



## VILLAGE OF HARRISON HOT SPRINGS POLICY

COUNCIL	POLICY NO. 1.31
<b>Panhandle Lot Subdivision</b>	DATE APPROVED: November 10, 2019

### 1. PURPOSE

To guide Council with respect to determining a position on waiving the requirements on subdivision applications that do not meet the minimum 10% highway frontage requirements of the *Local Government Act*, as amended from time to time.

### 2. POLICY

- a. Panhandle lot subdivision proposals that do not provide the minimum 10% highway frontage requirement, as outlined in the *Local Government Act* as amended from time to time, must be submitted to Council for their consideration of waiving or relaxing this requirement.
- b. Requests will be processed through the Development Variance Permit process.
- c. When considering an application for a Panhandle Lot Variance Council may consider the following criteria:
  - i. will the reduced frontage adversely affect the streetscape or result in a conflict with existing driveways, intersections, walkways, trails, sidewalks or any natural features; and
  - ii. what are the potential impacts to on-street parking in the affected neighbourhood; and
  - iii. will the reduced frontage affect any privacy issues for the neighbouring properties; and
  - iv. is the length of the panhandle driveway excessive or is the width too restrictive to enable access to the proposed building site with emergency vehicles; and
  - v. is the area and width of the Lot in accordance with the zoning bylaw. As per the definition of a Panhandle Lot in the Zoning Bylaw, the access strip portion is not to be included in the Minimum Lot size calculations; and
  - vi. is the width of the Lot wide enough to place, any utility lines and the required community sewer and water lines down the proposed access strip. Access to community sewer and water lines must be through the applicant's access strip and not through any of the adjacent neighbouring properties; and
  - vii. will the access strip create any additional surface water runoff discharge, and will it flow onto any of the adjacent properties.