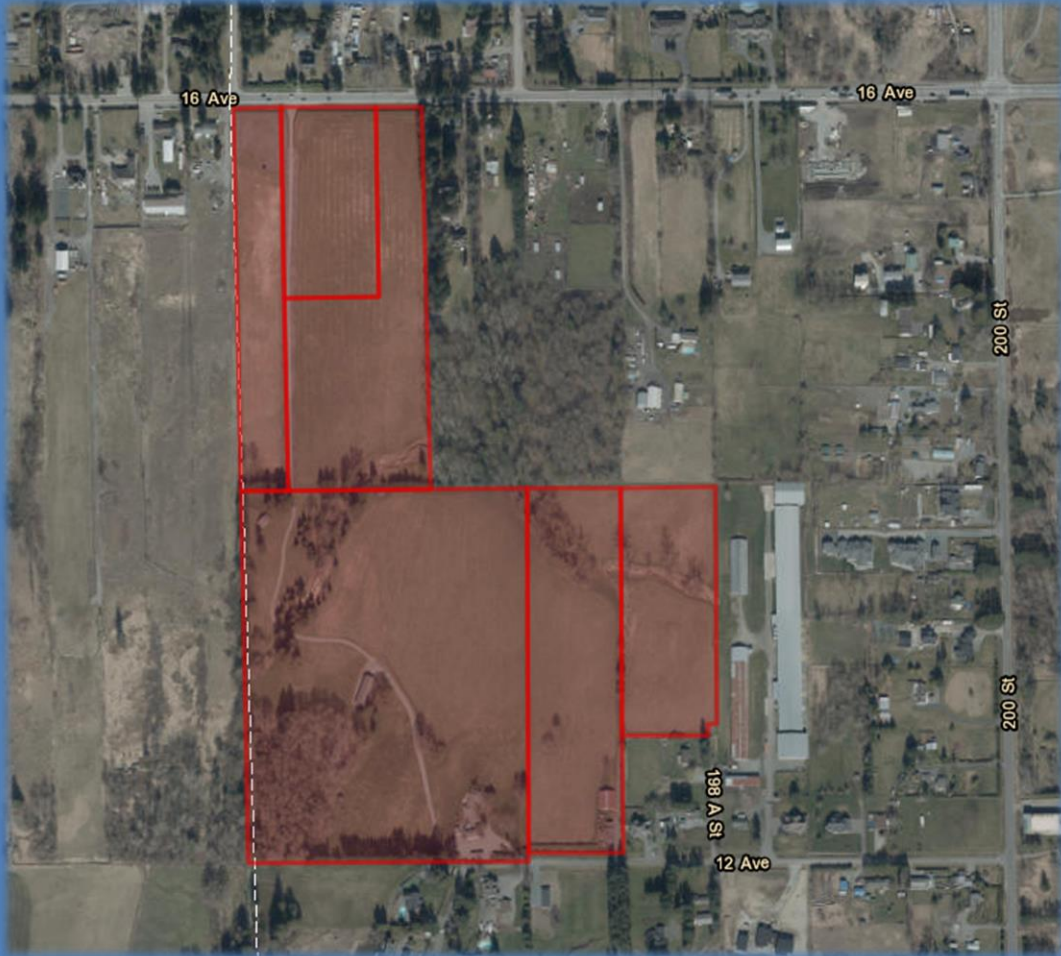


FOR SALE



196/197 Street & 12/16 Ave

604-817-7338

botsoldmunro@gmail.com

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DM

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19656 16 AV Langley BC V2Z 1K1
PID 002-210-835
Civic Address 19656 16 AV Langley BC V2Z 1K1
Municipality Langley
Zone Code RU-1
Zone Description Rural Zone
Lot Size 217800
Agricultural Land Reserve in ALR
Lot Size (Imperial) 4.96 acres

