

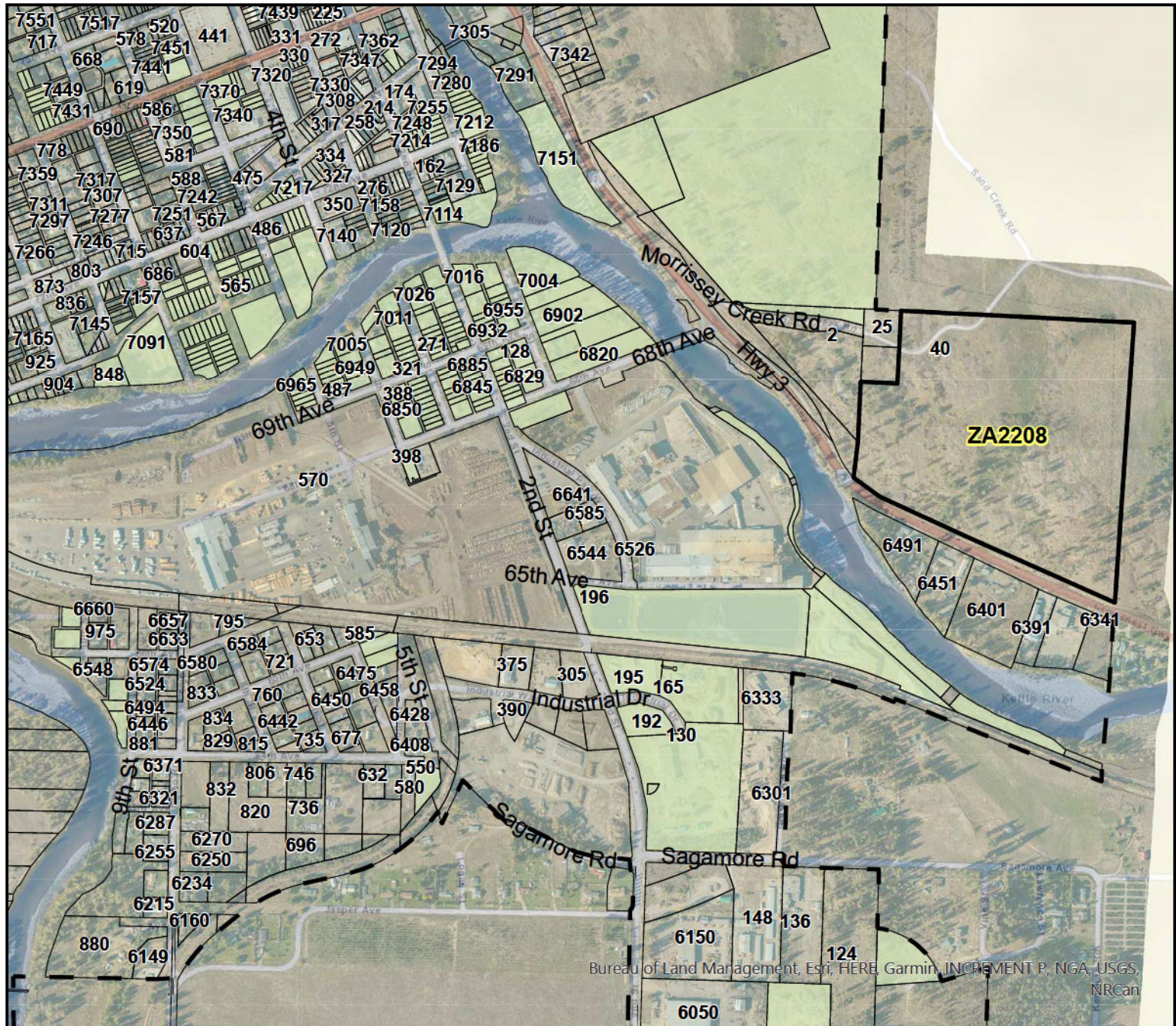


## Overview with Imagery and City Owned Property

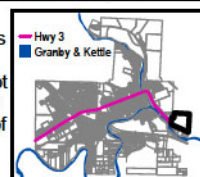
- ZA2208
- Parcel Fabric
- City Boundary
- City Owned Property

**Property Address:** 40 Morrissey Creek Rd  
**PID:** 010-900-233  
**Lot#:** Lot 5  
**Plan#:** KAP3072  
**District Lot:** 653  
**Lot Size:** 43.574 acres (176,336.74 sqm)  
**Zoning:** R-4 ( Rural Residential) Zone  
**OCP-Land Use:** Environmental  
**DP Areas:** District-Gateway & Corridor  
**Description:** R4 +1 additional dwelling.

