

BACKGROUND TABLE

File: DP22E05

Applicant:	Robert Armeneau, Island West Coast Developments
Registered Property Owner:	R&R Enterprises Holdings Ltd.
Civic Address:	2801 Roberts Rd
PID & Legal Description:	031-700-900 PARCEL A (BEING A CONSOLIDATION OF LOTS 1 AND 2, SEE CA9961102) SECTION 12 RANGE 7 QUAMICHAN DISTRICT PLAN 22632
CVRD Covenants on Title:	None
Size of Existing Parcel(s):	0.820 ha (2.03 acres)
Existing Use of Parcel(s):	Car Dealership + Car Storage
Natural Hazards:	Designated Floodplain – Cowichan River Flood Mgmt
Archaeological Site:	Unknown
Environmentally Sensitive Areas:	None mapped
Species at Risk:	None mapped
Agricultural Land Reserve (ALR):	No
OCP Designation:	Regional: Industrial, Local: Industrial
Containment Boundary:	No
Development Permit Areas (DPA's):	DPA 1 – Riparian Protection DPA 4 – Aquifer Protection DPA 11 – Commercial & Mixed-Use Development DPA 12 – Industrial Development DPA 13 – Energy & Water Conservation
Zoning:	I-1 Light Industrial (Area E)
Fire Service:	Eagle Heights FSA
Existing Water Service:	City of Duncan Water System
Existing Sewerage Service:	Eagle Heights Sewer System
Existing Drainage Service:	Unknown