



Z21-0012

156 Snowsell St N

Rezoning Application



Proposal

- ▶ To rezone the subject property from RR3 – Rural Residential 3 to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision.

Development Process

Feb 13th, 2021

Development Application Submitted

Staff Review & Circulation

April 22th, 2021

Public Notification Received

May 17th, 2021

Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

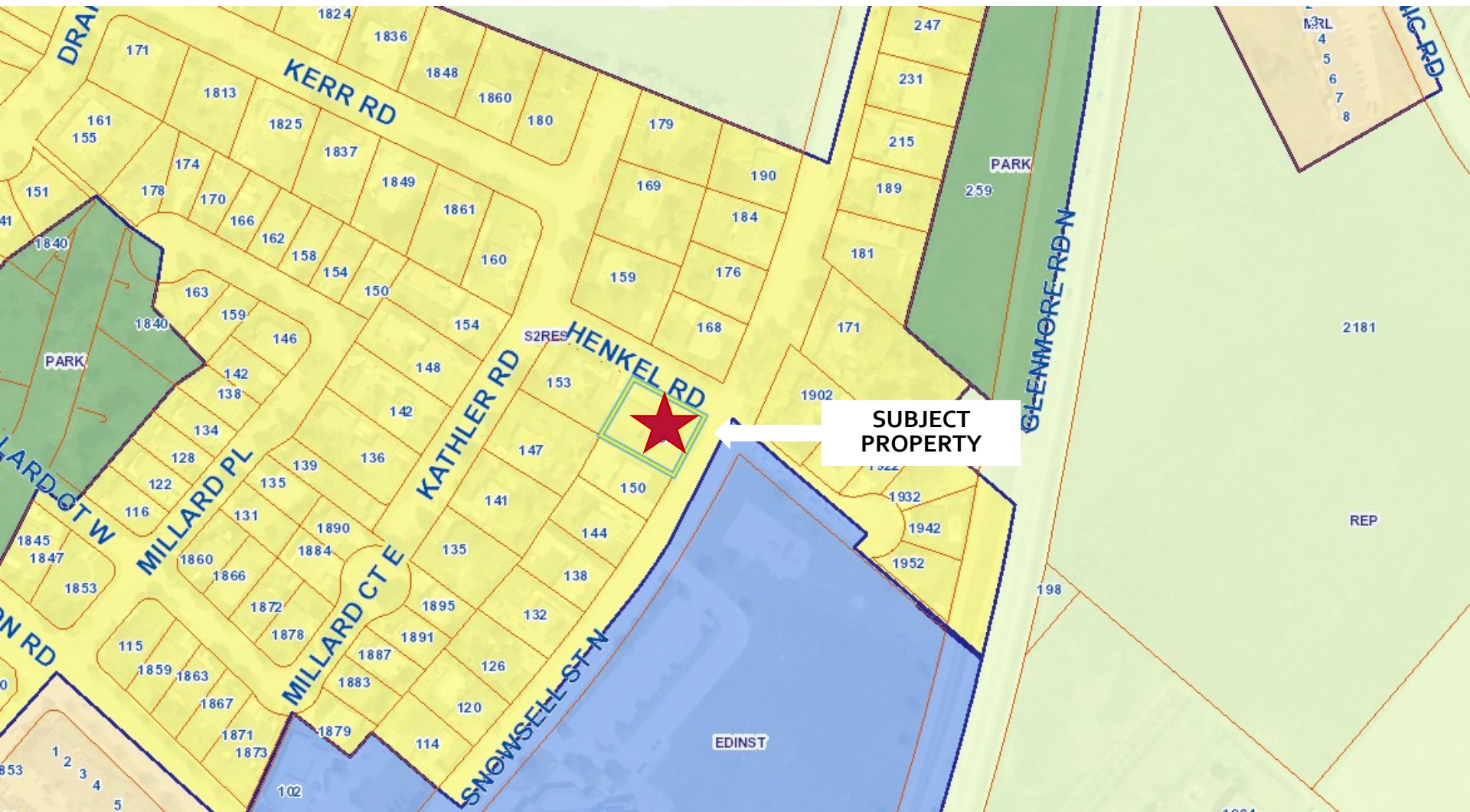
Building Permit

Council
Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Proposed rezoning to RU2 – Medium Lot Housing will facilitate a 2-lot subdivision.
- ▶ A variance to lot depth is required as part of the application.
- ▶ Both driveway accesses are proposed to be off Henkel Road.

[illegible]

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate a 2-lot subdivision
- ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks