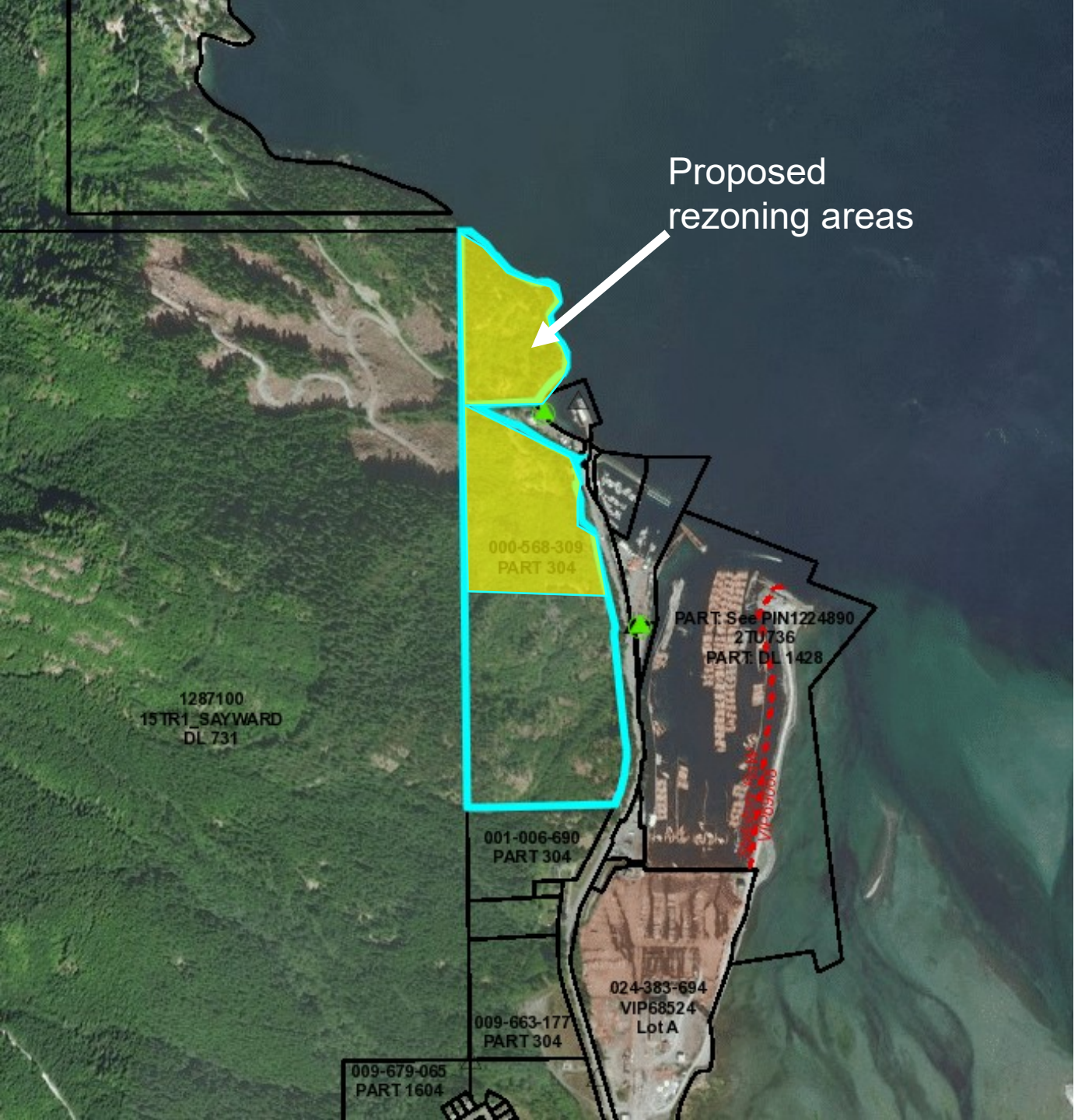
Lot 18 Sayward Proposed Rezoning

Residential and RV site proposal

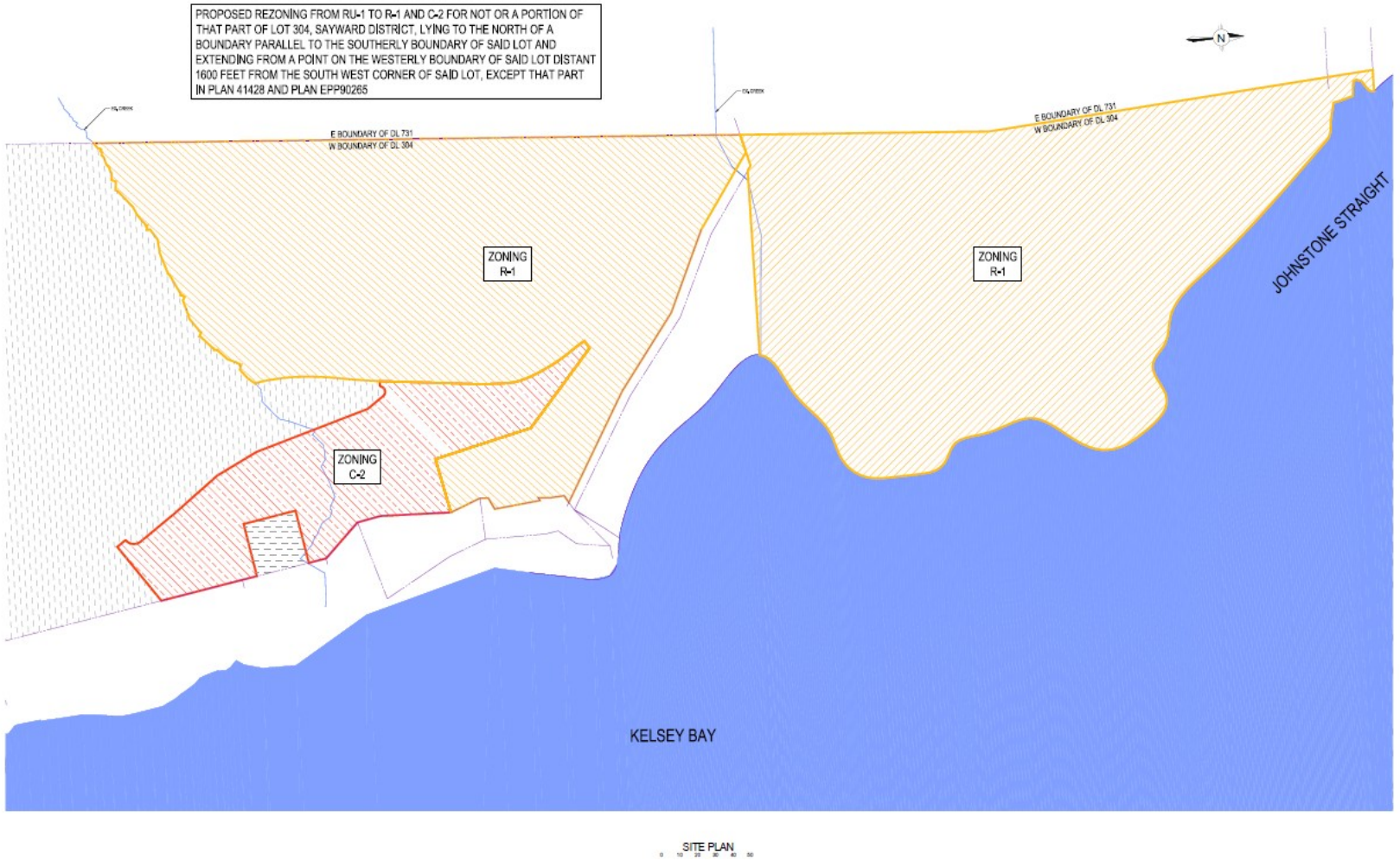
Kevin Brooks, MCIP, RPP

McElhanney

CANADA BEST MANAGED COMPANIES


Proposed
rezoning areas
000-568-309
PART 304
PART See PIN1224890
2TU736
PART DL 1428
1287100
15TR1_SAYWARD
DL 731
001-006-690
PART 304
024-383-694
VIP68524
Lot A
009-663-177
PART 304
009-679-065
PART 1604

Context Map



Existing Proposal - Zoning

- Rezoning from RU-1 to a combination of R-1 and C-2
- C-2 proposed for a RV campground – 40 - 48 RV sites

