



RECEIVED

LAND USE APPLICATION TO COUNCIL
 OCP/Zoning/Land Use Permits/
 Liquor License Consent/Appeals
 TOWN OF OLIVER

MAR 15 2018

DVP 2018-008

1. Property Information

Street Address 6947 Lakeside Drive	Existing Zoning RS1
Legal Description Lot 2, DL 24525 Plan KAP8942 LD54 Portion L694	Existing OCP Low Density Res
Existing Land Use Single Family Detached Dwelling	

2. Applicant

FOLIO 555.06416.000 PID: 001.873 423

Contact Person Robert or Darlene Bruce			
Company			
Mailing Address #604 - 7 Rialto Court			
City New Westminster	Province BC	Postal Code V3M 7A8	
Phone 604-813-4042	Fax	E-mail darlenebruce@shaw.ca	
Signature of Contact Person <i>Darlene Bruce</i>			Date March 12, 2018

3. Owner Information

Does the Applicant own this property? <input checked="" type="checkbox"/> Yes (skip to Section 4) <input type="checkbox"/> No (complete the following)	
If Applicant does not own the property, Owner must complete and sign application or submit letter of consent.	
Registered Owner	
Mailing Address	
City	Province
Postal Code	
Signature of Owner	
Date	

4. Nature of Application(s)

Type of Application (check all that apply)	Complete these sections (starting next page)
<input type="checkbox"/> Official Community Plan designation change	5, 6, 7
<input type="checkbox"/> Official Community Plan text amendment	5, 6, 7
<input type="checkbox"/> Zoning Bylaw land use change	5, 6, 8
<input type="checkbox"/> Zoning Bylaw text amendment	5, 6, 8
<input type="checkbox"/> Temporary Commercial or Industrial Permit	5, 6, 9
<input type="checkbox"/> Development Permit	5, 6, 10
<input checked="" type="checkbox"/> Development Variance Permit	5, 6, 11
<input type="checkbox"/> Liquor License Consent	5, 6, 12
<input type="checkbox"/> Appeal of Delegated Decision	5, 6, 13

Note: The personal information on this form is collected under the authority of the Local Government Act/Community Charter for the purpose of processing this application, and is subject to the Freedom of Information and Protection of Privacy Act. Any questions regarding this collection should be directed to the Corporate Services Department, Town of Oliver, phone 250-485-6200.

5. Proposed Development (complete for all applications)

Describe the extent and nature of your proposed development. Attach scale plans and additional pages as required:

The intent of this application is to subdivide the property into one RS1 lot and one RS1 lot with an existing single family dwelling. The originating property has a road frontage of 28.956m. On subdivision, one lot would measure 15.0m x 58.522m irregular and the second lot which contains an existing single family dwelling would measure 13.956m x 62.179m irregular.

6. Reasons in Support (complete for all applications)

Please supply reasons in support of your application:

Other subdivided properties along Tuc-el-Nuit Lake have been allowed frontages of less than 15 metres. One example is the Iverson subdivision, 6905, 6913 and 6917 Lakeside Drive, where the three lots have frontages ranging from 14.022m - 14.029m. It appears variance was given to all three (3) lots. We are only asking for variance on one (1) lot. The second lot would be conforming. The overall size of each proposed subdivided lot would be approximately 850sq.m - far in excess of the minimum requirement of 550sq.m.

7. Official Community Plan Amendment Application

Requested new Land Use designation is:

Requested text amendment to the OCP Bylaw is:

8. Zoning Bylaw Amendment Application

Requested new Zoning is:

Requested text amendment to the Zoning Bylaw is:

9. Temporary Commercial or Industrial Permit Application

Check one: Commercial Permit OR Industrial Permit

Describe the nature of permit and proposed term of permit.

