



Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2443017

Board: F
Other

20820 36 AVENUE

Langley
Brookwood Langley
V3A 8N4

Land
\$1,550,000 (LP)
(SP)



Sold Date: Original Price: **\$1,650,000**
Frontage (feet): **200.00** Subdiv/Complex: **BROOKSWOOD**
Meas. Type: **Feet** P.I.D.: **002-058-502**
Frontage (metres): Taxes: **\$4,716.32**
Depth: **218** For Tax Year: **2019**
Price/SqFt: Zoning: **SR-2**
Sub-Type: Rezoneable? **Yes**
Flood Plain: **No**
Exposure: **Northeast**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:

Lot Area

Acres: **1.00**
Hect: **0.40**
SqFt: **43,500.00**
SqM: **4,041.28**

View - Specify

DALE BALL PASSIVE PARK

Sanitary Sewer: **Septic**
Storm Sewer: **Nearby**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **On Property**
Cable Service: **On Property**
Prospectus: **Other (See Remarks)**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **No Access**
Parking Access:
Fencing: **None**
Property in ALR/FLR: **No**
Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **LOT 1, PLAN NWP11397, SECTION 25, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Cleared, Paved Road, Recreation Nearby, Shopping Nearby**
Restrictions: **None**

Listing Broker 1: **Hugh & McKinnon Realty Ltd.**
Listing Broker 2:
Listing Broker 3:

ONE ACRE PRIME LOCATION CORNER LOT. Attention Builders, developers & investors! Neighbourhood Plan Area of adopted Brookwood-Fernridge Community Plan, SR-2 Zoning. Flat, rectangular, level, vacant land with no watercourses, easements or other encumbrances. Frontage 200 feet & depth 218 feet. Across 208th, enjoy the 23 acre Dale Ball Passive Park with walking trails, soccer fields, 18 hole disc golf course & designated dog area. 3 blocks from 16 Acre Bell Park. School Catchments, great school catchment; Noel Booth Elementary & Brookwood Secondary Fine Arts School (1 block away). Minutes from downtown Langley City Centre for shopping, also close to Brookwood. Easy access to HWY 1 to Vancouver & HWY 15 to US border. Digital package available. Motivated Seller.

LND Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

03/23/2020 06:03 PM

**PLAN OF SUBDIVISION OF LOT 1 OF NORTHERLY PORTION OF
SOUTH WEST QUARTER SECTION 25 TOWNSHIP 7
NEW WESTMINSTER DISTRICT
ACCORDING TO PLAN 2542 DEPOSITED
SCALE 1 INCH = 200 FEET**

11397

Ref. 227068E

Legend

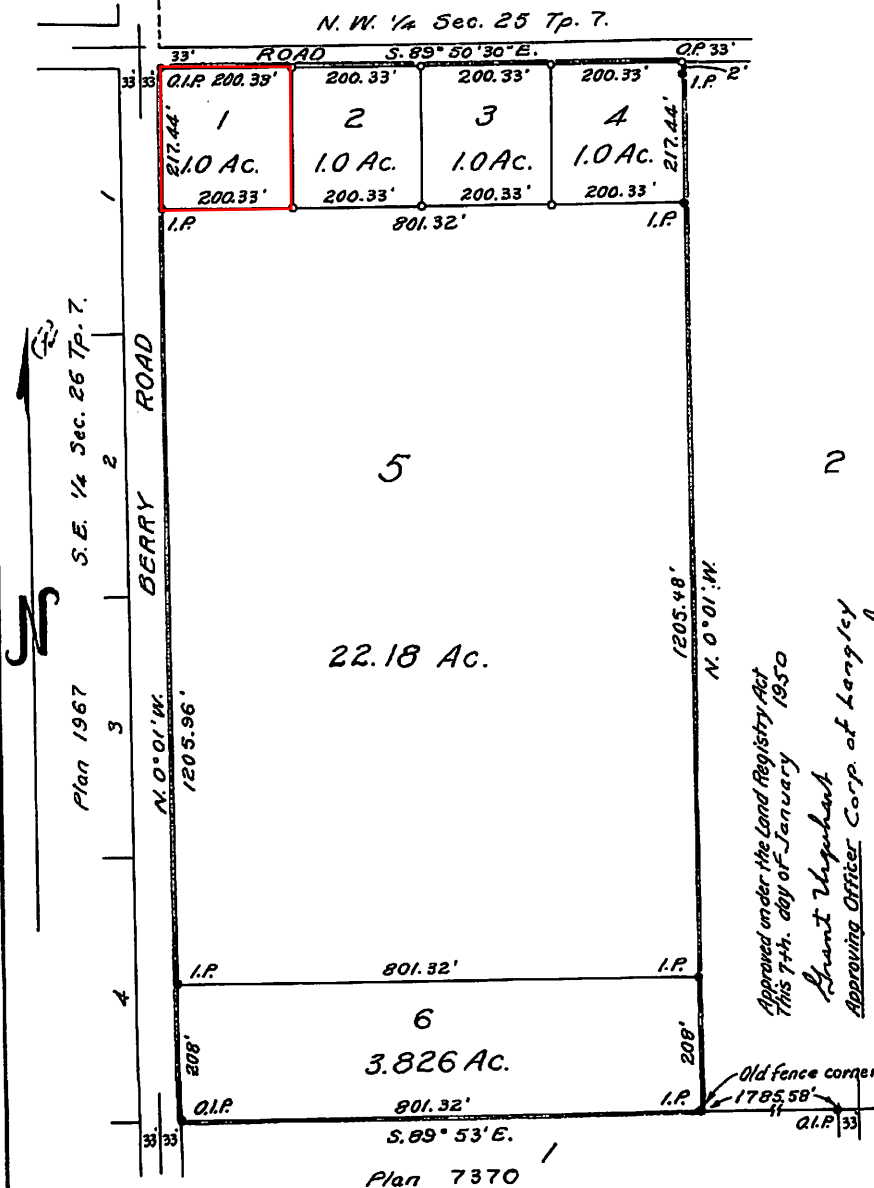
- Bearings referred to meridian of plan 7370 dep.
- Q.I.P. Indicates Iron pin found
 - I.P. Indicates Iron pin set
 - Q.P. Indicates Wood post found
 - Indicates Wood post set

Deposited under Section 79
of the Land Registry Act
This day of 194.

Deposited in the Land Registry
Office at New Westminster, B.C.
on the 9th day of January, 1950.

