

## ADMINISTRATIVE REPORT



**TO:** Advisory Planning Commission  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** February 8, 2021  
**RE:** Zoning Bylaw Amendment – Electoral Area “D”

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Purpose: To allow for the construction of a single family dwelling Folio: D-00767.010  
Civic: 501 Eastside Road Legal: Lot A, Plan KAP11546, District Lot 337, SDYD  
OCP: Low Density Residential (LR) Zone: Low Density Residential Manufactured Home Park (RSM1)

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### **Proposed Development:**

This application is seeking to amend the zoning of the subject property in order to construct a single family dwelling on the subject property.

In order to accomplish this, the applicant is proposed to amend the zoning of the property from Low Density Residential Manufactured Home Park (RSM1) to Low Density Residential Single Family Two Zone (RS2).

In support of the rezoning, the applicant has stated that “The property was many years ago part of the mobile home park but was removed from the parcel but was never rezoned. The parcel still has a RSM1 zoning but our wish is to build a single family home on this property... We feel that a single family home would have more appeal than a modular home and add to the beauty of the property.”

### **Site Context:**

The subject property is approximately 1,183 m<sup>2</sup> in area and is situated on the south side of Eastside Road approximately 270 metres east of Skaha Lake. It is understood that the parcel is currently vacant.

The surrounding pattern of development is generally characterised by a mobile home park to the south, Nature’s Trust conservation land to the east, agricultural land to the west and a gravel pit to the north.

### **Background:**

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on June 15, 1961, while available Regional District records indicate that a building permits have not previously been issued for this property.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Low Density Residential (LR), and is the subject of a Hillside Development Permit (HDP) designation and is also designated as an Important Ecosystem Area.

Under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, the property is currently zoned Low Density Residential Manufactured Home Park (RSM1) which lists manufacture home and

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manufactured home park as principal permitted use. BC Assessment has classified the property as “Residential” (Class O1) and the eastern corner of the parcel is identified as having a soil stability rating of “low to moderate hazard” under the G.G. Runka report.

**Analysis:**

In considering this proposal, Administration notes that under the current zoning, a single detached dwelling is a permitted secondary use. However, section 7.13.5(a) of the Zoning Bylaw states that no accessory building or structure shall be situated on a parcel unless a principal building has already been erected on the same lot. Given the size of the property, both a manufacture home and a single detached dwelling would not fit on the parcel.

Administration notes that the the change in use to permit a single detached dwelling as a permitted principal use as opposed to a manufacture home is minimal as both housing types are free-standing single-family residences.

Further, the RSM1 zone has a minimum parcel size of 1.0 ha for a manufactured home park therefore given the size of the property it should have been rezoned at the time of subdivision. As such, the re-designation of land to RS2 is seen as the appropriate action to provide this property with zoning regulations that are reflective of the property size and intended use.

Conversely, Administration recognises that we generally support higher densities in designated growth areas which supports the existing higher density RSM2 zoning.

In summary, given the size of the parcel and concerns surrounding servicing and overdevelopment to a manufactured home park, RS2 is a more appropriate designation and Administration is supportive of the rezoning to RS2.

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**Administrative Recommendation:**

**THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.**

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**Options:**

1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:
  - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.

