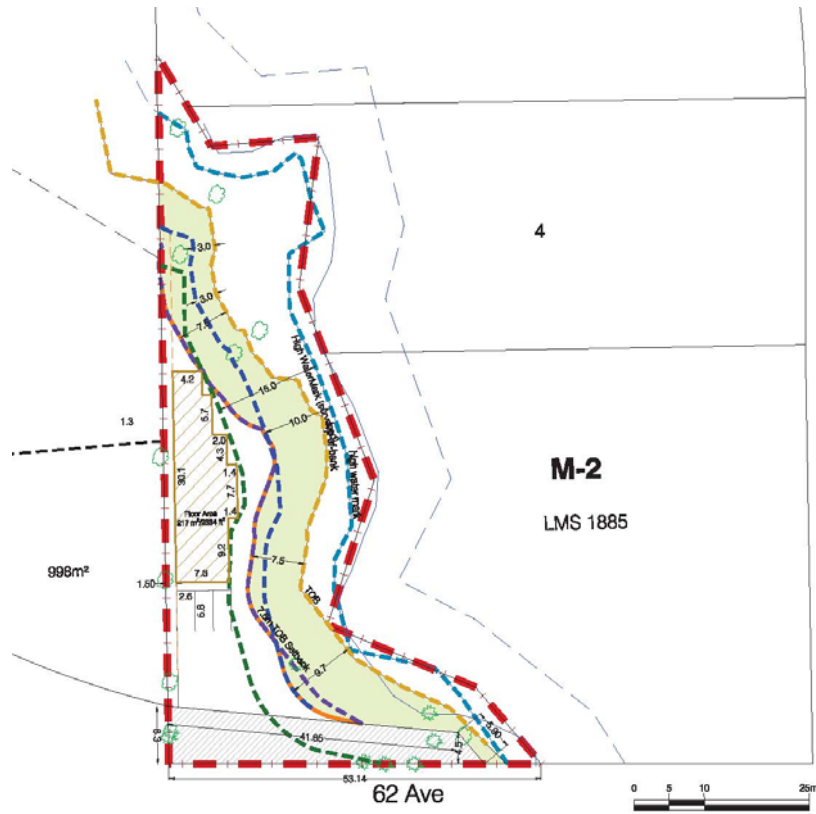


For Multi-Picture Tour Go To:
www.mitten-realty-services.com



20157 62 Avenue, Langley

\$699,800.00

Premier High Visibility Willowbrook Location 0.537 Acres Zoned M-2 and Designated Regional Commercial

0.537 acre property in prime high visibility location zoned M-2 and designated Regional Commercial in the heart of Langley's Willowbrook area. With approximately 7426 square feet of developable area this fantastic property allows for a wide variety of uses in its current M-2 zone or with the Regional Commercial designation also allows for the possibility of rezoning to allow for Regional Commercial uses. Preliminary reports suggest construction of a two storey building with over 2000 square foot footprint should be permitted. 1738 square foot home with part basement (which has had water leakage into it) provides rental income of \$1600 per month. A fantastic opportunity for the astute investor to building and own a small building in an absolute premier location. A must see.

For Further Details Or Private Viewing Call:

Doug, Bonnie or David Mitten

at



Prudential

Power Play
Realty

604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

0.537 ACRE PROPERTY – PREMIER WILLOWBROOK LOCATION

| | |
|-------------------|---|
| ADDRESS | 20157 62 AVE LANGLEY |
| LEGAL DESCRIPTION | LOT 80 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 27651 EXCEPT PLAN EPP77117 |
| PID NUMBER | 004-520-491 |
| LOT SIZE | 0.537 ACRES –Approximately 7426 Sq. Ft. Developable This is the approximate size after the portion that the Township bought was subdivided off of the property. Developable Area Should Be Confirmed Independently By The Buyer |
| ZONING | M-2 |
| HOUSE | Approximately 1738 Square Feet Plus Basement (Which Has Had Water Leakage) – Primarily Rental Value - Currently Rented On Month to Month Tenancy of \$1,600.00 per Month |
| PROPERTY TAXES | \$1,207.47 (2017) |

ADDITIONAL CONSIDERATIONS

| | |
|----|---|
| 1. | The Property Was 0.63 Acres. The Township Has Recently Purchased And Subdivided Off A Portion Of The Original Leaving Approximately 0.537 Acres. (See Survey Of Portion Sold To Township Later In Brochure) |
| 2. | There Is A Creek On The Property And With Setbacks It Has Been Estimated That There Is Approximately 7426 Square Feet Of Developable Area. A Concept Map Of This Is Presented Later In The Brochure. This Should Be Verified By The Buyer Using Independent Consultants. |
| 3. | The Property Is Currently Zoned M-2 And The M-2 Zoning Allows A Wide Variety Of Uses As Shown On The Zoning Pages Of This Brochure. |
| 4. | The Property Is Designated Regional Commercial In The Willowbrook Community Plan And Offers The Possibility Of Rezoning To A Regional Commercial Zoning. This Should Be Independently Verified. |
| 5. | The Seller Has Undertaken Significant Research Regarding The Development Of This Property And Those Studies Will Be Made Available To Legitimate Buyers Once An Offer Has Been Submitted And Non-Disclosure Agreement Signed |
| 6. | This Property Boast A Fantastic High Visibility Premier Location In The Heart Of Willowbrook. |