Registrar

[Signature]
Registrar



Approved under the Land Registry Act
This 7th day of January 1950

[Signature]
Granting Officer Corp. of Langley

OWNER *[Signature]*

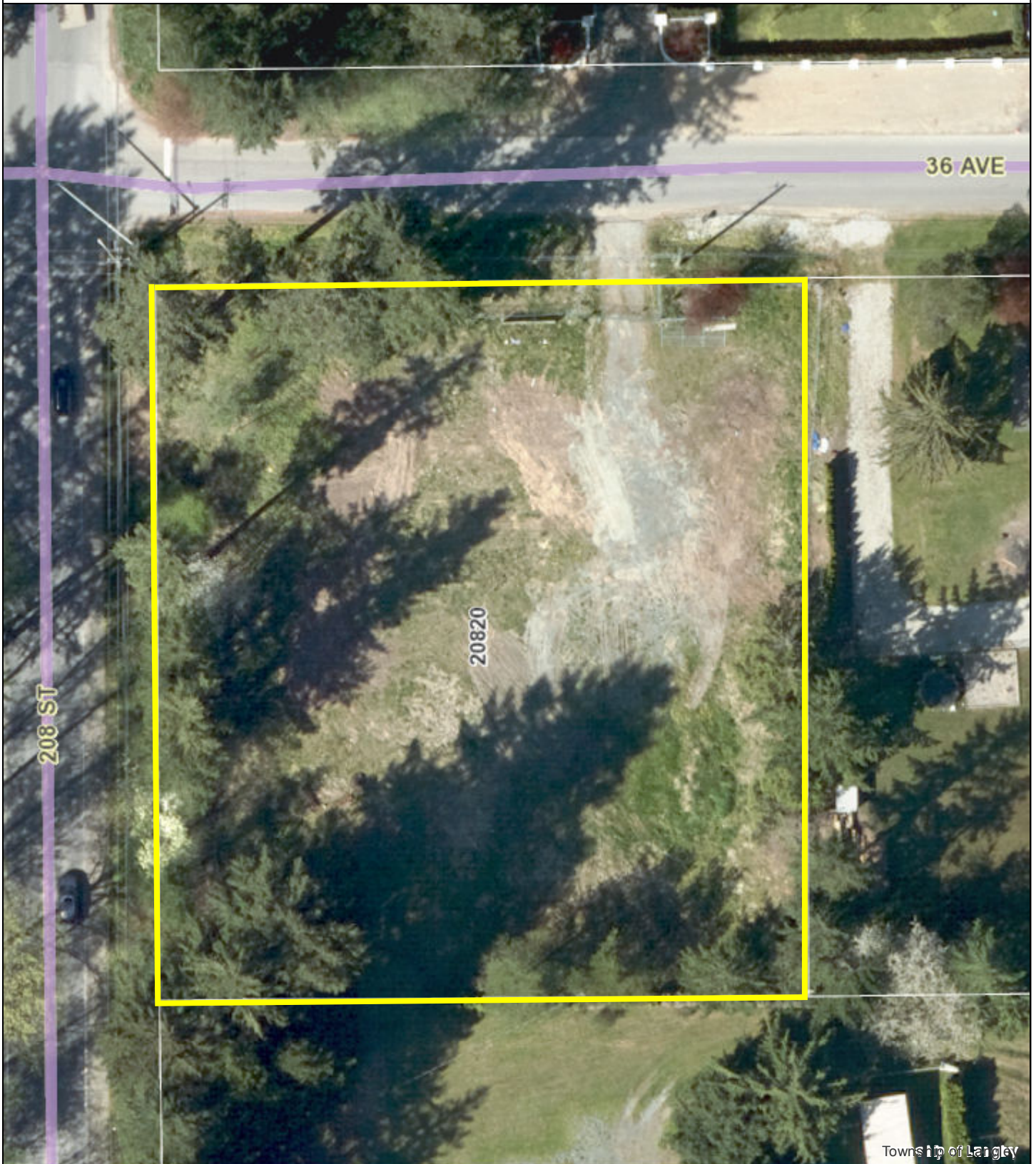
WITNESS *[Signature]*

I, R.M. Wright, of Langley, British Columbia Land Surveyor
make oath and say that I was present at and did personally
superintend the survey represented by this plan, and that the
survey and plan are correct. The said survey was completed
on the 9th day of December 1949. R.M. Wright

Sworn before me this 6th day of January 1950

A Notary Public in and for the Province of British Columbia.

Geosource Map



Est. 1873

Township of
Langley
BC

0 10 20 40
Meters

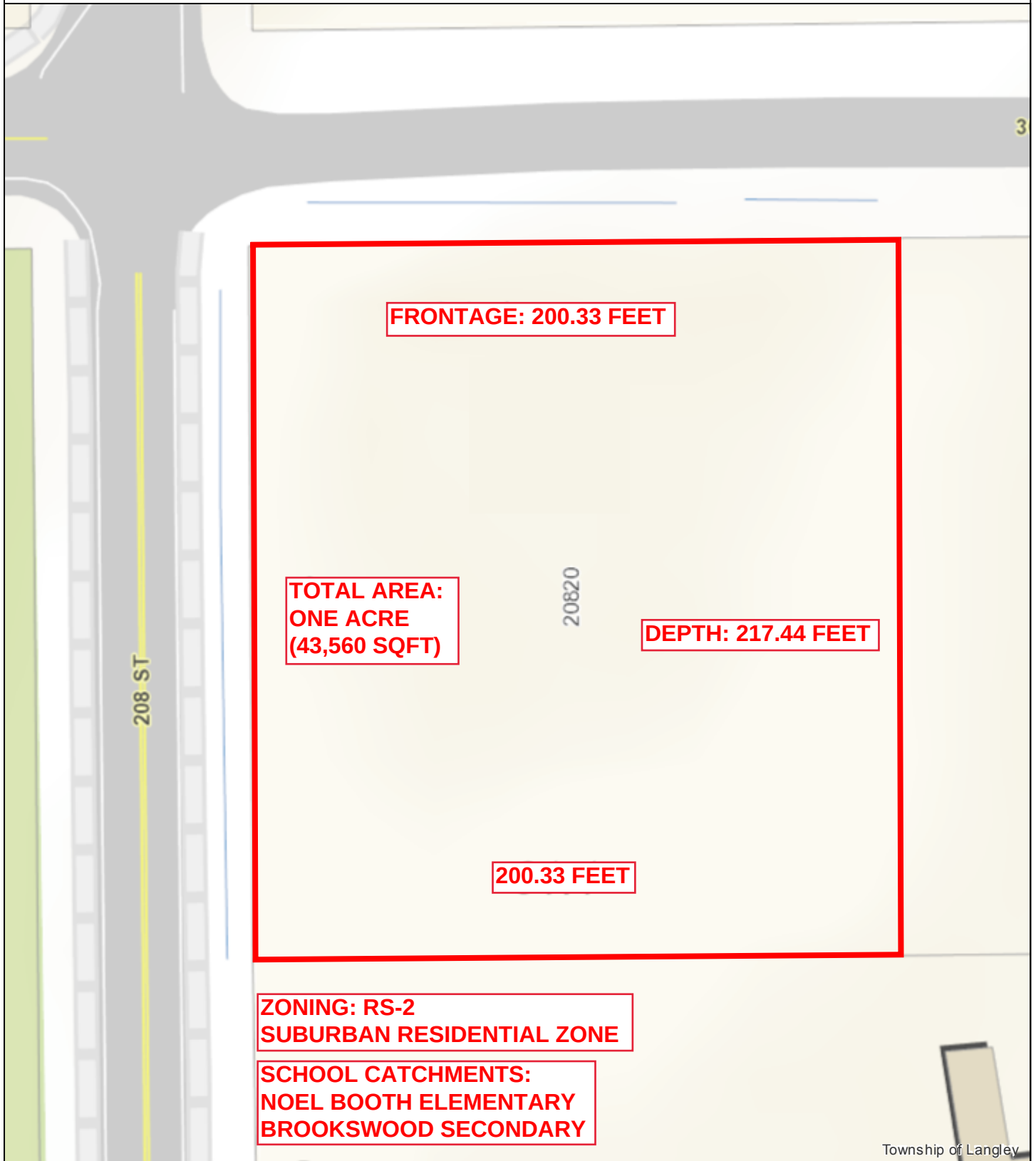
The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose, and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on: Tuesday, August 6, 2019

