

Electoral Area E:

Development Variance Permit No. 841-06



Development Services

# Proposal

- Waive the 2000m<sup>2</sup> maximum parcel size for new lots created by subdivision; and
- Waive the requirement that new lots created by subdivision be served by community water and community sewer systems.





# Orthophoto – CSRD 2023



WKID: 4326 Lat/Long ▲ Lat: 50.93713° N Lon: 118.78916° W 0 30 60m

# History

October 2021 - Subdivision Application

February 17, 2022 – CSRD Adoption of New Bylaws:

- Electoral Area E Official Community Plan (Bylaw No. 840)
- Electoral Area E Zoning Bylaw (Bylaw No. 841)
- CSRD Subdivision Servicing Bylaw No. 680

February 17, 2023 – Bylaws take effect for the subdivision

- As per Section 511 of the Local Government Act.

# Subdivision in the CSRD

## Provincial Approving Officer (PAO)

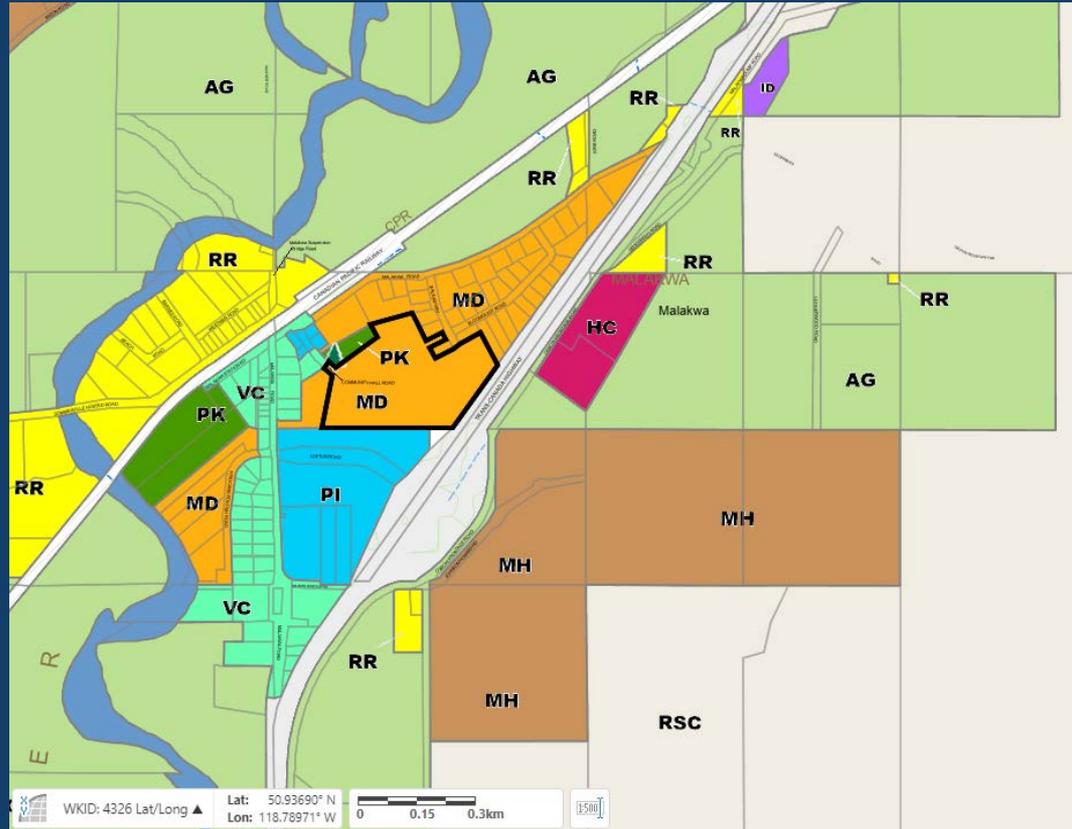
- Provincial Legislation (Land Title Act)
  - Impact on adjacent properties
  - Infrastructure
  - Highway Access
  - Safety
  - Heritage Conservation
  - Local Government Bylaws

