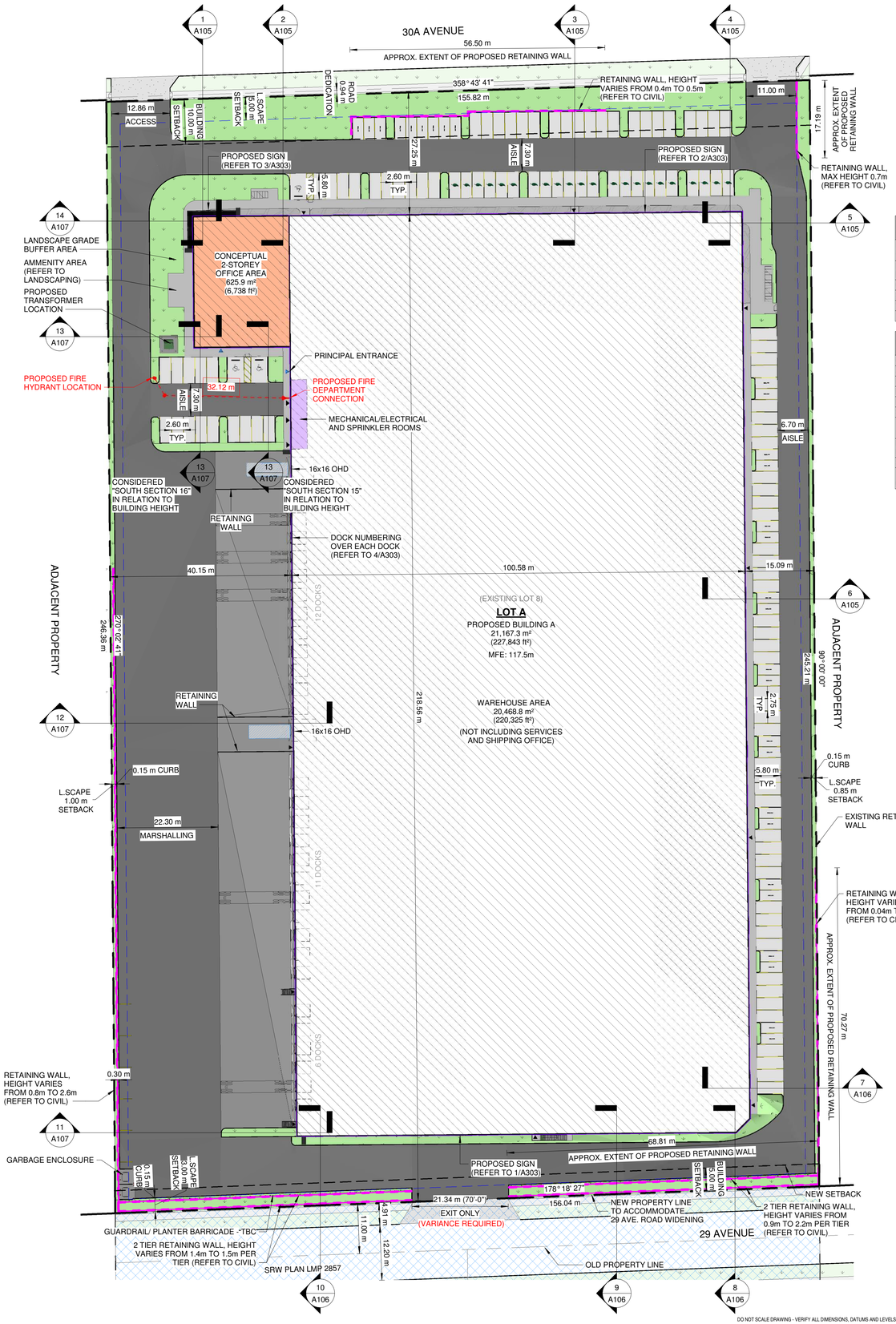


BYLAW INFORMATION

ZONING: 702 GENERAL INDUSTRIAL - M-2

https://bit.ly/3kYlOeY

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**

LOT A - SITE SCHEDULE

ON SITE		
APRON	2,510.9 m²	27,027.39 ft²
HEAVY DUTY ASPHALT	8,570.1 m²	92,247.71 ft²
LANDSCAPING	2,592.0 m²	27,899.74 ft²
LIGHT DUTY ASPHALT	2,129.6 m²	22,923.13 ft²
SIDEWALK	837.2 m²	9,011.53 ft²
	16,639.8 m²	**179,109.50 ft²**
BOULEVARD		
LANDSCAPING - BOULEVARD	897.3 m²	9,658.13 ft²
SIDEWALK - BOULEVARD	401.6 m²	4,322.87 ft²
	1,298.9 m²	**13,981.00 ft²**
GRAND TOTAL:	**17,938.7 m²**	**193,090.51 ft²**

NOTES CONCERNING BUILDING LOCATION

1. 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.
2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. 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.
4. LANDSCAPING IS SUBJECT TO CHANGE.

