

BACKGROUND TABLE
File: RZ20E01

Applicant:	Carwood Homes Ltd. (Carson Shanks)
Registered Property Owner(s):	Jennifer Shanks
Civic Address:	5237 Koksilah Road
PID & Legal Description:	PID: 001-169-874 Lot 1, Section 12, Range 6, Quamichan District, Plan 31204
CVRD Covenants on Title:	None
Size of Existing Parcel(s):	0.892 ha (2.2 acres)
Existing Use of Parcel(s):	Single residential dwelling
Natural Hazards:	None identified
Archaeological Site:	Unknown
Environmentally Sensitive Areas:	None identified
Species at Risk:	None identified
Watershed:	Koksilah River Cowichan River
Agricultural Land Reserve (ALR):	Not within
OCP Designation:	Residential – Village Residential
Development Permit Areas (DPA's):	DPA 1 Riparian Protection DPA 4 Aquifer Protection
Zoning:	Medium Density Multi-Family Residential (RM-2)
Fire Service:	Eagle Heights Fire Service Area
Proposed Water Service:	City of Duncan
Proposed Sewerage Service:	Eagle Heights Sewer System (CVRD)
Proposed Drainage Service:	On-site
Relevant OCP Policies: <ul style="list-style-type: none"> • 3.2.1.2.3 Supports new development in growth containment boundaries consistent with servicing capacity. • 3.2.1.2.5 Supports compact development near transit and within serviced areas that have capacity for growth. • 3.2.1.4.2 Supports housing that is consistent with the surrounding context, including character of existing neighbourhoods and rural areas. • 4.1.2.1 Any development should minimize the impact on the natural environment and existing neighbourhoods. Any development should be designed to prevent pollutants from entering into any water system, including surface-water runoff channels, aquifers, groundwater areas, recharge areas and the ocean. • 4.1.2.12 Non-permeable surfaces should be kept to a minimum. • 4.10.2.2 Encourages affordable housing in all communities. • 4.10.2.4 Encourages development of multi-family housing in a manner that is clustered and is not disruptive to the environment and existing adjacent human-made structures. 	