



June 22, 2021

RDOS Planning Technician
Via email: planning@rdos.bc.ca

**RE: Letter of Support for Variance Application
Variance to Regional District's Subdivision Servicing Bylaw No. 2000, 2002**

AllTerra Land Surveying Ltd. has been retained by the Beregovoy Family to support the subdivision of 1100 Summers Creek Road. The property is located about 16km north of Princeton and is zoned LH2. The parcels abut an AG3 parcels to the south, and Survey and Unsurveyed Crown Land to the west. The east boundary of the parcel is coincident with Summers Creek Road.

The aim of this subdivision is to create a 8ha parcel around the existing homesite, and a remainder parcel of approximately 13.7 ha so that it can be sold separately from the existing homesite.

The homesite is currently serviced with a well and septic field.

AllTerra held preliminary discussions with both MOTI and the RDOS regarding this subdivision prior to submission and we indicated our desire to seek a variance of the RDOS Subdivision Servicing Bylaw No. 2000, 2002 Part 3.2.10 Private Water Source. The requirement to provide a water source is sound, and for smaller parcels, it makes sense to prove water quality and quantity at the time of parcel creation. Given the large area of the remainder parcel and the multiple homesites, the current owners wish to defer the drilling of a new well so that the new owners can drill a well in a location that suits their potential homesite in the future.

In direct response to the questions on the Development Variance Application:

The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw.

The planning principles supporting this bylaw makes sense; parcels should not be created that don't have water. However, in this instance, this is a large parcel and a high likelihood that water will be found on the parcel, in a suitable location adjacent to the future home site.

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

As there is no change proposed to the current use, we do not believe there is any adverse impact to nearby properties or public lands.

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:

Given the large size of the parcel and various building sites available for a future owner, we seek this variance to provide maximum flexibility to the future land owner instead of drilling a well, then potentially abandoning it or drilling another if the new owner builds in a different part of the lot.



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:

My client has considered drilling the well but prefers to seek this variance for the reasons previously identified.

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:

There is no environmental impact to this variance request.

Please contact me with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Bronwyn D. Denton".

Bronwyn D. Denton, BCLS