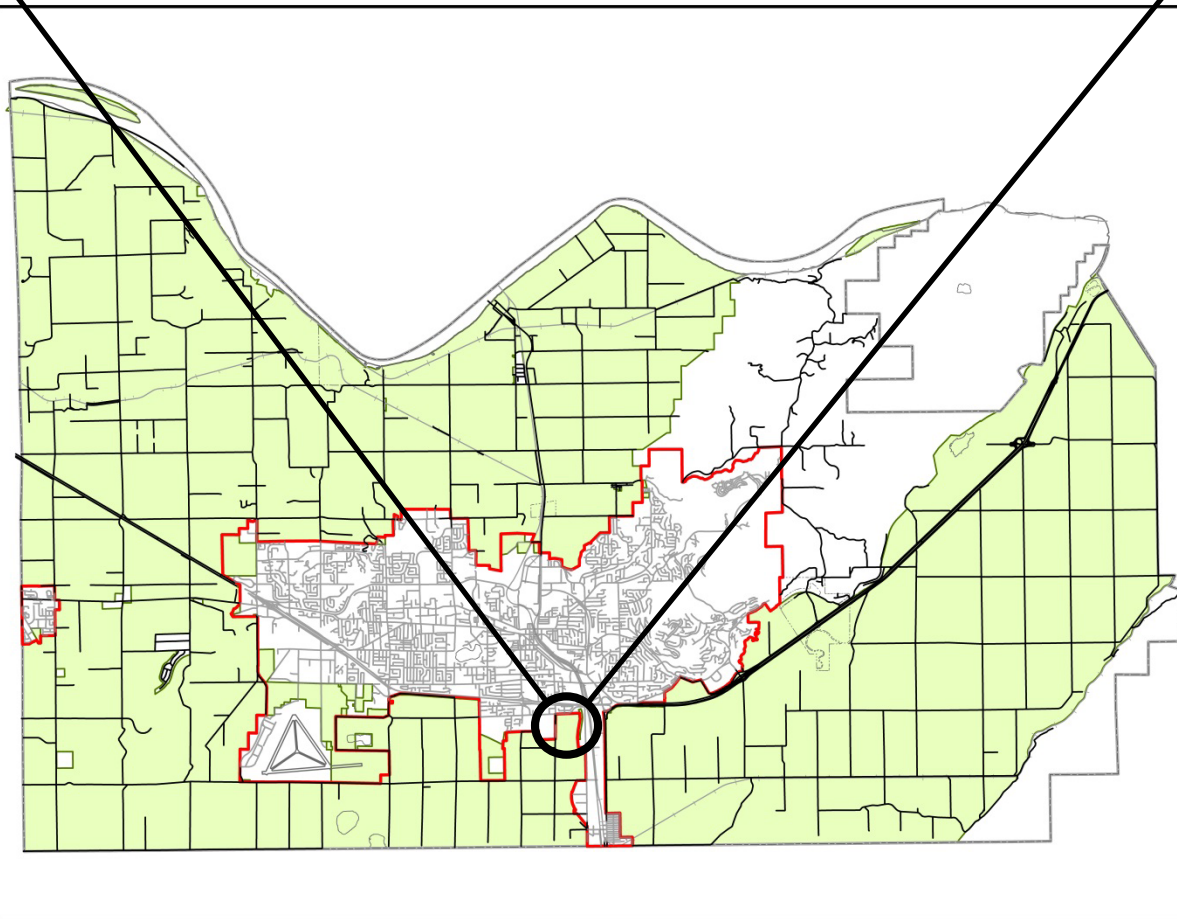