R-1 Zone Review

1) PERMITTED PRINCIPLE USES

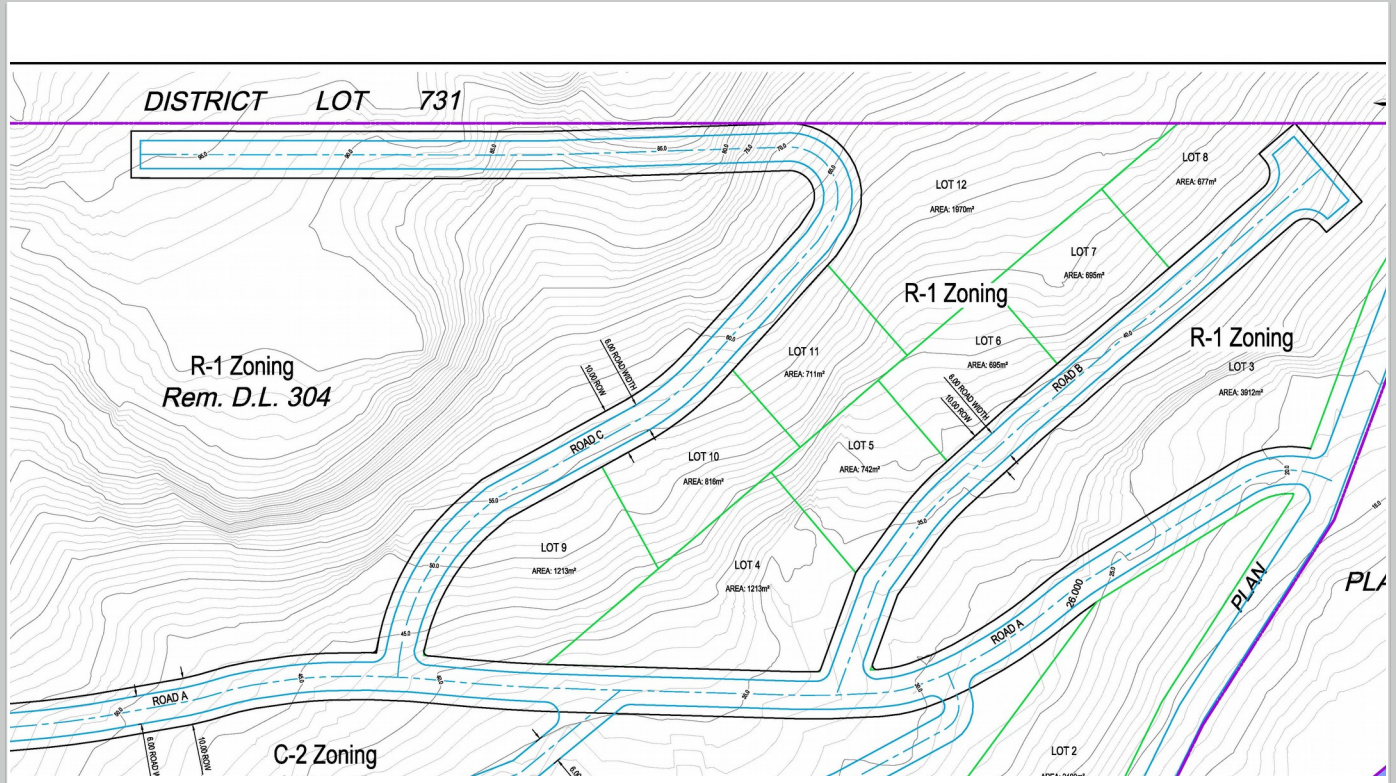
- **On any lot:**
- a) One single family dwelling.

2) PERMITTED ACCESSORY USES

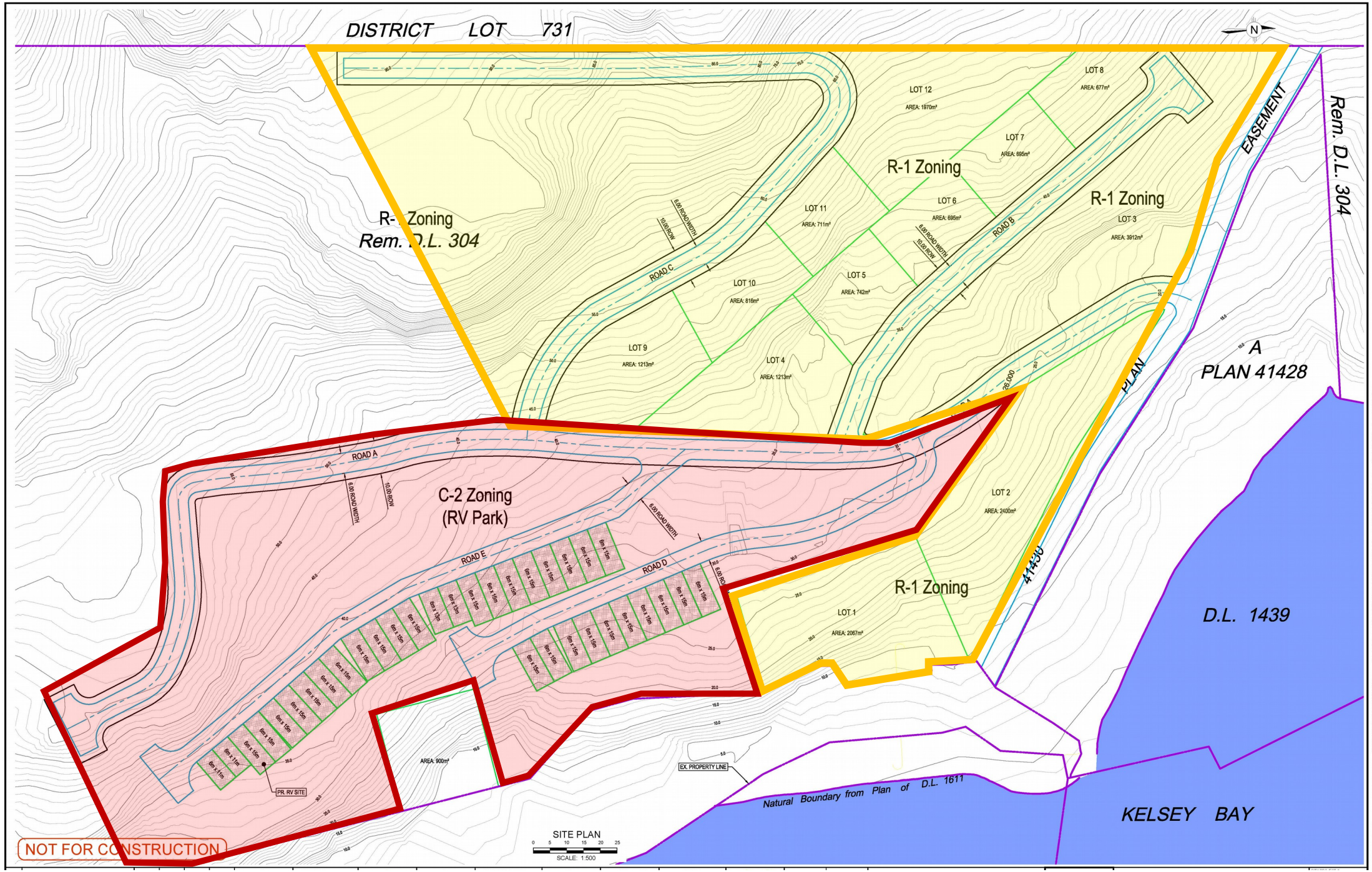
- a) Home-based business;
- b) Bed & Breakfast;
- c) Boarding;
- d) Buildings, accessory;
- e) Secondary suites.

