

BACKGROUND TABLE**File: DVP24H03; SA23H02**

Applicant:	Dave Pady (PlanUrban Land Use Consulting)
Registered Property Owner:	Tyler Enterprises Ltd., Inc.No. BC0702648
Civic Address:	12421 Rocky Creek Road
PID & Legal Description:	000-372-650 DISTRICT LOT 78, OF SECTION 6 AND OF DISTRICT LOT 38, OYSTER DISTRICT, CONTAINING 5 ACRES MORE OR LESS COLOURED RED ON PLAN IN DD 15074, EXCEPT THAT PART CONTAINING 1 ACRE MORE OR LESS OUTLINED IN RED ON PLAN 560R, AND EXCEPT PART IN PLAN 18814
CVRD Covenants on Title:	None
Size of Existing Parcel(s):	~1 ha
Existing Use of Parcel(s):	Residential
Natural Hazards:	Sea Level Rise
Archaeological Site:	Potential
Environmentally Sensitive Areas:	None mapped
Species at Risk:	None mapped
Agricultural Land Reserve (ALR):	Not within
Land Use Designation:	Residential – Suburban Residential
Containment Boundary:	Not within
Development Permit Areas (DPA's):	DPA 1 Riparian Areas Protection DPA 4 Aquifer Protection DPA 5 Wildfire Hazard
Zoning:	R-2 Suburban Residential
Fire Service:	Diamond Improvement District
Proposed Water Service:	Diamond Improvement District
Proposed Sewerage Service:	Onsite
Proposed Drainage Service:	Onsite