

Rezoning Application

3466 Hall Road

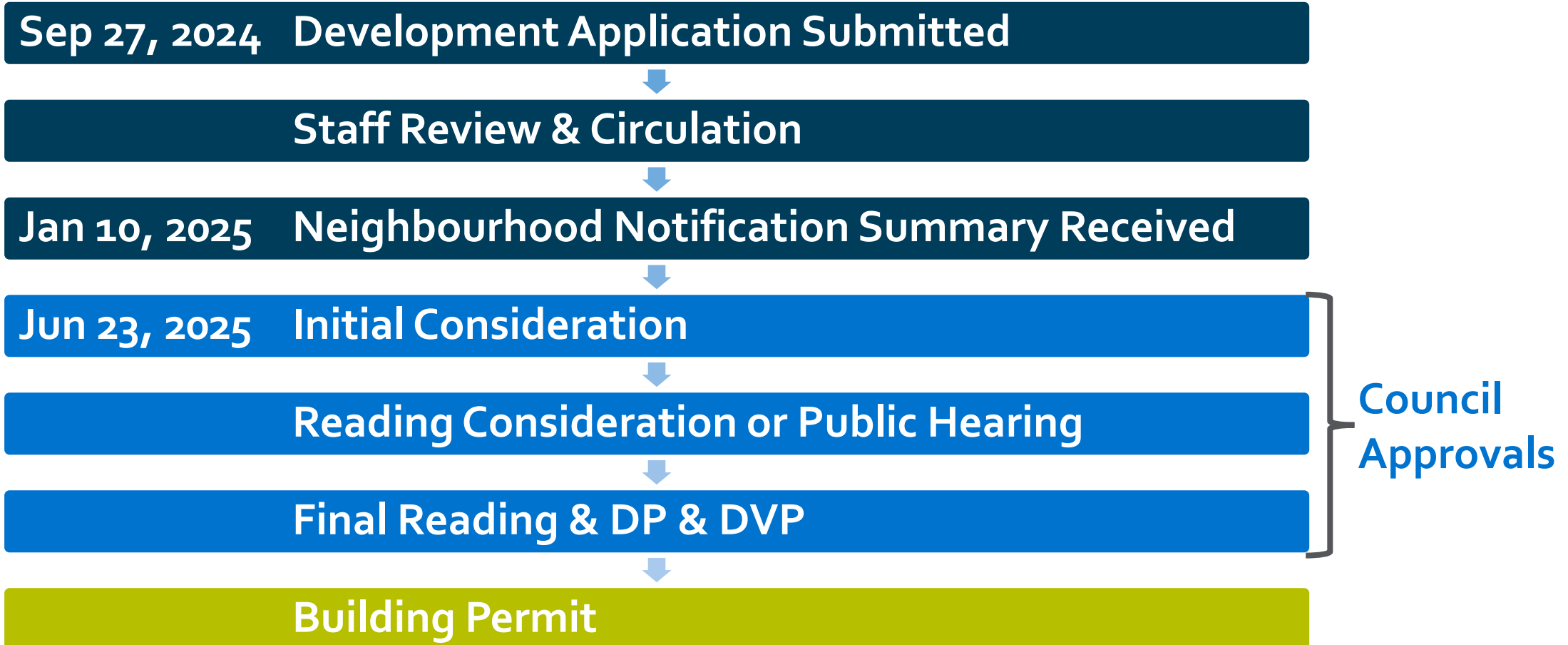
Z24-0051



Purpose

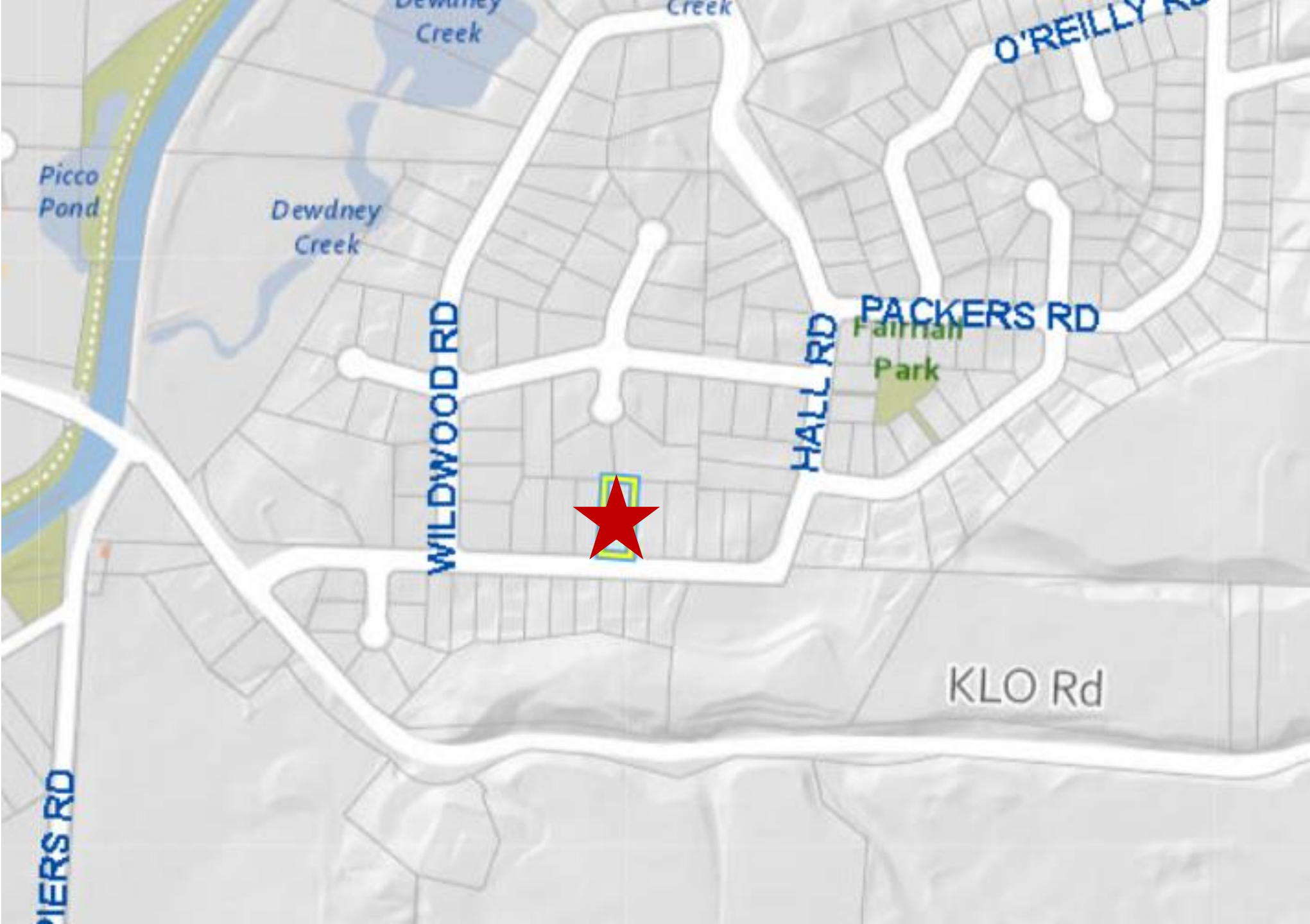
To rezone the subject property from RR2 – Small Lot Rural Residential zone to the RR2cc – Small Lot Rural Residential with Child Care centre, Major zone to facilitate a child care centre.

