For Multi-Picture Tour Go To:

www.mitten-realty-services.com













Lot 2 3800 Block of 252 Street, Langley **$898,800.00**

GORGEOUS 9.4 ACRE SITE FOR YOUR DREAM HOME

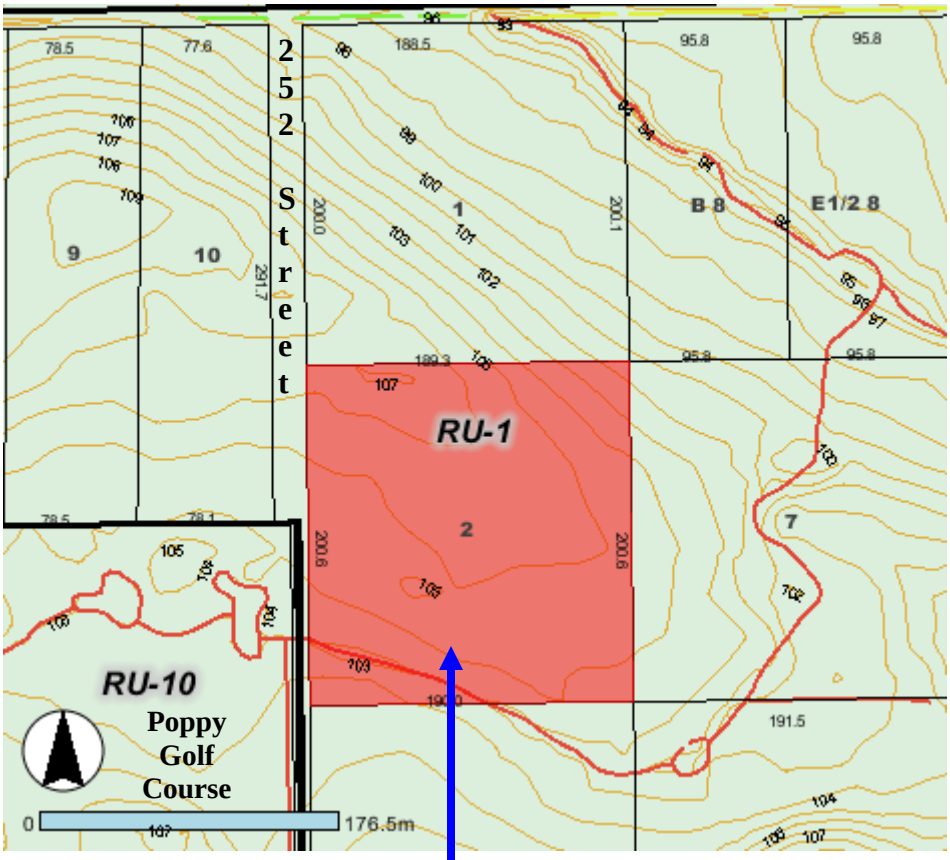
Parklike Setting With Golf Course and Mountain Views

Gorgeous 9.4 acre property with golf course and mountain views, private, quiet location, parklike setting with cleared meadow lands interspersed with attractive treed areas and small creek touching one corner. Perfect property to build your dream estate. As part of the purchase price the Seller will build a half road on the 252 Street road dedication from 40 Ave south to the property line.

