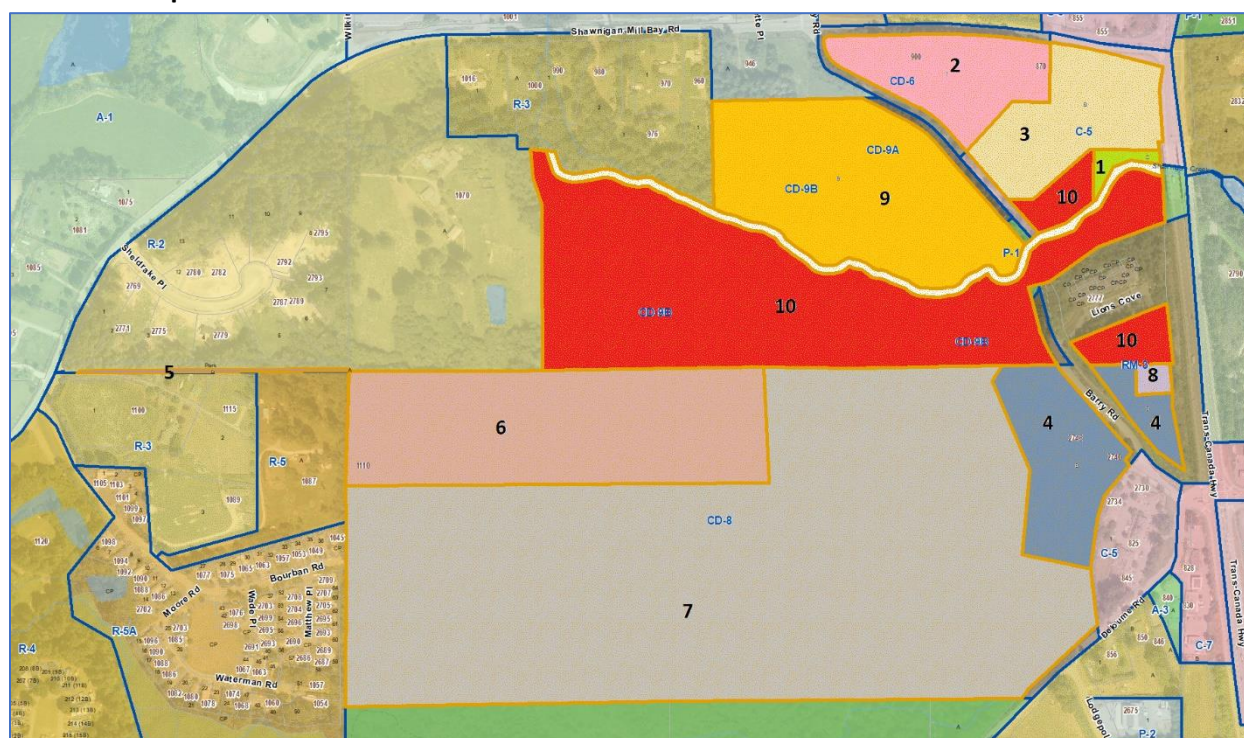

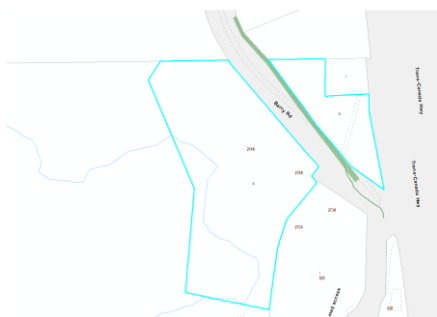
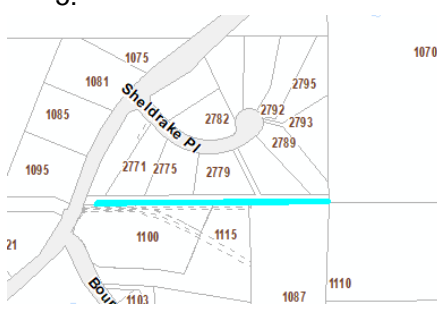
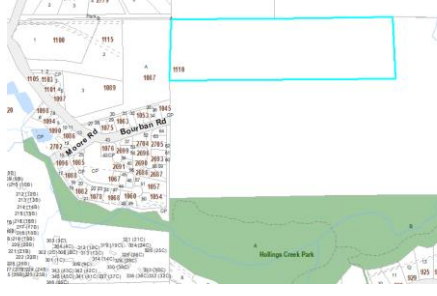


