



1  
A1.3  
SCALE: 1/16" = 1'-0"

TRUE NORTH  
PROJECT NORTH

SITE PLAN

LEGEND:

LOT PROPERTY LINE

## ZONING INFORMATION

### PROPERTY INFORMATION

CIVIC ADDRESS: 24340 & 24360 102nd Avenue, Maple Ridge

LEGAL DESCRIPTION: Lot 24, Section 3, Township 12, New Westminster District, Plan NWP21429 PID 004-053-061

Lot 25, Section 3, Township 12, New Westminster District, Plan NWP21429 PID 002-081-083

ZONING: R-3 Single Detached (Intensive)

REV	DATE	DESCRIPTION	DR	RV
1	SEP.23	ISSUED FOR DP	PS	HR

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PROJECT:

SINGLE-FAMILY  
DEVELOPMENT

24340 & 24360 102nd Avenue,  
Maple Ridge




L.A. Rehab Holdings Ltd.

SHEET TITLE:

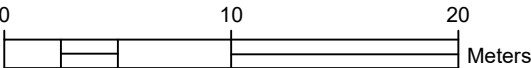
SITE PLAN

SCALE	REVISION
1/16" = 1'-0"	1
DRAWING NO.	PROJECT NO.
A1.3	21-249

CONCEPT

-  Building Envelope
-  Height limit of maximum 1.0m for building, structure & vegetation
-  Restricted driveway access/egress

NOTE: All lots require a Development Variance Permit for lot depth reduction from 30.0m to minimum 28.1m  
Lot 1 requires a Development Variance Permit for lot width reduction from 13.5m to minimum 11.9m & garage setback from principal use from 4.5m to 3.5m



LEGAL DESCRIPTION

PID 004-053-061  
Lot 24, Section 3, Township 12, New  
Westminster District, Plan NWP21429

PID 002-081-083  
Lot 25, Section 3, Township 12, New  
Westminster District, Plan NWP21429

GROSS SITE AREA

0.17 hectares / 0.42 acres

NET SITE AREA

0.13 hectares / 0.33 acres  
(excludes 340.6m² for  
road dedication)

EXISTING DESIGNATIONS

AP: Medium Density Residential  
Zoning: RS-3 Single Family Detached Rural

PROPOSED DESIGNATIONS

AP: no change  
Zoning: R-3 Single Detached (Intensive)  
Urban Residential

LOT YIELD

Existing: 2 lots  
Proposed: 5 lots

DENSITY

Gross: 29.4 uph / 11.9 upa  
Net: 38.5 uph / 15.2 upa

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Project 21-249  
29 May 2024

Drawing  
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