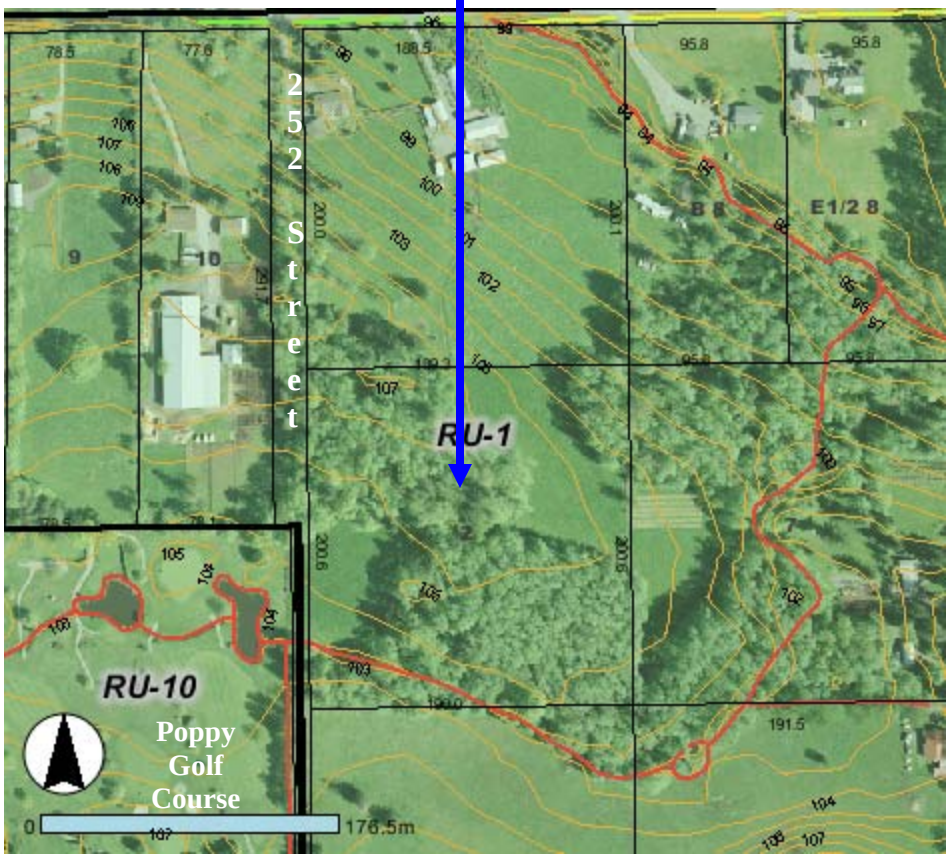
Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231



Subject Property



All information while thought to be correct is not guaranteed and should be verified by the Buyer

SECTION 200 - RURAL ZONES

201 - RURAL ZONE RU-1

Uses Permitted

201.1 In the RU-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:

(1) *accessory buildings* and *uses*

(2) accessory home occupations subject to Section 104.3

(3) accessory parking of *commercial vehicles* subject to Section 108

(4) *agricultural uses*

#2845 25/06/90 (5) *commercial greenhouses* subject to Section 201.9

(6) equestrian centres and riding stables

#3088 06/01/92 - deleted "commercial outdoor recreation *uses*"

(7) *feedlots* subject to "Feedlot Control By-law, 1979", No. 1844 as amended

(8) *group childrens' day care centre*

(9) *intensive swine operation* subject to Section 109

(10) mushroom *farms*

(11) *residential uses* subject to Section 201.2, 201.3 and 201.4.

#3782 27/07/98 deleted "sand, gravel and soil extraction and processing subject to "Soil Removal By-law, 1971", No. 1329 as amended"

(12) veterinary clinics.

Residential Uses

201.2 Subject to the provisions of the Agricultural Land Commission Act, no more than two *single family dwellings* or *mobile homes* are permitted on any one *lot* except for:

a. one additional *mobile home as a temporary accessory dwelling* in compliance with Section 201.4;

b. temporary *farm* labourer accommodation in compliance with Section 201.3; and

c. accessory *residential use* for full time *farm* help on a bona fide *farm*.

Temporary Farm Accommodation

201.3 The provision of temporary *farm* labourer accommodation is subject to the following:

a. Accommodations to be occupied between April 1st and November 30th in any calendar year shall be permitted on *farms* requiring seasonal help, subject to the units being occupied by an employee of the owner where such property is operated as a bona fide *farm*; provided, however, that the accommodation shall not be occupied by any person at any other time of the year;

b. The minimum *lot* size shall be 4.0 hectares.

c. Accommodation shall be at the ratio of 10 persons for each 4 hectares up to a maximum of 40 persons per bona fide *farm*; and

d. The maximum allowable floor area per occupant shall be 10 m^2 of which the required floor area for sleeping accommodations shall be not less than 4.6 m^2 and not more than 5 m^2 per occupant.

Temporary Mobile Homes

201.4 A *mobile home as a temporary accessory dwelling* is subject to the following conditions:

a. That the principal dwelling is occupied by the owner of the property;

b. That the *mobile home* is occupied by:

i) an employee of the owner where such property is operated as a bona-fide *farm*; or

ii) the Father, Mother, Son, Daughter, Grandfather, Grandmother, Grandson, Granddaughter, Brother or Sister, of the Owner of the property;

c. That the property in question is 8,094 m^2 or greater in area except where for medical reasons the additional *dwelling unit* is necessary. Exceptions on medical grounds must be approved by Council, and only:

i) Where a letter from a Medical Practitioner certifies that the additional *dwelling unit* is essential to care for the owner or a member of the immediate *family*; and

ii) The applicant has petitioned the immediate surrounding property owners for approval of this *use*;

d. That the *use* be permitted for a period of one year only, but may be renewed on a yearly basis, subject to compliance with the conditions of the original permit, and the Bylaws of the Municipality;

e. That when the conditions under which such temporary *use* was permitted cease to exist, the *mobile home* shall be removed within 90 days; and

f. That any additions to the *mobile home* be limited to 24 m^2 in area.

