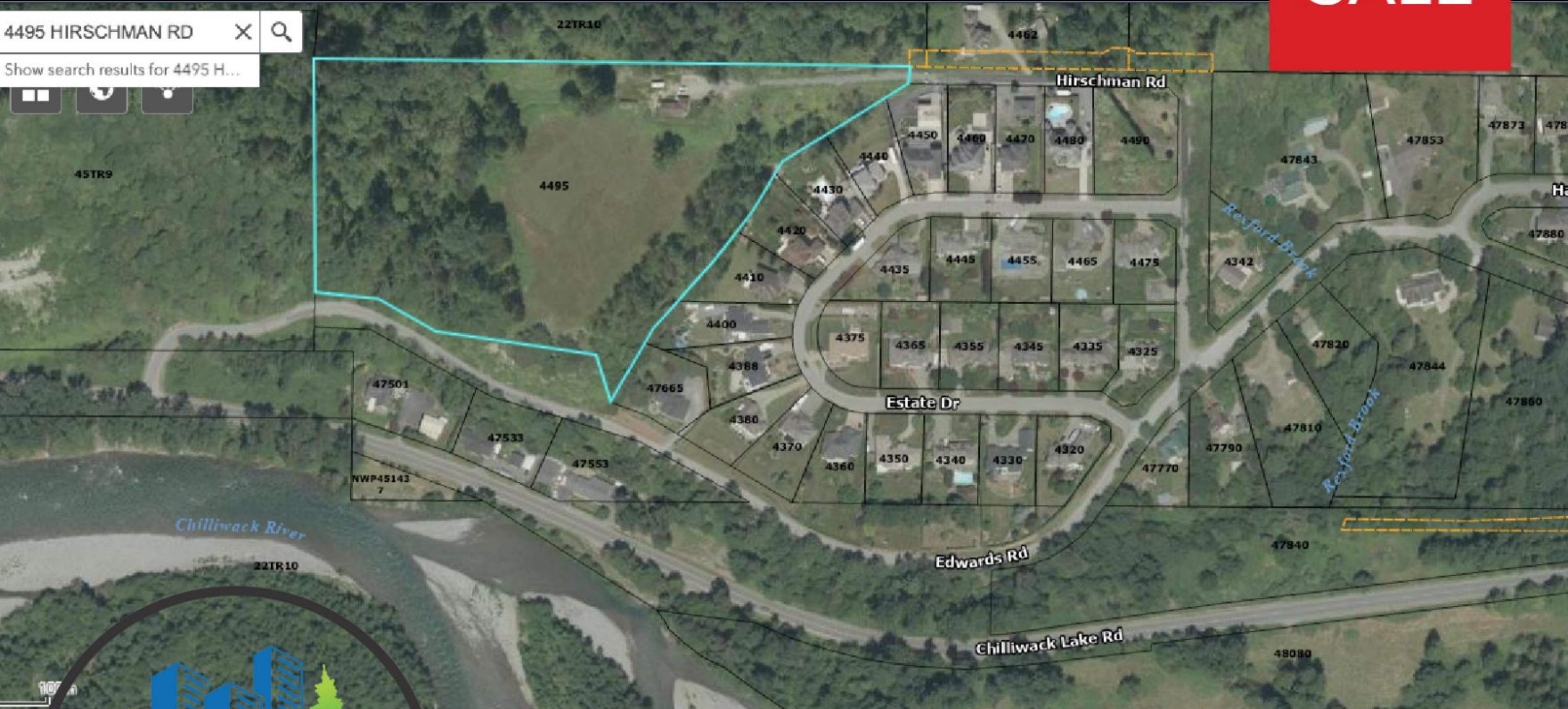


Prime Development Opportunity –
4495 Hirschman Road, Chilliwack BC | 10.76 Acres

FOR
SALE



Anil Mann

PREC

anilmannrealestate@gmail.com

604.722.1093

Sunny Sharma

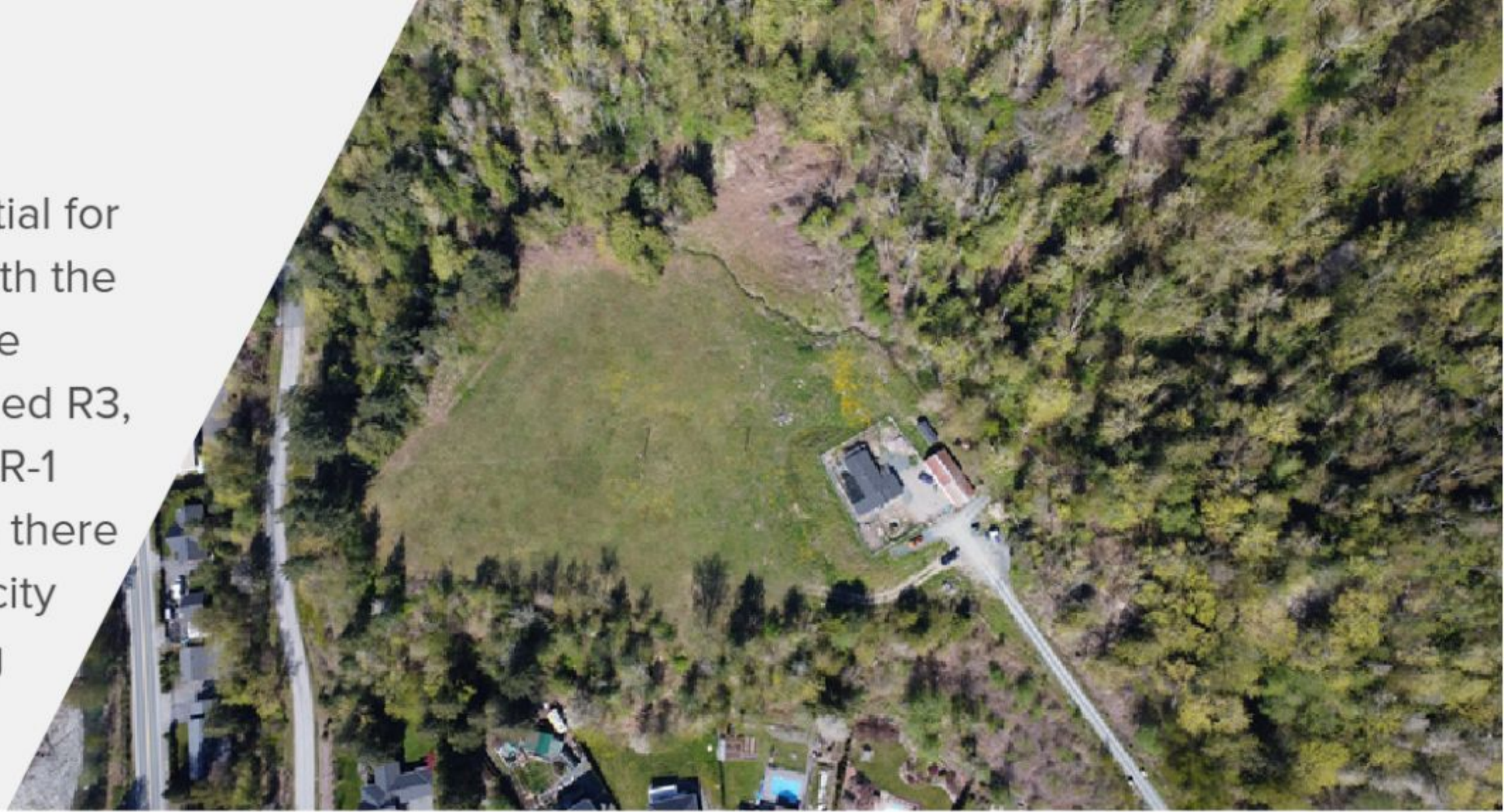
PREC

sunnysharma5077@gmail.com

604.300.5077

Preliminary Lot Layout & Zoning

Our proposed lot layout highlights the potential for spacious lots under SBR3 zoning, aligning with the Suburban Residential (SBR) designation in the Official Community Plan (OCP). Currently zoned R3, this parcel mirrors Phase 1 on Estate Drive (UR-1 zoning). With a minimum lot size of 800 sqm, there is potential for additional density, subject to city approval. Please refer to the attached zoning bylaws for details.