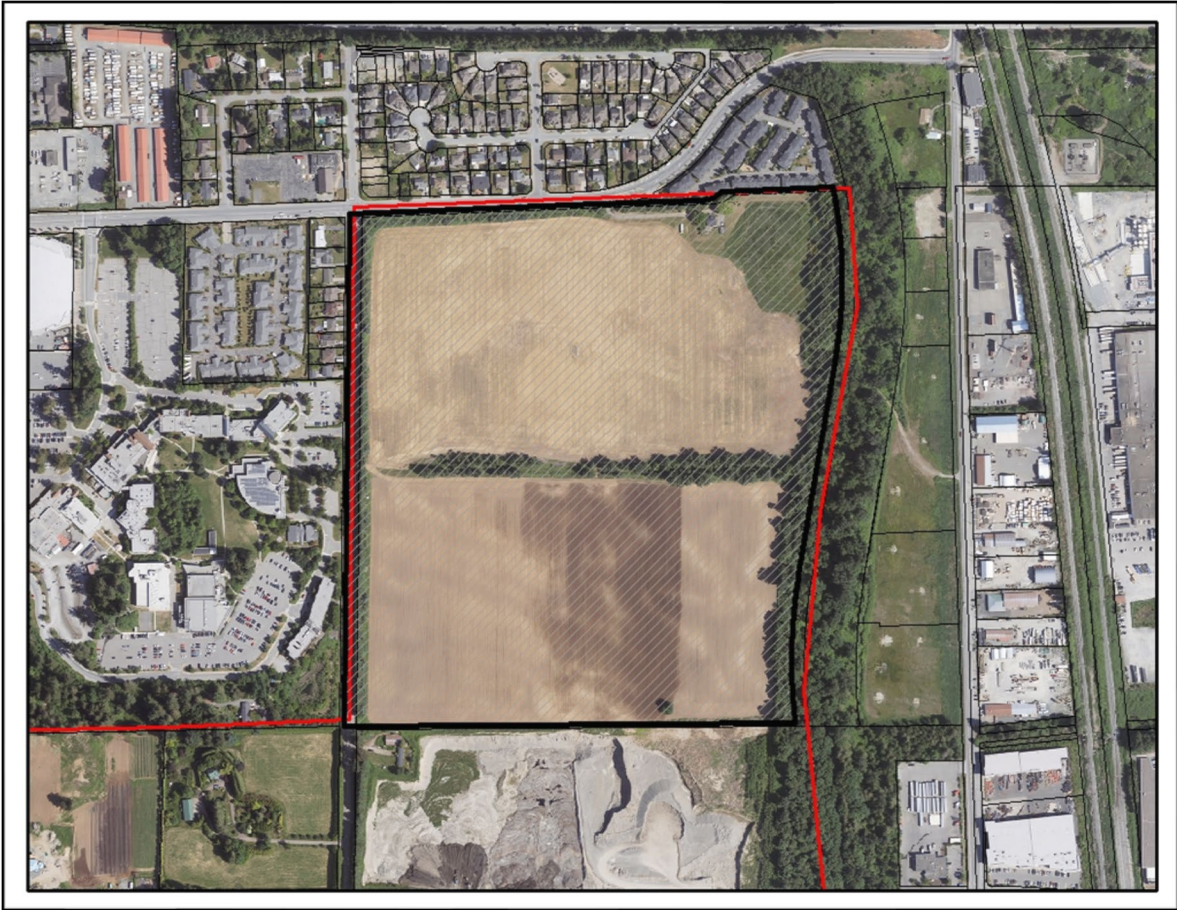