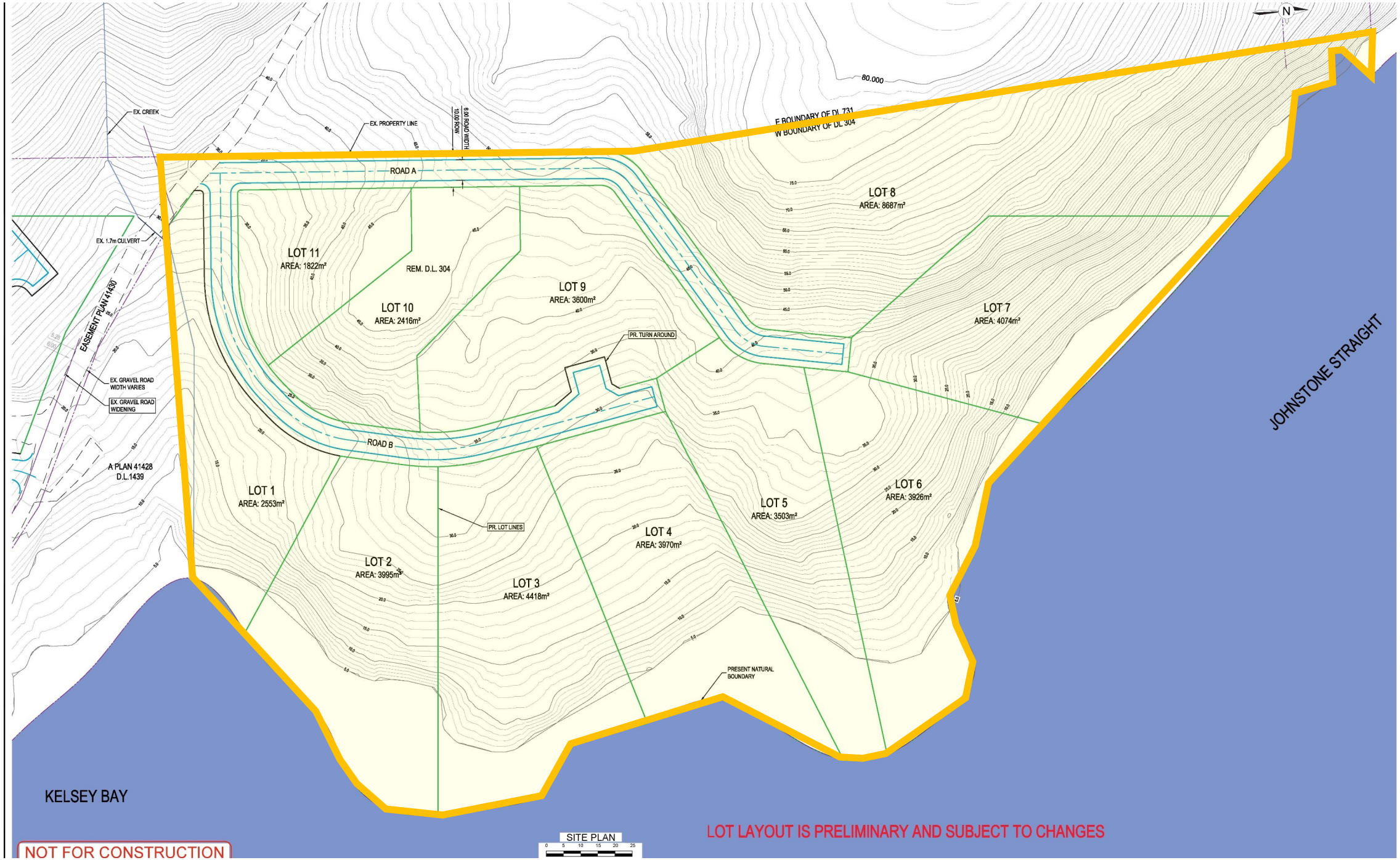
3) LOT SIZE

- The minimum lot area for subdivision is 668m² (7200 ft²).