Environmental-Steep Slopes and Riparian Area & Sensitive Ecosystems



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 Print Date: 2023-02-03 User: acameron

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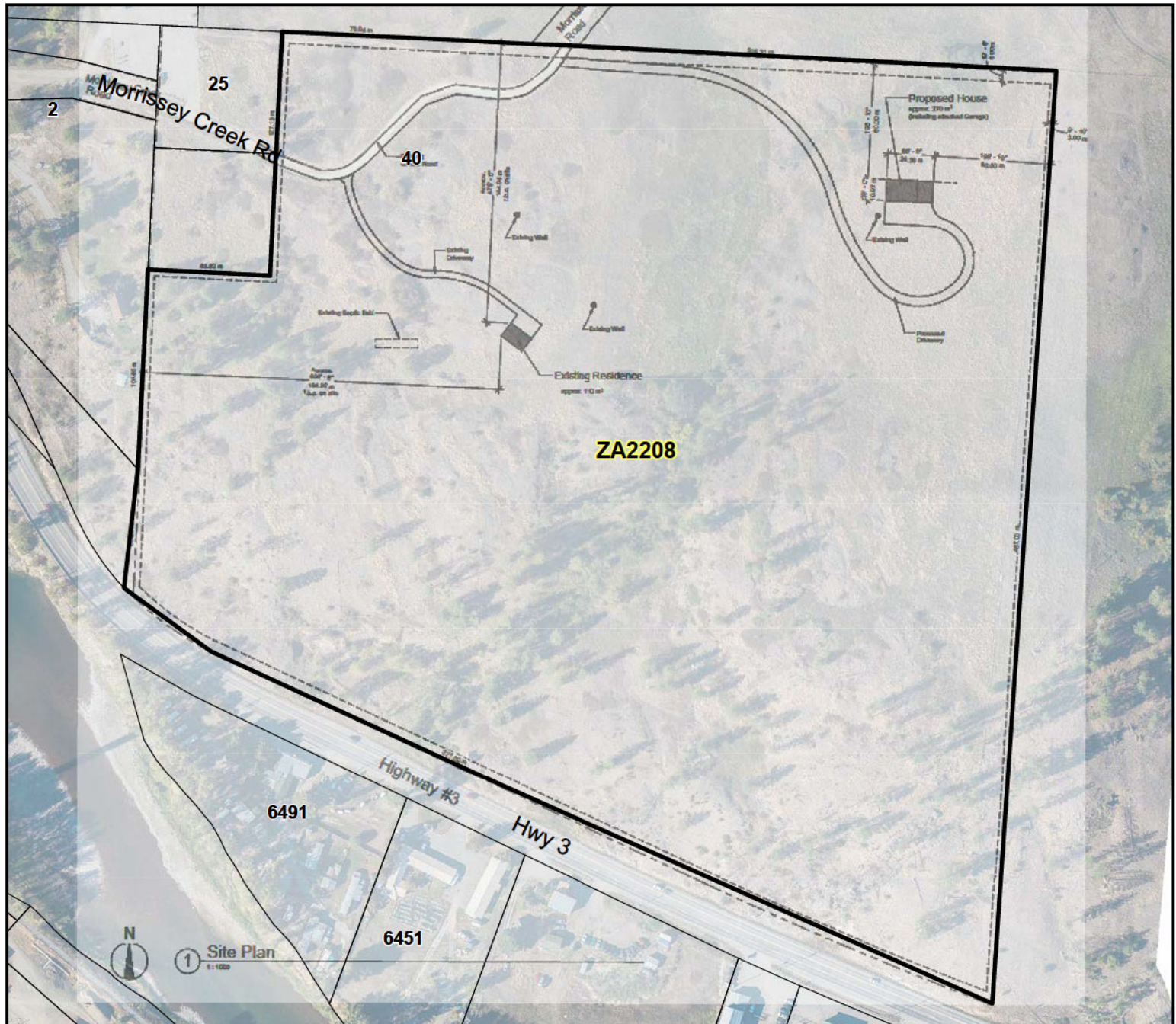


