

POLICY STATEMENT AND REGULATIONS

Number 300.7

APPROVING OFFICER PANHANDLE LOT POLICY

Policy Objective

To guide the Approving Officer with respect to Council's position on approving subdivisions within the District of Summerland with a panhandle configuration that does not meet the minimum frontage requirements of the Local Government Act.

Policy

Notwithstanding Section 944 of the Local Government Act requiring the minimum frontage on the highway be 10% of the perimeter of the lot, panhandle lots may be created in the District of Summerland subject to this policy.

The Approving Officer exercises independent judgment when evaluating panhandle lot proposals giving consideration to the following factors:

1. If there are any other means of conventional subdivision of the subject property, either independently or together with abutting properties.
2. Whether topographic constraints warrant consideration of the panhandle geometry.
3. The impact of such a subdivision upon the established amenities of adjoining parcels taking into consideration the views, privacy and quiet enjoyment of property.

Having considered the above factors, the Approving Officer may approve panhandle lot configurations if they meet all of the following criteria:

RESIDENTIAL ZONES AND AGRICULTURAL ZONES ONLY

- a) Where topographic or other severe physical constraints prevent conventional subdivisions and the panhandle lot appears the best solution in order to provide physical access.
- b) The proposed panhandle lot provides a building envelope with sufficient separation from adjacent buildings so the subdivision does not have an adverse

affect on adjacent properties. Any new dwelling to be constructed should face a natural amenity feature, body of water or public open space.

- c) The proposed building envelope on both lots has a front, rear, and side setback that conform to the land use zone without including the panhandle. For the purposes of this calculation, the front, rear and sides shall be the same orientation as the parent lot prior to subdivision. The front shall not include the panhandle portion of the lot.
- d) The panhandle portion of the lot is not to be included as part of the minimum lot area calculation.
- e) The minimum panhandle width shall not be less than 6.0m of flat useable land and shall not exceed 12% grade. The maximum panhandle length for urban residential zones shall in no case exceed 30m. The panhandle length for rural residential zones and agricultural zones shall in no case exceed 100m.
- f) The location of the panhandle will provide for safe ingress and egress from all public roadways as determined by the Director of Engineering and Public Works.
- g) As a condition of subdivision, the owner/developer will be required to extend all utility services through the panhandle and construct the driveway access through the panhandle. Driveway construction will include as a minimum standard, an asphalt driveway and drainage provisions satisfactory to the Director of Engineering and Public Works.

ADOPTED: February 12, 2007