

Appendix A
Applicant and Site Information
Zoning Bylaw Amendment Application No. ZA 1803
Proposed Mobile Home Park on Boundary Drive

Civic Address: 7900/8000 Block of Boundary Drive (including 8051 Boundary Drive)

Legal Descriptions (three lots to be consolidated):

Lot 16, Block 1, Plan KAP586, District Lot 380, Land District 54; PID: 012-190-136 (1 acre).

Lot 17, Block 1, Plan KAP586, District Lot 380, Land District 54; PID: 012-190-152 (1 acre).

Lot 18, Block 1, Plan KAP586, District Lot 380, Land District 54; PID: 012-190-217 (1 acre).

Applicant/Owner: Vadim Kobasew, PO Box 779, Osoyoos, BC V0H 1V0

Agent: Orchard Lane Properties Inc., PO Box 779, Osoyoos, BC V0H 1V (250-490-7959)

Proposal: To rezone the subject properties (1.2 hectares/3 acres) from R1 (Residential – Single and Two-Family) Zone to CD (Comprehensive Development) Zone 1, to accommodate a 25-unit Mobile Home Park.

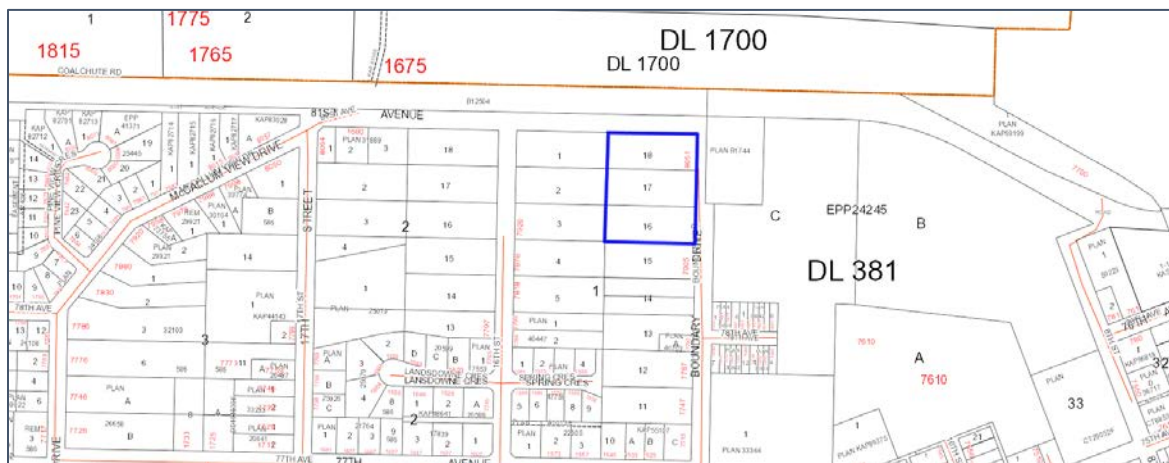
Adjacent Land Uses: North – vacant wetlands and old rail bed trail (City-owned); South – house/small farm (house is close to property line, zoned R1); East – farm buildings and fields (zoned R1); West – vacant wetlands/natural areas (zoned R1).

Current Zoning: R1 (Residential – Single and Two-Family) Zone

Proposed Zoning: Comprehensive Development (“CD”) Zone 1 (with specific regulations regarding setbacks, buffers, home separation, fencing, landscaping, setbacks from the wetland, parking, internal road widths and general site layout).

OCP Land Use Designation: Low Density Residential (LR) which permits up to 20 units per hectare. Northerly Lot 18 is designated Environmental Resource Area (ER).

Development Permit Area: The most northerly Lot 18 is within the Environmentally Sensitive Development Permit Area (“DPA”) and therefore requires a Development Permit.





Subject Property (3 lots)
Buildings have been removed