For Further Details Or Private Viewing Call:

Doug, Bonnie or David Mitten

at



Prudential

Power Play
Realty

604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser

***SUBDIVISION PLAN OF
A PORTION OF LOT 73, PLAN 2466, OF
DISTRICT LOT 311, GROUP 2,
NEW WESTMINSTER DISTRICT.***

SCALE: 1 INCH = 100 FEET

LEGEND:

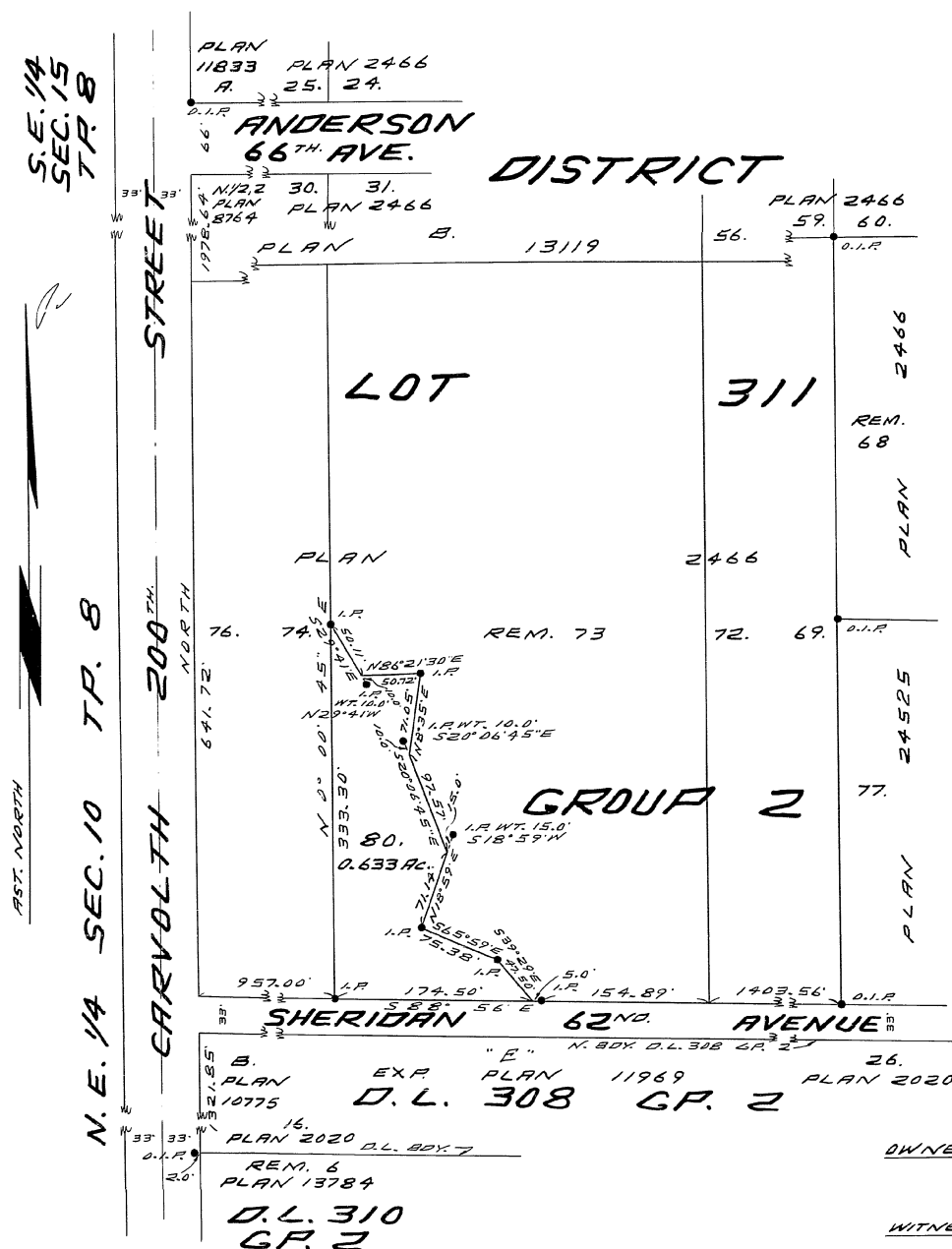
Bearings are astronomic, derived from Plan 2466 - W. Edy. = NORTH.

- o.i.P. denotes old iron post found.
- i.P. denotes iron post set.

REF 535484E

Deposited in the Land Registry Office
at NEW WESTMINSTER, B.C.
this 11 day of JANUARY 1965

Registrar



OWNER: Melene Constance Medas

WITNESS: Harold J. Siegmund

Approved under the Land Registry Act
this 31st day of December 1964

K.R. Mayor

Approving Officer
Municipality of Langley.