Overview Map



Lot Breakdown

PID	Zone	Proposed Zone	OCP	Map
010-208-089 Area: 2,023 m ²	C-5 – Village Commercial 5	CD – Area 5	Regional: Commercial LAP: Village Commercial	1.
025-942-310 Area: 22,095 m ²	CD-6 – Village Comprehensive Development 6 – Congregate Care	Split: CD – Area 1 CD – Area 5	Regional: Residential LAP: Mixed-Use Comprehensive	2.

000-278-131 Area: 25,292 m ²	C-5 – Village Commercial 5	CD – Area 5	Regional: Commercial LAP: Village Commercial	3. 
009-488-286 Area: 31,067 m ²	CD-8 – Village Comprehensive Development 8 – Stonebridge South RM-3 – Medium Density Multiple Family Residential 3	CD – Area 4	Regional: Residential LAP: Stonebridge Comprehensive Development	4. 
009-487-247 Area: (combined with PID 009-487-221)	R-2 – Village Suburban Residential 2	No Change: This strip is identified to be a trail connection	Regional: Residential LAP: Village Residential	5. 
009-487-221 Area: 68,472 m ²	CD-8 – Village Comprehensive Development 8 – Stonebridge South	CD – Area 3	Regional: Residential LAP: Stonebridge Comprehensive Development	6. 

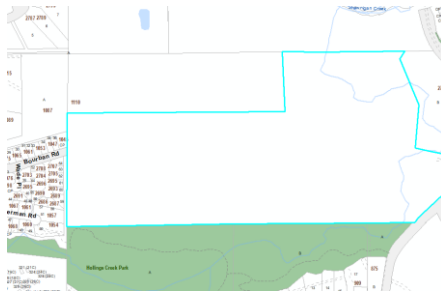
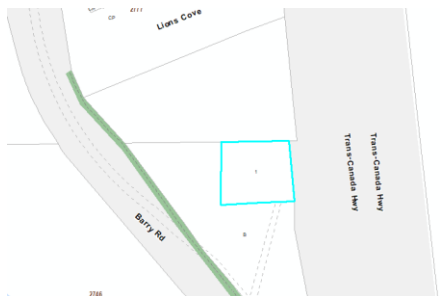

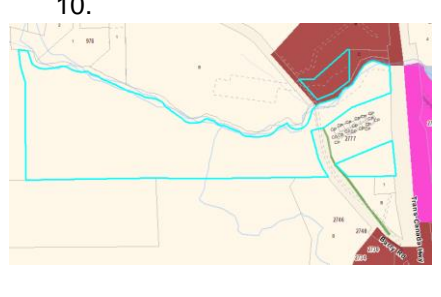
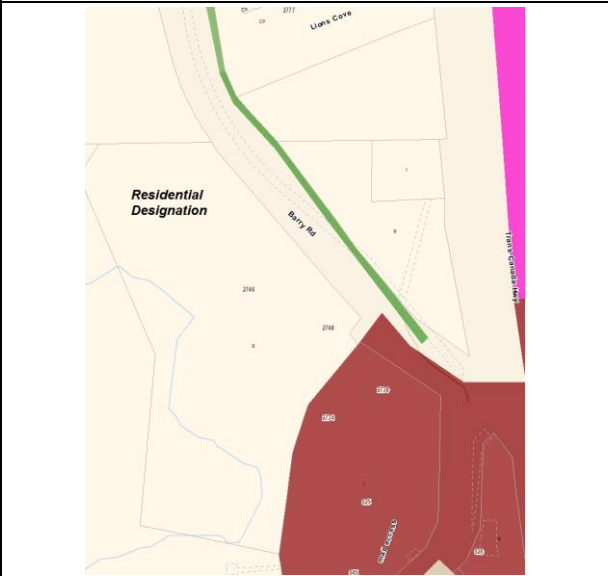
009-528-601 Area: 271,220 m ²	CD-8 – Village Comprehensive Development 8 – Stonebridge South	CD – Area 3	Regional: Residential LAP: Stonebridge Comprehensive Development	7. 
004-173-287 Area: 1,885 m ²	RM-3 – Medium Density Multiple Family Residential 3	CD – Area 4	Regional: Residential LAP: Multi-Family Residential	8. 
029-533-601 Area: 57,396 m ²	CD-9A – Village Comprehensive Mixed Use 9A CD-9B – Village Compressive Residential 9B P-1 – Parks 1	CD – Area 2	Regional: Residential LAP: Stonebridge Comprehensive Development	9. 
009-497-803 Area: 120,531 m ²	CD-9A – Village Comprehensive Mixed Use 9A CD-9B – Village Compressive Residential 9B RM-3 – Medium Density Multiple Family Residential 3 P-1 – Parks 1	Split: CD – Area 3 CD – Area 4 CD – Area 5	Regional: Residential LAP: Stonebridge Comprehensive Development <u>Portion in Red:</u> Regional: Commercial LAP: Village Commercial	10. 