Township of Langley



Geosource Map



Est. 1873

Township of
Langley
BC

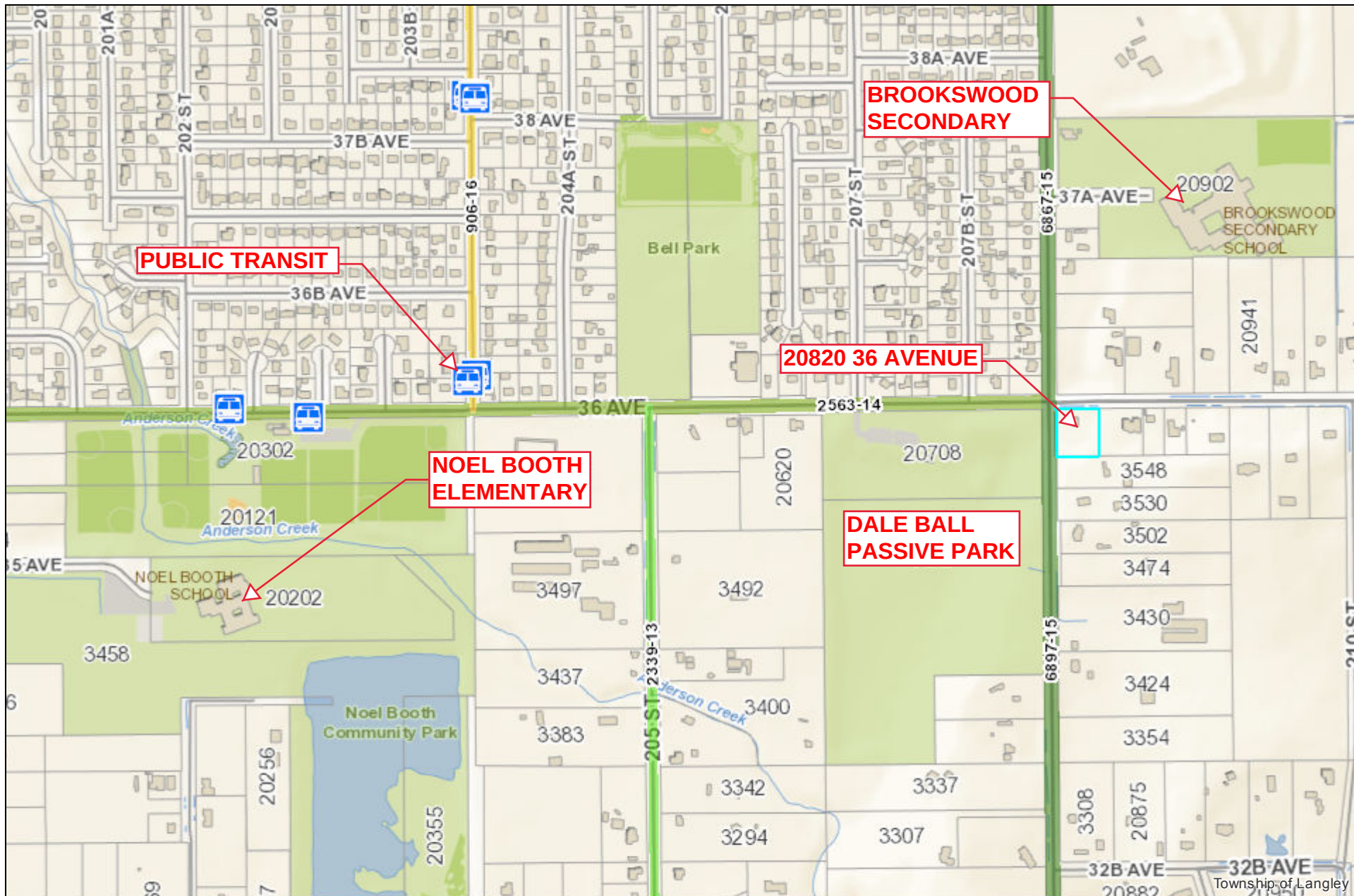
0 10 20 40 Meters

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Map printed on: Tuesday, August 6, 2019

Township of Langley





Township of
Langley
BC

Est. 1873

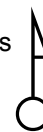
Geosource Map

Map printed on: Tuesday, August 6, 2019

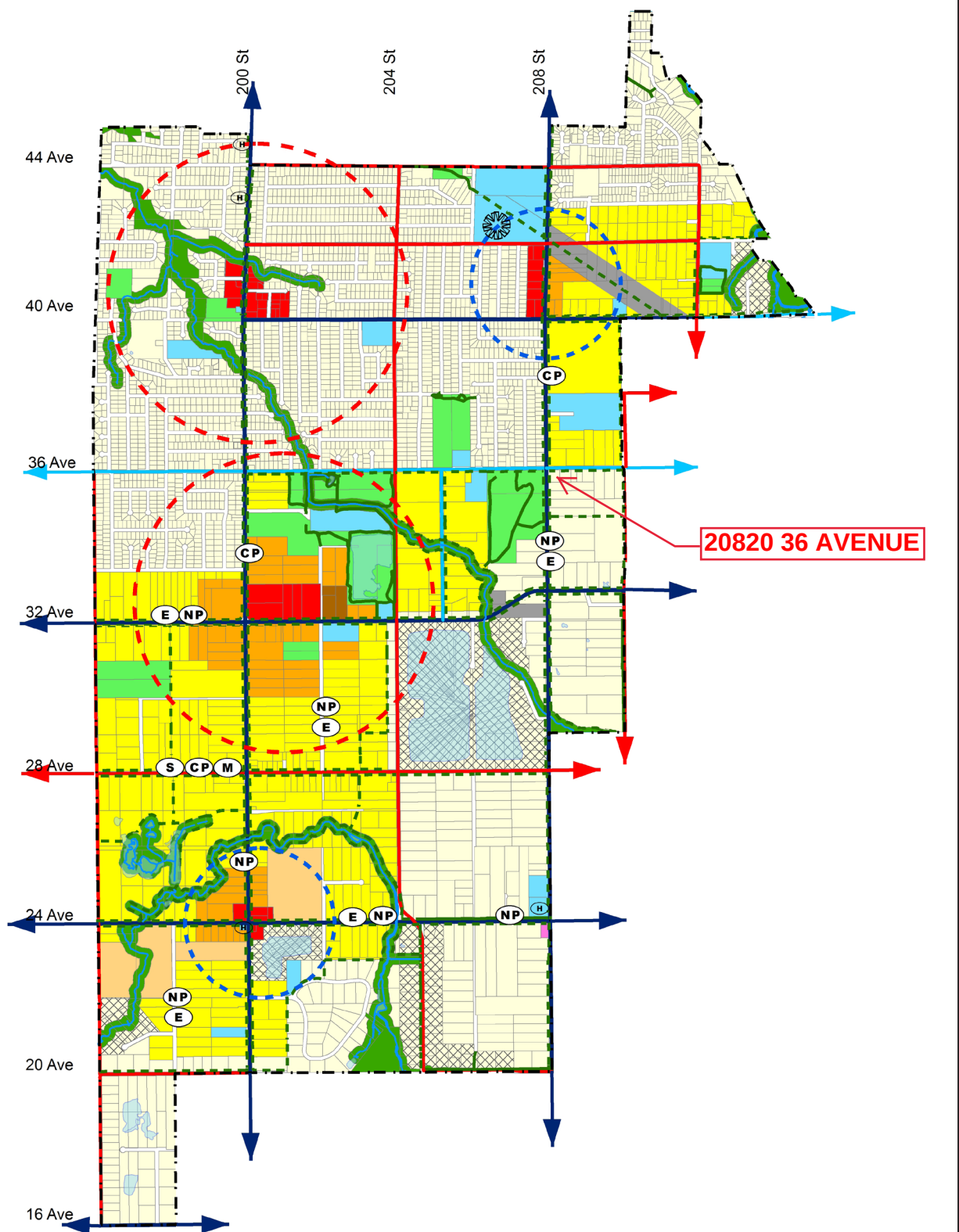
Township of Langley

0 150 300 600 Meters

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Map 1 - Integrated Community Concept