I, P.G. Isaak of Langley, B.C., British Columbia Land Surveyor do solemnly, sincerely and truly affirm and declare that the taking of an oath is, according to my religious belief, unlawful; and I do also solemnly, sincerely and truly affirm and declare 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 20th day of November, 1964.

Declared and affirmed before me
on this 22nd day of December 1964

P. G. Zuck

ACLS

TUNBRIDGE, TUNBRIDGE & ROBERTSON
BRITISH COLUMBIA LAND SURVEYORS
ABOOTSFORD CHILLIWACK, HOPE & LANGLEY, B.C.

F.B.I. 10/3-6

Showing portion purchased by the Township

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act,

Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

Mark Fulkerson
BPDB4H

Digitally signed by Mark Fulkerson
 BPDB4H
 DN: c=CA, cn=Mark Fulkerson
 BPDB4H, o=BC Land Surveyor,
 ou=Verify ID at www.juricert.com/
 LKUP.cfm?id=BPDB4H
 Date: 2018.01.25 15:13:49 -08'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

Target Land Surveying (SURLANG) Ltd
112 -10422 168th St

604-583-6161**Surrey****BC V4N 1R9**
☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **152-064-0798**Plan Number: **EPP77117**This original plan number assignment was done under Commission #: **906**

3. CERTIFICATION:

☒ Form 9☐ Explanatory Plan☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: **2017 December 12** (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: **2018 January 25** (YYYY/Month/DD) **207915**

☒ None ☐ Strata Form S☒ None☐ Strata Form U1☐ Strata Form U1/U2Arterial Highway ☐Remainder Parcel (Airspace) ☐4. ALTERATION: ☐

REFERENCE PLAN OF PART OF LOT 80 DL 311 GP 2 NWD PLAN 27651

PLAN EPP77117

B.C.G.S. 92G.017
PURSUANT TO SECTION 107, LAND TITLE ACT

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- Wt DENOTES WITNESS
- m² DENOTES SQUARE METRES
- NSP DENOTES NOT SUITABLE FOR POSTING
- NF DENOTES NOTHING FOUND

Note:
This plan shows one or more witness posts
which are NOT set on the true corner(s).

Coordinates shown are for mapping purposes only.



