

*The Corporation of the District of Peachland***PANDHANDLE LOTS FOR RESIDENTIAL SUBDIVISIONS**

Effective Date:	Authorized By:	Replaces:
July 9, 1996	Council – Regular Meeting	New Policy

Introduction

With increased infill development, a potential exists for a number of applications to be submitted for further subdivision of lands that cannot qualify under minimum lot width (frontage) provisions of the Zoning Bylaw. Consequently, panhandle lots will be proposed.

A panhandle lot is a lot which has its primary legal access from the highway through a narrow strip of land called the panhandle.

Panhandle lots may be considered by the Approving Officer under the following conditions:

1. Where topographical or other severe physical constraint prevent conventional subdivision and the panhandle appears the best solution to subdivision of lands.
2. If the panhandle arrangement is a temporary one in which the panhandle will disappear and the ultimate access will be provided by conventional means.
3. Any new dwelling to be constructed shall face a natural amenity feature, body of water, public open space, or front a street.
4. If a proposed lot, in the opinion of the Approving Officer, will not have an adverse affect upon the use, privacy and quiet enjoyment of surrounding property owners.

Additional Factors for Consideration on Individual Application

1. The area and width of the parcel must be in accordance with the applicable Zoning Bylaw. The panhandle portion of the lot is not to be included as part of the required minimum lot area.
2. Where there is further subdivision potential for the lot.
3. The length of the panhandle is not excessive with respect to the provision of the services or ability to access the building site with emergency vehicles. The maximum length should be 90 meters. The minimum width of the panhandle portion of a lot is to be 6 meters. Other criteria for subdivision are as contained in the Zoning and Subdivision and Development Services Bylaws.
4. The location of the panhandle conforms to the Driveway Access Bylaw.
5. If there is no possibility of a road being created to eliminate the need for a panhandle subdivision.
6. Whether the panhandle geometry is required for physical access or for legal access.

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7. If, in the opinion of the Approving Officer, the subject lands are not being subdivided to the highest density proposed in the Official Community Plan, a panhandle lot for residential purposes shall not be approved.

All applications for subdivision to create a panhandle lot must be accompanied by plans indicating the existing lot geometry and the location and general topography of all adjoining parcels, including the placement of homes located on such parcels and the location of principal windows and access points to the dwellings and driveway locations. In addition, a statement of intent explaining the circumstances that warrant consideration of a panhandle lot must be submitted as part of the application for subdivision.