City Context Plan  
File: PRJ25-012 Location: 34252 King Road





Subject Property

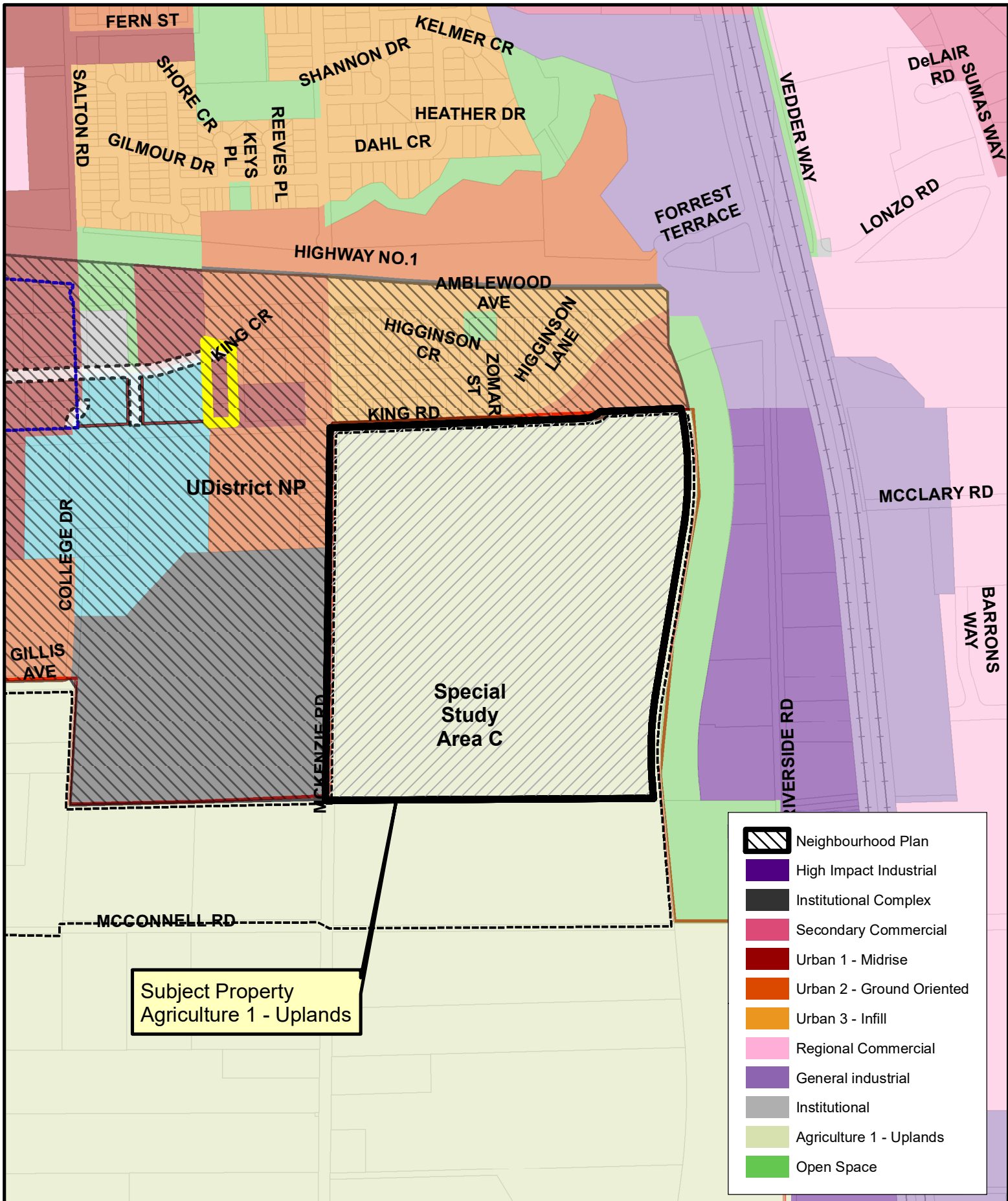














Subject Property

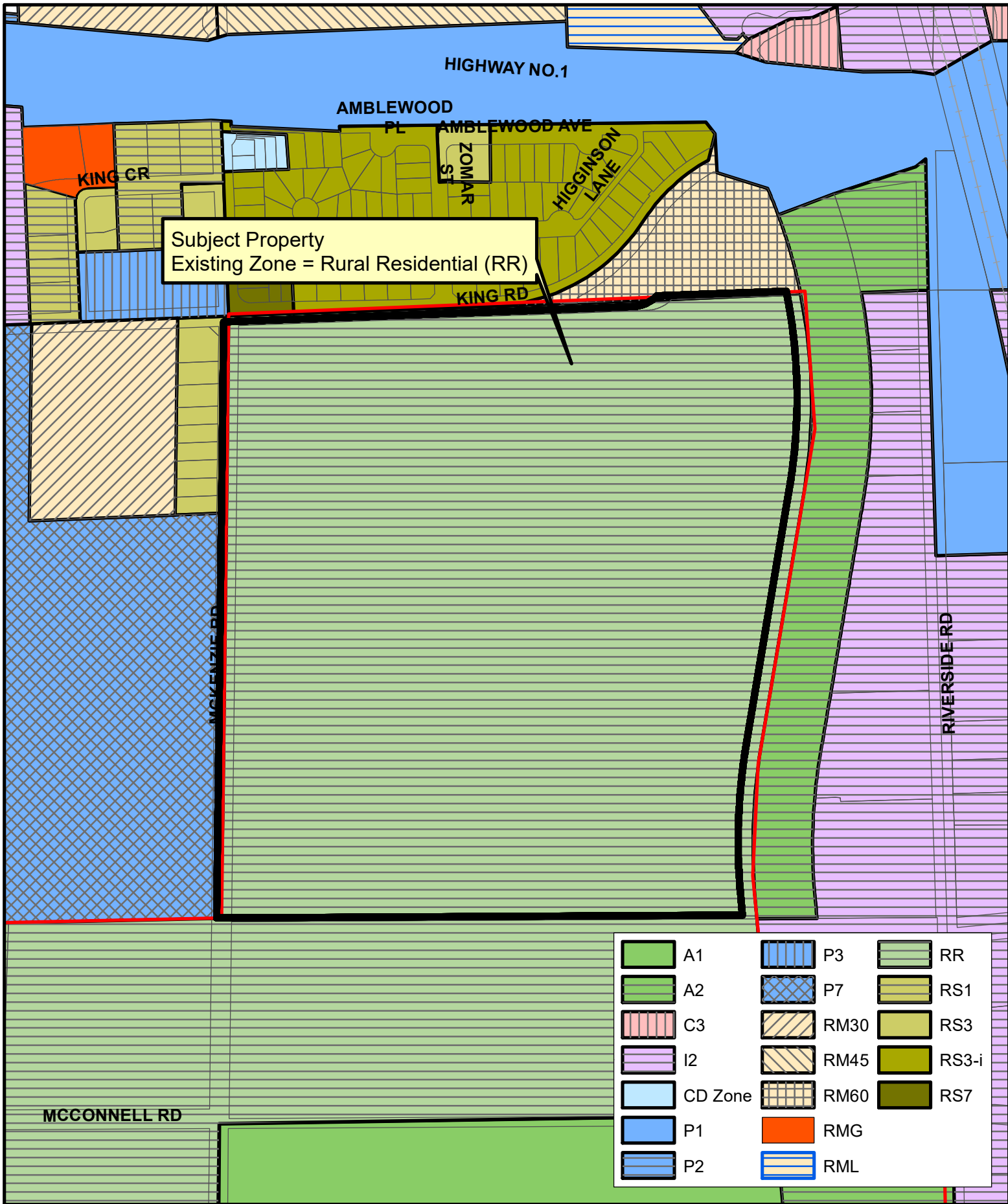
