

PROPERTY DESCRIPTION

Civic address: 1108 FISH LAKE ROAD

Electoral Area: F

Legal Description

Lot: 4 Plan: KAP25804 Block: District Lot: 4239 Section: 050.4005 DIV OF YALE LAND DIST Township:

Current land use:

RESIDENTIAL

Surrounding land uses:

CROWN

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)

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:

Existing Zoning:

RESOURCE AREA

Proposed OCP Designation:

Proposed Zoning:

SMALL HOLDINGS SH 2

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 have patiently waited 44 years to subdivide this 38 acre parcel of land. Our Lot, 4, is naturally subdivided by Fish Lake Road (a gazetted road), with 31 acres on the west side and 7 acres on the east side of the road. We are wishing to subdivide off the 7 acres of land. DL 4239 comprises of 4 (approx 38 acres) parcels of which Lot 1 was previously subdivided.

The 7 acre parcel would be an affordable property for young people/families starting out, in an otherwise unaffordable housing/property market.

Our 38 acre parcel of land is non ALR & is 3 km beyond Faulder/ Meadow Valley. The property is serviced by Hydro, Telus, Airm Road maintenance & is on the School District Bus route. 3 sides of Lot 4 is Crown Land which extends to the Boy Scout Camp

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