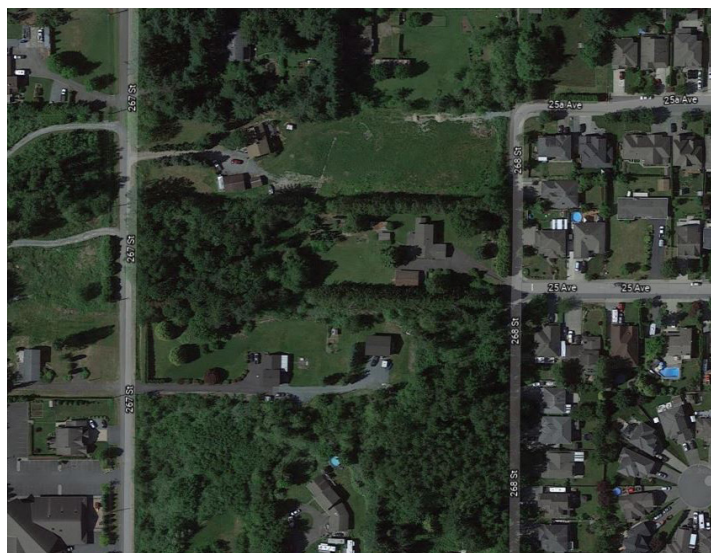




FUTURE 15 LOT SUBDIVISION IN ALDERGROVE



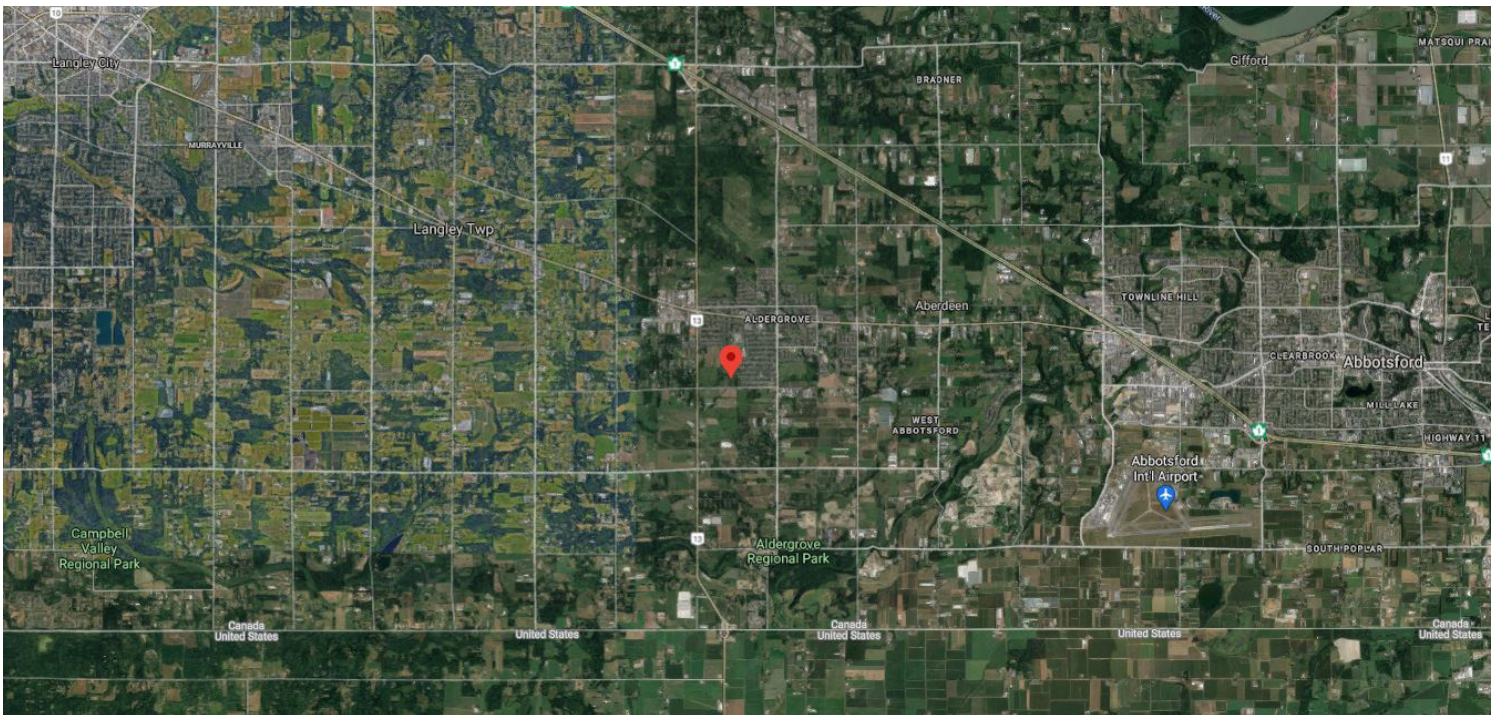
2542 267 ST,
LANGLEY, BC

2542 267 ST, LANGLEY, BC, V4W 2Y3

Municipal Address:	2542 267 ST Langley BC V4W 2Y3
Legal Address:	LOT 16, PLAN NWP37802, PART SW1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
PID:	003-183-327
Land Size:	2.36 acres
Community Plan:	OCP: Aldergrove - Low Density Residential (Max 9 upa), NCP: Aldergrove
Current Zoning:	SR-2, Suburban Residential Zone
Potential Lots:	15 Single Family Homes

OFFERED AT: \$4,800,000

More information: sales@fraserelliott.com or 604.728.2845



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Part III – Land Use Policies

1.0 RESIDENTIAL

Definition

The residential land use designations on the plan map indicate areas in which residential dwellings will be the predominant use subject to the policies of the plan the following uses may be permitted:

Education, community public servicing uses, which by nature, scale, and design are compatible with residential uses, and open space and recreation uses.

Community Pattern

- (a) Density of overall residential development shall not exceed five dwelling units per acre of gross residential area.
- (b) The minimum size parcel that may be created without all community services shall not be less than 1 hectare.
- (c) The following housing densities and types shall be permitted in those areas designated for residential use as low density, medium density and high density on the plan map as follows:

4182
04.03.22

UNIT TYPE	NET DENSITY IN UNITS PER ACRE	GENERAL LOCATION POLICY
<p>Low Density Conventional Single Family Conventional Cluster Duplex Cluster Semi Detached Zero Lot Line Mobile/Modular Home</p>	<p>Up to 9</p>	<p>Generally located at the interior of new residential neighbourhoods on local or residential roads</p>

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