# Imagery and Site Plan

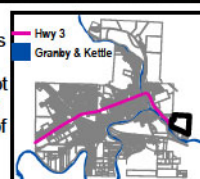


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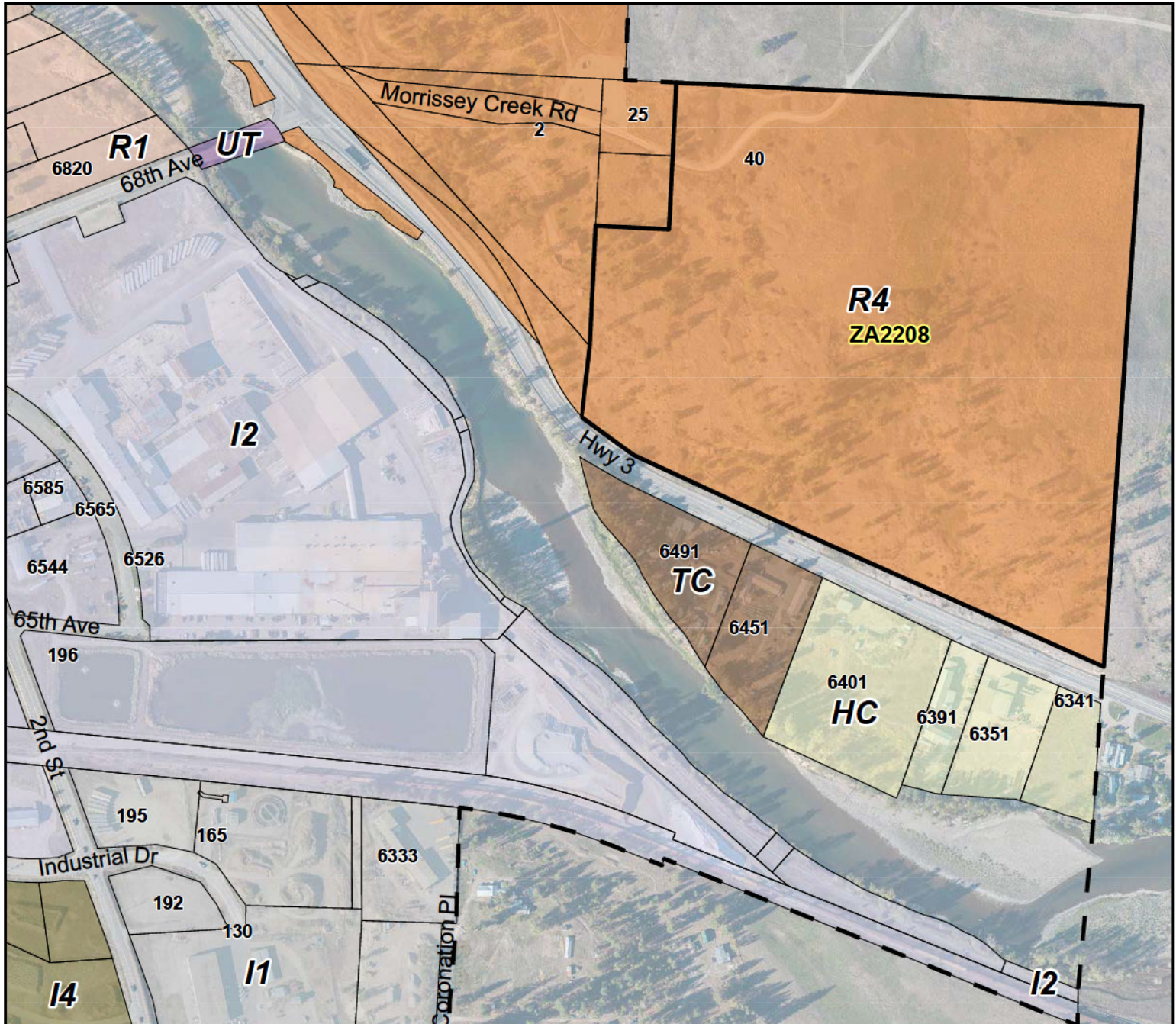


## Zoning Land Use

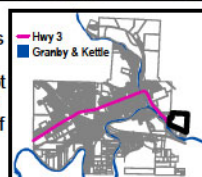
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- ZA2208
- Parcel Fabric
- City Boundary
- R-1 (Residential - Single & Two Family) Zone
- R-4 ( Rural Residential) Zone
- HC (Highway Commercial) Zone
- TC (Tourist Commercial) Zone
- I-1 (Light Industrial) Zone
- I-2 (General Industrial) Zone
- I-4 (Gravel/Mineral Processing Industrial) Zone
- UT (Utility) Zone

