



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: PASSAYTON DEVELOPMENTS LTD		Name:	
Address: 602-9370 UNIVERSITY CRESCENT		Address:	
City/Town: BURNABY		City/Town:	
Province: BC	Postal Code: V5A 4X9	Province:	Postal Code:
Day Phone:	Cell Phone:	Day Phone:	Cell Phone:
Email: passayton@gmail.com		Email:	

AGENT INFORMATION (if applicable)

Name: AllTerra Land Surveying Ltd			
Address: 1315 St Paul Street, Kelowna BC V1Y 2E2	City/Town:	Province:	Postal Code:
Day Phone: 250-762-0122	Cell Phone: 250-878-9672		
Email: bdenton@allterrasurvey.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: No civic address assigned. Highway 3, 3km E of Eastgate	Electoral Area: H
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Legal Description

Lot: Plan: Block: District Lot: Section: Township:

DISTRICT LOT 1195 YALE DIVISION YALE DISTRICT EXCEPT THOSE PORTIONS THEREOF INCLUDED WITHIN THE BOUNDARIES OF DISTRICT LOTS 901 AND 627

Current land use: Vacant Land

Surrounding land uses: Highway to the North, Large Holding to the West, Unsurveyed Crown Land to the South, Large Holding to the East

Current method of sewerage disposal: Community Sewer Septic Tank Other N/ACurrent method of water supply: Community Water Well Other N/AAny 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 YesDoes the subject property possess a legal road access: No Yes (if NO, provide details) **see attached letter**

Development Permit Area Designations:

<input checked="" type="checkbox"/> Watercourse	<input type="checkbox"/> Multiple Family	<input type="checkbox"/> Protection of Farming	<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Environmentally Sensitive	<input type="checkbox"/> Industrial	<input type="checkbox"/> Naramata Townsite	<input type="checkbox"/> Hillside

TYPE OF APPLICATION:

<input type="checkbox"/> Official Community Plan (OCP)	<input type="checkbox"/> Zoning	<input checked="" type="checkbox"/> Joint OCP & Zoning
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REQUESTED LAND USE DESIGNATION AMENDMENT(S):

Existing OCP Designation:

Resource Area

Existing Zoning:

Resource Area

Proposed OCP Designation:

Large Holding

Proposed Zoning:

Large Holding 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. **Not yet available**

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.

Please refer to the attached letter of support.

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: AllTerra Land Surveying Ltd
to act as applicant in regard to this land development application. (Print Name)

Signature of Owner: see separate sheet attached to email

Date:

Signature of Owner:

Date:

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.

Bronwyn D. Denton

Signature of Owner or Authorized Agent

August 21, 2023

Date

Bronwyn D. Denton

Print name of Owner or Authorized Agent