Lot Coverage

201.5 (1) Except for *commercial greenhouses*, *buildings* and *structures* shall not cover more than 33% of the *lot area*.

#2845
25/06/90 (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*.

#4567
07/05/07 (3) *Accessory buildings* and *structures* not used for agricultural or farm purposes shall not exceed a total of 200 m^2 of ground floor *building* area. The *height* of *accessory* and principal *buildings* and *structures* not used for agricultural or farm purposes shall not exceed 9 metres or 2 stories, whichever is lesser.

Siting of Buildings and Structures

201.6 (1) Except as provided for in Section 201.6(2), (3), (4) and (6) and Sections 104.4, 104.14 and 105.1(2), no principal *building* or *structure* shall be sited less than:

#2845
25/06/90

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 ho*use* any animals or poultry shall be sited less than 15 metres from any property line.

(3) All *buildings* and *structures* used for *intensive swine operation*s shall be sited in compliance with Section 109.

#2539
11/04/88 (4) In a *feedlot*, no *building*, pen, enclosure or place where cattle are kept or manure is stored shall be sited less than:

a. 122 metres from a *highway*;
b. 53 metres from the nearest *lot* line;
c. 365 metres from any school or institutional occupancy;
d. 91.5 metres from any *dwelling unit*, other than that of the owner or his employees, on property designated as Agricultural Land Reserve;
e. 180 metres from any *dwelling unit*, other than that of the owner or his employees, on property not designated as Agricultural Land Reserve;
f. 365 metres from the boundary of a *lot* zoned SR, R, RM, MH-1 or P;
g. 100 metres from any watercourse or existing well.

(5) Except as provided for in Sections 104.4, 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.

201.6
#2845 25/06/90 (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.

Parking and Loading

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

Subdivision Requirements

201.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control By-law".

#2845 25/06/90 **Requirements for *Commercial greenhouses***

201.9 Prior to issuance of a *building* permit for a *commercial greenhouse*, the following shall be required:

a. a report from a recognized independent sound consultant certifying that noise from the proposed *commercial greenhouse* operation will not exceed levels permitted in the Noise Control Bylaw,

b. a storm water management plan in compliance with the Subdivision and Development Control Bylaw, and

c. a water well test performed by a Professional Engineer to address the adequacy of the aquifer to supply the water required by the proposed *commercial greenhouse* operation and drawdown rates of wells on adjacent property.

#2845 25/06/90 **Landscaping, Screening and Fencing**

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

Township of Langley

Est. 1873

Streamside Protection

BYLAW 4485

A total of over 1600 kilometres of watercourses can be found in the Township of Langley. Approximately 700 kilometres are streams providing direct or indirect habitat for local fish species, including seven salmonid and two endangered fish species. The remaining 900 kilometres are roadside and field ditches primarily serving to drain land and convey water. Many of these ditches were created to drain wetland areas or reroute historical flow patterns, some of which also provide fish habitat.

Watercourses are located within fourteen watersheds or drainage catchment areas. These watersheds collect precipitation waters, retain them in headwaters, wetlands and soils, and slowly convey these waters through a system of small streams to larger streams and ultimately rivers. Watersheds are dynamic systems that respond to changes in land use and hydrology, which if not properly managed can lead to irrevocable reductions or disappearance of fish and wildlife, increased contamination of surface and ground waters, increased frequency and magnitude of floods, and a general decrease in the quality of life of local residents.

INSIDE:

Setback Widths 2

Development Permit 3

Flex Provision 3

Department of Fisheries & Oceans 4

Streamside Protection Principles:

The Streamside Protection and Enhancement Bylaw forms part of the Township's Official Community Plan and establishes a Streamside Protection and Enhancement Development Permit Area and Guidelines applicable to watercourses and lands adjacent to watercourses not in the Agricultural Land Reserve.

