1609 GREEN LAKE RD

(DISTRICT LOT 30S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4130 A1266 21048 27512 KAP75356)

DEVELOPMENT VARIANCE PERMIT APPLICATION RATIONALE REPORT

October 15, 2026

To: Regional District of Okanagan-Similkameen

Contact
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Our file: 2451 30260 11

1. Background

The subject property is located in Area "I" in the Regional District of Okanagan Similkameen as shown in Figure 1. In 2021, the subject property underwent a rezoning application for split zoning, with the northeast portion of the property being redesignated from Resource Area to Large Holdings Two (LH2s). An application for subdivision of the subject property has now been submitted, and a development variance permit is being requested to enable proposed Lot 1 in the subdivision to be subdivided without the requirement of a groundwater well.

Adjacent lots have already demonstrated that source water is likely available, and the ideal location of the well can not yet be determined. Therefore, it is inefficient to pre-drill the groundwater well prior to subdivision. Instead, this water servicing requirement will be addressed though a covenant registered to the property.

2. Requested Well Construction Variance

Proposed Lot 1 (Figure 2) is located on the northwest side of the subject property and is approximately 8.3 ha. in area and is the proposed lot which the owner is requesting a variance to avoid construction of a well at the subdivision stage. Although safe building sites have been determined on proposed Lot 1, (figure 3) the location of a future dwelling has not yet been determined. Construction of a groundwater well prior to finalizing the building plan risks wasted time, energy, resources, and contamination if the well is incompatible with the finalized building plan and therefore must be abandoned.

The requested variance is to enable the subject property to be subdivided without prior construction of a groundwater well for proposed Lot 1. To ensure that proposed Lot 1 is provided with potable water, a section 219 Land Title Act covenant is proposed to be registered on the title of proposed Lot 1 indicating that a residential dwelling is not to be constructed until a well is drilled and sufficient water quality and quantity can be confirmed. The covenant that is registered on the title of proposed Lot 1 will guarantee that the new owner is informed of the well construction requirement. The presence of existing wells adjacent to the property indicates that ground water is available. Figure 4 shows that all adjacent lots have successful, active groundwater wells.

