

**BACKGROUND TABLE**  
**File: RZ23I03**

Applicant:	Max Russell
Registered Property Owner:	Gail Dawson-Russell
Civic Address:	8976 Youbou Road, Lake Cowichan, BC
PID & Legal Description:	009-575-103; That part of Section 25, Renfrew District, lying within the Right of Way of the Canadian Northern Pacific Railway as shown coloured red on Plan 196RW
CVRD Covenants on Title:	None
Size of Existing Parcel(s):	Approx. 2.298 ha (5.68 acres)
Existing Use of Parcel(s):	Mixed: residential, RV storage, and vacant
Natural Hazards:	None identified
Archaeological Site:	None identified
Environmentally Sensitive Areas:	None identified
Species at Risk:	None identified
Watershed:	Cowichan River
Agricultural Land Reserve (ALR):	No
OCP Designation:	Split: Renewable Resource – Forestry & Industrial
Containment Boundary:	Outside of UCB
Development Permit Areas (DPA's):	DPA1 – Riparian Areas Protection DPA4 – Aquifer Protection DPA5 – Wildfire Hazard
Zoning:	Split: F-1 & I-4
Fire Service:	Cowichan Lake Fire Service Area
Proposed Water Service:	None
Proposed Sewer Service:	None
Proposed Drainage Service:	None