MAIN & UPPER FLOOR PLANS

DRAWN:	BR	SHEET:
PROJECT #:	26074	
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DATE:	25 AUGUST 2026	
SCALE:	1/4" = 1'-0"	

A2.1

	MATERIAL	BRAND	COLOUR	PROFILE / IMAGE
1	HORIZONTAL SIDING	JAMES HARDIE	ARCTIC WHITE	
2	BOARD & BATTEN SIDING	JAMES HARDIE	ARCTIC WHITE	
3	STONE	INSTONE CULTURED STONE COUNTRY LEDGESTONE	ARCTIC WHITE	
4	TRIM/FASCIA GUTTERS (RUSTIC GRAIN)	JAMES HARDIE	ARCTIC WHITE	
5	DOORS/POSTS/ BEAMS	BENJAMIN MOORE	WOODLUXE EXTERIOR WATER-BASED STAIN - TRANSLUCENT	
6	ASPHALT SHINGLE ROOFING	BP CANADA	OREGON	
7	METAL ROOFING	WESTFORM METAL PROLOK 16"	IRON ORE	



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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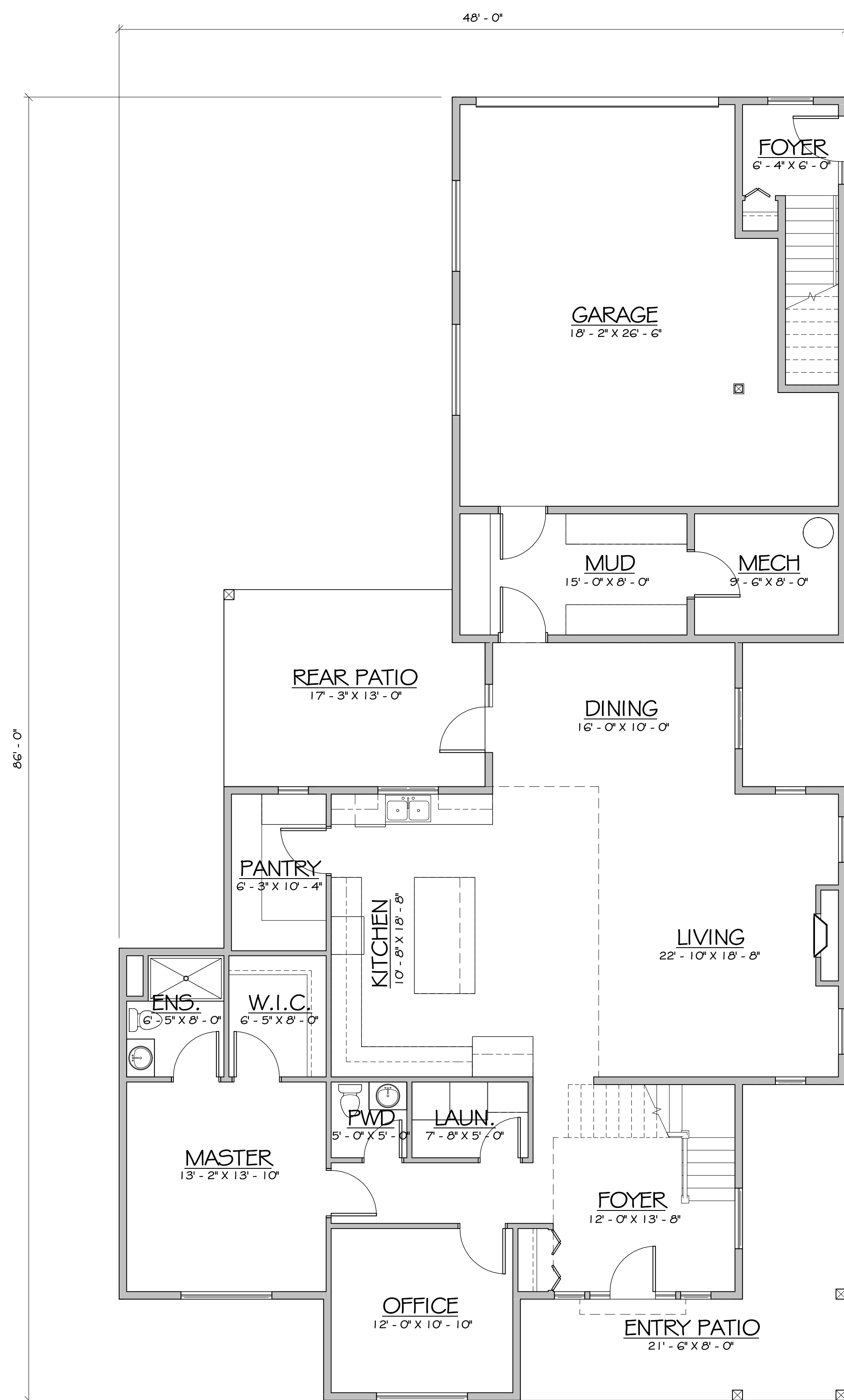
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OLD YALE RESIDENCE A
21425 OLD YALE ROAD, LANGLEY, B.C.

