

Regional District of North Okanagan

NOTICE

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Re: Proposed plans of subdivision Electoral Areas "A"- "F", Armstrong, Coldstream, and Spallumcheen

In processing subdivision applications for the Regional District and its member municipalities it has become apparent that the time required to process an application through the various agencies has been unnecessarily prolonged because of a lack of information supplied by the applicants and/or the applicants' consultant. We are continuing to receive applications that do not show lot areas, lot frontages, road widths, building locations, etc., and this lack of information is causing needless delays and extra work for the agencies involved which ultimately affects the owner/applicant. Would you please ensure that all subdivision applications submitted to this office for processing contain all of the information specified on the applicable subdivision application form. In addition it would help to speed up the process if ten copies of the subdivision plan was submitted with the application, as required on the form, and if a small scale location plan was prepared by you and attached to the application (ten copies please). The location plan need only be a copy of an 8" by 11" section of our composite map with the subject property(s) outlined in color or in bold lines.

If you have any questions regarding the subdivision application process or if you need maps or other assistance in preparing your application please do not hesitate to contact the Development Services Department of the Regional District of North Okanagan at 9848 Aberdeen Road (Hwy No.6 - 1.5km east of Vernon) or Phone 550-3700.

sfhl

Township of Spallumcheen

APPLICATION FOR SUBDIVISION APPROVAL

Street Address: 4144 Spallumcheen Way
Telephone: (250) 546-3013
Fax: (250) 546-8878
Email: mail@spallumcheentwp.bc.ca

Mailing Address: 4144 Spallumcheen Way
Spallumcheen, B.C.
V0E 1B6

INFORMATION TO BE SUPPLIED BY APPLICANT

DATE OF APPLICATION: _____

OWNER(S): Name (Print): _____ Signature: _____

Address: _____

Phone No.: (_____) _____ Fax No.: _____

APPLICANT(S): Name (Print): _____ Signature: _____

Address: _____

Phone No.: (_____) _____ Fax No.: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY(S): _____

CIVIC ADDRESS: _____

NO. OF LOTS PROPOSED: _____ PRESENT LOT SIZE: _____

WATER SUPPLY - Existing: _____ Proposed: _____

PROPOSED SEWAGE DISPOSAL METHOD: _____

PRESENT ZONING: _____

PROPOSED USE: _____

_____ X \$ _____ = \$ _____ for the first lot
_____ for the additional lot(s)

TOTAL FEE ENCLOSED: \$ _____

Municipal Office File No. _____
R.D.N.O. File No. _____

Information contained in this form may be subject to Freedom of Information and Protection of Privacy Act enquiries

***Applicable Fees:** The Corporation of the Township of Spallumcheen Fees & Charges Bylaw 1674 as amended from time to time

APPLICANTS SHOULD BE FAMILIAR WITH THE AFFECT THAT ANY OF THE FOLLOWING MATTERS MAY HAVE ON THEIR PROPOSED SUBDIVISION PRIOR TO SUBMISSION OF THIS APPLICATION TO THE APPROVING OFFICER. APPLICANTS ARE URGED TO CONTACT A BRITISH COLUMBIA LAND SURVEYOR, CONSULTING ENGINEER OR THE DEVELOPMENT SERVICES DEPARTMENT OF THE REGIONAL DISTRICT OF NORTH OKANAGAN FOR ASSISTANCE IN THIS REGARD.

(√ Check Appropriate Box)

IS THE SUBJECT PROPERTY:

- ◆ located in the Agricultural Land Reserve?
- ◆ currently used, or has it ever been used, for commercial or industrial purposes?
- ◆ located in an Environmental Control Area?
- ◆ adjacent to a Controlled Access Highway (Highway 97 or Highway 97A)?
- ◆ adjacent to a Major Road designated on the Township of Spallumcheen O.C.P.?
- ◆ in a Flood Plain area or area subject to flood?
- ◆ in a development permit area designated on the Township of Spallumcheen O.C.P.?
- ◆ the subject of any other land use controls, eg: Land Use Contract, Covenants?

YES	NO

HAS THE REQUIRED RIPARIAN AREA REGULATION FORM BEEN COMPLETED?

IS A WAIVER OF THE MINIMUM LOT FRONTAGE REQUIREMENT OF THE TOWNSHIP OF SPALLUMCHEEN ZONING BYLAW REQUIRED?

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IS A DEVELOPMENT COST CHARGE PAYABLE FOR THIS PROPOSED SUBDIVISION?

IN SUPPORT OF THIS APPLICATION I/WE SUBMIT HEREWITH **TEN (10)** PRINTS OF A SKETCH PLAN OF SUBDIVISION, DRAWN TO SCALE, SHOWING THE EXISTING AND PROPOSED ROADS AND/OR LOTS, TOGETHER WITH A CURRENT STATE OF TITLE CERTIFICATE.

FOR THE INFORMATION OF THE APPLICANT THE PLAN MUST SHOW:

- dimensions and areas of each proposed lot
- existing buildings accurately identified and located
- the nature, location and dimensions of any existing or proposed restrictive covenants, easements or rights-of-way affecting the proposed subdivision
- existing and proposed wells and sewage disposal areas including soil inspection holes and percolation test holes

Municipal Office File Copy. _____	es, including high water marks
R.D.N.O. File No. _____	

AGENCY REFERRAL:

THIS SUBDIVISION APPLICATION MAY BE CIRCULATED TO THE FOLLOWING AGENCIES FOR THEIR COMMENTS:

Public Works Manager
 Municipal Office
 B.C. Hydro
 B.C. Tel (Outside Engineering Department)
 Terasen Gas
 Cable T.V. Company
 Improvement District
 Ministry of Transportation
 Interior Health
 A.P.C.

Parks and Recreation Department
 Regional Fire Prevention Officer/Fire Chief
 Ministry of Forests
 Ministry of Environment
 B.C. Assessment Authority
 Canada Post
 Archaeological Sites Branch
 City of Armstrong, C.S.R.D. or N.O.R.D.
 Heritage Branch
 Other: _____

AGENCIES RECEIVING A COPY OF THIS PROPOSED SUBDIVISION ARE HEREBY REQUESTED TO PROVIDE COMMENTS TO STEVE NOAKES, APPROVING OFFICER, TOWNSHIP OF SPALLUMCHEEN, C/O REGIONAL DISTRICT OF NORTH OKANAGAN, 9848 ABERDEEN ROAD, COLDSTREAM, B.C. V1B 2K9, OR FAX TO (250) 550-3701.

IF WE DO NOT RECEIVE A REPLY FROM YOUR OFFICE BY _____, WE WILL ASSUME THAT YOU DO NOT HAVE A PROBLEM WITH THE PROPOSED SUBDIVISION.

COMMENTS: _____

NAME	POSITION	TELEPHONE NO.
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Municipal Office File No. _____ R.D.N.O. File No. _____
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