Environmental-Steep Slopes and Riparian Area & Sensitive Ecosystems



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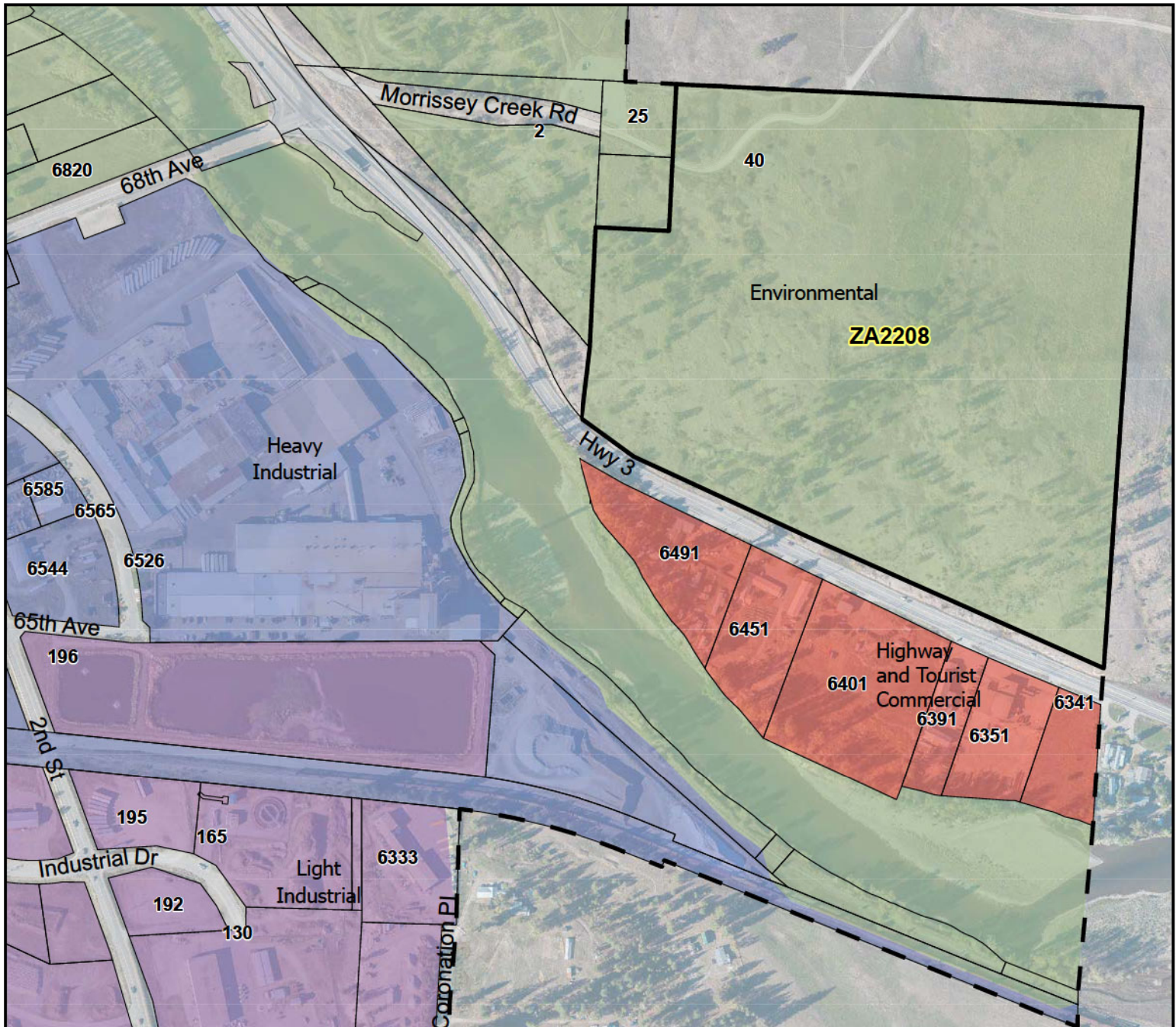


## Official Community Plan Land Use

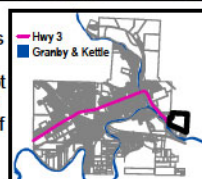
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**Description:** R4 +1 additional dwelling.

