

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “E” (E2021.045-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2021.045-DVP to allow for development of a garage addition to the principle dwelling at 4257 Mill Road in Naramata be approved.

Folio: E-00754.030

Legal: Lot C, Plan KAP48883, District Lot 210, SDYD

VarianceRequest: to reduce the minimum interior side parcel line setback from 3.0 metres to 1.5 metres

Proposed Development:

This application is seeking a variance to the minimum interior side parcel line setback from 3.0 metres to 1.5 metres that applies to the subject property to build a garage addition to the principle dwelling.

In support of this request, the applicant has stated that “This design envelop is virtually the same as was approved in the 2019 variance. No actions for building were possible in 2020 due to COVID and hence that approval expired in Dec 2021.”

Site Context:

The property is 1997 m² in area and is situated on the west side of Mill Road and east side of Okanagan Lake. The property is currently developed to contain a single detached dwelling.

The surrounding pattern of development is characterised by residential to the south (RS1), commercial tourist (CT1) to the north (Sandy Beach Lodge), and residential on agriculture (AG1) parcels to the east.

Background:

The boundaries of the subject property were created on January 20, 1993, while available Regional District records indicate that a building permit for single family dwelling (1994) was previously been issued for this property.

The property is designated Low Density Residential (LR), and is the subject of a Watercourse Development Permit (WDP) Area designation and is zoned Residential Single Family One (RS1) which allows a single family dwelling as the principle use with an interior side setback of 3.0 metres.

BC Assessment has classified the property as “Residential” (Class 01).

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 November 10, 2021. All comments received are included as a separate item on the Board's Agenda.

Analysis:

Typically minimum setbacks from parcel lines are used to maintain space between houses in a residential neighbourhood to allow access to sunlight, provide separation for fire safety, or mitigate nuisances (like noise). In this instance, the variance was already approved by the Board as permit number E2019.028-DVP. The applicant was unable to build before the permit lapsed due to COVID-19.

Further, the variance requested would be allowed on the property should the RDOS Board adopt Amendment Bylaw No. 2892, 2021, which received Public Hearing and was deferred for third reading at the October 21, 2021 Board meeting. This Bylaw would amend all residential and small holding zones in the Okanagan Electoral Areas.

Alternatives:

1. That the Board deny (opposite of Administrative Recommendation above) Development Variance Permit No. E2021.045-DVP.

Respectfully submitted



Danielle DeVries, Planner 1

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Google Streetview - 2012)

Attachment No. 1 – Aerial Photo (2017)



Single Family Dwelling Proposed for Addition