PROPERTY DESCRIPTION:

Civic address: 1609 Green Lake Rd

Legal Description (e.g. Lot, Plan No. and District Lot):

DISTRICT LOT 30S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4130 A1266 21048 27512 KAP75356

Current land use: Single Family Residential, Agriculture, Vacant undeveloped.

Surrounding land uses: The parcel is surrounded by vacant undeveloped land to the north and west. East of the parcel is the Okanagan River channel. Four single family residential lots border the southeast corner of the parcel.

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.

Zoning Bylaw: Regional District of Okanagan-Similkameen Subdivision and Development Servicing Bylaw No. 2900, 2024

Section No.: 4.1.2 (d)

Current regulation: A well must be constructed on each parcel of a proposed subdivision that is dependent upon groundwater as a source of water.

Proposed variance: Vary the provision in section 4.1.2(d) to allow proposed lot 1 to be created through a subdivision without the requirement to construct a well. A covenant is proposed to be registered on proposed Lot 2 that would require a well to be be constructed prior to the construction of a single family dwelling on the lot.

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

Proposed DVP is to vary the requirement of section 4.1.2 (d) of the Subdivision and Development Servicing Bylaw No. 2900, 2024 to allow proposed Lot 1 to be created by subdivision without the requirement for a well to be constructed. A covenant is proposed to be registered on proposed Lot 1 that would require a well to be be constructed prior to the construction of a single family dwelling on the proposed lot 1.