THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101296

This Permit is issued this 11th day of March, 2025 to:

1. Name: All-Mac Properties Inc

   Address: 26162 – 30A Avenue
   Langley, BC V4W 2W5

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 Section 24 Township 10 New Westminster District Plan BCP5008

   CIVIC ADDRESS: 26260 – 30A Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
   c. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
   e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   f. All refuse areas to be located within buildings and/or in enclosures and screened.

   Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township’s Subdivision and Development Servicing Bylaw.
   b. On-site landscaping being secured by a letter of credit at the Building Permit stage.
   c. Tree retention, replacement, and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
   d. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw.
   e. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.

f. As proposed by applicant, provision of a 11.0 m (36.0 ft) wide road dedication along the full frontage of 262 Street, a 5.0 m (16.4 ft) corner truncation at 29 Avenue and 262 Street, and a 5.0 m (16.4 ft) corner truncation at 30A Avenue and 262 Street.
g. Discharge statutory right-of-way BT442983.
h. Discharge covenant BT442986.
i. Discharge easement BV137089.
j. Registration of a covenant for stormwater infiltration and detention for the northern portion of the site.
k. Registration of a no build covenant to protect for stormwater infiltration and detention for the southern portion of the site.
l. Compliance with the provisions of Schedule 3 Development Permit Areas: Streamside Protection and Enhancement, Langley Official Community Plan Bylaw 1979 No. 1842, as amended from time to time.
m. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
n. Payment of applicable building permit administration fees, development cost charges, and supplemental Development Permit application fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date authorized by the Delegated Official.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZED BY THE DELEGATED OFFICIAL THIS 11TH DAY OF MARCH, 2025.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

ALLIANCE CONCRETE PUMPS

26260 30a AVENUE
LANGLEY, BC

SCHEDULE A

RE-ISSUED FOR DP
25-02-14

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ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2025-02-20

DRAWING TITLE
COVER

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

ISSUES AND REVISIONS

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO GEOTECHNICAL REVIEW, LEGAL AND TOPOGRAPHIC SURVEY AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION

PROJECT NO.
21922

DRAWING NO.
A00

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RE-ISSUED FOR DP
ISSUE DATE: 25-02-14

KRAHN PROJECT No. 210222

SHEET LIST

ARCHITECTURE

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A01	GENERAL NOTES & PROJECT DATA
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A31	BUILDING ELEVATIONS
A32	BUILDING ELEVATIONS
A33	BUILDING SECTIONS
A34	SIGNAGE

CIVIL
C1 ----

LANDSCAPE
L1 ----

PROJECT TEAM

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PROJECT MANAGER: JESSICA THIESSEN

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 28280 30a AVENUE, LANGLEY BC
LEGAL ADDRESS: LT 2, SEC 24, TWP 10, NWD, PL BCP9008

BUILDING USE: INDUSTRIAL (MEDIUM HAZARD INDUSTRIAL OCCUPANCY)

BUILDING AREA: 3,193.19 m² 34,371.25 ft²

ZONING BYLAW ANALYSIS (TOWNSHIP OF LANGLEY)

1. ZONING: GENERAL INDUSTRIAL (M-2)

2. SITE AREA: 16,494.44 m² | 1.65 hectare | 177,544.63 ft² | 4.08 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONSs

SITE AREA		PROP. SITE COVERAGE	BUILDING AREA		MAXIMUM SITE COVERAGE		
SQ.M	SQ.FT		SQ.M	SQ.FT	%	SQ.M	SQ.FT
16,494.44	177,544.67	19.36%	3,193.19	34,371.25	60.00%	9,896.66	106,526.80

GROSS FLOOR AREA CALCULATIONS

LEVEL	OCCUPANCY	FLOOR AREA	
		SQ.M	SQ.FT
SECOND FLOOR	OFFICE	363.29	3,910.47
MAIN FLOOR	WAREHOUSE AND OFFICE	3,193.19	34,371.25
TOTAL		3,556.49	38,281.72

F.A.R. CALCULATIONS

PROPOSED F.A.R.	ALLOWABLE F.A.R.
0.17	

4. BUILDING HEIGHT:
MAXIMUM HEIGHT: 12.00m (39'-0")
PROPOSED HEIGHT: 10.44 m (34-3")

5. REQUIRED SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD (NORTH):	10.00 m (32'-9 3/4")	30.13 m (98'-10 1/4")
SIDE YARD (EAST):	0.00 m (0")	5.03 m (16'-6")
SIDE YARD (WEST):	5.00 m (16'-4 3/4")	13.90 m (44'-3 1/2")
REAR YARD (SOUTH):	5.00 m (16'-4 3/4")	124.49 m (408'-5 1/4")

6. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 111

7. VEHICLE PARKING AND LOADING:
REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

VEHICLE PARKING REQUIREMENT CALCULATIONSs

PARKING CLASSIFICATION	LOCAL BYLAW REQUIREMENTS							
	CALCULATION METHOD	GROSS AREA SQ.M	GROSS AREA SQ.FT	PERCENTAGE OF GROSS AREA (%)	SPACES	AREA (SM)	SPACES REQUIRED
INDUSTRIAL	1 SPACE PER 186m²	2,947.15	31,722.8	100	1	186.00 m²	15.8
OFFICE	1 SPACE PER 35m²	246.05	2,648.4	100	1	35.00 m²	7.0
		117.28	1,262.4				0.0
OFFICE	1 SPACE PER 35m²	246.02	2,648.1	100	1	35.00 m²	7.0
TOTAL VEHICLE PARKING SPACES REQUIRED:		3,556.49	38,281.7				29.9

VEHICLE PARKING PROVIDEDs

PARKING TYPE:	No. of SPACES
ACCESSIBLE PARKING	1
STANDARD PARKING	34
TOTAL PARKING SPACES PROVIDED	35

LOADING SPACES PROVIDED

8. BICYCLE PARKING:

OCCUPANCY #1: INDUSTRIAL OCCUPANCY
BICYCLE PARKING REQUIRED: 0.06 BICYCLE SPACES PER 100 M2 OF THE GROSS FLOOR AREA WHERE THE GROSS FLOOR AREA IS GREATER THAN OR EQUAL TO 2,000 M2
GROSS FLOOR AREA: 3556.49 S.M.

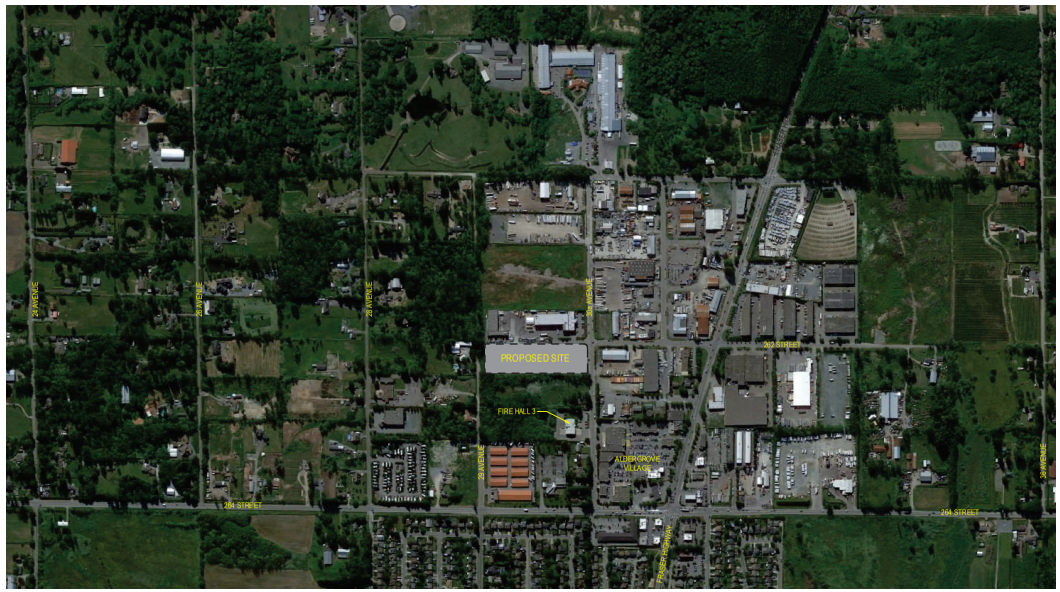
2.22 STALLS = 3 STALLS REQUIRED

STALL DIMENSIONS:
STANDARD STALL DIMENSIONS: 2.60 m (8'-6 1/4") W, 5.80 m (19'-0 1/4") L
ACCESSIBLE STALL DIMENSIONS: 3.70 m (12'-1 3/4") W, 5.80 m (19'-0 1/4") L
SMALL CAR STALL DIMENSIONS: 2.44 m (8'-0") W, 4.88 m (16'-0 1/4") L

DRIVE AISLE WIDTH: 7.30 m (23'-11 1/2") at 90° (TWO WAY)

LOADING CALCULATION:
TOTAL LOADING SPACES REQUIRED: 1 SPACE, OR 1 SPACE PER OVERHEAD LOADING DOOR

LOADING DIMENSIONS: 3.00 m (9'-10") W, 9.25 m (30'-4 1/4") L



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ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT — PROFESSIONAL ENGINEERING — BRITISH COLUMBIA
2025-02-25

DRAWING TITLE
GENERAL NOTES & PROJECT DATA

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

ISSUES AND REVISIONS

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO GEOTECHNICAL REVIEW, LEGAL AND TOPOGRAPHIC SURVEY AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION

PROJECT NO.
210222
DRAWING NO.
A01

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1 NW VIEW

SCALE:



2 SW VIEW

SCALE:

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ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
BRITISH COLUMBIA
2025-02-20

DRAWING TITLE
PERSPECTIVES

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

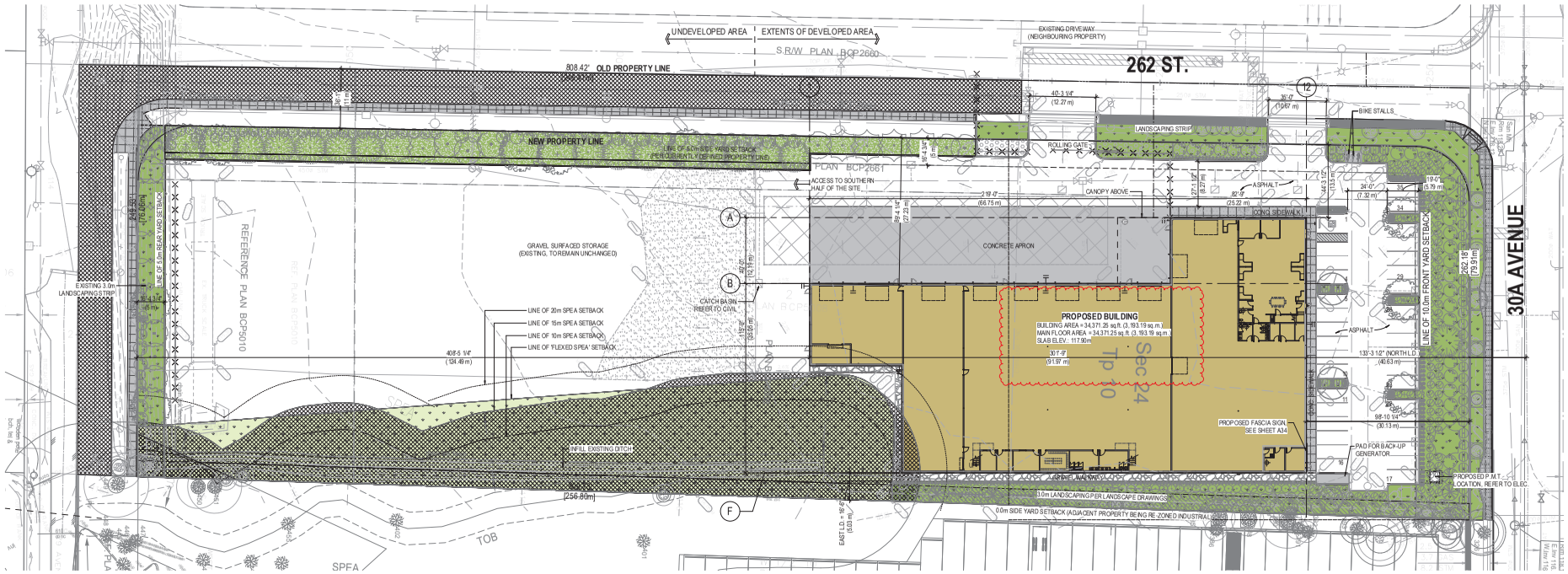
ISSUES AND REVISIONS

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PROJECT NO.
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DRAWING NO.
A03

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1 SITE PLAN

SCALE: 1" = 30'-0"

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- LANDSCAPING SEE LANDSCAPING DWGS
- BUILDING SIDEWALK
- CONCRETE PAD
- ASPHALT PAVEMENT SEE CIVIL DWGS
- PERMEABLE ASPHALT PAVEMENT, SEE CIVIL DWGS
- MASONRY PAVEMENT SEE LANDSCAPING DWGS
- GRAVEL
- MULCH SEE LANDSCAPING DWGS
- PMT C/W BOLLARDS SEE ELEC. DWGS
- FIRE HYDRANT SEE MECH. DWGS
- PROPERTY LINE
- EASEMENT/ROW
- BUILDING SETBACK
- CHAINLINK/MESH FENCE
- CONCRETE SOUND BARRIER
- OMEGA FENCE
- RETAINING WALL SEE CIVIL & STRUCT. DWGS
- CATCH BASIN & LAWN DRAIN SEE CIVIL & MECH. DWGS
- STRIP DRAIN SEE CIVIL & MECH. DWGS
- VEHICLE PAINTED TRAFFIC DIRECTION ARROW
- BUILDING FACADE LIGHTS SEE ELEC. DWGS
- POST MOUNTED LIGHTS SEE ELEC. DWGS
- SITE FURNITURE SEE LANDSCAPING DWGS

SPEA

- LINE OF 15.0m SPEA SETBACK
- LINE OF 'FLEXED' SPEA SETBACK
- SPEA AREA : 2,306.46 S.M.
- 'FLEXED' SPEA AREA : 2,309.18 S.M.
- NET GAIN = 2309.18 - 2306.46 = 2.72 S.M.

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ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT — JAMES PRIDDLE — BRITISH COLUMBIA
2025-02-26

DRAWING TITLE
SITE PLAN

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

ISSUES AND REVISIONS

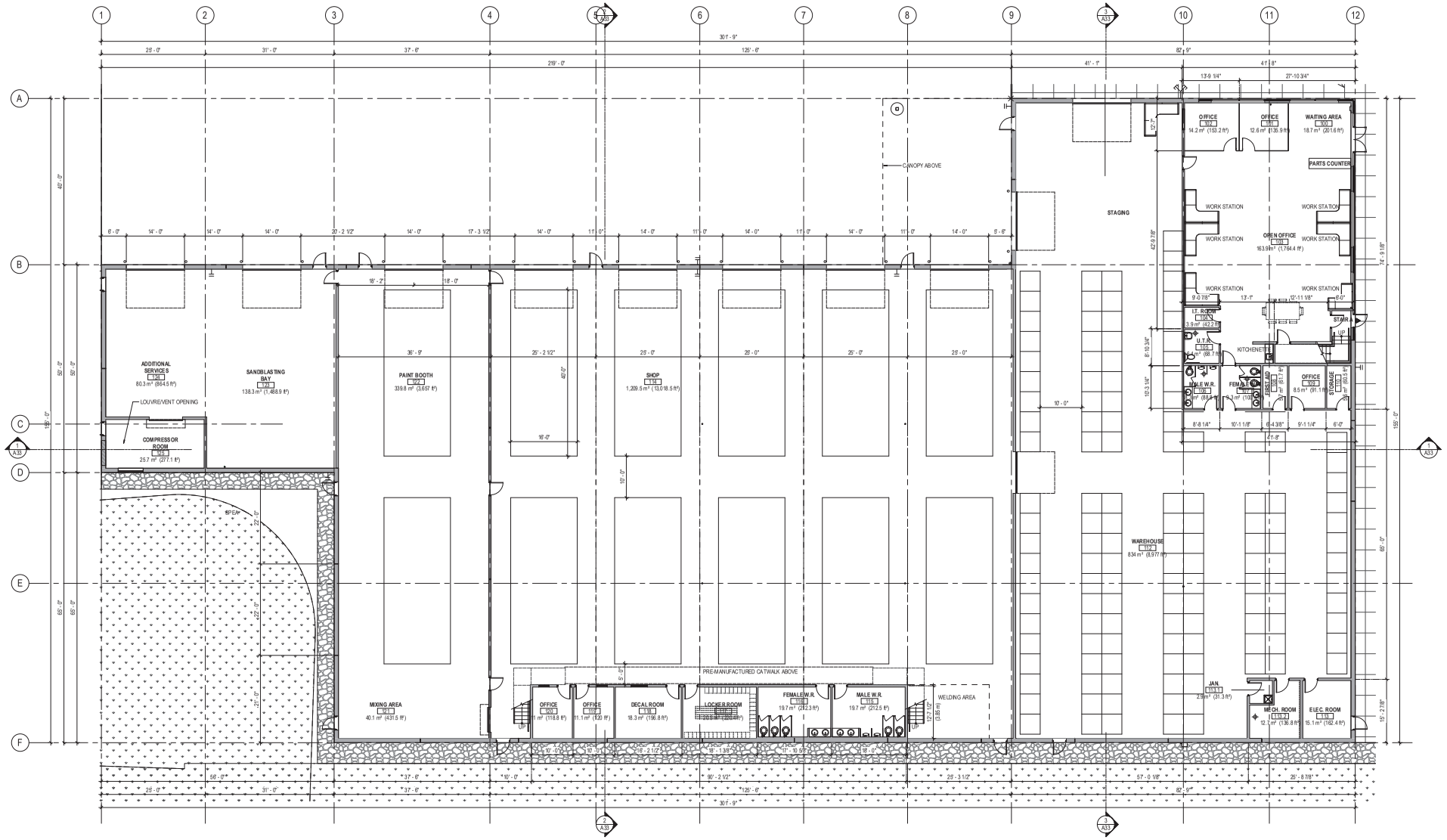
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PROJECT NORTH

PROJECT NO.
210222

DRAWING NO.
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1 MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0"

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REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
BRITISH COLUMBIA
2025-02-20