- ~ 20-25 lots – range from 7200 sq ft to 1acre in size
- Larger lots are on the north portion and due to access topography constraints


DISTRICT LOT 731
N
R-1 Zoning
Rem. D.L. 304
R-1 Zoning
R-1 Zoning
C-2 Zoning
(RV Park)
R-1 Zoning
LOT 1
AREA: 2067m²
LOT 2
AREA: 2400m²
LOT 3
AREA: 3912m²
LOT 4
AREA: 1213m²
LOT 5
AREA: 742m²
LOT 6
AREA: 695m²
LOT 7
AREA: 695m²
LOT 8
AREA: 677m²
LOT 9
AREA: 1213m²
LOT 10
AREA: 816m²
LOT 11
AREA: 711m²
LOT 12
AREA: 1970m²
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
8.00 ROAD WIDTH
10.00 ROW
AREA: 900m²
PR. RV SITE
EX. PROPERTY LINE
EASEMENT
PLAN 41430
A
PLAN 41428
Rem. D.L. 304
D.L. 1439
Natural Boundary from Plan of D.L. 1611
KELSEY BAY
NOT FOR CONSTRUCTION
SITE PLAN
SCALE: 1:500


N
80.000
EX. CREEK
EX. PROPERTY LINE
10.0 ROAD WIDTH
E BOUNDARY OF DL 731
W BOUNDARY OF DL 304
ROAD A
LOT 8
AREA: 8687m²
EX. 1.7m CULVERT
LOT 11
AREA: 1822m²
REM. D.L. 304
LOT 9
AREA: 3600m²
LOT 10
AREA: 2416m²
LOT 7
AREA: 4074m²
EASEMENT PLAN 41430
PR. TURN AROUND
EX. GRAVEL ROAD
WIDTH VARIES
EX. GRAVEL ROAD
WIDENING
ROAD B
JOHNSTONE STRAIGHT
A PLAN 41428
D.L.1439
LOT 1
AREA: 2553m²
LOT 6
AREA: 3926m²
LOT 5
AREA: 3503m²
PR. LOT LINES
LOT 4
AREA: 3970m²
LOT 2
AREA: 3995m²
LOT 3
AREA: 4418m²
PRESENT NATURAL
BOUNDARY
KELSEY BAY
NOT FOR CONSTRUCTION
SITE PLAN
0 5 10 15 20 25
LOT LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGES

Commercial Zone Review

1. PERMITTED PRINCIPLE USES

On any lot:

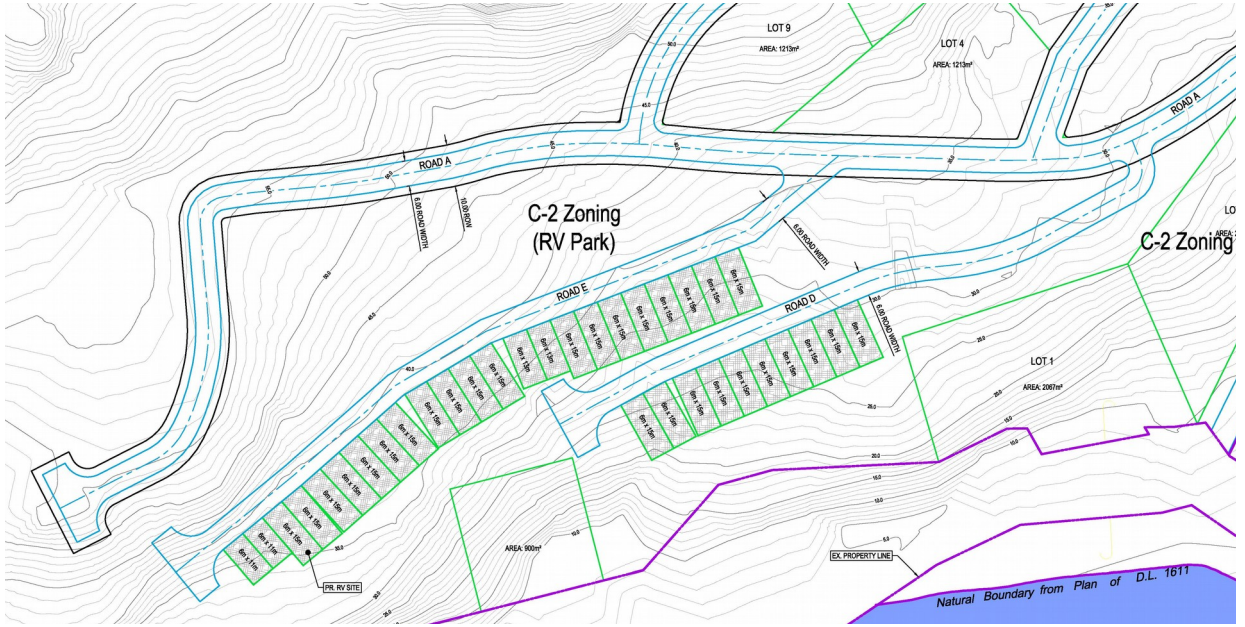
- a) Retail;
- b) Offices;
- b) Marina (including fuel sales ancillary to the use)
- d) Restaurant;
- e) Neighbourhood pubs;
- f) Tourist Accommodation.

