

Proposed Subdivision of 5826 Bartlett Road

Schedule A – Subdivision Application Supplement

1.0 Design Rationale Statement

1.1 No Deviation from Zoning Bylaw:

The proposed subdivision fully complies with all applicable zoning bylaws. No variances or deviations are required, demonstrating a straightforward adherence to local regulations.

This project involves the subdivision of a single lot into two lots, creating a new undeveloped lot suitable for constructing a new basement entry style single-family home with a gross floor area of 2200-3200 square feet. The property allows for a shallow grade driveway and plenty of area available along the frontage for landscaping and additional on-site parking. The gently sloping lot allows for home construction without any requirement for retaining walls; however, small retaining walls under three or four feet high may be constructed to provide increased flat finished landscaped areas.

1.2 Benefits and Impacts on the Existing Neighborhood:

Benefits: The subdivision will improve the local environment by transitioning a septic field to a sewer connection, enhancing water quality. Additionally, the development will contribute to alleviating the housing shortage in the area, providing needed residential space while maintaining single family neighbourhood quality space.

Impacts: The impact on the neighborhood will be minimal as the development aligns with existing land use and zoning regulations, ensuring that the neighborhood character is preserved.

1.3 Conformance with OCP and Neighborhood Plan:

The subdivision aligns with the Official Community Plan, supporting the goals of sustainable development, environmental protection, and meeting community housing needs. The project respects the neighborhood plan by maintaining the area's intended residential character and density.

2.0 Zoning Analysis

2.1 Compliance with Zoning Bylaw Regulations:

Use: The lot will be used for residential purposes, consistent with the current zoning **MUS – Multi-Unit: Small Scale**, which allows for small-scale housing developments, including single-family and multi-unit homes.

Density: The density of the subdivision adheres to the regulations, ensuring that the number of dwelling units is within the permissible limits for the zone (Vernon MUS Zoning).

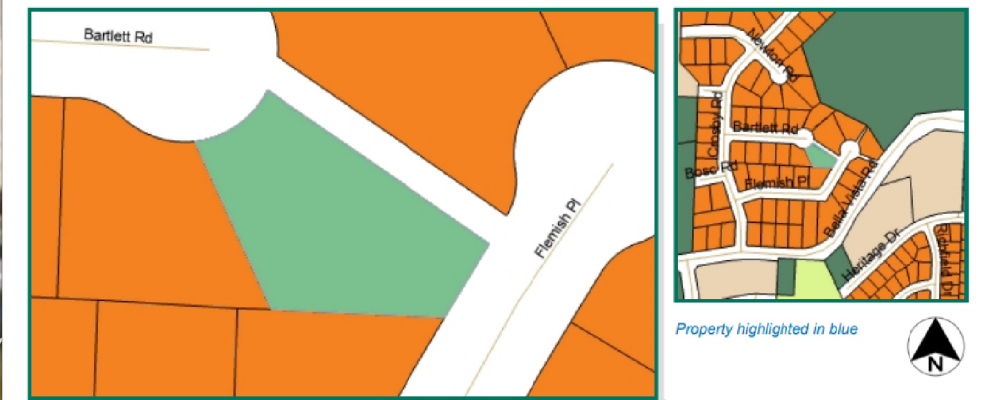
Site Coverage, Height, and Setbacks: Prior to subdivision approval, a survey of the existing dwelling will be required to confirm compliance. However, based on air photo analysis, the existing building foundation appears to be within all required setbacks. Consequently, the development is expected to fully comply with established requirements for site coverage, height, and setback requirements, and ensure existing and proposed buildings adhere to all open space criteria as outlined in the zoning bylaw.

Private Open Space, Landscaping, and Parking: The subdivision will provide adequate private open space and landscaping, meeting the minimum requirements. Parking provisions, including bicycle parking, will be in accordance with the zoning bylaw .

Environmental and Community Benefits: The shift from a septic system to a sewer connection as part of this development will enhance environmental quality and support the city's water management goals. This aligns with the broader objectives of the OCP to protect and improve community health and sustainability.

I trust this supplemental information completes all Vernon Subdivision Application requirements. Please feel free to call me if you have any further questions or inquiries.