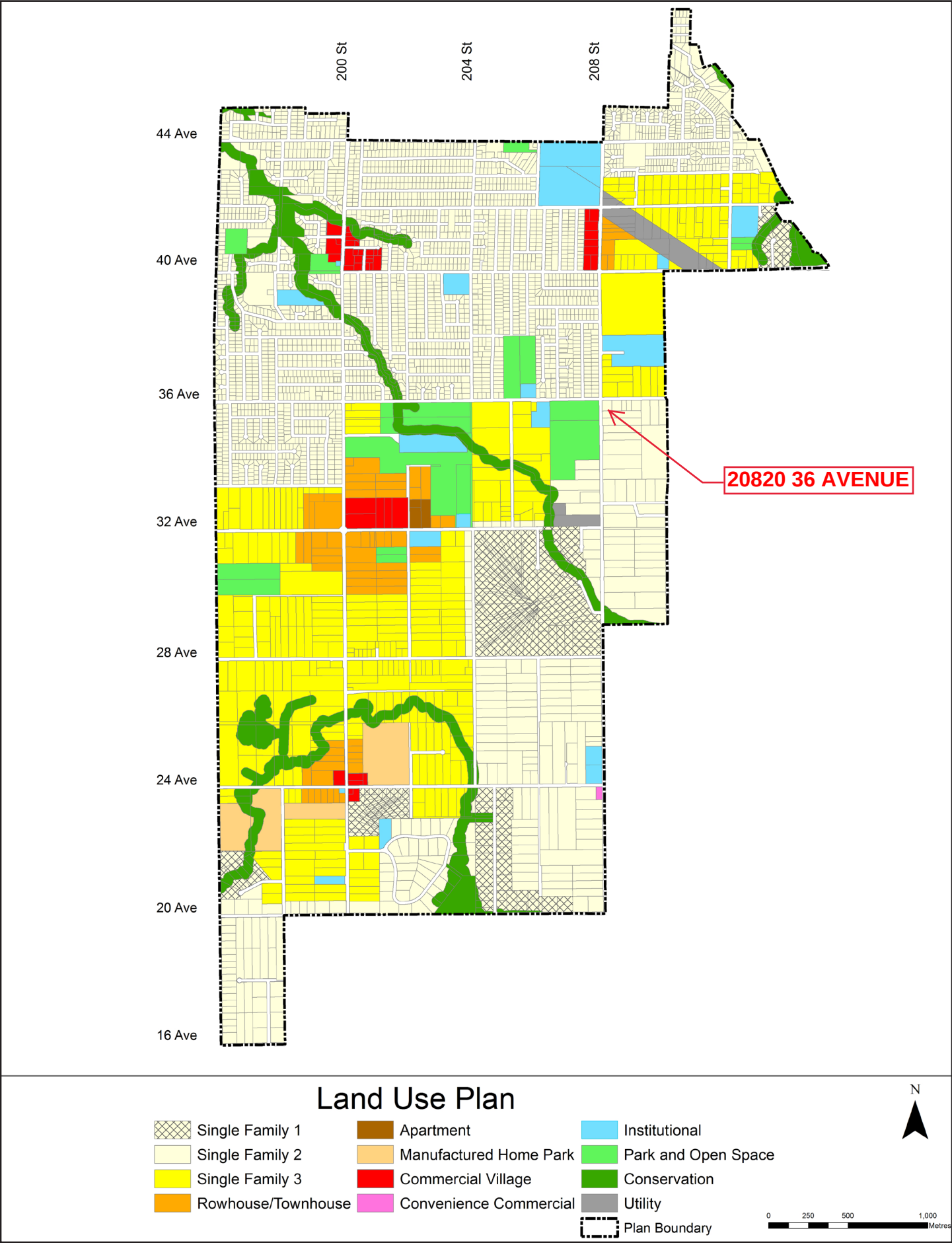


Integrated Community Concept

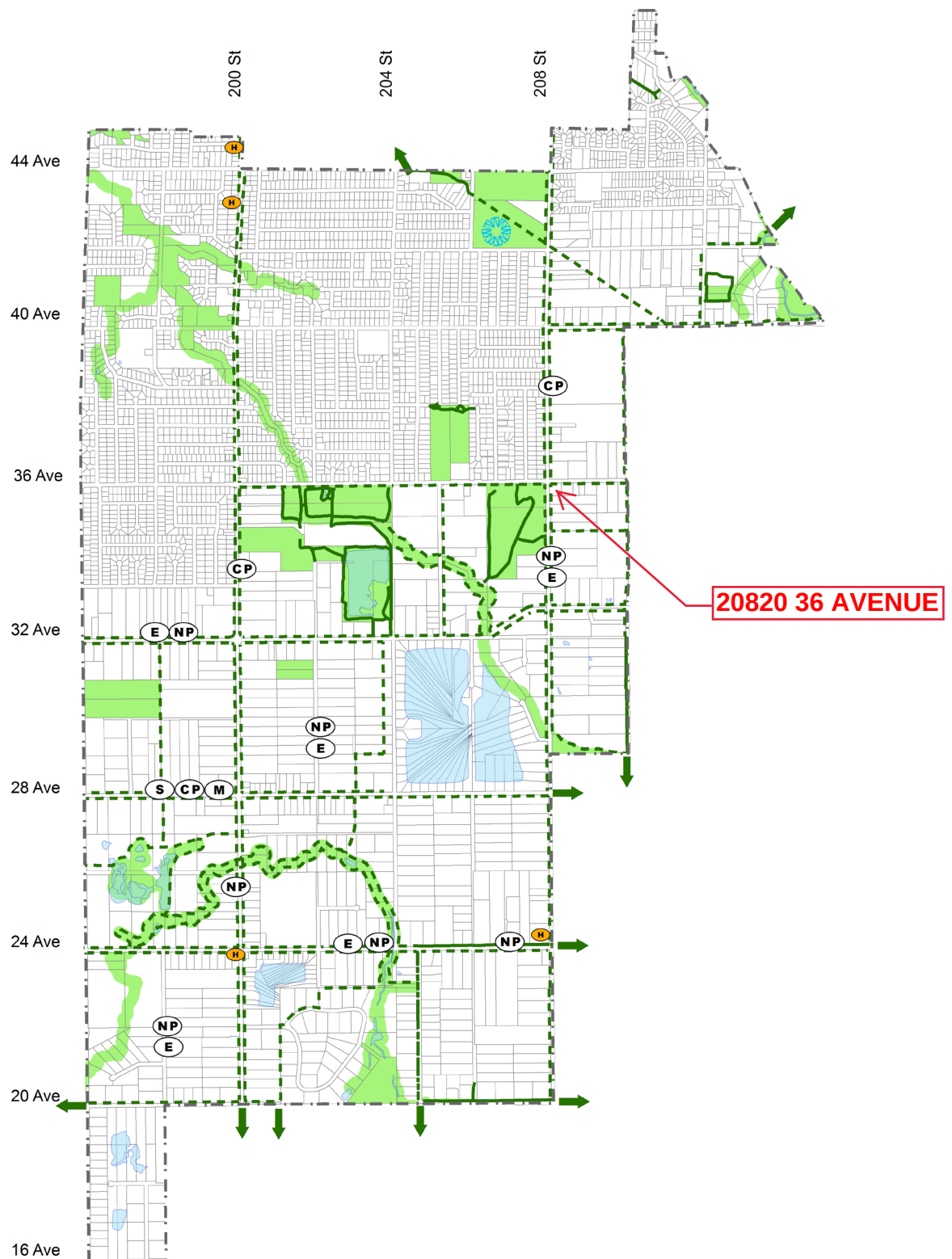
- | | | | | | |
|------------------------|------------------------|-----------------------------|-------------------------|-------------------------|----------------------|
| Single Family 1 | Commercial Village | Proposed Elementary School | Proposed Community Park | 2 Lane Collector | Neighbourhood Centre |
| Single Family 2 | Convenience Commercial | Proposed Secondary School | Recreation Centre | 2 Lane Arterial | Community Centre |
| Single Family 3 | Institutional | Proposed Middle School | Historical Significance | 4 Lane Arterial | Lakes and Ponds |
| Rowhouse/Townhouse | Park and Open Space | Proposed Neighbourhood Park | Existing Trail/Greenway | Proposed Trail/Greenway | Watercourses |
| Apartment | Conservation | | | | Plan Boundary |
| Manufactured Home Park | Utility | | | | |