2. PERMITTED SECONDARY USES

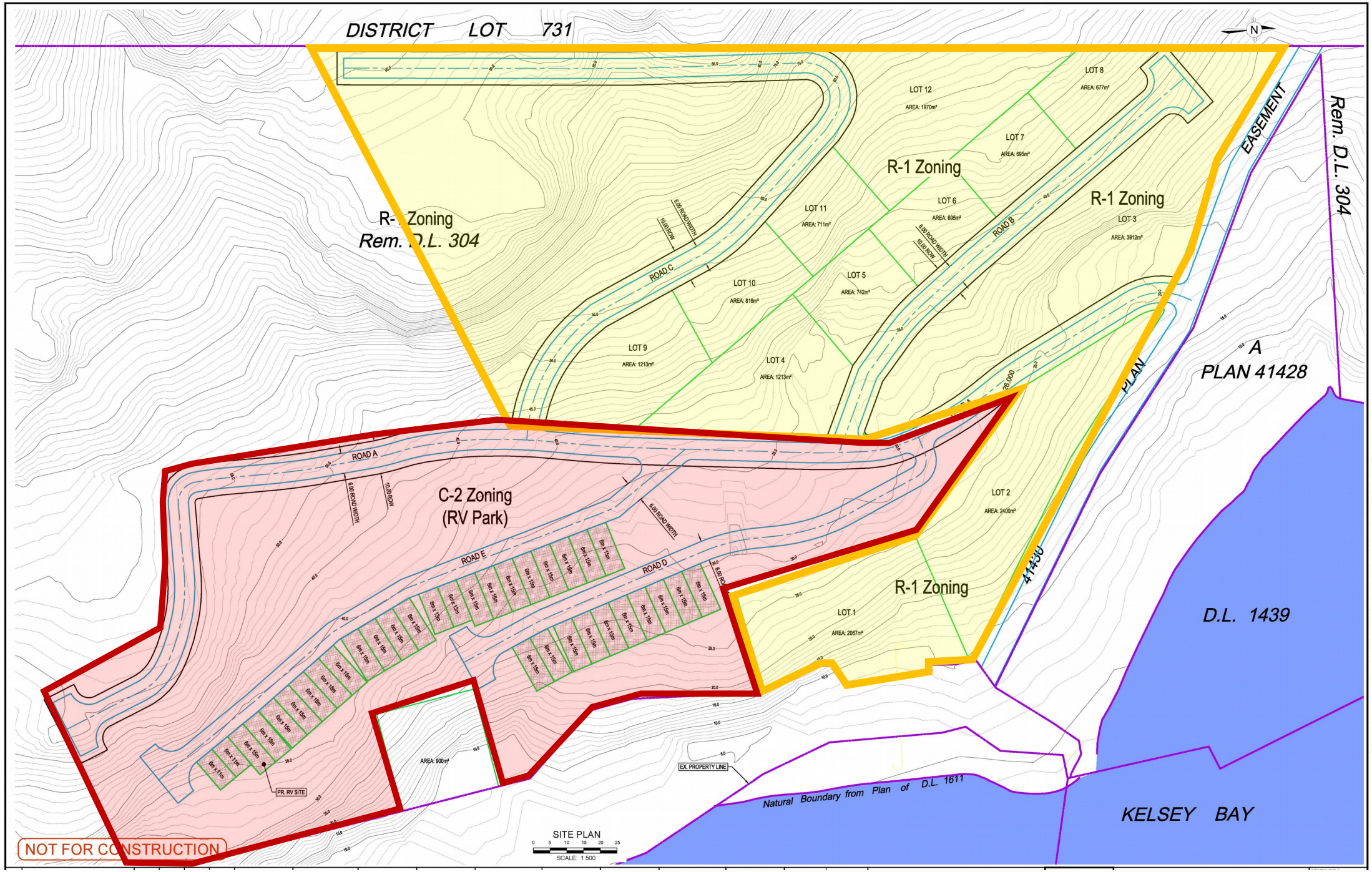
- a) Residential use;
- b) Buildings and structures accessory to the uses permitted.

3. LOT AREA

- The minimum lot area required for subdivision is 740m² (8,000ft².)



- ***Occupancy of recreational vehicles for residential purposes shall be permitted subject to the following:***
- 1) For recreational purposes, within any zone, for a period not to exceed 90 days in any 12 month period, or


DISTRICT LOT 731
N
R-1 Zoning
Rem. D.L. 304
R-1 Zoning
R-1 Zoning
C-2 Zoning
(RV Park)
R-1 Zoning
LOT 1
AREA: 2067m²
LOT 2
AREA: 2400m²
LOT 3
AREA: 3912m²
LOT 4
AREA: 1213m²
LOT 5
AREA: 742m²
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ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
8.00 ROAD WIDTH
10.00 ROW
AREA: 900m²
PR. RV SITE
EX. PROPERTY LINE
EASEMENT
PLAN 41430
A
PLAN 41428
Rem. D.L. 304
D.L. 1439
Natural Boundary from Plan of D.L. 1611
KELSEY BAY
NOT FOR CONSTRUCTION
SITE PLAN
SCALE: 1:500

