



# Z21-0057 4554 Gaspardone Rd

Rezoning Application



# Proposal

- ▶ To rezone the subject property from A1 – Agriculture 1 to RR1C – Rural Residential 1 with Carriage House.

# Development Process

Jun 2<sup>nd</sup>, 2021

Development Application Submitted



Staff Review & Circulation



Jun 23<sup>rd</sup>, 2021

Public Notification Received



Aug 9<sup>th</sup>, 2021

Initial Consideration



Public Hearing  
Second & Third Readings



Final Reading  
DP & Variances



Building Permit

Council  
Approvals

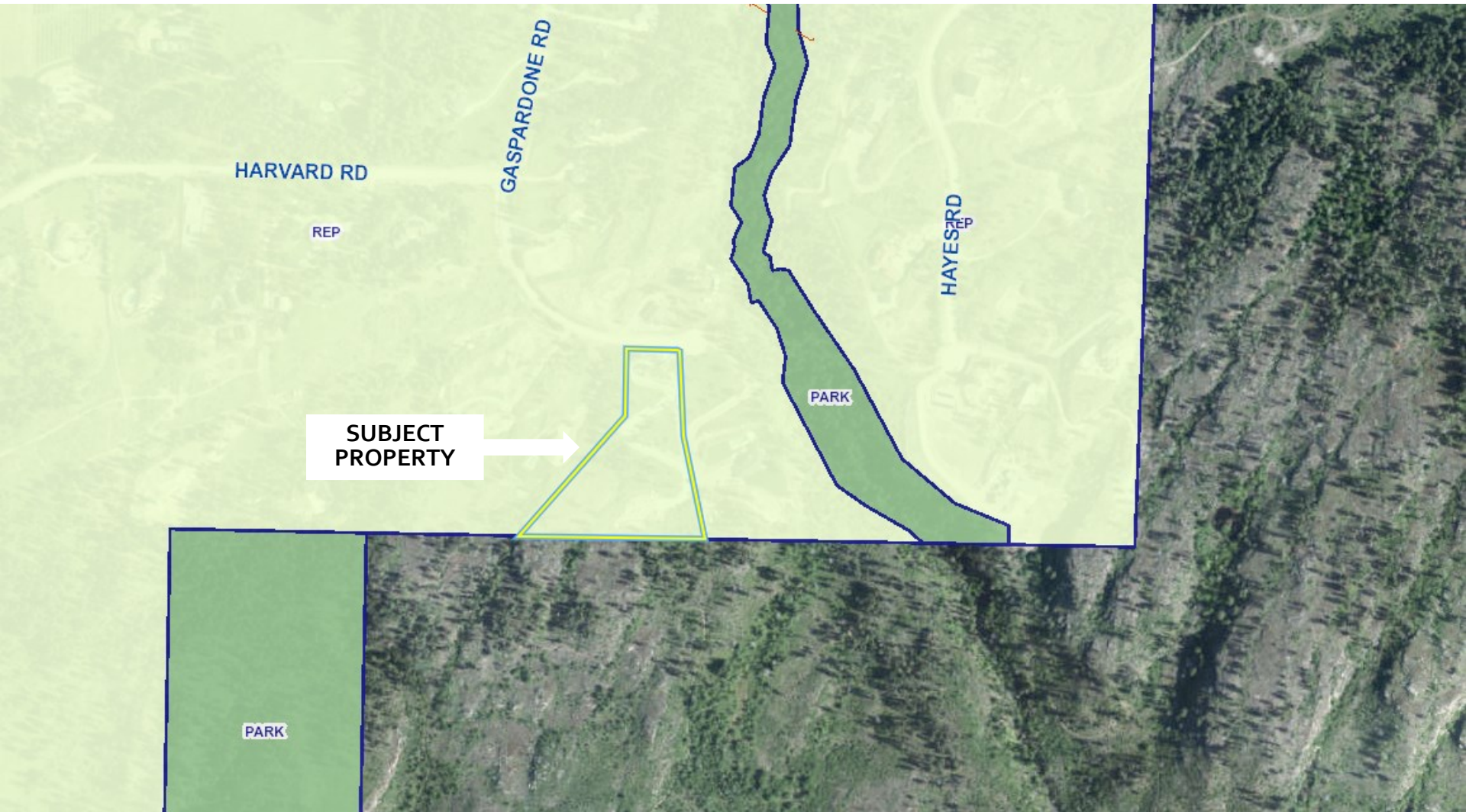


# Context Map





# OCP Future Land Use / Zoning





# Subject Property Map



# Project details

- ▶ The proposed carriage house is a single-storey structure.
- ▶ The structure will have an attached garage that will have a complete footprint of 149m<sup>2</sup>
- ▶ The subject property is outside of the Permanent Growth Boundary, however:
  - ▶ Not in or abutting ALR
  - ▶ Over 1.0ha in size
  - ▶ Does not disrupt ESAs



