

# ADMINISTRATIVE REPORT



**TO:** Advisory Planning Commission  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** April 10, 2017  
**RE:** Zoning Bylaw Amendment – Electoral Area “E”

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

OCP: Small Holdings (SH) Proposed OCP: N/A

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

### **Proposed Development:**

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. Essentially moving the secondary suite unit into 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 to the north west.

### **Background:**

The current boundaries of the subject property were established by a subdivision in 1985, and available Regional District records indicate that a Building Permit for a single detached dwelling was issued in 1991 and a farm building exemption was given in 2016.

Under the Electoral Area “E” OCP Bylaw No. 2458, 2208 the subject property is designated as Small Holdings (SH) and under the Zoning Bylaw No. 2459, 2008, the property is zoned Small Holdings Two

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(SH2). There are no development permits designated on the property nor is the property within the Agricultural Land Reserve.

**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.

The existing building is located on the northern portion of the site and is immediately across from Sunset Acres Resort; however, the land across from Indian Rock Rd is vacant. The neighbourhood characteristics would not appear to be negatively impacted by the proposed conversion.

For the above reasons, Administration supports the proposed rezoning application.

Administration further notes that the current Electoral Area "E" Zoning Bylaw permits secondary suites and accessory dwellings on properties zoned Large Holdings (LH), Agriculture One (AG1), Resource Area (RA) and SH1 regardless of size. All other Small Holdings zones allow only a secondary suite.

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.

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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**

  
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E. Riechert, Planner

**Endorsed by:**

  
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C. Garrish, Planning Supervisor

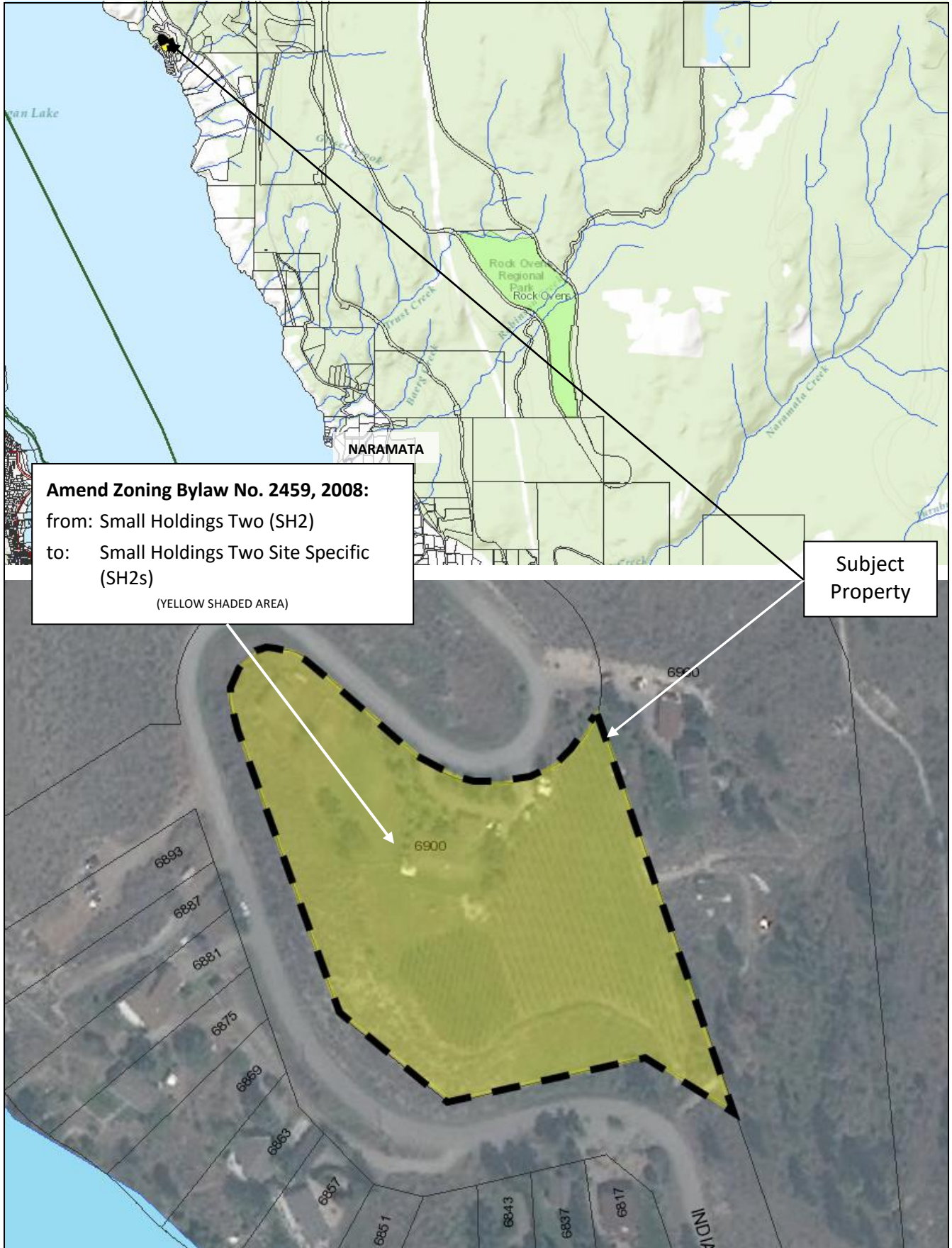
**Endorsed by:**

  
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D. Butler, Dev. Services Manager

**Attachments:** No. 1 – Context Maps  
No. 2 – Applicant's Site Plan

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Site Plan