**Respectfully submitted:**



Fiona Titley, Planner I

**Endorsed By:**

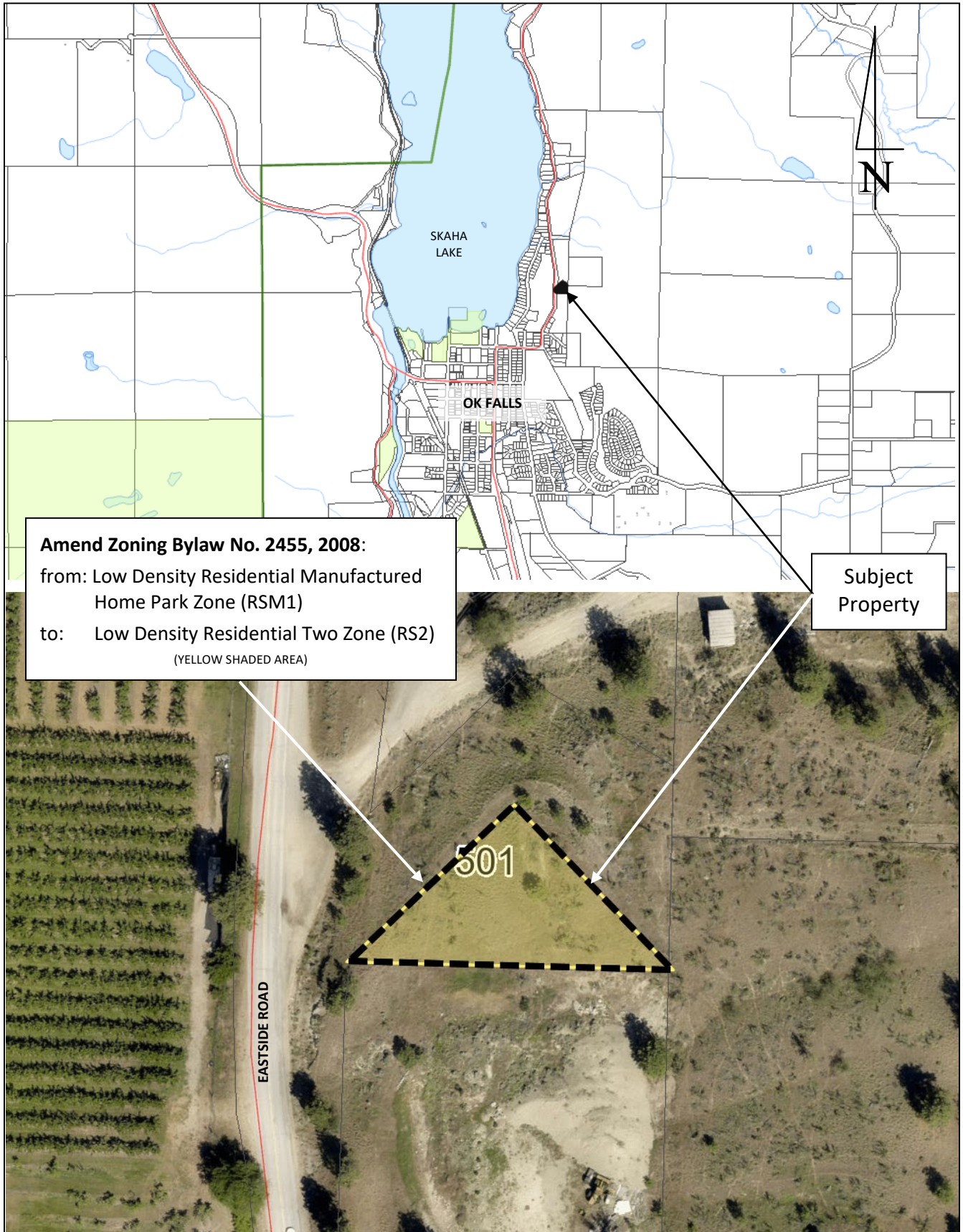


C. Garrish, Planning Manager

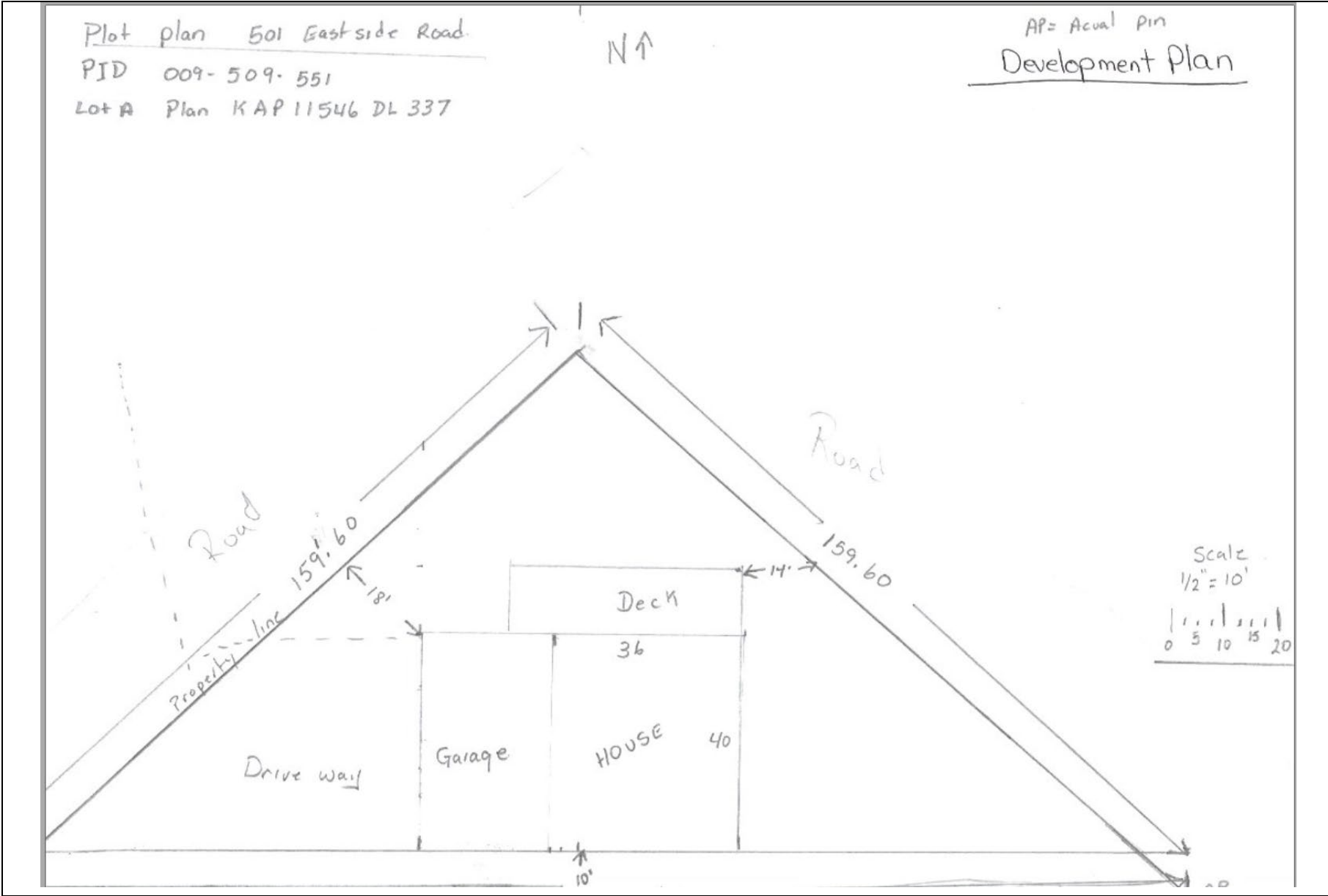
Attachments:

- No. 1 – Context Maps
- No. 2 – Applicant’s Site Plan
- No. 3 – Applicant’s Building Elevations
- No. 4 – Site Photo (Google Streetview)

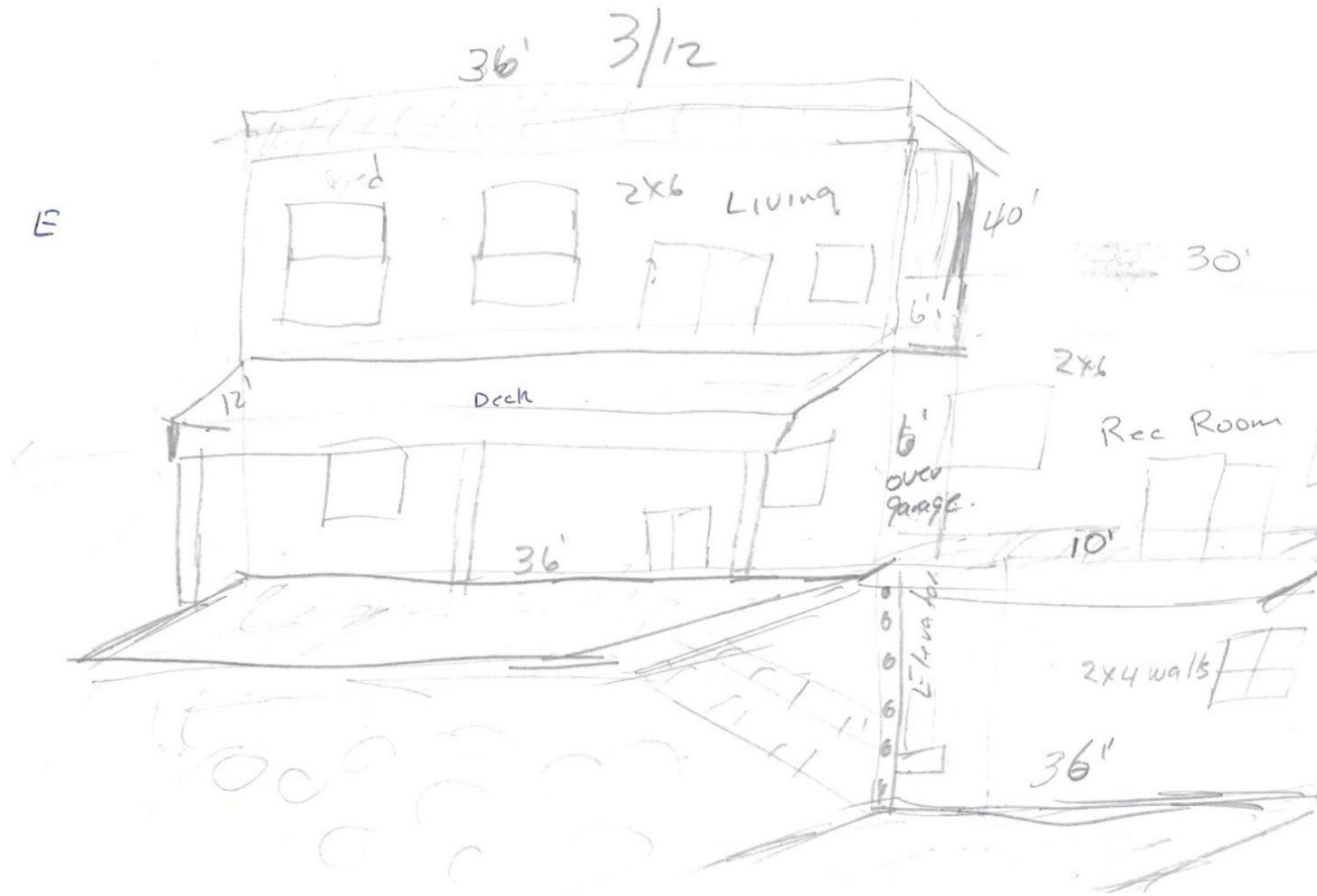
Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's Site Plan



Attachment No. 3 – Applicant's Building Elevations



Attachment No. 4 – Site Photo (Google Streetview)