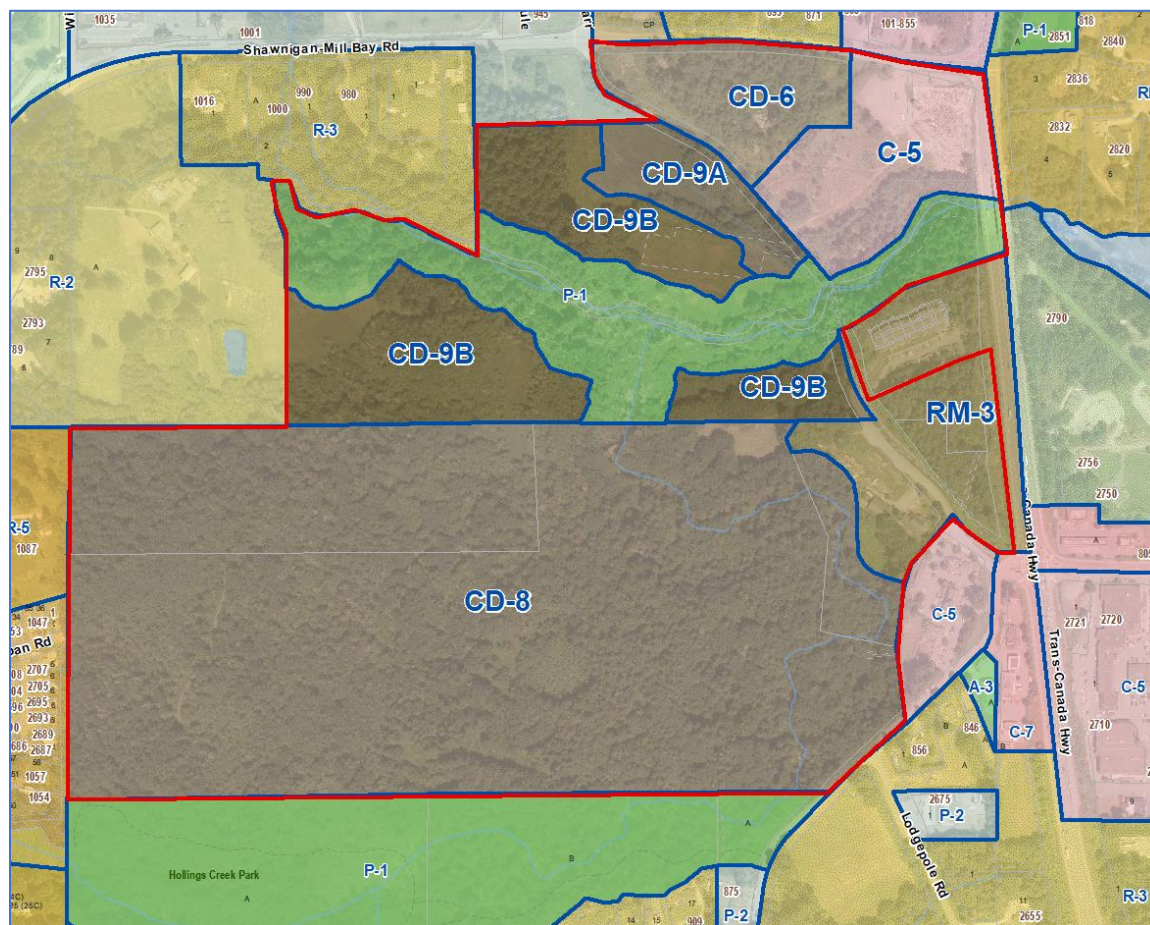
Table 1 - [CD-6](#) lands: Proposed OCP Designation Change