DRAWING TITLE
FLOOR PLANS

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

ISSUES AND REVISIONS

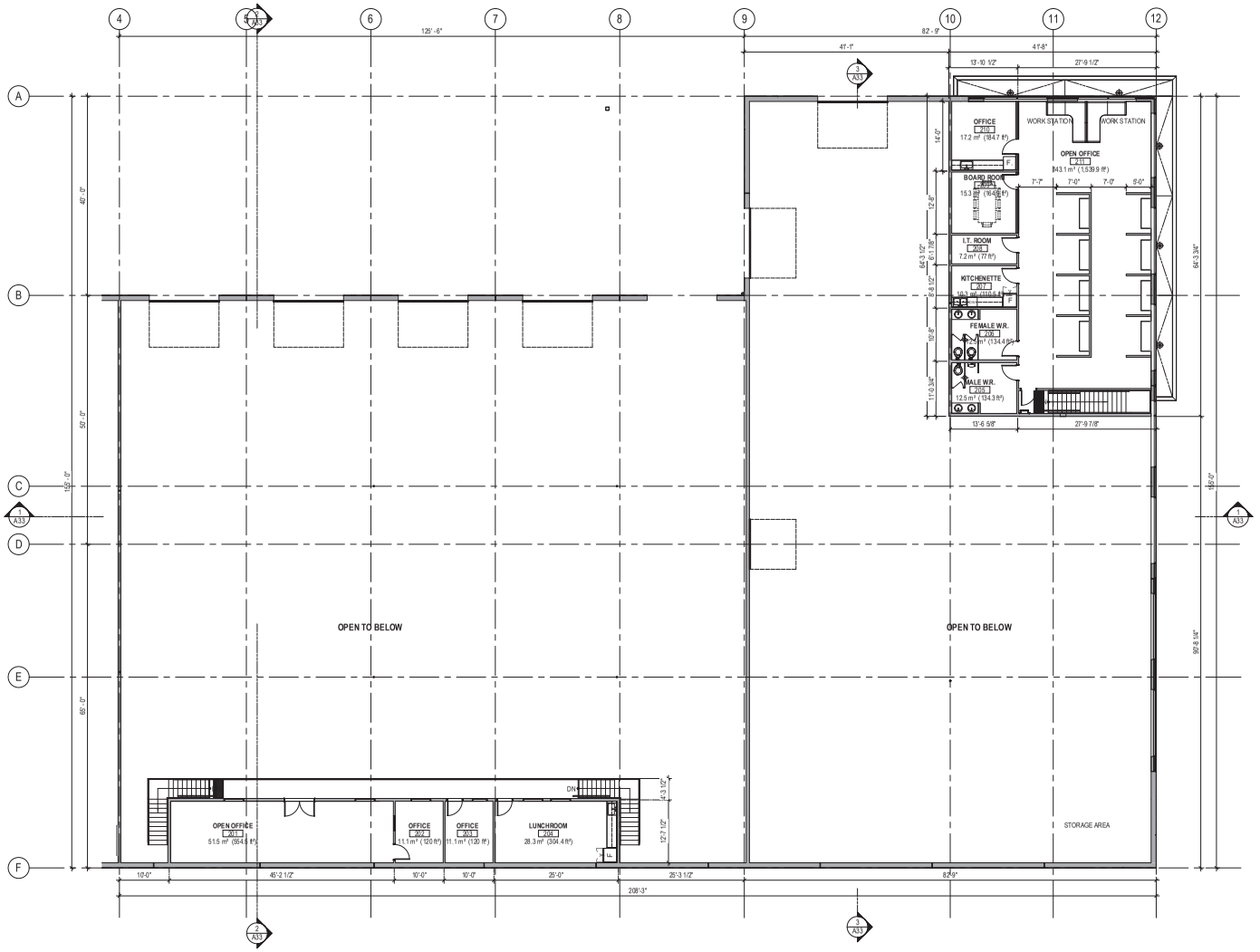
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PROJECT NORTH

PROJECT NO.
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1 SECOND FLOOR PLAN

SCALE : 3/32" = 1'-0"

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REGISTERED ARCHITECT
KENNETH PAUL PETERSEN
BRITISH COLUMBIA
2025-02-20

DRAWING TITLE
SECOND FLOOR

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

ISSUES AND REVISIONS

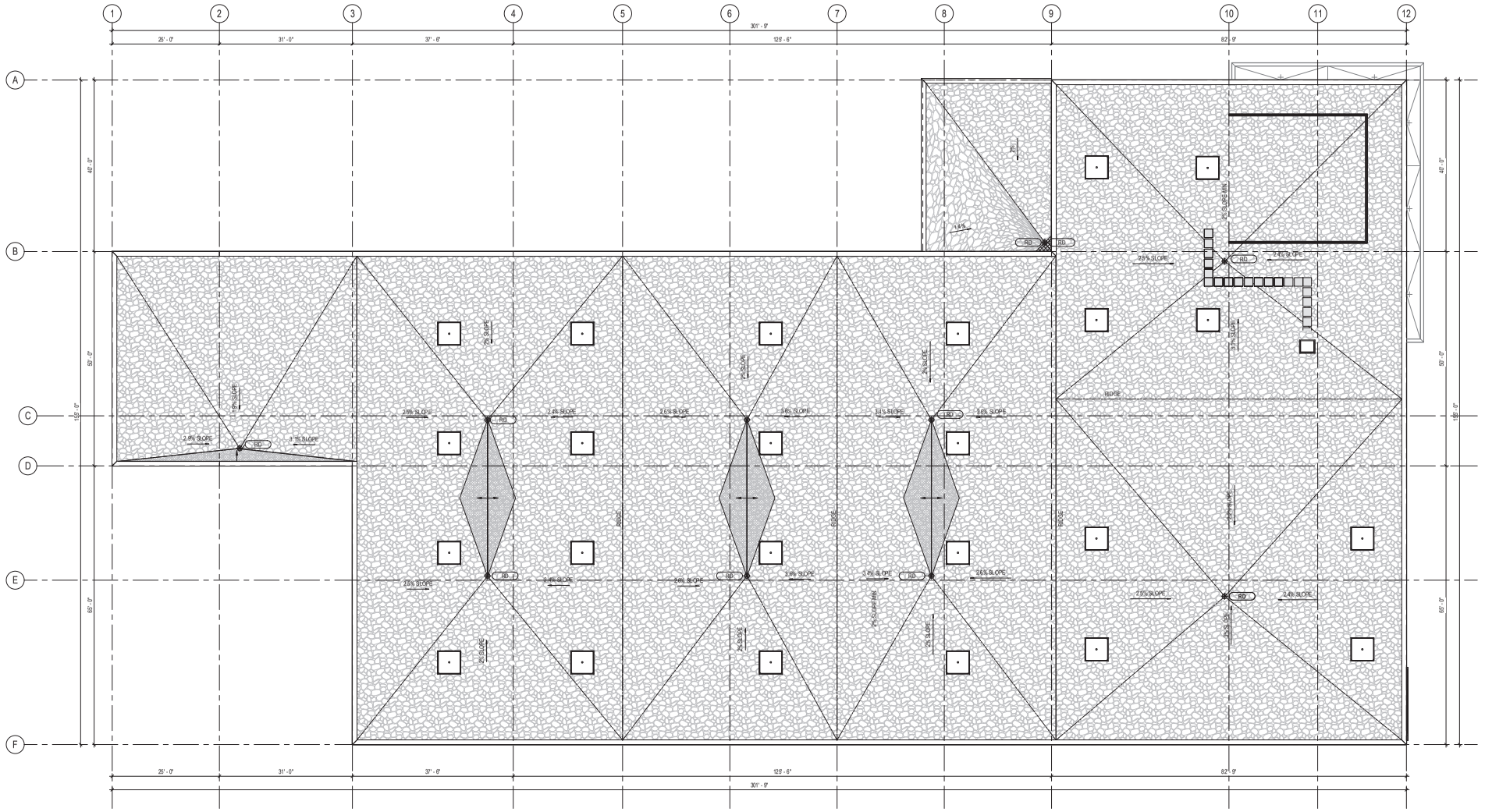
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PROJECT NORTH

PROJECT NO.
210222

DRAWING NO.
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1 ROOF PLAN

SCALE: 3/32" = 1'-0"

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ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT
LARRY PEDERSEN
PROVINCE OF BRITISH COLUMBIA
2025-02-14