Applicant Initials PB

10. Development Permit Application

Indicate the total estimated value of your development. Include all phases covered by this application.	\$
Development Permit Area (check all that apply):	
<input type="checkbox"/> Multi-Family Residential Area	<input type="checkbox"/> Industrial Park Area
<input type="checkbox"/> General or Tourist Commercial Area	<input type="checkbox"/> Environmentally Area
<input type="checkbox"/> Downtown Commercial Area	<input type="checkbox"/> Riparian Area

11. Development Variance Permit Application

Describe all variances requested (Attach additional sheets if required):
Variance # 1: To amend the frontage requirement from 15m to 13.956m for only one of the two proposed lots.
Variance # 2:
Variance # 3:
Variance # 4:

12. Liquor License Consent Application

Describe license application being requested:
Describe what consent is being sought from council:

DB

13. Appeal of Delegated Decision

Describe staff decision that is being appealed:

Provide reasons for your appeal:

Application Checklist

Please ensure the following items are included with your application. Incomplete applications may be rejected or create unnecessary delays or incur additional costs.

<input type="checkbox"/> fully completed application form	<input type="checkbox"/> initial fee as calculated by municipal staff
<input type="checkbox"/> owner's signature if different from applicant	<input type="checkbox"/> renderings/plans to illustrate application (11' x 17')
<input type="checkbox"/> current state of title certificate	<input type="checkbox"/> a list of exterior building materials proposed
<input type="checkbox"/> copy of all relevant charges registered on the property	<input type="checkbox"/> a list of exterior building colors (including paint chips)
<input type="checkbox"/> landscaping plan/plant list complete with cost estimate (including installation costs)	<input type="checkbox"/> any other documentation required to describe or support your application

Office Use Only

Initial fee received \$ <u>400.00</u> CHQ# 375	Receipt # <u>118394</u>
Collector signature <u>Nancy J.</u>	Date <u>MAR 15/18</u>
Backflow Prevention Assembly required: <u>RP / DCVA / None</u>	
Comments:	
Public Works approval _____ Date: _____	

DB

LAND USE APPLICATION FEES AND CHARGES

Zoning and Official Community Plan Applications	
OCP Amendment application fee	1,000.00
Zoning Amendment application fee	1,000.00
OCP & Zoning Amendment application fee	1,500.00
Temporary Use Permit	
Application Fee	700.00
Renewal Fee	350.00
Development Permit – Application Fees	
Non-delegated development permit	750.00
Delegated development permit	375.00
Development permit with variances	1,150.00
Development Variance Permit	
Application fee	400.00
Board of Variance Appeal	
Application fee	500.00
Floodplain Exemption	
Application fee	400.00
Strata Title Conversion	
Application Fee	150.00
i) Plus \$150.00 for each proposed strata unit	
Manufactured Home Park (MHP) Permit	
Application Fee	250.00
i) Plus \$25.00 for each proposed manufactured home space	
Subdivisions	
Application Fee	400.00
i) Plus \$100.00 for each addition parcel proposed	
ii) Plus \$25.00 for each parcel line to be adjusted	
Liquor License Consent	
Application Fee	500.00
i) Plus \$500.00 if public consultation is required	
Legal Documents	
Title Search	\$35.00/search
Document retrieval	\$20.00/each

LAND USE APPLICATION FEES AND CHARGES (cont'd)

Covenants	
Discharge of a Statutory Covenant or right-of-way	\$250.00
Preparation or Amendment of a Statutory Covenant	\$500.00
Preparation of Amendment of a Statutory right-of-way	\$500.00
Legal Review of Statutory Covenant or right-of-way	\$250.00/hour
Preparation of a Survey Plan	At Cost
Comfort Letter (for compliance with land use bylaws)	
Application fee	\$100.00/parcel
TOTAL INITIAL FEE \$400.00	

Initial fees are based on the above noted table. Actual fees may vary depending on the complexity of your application, the value of your development or requirements for land title searches and preparation or review of survey plans and legal documents. Once calculated, all fees must be paid in full prior to final approval of your application.

SKETCH PLAN OF LOT 2, D.L. 2452s, S.D.Y.D., PLAN 8942

SCALE 1 : 400

All Distances are in Metres.

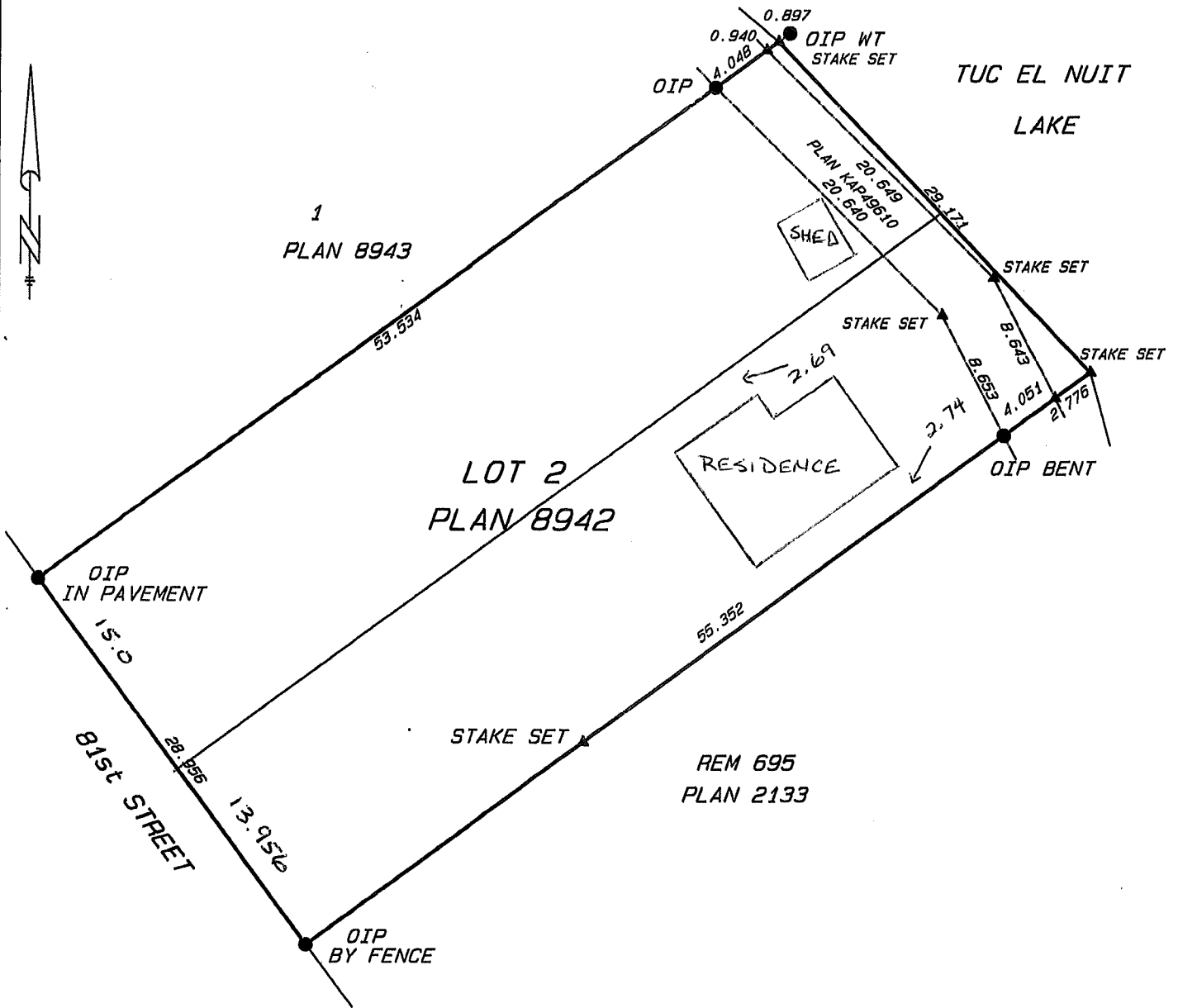
PID 001-873-423

CIVIC ADDRESS:

37085 81st STREET

OLIVER, B.C.

