

BACKGROUND TABLE

File: DVP23I03

Applicant:	Corvidae Environmental
Registered Property Owner:	Brett LeComte and Tracey Fry
Civic Address:	Vacant
PID & Legal Description:	PID: 016-771-702 LOT 32, BLOCK 5, COWICHAN LAKE DISTRICT, PLAN 51348
CVRD Covenants on Title:	Covenant ED113487 - No Further Subdivision Covenant ED113425 - Setback from Cowichan Lake, Miracle Creek and Swordfern Creek, and Flood Construction Level
Size of Existing Parcel(s):	0.25 ha
Existing Use of Parcel(s):	Vacant
Natural Hazards:	Youbou Geohazard (2020) – Hazard score of 0.5
Archaeological Site:	Unknown
Environmentally Sensitive Areas:	None noted
Species at Risk:	None noted
Agricultural Land Reserve (ALR):	Outside
Land Use Designation:	Regional: Residential; Local: Lakefront Residential
Containment Boundary:	Youbou Containment Boundary
Development Permit Areas (DPA's):	DPA 1 – Riparian Protection DPA 4 – Aquifer Protection (not triggered) DPA 5 – Wildfire Hazard
Zoning:	LR-1 - Lakefront Residential 1
Fire Service:	Youbou Fire Service Area
Existing Water Service:	Youbou Water System
Existing Sewerage Service:	Septic
Existing Drainage Service:	On site