Environmental-Steep Slopes and Riparian Area & Sensitive Ecosystems

- ZA2208
- Parcel Fabric
- City Boundary
- Environmental
- Highway and Tourist Commercial
- Light Industrial
- Heavy Industrial



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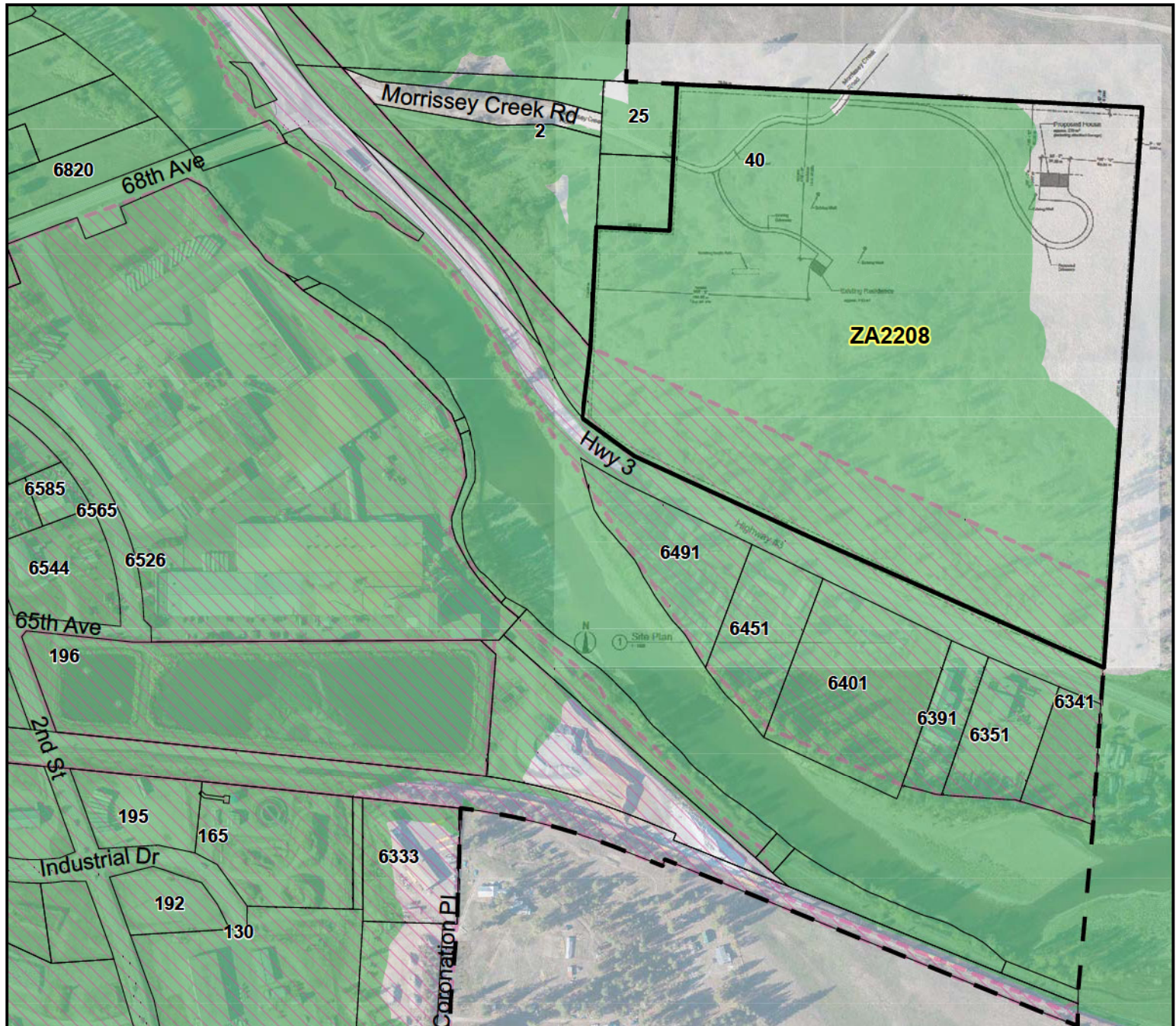


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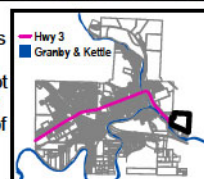
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Environmental-Steep Slopes and Riparian Area &amp; Sensitive Ecosystems

- ZA2208
- Parcel Fabric
- City Boundary
- By2089-Character and Form DPA
- By2089-Environmental DPA



