



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 1, 2017
RE: Zoning Bylaw Amendment – Electoral Area “E”

Administrative Recommendation:

THAT Bylaw No. 2459.25, 2017, Electoral Area “E” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To allow for the development of an accessory dwelling on the second storey of an existing garage.
Owners: Nicolas & Bernadette Gammer Agent: Nicolas Gammer Folio: E-02086.010
Civic: 2870 Gammon Road, Naramata Legal: Lot A, Plan KAP36242, District Lot 207, YDYD
Zone: Agriculture One (AG1) Proposed Zoning: Agriculture One Site Specific (AG1s)

Proposed Development:

This application is seeking to allow for the conversion of the second story of an existing garage for residential purposes.

Specifically, it is being proposed to introduce a site specific zoning that will allow an accessory dwelling to not exceed two stories and a maximum height of 6.2 metres on the subject property (NOTE: the AG1 Zone currently limits accessory dwellings to a maximum height of one storey and 5.0 metres in height).

In support of the application, the applicant has stated that “this ‘carriage house’, with its striking view, has been designed to blend nicely into the rest of our large, well-treed and landscaped property ...”, a new septic system has been designed to accommodate the proposed use and that developing this dwelling unit will allow the applicant to “accommodate visiting family and friends”.

Site Context:

The subject property is approximately 1,524 m² in area and is situated on the east side of Gammon Road and comprises a single detached dwelling and garage (which will be replaced as part of the current proposal) and is within the Naramata Community Water Service area and on a private septic system.

The surrounding pattern of development is seen to be characterised by a mix of residential, rural-residential and agricultural uses.

Background:

At its meeting of May 8, 2017, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the application be approved.

A Public Information Meeting was held ahead of the APC meeting on May 8, 2017, and was attended by no members of the public.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

At its meeting of May 18, 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 June 1, 2017.

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

Analysis:

In considering this proposal, Administration notes its previous support for the introduction of “carriage houses” as a permitted form of residential development in other Electoral Areas on the basis that “carriage houses” present an opportunity to diversify housing stock, create a more liveable alternative to basement suites, create potential accommodation for extended family, and allow people to age in place.

Administration further considers the merits of allowing “carriage houses” to be akin to that of “secondary suites” — which are permitted in the AG1 Zone — and as furthering the objectives of the OCP to provide affordable and rental housing opportunities within Naramata.

That said, Administration is concerned about the density of development that may occur on smaller parcel sizes and believes that the number of units should be limited to either a secondary suite or carriage house, but not both.

Accordingly, it is being proposed to structure the site specific provision to exclude the ability to undertake a secondary suite on the subject property if an accessory dwelling is to be constructed above the garage.

With regard to the requested increase to the maximum allowable height, draft Amendment Bylaw No. 2728 (which was considered by the Planning and Development Committee at its meeting of May 4, 2017) is proposing to remove the 5.0 metre / one storey limitation on “accessory dwellings” in the AG1 Zone. In place of these general regulations, it is proposed to rely on the maximum height permitted of the zoning, which is generally 10.0 metres in the AG zones.

Alternative:

THAT first and second readings of Bylaw No. 2459.25, 2017, Electoral Area “E” Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Supervisor

Attachments: No. 1 – Site Photos

Attachment No. 1 – Site Photos

