



Regional District of Okanagan-Similkameen
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Land Use Bylaw Amendment Application

(Official Community Plan Bylaws and Zoning Bylaws)

It is recommended that applicants consult Development Services staff prior to submitting an application. This application will not be accepted unless it is complete and the required fee and plans are attached.

OWNER INFORMATION (please add an additional page if more than two owners)

Name: Ryan Kononoff		Name: Ryan Kononoff	
Address: Unit 203 - 2006 Gladys Ave		Address: 203 - 2006 Gladys Ave	
City/Town: Abbotsford		City/Town: Abbotsford	
Province: BC	Postal Code: V0H 1R4	Province: BC	Postal Code: V0H 1R4
Day Phone: 778-771-3242	Cell Phone:	Day Phone: 778-771-3242	Cell Phone:
Email: properties@clearbridge.ca		Email: properties@clearbridge.ca	

AGENT INFORMATION (if applicable)

Name: Braiden Kononoff			
Address: 16 Drake Landing Bay		City/Town: Okotoks	Province: Alberta Postal Code: T1S 0P9
Day Phone: 778-771-3242		Cell Phone:	
Email: properties@clearbridge.ca			

NOTICE OF COLLECTION OF PERSONAL INFORMATION:

Personal information on this form is collected for the purpose of processing this application and for administration and enforcement. The personal information is collected under the authority of the Local Government Act and the bylaws of the Regional District Okanagan-Similkameen. Documentation / information submitted in support of this application can be made available for public inspection pursuant to the Freedom of Information and Protection of Privacy Act. Contact the Freedom of Information Officer at the Regional District Okanagan-Similkameen for information.

PROPERTY DESCRIPTION

Civic address: Unit 102 - 850 Railway Lane Okanagan Falls, BC, V0H 1R4

Electoral Area: D

Legal Description

Lot: 6 Plan: KAS2687 Block: District Lot: 2883S Section: Township: Okanagan Falls

Current land use: Commercial unit.

Surrounding land uses: Residential units

Current method of sewerage disposal: Community Sewer Septic Tank OtherCurrent method of water supply: Community Water Well OtherAny 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)Agricultural Land Reserve: No YesIs ALC approval required: No YesDoes 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:

Existing Zoning:

OFTC Zone: Section 13.1.5

Proposed OCP Designation:

Proposed Zoning:

A change in the zoning to allow us to surpass the density requirement zoning as listed above.

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.

We would like to subdivide unit 102, and 103 (commercial units), into 5 residential units. Currently this is not permitted under OFTC Zone: Section 13.1.5. If we were allowed to make the purposed changes this would allow us to renovate, and improve 2 commercial units that have sat empty and unimproved for years. This would bring more life, and business into the Okanagan Falls region.

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

AGENT AUTHORIZATION:

If the registered owner(s) of the subject property elects to have someone act on their behalf in submission of this application this section must be completed:

As owner(s) of the land described in this application, I/we hereby authorize: Braiden Kononoff
to act as applicant in regard to this land development application. (Print Name)

Signature of Owner: 	Date: December 18th, 2020
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Signature of Owner:	Date:
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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.



Signature of Owner or Authorized Agent

December 18th, 2020

Date

Braiden Kononoff

Print name of Owner or Authorized Agent