OIP INDICATES IRON PIN FOUND



AM SURVEYING AND SERVICES LTD.

2606 SOUTH MAIN STREET

PENTICTON, B.C.

V2A-5J3

Ph: 250-493-5467 Job No. 09-052

TITLE SEARCH PRINT

File Reference: 6947 Lakeside

Declared Value \$ 212000

2018-02-15, 15:02:37

Requestor: Darlene Bruce

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	KR69767
From Title Number	KG39816
Application Received	2001-07-31
Application Entered	2001-08-03
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	DARLENE GRACE BRUCE, BUSINESSWOMAN 946 MOODY COURT PORT COQUITLAM, BC V3C 5J4
Taxation Authority	Penticton Assessment Area Oliver, Town of
Description of Land	
Parcel Identifier:	001-873-423
Legal Description:	LOT 2 DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 8942
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	✓ KG65367
Registration Date and Time:	1993-07-12 13:11
Registered Owner:	THE CORPORATION OF THE TOWN OF OLIVER
Remarks:	PART ON PLAN KAP49610
Nature:	MORTGAGE
Registration Number:	KM64065
Registration Date and Time:	1998-07-02 12:42
Registered Owner:	VALLEY FIRST CREDIT UNION
Cancelled By:	KR115961
Cancelled Date:	2001-12-06

TITLE SEARCH PRINT

File Reference: 6947 Lakeside
Declared Value \$ 212000

2018-02-15, 15:02:37
Requestor: Darlene Bruce

Nature: MORTGAGE
Registration Number: KP114683
Registration Date and Time: 2000-12-19 11:23
Registered Owner: VALLEY FIRST CREDIT UNION
Cancelled By: KR115962
Cancelled Date: 2001-12-06

Nature: MORTGAGE
Registration Number: KR69768
Registration Date and Time: 2001-07-31 11:33
Registered Owner: VALLEY FIRST CREDIT UNION
Cancelled By: LB227639
Cancelled Date: 2008-08-06

Nature: MORTGAGE
Registration Number: LB218597
Registration Date and Time: 2008-07-10 09:31
Registered Owner: THE TORONTO-DOMINION BANK

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

LAND TITLE ACT
FORM C
(Section 219.9)

93 JUL 12 13 11

KG65367cc

LAND TITLE OFFICE
KAMLOOPS

Assessor Notified

Province of
British Columbia
FIRST REGISTRY SERVICES LTD.
370-546 ST PAUL STREET,
KAMLOOPS, B.C. V2C 5T1
PHONE 828-1266

Penticton AA
City of Penticton
Town of Oliver
Page 1 of 5 Pages

1. APPLICATION:

(Name, Address, phone number and signature of applicant, applicant's solicitor or agent)

TOWN OF OLIVER
35016 - 97th Street,
Box 638,
OLIVER, B.C. V0H 1T0

[Signature]
ADMINISTRATOR

498-3404

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND *

(PID)

(LEGAL DESCRIPTION)

001-873-423

Lot 2
District Lot 2450s
Similkameen Division Yale District Plan
Plan 8942

07/12/93 A1731M CHARGE 50.00

16-60142P

3. NATURE OF INTEREST:*

DESCRIPTION

DOCUMENT REFERENCE
(Page and Paragraph)

PERSON ENTITLED
TO INTEREST

Statutory Right of Way

Entire Instrument Pages 3 to 5

Transferee

4. TRANSFEROR(S):*

HARRY EDWARD BRAY, Businessman
RR #3 Tuc El Nuit Drive
Oliver, B.C.
V0H 1T0

5. TRANSFEREE(S):*

[including occupation(s), postal address(es) and postal code(s)]

THE CORPORATION OF THE TOWN OF OLIVER,
a Municipal Corporation,
P.O. Box 638, 35016 - 97th Street,
Oliver, B.C. V0H 1T0

6. EXECUTION(S):**

By signing this document you are affecting the land in the manner described in Item 3.