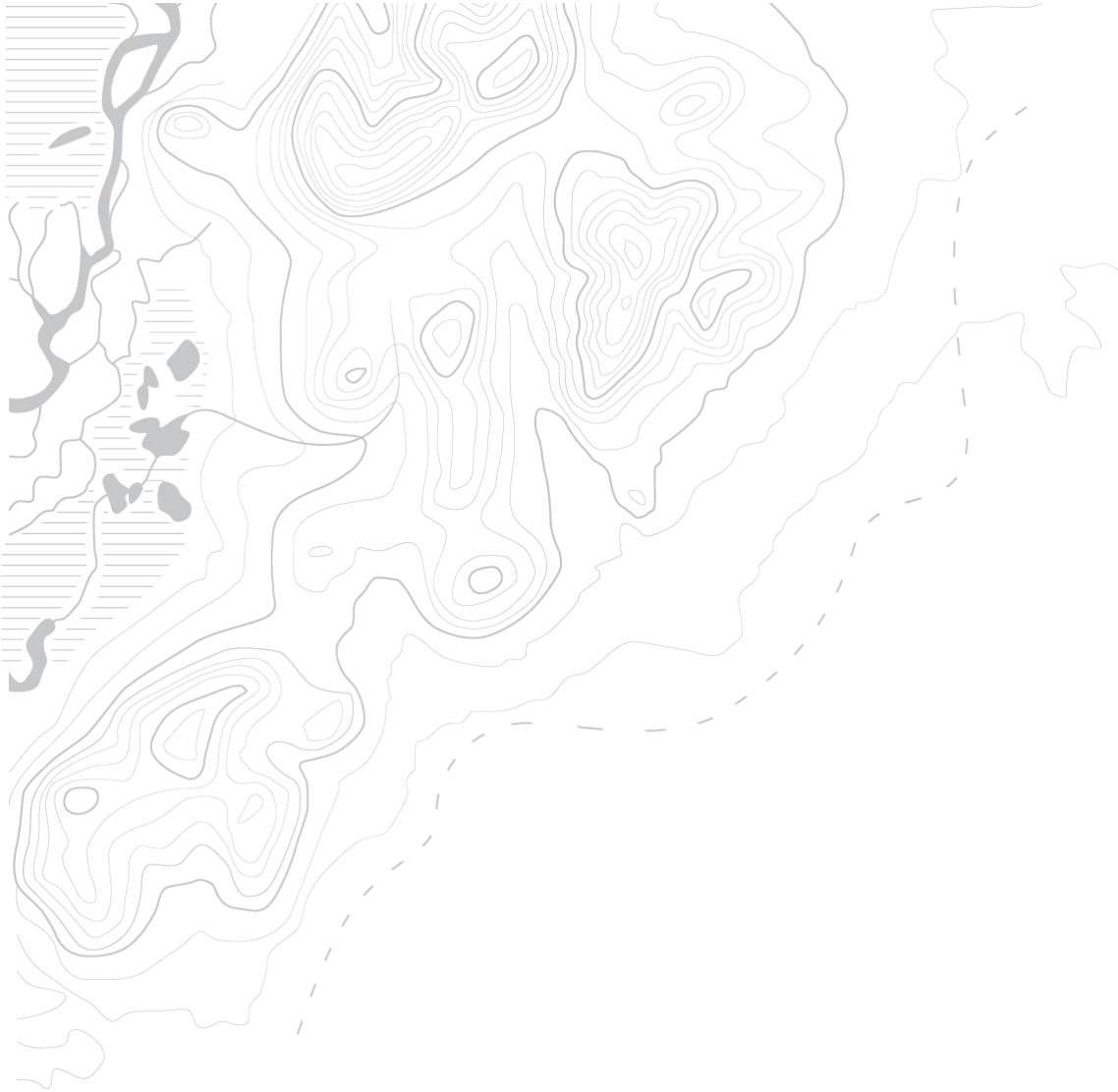
Goal is to work with the Village to create an asset to the Community and a successful neighbourhood development