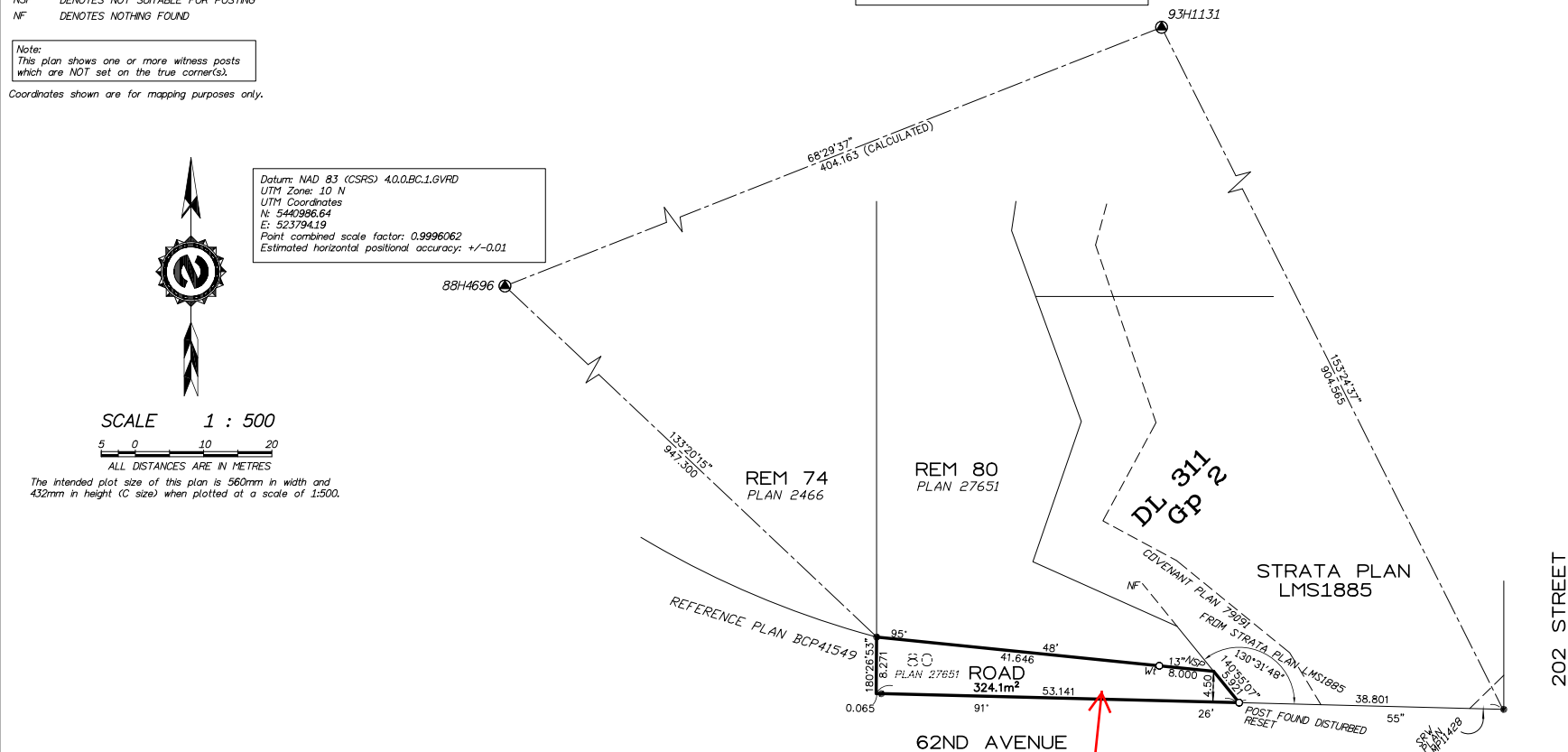
SCALE 1 : 500

5 0 10 20
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 560mm in width and
432mm in height (C size) when plotted at a scale of 1:500.

Datum: NAD 83 (CSRS) 4.0.0.BC.1.GVRD
UTM Zone: 10 N
UTM Coordinates
N: 5440986.64
E: 523794.19
Point combined scale factor: 0.9996062
Estimated horizontal positional accuracy: +/-0.01

Datum: NAD 83 (CSRS) 4.0.0.BC.1.GVRD
UTM Zone: 10 N
UTM Coordinates
N: 5441134.76
E: 524170.06
Point combined scale factor: 0.9996066
Estimated horizontal positional accuracy: +/-0.01



INTEGRATED SURVEY AREA No. 41, TOWNSHIP OF LANGLEY

NAD 83 (CSRS) 4.0.0.BC.1.GVRD
Grid bearings are derived from RTK GNSS survey observations to
geodetic control monuments 93H1131 and 88H4696 and are referred
to the central meridian of UTM Zone 10 N.
The UTM coordinates and estimated horizontal positional accuracy
achieved are derived from GeoBC Mascot Published Information.
This plan shows horizontal ground-level distances unless otherwise
specified. To compute grid distances, multiply ground-level distances
by the average combined factor of 0.9996066, which has been
derived from control monument 93H1131.

This plan lies within the jurisdiction of
the Approving Officer for the Township of Langley.

The field survey represented by this plan was completed on
the 12th day of December, 2017.
Pt. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 8744-REF-V2

CONCEPT PLAN



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company

Geosource Map



Est. 1873

Township of
Langley
BC

0 20 40 80 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, May 29, 2018

Township of Langley



SECTION 700 - INDUSTRIAL ZONES

701 SERVICE INDUSTRIAL ZONES M-1A AND M-1B

Uses Permitted

- #3313 701.1 In the M-1A and M-1B Zones only the following *uses* are permitted and all other *uses*
13/12/93 are prohibited:
#3088
06/01/92 1) *accessory buildings and uses*
#3782 2) *accessory open storage*
27/07/98 3) *auction marts*
#3835 4) *bakeries*
25/01/99 5) *building supplies, lumber yards*
#4567 6) *commercial recreation, instruction and entertainment uses excluding arcades, pool*
07/05/07 *halls and casino halls*
#5109 7) *dog daycare* subject to Township of Langley Noise Control Bylaw 1988 as
14/09/15 amended
8) *nurseries and garden supply centres*
9) *offices accessory to permitted industrial uses*
10) *other service industrial uses compatible with service industrial areas*
11) *parking of commercial vehicles*
12) *public works yards, maintenance and storage facilities*
13) *printing and publishing*
14) *production studio*
15) *refund container return centre*
16) *residential uses accessory to industrial uses and subject to Section 701.4*
17) *restaurants*
18) *retail sales accessory to permitted industrial uses*
19) *service stations, gas bars*
20) *the light manufacture, assembly, repair, finishing and packaging of products*
21) *transportation and trucking terminals and compounds including public*
transportation depots
22) *u-brews*
23) *vehicle body shops*
24) *vehicle repair shops*
25) *vehicle sales, rental and leasing*
26) *vehicle servicing*
27) *vehicle towing and temporary storage compounds for licensed vehicles excluding*
the storage of wrecked vehicles and/or discarded material, and excluding a
wrecking and salvaging yard
28) *veterinary clinics*
29) *warehousing, wholesaling and storage facilities excluding bulk energy storage*
facilities and the bulk storage of industrial chemicals, by-products and allied
products
30) *workshops for the following and similar trade contractors; building, electrical,*
heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs,
paving, and landscape contractors including the sale of garden ornaments,
swimming pools and outdoor furniture.

Industrial Uses

- #2587 701.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

- #4567 701.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

Residential Use

- #3088 701.4 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 701.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- #3782 701.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 10.0 metres from a *front lot line*;
 - b) 5.0 metres from a *rear lot line*;
 - c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
 - d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
 - e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- #3782 701.7 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

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

Subdivision Requirements

- 701.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 701.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

702 **GENERAL INDUSTRIAL ZONE M-2**

Uses Permitted

- #3782 702.1 In the M-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:
27/07/98
- 1) all *uses* permitted in the Service Industrial Zones M-1A and M-1B
 - 2) *general industrial uses*
 - 3) *refund container return centre*.