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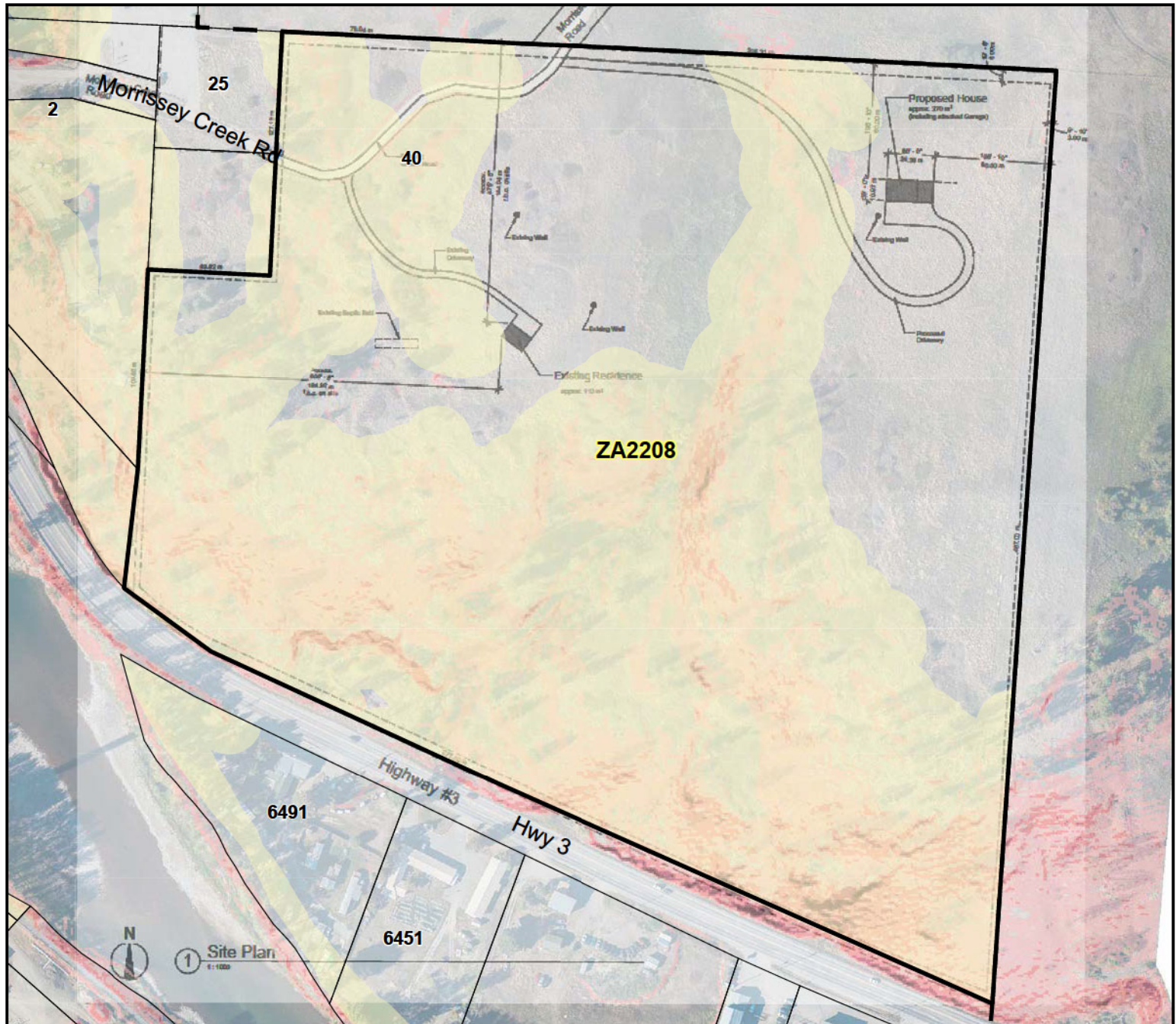
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# Official Community Plan Steep Slopes Development Permit Areas

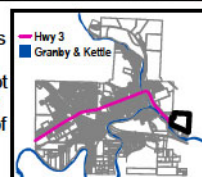
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Environmental-Steep Slopes and Riparian Area &amp; Sensitive Ecosystems

- ZA2208
- Parcel Fabric
- City Boundary
- By2089-Steep Slopes DPA
- > 30% Slopes
- <= 30
- 30.001 - 60
- 60.001 - 90
- 90.001 - 120
- 120.001 - 150
- > 150