RIVERSIDE TRAIL

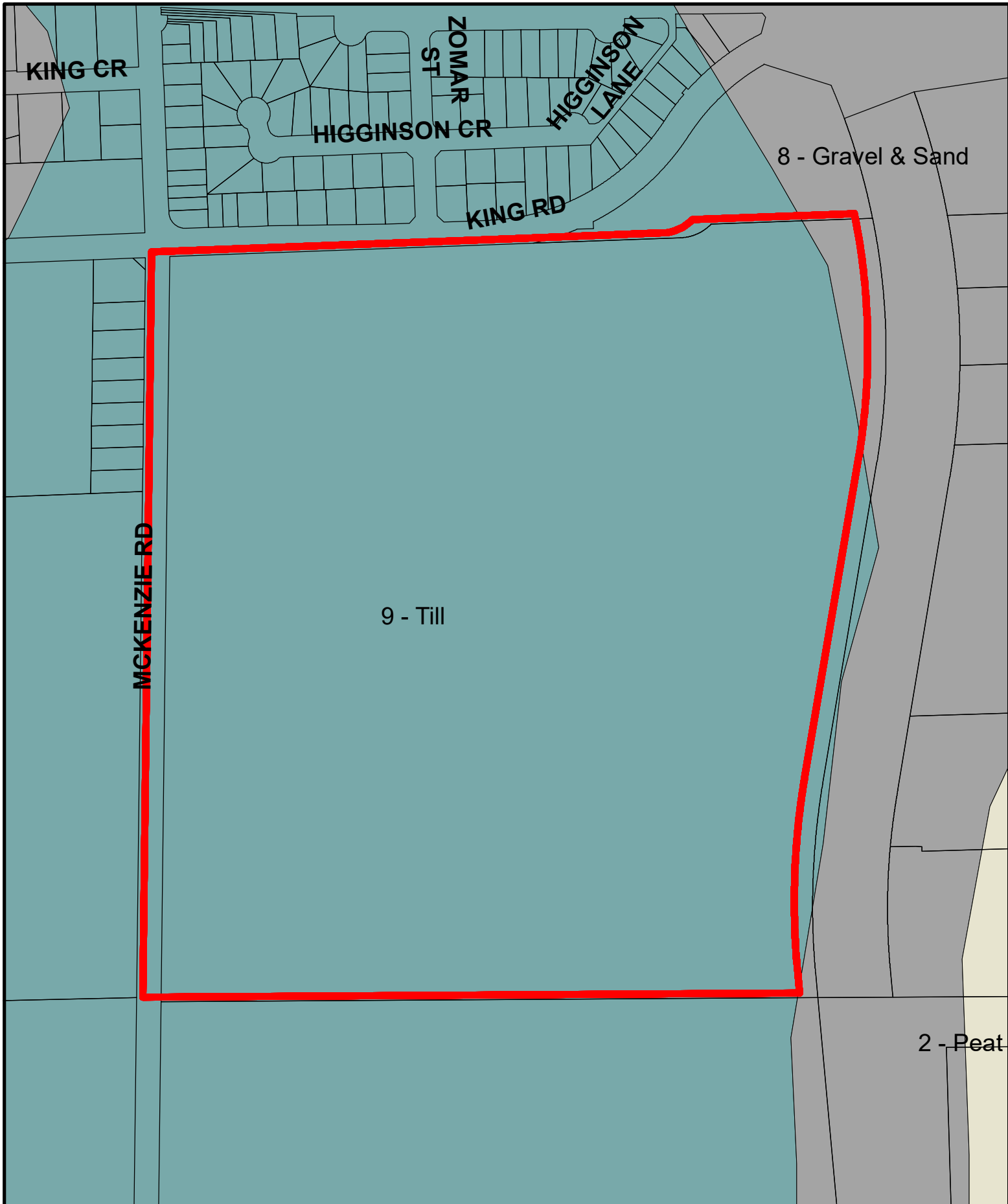
UNIVERSITY OF THE FRASER VALLEY

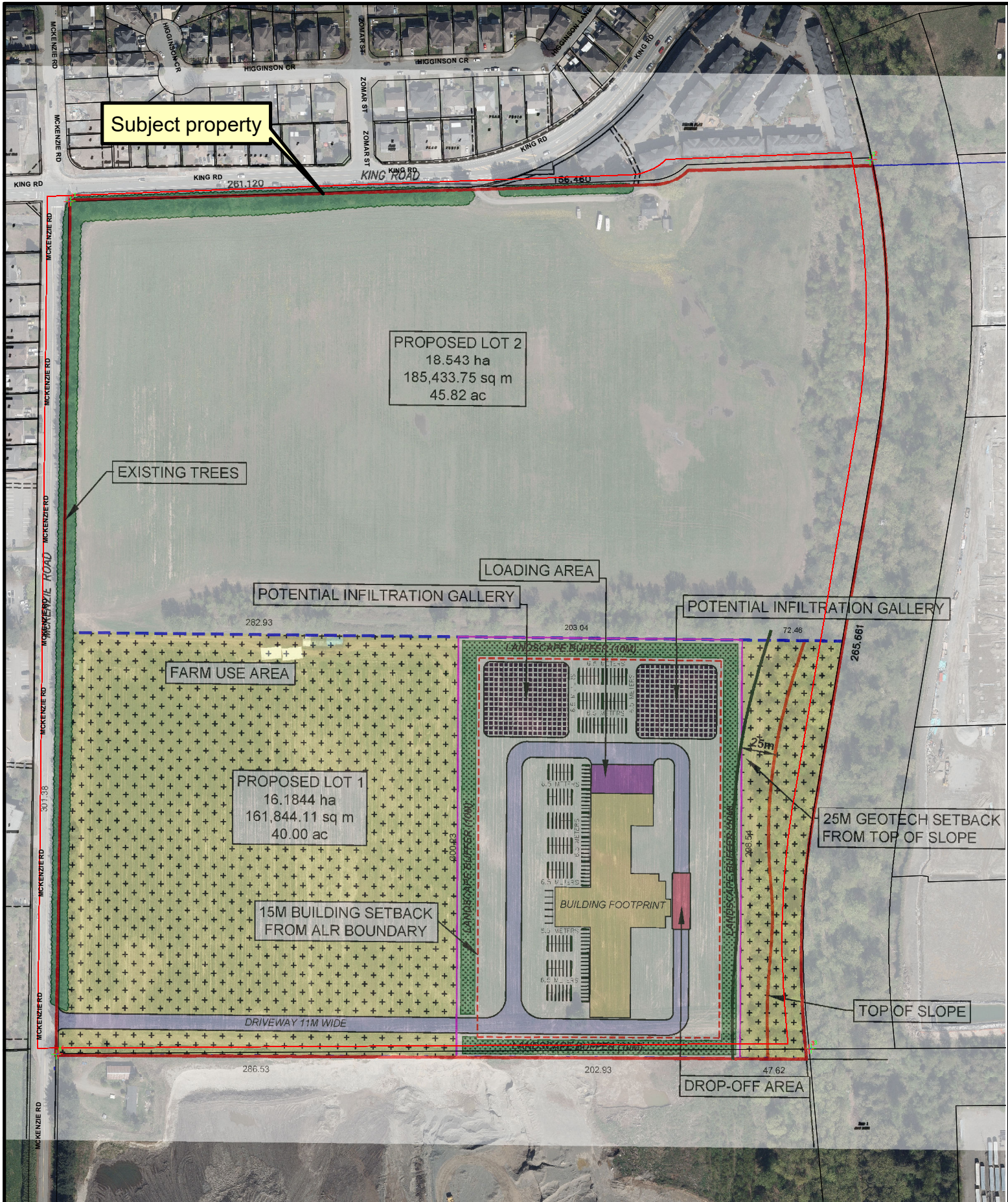
- Urban Development Boundary
- UDistrict NP
- Creeks and Streams
- Lake
- Marsh
- Bus Stops
- Bus Routes
- Trails
- ALR
- Primary Transit Corridor



-  Neighbourhood Plan
-  High Impact Industrial
-  Institutional Complex
-  Secondary Commercial
-  Urban 1 - Midrise
-  Urban 2 - Ground Oriented
-  Urban 3 - Infill
-  Regional Commercial
-  General industrial
-  Institutional
-  Agriculture 1 - Uplands
-  Open Space







