

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Development Variance Permit Application — Electoral Area “E” (E2021.041-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2021.041-DVP in order to formalize an existing garage and underground storage at 1115 Rounds Road in Naramata be approved.

Legal: Lot 1, Plan KAP25803, District Lot 209, SDYD Folio: E-02147.000
OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)
Variance to reduce the minimum rear parcel line setback from 3.0 metres to 1.5 metres; and
Requests: to reduce the minimum interior side parcel line setback from 3.0 metres to 1.36 metres.

Proposed Development:

To reduce the rear parcel line setback to 1.5 metres and reduce the interior side parcel line setback to 1.36 metres in order to formalize an existing garage and underground storage covered by a patio.

The applicant has stated that “the variance will legalize an existing accessory building(s) ... to solve a situation that existed when they purchased the property in March of 2021.”

Site Context:

The subject property is approximately 1,710 m² in area and is situated on the north side of Rounds Road. The property is currently developed to contain a single-detached dwelling, accessory structure (underground storage covered by patio), and two accessory structures (garage and storage shed). The storage shed is planned to be removed as it encroaches the interior side parcel line.

The surrounding pattern of development is characterised by residential (RS1) parcels to the south and agricultural (AG1) parcels on all other sides.

Background:

The current boundaries of the subject property were created on January 21, 1975. Available Regional District records indicate that a build without permit notice for the underground storage was issued to the new owner (April 2021) and a building permit was issued for the garage (June 1975).

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Low Density Residential (LR), and is not the subject of any development permit designations.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family One (RS1) which requires a minimum rear and interior side parcel line setbacks of 3.0 metres for accessory buildings and structures.

The property is within the Agricultural Land Reserve (ALR) and has been classified as “Residential” (Class 01) by BC Assessment.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on October 14, 2021. All comments received are included in the Board’s Agenda.

Analysis:

The accessory building and structure with the proposed variance already exist on the property and do not pose any new inconvenience to the neighbouring properties. The building and structure are visually screened from the neighbours by landscaping (shrubs) around the property.

The new property owners are working to get the existing buildings and structure into compliance, including removing the shed that encroaches on the property line and upgrading the underground storage that was built without a permit.

Ammendment Bylaw No. 2892, 2021 was given first and second reading on September 23, 2021 which would rezone the property to Low Density Residential Three (RS3). The proposed RS3 zone has a minimum rear and interior side parcel line setback of 1.0 metre, which would be sufficient for the existing building and structure to be compliant.

The existing building and structure are not complaint with the Zoning Bylaw and Building Code. The property owner could instead be instructed to remove them.

Alternatives:

1. That the Board deny Development Variance Permit No. E2021.041-DVP.

Respectfully submitted



Danielle DeVries, Planner 1

Endorsed by:



C. Garrish, Planning Manager

Attachments:

No. 1 – Site Photo (Google Streetview)

Attachment No. 1 – Site Photo (Google Streetview)



Rear Parcel Line
(Shrubs)