0 250 500 1,000 Metres

Map 2 - Land Use Plan



Map 3 - Open Space and Community Facilities

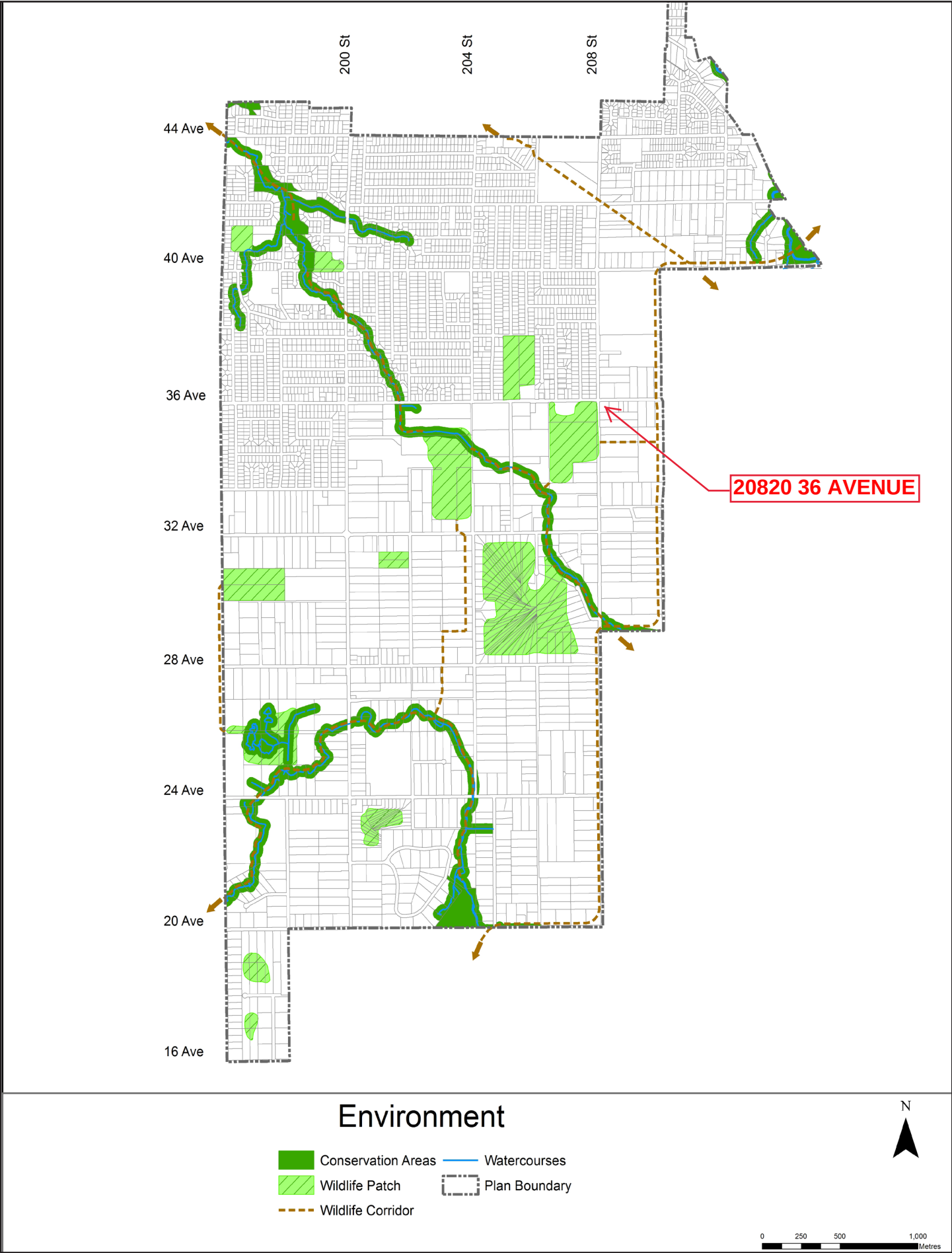


Open Space and Community Facilities

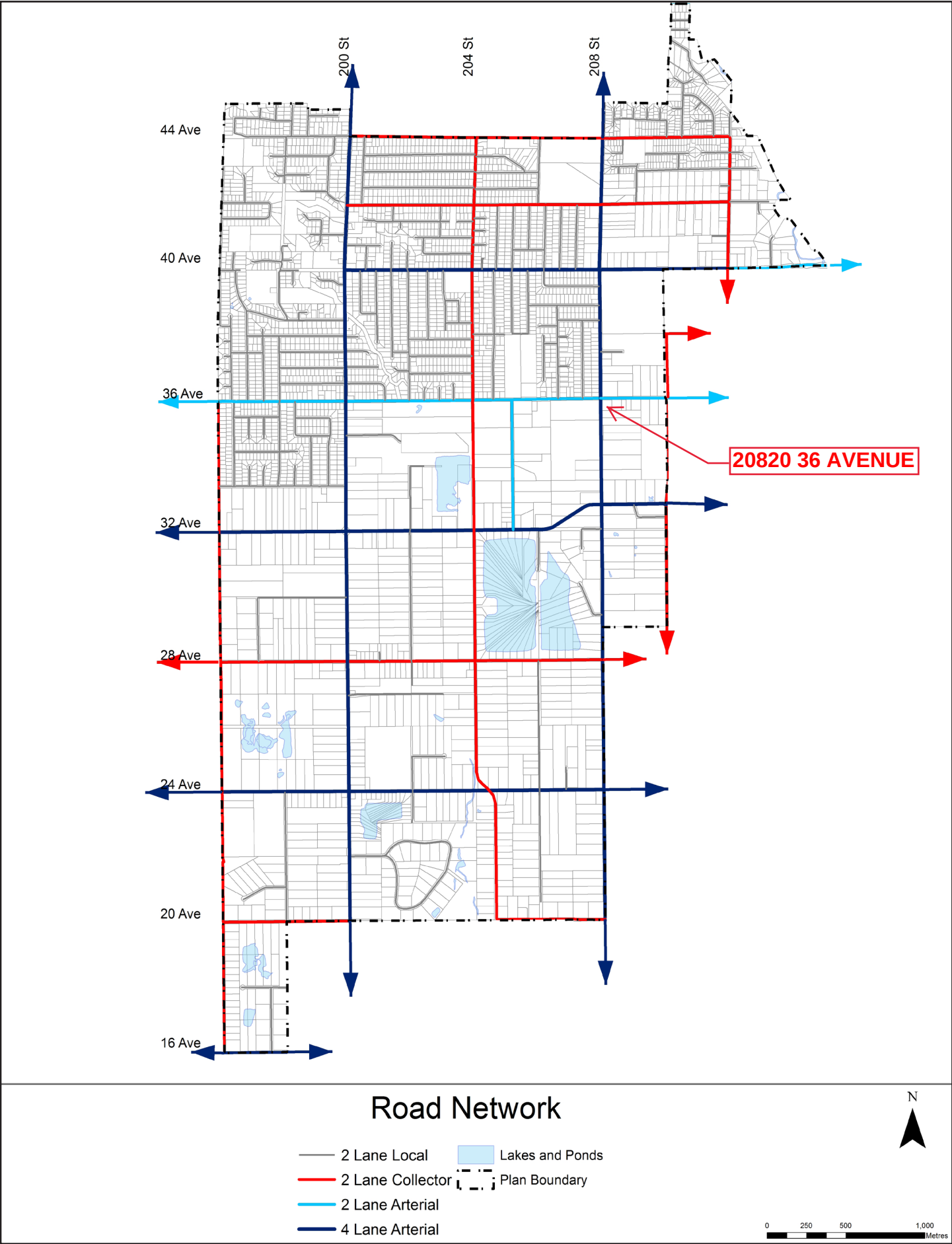
- | | | |
|----------------------------------|------------------------------|-------------------------------------|
| (E) Proposed Elementary School | (CP) Proposed Community Park | — Existing Trail/Greenway |
| (S) Proposed Secondary School | ★ Recreation Centre | - - - Proposed Trail/Greenway |
| (M) Proposed Middle School | (H) Historical Significance | □ Lakes and Ponds |
| (NP) Proposed Neighbourhood Park | □ Plan Boundary | ■ Conservation, Park and Open Space |
| | | □ Existing School |