Subject property

PROPOSED LOT 2  
18.543 ha  
185,433.75 sq m  
45.82 ac

EXISTING TREES

LOADING AREA

POTENTIAL INFILTRATION GALLERY

POTENTIAL INFILTRATION GALLERY

FARM USE AREA

PROPOSED LOT 1  
16.1844 ha  
161,844.11 sq m  
40.00 ac

15M BUILDING SETBACK  
FROM ALR BOUNDARY

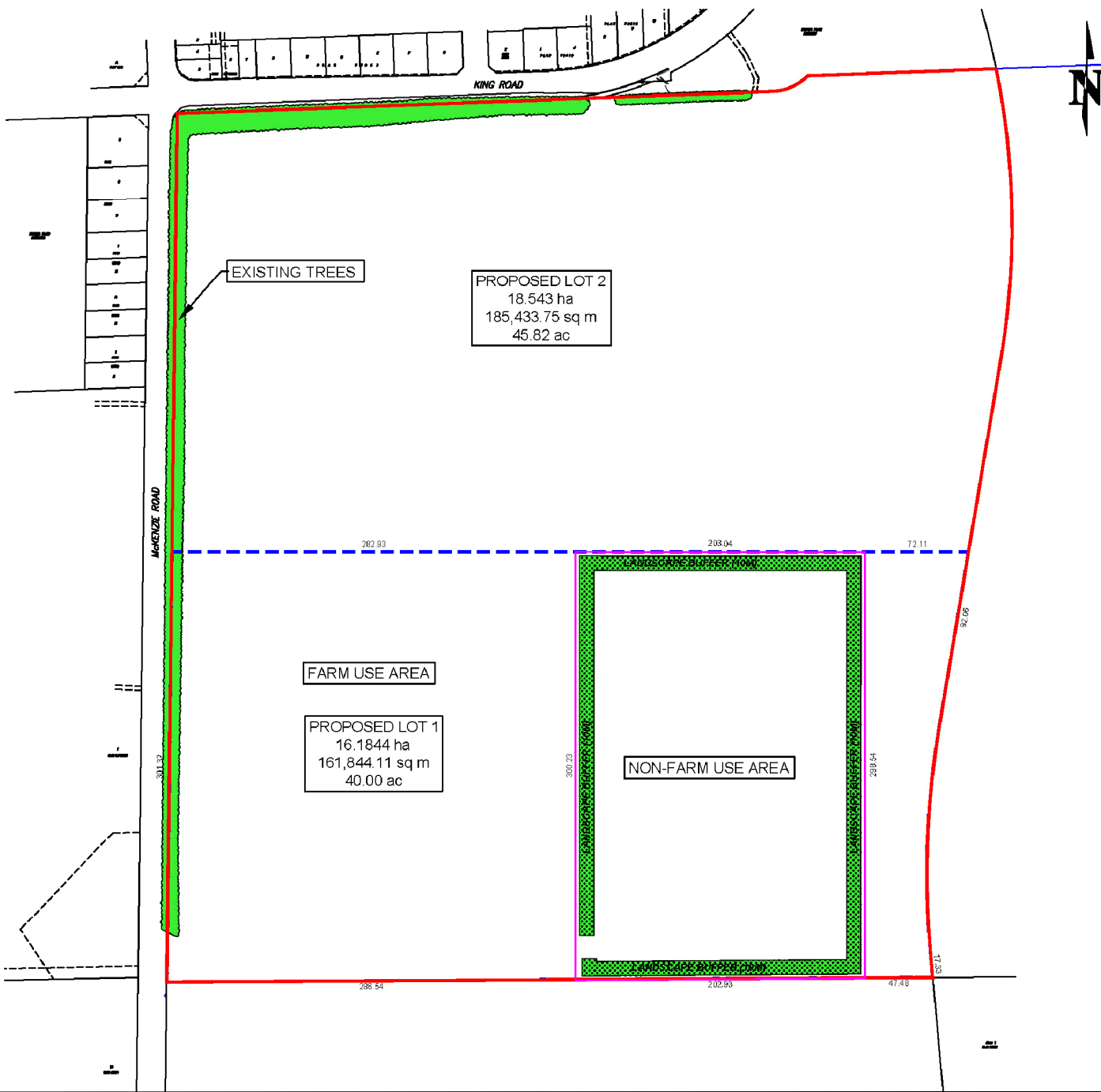
BUILDING FOOTPRINT

25M GEOTECH SETBACK  
FROM TOP OF SLOPE

TOP OF SLOPE

DRIVEWAY 11M WIDE

DROP-OFF AREA



- LEGEND**
- Surveyed Subject Property
  - Proposed Lot
  - Non-Farm Use Area
  - 10m Landscape Buffer
  - Existing Trees to be Maintained

