

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 4, 2017
RE: Zoning Bylaw Amendment – Electoral Area “E”

Administrative Recommendation:

THAT Bylaw No. 2459.23, 2017, Electoral Area “E” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To permit the conversion of an accessory structure into an accessory dwelling.

Owners: Grady & Gail Peat Agent: N/A Folio: E-02329.310

Civic: 6900 Indian Rock Rd, Naramata Legal: Lot 1, DL 391, SDYD, Plan 35614

Zone: Small Holdings Two (SH2) Proposed Zoning: Small Holdings Two Site Specific (SH2s)

Proposal:

This application is seeking to convert an existing farm building located at the north end of the subject property into a dwelling unit.

Specifically, it is being proposed to change the zoning to a Small Holdings Two Site Specific (SH2s) Zone that will permit one accessory dwelling and will no longer permit a secondary suite. This will effectively transfer the secondary suite density to the accessory building instead of having it contained within the principal dwelling.

In support of the application, the applicant has stated that “this change allows family members and vine workers a place of residence when required. This dwelling has an approved registered septic system in place separate from residential primary residence”.

Site Context:

The subject property is approximately 1.3 ha in area and is located on the east side of Indian Rock Rd, approximately 2 km south of Okanagan Mountain Park and approximately 6.8 km north of Naramata’s downtown area.

The property contains a single detached dwelling and an accessory building, while the surrounding pattern of development is generally characterised by a rural residential subdivision to the west and larger rural properties zoned SH to the east and south. There is a Tourist Commercial zone (Sunset Acres) to the north-west.

Background:

At its meeting of April 10, 2017, the Electoral Area “D” Advisory Planning Commission (APC) no quorum was reached for this application; however, the APC members available stated that the subject application should be approved.

A Public Information Meeting was held ahead of the APC meeting on April 10, 2017, and was attended by 2 members of the public.

At its meeting of April 20, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed the scheduling of a public hearing.

A Public Hearing is scheduled to occur ahead of the Regular Board Meeting on May 4, 2017.

All comments received through the public process are compiled and included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposed amendment affects land beyond 800 metres of a controlled area.

Analysis:

In considering this proposal, Administration notes that the applicant is seeking to transfer the additional dwelling unit (i.e. secondary suite) from being within the principal dwelling to an accessory building elsewhere on the property. In exchange, they are proposing to remove ‘secondary suite’ as a permitted use on the subject property so that the overall density remains unchanged.

Administration is proposing to ask the Board to review this situation in the near future through a separate planning project that will consider the merits of introducing “carriage houses” as a permitted accessory use in certain zones – such as the SH2 Zone.

Alternative:

THAT first and second readings of Bylaw No. 2459.23, 2017, Electoral Area “E” Zoning Amendment Bylaw be rescinded and the bylaw abandoned.


Respectfully submitted


E. Riechert, Planner

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:


D. Butler, Dev. Services Manager

Attachments: No. 1 – Applicant’s Site Plan

Attachment No. 1 – Applicant's Site Plan