DRAWING TITLE
ROOF PLAN

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

ISSUES AND REVISIONS

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PROJECT NORTH

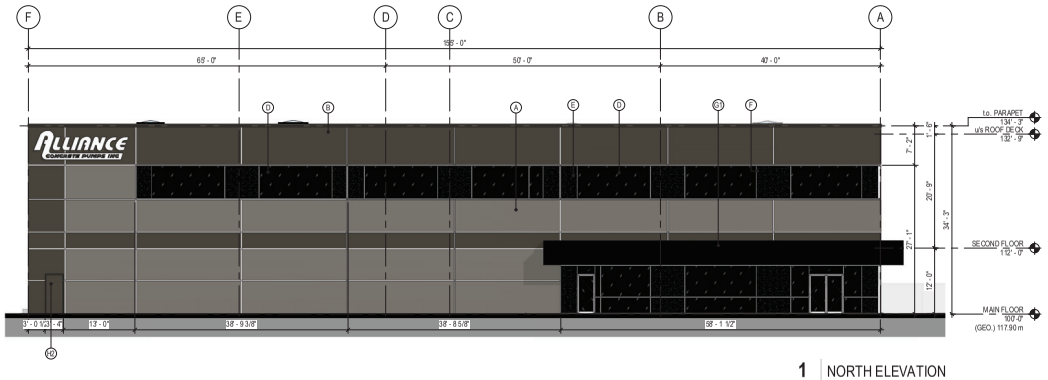
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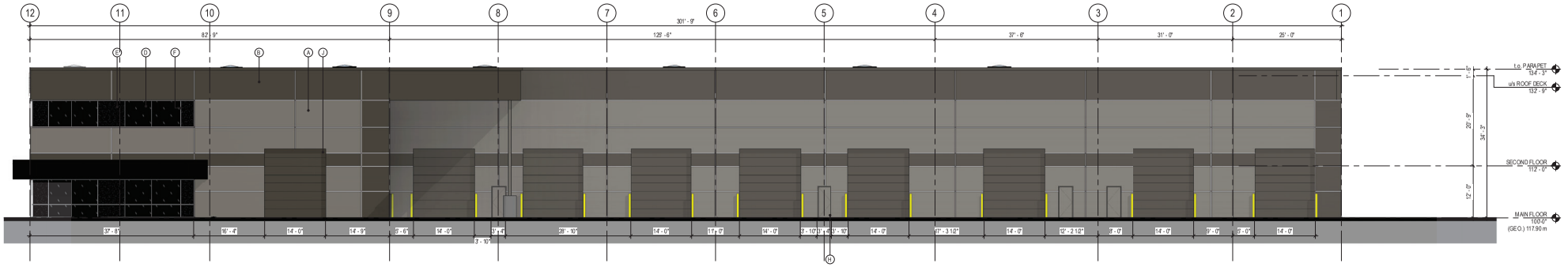
MATERIAL LEGEND

TYPE	DESCRIPTION
A	CONCRETE TILT-UP WALL PAINTED DULUX: MANSARD STONE 30YY 20/029
B	CONCRETE TILT-UP WALL PAINTED DULUX: FOREST BLACK 30YY 10/038
C1	PARAPET CAP FLASHING PREFINISHED CASCADIA METALS: METRO BROWN
D	GLAZING PREFINISHED BLACK TINTED VISION GLASS
E	SPANDREL GLAZING PREFINISHED VITRUM: SP-389 BLACK
F	ALUMINUM MULLIONS PREFINISHED CLEAR ANODIZED
G1	ALUMINUM COMPOSITE PANEL @ CANOPY PRE-FINISHED, COLOUR TO MATCH: DULUX: DEEP ONYX 00NN 07/0.00
G2	ALUMINUM COMPOSITE PANEL @ CANOPY PRE-FINISHED, COLOUR TO MATCH: DULUX: DEEP ONYX 00NN 07/0.00
H	STEEL MANDOOR PAINTED DULUX: MANSARD STONE 30YY 20/029
H2	STEEL MAN DOOR PAINTED DULUX: FOREST BLACK 30YY 10/038
J	STEEL OVERHEAD DOOR PAINTED DULUX: FOREST BLACK 30YY 10/038
K	STAINLESS STEEL INDUSTRIAL WALL LOUVER, PRE-FINISHED METAL



1 NORTH ELEVATION

SCALE : 3/32" = 1'-0"



2 WEST ELEVATION

SCALE : 3/32" = 1'-0"

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ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT
DARRYL KRAHN
BRITISH COLUMBIA
2025-02-20

DRAWING TITLE
BUILDING ELEVATIONS

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
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S	2024-12-17	RE-ISSUED FOR DP

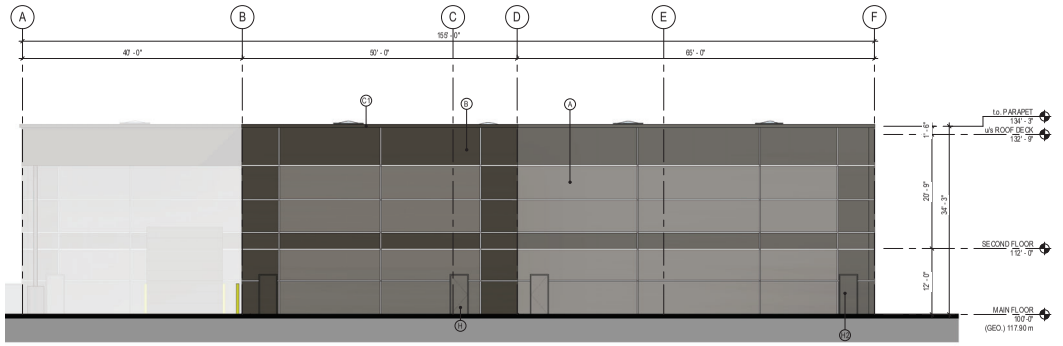
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PROJECT NO.
210222
DRAWING NO.
A31

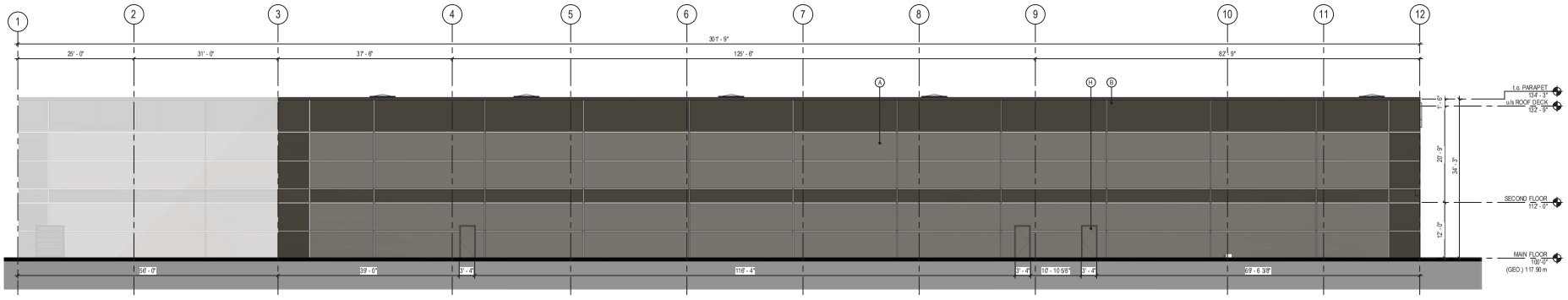
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MATERIAL LEGEND	
TYPE	DESCRIPTION
A	CONCRETE TILT-UP WALL PAINTED DULUX: MANSARD STONE 30YY 20/029
B	CONCRETE TILT-UP WALL PAINTED DULUX: FOREST BLACK 30YY 10/038
C1	PARAPET CAP FLASHING PREFINISHED CASCADIA METALS: METRO BROWN
D	GLAZING PREFINISHED BLACK TINTED VISION GLASS
E	SPANDREL GLAZING PREFINISHED VITRUM: SP-389 BLACK
F	ALUMINUM MULLIONS PREFINISHED CLEAR ANODIZED
G1	ALUMINUM COMPOSITE PANEL @ CANOPY PRE-RINISHED, COLOUR TO MATCH: DULUX: DEEP ONYX 00NN 07/000
G2	ALUMINUM COMPOSITE PANEL @ CANOPY PRE-RINISHED, COLOUR TO MATCH: DULUX: DEEP ONYX 00NN 07/000
H	STEEL MANDOOR PAINTED DULUX: MANSARD STONE 30YY 20/029
H2	STEEL MAN DOOR PAINTED DULUX: FOREST BLACK 30YY 10/038
J	STEEL OVERHEAD DOOR PAINTED DULUX: FOREST BLACK 30YY 10/038
K	STAINLESS STEEL INDUSTRIAL WALL LOUVER, PRE-RINISHED METAL



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



2 EAST ELEVATION

SCALE: 3/32" = 1'-0"

KPA Krahn GROUP OF COMPANIES
KP Architecture Ltd.
ABBOTSFORD OFFICE
#4100 - 3467 ST GLADYS AVE., ABBOTSFORD, BC., V2S 2E8
T 604.853.8831 F 604.853.1580 WWW.KRAHN.COM

ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT
CORY PODOLSKY
BRITISH COLUMBIA
2025-02-20

DRAWING TITLE
BUILDING ELEVATIONS

NO.	DATE Y/M/D	DESCRIPTION
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W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

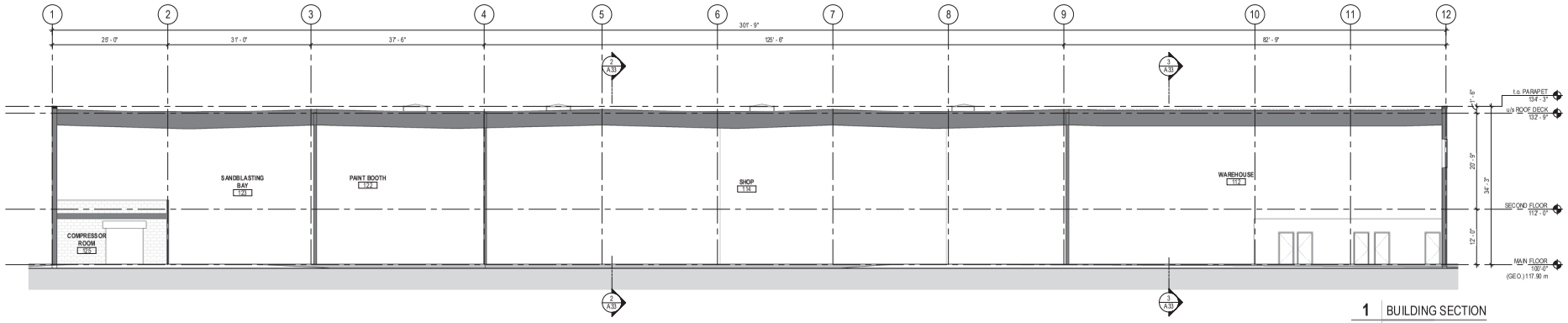
ISSUES AND REVISIONS

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO GEOTECHNICAL REVIEW, LEGAL AND TOPOGRAPHIC SURVEY AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION

