

### 2.37 ACRES - Employment Land



#### DISCRIPTION:

##### 2.37 ACRES

Employment Designated land in the prime location of Booth Neighbourhood Plan. Clear flat land with Sewer NO streams or water on the property.

#### ADDRESS:

19839 28 Avenue, Langley B.C.

#### LEGAL:

LOT 33, SECTION 22, TOWNSHIP 7, NEW WEST DISTRICT, PLAN NWP34684 PART NE1/4.

#### TAXES (2024):

\$22,208.29

#### NCP DESIGNATION:

EMPLOYMENT

#### 4.11 Employment

The Employment land use designation provides job opportunities for community residents. It provides for a mix of light industrial, warehousing and distribution uses designed in such as way to be compatible with nearby residential uses.

#### Employment Land Use Policies:

1. Permit the following land uses:
  - a. wholesale, warehouse, and distribution
  - b. indoor and outdoor storage
  - c. scientific and technical research
  - d. information technology
  - e. restaurants
  - f. brewery or distillery
  - g. public works yards, maintenance, and storage facilities
2. Where an above use is defined in Zoning Bylaw 1987 No. 2500, the definition in said bylaw shall prevail above any other definition.
3. Provide a continuous landscape buffer (with the exception of site access points) at least 20 metres wide as shown on Map 1.



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**Ishwinder Ghag**

Personal Real Estate Corporation

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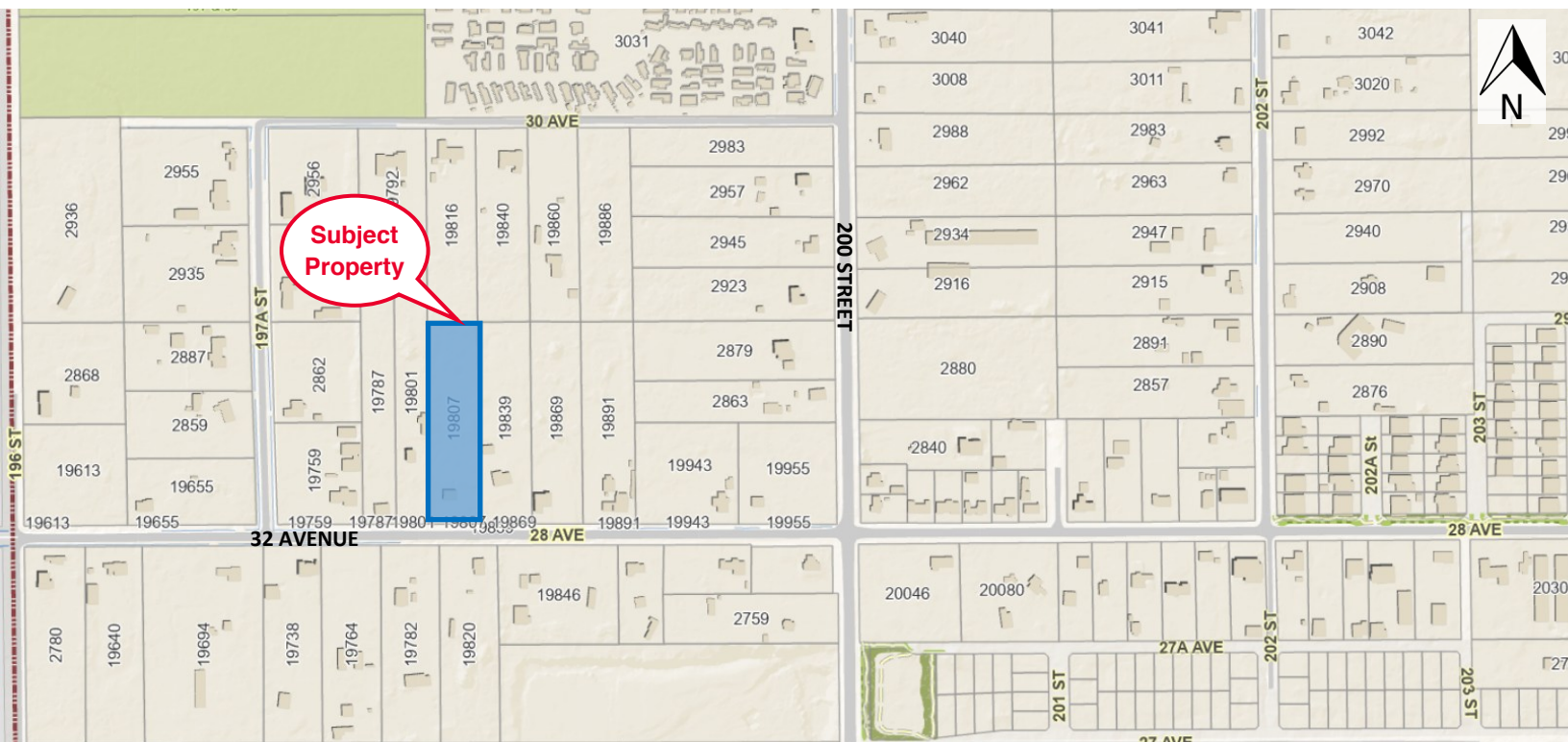
E-mail: [ishwinderghag@gmail.com](mailto:ishwinderghag@gmail.com)