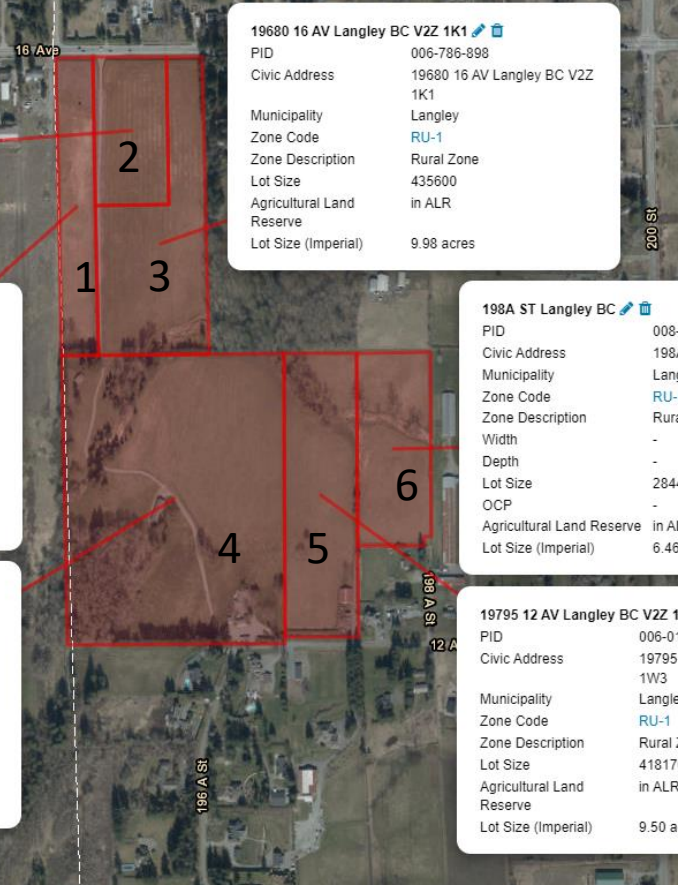
19680 16 AV Langley BC V2Z 1K1
PID 006-786-898
Civic Address 19680 16 AV Langley BC V2Z 1K1
Municipality Langley
Zone Code RU-1
Zone Description Rural Zone
Lot Size 435600
Agricultural Land Reserve in ALR
Lot Size (Imperial) 9.98 acres

19620 16 AV Langley BC V2Z 1K1
PID 011-138-262
Civic Address 19620 16 AV Langley BC V2Z 1K1
Municipality Langley
Zone Code RU-1
Zone Description Rural Zone
Lot Size 218671.2
Agricultural Land Reserve in ALR
Lot Size (Imperial) 4.99 acres

198A ST Langley BC
PID 008-770-433
Civic Address 198A ST Langley BC
Municipality Langley
Zone Code RU-1
Zone Description Rural Zone
Width -
Depth -
Lot Size 284446.8
OCP -
Agricultural Land Reserve in ALR
Lot Size (Imperial) 6.46 acres

19701 12 AV Langley BC V2Z 1W3
PID 006-018-297
Civic Address 19701 12 AV Langley BC V2Z 1W3
Municipality Langley
Zone Code RU-1
Zone Description Rural Zone
Lot Size 1332064.8
Agricultural Land Reserve in ALR
Lot Size (Imperial) 29.09 acres

19795 12 AV Langley BC V2Z 1W3
PID 006-018-343
Civic Address 19795 12 AV Langley BC V2Z 1W3
Municipality Langley
Zone Code RU-1
Zone Description Rural Zone
Lot Size 418176
Agricultural Land Reserve in ALR
Lot Size (Imperial) 9.50 acres



Address:

19620 16th Avenue (1)
19656 16th Avenue (2)
19680 16th Avenue (3)
19701 12th Avenue (4)
19795 12th Avenue (5)
Bare Land known as 198A Street (6)

Zoning:

RU-1 (Rural Zone) in ALR



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Legal: WEST HALF LOT 24 SECTION 10 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 5505 (1)
LOT 28 SECTION 10 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 33171 (2)
LOT 29 SECTION 10 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 33171 (3)
LOT 27 SECTION 10 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 25599 (4)
LOT 7 SECTION 10 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 6394 (5)
LOT 14 EXCEPT: PART SUBDIVIDED BY PLAN 6394, SECTION 10 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 5505 (6)

Lot Size: 5.02 Acres (1) **according to Tax Reports
5 Acres (2)
10 Acres (3)
6.53 Acres (4)
9.6 Acres (5)
30.58 Acres (6)

PID: 011-138-262 (1)
002-210-835 (2)
006-786-898(3)
008-770-433 (4)
006-018-343(5)
006-018-297 (6)

Taxes: \$ 155.89 (1) **all 2021 tax rates
\$ 272.71 (2)
\$ 173.54 (3)
\$ 248.84 (4)
\$ 1,083.48 (5)
\$ 2,095.29 (6)

Uses Permitted

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*
- 5) *commercial greenhouses* subject to Section 201.11
- 6) *equestrian centres and riding stables*
- 7) *feedlots* subject to "Feedlot Control By-law, 1979", No. 1844 as amended
- 8) *intensive swine operation* subject to Section 109
- 9) *mushroom farms*
- 10) *residential uses* subject to Section 201.2, 201.3, 201.4 and 201.5
- 11) *veterinary clinics*



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About Langley

The City of Langley is located in the center of the Lower Mainland Economic Region, from Vancouver to Hope. This area is made up of two districts: Metro Vancouver with a population of approximately 2 million and the Fraser Valley Regional District with a population of approximately 200,000. Langley (Langley City: 25,000, Township of Langley: 95,000) is situated on the eastern edge of the Greater Vancouver Regional District and has a trading population of approximately 500,000 (within a 30 minute commute).

