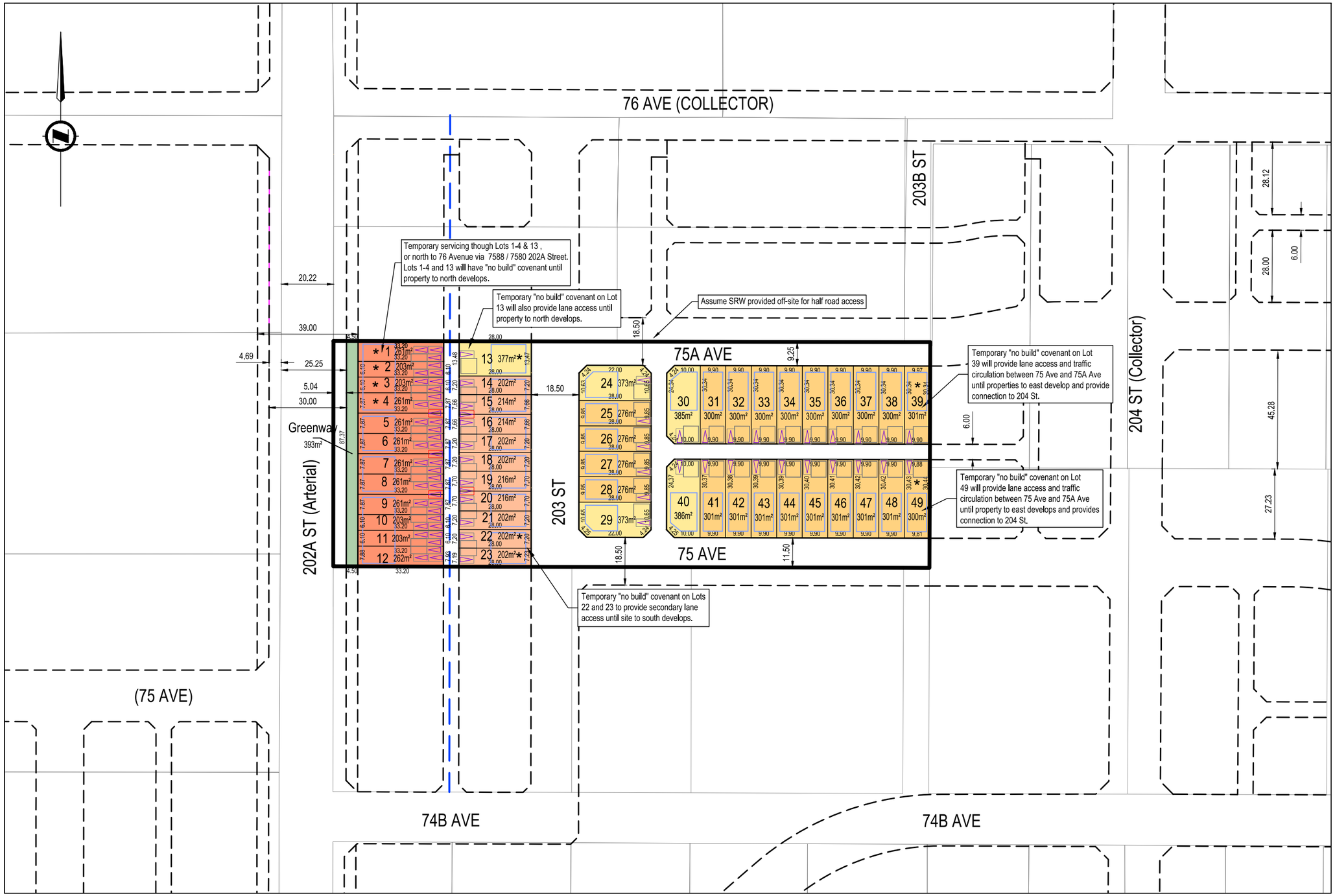


NOTES

1. Sketch based on survey
2. Properties situated within Latimer Neighbourhood Plan, area approx. 20,229m² (2.02 ha., 5.00 ac.)
3. Layout yields 49 lots.
4. Road dedications based on table 6.9 -- Latimer Servicing Plans & Latimer Land Use Maps 1, 2, & 3.
   4.1. 202A St. assumes 38m dedication (arterial 30m (UA2-E) + 9m greenways).
5. Neighbourhood park and elementary school to service this quadrant. The location of each is yet to be determined.
6. Land use boundary per NP Land Use Plan, require confirmation from Township.
7. R-1A garage rear and side setback requires variance to reduce from 1.5m to 0.6m for consistent appearance with those of surrounding R-CL(A) Rear.

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DATE: 2021-11-29, 09:53 FILE: X:\2111\2111-05844-00 Sunsa - 7538 202A St Development Application\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\21-11-25 (05844-00) Sketch 5.dwg

LEGEND

- Subject Properties
- Land Use Boundary
- Road Right-of-Way
- Off-site Road ROW
- Greenway
- R-CL(SD) (10 units, 27% SF Res 3**)
- R-CL(A) Rear (22 units, 59% SF Res 3**)
- R-1A (5 units, 14% SF Res 3**)
- R-CL(RH)
- Building Setback, Garage Envelope
- Parking Pad
- Visitor Parking Pad
- * Temporary No-Build Covenant

SITE STATISTICS

		Units	Rowhouse / Townhouse B	Residential 3	Total
Area		ha	0.39	1.63	2.02
		ac	0.97	4.02	5.00
Permitted		upa	8-22	6-8	n/a
upa Proposed		upa	12.31	9.19	n/a
Yield Permitted		units	8-21	25-32	33-53
Yield Proposed		units	12	37	49

* Willoughby Community Plan policy 3.1.8 permits density averaging across sites with split designations.

** Single Family Residential 3 density mix restricts detached Residential Compact Lots to no more than 60% of development.

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.11.25	0	Drawing created	VS

SKETCH 5

Subdivision Concept
7538 202A Street
Township of Langley, BC

DATE: November 27, 2021
PREPARED FOR: Sunsa Holdings Ltd.
SCALE: 1 : 1500 @ 11" X 17"
McE PROJECT: 2111-05844-00
MUN. PROJECT:

McElhanney
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