



Proposal Summary
Applications OCP-03-10 and RZ-02-10
End of Rowntree, Gowland Roads, Southwood Terrace

Purpose

The applicant is requesting amendments to the Official Community Plan and the Zoning Bylaws to establish a new zone and a park zone. The rezoning would permit the subdivision of 14 residential lots, with each lot no less than one hectare (2.47 acres), and one lot for park purposes of over 11 hectares (over 28 acres). The type of zone proposed uses an amenity provision that includes conservation and public access open spaces and a contribution of \$10,000 per lot to a reserve fund dedicated to the building of a community centre.

Applicant:	Kevin Key of Key Plan Development Planning & Management
Owners:	Highlands 3 Holdings Ltd. – Keyvan Shojania, representative
Location:	End of Rowntree, Gowland Roads, Southwood Terrace
Size:	32.2 hectares (79.6 acres)
Legal:	Lot C, Sections 30 and 74, VIP 76070
Current	
Zones*:	<p>Greenbelt 2 (GB2) Zone [majority of lands] <u>Permitted uses:</u> residential, agriculture, home-based business, accessory uses, buildings and structures <u>Residential Density:</u> one dwelling unit per lot <u>Subdivision minimum lot size:</u> 12 hectares (30 acres)</p> <p>Rural Residential 4 (RR4) Zone [small part of lands] <u>Permitted uses:</u> residential, home-based business, agriculture, accessory uses, buildings and structures <u>Residential Density:</u> one dwelling unit per lot <u>Subdivision minimum lot size:</u> 12 hectares (30 acres); provision to permit 59 lots with no lot less than 1.25 hectares (3 acres) where amenities are provided as per bylaw section 12.1.</p> <p>* see the Zoning Bylaw for a complete description</p>
OCP Designation:	Rural – protection of large-lot rural character (see OCP Chapter 2)
Proposed	
Zones:	<p>New amenity zone: Rural Residential 17 (RR17) Zone <u>Permitted uses:</u> residential, home-based business, accessory uses, buildings and structures <u>Residential Density:</u> one dwelling unit per lot <u>Subdivision minimum lot size (no amenity):</u> 12 hectares (30 acres) <u>Subdivision minimum lot size (with amenity):</u> 1 hectare (2.47 acres)</p> <p>Proposed provision of amenities to include park land, conservation open space and payment to a District of Highlands community centre reserve fund based on \$10,000 per lot at the time of a future subdivision.</p> <p>A Park Zone</p>
OCP Designation:	Rural Residential

Please note:

The application may be viewed at the District of Highlands Municipal Office during business hours Monday to Friday 8:30 am to 4:00 pm, excluding statutory holidays.