### Township of Langley Satiat View (GIS)



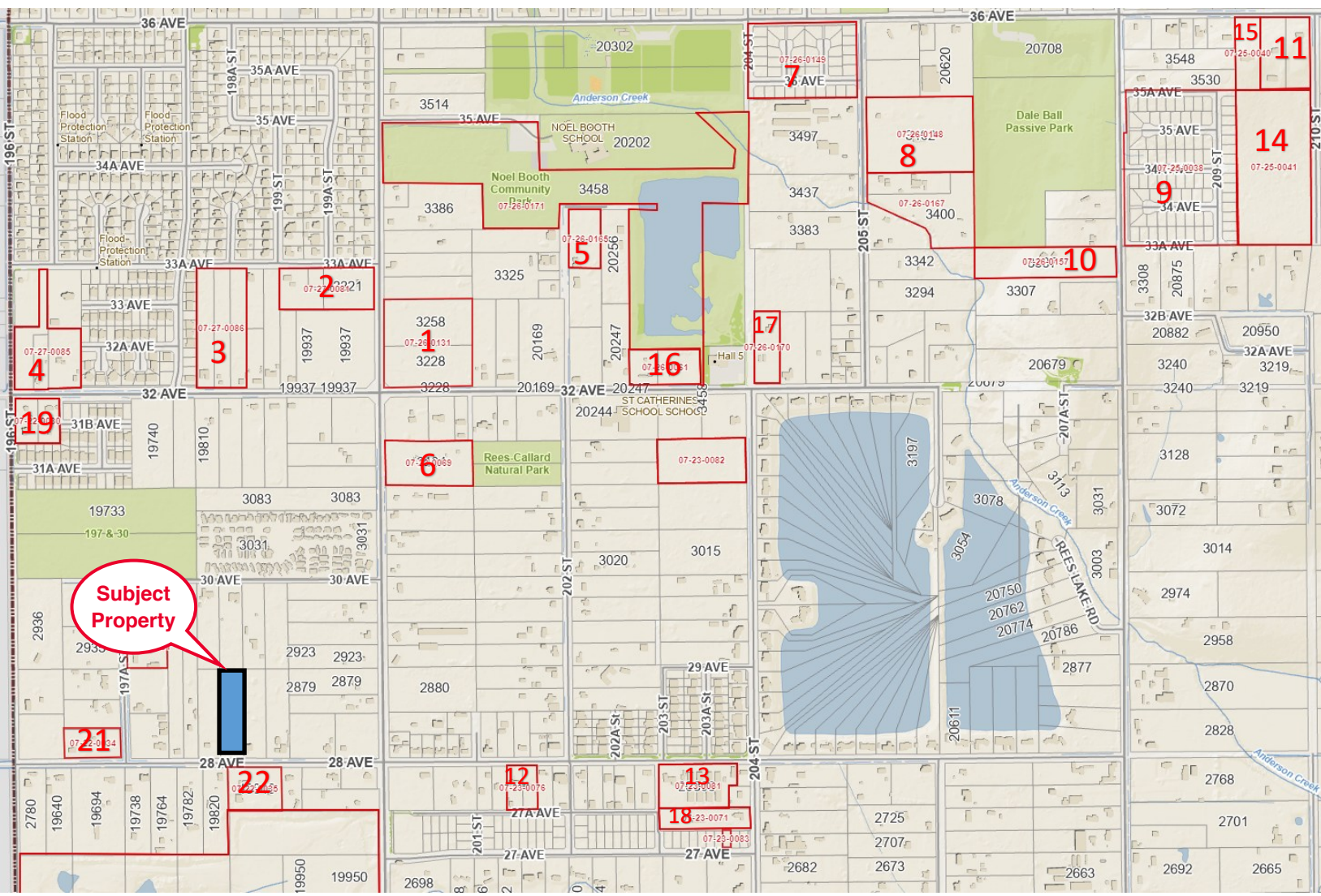
### Township of Langley Map View (GIS)





### CURRENT ACTIVE APPLICATION

- |   |   |
|---|---|
| 1. 3228, 3258 200 Street                        | 12. 2741 204 Street                     |
| 2. 3321 200 Street and 19882 & 19944 33A Avenue | 13. 3400 Block of 210 Street            |
| 3. 19811, 19831, 19853 32 Avenue                | 14. 20932 36 Avenue                     |
| 4. 19671, 19692 32 Avenue                       | 15. 20275 and 20311 32 Avenue           |
| 5. 3334 202 Street                              | 16. 20405 32 Avenue                     |
| 6. 3134 200 Street                              | 17. 2741 204 Street                     |
| 7. 20450 36 Avenue                              | 18. 19642 32 Avenue and 3170 196 Street |
| 8. 3492 205 Street                              | 19. 2920 197A Street                    |
| 9. 3354, 3424, 3430, 3474, and 3502 208 Street  | 20. 19655 28 Avenue                     |
| 10. 3337 208 Street                             | 21. 19846 28 Avenue                     |
| 11. 20958, 20972 36 Avenue                      |   |
| 12. 20156, 20160 28 Avenue                      |   |