Other Development Options

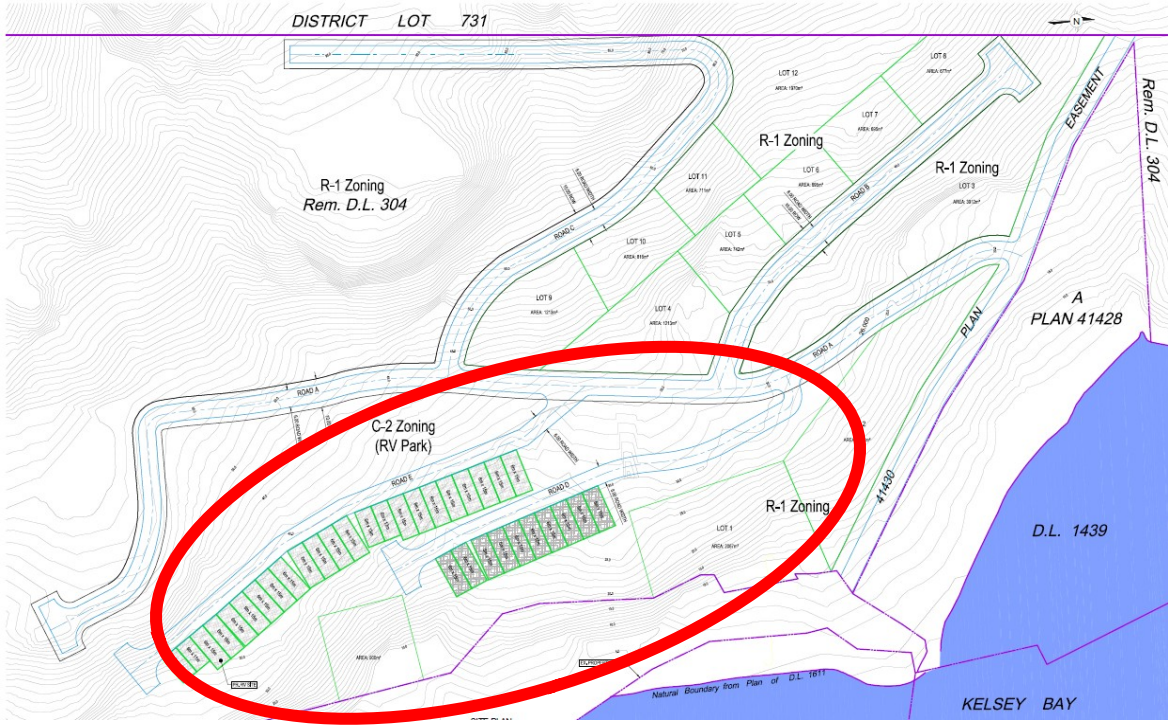
1 - Proceed with the Proposed rezoning

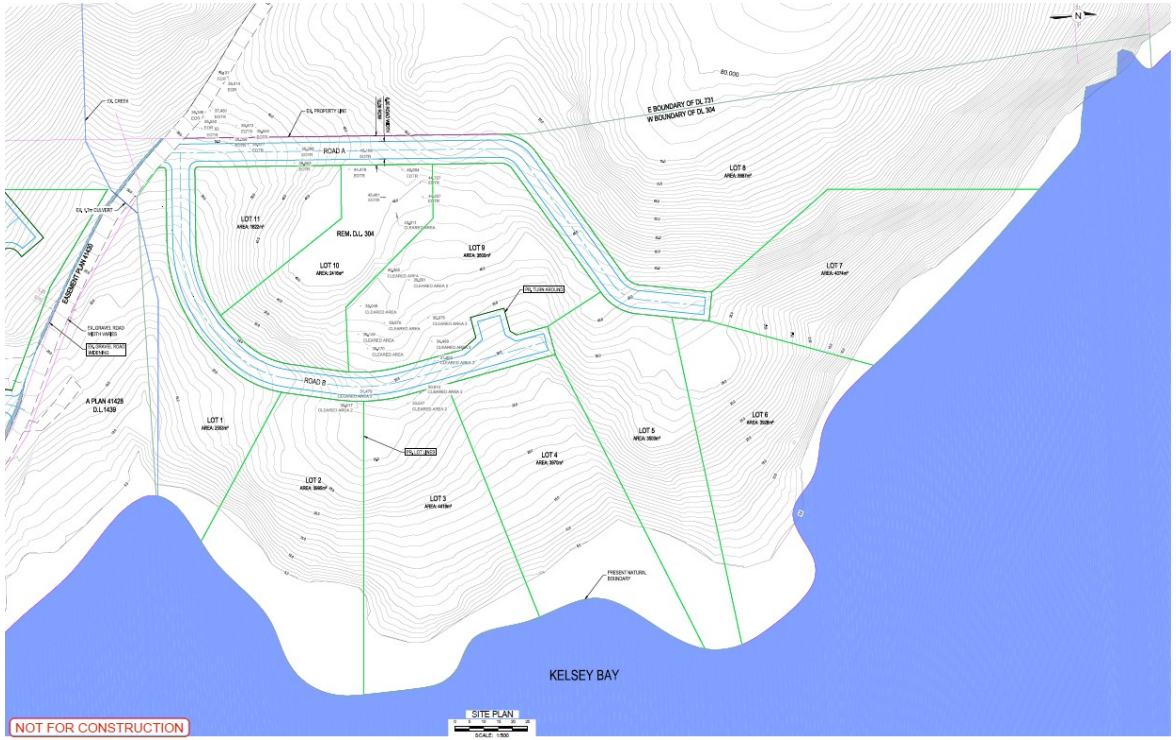
2 - Proceed with Rezoning of R-1 on North Portion only and work with Village through OCP

3 - Proceed with Rezoning of R-1 on North Portion and an amended application that meets identified goals of the Village (alternative housing)



Scenario 3 – Single Family and alternative housing.





Summary

- Current proposal is a mix of single family residential and 40-48 RV sites
- Option to look at other scenarios that will foster local development opportunities
- Willing to work with the Village to develop a project that adds value and assets to the community

Thank-you

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kbrooks@mcelhanney.com

McElhanney

CANADA BEST MANAGED COMPANIES