Officer Signature(s)

[Signature]
BERNICE ROSE MYLLYNIEMI

A COMMISSIONER FOR TAKING AFFIDAVITS
FOR BRITISH COLUMBIA
101 - 9071 - 350 Ave.,
OLIVER, BRITISH COLUMBIA

Execution Date

Y	M	D
93	07	05

Party(ies) Signature(s)

[Signature]
HARRY EDWARD BRAY

OFFICER CERTIFICATION: BRITISH COLUMBIA
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C., 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Party(ies) Signature(s)

Y	M	D
93	07	06

Bernie Rose Myllynein

BERNIE ROSE MYLLYNEIN
SOLICITOR
111 - 92 ST - 3RD FLOOR
VANCOUVER, BC V6C 2K6

THE CORPORATION OF THE
TOWN OF OLIVER by its
authorized signatories:

[Signature]
[Signature]

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C., 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

THIS INDENTURE dated the 6 day of JULY , 1993.

BETWEEN: HARRY EDWARD BRAY, Businessman
RR #3 Tuc El Nult Drive
Oliver, B.C.,
VOH 1T0

(hereinafter called the "Grantor")

OF THE FIRST PART

AND: THE CORPORATION OF THE TOWN OF OLIVER,
A Municipal Corporation,
35016 - 97th Street,
P.O. Box 638
Oliver, B.C., V0H 1T0

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS:

A. The Grantor is the registered owner of all and singular that certain parcel or tract of land and premises situate, lying and being in the Town of Oliver, in the Province of British Columbia, and more particularly known and described as:

Lot 2,
District Lot 2450s,
Similkameen Division Yale District,
Plan 8942

(hereinafter called the "Lands");

B. The Grantee has determined that a Statutory Right of Way is necessary for the operation and maintenance of its undertaking.

C. The Grantee has applied to the Grantor for permission to install and maintain or cause the installation and maintenance of public sewer pipelines (hereinafter called the "Sewers") over, under and through a portion of the Lands; and

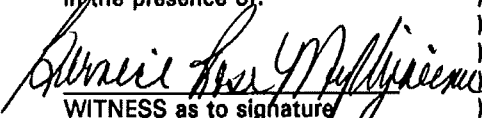
D. The Grantor has agreed to grant the Grantee such rights in respect of the Sewers necessary for the operation and maintenance of the Grantee's undertaking.

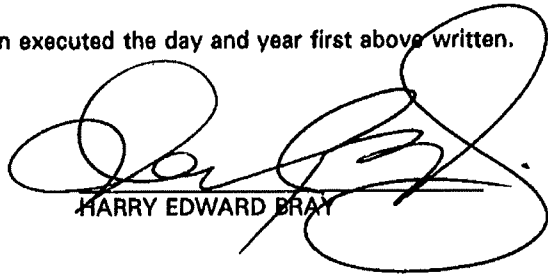
NOW THEREFORE THIS INDENTURE WITNESSES that in consideration of the sum of one dollar (\$1.00) of lawful money of Canada, the receipt of which is hereby acknowledged, the Grantor, under Section 214 of the Land Title Act of the Province of British Columbia, hereby covenants and agrees with the Grantee as follows:

