

PROPERTY DESCRIPTION:

Civic address: 5133 7th Avenue

Legal Description

Lot: 1 Plan: EPP108375 Block: District Lot: 337 Section: Township:

Current Zoning: OFTC - Okanagan Falls Town Center OCP designation: TC

Current land use: North portion of property is vacant, south portion is vacant and being subdivided to create an additional parcel

Surrounding land uses: Park to north / sfd to west / Tourist commercial to east / vacant and sfd to south

Current method of sewerage disposal: Community Sewer Septic Tank Other

Current method of water supply: Community Water Well Other

Any restrictive covenants registered on the subject property: Yes (if yes, provide details) No

Any registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) No

Does the subject property possess a legal road access: Yes No (if no, provide details)

Agricultural Land Reserve: Yes No Riparian Area: Yes No

Environmentally Sensitive: Yes No MoT Approval: Yes No
(required for setbacks within 4.5 metres of a road reserve)

DEVELOPMENT INFORMATION:

Provide a description of the proposed development (please attach as a separate sheet, as required):

Create one additional lot.

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Subdivision Servicing Bylaw
1. Bylaw (Include No.): 2000, 2002 Section: 4.2.3
Proposed variance: Remove the requirement for the following statement:
"Sanitary sewer mains are to be extended to the last property line of the area it serves."

2. Bylaw (Include No.): Section:
Proposed variance:

SUPPORTING RATIONALE:

All new development should meet the Regional District’s applicable bylaw standards. A variance is considered only as a **last resort**. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

The proposed subdivision is not a new subdivision to create multiple lots in an area but rather the subdivision of an existing lot to create one additional lot. The extension of the sewer main line will not create a benefit to any adjacent lot as all surrounding lots presently have sewer service available to them.

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

The removal of that clause for this subdivision will adversely affect adjacent or surrounding properties, as all properties has sewer service available to them.

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

The variance will remove the requirement for the developer to have to extend the sanitary sewer system at a cost of over \$20,000. The cost and effort of extending the sewer system would be a complete waste as the sewer extension would serve no purpose as all surrounding properties are presently served with sanitary sewer service.

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

All adjacent properties are serviced with sanitary sewer service, so the remove of the requirement to have the sanitary sewer mains extended is the correct course of action.

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

N/A