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Figure 1 – Context Plan

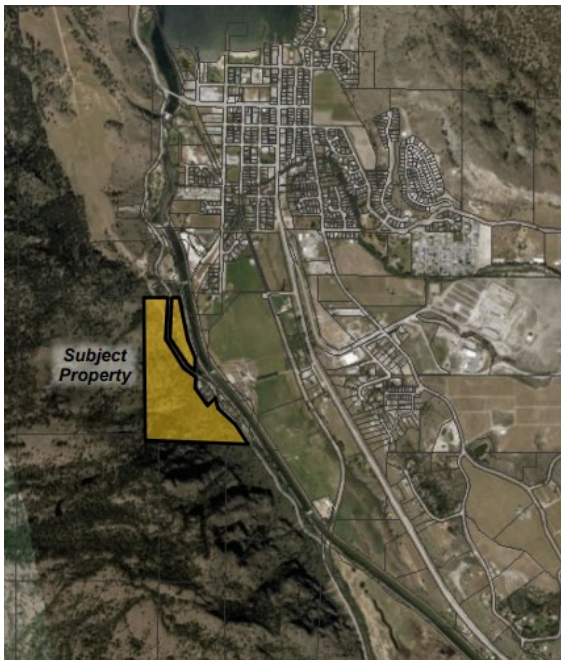


Figure 2 – Proposed Subdivision Plan

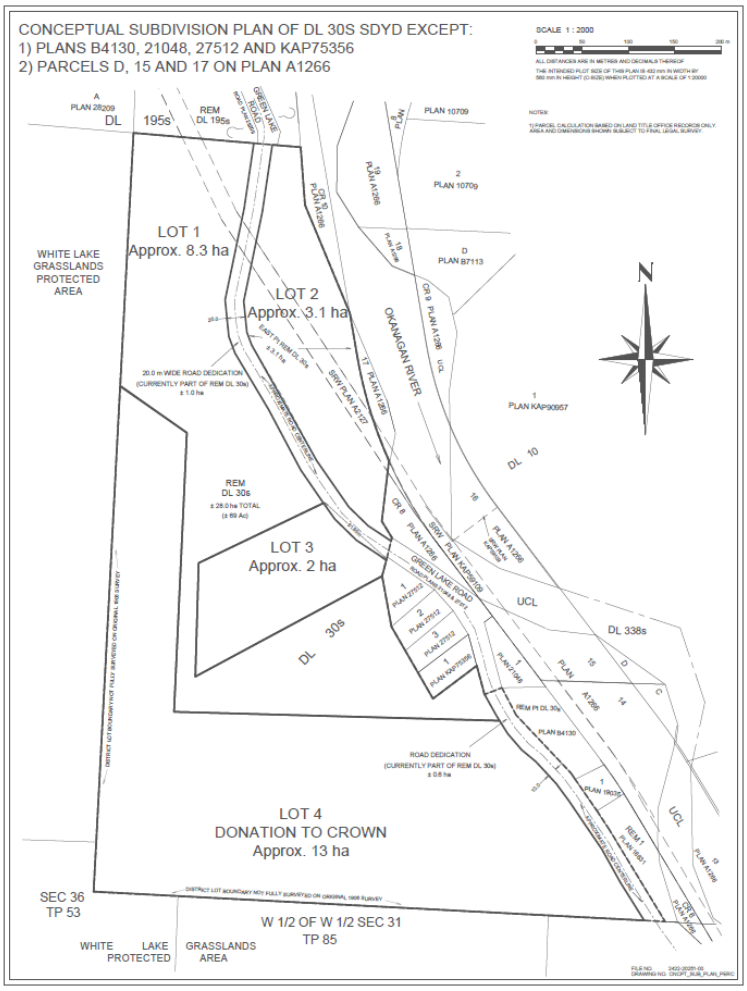
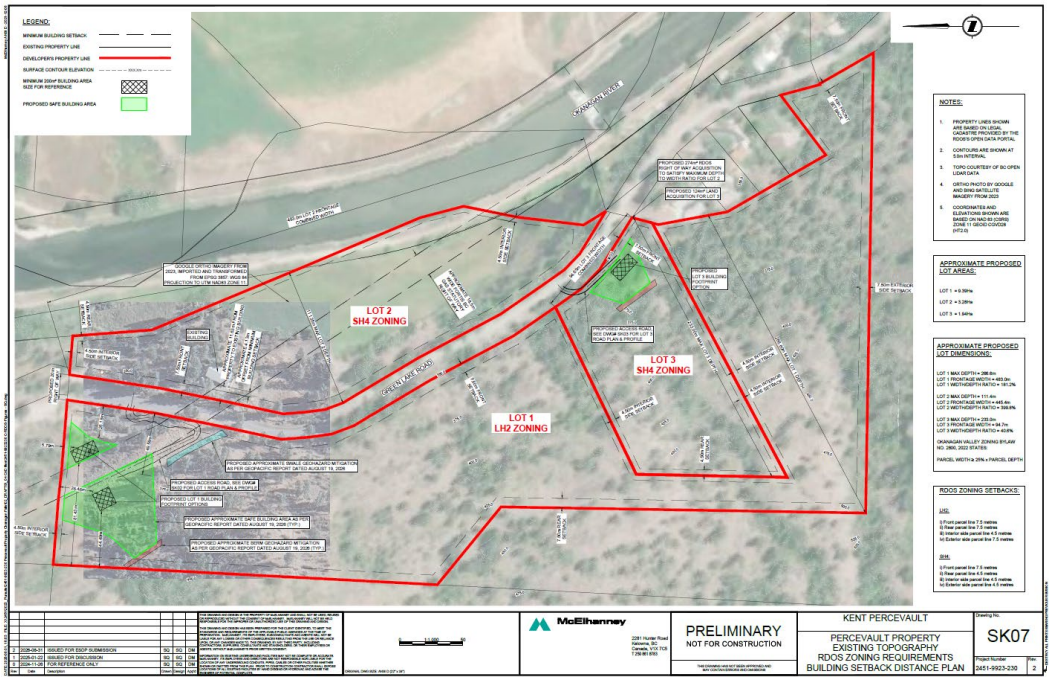


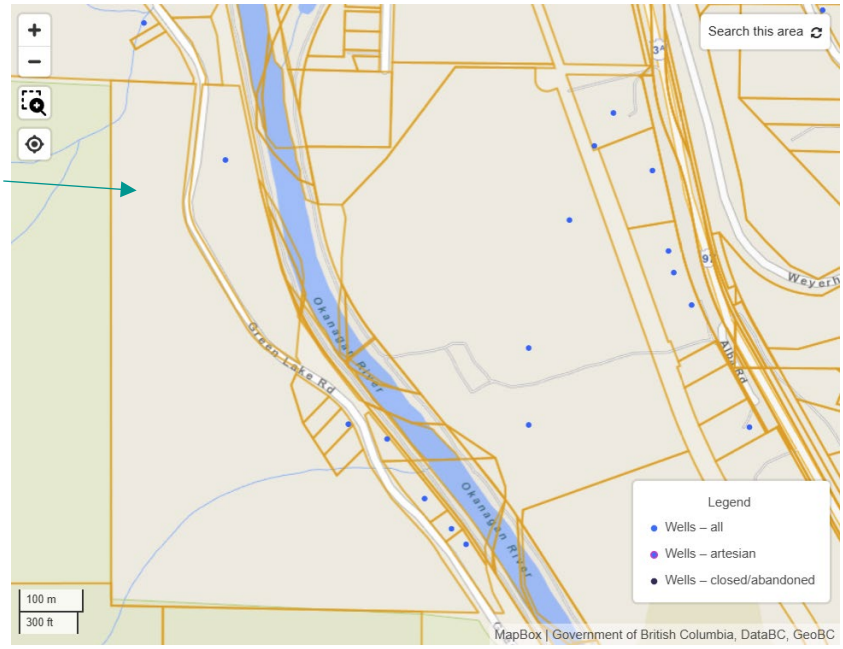
Figure 3 – Proposed Building Sites



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Figure 4 - Location of Existing Groundwater Wells

Location of proposed groundwater well construction variance



4. Rationale

The proposed groundwater well construction variance is requested for the following reasons:

- The ideal well location can not be determined for proposed Lot 1 prior to subdivision of the lot without the dwelling location being confirmed.
- Locating the groundwater well based upon the finalized dwelling location ensures that proper setbacks and conditions for the well are observed.
- Pre-drilled groundwater wells may be abandoned due to conflict with the building plan, leading to wasted time, energy, and resources.
- An unused, abandoned groundwater well risks unnecessary aquifer disruption and groundwater contamination pathways.
- The proposed section 219 Land Title Act covenant will ensure that a well is constructed with sufficient water quantity and quality prior to the construction of a dwelling on the lot.

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