Current	Proposed
	

Table 2 - [RM-3](#) lands: Proposed OCP Designation Change

Current	Proposed
	

Existing Zoning Map



Zone Comparison Table

Existing Zones	Proposed CD Zone
<p>Approximately 2.2 ha (22,095 m²) of the subject lands are zoned CD-6</p> <ul style="list-style-type: none"> Permits senior's congregate housing and accessory commercial and service uses. Minimum parcel size is 1 hectare (10,000 m²). Maximum density of residential facility units and personal care units combined shall not exceed 80 units per hectare (approx. 176 units for the subject lands). 	<p>Area 1 – replaces the existing CD-6 zoning, and reduces the land area available for seniors congregate care.</p>
<p>Approximately 1.49 ha (14,904 m²) of the subject lands are zoned CD-9A</p> <ul style="list-style-type: none"> The CD-9A zone permits Seniors residences and multi-family dwellings on lots 1,000 m² or larger. A maximum number of 140 dwelling units are permitted in this zone. 	<p>Area 2 – replaces a portion of lands zoned CD-9B, and all of the lands zoned CD-9A.</p>

<p>Approximately 7.86 ha (78,632 m²) of the subject lands are zoned CD-9B</p> <ul style="list-style-type: none"> • The CD-9B Zone allows for a minimum parcel size of 450 m² (single family), 700 m² (duplex), and 1,000 m² (multi-family). • Maximum 140 dwelling (subject to the transfer of riparian assessment areas for park purposes, amenity contributions, and two serviced duplex parcels). <p>Approximately 34 ha (345,727 m²) of the subject lands are zoned CD-8.</p> <ul style="list-style-type: none"> • Minimum parcel size of 450 m² (single family), 700 m² (duplex), and 1,000 m² (multi-family). • Secondary suites permitted on lots 600 m² or larger for single-family, and on all duplex lots. • The base number of units (not including suites) that can be created are 325 units (subject to 8 ha of land being transferred to the CVRD). 	<p>Area 3 – replaces the remainder of the lands zoned CD-9B, as well as the lands zoned CD-8.</p>
<p>Approximately 2.48 ha (24,840 m²) of the subject lands are zoned RM-3</p> <ul style="list-style-type: none"> • The RM-3 Zone allows for a minimum parcel size of 2,000 m² for multi-family dwellings. • This zone allows accessory commercial uses on lots where a multi-family dwelling has been established • The RM-3 zone allows for a maximum of 35 dwelling units per hectare (approx. 86 units for the subject lands). 	<p>Area 4 – replaces the existing RM-3 zoning</p> <ul style="list-style-type: none"> • Drive-Thru, and Workforce housing/ long-term hotel stay uses added.
<p>Approximately 3.14 ha (31,482 m²) of the subject lands are zoned C-5</p> <ul style="list-style-type: none"> • Allows for commercial uses, as well as multiple family residences above the ground floor of any building. • Minimum parcel size is 1,000 m² for parcels serviced by a community water and sewer system. • Allows for a maximum of 20 dwelling units per hectare (approx. 62 units for the subject lands). 	<p>Area 5 – replaces the existing C-5 zoning</p> <ul style="list-style-type: none"> • Drive-Thru, and Workforce housing/ long-term hotel stay uses added.