

BACKGROUND TABLE

File: RZ23C02 (1441 Fisher Road, PID: 006-831-231)

Applicant:	Gordon Smith
Registered Property Owner:	0820304 B.C. Ltd., Inc.No. BC0820304
Civic Address:	1441 Fisher Road (PID: 006-831-231)
PID & Legal Description:	LOT G, SECTION 12, RANGE 6, SHAWNIGAN DISTRICT, PAN 1809 EXCEPT PART IN PLAN 19424, VIP51698
CVRD Covenants on Title:	None
Size of Existing Parcel(s):	0.83 ha (2.07 acres)
Existing Use of Parcel(s):	Residential – single-family dwelling
Natural Hazards:	None identified
Archaeological Site:	High potential identified in RAAD
Environmentally Sensitive Areas:	None identified
Species at Risk:	None identified
Agricultural Land Reserve (ALR):	Not within nor adjacent
Land Use Designation:	Regional: Residential; Local: Village Residential
Containment Boundary:	Cobble Hill Village Growth Containment Boundary
Development Permit Areas (DPA's):	DPA 1 – Riparian Protection DPA 4 – Aquifer Protection DPA 5 – Wildfire Hazard
Zoning:	R-3 – Village Residential 3 Zone
Fire Service:	Mill Bay Improvement District
Existing Water Service:	Cobble Hill Improvement District
Existing Sewerage Service:	Cobble Hill Village Sewer System
Existing Drainage Service:	Cobble Hill Drainage System
Proposed Designation	Residential; Village Residential
Proposed Zoning	New site-specific zone
Proposed Water Service	Cobble Hill Improvement District
Proposed Sewer Service	Cobble Hill Sewer System
Proposed Drainage Service	Cobble Hill Drainage System