

BACKGROUND TABLE

File: SA23B05 (301 Stebbings Road)

Applicant:	Lori Baxter – JE Anderson & Associates
Registered Property Owner:	William Arthur Lindsay Sheils Angela Denise Heaton
Civic Address:	301 Stebbings Road (PID: 031-411-703)
PID & Legal Description:	LOT 1 BLOCK 201 MALAHAT DISTRICT PLAN EPP108082
CVRD Covenants on Title:	EX25560
Size of Existing Parcel(s):	4.0 ha (9.98 acres)
Existing Use of Parcel(s):	Residential
Natural Hazards:	Wildfire Hazard
Archaeological Site:	Unknown
Environmentally Sensitive Areas:	None identified
Species at Risk:	None identified
Agricultural Land Reserve (ALR):	Not within
Land Use Designation:	Residential; Rural Residential
Containment Boundary:	Not within
Development Permit Areas (DPA's):	DPA 1 – Riparian Protection DPA 4 – Aquifer Protection DPA 5 – Wildfire Hazard
Zoning:	RR-2 – Rural Residential 2 Zone
Fire Service:	Not within
Existing Water Service:	Private well
Existing Sewerage Service:	Private septic
Existing Drainage Service:	None