Build Custom
Residential Homes



Accessible location with
easy access to Highway-1

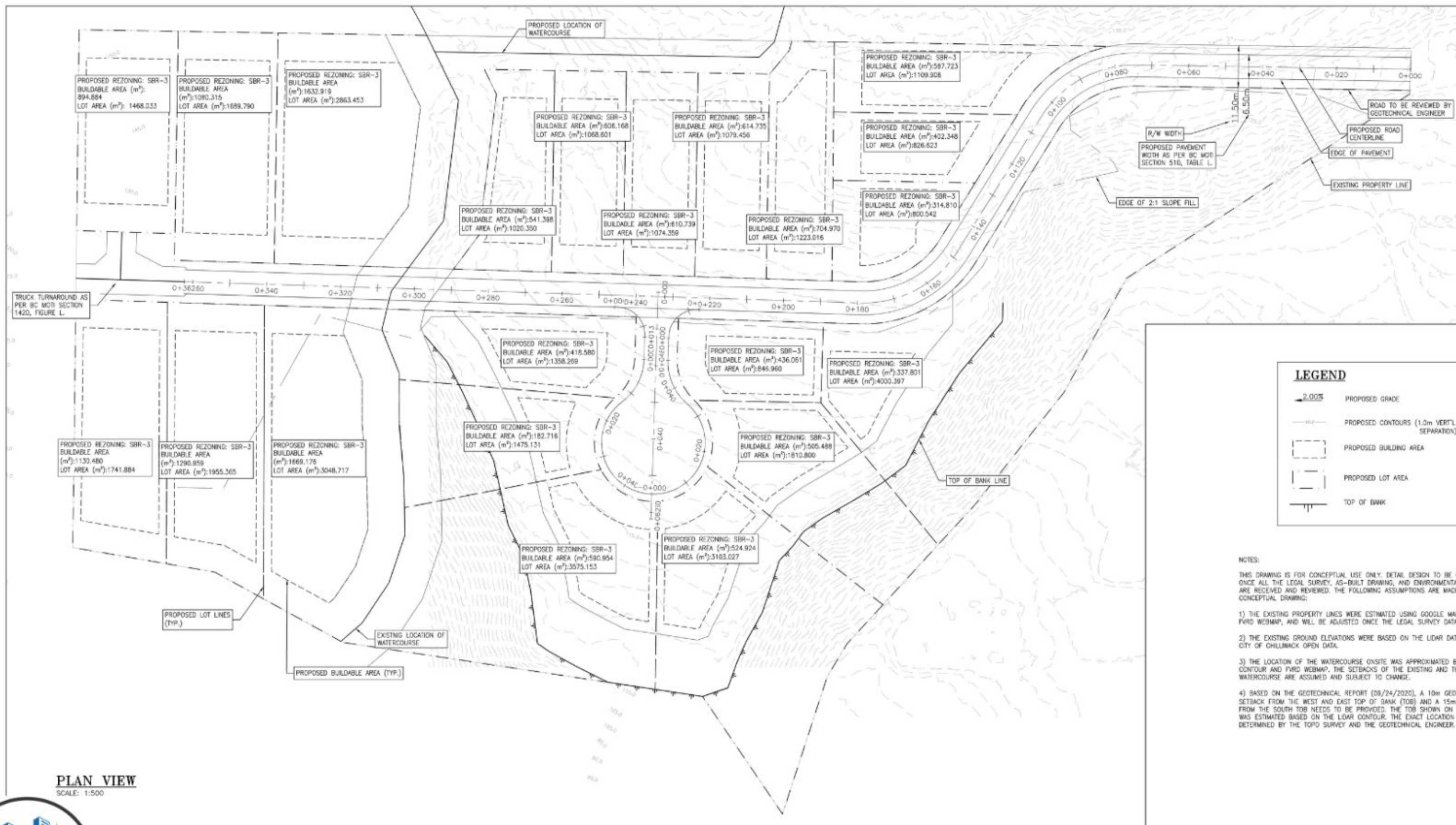


360-Degree
Panoramic Views



Potential Lot Layout (SBR-3 Zoning)

	square meters	square Feet
21 Proposed Lots	± 800 m ² to 4000 m ²	± 8,611 ft ² to 43,056 ft ²



PLAN VIEW
SCALE: 1:500



LEGEND

- 2.00% PROPOSED GRADE
- PROPOSED CONTOURS (1.0m VERT'L SEPARATION)
- PROPOSED BUILDING AREA
- PROPOSED LOT AREA
- TOP OF BANK