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Print Date: 2023-02-06 User: acameron

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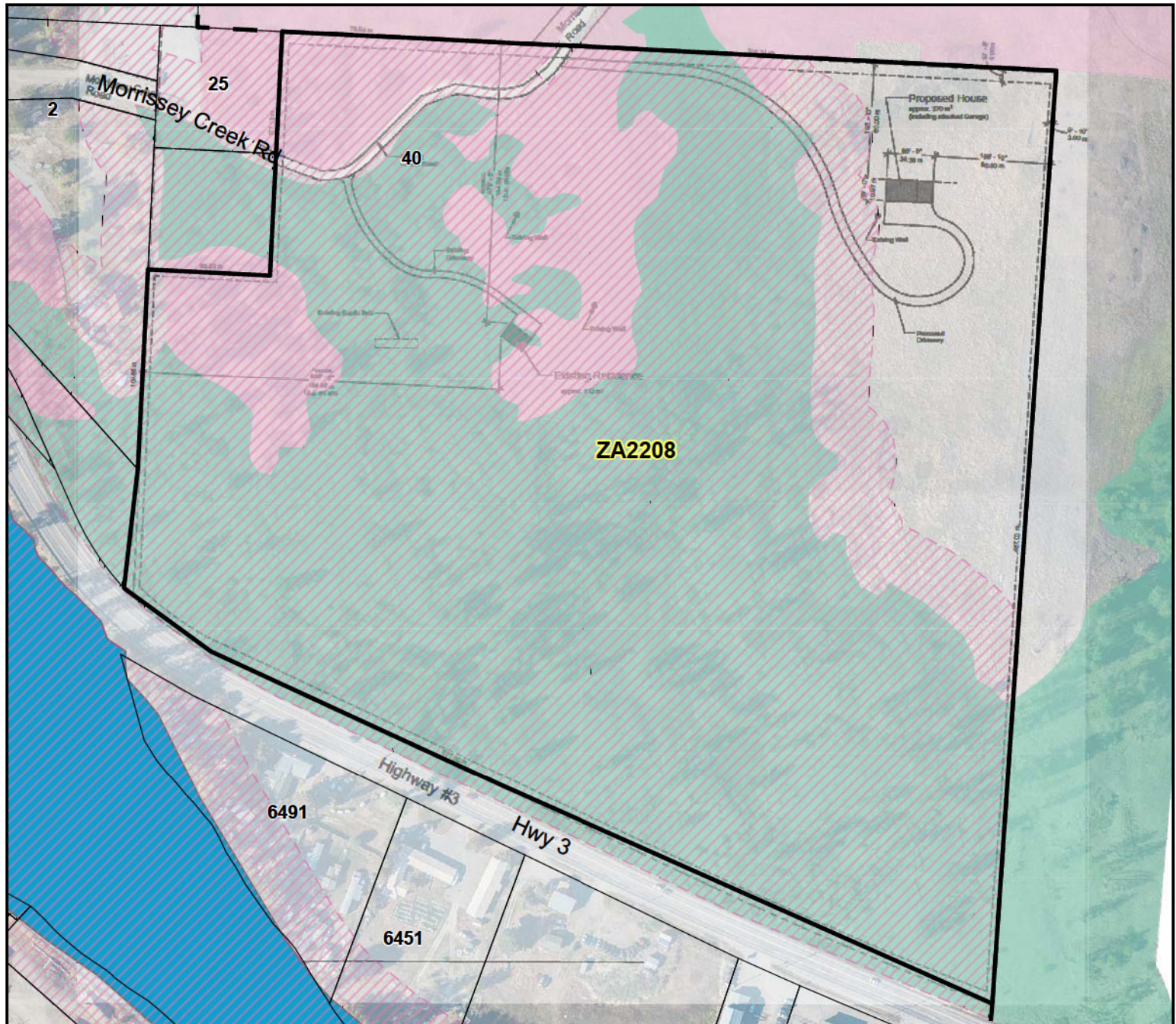


# Official Community Plan Riparian and Sensitive Ecosystem Development Permit Areas

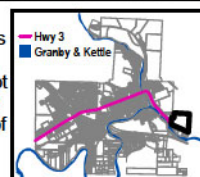
- ZA2208
- Parcel Fabric
- City Boundary
- By2089-Riparian Area & Sensitive Ecosystems DPA
- RIPARIAN
- Sensitive Ecosystem
- Other Important Ecosystem

