

PROPERTY DESCRIPTION

Civic address: **3775 WILLOWBROOK RD
OLIVER BC V0H 1T5** Electoral Area: **C**

Legal Description

Lot: Plan: Block: District Lot: Section: Township:
**LOTA DISTRICT LOT 1995 SIMILKAMEEN
DIVISION YALE DISTRICT PLAN EPP 88891**

Current land use:

RESIDENTIAL

Surrounding land uses:

FARM / RESIDENTIAL

Current method of sewerage disposal: Community Sewer Septic Tank Other

Current method of water supply: Community Water Well Other

Any restrictive covenants registered on the subject property: No Yes (if YES, attach details)

Any registered easements or rights-of-ways over the subject property: No Yes (if YES, attach details)

SEE BELOW

Agricultural Land Reserve: No Yes

Is ALC approval required: No Yes

Does the subject property possess a legal road access: No Yes (if NO, provide details)

Development Permit Area Designations:

Watercourse Multiple Family Protection of Farming Commercial
 Environmentally Sensitive Industrial Naramata Townsite Hillside

TYPE OF APPLICATION:

Official Community Plan (OCP) Zoning Joint OCP & Zoning

REQUESTED LAND USE DESIGNATION AMENDMENT(S):

Existing OCP Designation:
**ELECTORAL AREA
"C"
OCP BYLAW NO.
2452, 2008**

Existing Zoning:
**RA
RESOURCE AREA**

Proposed OCP Designation:

Proposed Zoning:
**SH4
SMALL HOLDINGS 4
(FOR FUTURE LOT 2 ONLY)**

* WEST KOOTNEY POWER AND LIGHT COMPANY
REGISTRATION # E24659

* FORTIS BC INC
REGISTRATION # CA7283296

REQUIRED DOCUMENTATION:

All plans and drawings referred to in this section should be submitted with one full scale and one reduced (11 x 17) copy suitable for black and white reproduction. When possible, digital versions should also be included.

- Certificate of Title** – copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent’s Office, a notary, lawyer or search company. The Regional District is also able to obtain a copy of a title at a cost of \$25.00.
- Agent Authorization** (if applicable) – signature requirements on Page 4 of this application form
- Context Map** – showing all areas affected by the zoning bylaw amendment, including existing and proposed zones, adjacent properties and roads, watercourses and other significant natural features.
- Development Plans** – drawn to scale and showing the property that is the subject of the application and how it is proposed to develop and/or use the property.
- Subdivision Plan** – rezoning applications submitted to facilitate the subdivision of land should include a proposed plan of subdivision prepared by a BC Land Surveyor which includes subdivision layout (including all dimensioned lots), lot areas, and any proposed easements and right of ways.
- Site Notification** – to be prepared in accordance with the specifications contained in the Regional District’s Development Procedures Bylaw, and proof of the sign on the subject property included at the time of making application (i.e. photos).
- Supporting Rationale** – the reason why you are seeking a rezoning must be included (i.e. what will the new zoning allow you to do and why is this a good idea?). Please use the space below to provide your rationale or attach as a separate sheet (as necessary).

Please read the Official Community Plan Bylaw for your Electoral Area to see if the Regional District has adopted policies that may support, or speak against your proposed development.

Additional material or more detailed information may be requested by the Regional District upon review of the application.