DRAWING TITLE:
COLOUR ELEVATIONS

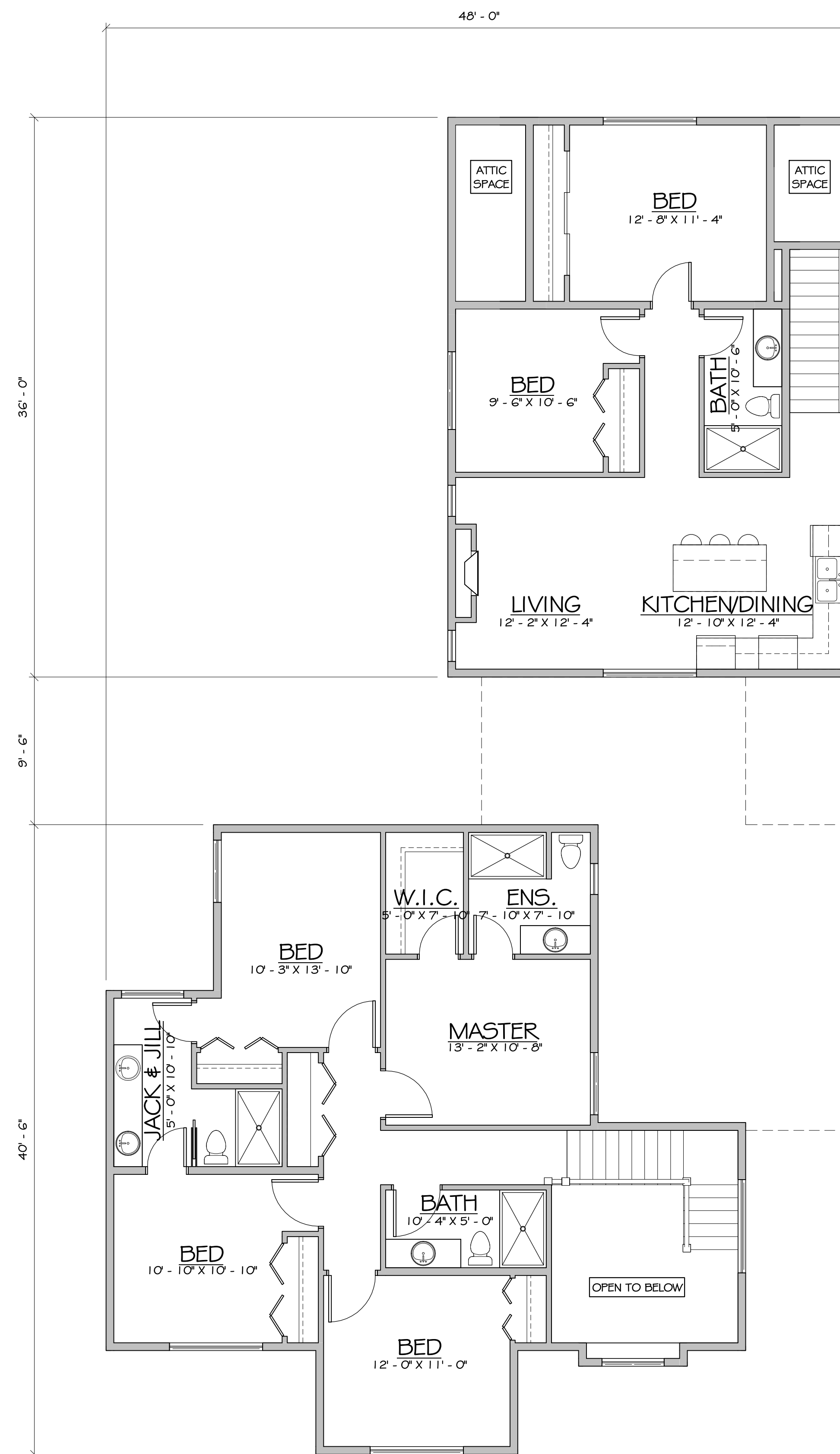
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A3.1



MAIN FLOOR PLAN

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ROOM NAME	AREA sqft.	AREA sqm.
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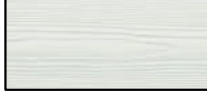
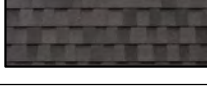
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OLD YALE RESIDENCE B
21425 OLD YALE ROAD, LANGLEY, B.C.

DRAWING TITLE:
MAIN & UPPER FLOOR PLANS

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FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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