

FOR SALE

102B Ave.

SUBJECT

208 St.

**STRATEGIC INVESTMENT
PROPERTY
(WITHIN ALR)**

AREA:

Walnut Grove

ADDRESS:

20617 102B Ave.,
Langley, BC

SIZE:

10.55 Acres

PRICE:

\$3,000,000

**HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.**

Joe Varing - Personal Real Estate Corporation Ltd.

604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.

VARING
MARKETING GROUP

HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.



PROPERTY DESCRIPTION

CIVIC ADDRESS: 20617 102B Ave., Langley BC
PID: 002-994-313

AREA: Walnut Grove

SIZE: 10.55 Acres

PRICE: \$3,000,000

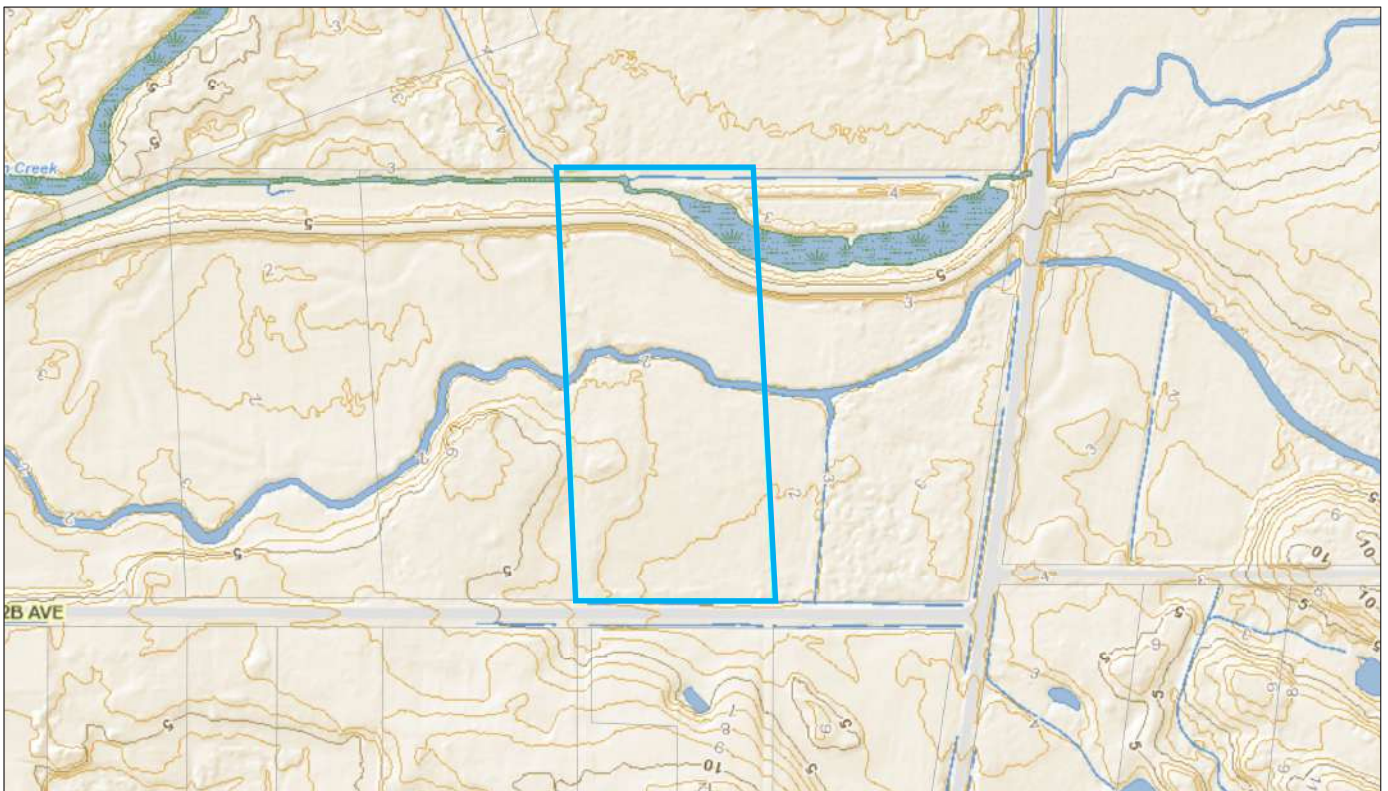
OPPORTUNITY:

- Strategically located 10.55 acres in Walnut Grove (within ALR)
- Long term holding property with future potential being within close proximity to Industrial area
- Owners/Users to the West include: Cloverdale Fuel, Burnco & Eco-Agg Concrete Recycling
- Flat and clear parcel
- Quick access to Golden Ears Bridge and Highway 1 – Trans Canada Highway