Industrial Uses

- #2587 702.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

- #4567 702.3 No material stored in a permitted accessory open storage area shall exceed a *height* of
07/05/07 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P.
No storage areas shall be located in any required front yard setback.

Lot Coverage

- 702.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- #3782 702.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure*
27/07/98 shall be sited less than:
#5109
14/09/15
- a) 10.0 metres from a *front lot line*;
 - b) 5.0 metres from a *rear lot line*;
 - c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
 - d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
 - e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- #3782 702.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not
27/07/98 exceed 12 metres.

Parking and Loading

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

Subdivision Requirements

- 702.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the
Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 702.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

107 - PARKING AND LOADING REQUIREMENTS

General Requirements

- #3488
06/11/95
#4859
30/05/11
- 107.1 1) All off-street parking shall be provided and maintained on the same *lot* as the *building* or *use* requiring the parking.
- 2) Within the Fort Langley area as indicated more particularly on the map in Section 107.10, only fifty percent (50%) of the commercial off-street parking and loading requirements of Section 107.3 are required. (Note: See Bylaw 1995 No. 3472 for cash-in-lieu option.)

Units of Measurement

- 107.2 1) Where *gross floor area* is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of *accessory buildings* and basements, except where they are used for parking, mechanical purposes or storage.
- 2) Where the number of employees is used as a unit of measurement, it shall mean the greatest number of employees at work at any time in a particular *building* or site or a particular *use*.
- 3) Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 0.5 metre of width of such seating accommodation shall be counted as one seat.
- 4) When the calculation of parking requirements results in a fractional requirement of 0.5 or more, 1 parking space shall be provided to meet this fractional requirement.

Required Off-Street Parking Spaces

- #2506
11/04/88
#2663
09/01/89
#3010
15/04/91
#3198
01/02/93
#3782
27/07/98
#3954
16/10/00
#3959
05/11/01
#4016
04/03/02
#4296
04/04/05
#4567
07/05/07
#4620
03/03/08
#4859
30/05/11
- 107.3 Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this Section. Where a parking *lot* or facility is provided, and spaces are allocated to a specific *building* or *use*, the total number of parking spaces, including any on the same *lot* as the *building* or *use*, shall comply with the requirements of this Bylaw. Note: Within the Fort Langley area, only fifty percent (50%) of the commercial off-street parking and loading requirements of Section 107.3 are required. (Section 107.1 2))

| USE | PARKING REQUIREMENTS |
|---|--|
| a) Residential Uses | |
| i) <i>single family dwellings, two family dwellings, mobile homes mobile homes as temporary accessory dwellings</i> | 2 spaces per <i>dwelling unit</i> |
| ii) <i>townhouses</i> | 2 spaces per <i>dwelling unit</i> , plus a parking compound for visitor parking based on 1 space per 5 units. 2.3 spaces per <i>dwelling unit</i> if parking is provided by <i>tandem parking</i> ; plus dedicated visitor parking based on a minimum of 1 space per 5 units. |

#5109
14/09/15

| USE | PARKING REQUIREMENTS |
|--|---|
| iii) <i>apartments</i> | <p>1.0 space per <i>dwelling unit</i> for studio <i>apartments</i>.</p> <p>1.5 spaces per <i>dwelling unit</i> for <i>apartments</i> having one or more bedrooms.</p> <p>10% of required <i>apartment</i> parking spaces shall be provided for visitor parking</p> <p>For the purpose of parking requirements, an <i>apartment</i> shall be considered a studio <i>apartment</i> if it does not exceed 45 m² in total floor space and if there are no walls separating living, dining and kitchen areas from sleeping areas.</p> |
| iv) <i>dwelling units</i> as part of a commercial or industrial <i>building</i> . | 1.5 spaces per <i>dwelling unit</i> |
| v) <i>seniors' housing</i> | 1 space per 4 <i>dwelling units</i> plus 1 space per 3 employees |
| vi) <i>accessory home occupation</i> | 1 space per non-resident employee as permitted under section 104.3 |
| b) Institutional Uses: | |
| i) <i>assembly uses</i> , excluding educational <i>uses</i> | 1 space per 10 seats plus 1 for each 19 m ² of <i>gross floor area</i> used for assembly |
| ii) <i>community care facilities</i> excluding <i>seniors' housing</i> | 1 space per employee and 1 space per 4 occupants or residents |
| iii) educational <i>uses</i> : kindergartens, elementary schools and <i>group children's day care</i> secondary schools and other higher education | <p>1 space per employee, plus a designated drop-off and pick-up area</p> <p>1 space per employee and 1 space per 5 students</p> |
| iv) government institutional <i>buildings</i> | 1 space per 28 m ² of <i>gross floor area</i> |
| v) recreational <i>uses</i> and facilities including commercial recreational <i>uses</i> | 1 space per 45 m ² of <i>gross floor area</i> plus 1 space per 10 spectator seats |
| c) Commercial Uses: | |
| i) <i>hotels and motels</i> <i>campgrounds</i> | 1 space per accommodation space and 1 space per employee |
| ii) commercial <i>assembly uses</i> (other than institutional and recreation <i>uses</i>), including theatres and <i>funeral homes</i> | 1 space per 12 m ² of <i>gross floor area</i> |
| iii) bowling alleys | 3 spaces per alley |

