

Land Use Bylaw Amendment Application

Supporting Rationale:

1) How does your project comply with and or further the objectives and supporting policies contained within the OCP?

Not in OCP

1a. Small acreages will provide a need in the community for a real estate market segment that is radically underrepresented by a lack of supply. (SH2)

1b. Proposed zoning fits within the area, see adjacent areas and Falcon Ridge.

1c. Proposed land use is congruent with and will provide a natural boundary between residential areas and Crown Land

2) If a "spot zoning" is being proposed does that defeat the intent of the existing designation or otherwise depart from the strategic land-use plan currently applied to the area?

No.

2a. Proposed zoning provides a supply of small Lakeview acreages that are difficult to find in the valley.

3) How does your project benefit the community?

3a. After rezoning and development of this property, and at its completion, this site will provide \$60-80 K annually in additional tax revenue for the RDOS

3b. This area is a natural buffer between future residential development within city and parkland/crown land to north.

4) How will your project impact upon land use patterns in the area and will it adversely affect adjacent or nearby properties or public land?

No adverse affects. Benefits will include public access to adjacent recreational areas (Three Blind Mice), and provide additional recreational lands, via roads to be constructed.

5) Has your project satisfied all provincial requirements (i.e. agricultural land reserve, riparian areas regulations, contaminated sites profile, archaeological resources)?

Yes

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Additional information to go with Land Use Bylaw Amendment Application

Proposal Summary from Schedule 2:

See Amendment Bylaw No. 2500 pg.22 of 49

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Outline of type of development or land use proposed, including:

- (i) explanation of compliance with current zoning and proposed deviation or change, if applicable; and
- (ii) explanation of community / neighbourhood benefit and impact of proposal and how it furthers the objectives of the OCP.

We are proposing the rezoning of Sublot 16, Plan: KAP1190, District Lot: 2711 from its current zoning of RA to SH2.

A new road, meeting all RDOS/City specifications, will be built to access the proposed rezoned parcel. Access will be thru DL 202s (plans are attached) from the intersection of the current city boundary and Spiller Road.

The new rezoned property and the resulting lots (SH2) will fill a need in the the real estate market.

With development of this area, access will be better to the higher elevation areas that are currently inaccessible for Emergency and Forestry personnel.

This lot is land locked, with no access. It is one of the last pieces of property in this NE sector that borders both Crown and privately owned property within city limits .