1. The Grantor hereby grants, conveys, confirms and transfers, in perpetuity, unto the Grantee, for itself, its servants, agents, workmen, contractors, licensees and permittees, with or without machinery, vehicles, equipment or materials, the full, free and uninterrupted right, liberty, privilege, permission and easement, over, on, through and across that part of the Lands shown outlined in heavy black on the Reference Plan of Statutory Right of Way for Sewers through Lot 2, D.L. 2450s, S.D.Y.D., Plan 8942 completed by John Matthews, B.C.L.S. on the 31st day of December, 1992 and deposited in the Kamloops Land Title Office under number KAP 49610 (hereinafter called the "Right of Way"), as may be reasonably requisite for the purposes of constructing and installing the Sewers; and to re-enter upon the Right of Way from time to time as may be requisite to inspect, maintain, repair or replace the Sewers which may be placed thereon or therein pursuant to this Grant of Right of Way and generally to do such other acts and things as are from time to time necessary, incidental or convenient in connection therewith, provided that the Grantee shall at the cost of the Grantee restore the surface of the Lands as far as reasonably possible to the same condition as existed before such work was done;
2. The Grantor hereby covenants that he will not, nor will he permit others to, make, place, erect or maintain on the Right of Way any structures or foundations which might interfere with or endanger any of the rights hereby granted to the Grantee;
3. All covenants herein contained shall be covenants running with the Lands and such covenants on the part of the Grantor shall be binding on the Grantor only so long as the Grantor retains an interest in the lands affected by the Right of Way, but such Lands shall nevertheless be and remain at all times charged with the burden of such covenants;
4. The Grantor will from time to time and at all times upon every reasonable request at the cost of the Grantee do and execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices, conveyances and assurances in law or otherwise whatsoever for the better assuring unto the Grantee of the rights hereby granted.
5. Except as herein expressly provided, this Indenture shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns, as the case may be, and wherever the singular or neuter is used, it shall be construed as if the plural or the masculine or feminine had been used, where the parties or the context so requires.

IN WITNESS WHEREOF this Indenture has been executed the day and year first above written.


SIGNED, SEALED AND DELIVERED)
 by HARRY EDWARD BRAY)
 in the presence of:)


 WITNESS as to signature)

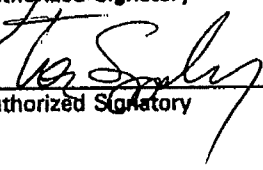

 HARRY EDWARD BRAY

BERNICE ROSE MYLLYNIEMI
 A COMMISSIONER FOR TAKING AFFIDAVITS
 FOR BRITISH COLUMBIA
 101 - 9071 - 350 AVE.,
 OLIVER, BRITISH COLUMBIA

The Corporate Seal of THE
CORPORATION OF THE TOWN
OF OLIVER was hereunto affixed
in the presence of:



Authorized Signatory



Authorized Signatory

c/s

END OF DOCUMENT

ROBERT BRUCE OR
DARLENE BRUCE
7 RIALTO CRT. SUITE 604
NEW WESTMINSTER, BC V3M 7A8

375

DATE 2018-03-12
Y Y Y Y M M D D

PAY TO THE ORDER OF Town of Oliver \$ 400.00
FOUR HUNDRED / 100 DOLLARS

Security features included. Details on back



Canada Trust
7317 - 120TH STREET AT 72ND
DELTA, BC V4C 6P5



Darlene B

MEMO

LAND USE VARIANCE APPLICATION

⑈ 3 7 5 ⑈ ⑆ 0 2 7 5 0 ⑈ 0 0 4 ⑆ 5 0 2 0 7 8 ⑈ 2 ⑈

RECEIPT RECORD

TOWN OF OLIVER
6150 MAIN ST BOX 638
OLIVER, BC V0H 1T0
Phone No. : (250)465-6200
Fax No. : (250)498-4466

--- Item ID #0001 ---
DEVP : DEVELOPMENT PERMIT

1e 400.00 400.00

Payment Subtotal 400.00
PST 0.00
GST106985559 RT000 0.00

Payment Total 400.00

CHEQUES 400.00

NAME: ROBERT OR DARLENE BRUCE
CHEQUE NUMBER: 375
DESCRIPTION: DVP APP # 2018-008 -6947
LAKESIDE DR

Change 0.00

15-Mar-18 16:24:39
D:0000009253 B:2018031501
NANCY R:0000118394

WELCOME TO WINE COUNTRY