| | USE | PARKING REQUIREMENTS |
|-------------------|---|---|
| #5109 14/09/15 | iv) retail stores, service establishments, <i>personal service use</i> and <i>licensee retail store uses</i> except as otherwise stated. | 1 space per 20 m ² of <i>gross floor area</i> |
| | v) offices, financial institutions | 1 space per 28 m ² of <i>gross floor area</i> |
| #5357 23/04/18 | vi) <i>restaurants</i> including <i>food primary uses</i> and <i>brewery or distillery lounge areas</i> | 1 space per 20 m ² of <i>gross floor area</i> |
| | vii) <i>liquor primary use</i> | 1 space per 3 patrons licensed under the Liquor Control and Licensing Act |
| | viii) golf driving ranges driving tee | 1 space per installed golf driving tee |
| | ix) golf courses | 3 spaces for every par-3 fairway plus 6 spaces for every fairway higher than par03, plus 1 space per employee |
| | – golf driving ranges | 1 space per installed golf driving tee |
| | – <i>liquor primary</i> and <i>food primary uses</i> accessory to a golf course shall comply with Subsection 107.3 c) vii) | |
| | – for golf course developments located adjacent to a Provincial Highway, the Ministry of Transportation and Highways should be contacted regarding site access and additional parking requirements. | |
| | x) <i>marina class 'A' and 'B'</i> | 1 space for every two boats or mooring berths. |
| | xi) <i>marina class 'C'</i> | 2 spaces per <i>float home</i> |
| | xii) <i>vehicle servicing</i> | 1 space per 46 m ² of <i>gross floor area</i> , plus 1 space per service bay, plus 1 space per 2 employees |
| | d) Industrial Uses | |
| | service, general, heavy and other industrial uses | 1 space for every 186 m ² of <i>gross floor area</i> |
| | laboratories | 1 space for every 100 m ² of <i>gross floor area</i> |
| | e) Greenhouses | |
| | <i>greenhouses</i> when permitted to exceed a total <i>lot coverage</i> of 33% shall provide one parking space for every 1000 m ² of <i>greenhouse gross floor area</i> space, plus one space for every 15 m ² of <i>gross floor area uses</i> for accessory retail sales purposes. | |

Parking for Mixed Uses

- 107.4 Where a *building* contains *uses* which fall into more than one classification, the required number of spaces shall be the sum of spaces required for each *use*.

Design Criteria

- #2663
09/01/89
#3010
15/04/91
#3782
27/07/98
#4016
04/03/02
#4567
07/05/07
- 107.5 1) All off-street parking areas shall comply with the stall and aisle dimensions of the following table, as illustrated by sketch 1 to 4 inclusive following as Section 107.9. The dimensions of a stall or aisle shall be measured from the narrowest dimension of the stall or aisle.
- | Parking Angle
in <u>Degrees</u> | Width of Stall
in <u>Metres (a)</u> | Length of Stall
in <u>Metres (b)</u> | Width of Aisle
in <u>Metres (c)</u> | <u>Traffic Flow</u> |
|------------------------------------|--|---|--|---------------------|
| 90 | 2.90 | 5.8 | 6.0 | two |
| 90 | 2.75 | 5.8 | 6.7 | way |
| 90 | 2.60 | 5.8 | 7.3 | traffic |
| parallel | 2.75 | 7.0 | 7.3 | |
| 60 | 2.75 | 5.8 | 5.5 | one |
| 45 | 2.75 | 5.8 | 4.0 | way |
| 30 | 2.75 | 5.8 | 3.65 | traffic |
| parallel | 2.75 | 7.0 | 3.65 | |
| <i>tandem parking</i> | 2.60 | 11.2 ⁽¹⁾ | N.A. | N.A. |
- (1) This is the combined length of the two parking spaces.
- #5109
14/09/15
- 2) When a parking stall adjoins a fence or *structure* over 0.3 metres in *height* along its side, the width of the parking stall shall be increased by 0.3 metres, for each such fence or *structure* in addition to the width stipulated above.
- 3) An off-street parking area shall not be located within 1.5 metres of a *lot line* common to the parking area and/or to a *street*, and shall not encroach onto a required landscaping area or screen.
- 4) For all Multiple Family Residential (RM) and Commercial (C) developments each required parking space and maneuvering aisle shall be surfaced with asphalt or concrete.
- #5109
14/09/15
- 5) For all Industrial (M) and Institutional (P) developments, each required parking space and maneuvering aisle shall be surfaced with asphalt, concrete or other dust free material.
- 6) In the C, M, P and Commercial and Industrial Comprehensive Development Zones a maximum of 20% of the required parking stalls may be designated for small car parking, subject to all small car parking stalls being 90°, having a minimum size of 2.44 metres by 4.88 metres and being clearly signed for "small cars only."
- #5109
14/09/15
- 7) In RM and Residential Comprehensive Development Zones a maximum of 20% of the required visitor parking stalls may be designated for small car parking, subject to all small car parking stalls being 90°, having a minimum size of 2.44 metres by 4.88 metres and being clearly signed for 'small cars only.'

