



# DISTRICT OF WEST KELOWNA

## COUNCIL POLICY MANUAL

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Adoption Date: March 25, 2014

**SUBJECT: Panhandle Policy**

### **Purpose:**

To guide the Approving Officer during subdivision review in the development of panhandle parcels that are required to provide access and do not meet the minimum frontage requirements of the *Local Government Act*.

### **Policy:**

A panhandle parcel means a parcel that has its primary legal access from a highway through a narrow strip of land, which projects from the main parcel.

### **Minimum Requirements**

1. For residential subdivisions the minimum width of the panhandle portion shall not be less than 6 meters.
2. For commercial and industrial subdivisions the minimum width of the panhandle portion shall not be less than 9 meters.

### **Consideration of Panhandles**

The Approving Officer has delegated authority, as directed in the Works and Services Bylaw, to exercise independent judgement when evaluating panhandle parcel proposals, giving consideration to the following factors:

1. That the panhandle configuration is required for physical access to the site as opposed to legal access solely for the purpose of providing required frontage.
2. Where topographical or other severe physical constraints prevent conventional subdivision and the panhandle parcel appears the best solution in order to provide physical access.
3. Where there is no other subdivision possibility in an established area.
4. There is no possibility of a highway being created to eliminate the need for a panhandle parcel.
5. The location of the panhandle will provide for safe ingress and egress from all highways and conforms to regulations regarding crossing design requirements.

6. The length of the panhandle must accommodate the provision of municipal services, the use of emergency vehicles and the ability of emergency services to access the building site.
7. The proposed panhandle parcel configuration should allow for a building and/or dwelling unit orientation that would logically fit within a potential overall parcel and dwelling layout, should further subdivision occur in the immediate area.
8. Panhandle portions of a parcel are to be excluded from the determination of parcel coverage.
9. Panhandle parcels created under the Homesite Severance Policy of the British Columbia *Agricultural Land Commission Act* will be considered and encouraged to comply with the guidelines of this policy.