

PROPERTY DESCRIPTION:

Civic address: 680 WILSON MOUNTAIN ROAD

Legal Description

Lot: 1 Plan: KAP79573 Block: District Lot: 918S Section: Township:

OCP Designation: SH - SMALL HOLDINGS Zoning: SH2 - SMALL HOLDINGS TWO

Surrounding land uses: SH2 - SMALL HOLDINGS TWO
RA - RESOURCE AREACurrent method of sewerage disposal: Community Sewer Septic Tank OtherCurrent method of water supply: Community Water Well OtherAny restrictive covenants registered on the subject property: Yes No (if yes, provide details)Any registered easements or rights-of-ways over the subject property: Yes No (if yes, provide details)Does the subject property possess a legal road access: Yes No (if no, provide details)Agricultural Land Reserve: Yes No Riparian Area: Yes NoEnvironmentally Sensitive: Yes No**CURRENT USE:**

Provide a description of the current uses of the land and buildings found on the property (please attach as a separate sheet, as required): Vacant Land

PROPOSED TEMPORARY USE (attach as a separate sheet):

Describe the proposed temporary uses of the land and buildings.

Describe the time period required for the temporary use.

If the property is the subject of a lease, provide details of the lease.

Describe the reasons for the proposed temporary use.

Clearly describe any conditions that the proposed use will be limited to (such as floor area, affected land area, buildings to be used, parking, hours of operation, etc ...).

CESSATION OF TEMPORARY USE:A Temporary Use Permit is not a substitute for an application to rezone a property. A Temporary Use Permit is only intended to allow for an activity over a limited period of time. At the conclusion of the Permit, it is intended that the temporary use will: Cease. This accessory building will become a conforming structure upon completion of the proposed dwelling. Be moved to another site that is zoned (or designated) for that use. During the time that the temporary permit is in effect, a rezoning application will be applied for in order to change the zone on the property, and therefore the site will be zoned (designated) to allow the use. If that application is unsuccessful and the temporary permit expires, the temporary use will be removed. Other :

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, Adobe PDF versions should also be included.

- Certificate of Title** – to provide proof of ownership, 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.
- Location Map** – showing the area in which the subject property is situated.
- Site Plan** – drawn to scale and showing dimensions, shall include the following (as applicable):
 - North arrow and scale;
 - Dimensions and boundaries of property lines, rights-of-way, and easements;
 - Location and dimensions of existing structures and setbacks (including projections and overhangs) to parcel lines, rights-of-ways, easements;
 - Location of existing access roads, driveways, vehicle parking spaces, pathways, screening and fencing;
 - Natural & finished grades of site, at buildings & retaining walls (indicate source of grade data);
 - Location of any physical or topographical constraints (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc...);
 - Location of all existing water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes; and
 - Existing covenant areas (if applicable).
- Development Plan** - shall be drawn to scale and indicate the following:
 - detailed drawings of the proposed development, including building sections, elevations, finishes, floor plans, landscaping, access roads, driveways, vehicle parking spaces, pathways, and screening and fencing proposed for the site;
 - a project summary sheet outlining density and number of dwelling units, site coverage, heights, setbacks, and other relevant data; and
 - location & width of proposed access to the property, driveways, manoeuvring aisles & parking layout.
- Site Survey** - If the proposed development involves a variance to the siting or building envelope of a structure a current BC Land Surveyor’s survey certificate (in metric) shall be required. This may be combined with the requirements for a **Site Plan**, where appropriate.
- Landscape Plan** – where applicable, the Landscape Plan shall be drawn to scale and shall show existing and proposed landscaping and to include an estimate of the cost of landscaping, provided by a Landscape Architect or qualified professional. This estimate will be used to determine a security.
- Health and Safety Inspection** – where applicable, confirmation from a Building Inspector, or other qualified individual that the proposed use of a building or structure meets minimum standards for health and safety.
- 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).

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

DECLARATION:

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

CWalsh

Signature of Owner or Authorized Agent

July 17th, 2024

Date

Cody Walsh

Print name of Owner or Authorized Agent