Development Process





Context Map





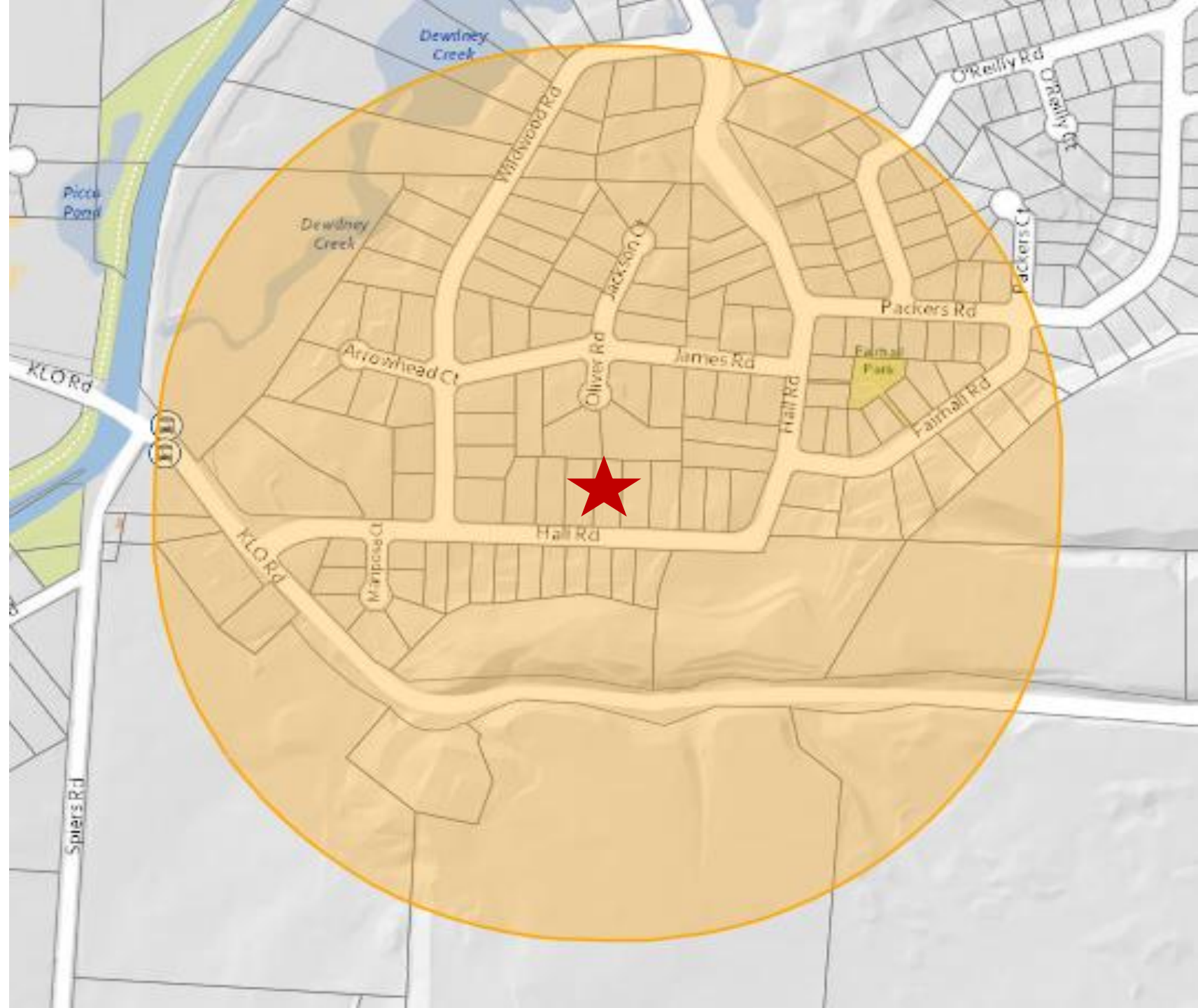
Model City

Estimated Population:

471

Estimated Jobs:

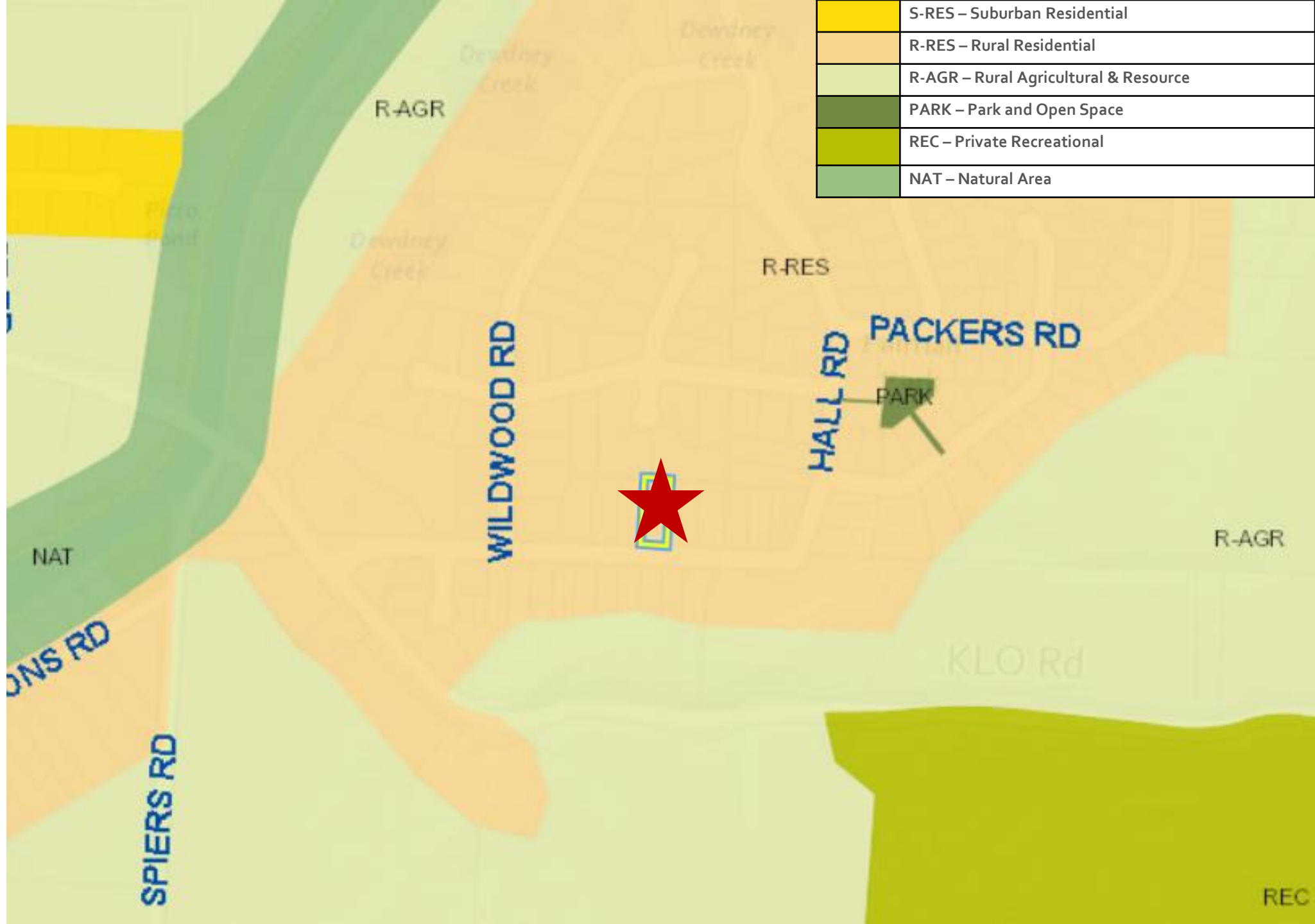
48





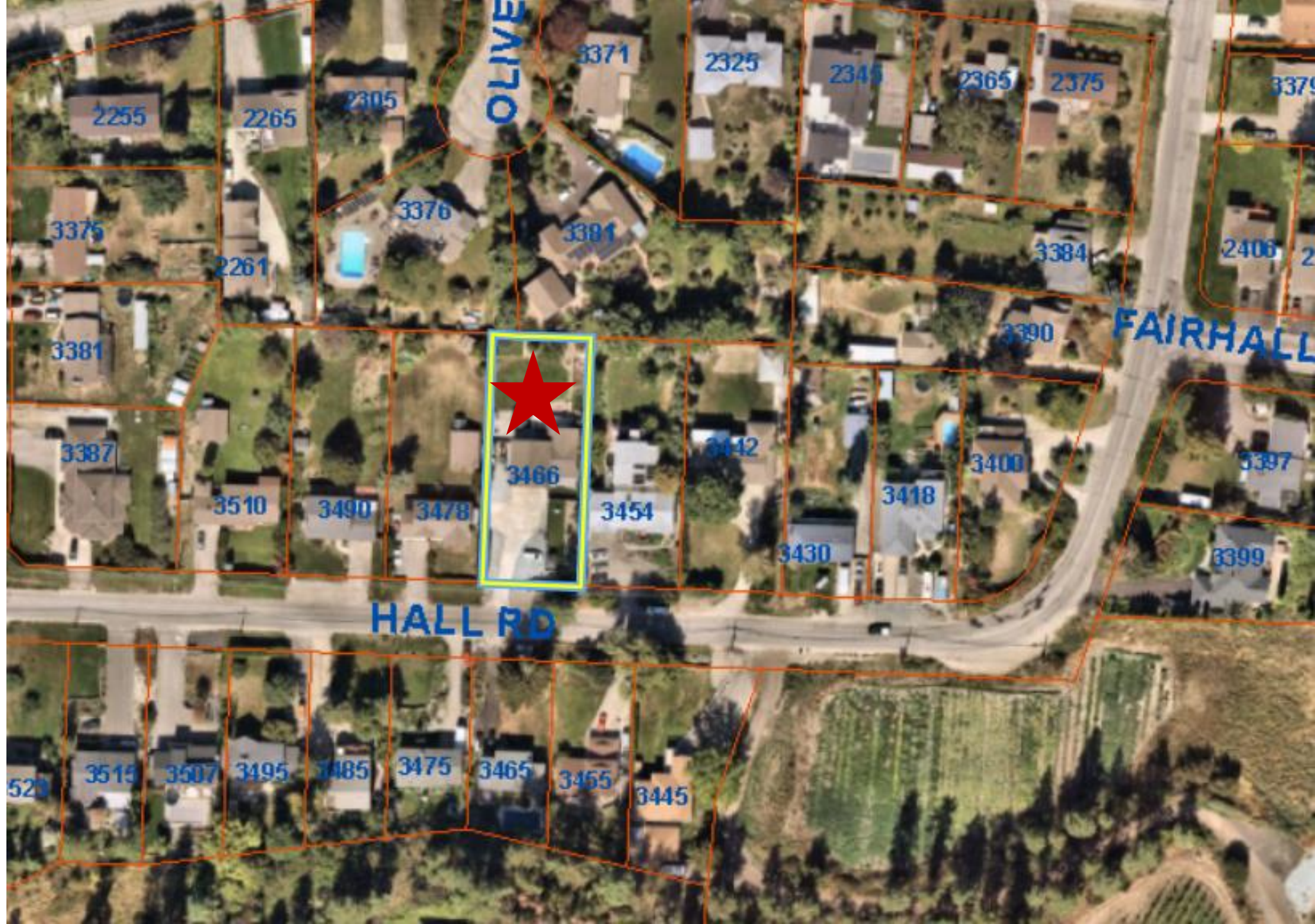
Context Map: OCP Future Land Use

	S-RES – Suburban Residential
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area





Subject Property Map



“CC” Child Care Centre, Major

Purpose:

- To provide a sub-zone to allow for Child Care Centre, Major on a case-by-case basis where supported by OCP Policy.

Summary of Uses:

- Child Care Centre, Major
 - Licensed under Community Care and Assisted Living Act
 - Care, education, and supervision
 - More than 8 children

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Yellow
5 min walk to park	Dark Green
10 min bike to public school	Yellow
20 min bus to urban/village centre / employment hub	Yellow
Retaining trees and/or adding trees	Dark Green
OCP Climate Resilience Consistency	Light green

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- Rural Residential LUD

- Supports complementary uses that do not place a significant burden on the limited utility and transportation infrastructure in these area

- OCP Policy 8.4.6 Child Care Spaces

- Consider the development of small-scale child care spaces including accessible, affordable and inclusive spaces that meet the needs of citizens living in Rural Lands. Larger scale child care facilities may be considered in conjunction with existing institutional facilities.

Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Future Land Use R-RES – Rural Residential
 - OCP Objectives in Chapter 8 Rural Residential
 - OCP Policy 8.4.6 Child Care Spaces