# Site Photos



Carriage House Location—Facing East



Facing Principal Dwelling



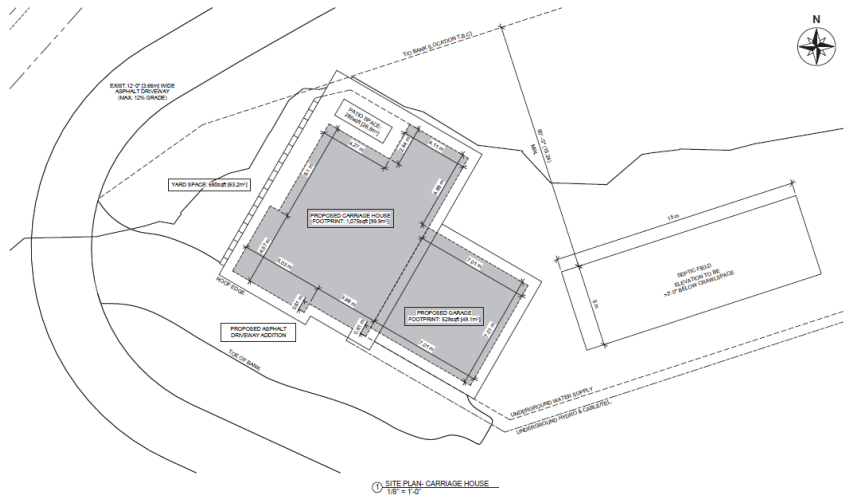
# Site Photos



Carriage House Location—Facing West

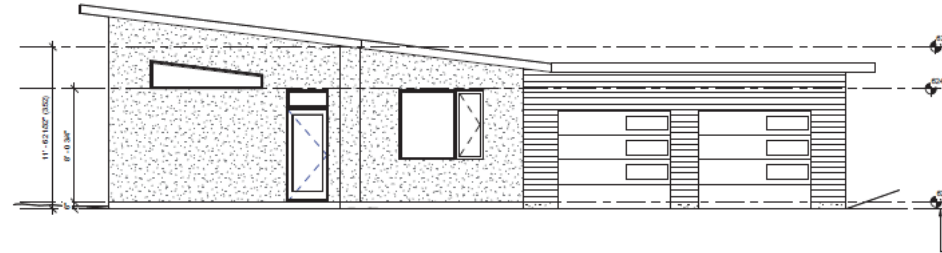


Facing Northwest

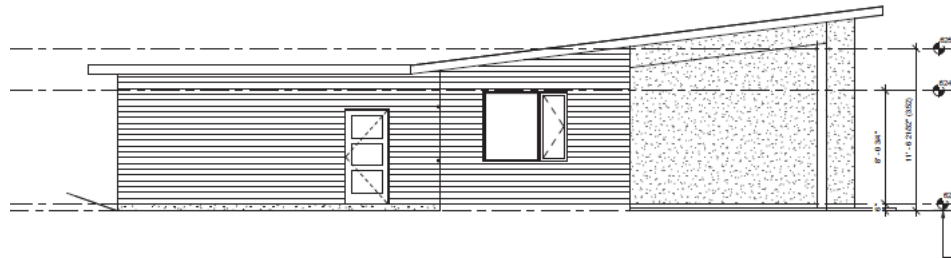




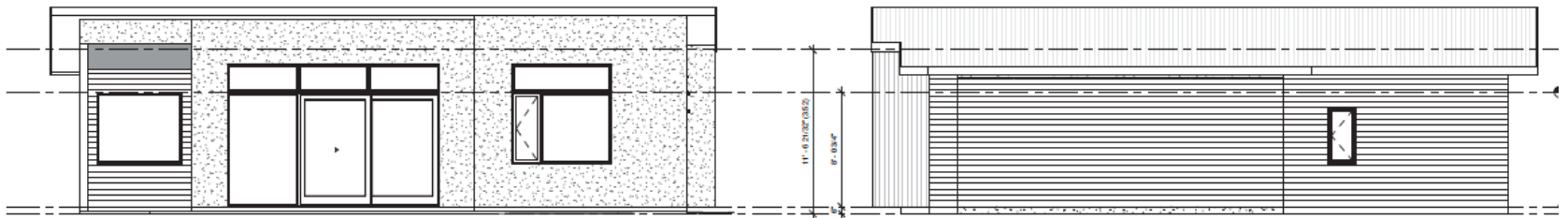
# Conceptual Drawings



① South Elevation  
1/4" = 1'-0"



② North Elevation  
1/4" = 1'-0"



③ West Elevation  
1/4" = 1'-0"

④ East Elevation  
1/4" = 1'-0"

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
  - ▶ Subject property is not within Permanent Growth Boundary, however, does not disrupt any ESAs or the ALR.
  - ▶ Property is not serviced; however, it is over 1.0ha in size, which does not go against OBWB policies.





## *Conclusion of Staff Remarks*