

*FRED YORK*  
*1784 MILLSTREAM ROAD*  
*VICTORIA, B.C., V9B 6E4*  
*250-478-7178*  
*yorkexcavatingfv@shaw.ca*

February 11, 2011

Mayor and Council  
District of Highlands  
1980 Millstream Road  
Victoria, B.C.  
V9B 6H1

Attention: Laura Beckett

Dear Mayor and Council:

**Proposed Zoning Amendment for South ½ of Section 14 & Lot 4, Sections 13 and 14, Highlands District, Plan 22965, PID 000-069-671 & 003-225-411**

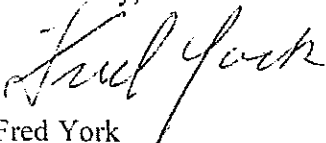
Please find attached the following documents for the above-mentioned proposal:

- Application fee cheque for \$1,000 (one thousand dollars);
- Zoning amendment application;
- Copy of letter of intent to council September 24, 2010;
- Title search;
- Three 11x17 copies of subdivision concept plan;
- Three 11x17 orthophoto copies of subdivision concept plan;
- One proposed subdivision concept plan to scale;

The proposal provides approximately 8.3 ha of amenity land in two parcels both having frontage on Millstream and Finlayson Arm Road with park and trail dedication as shown on map. The attached letter of intent gives a detailed account of the proposal.

Please contact me at the number above if you require further information.

Yours truly,

  
Fred York



ZONING AMENDMENT - OCP AMENDMENT

PAID  
5 FEB 14 2011

RECEIVED  
FEB 17 2011  
DISTRICT OF HIGHLANDS

Application Form

Application Fee: \$1,000.00

File No: RZ - 01-11

The processing of your application will be delayed if it is incomplete. Please read your *Rezoning guide* before completing your application form and keep the *Guide* for your reference during the application process.

Description of Property	Lot/Parcel	Section	Plan	District Lot	Range
Lot 4	13	14	VIP 22965	Highlands	
South 1/2		Sec. 14	Except 8758, 22965, 40257 & 2812		
743 Finlayson Arm Road					
South 1/2 Sec. 14 Millstream Road					
Street Address or General Location					

Two individual parcels

Other Description

003 - 225 - 411

Parcel Identifier (PID) 000 - 069 - 671 (from Certificate of Title; eg. 001-234-567)

Applicant

Name 434324 B.C. Ltd. / Fred York Phone (day) 250-478-7178  
1784 Millstream Rd. (cell) 250-857-0360  
Mailing Address V9B 6E4 (fax) 250-478-4776

All the information in this application and in any attached material is accurate and true to the best of my knowledge except where I have noted

Fred York  
Signature

Feb. 10/11  
Date

Owner's Consent (if the applicant above is not the owner, complete the next section)

1. Name \_\_\_\_\_ Mailing Address \_\_\_\_\_

I authorize the applicant to represent this application. Signature \_\_\_\_\_

2. Name \_\_\_\_\_ Mailing Address \_\_\_\_\_

I authorize the applicant to represent this application. Signature \_\_\_\_\_

Personal information on this application form is collected under provisions of the Municipal Act for the purposes of responding to this application for purposes directly related to this application. Certain information on this application form will be available to the public, including by request under provisions of the *Freedom of Information and Protection of Privacy Act*.

1. Specify the current map designations on the property as shown on OCP Land Use Map 4.

Rural

2. Specify the current zoning on the property as shown on the Zoning Map.

South 1/2 Section 14 R3 & G B 2 / Lot 4 R3

3. Describe the current uses of the land and buildings on the property. Attach a detailed site plan that shows all the natural and developed features of the property, and the distances between these features and the lot lines. Features include sloped land, drainage patterns, cleared areas, etc.

One mobile home is on the property on proposed Parcel C. and a barn. Amenity Area 1 has been used for storage of construction materials.

4. Describe the proposed uses of the land and buildings, and submit 3 (three) sets of plans showing the location of any proposed buildings or structures, roads and access routes showing accurate dimensions of their size and distances between the proposed development and existing features, including lot lines. If required, show a site plan of adjacent properties and roads. If required, submit an elevation plan showing the side views of the proposed buildings.

Rural 3 similar to existing Finlayson Arm Rd. properties. Proposed density of approximately 2.0ha with a maximum of 10 fee simple lots. Amenity Area 1 - 4.3ha approx. Amenity Area 2 - 4.0 ha approx. Park and trail dedication on BC Hydro R.O.W. Trail and stream trail dedication as shown on map.

5. Specify the proposed OCP map designations As required to accomplish

6. Specify the proposed Zones Proposal

7. Describe any proposed amendments to the text of the OCP or the Zoning Bylaw.

Amenity provisions in Appendix A of O.C.P.

Applicant 434324 B.C. Ltd. / Fred York

File No: RZ - \_\_\_\_\_

8. Does this rezoning application offer amenities as described in Appendix A of the OCP?

YES

NO

9. If yes, describe the amenities, their value and when and how they would be provided. Where possible, show the proposed amenities on a site plan with accurate dimensions.

See attached letter of intent. To be provided at  
time of rezoning and subdivision.

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MAIL OR DELIVER THE COMPLETED APPLICATION FORM, FEE, PLANS A RECENT CERTIFICATE OF TITLE TO THE MUNICIPAL OFFICE. THE FEE IS PAYABLE TO "DISTRICT OF HIGHLANDS".

PLANS MUST BE AT A SUITABLE SCALE FOR THE PROPERTY. AT LEAST ONE COPY OF ANY PLAN MUST BE NO LARGER THAN 11" X 17" AND MUST BE CAPABLE OF BEING PHOTOCOPIED IN BLACK AND WHITE.