PARKING SCHEDULE BREAKDOWN

Stall Type	Provided	Colour
LOT A		
BARRIER FREE PARKING STALL	3	
ELECTRIC VEHICLE	22	
PARALLEL PARKING STALL	5	
SMALL CAR PARKING	29	
STANDARD PARKING STALL 2.6m	44	
STANDARD PARKING STALL 2.75m	44	
	147	

702.5 BUILDING SETBACKS

YARD	REQUIRED	PROVIDED
FRONT YARD (S)	10.0m	10.0m
BACK YARD (N)	5.0m	26.0m
SIDE YARD (E)	5.0m	45.6m
SIDE YARD (W)	5.0m	25.3m

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	0.85m
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)

702.6 BUILDING HEIGHT

BYLAW REQUIREMENT

STRUCTURES SHALL NOT EXCEED 12 METRES.

BUILDING	PROVIDED
A	13.6m(44'-7 7/16") VARIANCE REQ'D

702.7 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

BUILDING	REQUIRED	PROVIDED
A		
20,468.84 m² = INDUSTRIAL	110	
625.93 m² = OFFICE	17.9	
625.93 m² = FUTURE OFFICE	17.9	
TOTAL	**146**	**147**
BARRIER FREE	3	3
SMALL VEHICLE MAXIMUM	**29**	**29**

107.8 OFF-STREET LOADING

BYLAW REQUIREMENT

1 LOADING STALL/OHD

BUILDING	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

BUILDING	REQUIRED	PROVIDED
A	6	6

OFF-STREET OUTDOOR BICYCLE SPACE

BYLAW REQUIREMENTS

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

BUILDING	REQUIRED	PROVIDED
A	12.3	13

SECURE BICYCLE SPACES

BYLAW REQUIREMENTS

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

BUILDING	REQUIRED	PROVIDED
A	N/R	-

END OF TRIP FACILITIES

LOCKERS

BYLAW REQUIREMENTS

1 LOCKER PER SECURE BICYCLE PARKING SPACE REQUIRED

BUILDING	REQUIRED	PROVIDED
A	N/R	-

WATER CLOSETS

BYLAW REQUIREMENTS

NUMBER OF WATER CLOSETS AS PER TABLE OF 107.12.3-b

BUILDING	REQUIRED	PROVIDED
A	N/R	-

WASH BASIN

BYLAW REQUIREMENTS

NUMBER OF WASH BASINS AS PER TABLE OF 107.12.3-b

BUILDING	REQUIRED	PROVIDED
A	N/R	-

SHOWER

BYLAW REQUIREMENTS

NUMBER OF SHOWERS AS PER TABLE OF 107.12.3-b

BUILDING	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



2 A101 — Aldergrove Industrial Park - Keyplan
1 : 5000

1 A101 — Lot A - Enlarged Site Plan
1 : 500

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500

SITE MATERIAL LEGEND

- APRON
- SIDEWALK
- LIGHT DUTY ASPHALT
- LANDSCAPING
- HARD LANDSCAPING
- HEAVY DUTY ASPHALT

PLANWORKS

Stamp:

PRELIMINARY

NOT FOR CONSTRUCTION

aggregate design studio ltd.
EAGLE BUILDERS
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
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
JJ	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-12-13
MM	ISSUED FOR REVIEW	2024-07-23
NN	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-07-26
OO	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-04
PP	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-10-10

W:\Aldergrove\2090 Aldergrove Industrial Park (B20390)\Model\Aldergrove Industrial Park - Site Plan.rvt

Project No: B20390
Date: 2024-10-22 4:33:02 PM
Drawn by: VV
Checked by: MP, LB, MB

Sheet Name: Site Plan

Sheet No: A101

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