Residential Off-Street Parking

- #3782
27/07/98
#3954
16/10/00
#4567
07/05/07
#4859
30/05/11
- 107.6 1) ~~deleted by #4567 07/05/07~~
- 2) An off-street parking area accessory to a *residential use* in an "RU", "SR", "R", "MH-1" or RM zone shall not be used for the parking or storage of *discarded material* or *wrecked vehicles* unless completely enclosed within a *building*.
- 3) In an "R" or single family residential "CD" zone, recreational *vehicles* (including motor homes, travel and tent trailers, campers, boats and associated trailers)

#5109
14/09/15

may only be parked in a rear yard or that portion of a side yard located behind the front yard setback of a residence, except between May 1 and September 30 where a recreational *vehicle* may also be parked in the front yard provided it is not less than 1.6 m from the *front lot line*.

- 4) In an "R" zone, no more than 4 *vehicles* may be permitted to park on any one *lot*.

Design of Loading Spaces

- 107.7 An off-street loading area shall have dimensions of not less than 3 metres in width, 9.25 metres in length and 4.25 metres in *height*.

Required Off-Street Loading Facilities

#2845
25/06/90
#5109
14/09/15

- 107.8 1) Commercial and Industrial *uses* and *commercial greenhouses* shall provide one off-street loading space for every *building* having a *gross floor area* of 500 m² or greater. Where overhead loading doors are provided on the *building*, off-street loading space shall be provided adjacent to each overhead loading door of the *building*. Where no overhead loading door is provided, off-street loading space shall be provided in a location adjacent to the shipping and receiving doors or main entry doors of the *building*.

#5109
14/09/15

- 2) Off-street loading spaces shall not be considered as off-street parking spaces for the purposes of calculating the parking spaces required under this Bylaw.

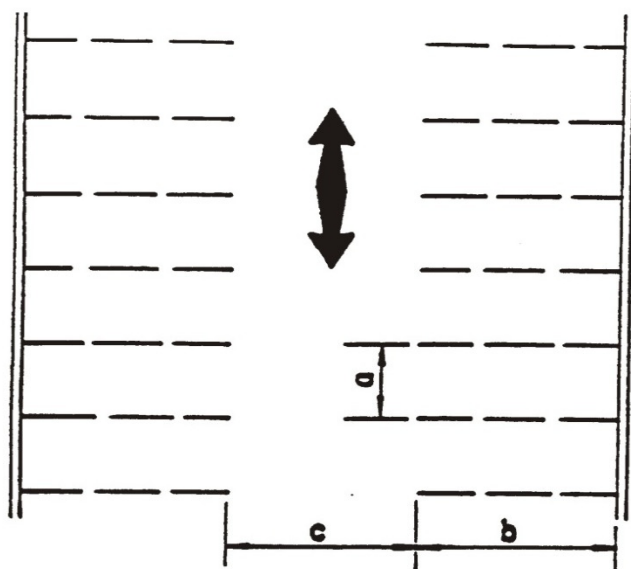
#5109
14/09/15

- 3) Loading areas shall be designed to ensure that the loading of *vehicles* shall remain entirely within the loading space and not result in *vehicles* backing onto a *highway*.