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Environmental-Steep Slopes and Riparian Area & Sensitive Ecosystems



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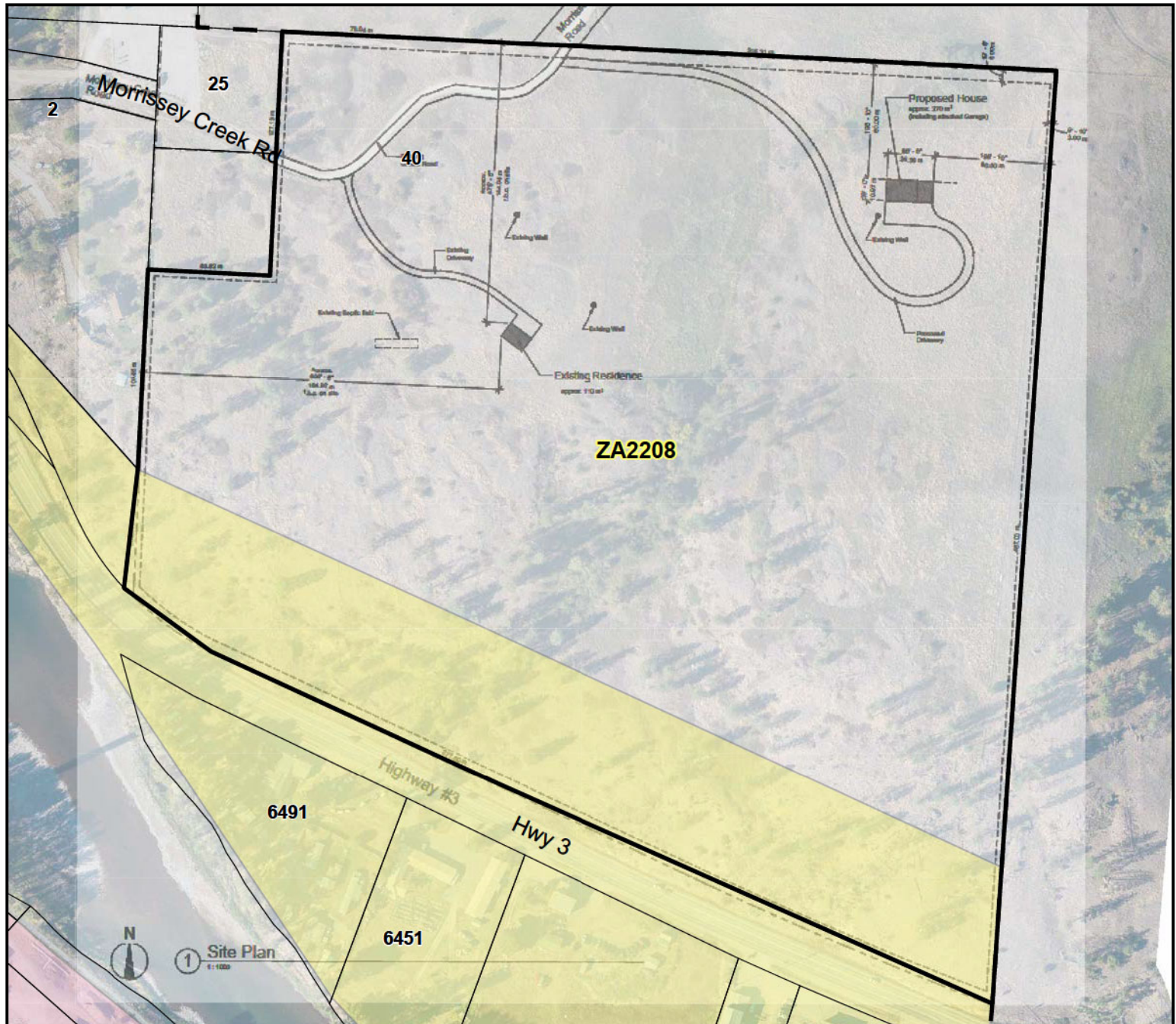


# Official Community Plan Gateway & Corridor Development Permit Areas

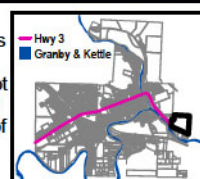
- ZA2208
- Parcel Fabric
- City Boundary
- GC - Gateway & Corridor
- IA - Industrial & Airport

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