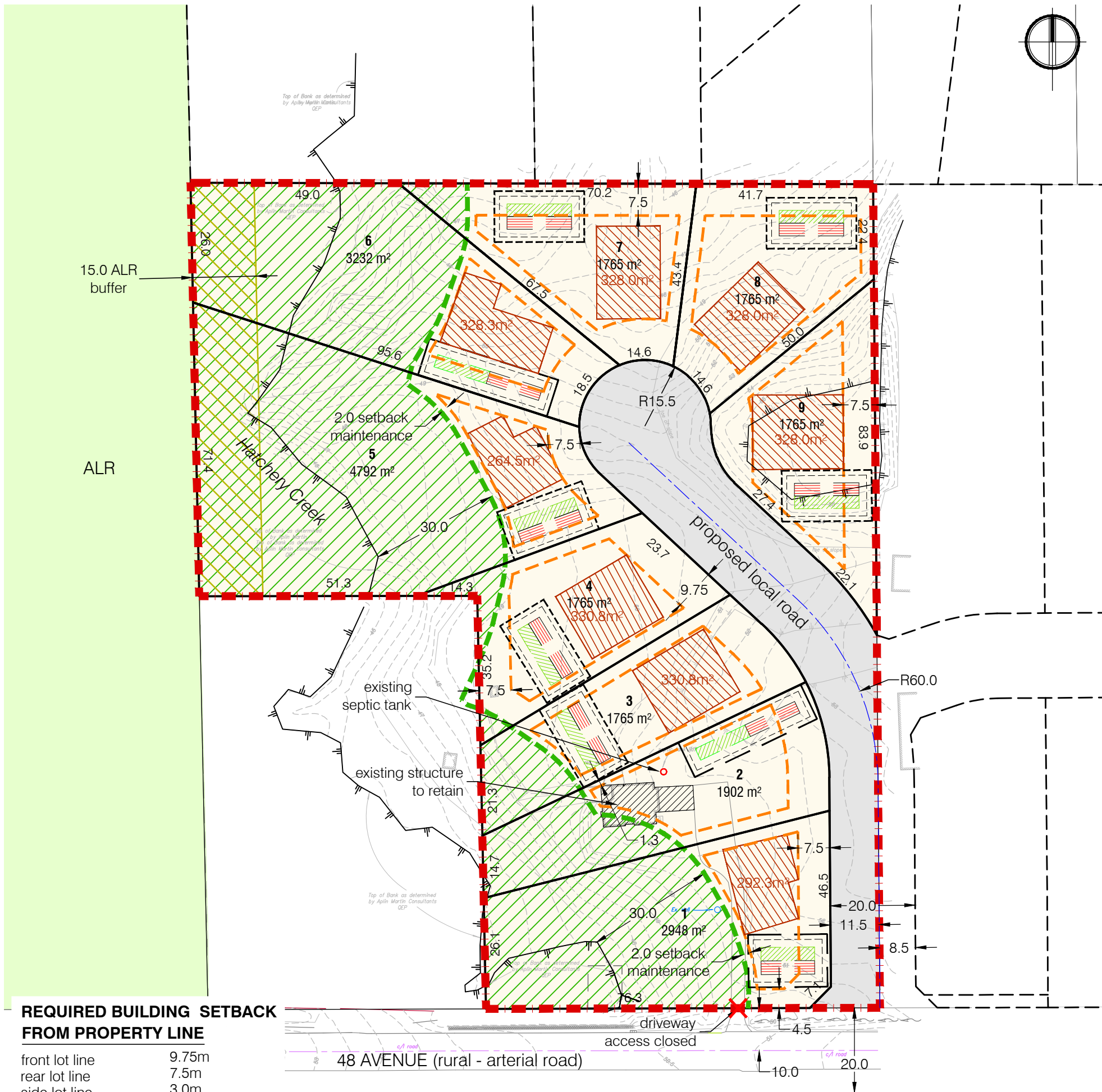




REQUIRED BUILDING SETBACK FROM PROPERTY LINE

front lot line	9.75m
rear lot line	7.5m
side lot line	3.0m
side lot line abutting flanking road	4.5m

Subject Site

- Single Family Residential (2.17 Ha / 5.36 Ac)
 - Some of lots need variance for lot frontage reduction
 - Lot 1 & 5 required variance to reduce front yard building setback from 9.75m to 7.5m
 - Lot 2 required variance to reduce side yard building setback from 3.0m to 1.3m

Agricultural Land Reserve (ALR)

Assumed Environmental Area; Qualified professional to confirm

Top-of-Bank of Hatchery Creek

Assumed watercourse setback from highwater mark; Qualified professional to confirm required setback

Building Setback

Potential Approx Building Footprint

ASSUMPTIONS AND NOTES

- Environmental area remains as private property.
- 5% cash-in-lieu of parkland dedication is provided equaling market value of the land as though:
 - Land is zoned to permit the proposed use
 - Any works & services needed to the subdivision have not been installed on the land
- Hatchery Creek is a Class A watercourse.
- The max. lot coverage allowed for the SR-3 zone is 33% of the lot area.
- Assumed building floor area is about 650 - 800 m² for a two-storey building.
- Assumed to have no accessory building. Accessory building not used for agriculture has a max. permitted allowable ground floor area of 80 m².

Hatchcreek Estates Inc.
FEASIBILITY STUDY
23045 48 Avenue, Langley

**SUBDIVISION CONCEPT
with Potential
Building Footprint**

LEGAL DESCRIPTION
PID 006-684-955

GROSS SITE AREA
2.47 hectares / 6.09 acres

NET SITE AREA
2.17 hectares / 5.36 acres
(excluding Road Dedication)

EXISTING DESIGNATIONS
OCP: Rural
Community Plan: Small Farm/Country Estate
Zoning: RU-1
PROPOSED DESIGNATIONS
OCP: Rural
Community Plan: Salmon River Uplands
Zoning: Suburban Residential SR-3

LOT YIELD
Existing: 1 lot
Proposed: 9 lots
DENSITY
Gross: 3.64 uph / 1.48 upa
Net: 4.15 uph / 1.68 upa

**APLIN
MARTIN**

Project 24-1083
15 / 07 / 2026
Drawn By: CEV

Drawing
1

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