- NOTES:**
- 1) THE EXISTING PROPERTY LINES WERE ESTIMATED USING GOOGLE MAPS AND THE FVRD WEBMAP, AND WILL BE ADJUSTED ONCE THE LEGAL SURVEY DATA IS RECEIVED.
 - 2) THE EXISTING GROUND ELEVATIONS WERE BASED ON THE LIDAR DATA PROVIDED BY CITY OF CHILLIWACK OPEN DATA.
 - 3) THE LOCATION OF THE WATERCOURSE ONSITE WAS APPROXIMATED BASED ON THE CONTOUR AND FVRD WEBMAP. THE SETBACKS OF THE EXISTING AND THE RELOCATED WATERCOURSE ARE ASSUMED AND SUBJECT TO CHANGE.
 - 4) BASED ON THE GEOTECHNICAL REPORT (08/24/2020), A 10m GEOTECHNICAL SETBACK FROM THE WEST AND EAST TOP OF BANK (TOB) AND A 15m SETBACK FROM THE SOUTH TOB NEEDS TO BE PROVIDED. THE TOB SHOWN ON THE DRAWING WAS ESTIMATED BASED ON THE LIDAR CONTOUR. THE EXACT LOCATION TO BE DETERMINED BY THE TOPO SURVEY AND THE GEOTECHNICAL ENGINEER.

BEFORE YOU DIG:
THE LOCATION OF EXISTING UTILITIES HAS BEEN SHOWN BASED ON THE AVAILABLE INFORMATION. THE ACCURACY & COMPLETENESS OF THE DRAWINGS IN THIS RESPECT IS NOT GUARANTEED. THE EXACT LOCATION OF UTILITIES & SERVICES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL CONFLICTS TO BE IMMEDIATELY REPORTED TO GUIDE ENGINEERING & CITY PROJECT MANAGER.

	DESIGN: MR. WILLIAM SCHELLENBERG DRAWN: MR. WILLIAM SCHELLENBERG DATE: 2023/05/03	PERMIT TO PRACTICE GUIDE ENGINEERING LTD. PERMIT NUMBER: 1000770	CLIENT: WILLIAM SCHELLENBERG PROJECT: 4495 HIRSCHMAN ROAD		PROJECT # 2023.079.FVRD SHEET 1 OF 1
	0 ISSUED FOR DISCUSSION 2023/05/03 MR. MN SCALE: 1:500	THE ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEODETISTS OF THE PROVINCE OF BRITISH COLUMBIA		TITLE: LOT LAYOUT 2 CONCEPTUAL DESIGN	DRAWING NO.: 23.079.SK.02

ISSUED FOR DISCUSSION



Sardis Sports Complex



Vedder Park



Vedder River
Campground

Baker Trails

4495 Hirschman Rd



Cultus Lake Waterpark
Temporarily closed



Cultus Lake

Cultus Lake
Provincial Park



SUBURBAN RESIDENTIAL 3**SBR-3****Intent**

The Suburban Residential 3 (SBR-3) zone is for *Residential Use* on fully serviced lots at least 800.0 m² in lot area.

9.18.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F);
Boarding;
Home Occupation;
Secondary Suite (excluding Electoral Areas E and F).

9.18.2 Site-Specific Uses

None.

9.18.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density - Accessory Dwelling Unit, Secondary Suite	One (1) dwelling unit per lot
Minimum Setback - Front	7.6 m
Minimum Setback - Exterior-Side	4.5 m
Minimum Setback - Interior-Side	2.1 m - principal building 0.9 m - accessory buildings or structures
Minimum Setback - Rear	7.6 m - principal building 3.0 m - accessory buildings or structures
Maximum Height	10.0 m - principal building 9.0 m - Accessory Dwelling Unit 5.0 m - accessory buildings or structures

Maximum Lot Coverage	40%
Maximum Gross Floor Area	45.0 m ² - accessory buildings or structures
Minimum Gross Floor Area	120.0 m ² - Residential Use
Minimum Building Envelope	All lots must have a minimum building envelope of no less than 12m by 15m within the required setbacks.

9.18.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	800.0 m ²
Minimum Servicing	community sanitary sewer system and community water system

9.18.5 Conditions of Use

Advertising:

The maximum area of permitted *Advertising* signage is 0.25 m² per lot.

Fence:

The maximum *height* of a *fence* is 1.2 m within the *front yard* and 2.0 m in any other yard.

Boarding:

The maximum number of permitted boarders is two (2).









Location

This property is strategically positioned for future growth. Chilliwack/Sardis are rapidly evolving, with increasing interest from residential developers and investors, making this an excellent opportunity for long-term investment. The property is conveniently located near key transportation routes, ensuring easy access to Chilliwack/Sardis' expanding infrastructure and the surrounding communities, further enhancing its investment potential.

Asking Price: [Contact Realtor](#)

[For More
Information
Contact](#)

Fraser Valley Real Estate Group
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604.722.1093