John Bartell
Kickstart Construction Services
250-542-0312



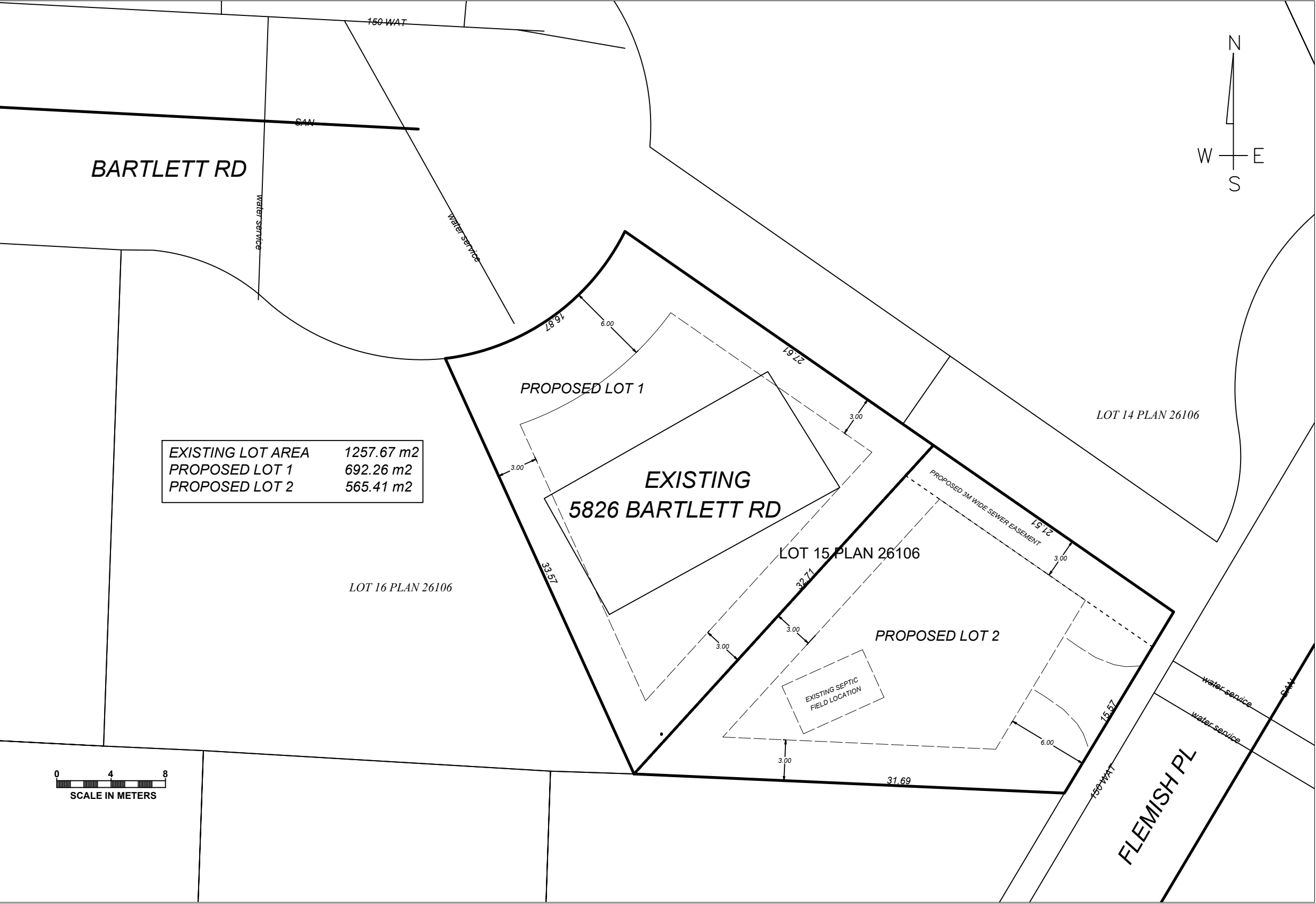
Legal Information:

Property Address: **5826 BARTLETT RD**
Primary PID: **005-152-577** Legal Type: **LAND**
Lot: **15** , Block: , Plan: **26106**
Long Form Legal:
LOT 15 PLAN 26106 SECTION 32 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT

**Project: Proposed Development
5826 Bartlett Street**

Lot Area: 1260 m2 (0.311 ac)

SKETCH PLAN OF PROPOSED SUBDIVISION OF
LOT 15 PLAN 26106 SECTION 32 TOWNSHIP 9
OSOYOOS DIVISION YALE DISTRICT



SKETCH PLAN FOR
DISCUSSION ONLY

SCALE - 1:750



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