

PROPERTY DESCRIPTION:

Civic address: 1066 HWY 3A, KALEDEN BC V0H1K0

PID 009-530-304

Legal Description

Lot: 1 Plan: KAP11044 Block: District Lot: 2285 Section: Township:

OCP Designation: Zoning: Commercial

Surrounding land uses: Gas station/Convenience store

Current method of sewerage disposal: N/A Community Sewer Septic Tank Other

Current method of water supply: N/A Community Water Well Other

Any restrictive covenants registered on the subject property: Yes No (if yes, provide details)

Any registered easements or rights-of-ways over the subject property: Yes No (if yes, provide details)

Does the subject property possess a legal road access: Yes No (if no, provide details)

Agricultural Land Reserve: Yes No Riparian Area: Yes No

Environmentally Sensitive: Yes No

CURRENT USE:

Provide a description of the current uses of the land and buildings found on the property (please attach as a separate sheet, as required): GAS STATION STORE

PROPOSED TEMPORARY USE (attach as a separate sheet):

Describe the proposed temporary uses of the land and buildings. - temporary storage Manufactured Homes
Describe the time period required for the temporary use. - up to 5 years
If the property is the subject of a lease, provide details of the lease. Month to month
Describe the reasons for the proposed temporary use. Storage of Manufactured Homes.
Clearly describe any conditions that the proposed use will be limited to (such as floor area, affected land area, buildings to be used, parking, hours of operation, etc ...).

CESSATION OF TEMPORARY USE:

A Temporary Use Permit is not a substitute for an application to rezone a property. A Temporary Use Permit is only intended to allow for an activity over a limited period of time. At the conclusion of the Permit, it is intended that the temporary use will:

- Cease.
- Be moved to another site that is zoned (or designated) for that use.
- During the time that the temporary permit is in effect, a rezoning application will be applied for in order to change the zone on the property, and therefore the site will be zoned (designated) to allow the use. If that application is unsuccessful and the temporary permit expires, the temporary use will be removed.
- Other: option to re-apply

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, Adobe PDF versions should also be included.

Certificate of Title – to provide proof of ownership, 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.

Location Map – showing the area in which the subject property is situated.

Site Plan – drawn to scale and showing dimensions, shall include the following (as applicable):

- North arrow and scale;
- Dimensions and boundaries of property lines, rights-of-way, and easements;
- Location and dimensions of existing structures and setbacks (including projections and overhangs) to parcel lines, rights-of-ways, easements;
- Location of existing access roads, driveways, vehicle parking spaces, pathways, screening and fencing;
- Natural & finished grades of site, at buildings & retaining walls (indicate source of grade data);
- Location of any physical or topographical constraints (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc...);
- Location of all existing water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes; and
- Existing covenant areas (if applicable).

Development Plan - shall be drawn to scale and indicate the following:

- detailed drawings of the proposed development, including building sections, elevations, finishes, landscaping, access roads, driveways, vehicle parking spaces, pathways, and screening and fencing proposed for the site;
- a project summary sheet outlining density and number of dwelling units, site coverage, heights, setbacks, and other relevant data; and
- location & width of proposed access to the property, driveways, manoeuvring aisles & parking layout
- Current floor plan including number of bedrooms that are to be used for the Vacation Rental.

Site Survey - If the proposed development involves a variance to the siting or building envelope of a structure a current BC Land Surveyor's survey certificate (in metric) shall be required. This may be combined with the requirements for a **Site Plan**, where appropriate.

Landscape Plan – where applicable, the Landscape Plan shall be drawn to scale and shall show existing and proposed landscaping and to include an estimate of the cost of landscaping, provided by a Landscape Architect or qualified professional. This estimate will be used to determine the amount of any security required.

Health and Safety Inspection – where applicable, confirmation from a Building Inspector, or other qualified individual that the proposed use of a building or structure meets minimum standards for health and safety.

Site Notification – an applicant is required to erect a Notice of Development Sign prior to submitting an application.

Septic Inspection – A copy of the most recent septic inspection/servicing showing to be in good working order.

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

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.

Heidi Horncastle
Signature of Owner or Authorized Agent

Sept 12, 2022
Date

Heidi Horncastle
Print name of Owner or Authorized Agent