

PROPERTY DESCRIPTION

Civic address:		Electoral Area:
Legal Description Lot: 1 Plan: / Block: 7 District Lot: 128 Section: / Township: /		
Current land use: Vacant. - C1		
Surrounding land uses: adjacent property (east) is zone commercial but only has a single family dwelling on the lot. (north) cabin, (west) cabin, (south) vacant.		
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 type="checkbox"/> Community Water <input checked="" 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:		
<input type="checkbox"/> Watercourse	<input type="checkbox"/> Multiple Family	<input 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:

Official Community Plan (OCP) Zoning Joint OCP & Zoning

REQUESTED LAND USE DESIGNATION AMENDMENT(S):

Existing OCP Designation: Commercial C	Existing Zoning: C1
Proposed OCP Designation: LR	Proposed Zoning: RS1

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 N/A

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 [context Map.pdf](#)

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. N/A

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.

Seeking to rezone the property to RS1 to allow for the building of a single family dwelling that will match the the surrounding properties usage. An additional business allowed for in C1 zoning would detract from the enjoyment and character of the area,

Commercial zoning does not align with land use in the area. Parks and houses surround this property, Nicola Ave is surrounded by single family dwellings

Businesses in the area may be adversely affected by any additional commercial activity. In short we would like build a home and support the small businesses that have long been established in this community,

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