

PROPERTY DESCRIPTIONCivic address: **5300 HAWTHORNE CRES., OK FALLS**Electoral Area: **D**

Legal Description

Plan KAP434A, SDYD, Part of Osoyoos IR (Dog Lake) Exc.: PCL A PL B12862, PCL 1 PL B12863 & EXC PL 29119, KAP56993 & KAP65845

Current land use:

None - inactive and undeveloped

Surrounding land uses:

Residential (low density), institutional (elementary school), and agricultural (cattle auctioning)

Current method of sewerage disposal:

 Community Sewer Septic Tank Other **NA**

Current method of water supply:

 Community Water Well Other **NA**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 (**School board easement**)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:

MR

Existing Zoning:

RD1, RS2

Proposed OCP Designation:

MR

Proposed Zoning:

RSM1

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.

Supporting Rationale: The community has a great need for more residential rental housing. The parcel is currently/already zoned for "Low Density Residential". The proposed re-zoning to "Low Density Manufactured Home Park" has been determined by the applicant to be simply the most effective way to create residential rental housing on this uniquely shaped parcel.

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