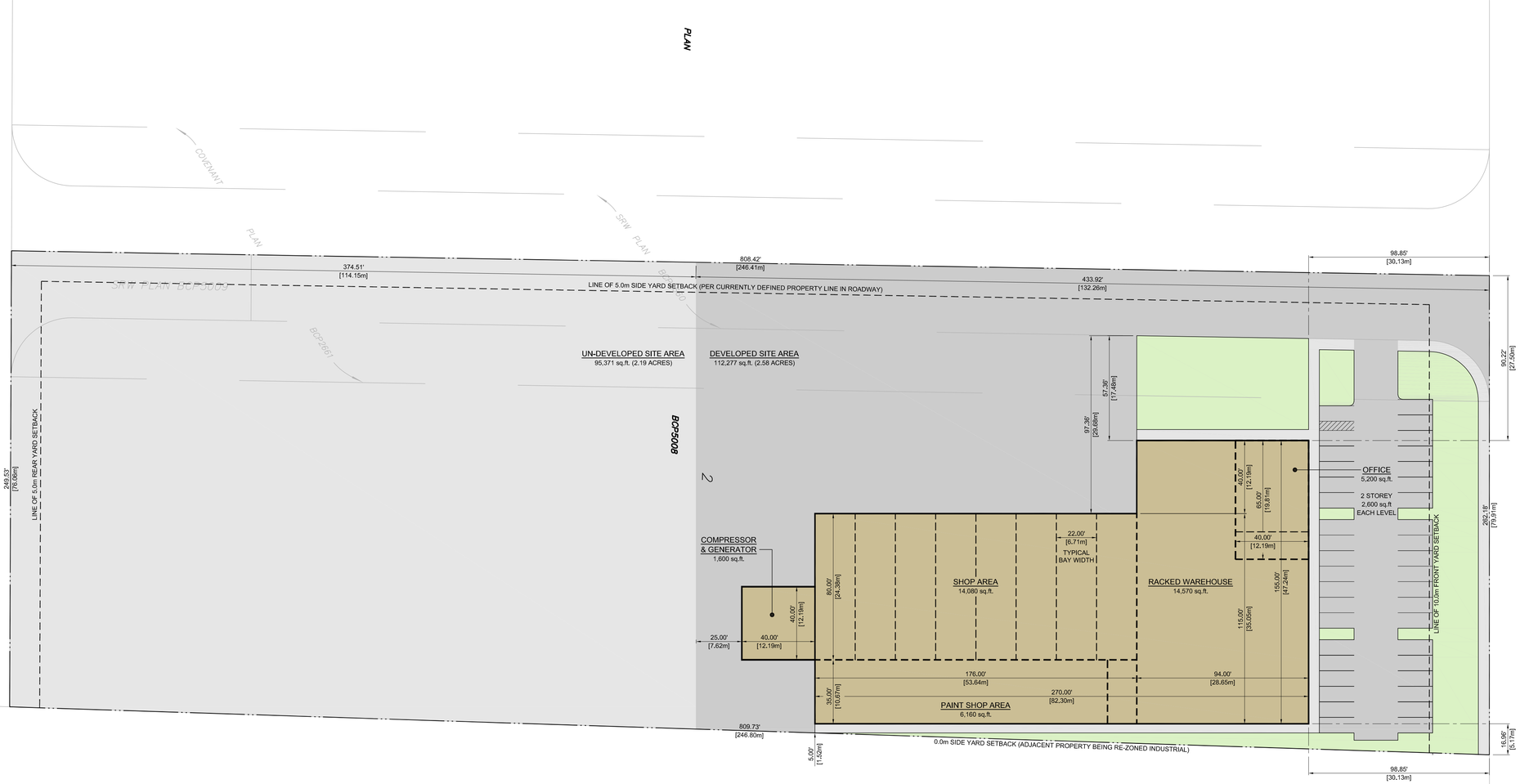


TOWNSHIP OF LANGLEY
ZONING BYLAW ANALYSIS:

CIVIC ADDRESS: 26260 - 32a AVENUE, LANGLEY, BC

LEGAL ADDRESS: LOT 2 SECTION 24 TOWNSHIP 10
NWD PLAN BCP5008
PID 025-635-565

SITE AREA: 206,648 sq. ft. (4,744 ACRES)
[19,198 sq. m., (1,92 HA)]

ZONE: M2 - GENERAL INDUSTRIAL ZONE

DENSITY:
MAXIMUM FLOOR AREA RATIO: N/A
TOTAL COVERAGE: 0,19 (39,010 sq. ft.)

SITE COVERAGE:
MAXIMUM COVERAGE PERMITTED: 60%
PROPOSED COVERAGE: 17,6% (36,410 sq. ft.)

SETACKS:

FRONT YARD:	10,0m [32,8 ft]
REAR YARD:	5,0m [16,4 ft]
SIDE YARD:	10,0m [32,8 ft]
SIDE YARD ON FLANKING STREET:	5,0m [16,4 ft]

BUILDING HEIGHT:
PRINCIPAL BUILDING = 12,0m [39,3 ft] MAX.
ACCESSORY BUILDING = N/A

LANDSCAPING:

- ALL LANDSCAPING TO T.O.L. ZONING BYLAW
- SEE LANDSCAPE PLAN FOR DETAILS

PARKING:

REQUIREMENTS:
INDUSTRIAL USE
1,0 SPACES PER 2,002 sq.ft. OF GROSS FLOOR AREA
OFFICE USE
1,0 SPACES PER 301 sq.ft. OF GROSS FLOOR AREA

CALCULATIONS:
INDUSTRIAL
1,0 (33,810 / 2,002) = 16,89 SPACES
OFFICE
1,0 (5,200 / 301) = 17,28 SPACES

TOTAL REQUIRED = 35 (34,17)

TOTAL PROVIDED = 39

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NO:	DATE: (yim/d)	DESCRIPTION:
.	2021-04-20	ISSUED FOR REVIEW

ISSUES & REVISIONS:

larry podhora | **architecture inc**
1457 HOWCREST RD. NORTH SAANICH. B.C. V8L 5K1

PROJECT NAME:
SITE DEVELOPMENT
for ALLIANCE
CONCRETE PUMPS

PROJECT ADDRESS:
26260 - 30a AVENUE
LANGLEY, BRITISH COLUMBIA

DRAWING TITLE:
SITE PLAN _ OPTION 01

SCALE:	AS NOTED
DRAWN:	CRG
CHECKED:	CRG
PROJECT NO:	210222
DRAWING NO:	A2.0.1

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