

PROPERTY DETAILS

Address: Boucherie Road Unaddressed

PID : 010-978-542

Folio : 36412254.000

Lot Size : 1052.18m2

Owner : Main Development Limited

Agent: Morgan McLeod (McElhanney)

Current Zoning : A1 Agricultural

Proposed Zoning: Low Density Multiple Residential R3 with a site-specific amendment (SSA) for apartments

Current OCP: Low Density Residential LDR

Proposed OCP: Medium Density Residential MDR

Current Use : N/A

Proposed Use : 25 Townhouses

Development Permit Areas

: Hillside, Sensitive Terrestrial Ecosystem

Hazards: N/A

Agricultural Land Reserve : N/A

ADJACENT ZONING & LAND USES

North	^	Medium Density Residential / R3 SSA Apartment
East	>	Parks – Mission Ridge Park / P1
West	<	Low Density Residential / R3 SSA Apartment
South	v	ALR / A1 (separated by public ROW)

NEIGHBOURHOOD MAP



PROPERTY MAP



Legislative Requirements

Council has the authority under s.472 of the *Local Government Act* to amend the Official Community Plan. Council has the authority under s.479 of the *Local Government Act* to amend the Zoning Bylaw.

Proposal

The proposal is to rezone the property from A1-Agriculture to Medium Density Residential-R3 with a site-specific amendment (SSA) for apartments. The applicant intends to consolidate the lot with their larger holding which is already zoned Medium Density Residential with an SSA to allow for apartments to permit a 25 unit Townhouse Development.

The SSA for apartments is required as part of this rezoning so the subject lands carry the same zoning as the larger holding enabling a more simplified lot consolidation without a split zoned parcel. The applicants larger holding is noted with a red star adjacent in Figure 1. The SSA for apartments on the larger parcel is a carry over from a prior rezoning before the current owner purchased the lands. The applicant does not intend to construct apartments.

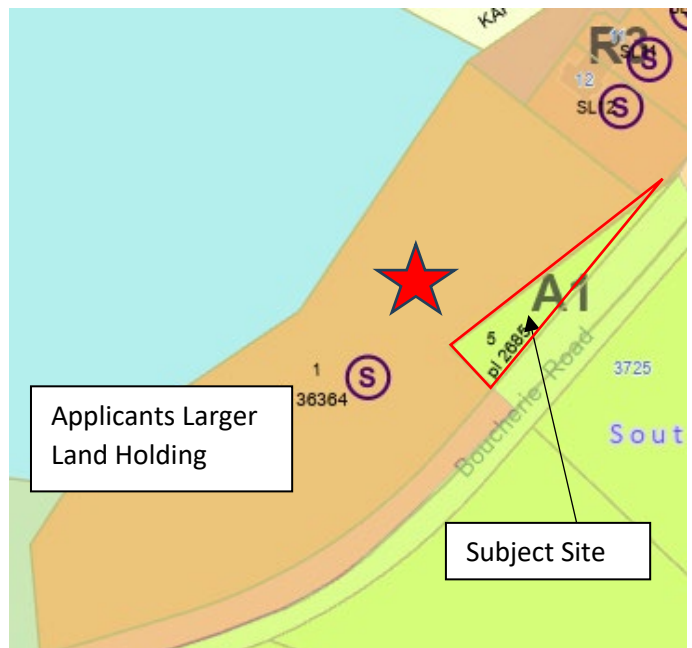


Figure 1: Relationship to Applicants Larger Land Holding