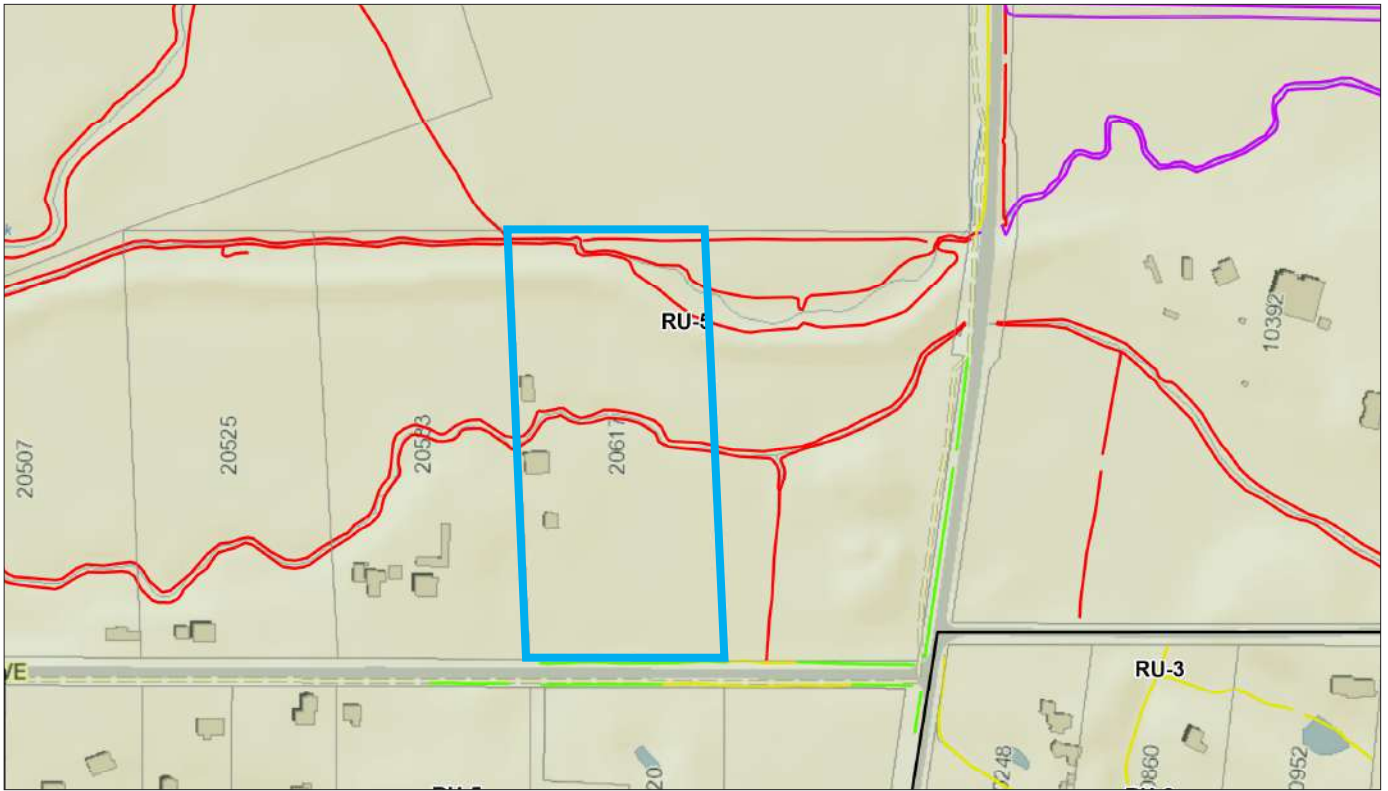
AERIAL VIEW



TOPOGRAPHY

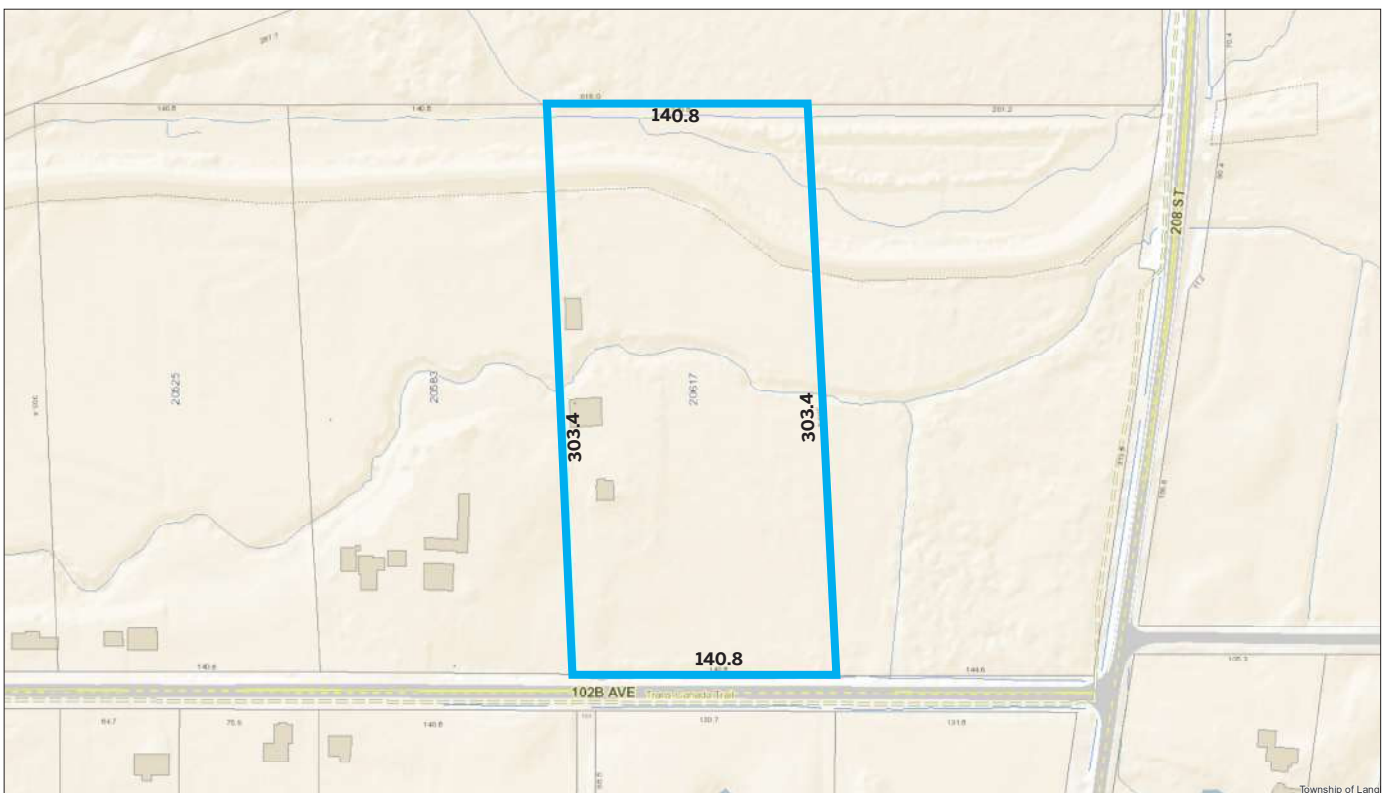


LEGAL VIEW



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



ZONING DESCRIPTION

205 RURAL FLOODPLAIN ZONE RU-5

Uses Permitted

- 205.1 In the RU-5 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Rural Zone RU-1
 - 2) *marina class "B"*

Floodplain

- 205.2 The provisions of Section 105 shall apply except that in the RU-5 zone no part of any residential *building* shall be constructed at an elevation that is less than the Flood Construction Level. The Flood Construction Level may be achieved by structural elevation or the placement of not more than 0.91 metres of fill on the *building* site or a combination thereof. Prior to the issuance of a *building* permit, the applicant shall;
- a) Provide the Municipality with certification from a Qualified Professional (as defined by the Ministry of Health Sewerage Disposal Regulation) with respect to the provision of a sewage disposal system; and
 - b) Provide the Municipality with certification from a British Columbia Land Surveyor that the final elevation of the *building* site is equal to or exceeds the Flood Construction Level.

Lot Coverage

- 205.3
- 1) Except for *commercial greenhouses, buildings and structures* shall not cover more than 33% of the *lot area*.
 - 2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings and structures* on the *lot*, provided the *buildings and structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.
 - 3) *Accessory buildings and structures* not used for *agricultural or farm* purposes shall not exceed a total of 200 m² of ground floor *building* area.

Siting of Buildings and Structures

- 205.4
- 1) Except as provided for in Section 205.4 2), 3), 4) and 6) and Sections 104.4 and 105.1 2), no principal *building* or *structure* shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.
 - 2) No *building* or *structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.
 - 3) All *building* and *structures* used for *intensive swine operation* shall be sited in compliance with Section 109.
 - 4) In a *feedlot*, all *buildings*, pens, enclosures, or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).

ZONING DESCRIPTION

- 5) Except as provided for in Sections 101.4, 104.14, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
 - c) 1.5 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 6) A commercial *greenhouse* shall be sited not less than 15 m from a *front, rear* or *side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Height of Buildings and Structures

- #4859 205.5 Except as provided for in Section 104.5
30/05/11
- 1) The *height* of a *single family dwelling* shall not exceed 9 metres
 - 2) The *height* of all other *buildings and structures* not used for *agricultural* or *farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

- 205.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 205.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- #2845 205.8 Landscaping areas, landscaping screens and fencing shall comply with Section
25/06/90 111.