0 250 500 1,000 Metres

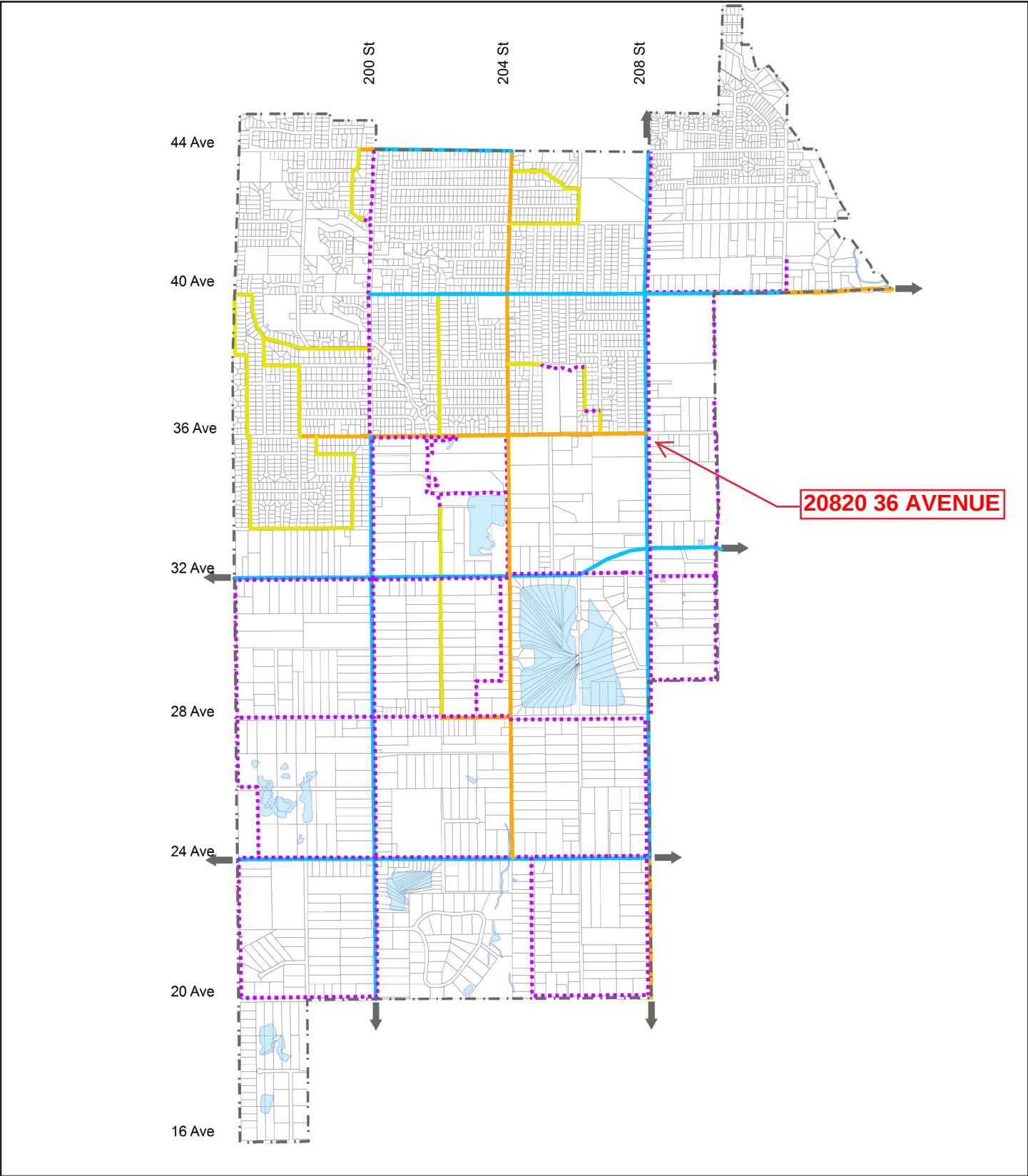
Map 4 - Environment



Map 5 - Road Network

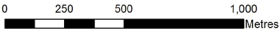


Map 6 - Cycling Network

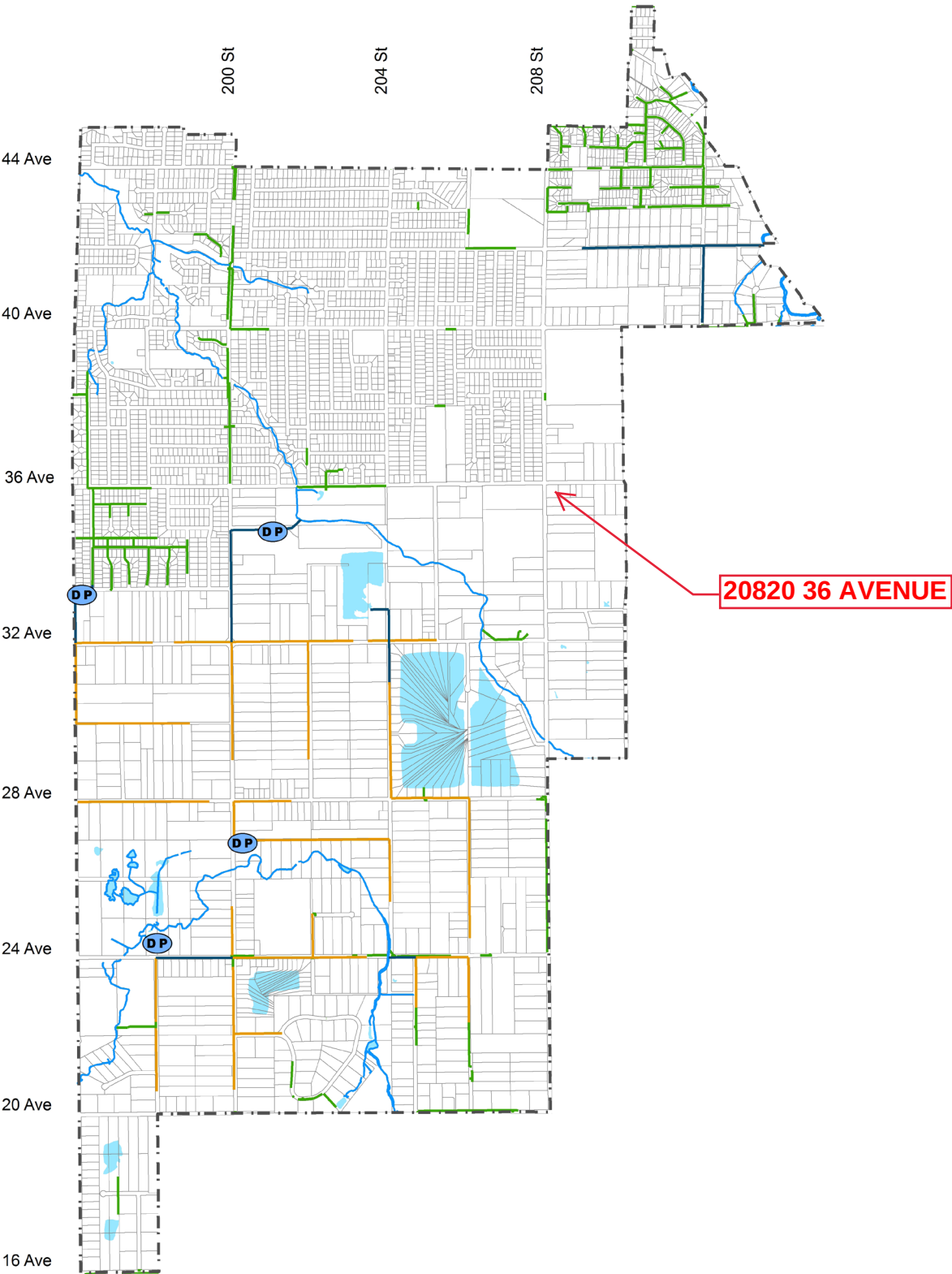


Cycling Network

- Bike Lane
- Paved Shoulder
- Shared Road
- Off Street Trail
- Lakes and Ponds
- Plan Boundary