PROJECT NO.
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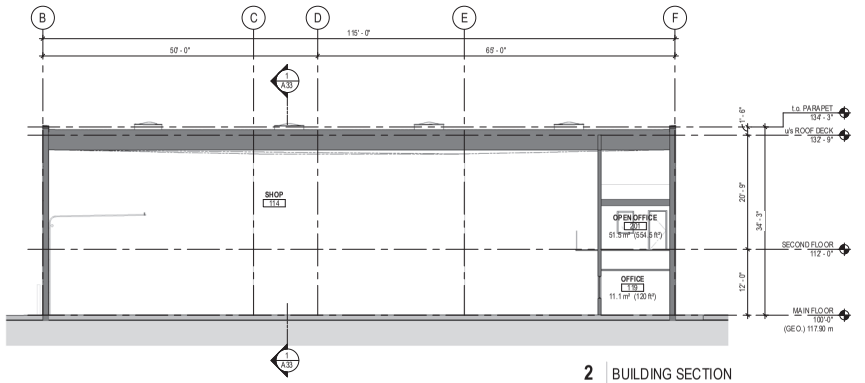
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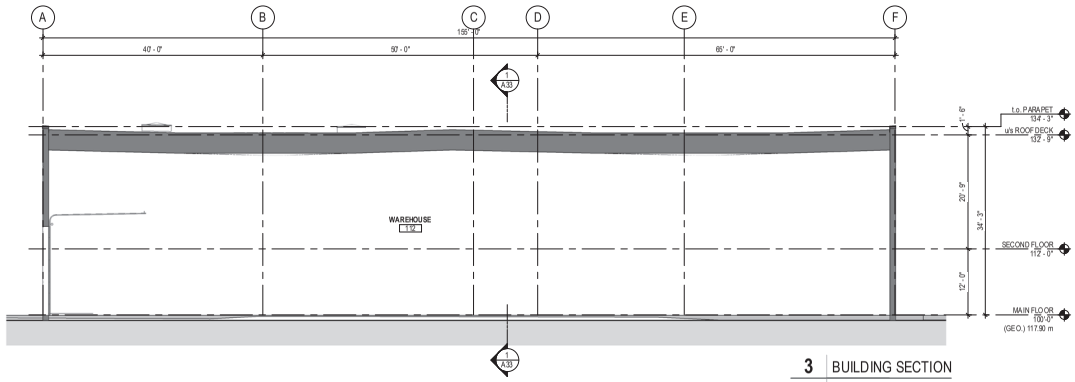
1 BUILDING SECTION

SCALE: 3/32" = 1'-0"



2 BUILDING SECTION

SCALE: 3/32" = 1'-0"



3 BUILDING SECTION

SCALE: 3/32" = 1'-0"

KP Architecture Ltd.
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Krahn GROUP OF COMPANIES

ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT
KIRBY PAUL KRAHN
BRITISH COLUMBIA
2025-02-12

DRAWING TITLE
BUILDING SECTIONS

NO.	DATE Y/M/D	DESCRIPTION
Y	2025-02-14	RE-ISSUED FOR DP
W	2025-01-29	RE-ISSUED FOR DP
S	2024-12-17	RE-ISSUED FOR DP

ISSUES AND REVISIONS

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO GEOTECHNICAL REVIEW, LEGAL AND TOPOGRAPHIC SURVEY AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION

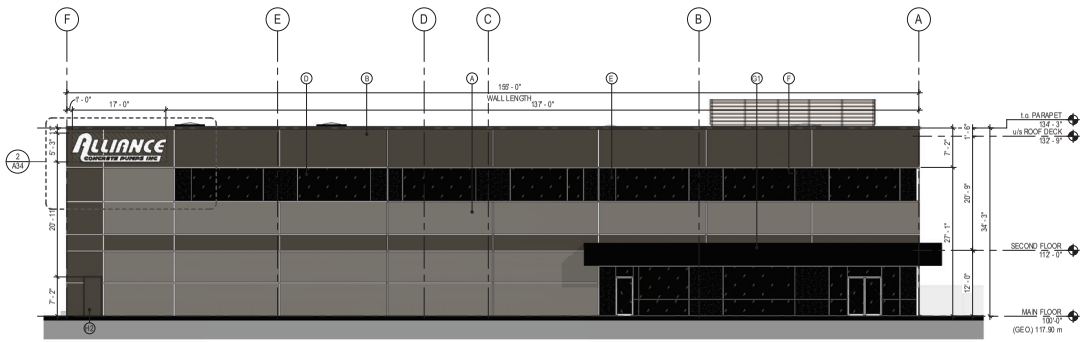
PROJECT NO.
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DRAWING NO.
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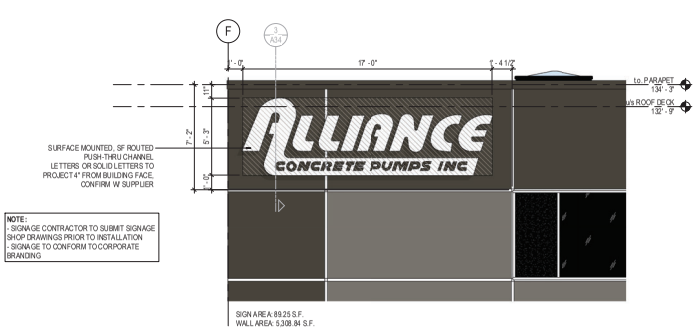
MATERIAL LEGEND

TYPE	DESCRIPTION
A	CONCRETE TILT-UP WALL PAINTED DULUX: MANSARD STONE 30YY 20/029
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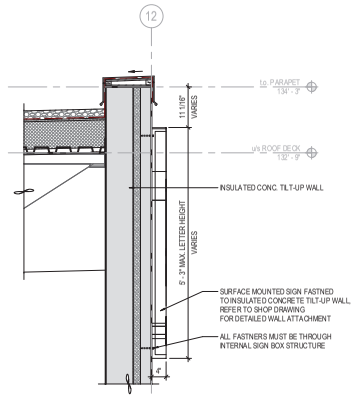
1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2 ENLARGED ELEVATION-FASCIA SIGN

SCALE: 1/4" = 1'-0"



3 CROSS SECTION-THRU FASCIA SIGN

SCALE: 3/4" = 1'-0"

KP Architecture Ltd.
ABBOTSFORD OFFICE
#4120 - 340 TT QUADYS AVE., ABBOTSFORD, BC., V2S 2E8
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Krahn GROUP OF COMPANIES

ALLIANCE CONCRETE PUMPS

REGISTERED ARCHITECT
DANNY POPPEL
BRITISH COLUMBIA
2025-02-20

DRAWING TITLE
SIGNAGE

NO.	DATE Y/M/D	DESCRIPTION
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W	2025-01-29	RE-ISSUED FOR DP
Q	2024-11-14	RE-ISSUED FOR DP

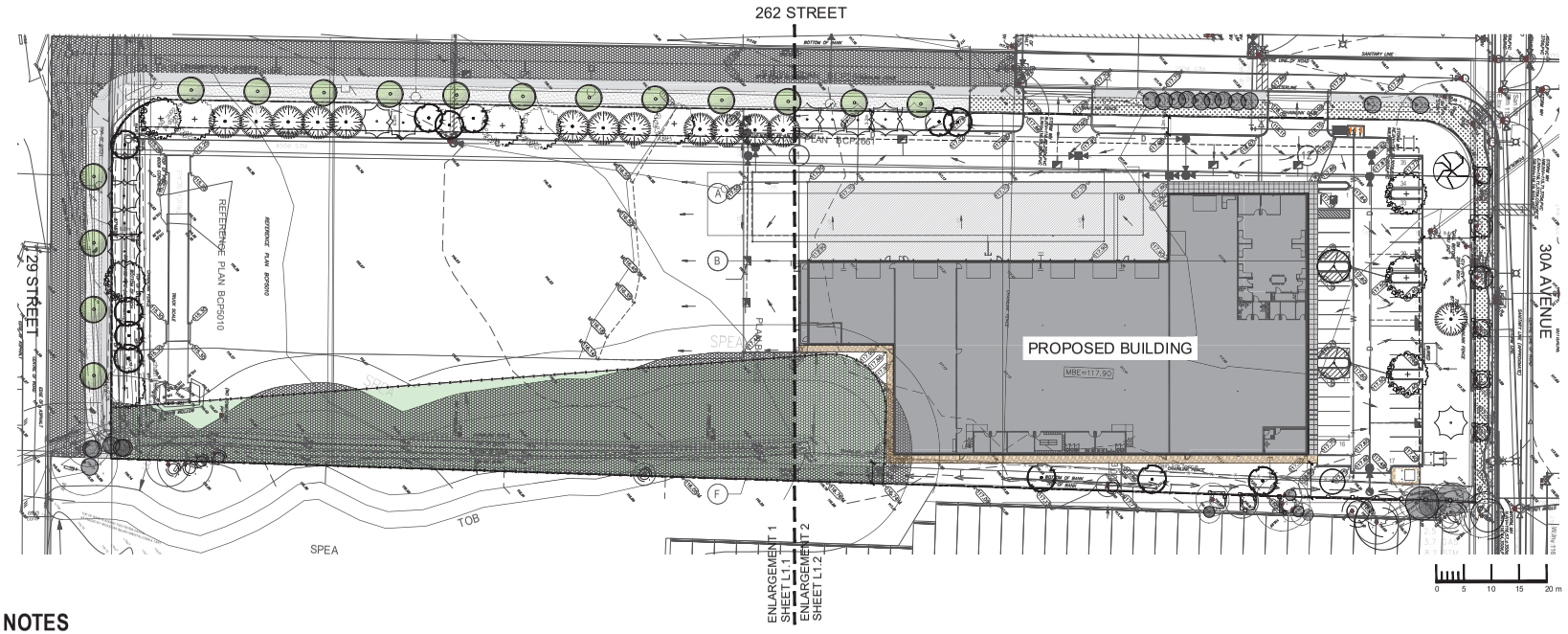
ISSUES AND REVISIONS

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO GEOTECHNICAL REVIEW, LEGAL AND TOPOGRAPHIC SURVEY AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION

PROJECT NO.
210222

DRAWING NO.
A34

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NOTES

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCT
5. ION WORKS.
6. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
7. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
8. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE A MINIMUM OF 450mm AND A MINIMUM OF 600mm IN PLANTING BEDS WITH TREES.
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 12.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    - 12.2. Maintenance and additional installation of mulch
    - 12.3. Weed removal
    - 12.4. Disease control

MINIMUM TREE PLANTING CLEARANCES

1. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
    - 1.1. STREET LIGHT POLES - 6.0m
    - 1.2. UTILITY POLES - 3.0m
    - 1.3. EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
    - 1.4. SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
    - 1.5. MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
    - 1.6. BCH LPT/PMT/VISTA SWITCH VAULTS - 2.25m
2. WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK
3. IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB

SODDING NOTES

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
    - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
    - 40% CREEPING RED FESCUE
    - 20% PERENNIAL RYEGRASS
    - USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

1. IRRIGATION DESIGN TO BE OVERLOOKED BY CERTIFIED IRRIGATION SPECIALIST

AMR Systems
Topographic Survey / Landscape Architecture / Certified Arborist
CPTED Consulting (Crime Prevention Through Environmental Design)
45269 Keith Wilson Rd #201, Chilliwack, BC V2R 5S1
T: 604.402.0031 | amrsystems.ca

LEGEND

- EXISTING LANDSCAPE TO REMAIN
- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- GRAVEL WALKWAY
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- UNCONSTRUCTED ROAD R.O.W
- PROPOSED OFFSITE CONCRETE SIDEWALK
- EXISTING PATHWAY TO BE RETAINED
- SOD
- OFFSITE SOD
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCING
- SPEA BOUNDARY 1.8m FENCE

NO:	DATE: (y/m/d)	DESCRIPTION:
9	25/01/13	RE-ISSUED FOR DP
8	24/09/11	RE-ISSUED FOR DP
7	24/10/22	RE-ISSUED FOR DP
6	24/09/26	RE-ISSUED FOR DP
5	24/08/09	RE-ISSUED FOR DP
4	24/05/16	RE-ISSUED FOR DP
3	24/01/25	ISSUED FOR RE-DP
2	21/09/10	ISSUED FOR DP

ISSUES & REVISIONS:

SEAL:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
SCOTT T. WATSON
391

2025-01-14

PROJECT NAME:
ALLIANCE CONCRETE

SCHEDULE B

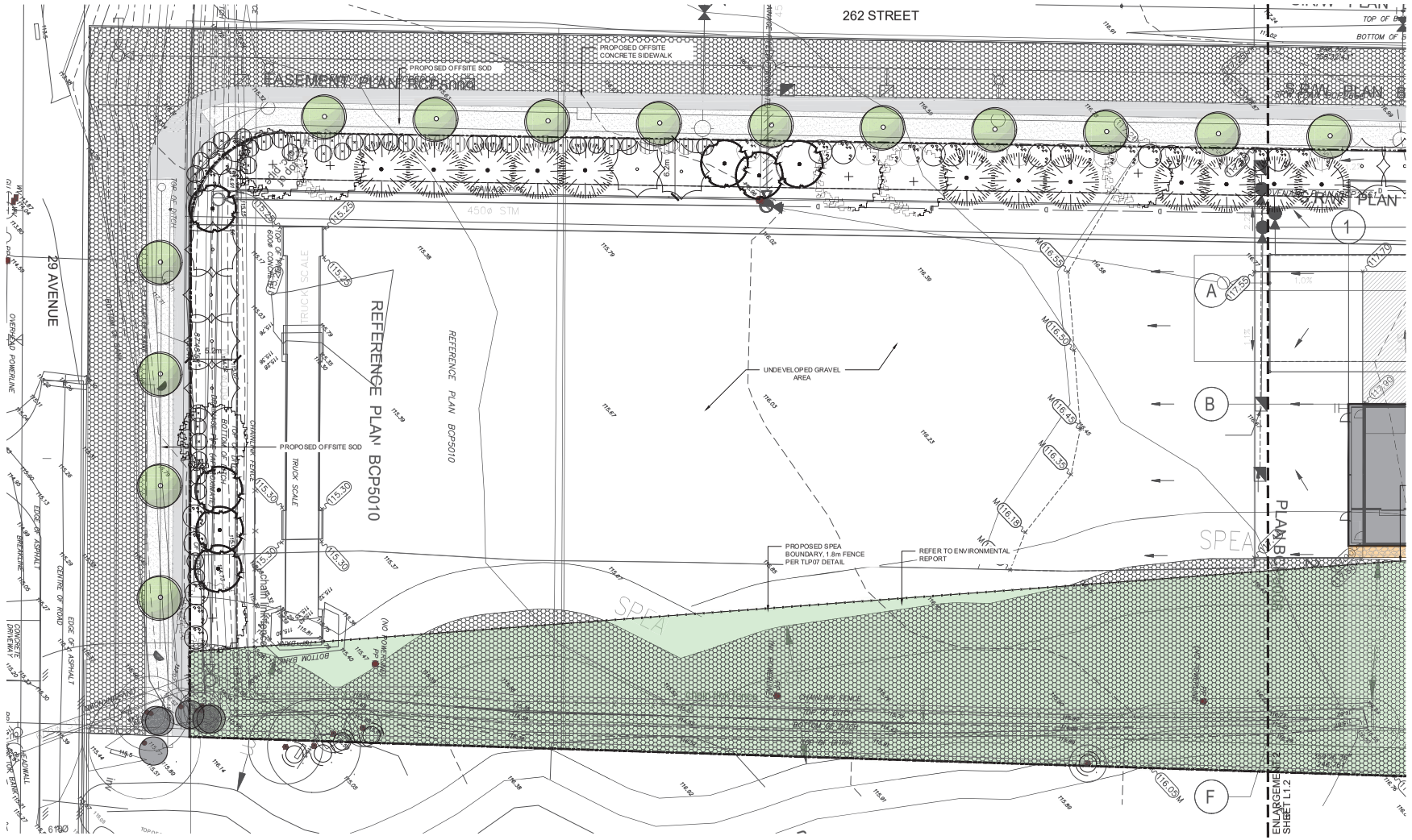
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TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
OVERALL
LANDSCAPE PLAN

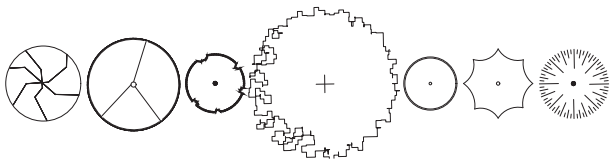
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START DATE:	2024.11.18

DRAWING NO:
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PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	1	Malus fusca	Pacific crab apple	6cm cal.	As per plan	W.B.
	2	Carpinus caroliniana	American hornbeam	6cm cal.	As per plan	W.B.
	13	Oxydendrum arboreum	Sourwood	6cm cal.	As per plan	W.B.
	10	Acer platanoides	Norway maple	6cm cal.	As per plan	W.B.
	1	Crataegus x grignonensis	Hawthorn	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	11	Abies fraseri	Pacific silver fr	2.5m ht.	As per plan	W.B.
	13	Pinus flexilis	Limber pine	2.5m ht.	As per plan	W.B.
SHRUBS						
A	133	Skimmia japonica	Skimmia	30cm	As per plan	#2 Pot
B	80	Berberis aquifolium	Tall mahonia	30cm	As per plan	#2 Pot
C	84	Brachyglottis greyi	Senecio greyi	40cm	As per plan	#2 Pot
D	75	Rubus parviflorus	Thimbleberry	40cm	As per plan	#2 Pot
E	4	Juniperus communis	Common juniper	40cm	As per plan	#2 Pot
F	54	Taxus x media	Yew	1.5m ht.	As per plan	BG Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	210	Rosmarinus officinalis	Rosemary	1 Gallon	45cm O.C.	#1 Pot
	221	Heuchera bressingham hybrids	Coral bells	1 Gallon	45cm O.C.	#1 Pot



0 5 10 15 20 m

AMR Systems
Topographic Survey / Landscape Architecture / Certified Arborist
CPTED Consulting (Crime Prevention Through Environmental Design)
45269 Keith Wilson Rd #201, Chilliwack, BC V2R 5S1
T: 604.402.0031 | amrsystems.ca

LEGEND
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- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- GRAVEL WALKWAY
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
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3	24/01/25	ISSUED FOR RE-DP
2	21/09/10	ISSUED FOR DP