## CSRD

- Subdivision Servicing Bylaws
- Official Community Plans
- Zoning Bylaws

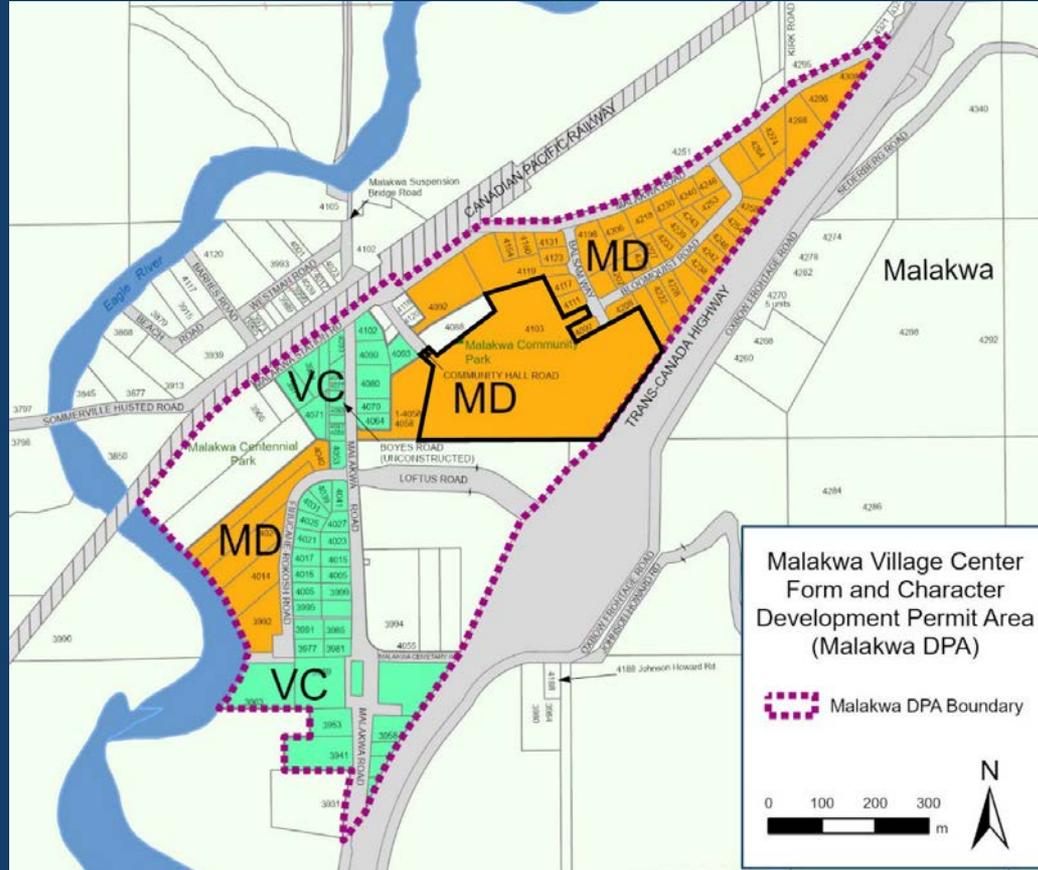
# Electoral Area E Official Community Plan Bylaw No. 840.

MD - Medium Density Residential.