Streamside Protection and Enhancement Development Permit Areas and guidelines were established to maintain undisturbed, naturally vegetated zones along streams, which are highly beneficial for a number of reasons, including:

- Native vegetation provides shade to moderate stream temperatures; roots and fallen logs provide refuge areas; and overhanging branches and leaf litter provide a source of insects; all of which are critical for young rearing salmon;
- Vegetated buffers filter pollutants and absorb contaminants, preventing their entry into streams or groundwater drinking supplies;
- Recreation trails alongside sensitive streamside areas provide an important buffer between conservation areas and adjacent human land activities;
- Well-established roots along stream banks minimize erosion of hazardous slopes and streamside properties;
- Vegetation allows for better infiltration of stormwater runoff which reduces stress on the public drainage infrastructure and protects stream water quality from pollutants and high temperatures typical of stormwater runoff from upland paved surfaces and land use activities.

Application Process:



The Streamside Protection and Enhancement Bylaw enacts municipal streamside protection and enhancement polices, as well as requirements and procedures applicable to the following development applications:

- Community & Neighbourhood Plan Amendments
- Rezoning
- Subdivision
- Development Permits
- Development Variance Permits
- Building Permits
- Soil Extraction and Soil Deposit Permits

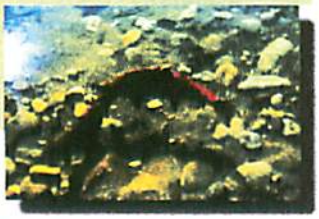
It applies to all comprehensive development, single and multi-family residential, commercial, industrial, business park, and institutional development

This Bylaw designates Stream Protection and Enhancement Development Perm Areas along natural, constructed and roadside watercourses in the Township. Thes Development Permit Areas provide for a protected non-disturbance setback, th width of which is determined by the watercourse's classification on the Township Watercourse Classification Map Version 3.0 and Schedule B of the Bylaw (see cha below).

The Watercourse Classification map depicting a colour code for watercourses in th Township may be viewed at the Community Development Division front counter o on-line at http://www.tol.bc.ca/files/web_files/gis/maps/Env_TW_Watercourses03_2006.p

For development within the Agricultural Land Reserve (ALR), Fisheries and Ocea Canada requirements may be obtained from the Community Development Division directly from Fisheries and Oceans Canada.

Classification	Colour	Setback Column A*	Setback Column B (Flex)**
A – Natural watercourse	Red/orange/ magenta	30 m	25 m
A – Roadside watercourse	Red/orange/ magenta	7.5 m	5 m
B – Natural watercourse	Yellow	20 m	15 m
B – Constructed watercourse, channel width ≥ 0.5 m	Yellow	15 m	10 m
B – Constructed watercourse, channel width < 0.5 m	Yellow	10 m	7.5 m
B – Roadside watercourse	Yellow	6 m	3.5 m
C	Green	0 m	0 m
U (Unclassified)	Blue	To be determined**	To be determined**
Fraser River and Bedford Channel	n/a	30 m	30 m



STREAMSIDE

*Measured from Top of Bank

**Subject to Section 3.2.15 of Bylaw 4485

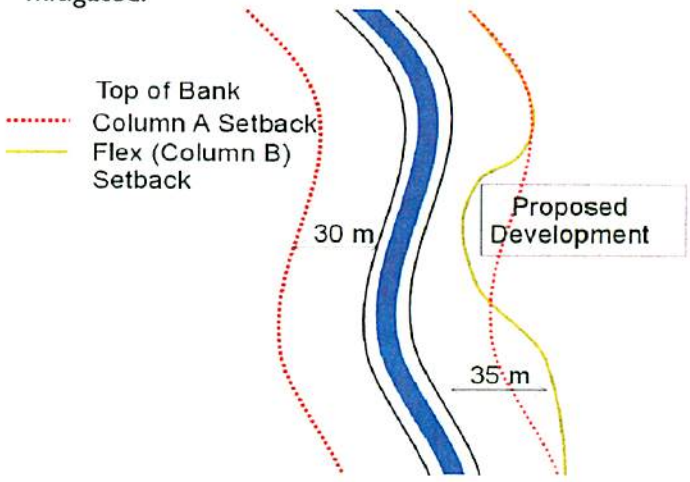
Development Approval

The nature and extent of Streamside Protection & Enhancement non-disturbance setback areas is in the majority of cases determined and applied to a development project at the time of application for a Community or Neighbourhood Plan amendment, rezoning, subdivision, or a Development Permit of Development Variance Permit. Where a project has not been subject to the development approval process Streamside Protection & Ehancement requirements may be applied at the time of Building Permit or Soil Extraction and Deposit Permit application.

