

PROPERTY DESCRIPTION:

Civic address: 3480 Arawana Road

Legal Description

Lot: 3 Plan: EPP60812 Block: District Lot: 3474 Section: Township:

Current Zoning: SH5s - Small Holdings 5 (site specific) OCP designation: SH

Current land use: Vacant - Under development for single family residential use

Surrounding land uses: vacant crown land / single family residential

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 a 41 lot subdivision.

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: 6.0

Proposed variance: Vary section 6.0 to allow the proposed subdivision to have street lighting that is appropriate for the rural Naramata setting in which it is located as shown on the attached drawing.

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:

Residents of Naramata do not want street lighting to the standard required in the Subdivision Servicing Bylaw. The proposed street lighting will provide illumination at intersections for pedestrian and vehicular safety, but will not unnecessarily illuminate the entire neighbourhood.

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

Part of the purpose of the proposed reduction in the street lighting is to minimize the residents' unwanted evening illumination in neighbourhoods.

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:

Residents of Naramata want safe streets in the evening without having highly illuminated neighbourhoods. The street lighting proposal provides exactly that.

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:

The only way to provide road safety in the evening hours without providing excess illumination in the neighbourhood is to illuminate intersections and reduce illumination throughout the neighbourhood, which is exactly what this variance proposes.

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:

The proposed lower level of street lighting will minimize the level of evening lighting in the neighbourhood and surrounding area, which will minimize light pollution on the surrounding natural area. If the subdivision is constructed using the street lighting standards provided in the Subdivision Servicing Bylaw, the level of lighting will negatively effect natural site characteristics and environmental qualities of the property.
