

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 23, 2021
RE: Development Variance Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT Development Variance Permit No. E2021.038-DVP to reduce the number of streetlights for a 41 lot subdivision at 3480 Arawana Forestry Road under the Subdivision Servicing Bylaw, be approved.

Civic: 3480 Arawana Forestry Road Legal: Lot 3, Plan EPP60812, District Lot 3474, SDYD
Folio: E-07171.400 Zone: Site Specific Small Holdings 5 (SH5s)
Variance Request: to reduce the number of streetlights required to be installed to six (6) when creating a new parcel less than 0.25 ha in area.

Proposed Development:

This application is seeking a variance to the Subdivision Servicing Bylaw to reduce the requirements for the number of streetlights required when creating a new parcel less than 0.25 ha in area to a total of six (6) for the forty-one (41) lot subdivision.

The applicant has stated that “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.”

Site Context:

The subject property is 14.4 ha in area and is situated on the east side of Arawana Forestry Road. The property is currently developed with a number of accessory buildings and structures.

The surrounding pattern of development is characterised by single family homes across Arawana Forestry Road, conservation areas and resource area zones to the north, east and west of the parcel.

Background:

The boundaries of the subject property were created on July 28, 2016, while available Regional District records indicate that a building permit was issued for the demolition of a mobile home June 2021.

Under the Electoral Area “E” Official Community Plan (OCP), the subject property is designated Small Holdings (SH), and is the subject of an Environmentally Sensitive Development Permit (ESDP) designation.

Under the Electoral Area “E” Zoning Bylaw, the property is zoned Site Specific Small Holdings Five (SH5s) which allows for agriculture, single detached dwellings and accessory structures as permitted uses and requires a minimum parcel size of 2020m², subject to servicing requirements.

Under Schedule “B” (Levels of Works and Services) of the Subdivision Servicing Bylaw, subdivision applications proposing to create new low density residential parcels less than 0.25 ha in area are required to provide street lighting in accordance with Schedule “A” (Design Criteria, Specifications and Standard Drawings) of the bylaw.

The property is not within the Agricultural Land Reserve (ALR).

On February 12, 2019, the Ministry of Transportation and Infrastructure (MoTI) referred a proposed 41 lot subdivision involving the subject property to the Regional District for compliance with any applicable RDOS land use bylaws.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on September 16, 2021. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The establishment of standards and design criteria in a subdivision servicing bylaw is seen to be important when the Regional District is the operator of the infrastructure and is responsible for future maintenance and operation.

To the extent that street lighting is provided in rural areas, it is generally focused on priority areas such as hazardous intersections, schools, parks, transit stops or cluster mailbox locations. This property is situated in a remote area in Naramata and multiple streetlights at this location would be uncharacteristic. Moreover, it is noted that the applicant is proposing to provide six (6) street lights that *appear* to be located at deliberate intervals along the proposed “Benchlands Drive” and will provide a certain degree of illumination in the proposed subdivision.

Further, while street lighting can often enhance streetscape by illuminating blind corners at intersections or providing pedestrian safety, this level of service is not characteristic of rural areas and will result in the loss of dark skies to light pollution. There are other ways that pedestrian and vehicle traffic can be notified of turns on the road such as with signages or bollards.

The subject property is situated within the Naramata Street Lighting Service Area and the Subdivision Servicing Bylaw clearly states that new parcels less than 0.25 ha in area must provide appropriate street lighting.

Respectfully submitted

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachment No. 1 – Site Photo (Google Earth Imagery)



Attachment No. 2 – Aerial Photo