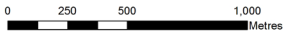


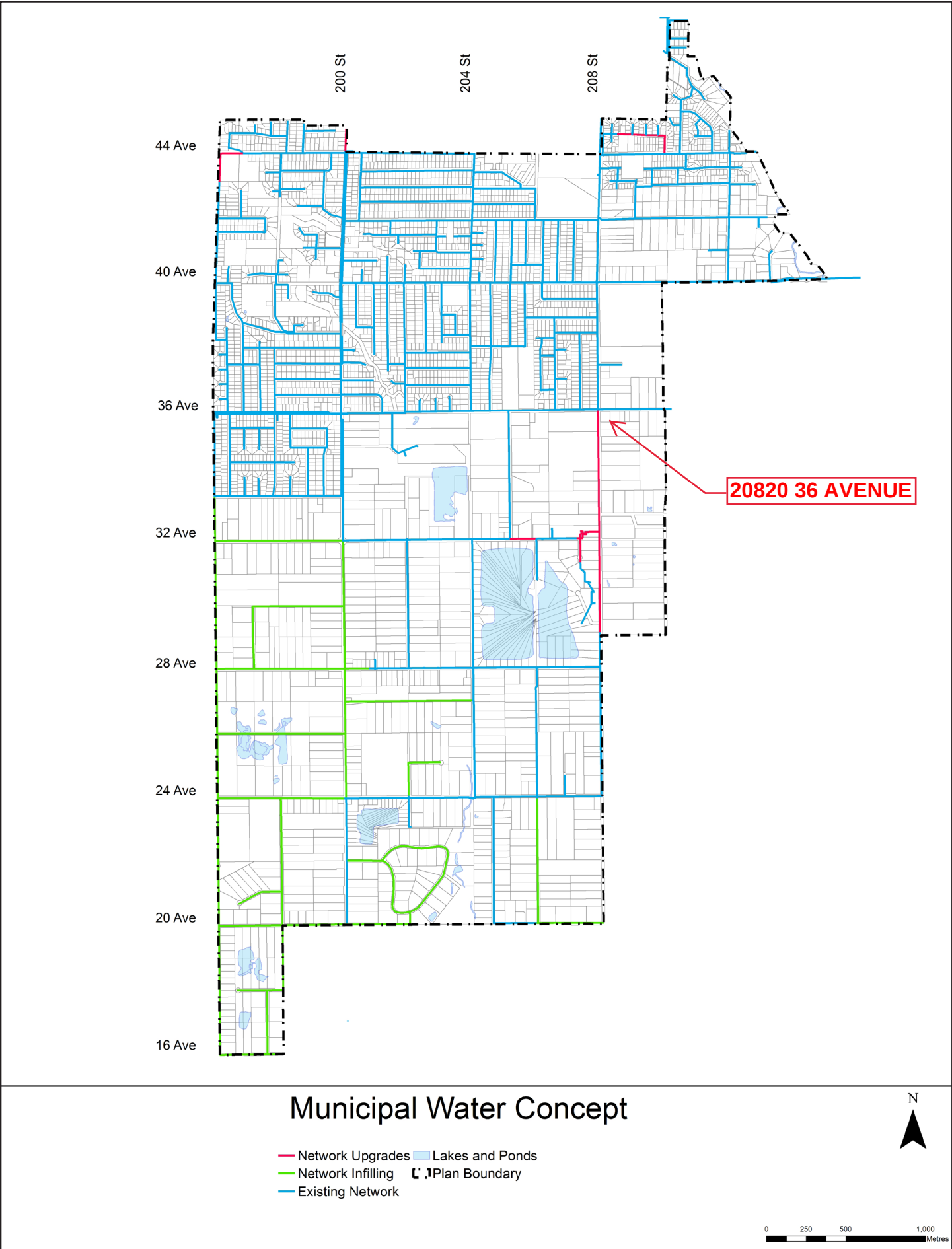
Map 7 - Stormwater Management Concept

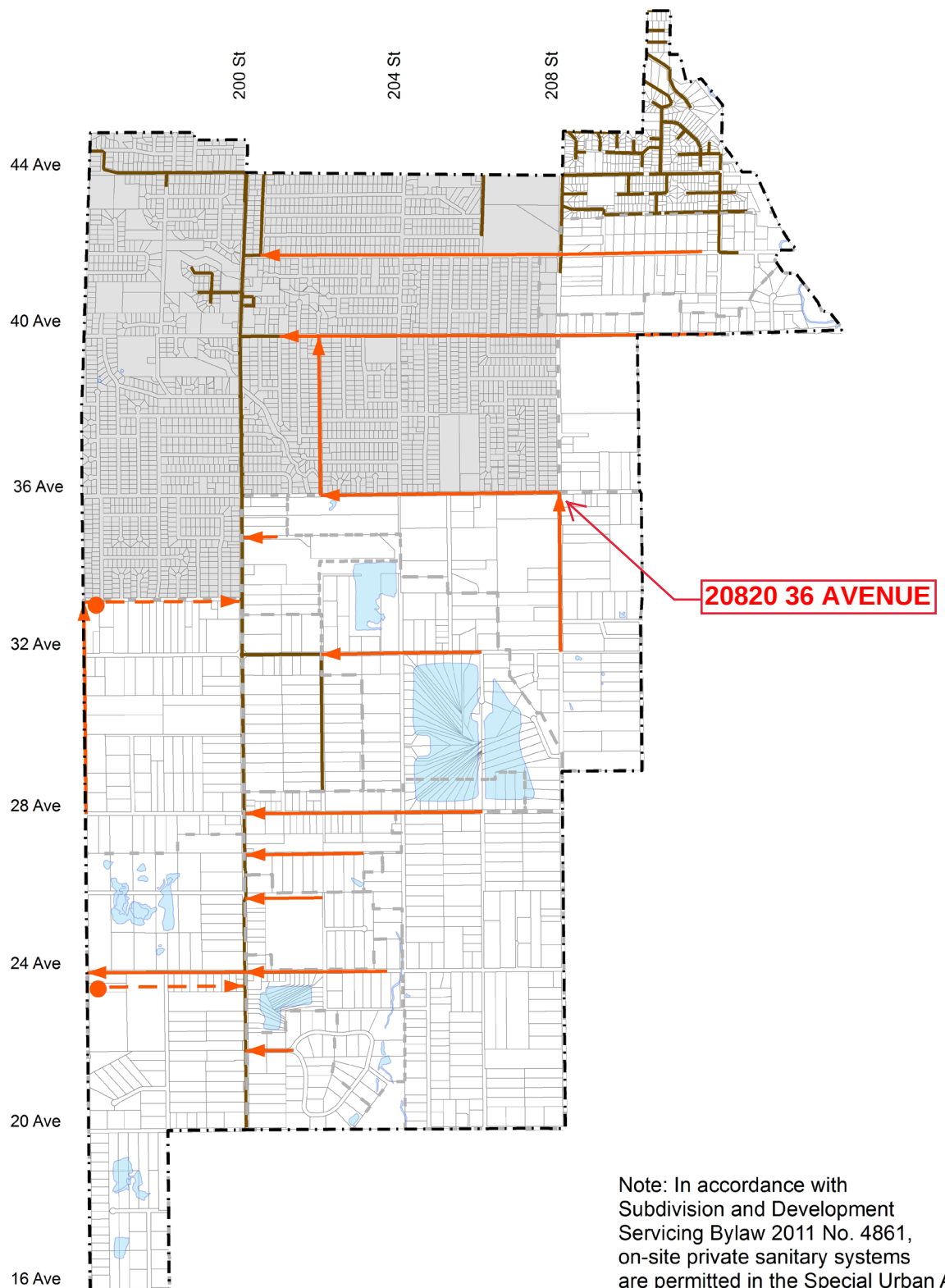


Stormwater Management Concept

- Proposed Storm Sewer
- Proposed Perforated Storm Sewer
- Existing Storm Main
- Watercourses
- Proposed Detention Pond
- Lakes and Ponds
- Plan Boundary







