



Z21-0036

4973 Buckhaven Court

Rezoning Application



Proposal

- ▶ To rezone the subject property from A1 – Agriculture 1 zone to the RU2 – Medium Lot Housing zone to facilitate an 8-lot plus remainder subdivision.

Development Process

April 21, 2021

Development Application Submitted

Staff Review & Circulation

June 11, 2021

Public Notification Received

Sept. 13, 2021

Initial Consideration

Second & Third Readings

Final Reading

Development Permit, Subdivision, Building Permit

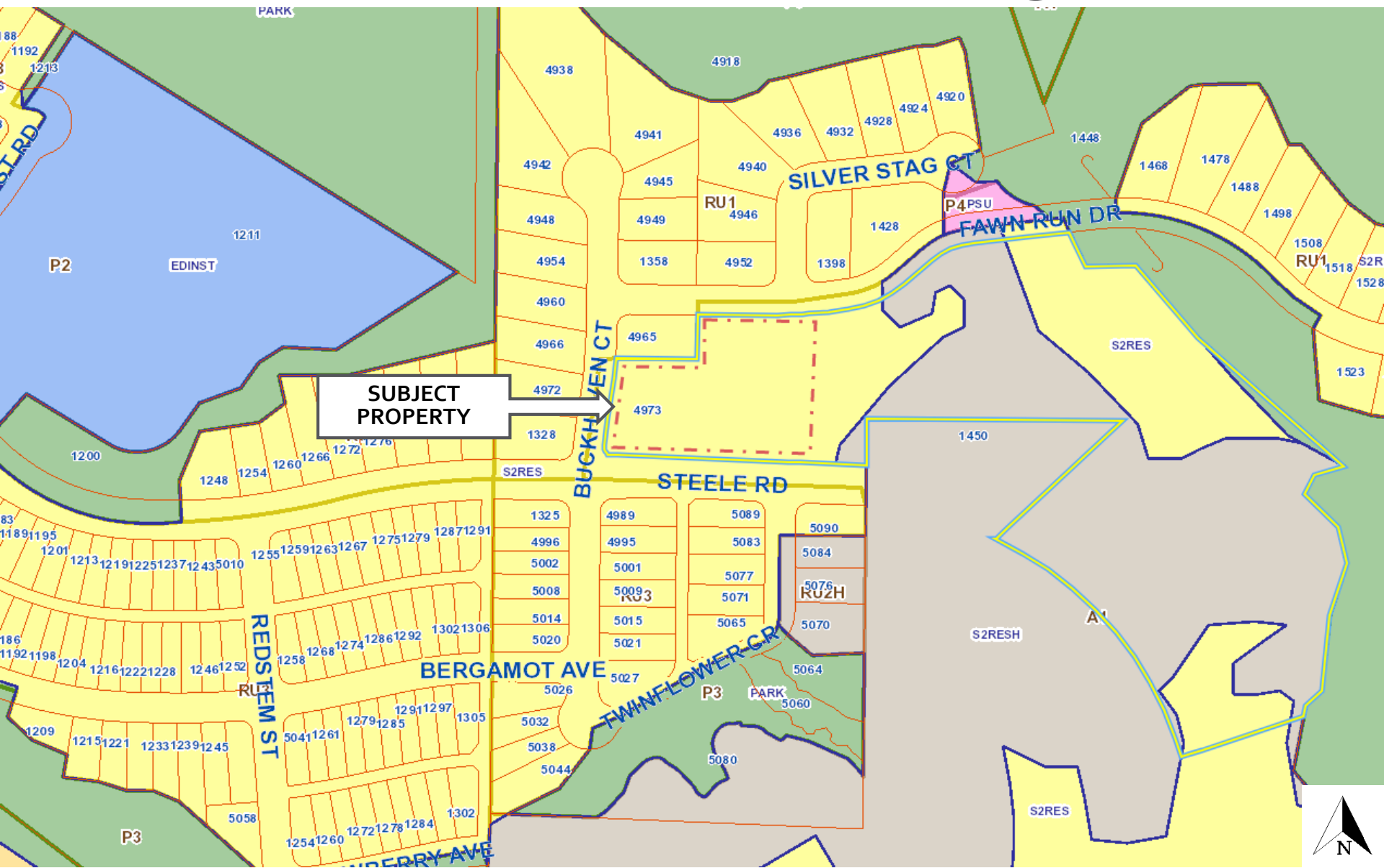
Council Approvals



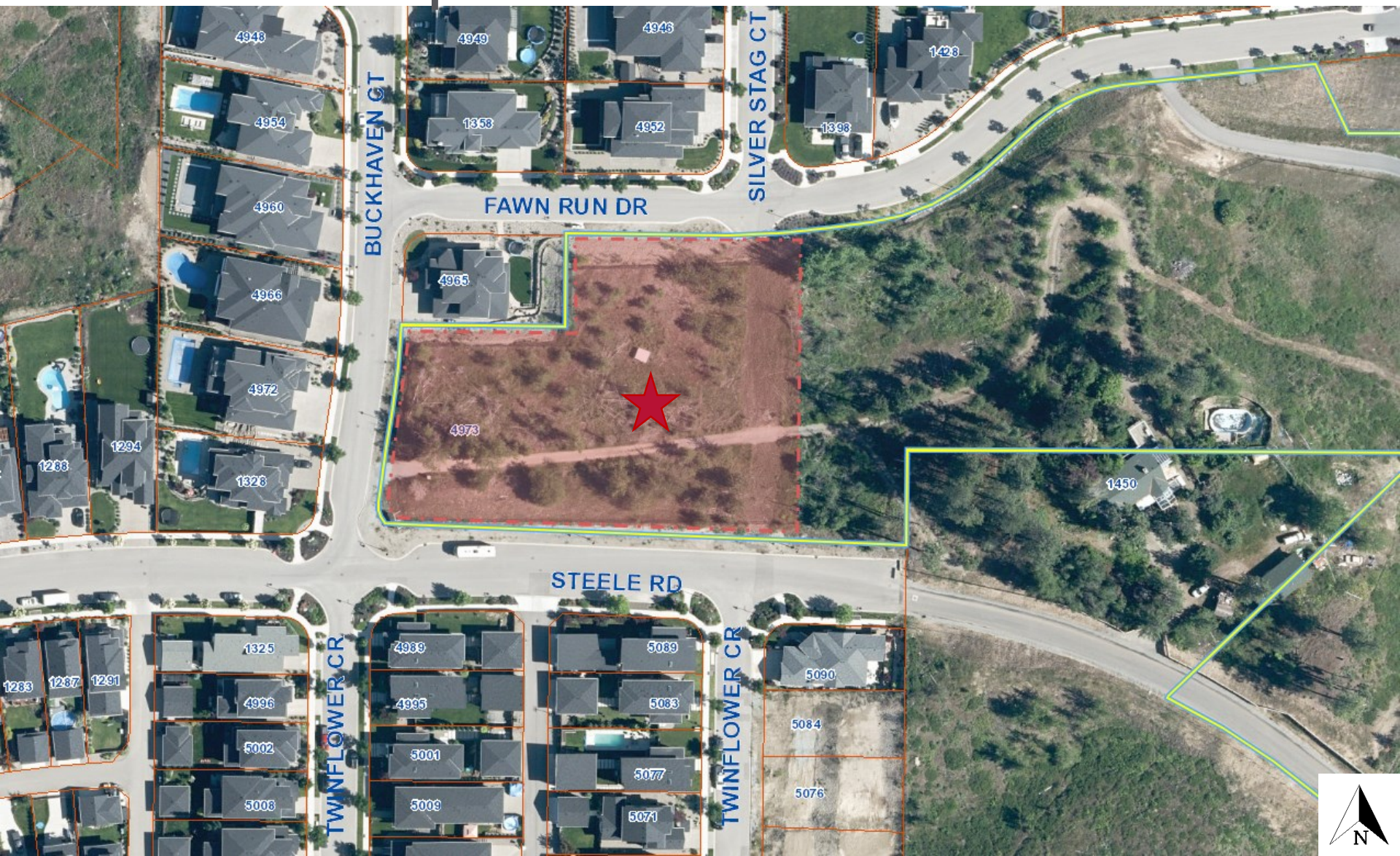
Context Map



OCP Future Land Use / Zoning



Context Map



Project/technical details

- ▶ Proposed rezoning to RU2 - Medium Lot Housing will facilitate an 8-lot plus remainder subdivision.
- ▶ The proposed lots meet the depth, width and size requirements of the RU2 zone.
- ▶ A new public road would be dedicated to provide access to the remainder lot. A private lane would service the new proposed RU2 lots.

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill
- ▶ Consistent with Future Land Use Designation – S2RES

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate an 8-lot plus remainder subdivision
- ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Public Hearing be waived.



Conclusion of Staff Remarks