

**BACKGROUND TABLE****File: RZ23B02**

Applicant:	Ron McNeil, McNeil Designs
Registered Property Owner(s):	John and Barbara Nicholson
Civic Address:	2171 Wildflower Drive
PID & Legal Description:	025-002-392; Lot 2 Section 4 Range 2 Shawnigan District Plan VIP72148
CVRD Covenants on Title:	Statutory Right of Way (ES26426)
Size of Existing Parcel(s):	Approx. 0.45 ha (1.12 Acres)
Existing Use of Parcel(s):	Single-Family Dwelling
Natural Hazards:	Wildfire
Archaeological Site:	Unknown
Environmentally Sensitive Areas:	N/A
Species at Risk:	<a href="#">Johnson's Hairstreak</a> <a href="#">Howell's Violet</a>
Agricultural Land Reserve (ALR):	Not Within / Adjacent to ALR
OCP Designation:	Regional Plan Land Use Designation - Residential  Local Plan Land Use Designation - Village Suburban Residential
Containment Boundary:	Within Containment Boundary
Development Permit Areas (DPA's):	DPA 1 – Riparian Protection DPA 4 – Aquifer Protection DPA 5 – Wildfire Hazard
Zoning:	R-2 – Suburban Residential
Fire Service:	Shawnigan Lake VFD
Existing Water Service:	Shawnigan Lake North Water System
Existing Sewerage Service:	Shawnigan Beach Estates Sewer System
Existing Drainage Service:	Shawnigan Creek Cleanout and Drainage