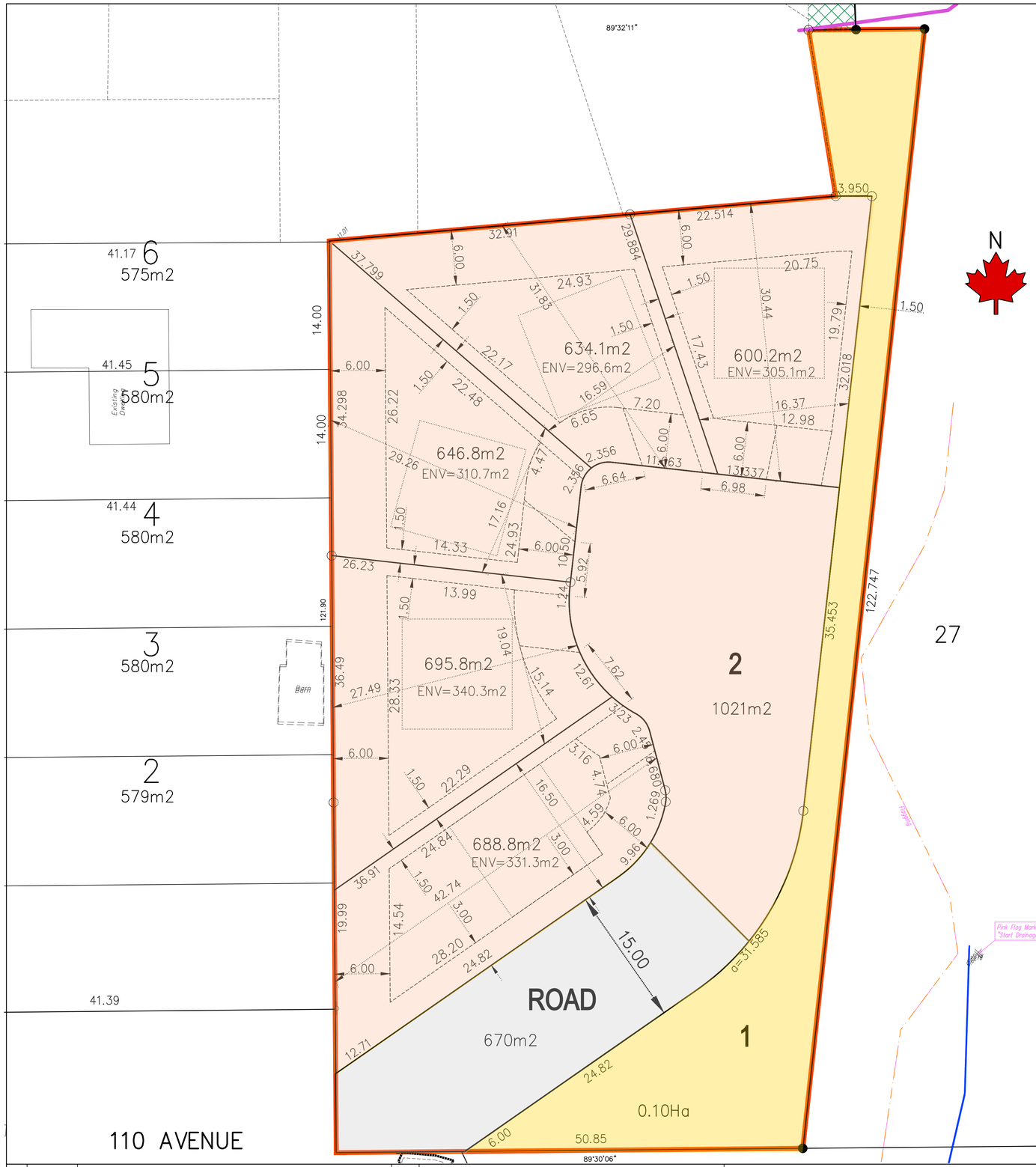
24495 110 AVENUE LOT 26 DENSITY REVIEW

SITE AREA 0.600 Ha

PARK 0.101 Ha
ROADS 0.169 Ha
NET DEV. 0.327 Ha

NET DENSITY 5UNITS/0.327Ha = 15.3Un/Ha



607 ZONE: RS-1b SINGLE DETACHED (MEDIUM DENSITY) RESIDENTIAL

607.1 PURPOSE

1. This Zone provides for medium Density Single Detached Residential Uses with a minimum Lot Area of 557.0 square metres.
2. This Zone is subject to the Albion Area Density Bonus Amenity Contribution option which provides for a Density that is consistent with the R-1 Zone for Lots located within the Albion Area Plan. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

607.2 PRINCIPAL USES

1. The following Principal Uses shall be permitted in this Zone:
a. Single Detached Residential.

607.3 ACCESSORY USES

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
a. Bed and Breakfast;
b. Boarding;
c. Detached Garden Suite Residential
d. Hobby Beekeeping;
e. Home Occupation;
f. Neighbourhood Daycare;
g. Secondary Suite Residential; and
h. Temporary Residential.
2. Refer to Section 401 and Section 402 of this Bylaw for additional information.

607.4 LOT AREA and DIMENSIONS

1. Minimum Lot Area and dimensions shall be not less than:
a. in Lot Area 557.0 square metres
b. in Lot Width 15.0 metres
c. in Lot Depth 27.0 metres.

607.6 LOT COVERAGE

1. All Principal Buildings and Principal Structures and Accessory Buildings and Accessory Structures together shall not exceed a Lot Coverage of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for Lot Coverage requirements.

607.7 SETBACKS

1. Minimum Setbacks for Principal Buildings and Principal Structures shall be not less than:
a. from a Front Lot Line 6.0 metres
b. from a Rear Lot Line 6.0 metres
c. from an Interior Side Lot Line 1.5 metres
d. from an Exterior Side Lot Line 3.0 metres.
e. where a high-pressure gas right-of-way is located within any portion of the required Setback area from a Rear Lot Line, the Setback shall be not less than 5.0 metres from the right-of way for all Lots created after October 31, 1986.
2. Minimum Setbacks for Accessory Buildings and Accessory Structures shall be not less than:
a. from a Front Lot Line 6.0 metres
b. from a Rear Lot Line 1.5 metres
c. from an Interior Side Lot Line 1.5 metres
d. from an Exterior Side Lot Line 3.0 metres
e. from the Building Face of a Building for a Residential Use (Bylaw 7749-2021) 1.5 metres
3. Minimum Setbacks for all Buildings and Structures shall meet the

No	Date	Revision	BY

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PROPOSED / STORM SEWER STM / SANITARY SEWER SAN / GAS GAS / WATER W/M / U.G. LIGHTING S/L / U.G. HYDRO B.C.H. / U.G. TELEPHONE B.C.T. / MANHOLE / CATCH BASIN / WATER OR GAS VALVE
UTILITY POLE /ANCHOR / FIRE HYDRANT / IRON PIN I.P. / BASEMENT ELEV. LEFT T RIGHT / EDGE OF PAVEMENT / FENCE x x / SIDEWALK / SURVEY MONUMENT / SAN. INSPECTION CHAMBER / STREET LIGHT
SLOPE / SHRUB / HEDGE / TREE / BUILDING

DESIGNED DKB
CHECKED
APPROVED
FIELD BOOK
SCALES HORZ. 1:250 VERT. –

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

SUBDIVISION PLAN
24495 110 AVENUE. LOT 26

Date NOV 2023
SHEET 2 OF
Dwg. No. 0

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