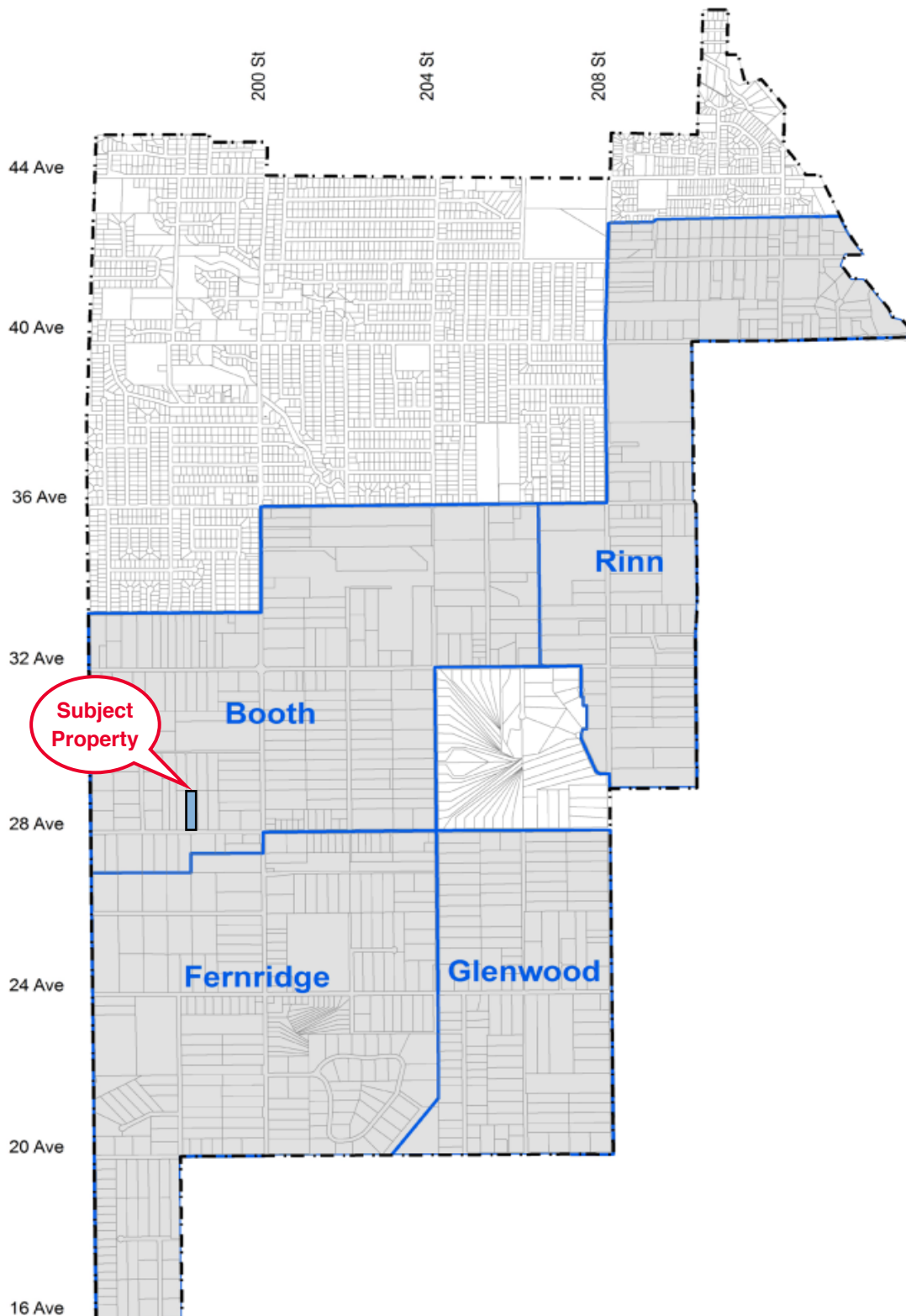


## Booth Neighbourhood Land Use Plan



- |                             |                    |                      |                        |
|-----------------------------|--------------------|----------------------|------------------------|
| SSMUH 2 (Minimum 7,000 ft²) | Commercial Village | School/Park Site     | Neighbourhood Boundary |
| SSMUH 3 (Minimum 5,000 ft²) | Utility            | Park and Open Space  |                        |
| Rowhouse/Townhouse          | Employment         | Landscape Buffer     |                        |
| Apartment                   | Institutional      | Aquatic Conservation |                        |
| Manufactured Home Park      | Existing School    |                      |                        |





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