Flex Provision:

Where a proposed development is unable to comply with Column A of the chart due to special characteristics such as unique site configuration, the width of the Streamside Protection and Ehancement Development Permit Area non-disturbance setback may be modified subject to compliance with Section 3.2.15 of the Streamside Protection and Enhancement Bylaw. A proposed modification to the setbacks outlined in Column A, or use of the flex provision (Column B), ***must*** maintain the overall average width equivalent to the setback requirement in Column A, and at no point shall be less than the width indicated in Column B. Where habitat is lost within the Streamside Protection and Enhancement Development Permit Area minimum widths outlined in Column A of Schedule B, habitat must be replaced on a two (2) for one (1) basis. In most cases, the proponent will need to hire a qualified environmental professional who will need to submit a report supportive of the flex provision that is acceptable to the Township.

The qualified environmental professional may also be required to demonstrate that fisheries, wildlife, vegetation, soils, slope stability, erosion controls, trails, water resources, archaeologically significant sites, property and human safety within these areas are adequately protected and enhanced and development impacts are efficiently and properly mitigated.



Development Permit:

In very rare cases where a proponent of a specific development believes that the unique characteristics and conditions of a site support <u>*further*</u> modification to Schedule B or any other provision of the Bylaw, a formal Development Permit application may be submitted. This provision however, is not intended to apply to situations where the development potential of a site is reduced by the Streamside Protection & Enhancement Bylaw setback area.

Section 3.2.20 of the Bylaw requires specific studies and reports to be submitted by qualified professionals (as defined in the Bylaw) in support of any Development Permit request. All required documentation shall be submitted to the Township for review and acceptance prior to a staff report and recommendation being forwarded to Council for consideration of the Development Permit request.

Watercourse Classification Review:

Should a proponent contend that a watercourse location or classification is in error, the Township will review the matter further. If a discrepancy exists, the Township will update the classification and/or location on its Watercourse Classification Map. If the proponent still does not agree with the classification and/or location, they may hire a B.C. Land Survey Professional to prepare a report that identifies the location of the watercourse and a Qualified Environmental Professional to provide a classification of the watercourse, using methodologies acceptable to the Township. This information will be considered by the Township and may result in relocation or reclassification, depending upon whether the documentation submitted is found acceptable to the Township.



Department of Fisheries & Oceans:

Department of Fisheries and Oceans and Ministry of Environment's involvement with respect to the location and extent of streamside protection areas will continue to be required for works in or about watercourses. Land Owners or Developers will be required to obtain Department of Fisheries and Oceans Section 35 (2) Authorization for works in or about watercourses that would result in the harmful alteration, disruption or destruction (HADD) of fish habitat (ie. this includes the filling, piping, culverting or crossing of ditches shown on the Watercourse Classification Map, or as required by DFO. DFO/ HADD requirements are in addition to Township Streamside Protection & Enhancement Bylaw requirements.

Notwithstanding the Township Bylaw, proposals within the Agricultural Land Reserve will still need to comply with Department of Fisheries and Oceans requirements as per the Federal Fisheries Act.





Streamside Protection and Enhancement Bylaw is not applicable to:

- Agricultural Land Reserve lands;
- Lands outside of the designated Streamside Protection and Enhancement Development Permit Area;
- Reconstruction or repair of a permanent structure as described in Section 911(8) of the Local Government Act;
- Municipal or utility works and services required in support of the proposed development that will not cause negative impacts to the watercourse and Protection Area;
- Emergency Actions required to prevent, control, or reduce a threat to life or to public or private property;
- Approved habitat enhancement and restoration activities;
- Lots created prior to adoption of Bylaw 4485 not having sufficient land area to support a minimum building area or footprint. See section 3.2.16 (h) for relevant conditions;
- Lands outlined in the Official Community Plan Bylaw, 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 which are under terms and conditions of Department of Fisheries and Oceans Authorization No.99-HPAC-PA2-000-000217; as well as any other lands where written Department of Fisheries and Oceans approvals were obtained prior to the adoption of this Bylaw; and
- Lands included in Community or Neighbourhood Plans adopted after the date of this Bylaw where Streamside Protection matters have been specifically addressed and DFO authorization received.

Township of Langley
Est. 1873

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Bylaw Amended July 2006