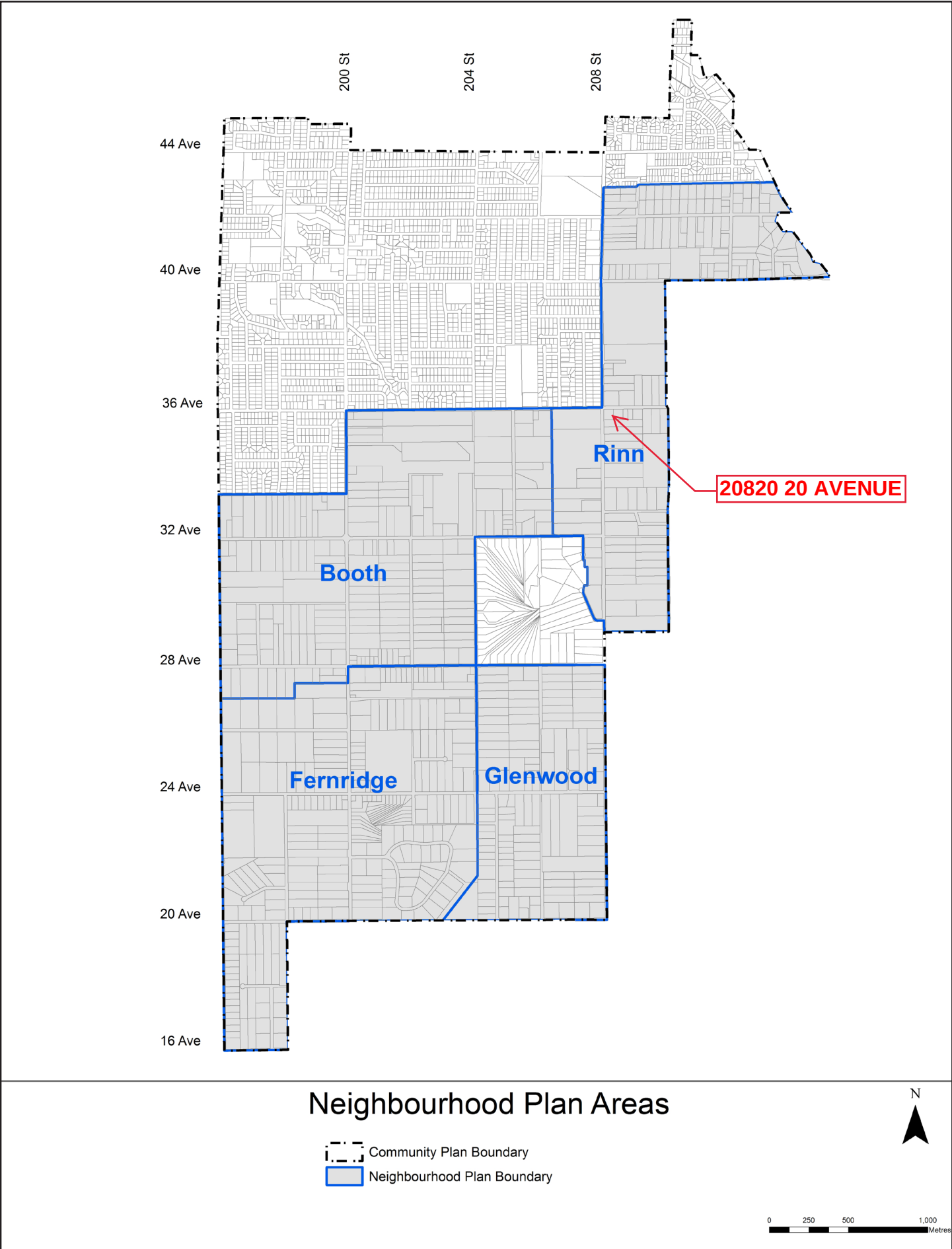
Sanitary Concept

- Existing Sanitary Sewer
- Proposed Sanitary Trunk
- Proposed Sanitary Force Main
- Sanitary Catchment
- Proposed Pump Station
- Lakes and Ponds
- Special Urban Area
- Plan Boundary

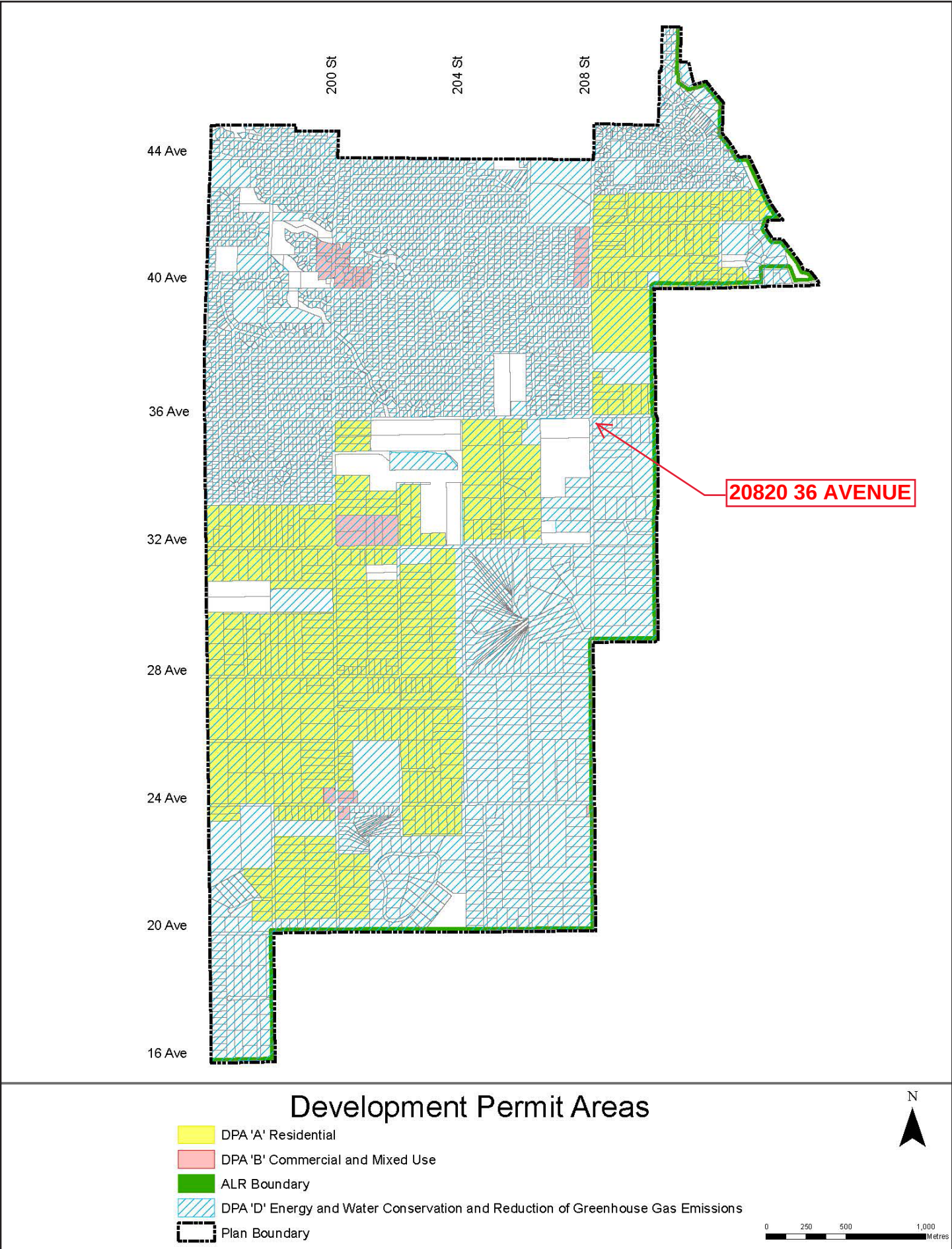


0 250 500 1,000 Metres

Map 10 - Neighbourhood Plan Areas



Map 11 - Development Permit Areas



302 **SUBURBAN RESIDENTIAL ZONE SR-2**

Uses Permitted

302.1 In the SR-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Suburban Residential Zone SR-1.

Residential Uses

- #2810
15/01/90
#3010
15/04/91
#2512
26/10/87
- 302.2
- 1) A *mobile home* permitted as a temporary accessory dwelling shall comply with Section 301.3 a) to f) inclusive, except that the property need not be located in the Agricultural Land Reserve.
 - 2) No more than one *single family dwelling* or *mobile home* is permitted on any one *lot*.

Lot Coverage

- #4567
07/05/07
- 302.3
- 1) *Buildings* and *structures* shall not cover more than 33% of the *lot area*.
 - 2) *Accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 135 m² of ground floor *building area*.

Siting of Buildings and Structures

- #2845
25/06/90
#4859
30/05/11
#5109
14/09/15
- 302.4
- 1) Except as provided for in Sections 104.4, 104.14, 105.1 2), 302.4 4), and 302.4 5), 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) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 2) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* equal to or greater than 6 m² shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 1.5 metres from a rear lot line except:
 - i. where the proposed *accessory building* or *structure* is equal to or greater than 80 m² the setback shall be 3.0 metres;
 - ii. 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* except where the proposed *accessory building* or *structure* is equal to or greater than 80 m² the setback shall be 3.0 metres.; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 3) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* less than 6 m² shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 0.6 metres from a *rear lot line* except that where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
 - c) 0.6 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 4) No *building* or *structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.

- 5) A *commercial greenhouse* shall be sited not less than 30 metres from a *front, rear or side lot line*.

Height of Buildings and Structures

- #2501 302.5 1) Except as provided for in Section 104.5 the *height of buildings and structures*
27/07/87 shall not exceed 9 metres.
#3782 2) The *height of accessory buildings and structures* not used for *agricultural or*
27/07/98 *farm* purposes shall not exceed 7.5 metres or one and a half *stories*, whichever
#4567 is lesser.
07/05/07

Parking and Loading

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

Subdivision Requirements

- 302.7 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 302.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.
25/06/90