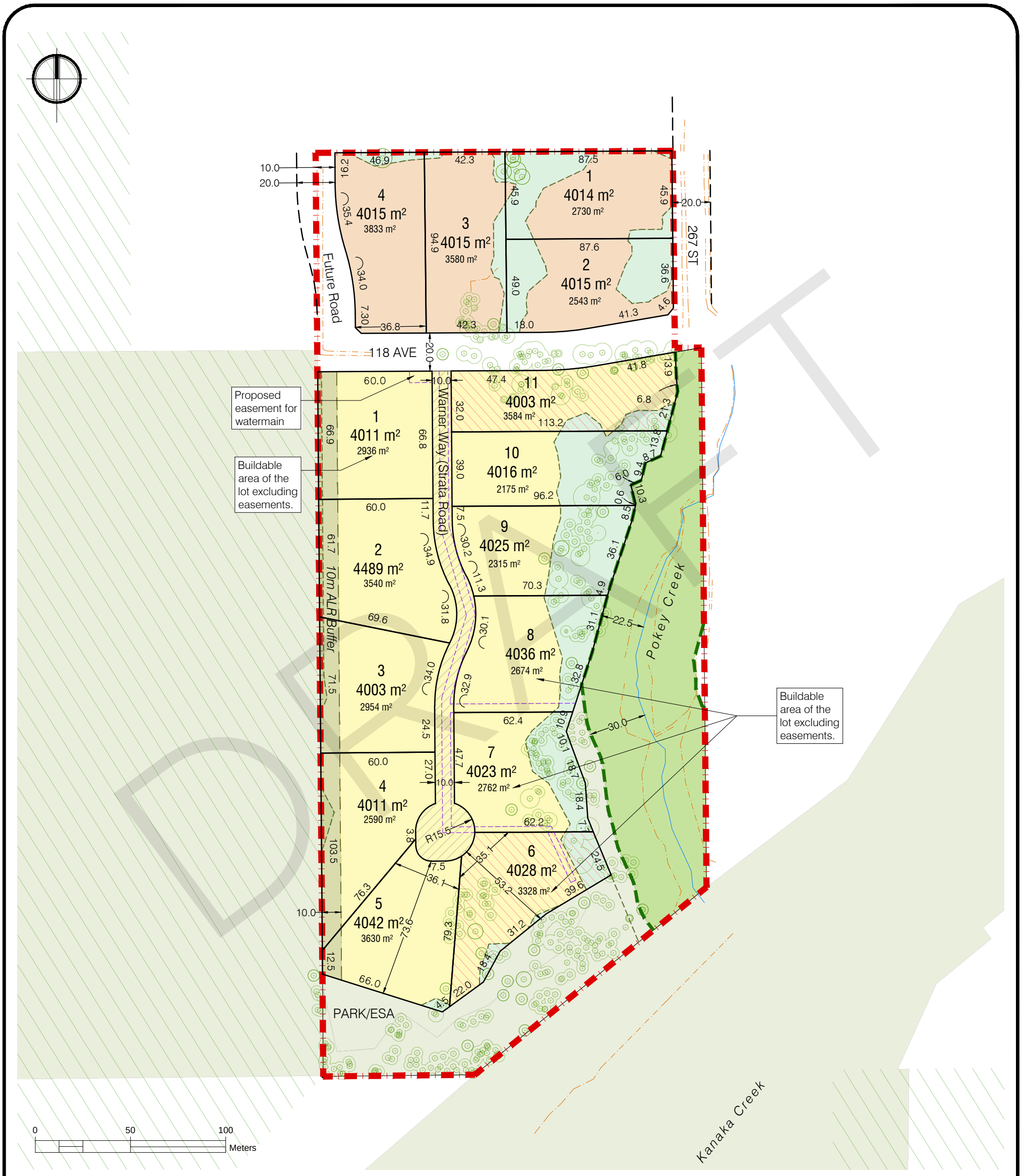

DRAFT

- Subject Site
- SPEA
- Agricultural Land Reserve (ALR)
- Park
- Net Area (Fee Simple)
- Net Area (Bareland Strata)
- Strata Road
- Tree Protection Area Inside Lots
- Lots Requiring DVP
  (Lot 6: DVP for Lot Width and Depth)
  (Lot 11: DVP for Lot Width)
- 10m ALR Buffer
- SRW-Tree Protection Boundary (No Building and No Disturbance Area)
- Proposed Easement
- SPEA Setback
- Stream

Residential Development

11839 & 11795 267 St
Maple Ridge, BC

SUBDIVISION CONCEPT

LEGAL DESCRIPTION
PID 007-976-640
011-231-386

- A Development Variance Permit is being requested for lot width for strata lots 6 & 11.
- A Development Variance Permit is being requested for lot depth for strata lot 6.

GROSS SITE AREA
9.03 hectares / 22.30 acres

NET SITE AREA
Excluding Road, Streamside Setback Area, Restrictive Covenant Area, ALR Buffer,
5.04 hectares / 12.46 acres

EXISTING DESIGNATIONS
OCP: Rural, Conservation & Recreation
NCP: N/A
Zoning: RS-3

PROPOSED DESIGNATIONS
OCP: Rural, Conservation & Recreation
NCP: N/A
Zoning: RS-2

LOT YIELD
Existing: 2 lots
Proposed: 15 lots
1 Park and Open Space lot

DENSITY
Gross:1.7 uph / 0.7 upa
Net: 3.0 uph / 1.2 upa

APLIN MARTIN

Project 15-144
01 / 05 / 2025
Drawn by: AR / CEV

For Discussion Only

Drawing 1

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