

DEVELOPMENT SERVICES INFORMATION PACKAGE

- OCP/Rezoning
- Subdivision
- Development Permit
- Development Variance Permit

Date: December 8, 2021
 Folio #: 4700005804.010
 File No.: RZ2021-37

APPLICANT/OWNER Tyler Pomeranz (Consta Holdings LTD)		
PURPOSE OF APPLICATION <p>The applicant is requesting permission to rezone an empty lot along Gook Rd to Country Residential. The lot's current zone, Residential Reserve, is intended to retain minimally developed land for country residential development and complementary uses on larger lots.</p> <p>A subdivision application is currently being processed to create nine (9) lots, ranging from 0.95 to 1.69 acres. The lots will front Gook Road and back onto Dragon Lake. The lots will be serviced by community sewer and will require individual wells as there is no water service in this area.</p> <p>The purpose of the application is to provide sites for the future development of single-family homes. Please note that the applicant will not be constructing any homes.</p> <p>A 15-meter leave strip from the riparian area is required, and development will be completed according to the recommendations of the environmental assessment and geotechnical report. The drainage and grading are subject to change.</p>		
CIVIC ADDRESS N/A – the lots will receive a civic address at the building permit stage		
LEGAL DESCRIPTION 014-122-448 LOT B DISTRICT LOT 6677 CARIBOO DISTRICT PLAN 33809		
CURRENT:	ZONING	OCP DESIGNATION
	RR-1 (Residential Reserve)	SDR (Low Density Single Detached Residential)
PROPOSED:	CR-1 (Country Residential)	SDR (Low Density Single Detached Residential)
TYPE OF DEVELOPMENT PERMIT		
<input checked="" type="checkbox"/> DP AREA	Sensitive Ecosystem – An environmental assessment was submitted which exempts the requirement to complete a Development Permit.	