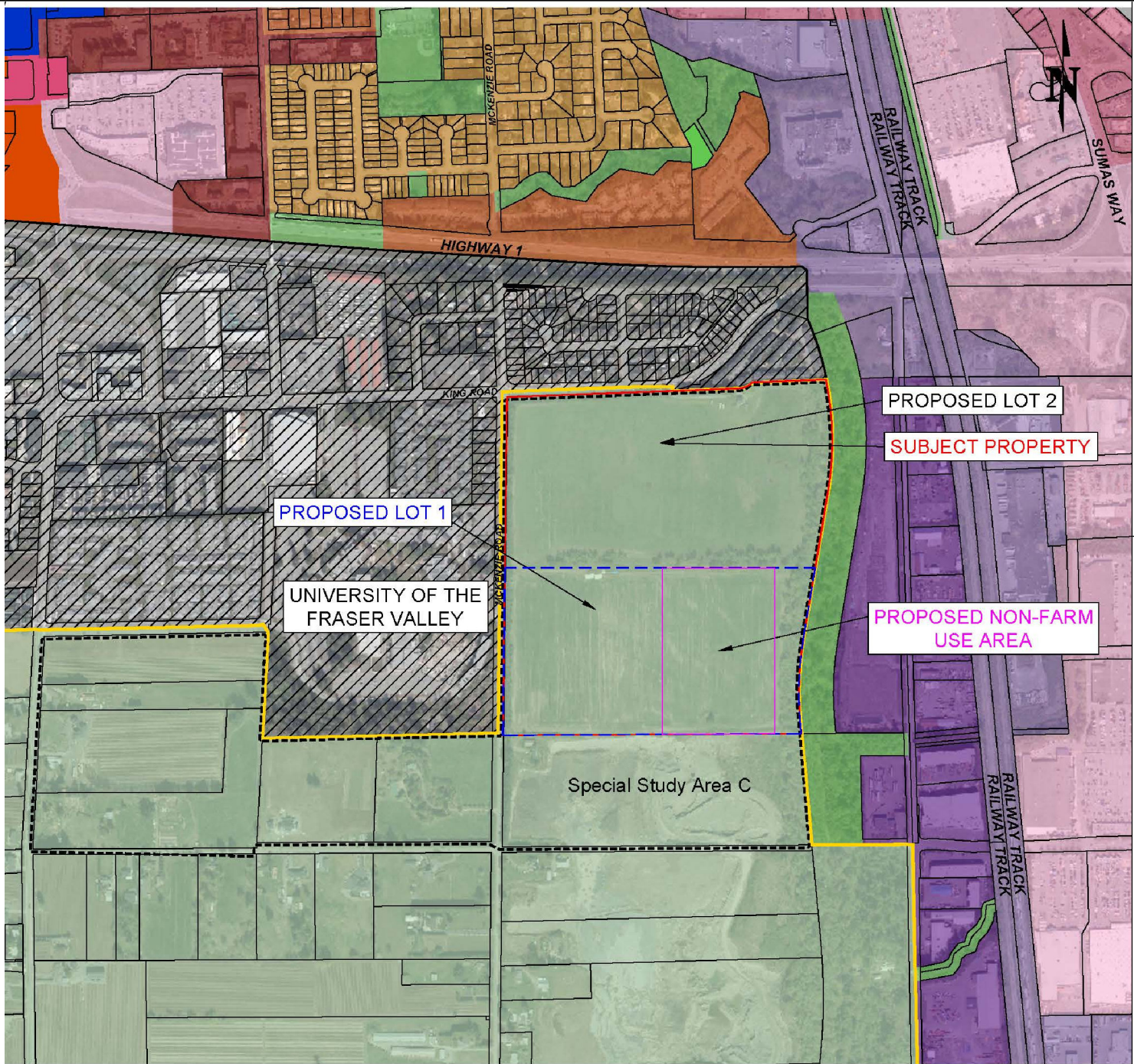
**STATISTICS**

Subject Property: 34.72 ha / 85.80 ac  
 Proposed lot 1: 16.18 ha / 40 ac  
 Farm Use Area: 10.11 ha / 25 ac  
 Non-Farm Use Area: 6.07 ha / 15 ac  
 Proposed Lot 2: 18.53 ha / 45.8 ac

**Note:**

- All Surveying done by South Fraser Land Surveying LTD. on November 04, 2024.





- LEGEND**
- Subject Property
  - Proposed Lot
  - Non-Farm Use Area
  - Urban Development Boundary
  - Special Study Area C
  - Agriculture 1- Uplands
  - University District Neighborhood Plan
  - Open Space
  - General Industrial
  - High Impact Industrial
  - Regional Commercial
  - Secondary Commercial
  - Urban 2 - Ground Oriented
  - Urban 3 - Infill
  - Urban 1 - Midrise

**STATISTICS**

Subject Property:	34.72 ha / 85.80 ac
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