Located on the southern shores of the Fraser River and bordering the USA, Langley is within 50 kilometers (30 miles) of Vancouver, the Port of Metro Vancouver and the Vancouver International Airport and is centrally located within 24 kilometers (15 miles) of the Pacific Ocean to the West and Abbotsford International Airport to the East.



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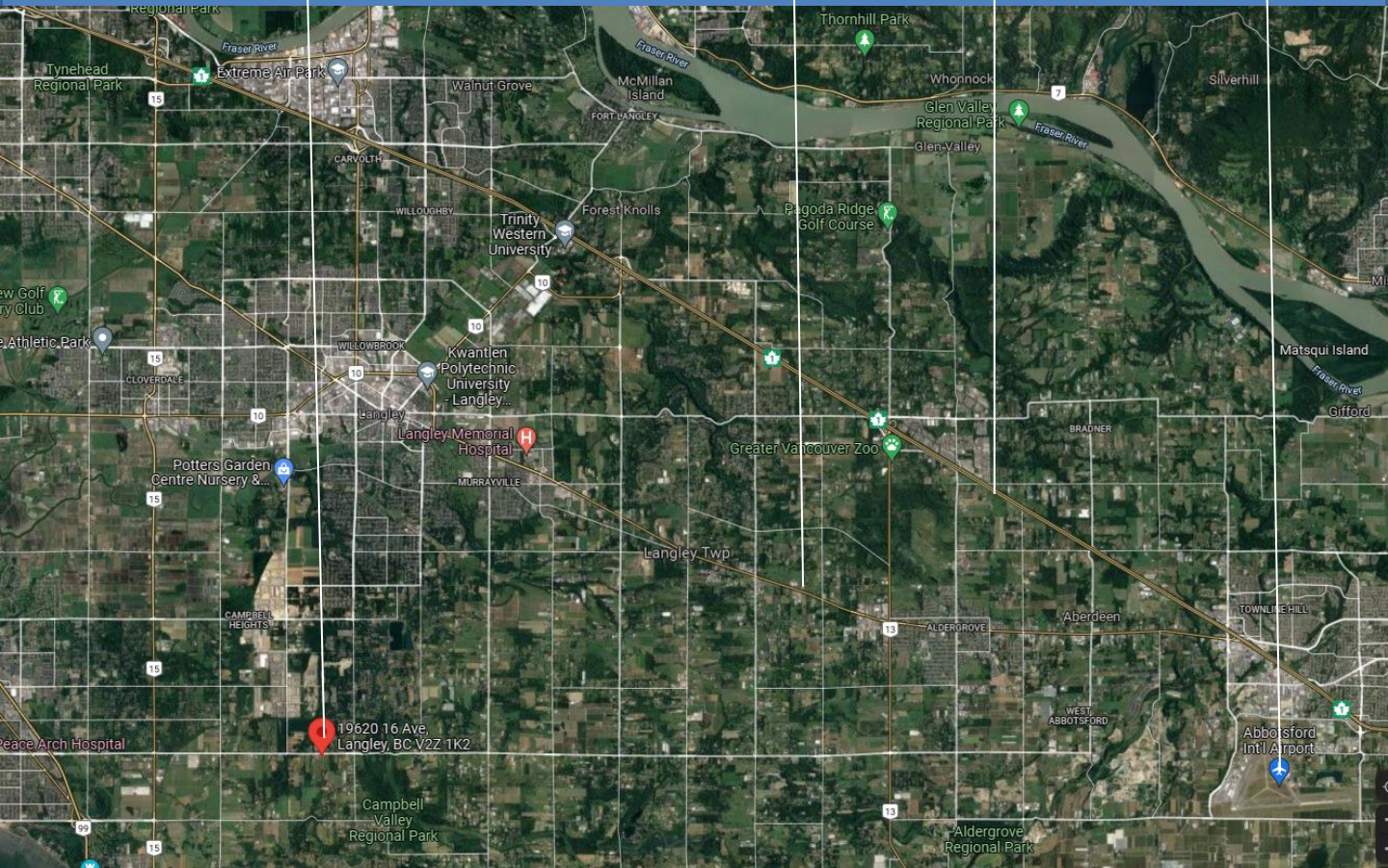
Subject Properties



Fraser Highway

TransCanada Highway

Abbotsford International Airport



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