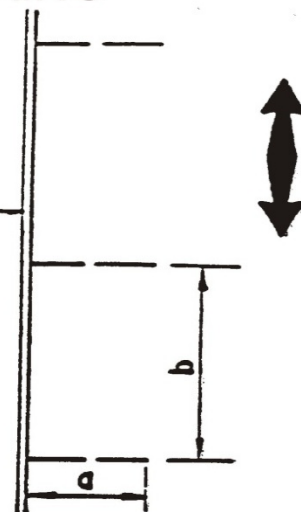
Parking Design Criteria

107.9

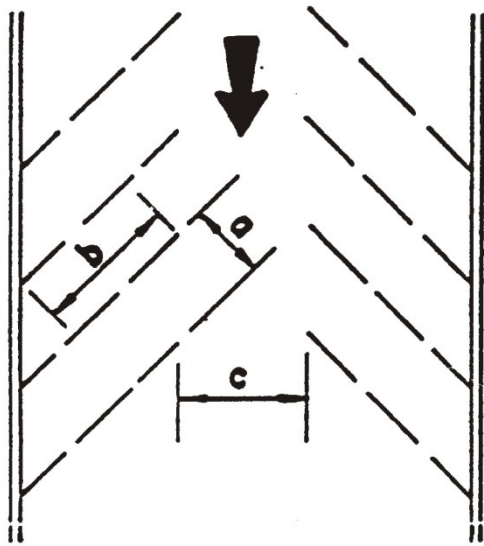
SKETCH 1 90° PARKING



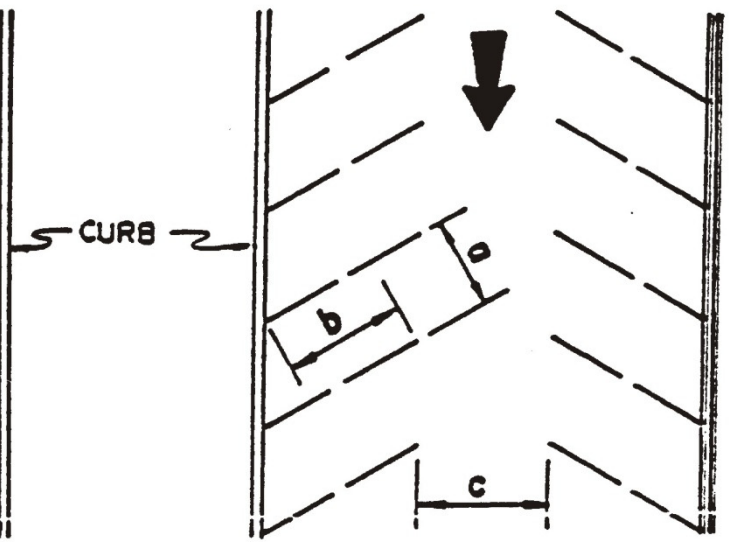
SKETCH 2 PARALLEL PARKING



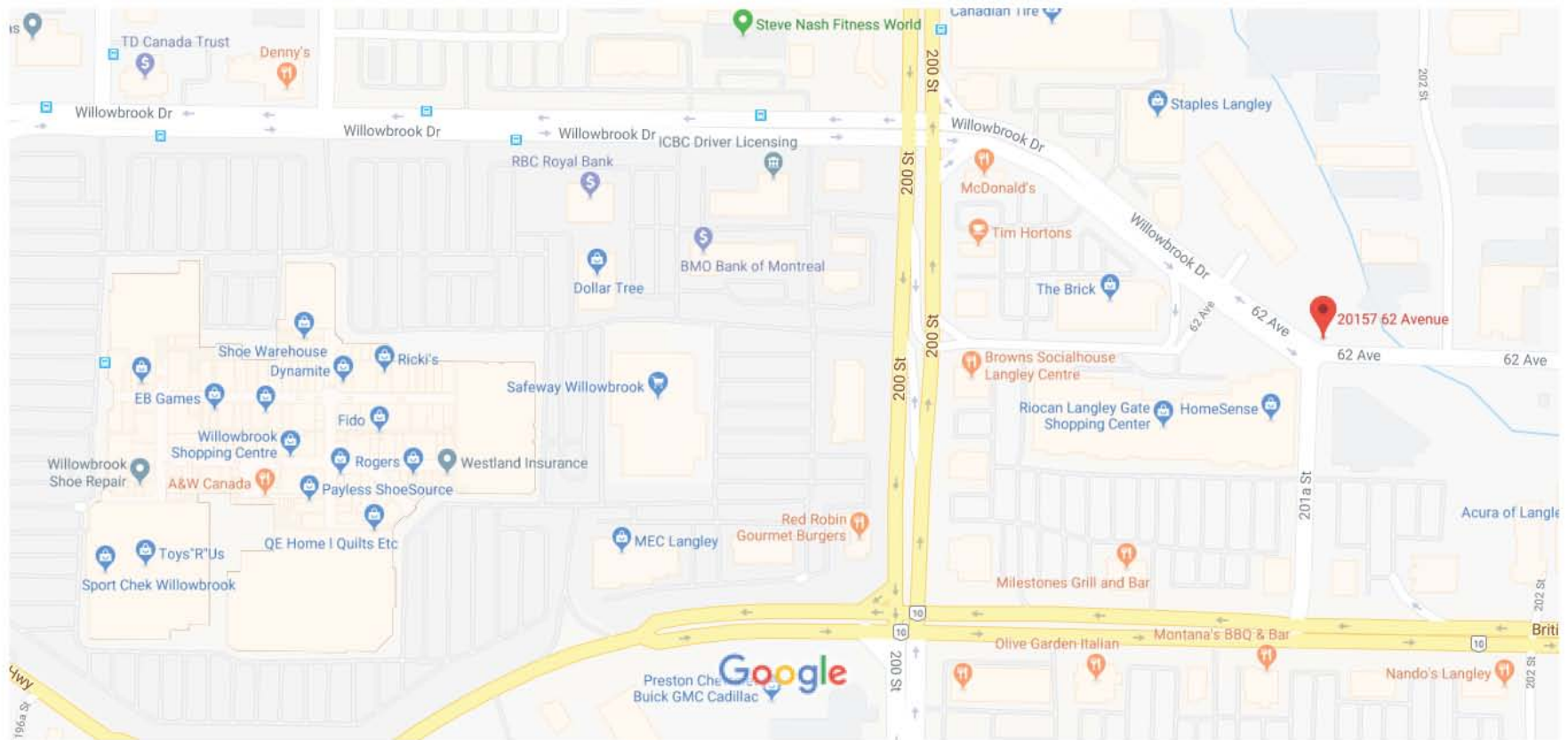
SKETCH 3 45°
PARKING



SKETCH 3 60°
PARKING



Google Maps 20157 62 Ave



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