

PROPERTY DESCRIPTION	
Civic address: 5647 Cactus St, 5668 Hwy 97, 5672 Hwy 97 Oliver, B.C. V0H1T0	Electoral Area: "C"
Legal Description Lot: Plan: Block: District Lot: Section: Township: LOT 133B DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 2897 EXCEPT PLAN 15135	
Current land use: <b>Commercial, and Industrial</b>	
Surrounding land uses: <b>Mixture of SH1, SH2, Commercial, and Commercial Tourist</b>	
Current method of sewerage disposal: <input type="checkbox"/> Community Sewer <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other	
Current method of water supply: <input checked="" type="checkbox"/> Community Water <input type="checkbox"/> Well <input type="checkbox"/> Other	
Any restrictive covenants registered on the subject property: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if YES, attach details)	
Any registered easements or rights-of-ways over the subject property: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if YES, attach details)	
Agricultural Land Reserve: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Is ALC approval required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Does the subject property possess a legal road access: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (if NO, provide details)	
Development Permit Area Designations: <i>(NOT IN ALC)</i>	
<input type="checkbox"/> Watercourse	<input type="checkbox"/> Multiple Family <input checked="" type="checkbox"/> Protection of Farming <input type="checkbox"/> Commercial
<input type="checkbox"/> Environmentally Sensitive	<input type="checkbox"/> Industrial <input type="checkbox"/> Naramata Townsite <input type="checkbox"/> Hillside

TYPE OF APPLICATION:		
<input type="checkbox"/> Official Community Plan (OCP)	<input type="checkbox"/> Zoning	<input checked="" type="checkbox"/> Joint OCP & Zoning

REQUESTED LAND USE DESIGNATION AMENDMENT(S):	
Existing OCP Designation: <b>Commercial (C) + Low Industrial Density Residential (LR)</b>	Existing Zoning: <b>Commercial and Industrial (C1) (I1)</b>
Proposed OCP Designation: <b>Commercial (C)</b>	Proposed Zoning: <b>Service Commercial (CS1)</b>

**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.

**Rationale:**

Thank you for the opportunity to submit our plan for rezoning the parcel as described in the application. We feel that this rezoning will allow our team to redevelop the site to provide the community needed services and, convenience to local residents and travelers through Oliver and the area.

Our goal is to remove the existing gas bar island and building and install a new island with fuel pumps to be serviced by renovating the remaining building on site into a convenience store and car wash. (See site plan).

Along with these renovations the plan also calls for the construction of a new drive through and dine in restaurant to offer residents further choice in their local dining experiences.

We feel the development will be beneficial for the community and consider the size and location of the site to be suitable for the intended purposes as well.

Thank you again for the opportunity. We look forward to your response.

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