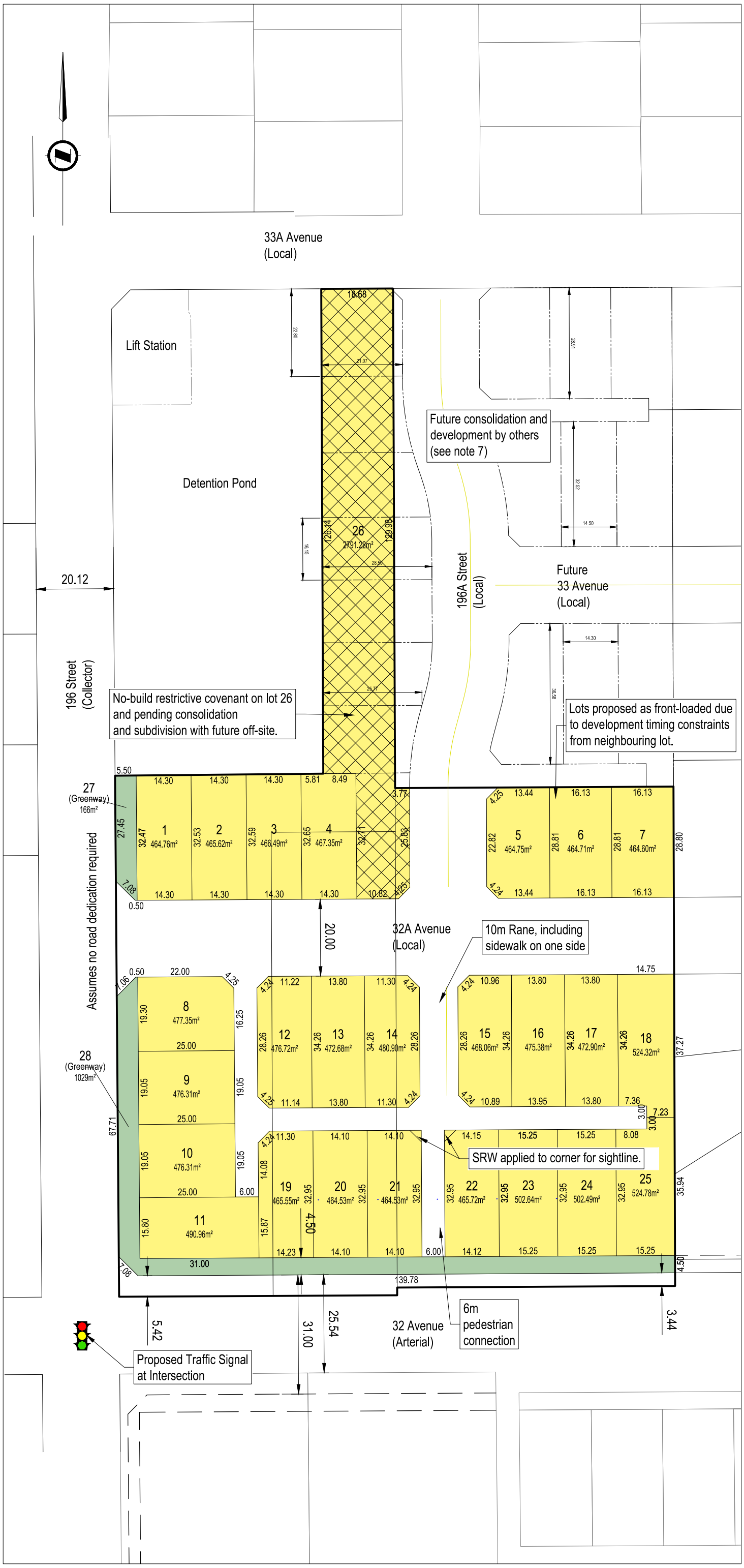



# LEGEND

- Subject Site
- Future Off-site Right-of-Way (ROW)
- Future Off-site Lot Line
- Centerline
- Greenway
- R-1B
- Restrictive Covenant (no-build)

# SITE STATISTICS

| PID | Address |
|---|---|
| 009-698-833 | 19671 32 Avenue |
| 011-273-518 | 19629 32 Avenue |
| 030-772-036 | No Address |

| | |
|---|---|
| **Yield (lots)** | 26 |

| | Hectare | Acre | Sq. Meters |
|---|---|---|---|
| Total Gross Site Area | 2.163 | 5.34 | 21,628 |
| Net Site Area | 2.163 | 5.34 | 21,628 |
| Density | 12.021 | 4.86 | |

# NOTES

1. Site perimeter from topographic survey August 2, 2022.
2. Off-site lot lines from Township of Langley Open Data.
3. Greenway shown per Booth NP.
4. Lots 1-7 are shown as front-loaded due to site constraints.
5. No-build on Lot 26 until consolidation and subdivision with off-site.
6. Lots 1-4, 12-22 require lot width variance.
7. Off-site conceptual layout assume R-1B lots, and are shown with minimum area of 465 sq.m.

DRAFT FOR DISCUSSION

| DATE | # | REVISION | INITIAL |
|---|---|---|---|
| 2025.12.01 | 0 | 27-lot layout with pedestrian connection | CM |
| | | | |

# SKETCH 19

SSMUH3-Booth NP

32 Avenue & 196 Street

Township of Langley, BC

DATE: December 1, 2025
PREPARED FOR: 1120285 BC Ltd.
SCALE: 1 : 1000 @ 11" X 17"
McE PROJECT: 2111-06065-00
MUN. PROJECT: 07-27-0085

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

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DATE: Monday, December 1, 2025 10:46:24 AM FILE: X:\2111\2111-06065-00 1120285 B.C LTD - SOUTH BROOKSWOOD PH 2\10.0 DRAWINGS\10.2 PLANNING\10.2.2 SKETCHES\251201 6065-0 SKETCH 19.DWG