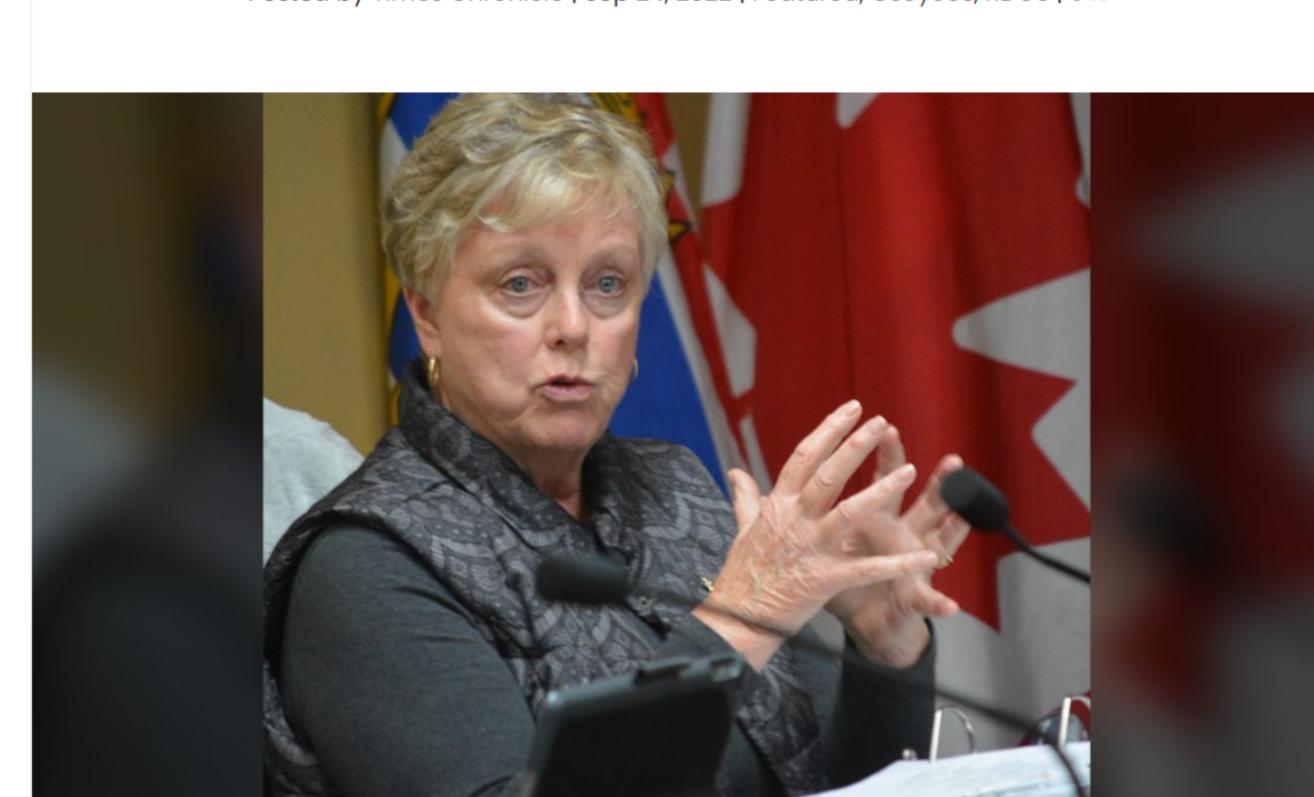
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Area director speaks out against subdivision

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Osoyoos Mayor Sue McKortoff agrees with Area I director Subrina Monteith that the application to build three dwellings on

By Lyonel Doherty, Times Chronicle

three small lots in Kaleden represents too much density. File photo

Building three homes on three small lots on the corner of a neighbourhood is just too much density, says a regional director.

Subrina Monteith from Area I (Kaleden) recently spoke out against such an application near the lake on Ponderosa Avenue and Third Street.

The applicant proposes to reduce property line setbacks to construct three dwellings on three legal lots.



Even Osoyoos Mayor Sue McKortoff opposed the plan.

The applicant states the new dwellings will not adversely affect the character of the neighbourhood and will provide more housing.

The property is approximately 835 square metres consisting of one dwelling and a garage.

Chief Administrative Officer Bill Newell acknowledged that nobody likes this type of development where there is too much building on too little land.

But interestingly, staff recommended that the application be approved.

Neighbouring director Ron Obirek (Area D) said something like a townhouse would add real

value to the property and would provide a good housing option.

However, Monteith was quick to move that it be denied.

The applicant said his clients want three small dwellings, one for them and two for their children. It was noted that a type 2 septic system would be built to accommodate the proposal.

Monteith gave the board a history lesson by saying the small lots were created in 1910 when Kaleden had intended to be a city.

"We are a rural community. There is no other development in Kaleden with this density, so the community does not support it."

Monteith said the community does not want to have townhouses, either.

Yes, it's three legal lots, but it's the size of this board room," she said.

Monteith said it was unfortunate that the regional district did not catch this before.

"We should not be having these small lots in small, rural communities."

The director said the Okanagan Basin Water Board does not support density, especially along the waterfront.

"They want to see us make sure we're not subdividing lots to create this exact problem in communities that do not have community sewer."

Monteith said three driveways on a corner lot makes no sense, in fact, it is a "disaster," she pointed out. She added that the community wants year-round housing, not vacation rentals, which this proposal seems to be designed for.

According to Monteith, the towns of Oliver and Osoyoos would also agree with the density concern.

McKortoff nodded in affirmation.

Rick Knodel opposed to the denial.

"I totally agree, the density looks too much."

Director Bob Coyne asked if the board's rejection would put the district at financial risk. Newell

The mayor also raised a concern about potential run-off and sewer getting into the lake.

said it would be up to the property owner to seek damages.

In the end, the board voted to deny the application, with directors Coyne, George Bush and

secondary suite, which would make the neighbours happy.

Obirek suggested that the applicant consolidate the three titles into one build with a