ISSUES & REVISIONS:

SEAL:
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
SCOTT T. WATSON
391
2025-01-14

PROJECT NAME:
ALLIANCE CONCRETE

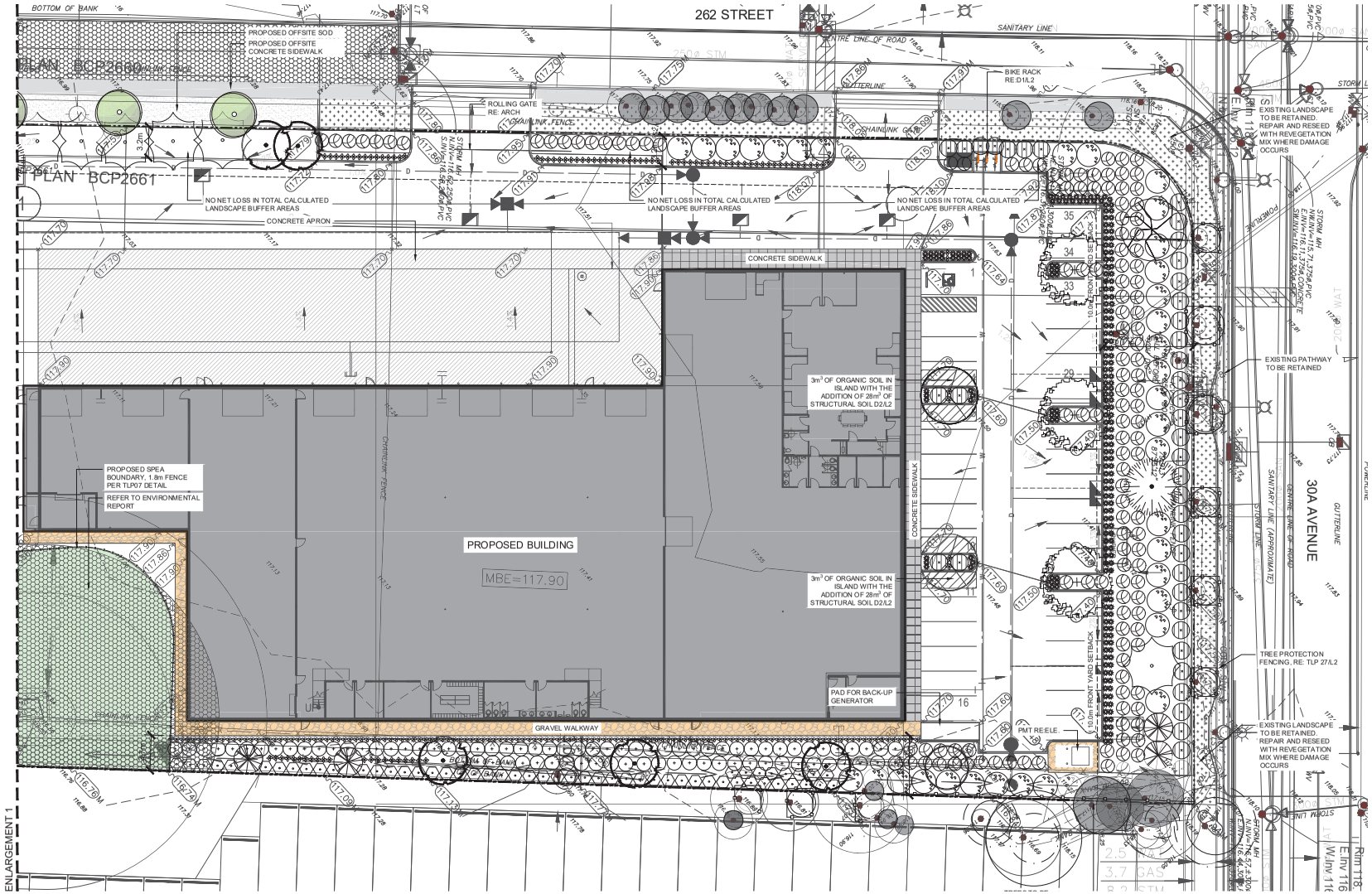
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TOWNSHIP OF LANGLEY, BC

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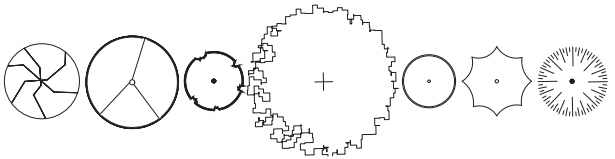
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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
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	10	Acer platanoides	Norway maple	6cm cal.	As per plan	W.B.
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0 5 10 15 20 m

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CPTED Consulting (Crime Prevention Through Environmental Design)
45289 Keith Wilson Rd #201, Chilliwack, BC V2R 5S1
T: 604.402.0031 | amrsystems.ca

LEGEND

- EXISTING LANDSCAPE TO REMAIN
- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- GRAVEL WALKWAY
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- UNCONSTRUCTED ROAD R.O.W
- PROPOSED OFFSITE CONCRETE SIDEWALK
- EXISTING PATHWAY TO BE RETAINED
- SOD
- OFFSITE SOD
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCING
- SPEA BOUNDARY 1.8m FENCE

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5	24/08/09	RE-ISSUED FOR DP
4	24/05/16	RE-ISSUED FOR DP
3	24/01/25	ISSUED FOR RE-DP
2	21/09/10	ISSUED FOR DP

ISSUES & REVISIONS:

SEAL:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
SCOTT T. WATSON
391
2025-01-14

PROJECT NAME:
ALLIANCE CONCRETE

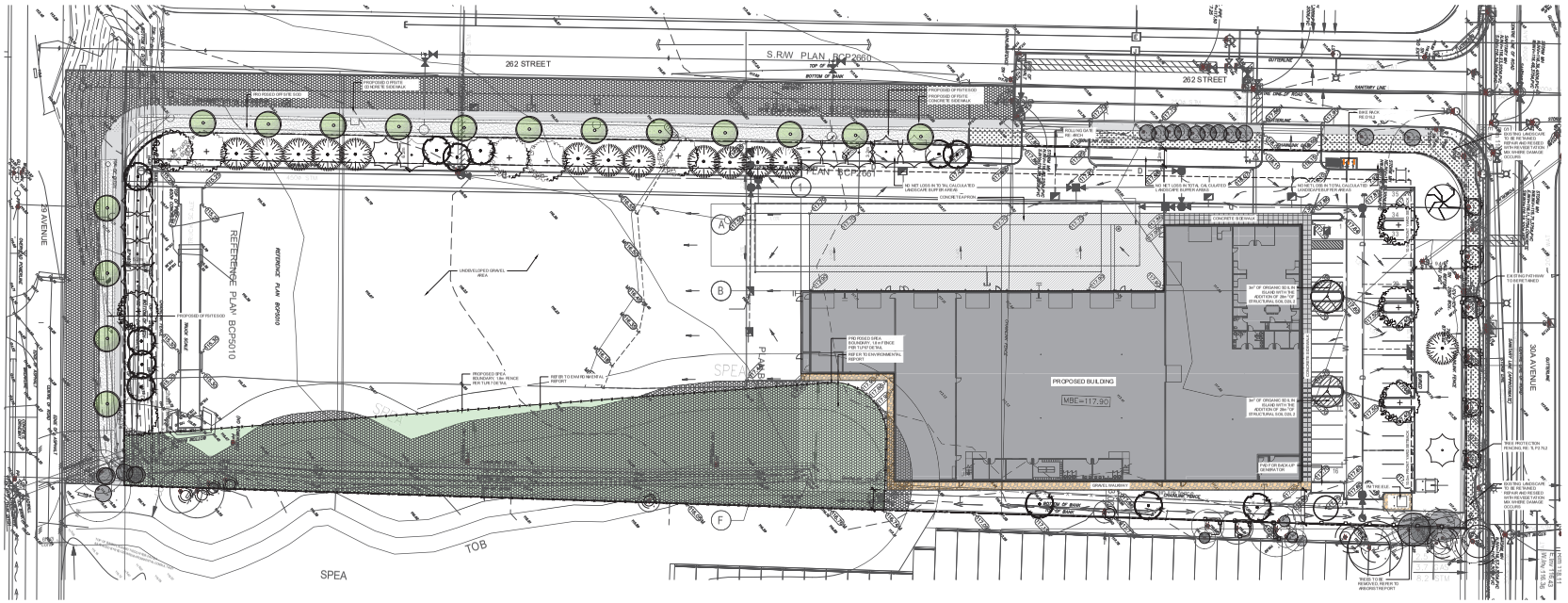
PROJECT ADDRESS:
26260 30A AVENUE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE PLAN
ENLARGEMENT 2

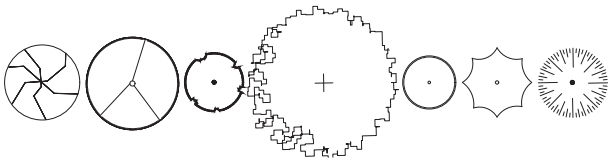
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PROJECT NO:	24-274L
START DATE:	2024.11.18

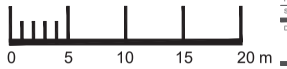
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PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	1	Malus fusca	Pacific crab apple	6cm cal.	As per plan	W.B.
	2	Carpinus caroliniana	American hornbeam	6cm cal.	As per plan	W.B.
	12	Oxydendrum arboreum	Sourwood	6cm cal.	As per plan	W.B.
	10	Acer platanoides	Norway maple	6cm cal.	As per plan	W.B.
	1	Crataegus x grignonensis	Hawthorn	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	12	Abies fraseri	Pacific silver fir	2.5m ht.	As per plan	W.B.
	13	Pinus flexilis	Limberpine	2.5m ht.	As per plan	W.B.