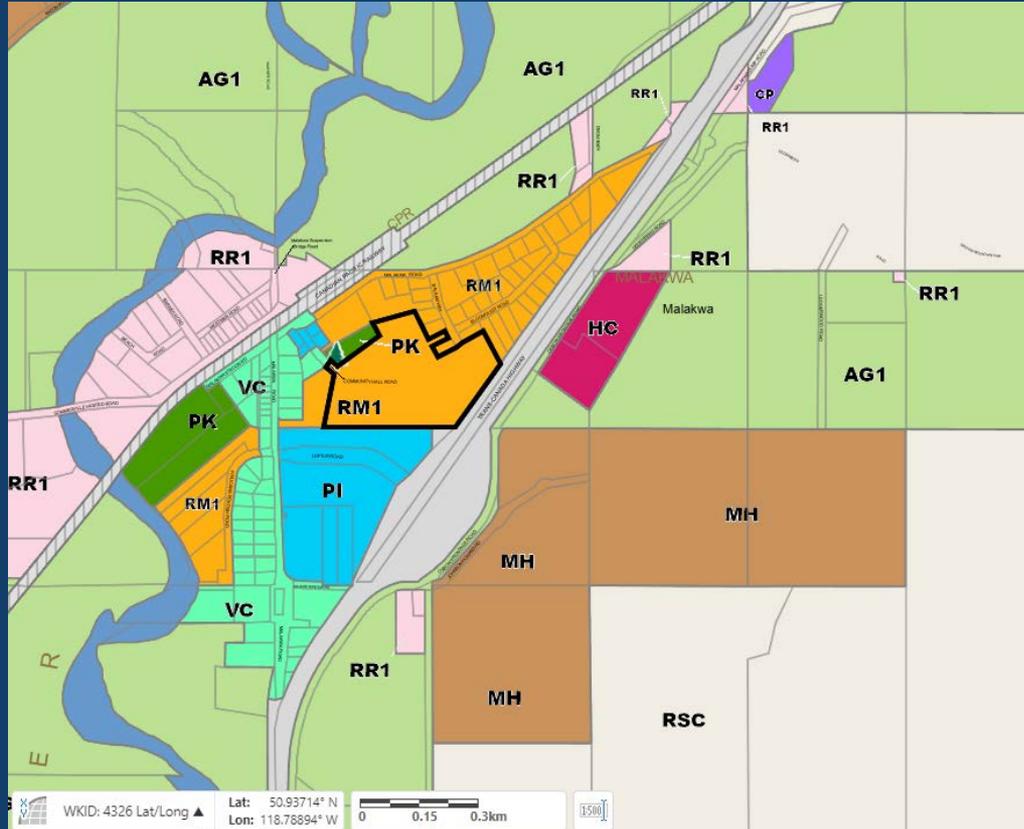
# Electoral Area E Official Community Plan Bylaw No. 840.

MD - Medium Density Residential.



# Electoral Area E Zoning Bylaw No. 841

## RM1 – Multiple Dwelling 1



# Density

Future Potential in Makawa (S. 3.14 of the Official Community Plan):

- Potential Number of lots when serviced by Community Water and Community Sewer systems: 200
- Potential number of lots when served with on-site water and sewer systems: 10

RM1 – Multiple Dwelling 1 Zone

- Number of lots created by subdivision (minimum lot size - 500 m<sup>2</sup>): 180
- Number of lots created by subdivision (maximum lot size - 2,000 m<sup>2</sup>): 45

**This Subdivision – 6 Lots**



## RECOMMENDATION #1:

THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 841-06 for The North Half of the North West Quarter of Section 4 Township 23 Range 6 West of the 6th Meridian Kamloops Division Yale District Except (1) Part Included in the Right of Way Plan 633A9 and (2) Parts Included In Plans 1894, 1920, 4756, 4945, 5149, 8874, 9022, 10975, 11403, 12802, 13338, NEP21018, NEP67397, NEP79120, and EPP56359 (PID: 016-653-459) to vary the Electoral Area E Zoning Bylaw as follows:

- Section 4.10.4 (b) 'maximum parcel size created by subdivision' is varied by waiving the 2000 m<sup>2</sup> maximum parcel size requirement for new lots created by subdivision;

*... continued*

## RECOMMENDATION #1 Continued:

- Section 4.10.4 (I) 'servicing standard for subdivisions' is varied by waiving the community water system and community sewer system servicing requirement for new lots created by subdivision and allow servicing by an onsite sewerage disposal system and an onsite water system for each new lot;

for a six-lot subdivision, per Ministry of Transportation and Infrastructure Subdivision File No. 2021-02152 be denied issuance, this 18th day of April 2024.  
Stakeholder Vote Unweighted (LGA Part 14) Majority