AMR Systems
Topographic Survey / Landscape Architecture / Certified Arborist
CPTED Consulting (Crime Prevention Through Environmental Design)
45269 Keith Wilson Rd #201, Chilliwack, BC V2R 5S1
T: 604.402.0031 amrsystems.ca

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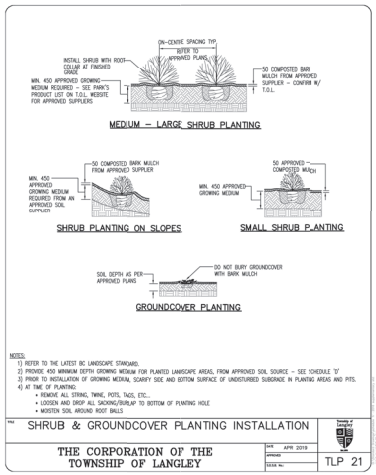
TREE MANAGEMENT PLAN

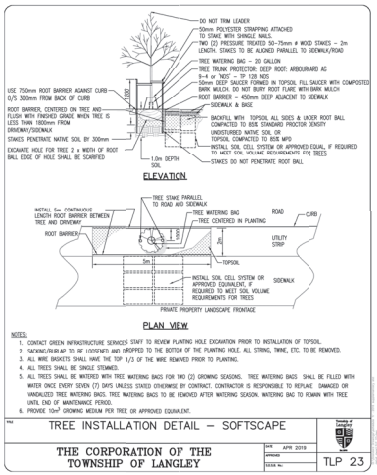
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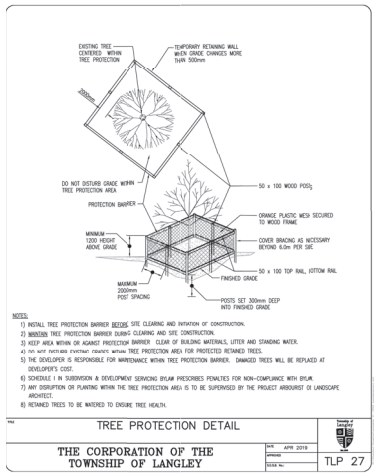
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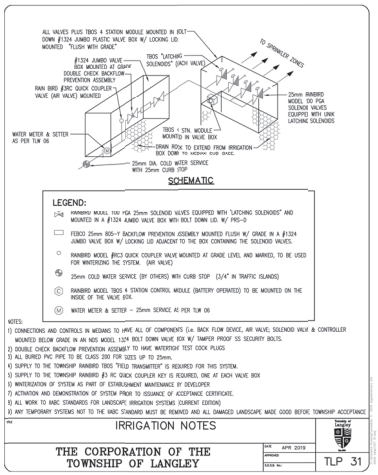
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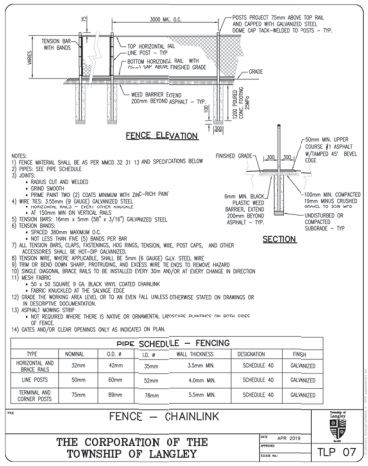
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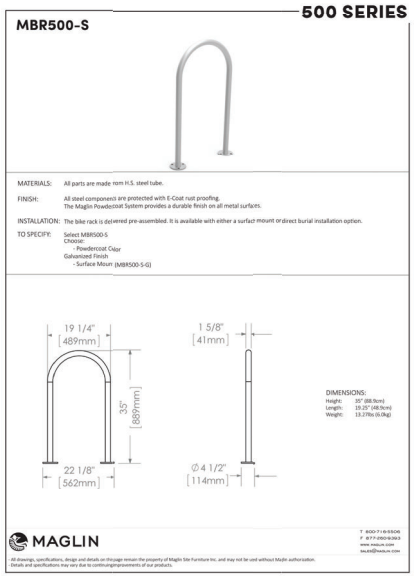




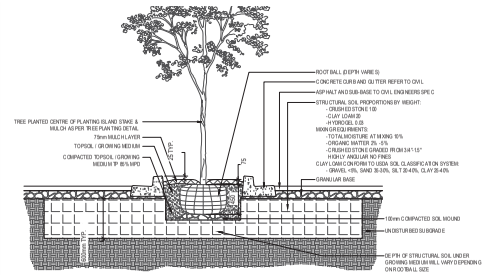








D1 BIKE RACK N.T.S.



D2 STRUCTURAL SOIL N.T.S.

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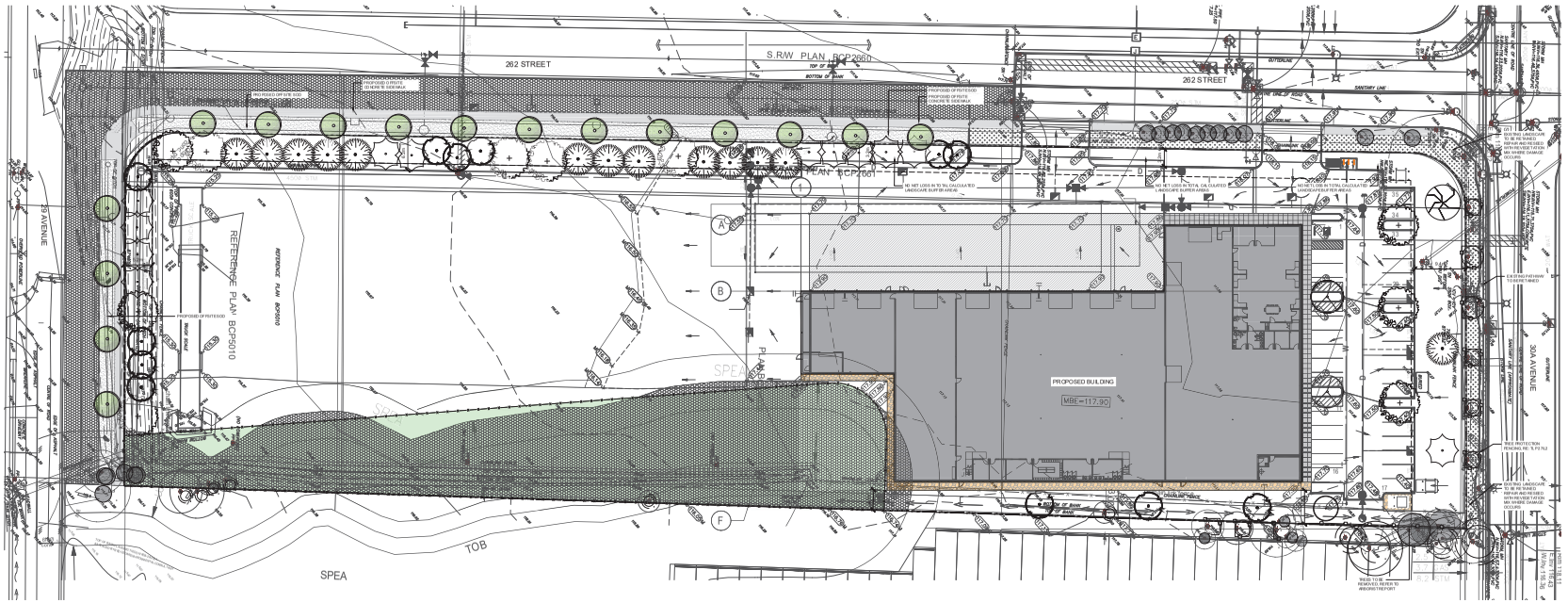
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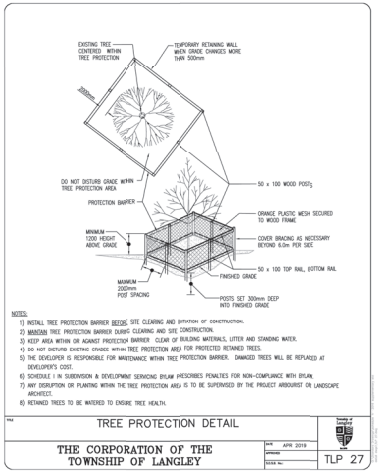
DRAWING TITLE:
DETAILS

SCALE:	AS NOTED
DRAWN:	MA
CHECKED:	SW
PROJECT NO:	24-27-L
START DATE:	2024.11.18

DRAWING NO:
L2

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NOTES:
1) INSTALL TREE PROTECTION BARRIER BEFORE SITE CLEARING AND BEFORE OF CONSTRUCTION.
2) MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
6) SCHEDULE I IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED TO ENSURE TREE HEALTH.

TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

APR 2019

TLP 27

OFFSITE - PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	16	Acer Circinatum	Vine Maple	6cm cal.	As per plan	W.B.

0 5 10 15 20 m

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DRAWING TITLE:

OFFSITE PLAN

SCALE:	1:200
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DRAWING NO:

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