
Small Holdings (SH), and is subject to a Watercourse Development Permit (WDP) Area. An RAPR exemption letter signed and sealed by Karen Grainger, RPBio was provided which states that “there is no watercourse or riparian feature 'upstream' of West Bench Drive or within 30m of 1135 Jonathon Drive.”

Under the Electoral Area “F” Zoning Bylaw No. 2781, 2017, the property is zoned West Bench Small Holdings (SH6), which lists accessory buildings and structures as a permitted accessory use.

BC Assessment has classified the property as Residential (Class 01), and does not possess a geotechnical hazard rating as it is outside the study area of the Klohn Leonoff Report.

At its meeting on July 8, 2021, The Regional District Board resolved to defer the application to the Electoral Area “F” Advisory Planning Commission (APC).

Analysis:

Setbacks

The purpose of minimum setbacks as set out in the Zoning Bylaw, is to provide a physical separation between the road and a building to manage traffic and pedestrian safety, maintain an attractive streetscape, mitigate overshadowing or loss of privacy of neighbouring properties, encourage open and landscaped areas along roadways, and contain development impacts on the property.

Further, minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

Additionally, allowing for the development of accessory structures within a front setback is considered to represent poor streetscape design and is generally not representative of other development found on Jonathon Drive.

In this instance, Administration notes that there are no other accessory structures sited within the front setback on this cul-de-sac. Similarly, there are also no over-height as significantly as the one proposed.

The proposed garage will adversely impact the streetscape of this neighbourhood and, given its height (discussed below), may impact the views of adjacent properties.

Building Height

Regulating the height of accessory structures through the Zoning Bylaw is done to ensure that a building does not impact the shade and outdoor privacy of adjacent properties, or views to significant landmarks, water bodies or other natural features.

Building height is also an important component of the built form of a neighbourhood and, depending upon the location of an accessory structure (i.e. near a street frontage) an excessive height can have an impact upon established streetscape characteristics.

The intent of the lesser height allowance for accessory structures is to ensure they remain subordinate to the principle residential (dwelling) use and don't become used for other, un-related purposes not permitted by zoning (i.e. home industry).

In this instance, Administration notes that the requested height variance represents a significant increase of more than 60% over what is currently permitted (i.e. 7.26 metres vs. 4.5 metres) and its close proximity to Jonathan Drive will make it a prominent feature on the property and the streetscape.

Administration is aware that the outdoor storage of over-sized vehicles is a concern in the West Bench, the development of over-sized accessory structures is an equally important concern that was expressed during the public consultation undertaken in support of the new Official Community Plan Bylaw.

There is also a concern that large accessory buildings, like the one proposed, may be converted to an accessory dwelling or for living/sleeping facilities (bedroom) in the future or for a home industry use, both of which are not permitted in the SH6 Zone.

For these reasons outlined above, Administration does not support the requested variances

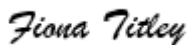
Administrative Recommendation:

THAT the APC recommends to the RDOS Board that the subject development application be denied.

Options:

1. THAT the APC recommends to the RDOS Board that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board that the subject development application be approved with the following conditions:
 - i) *TBD*
3. That the APC recommends to the RDOS Board that the proposed development application be denied.

Respectfully submitted



Fiona Titley, Planner I

Endorsed by:

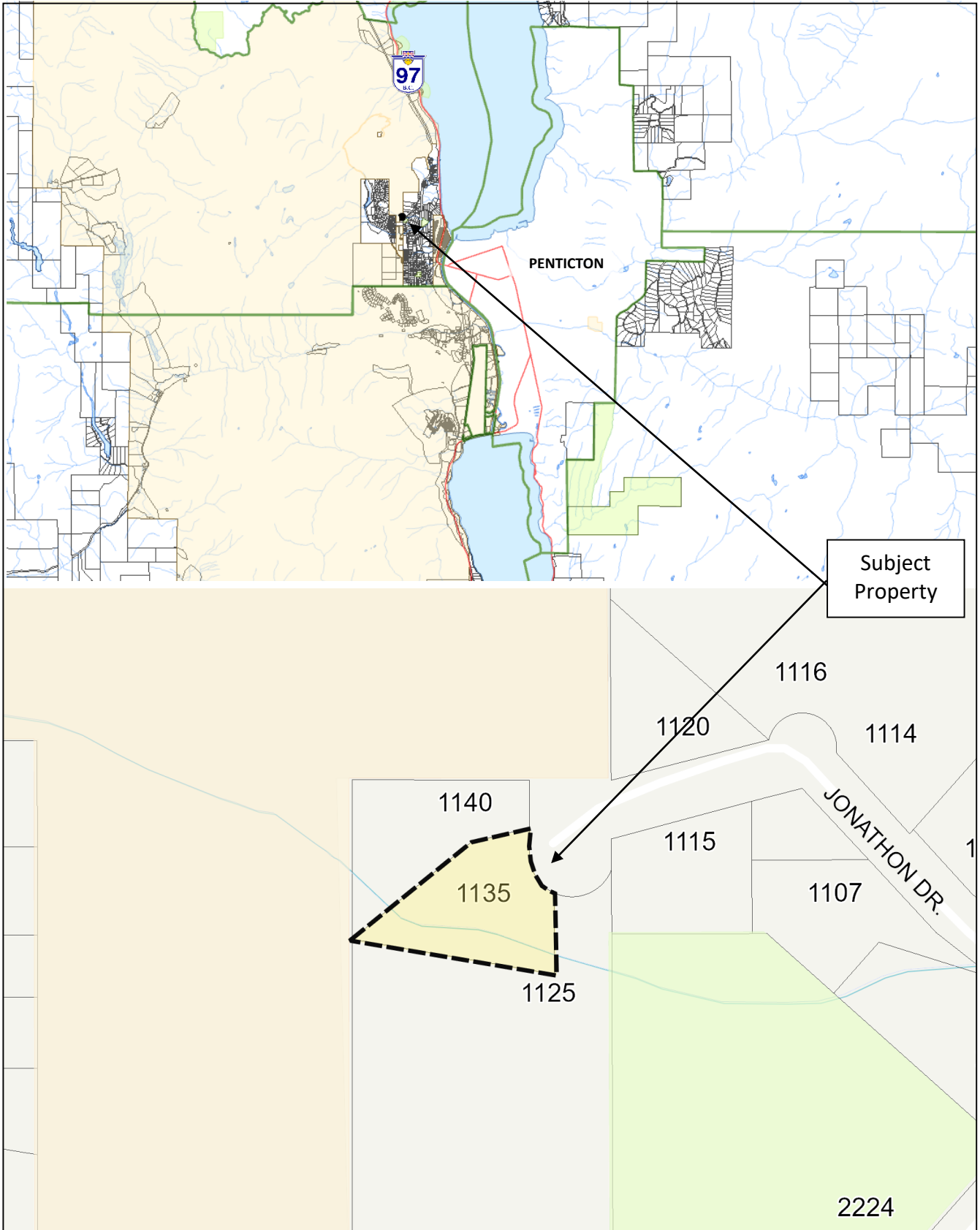


C. Garrish, Planning Manager

Attachments:

- No. 1 – Context Maps
- No. 2 – Applicant’s Site Plan
- No. 3 – Applicant’s Building Elevations
- No. 4 – Applicant’s Floor Plan
- No. 5 – Aerial Photo
- No. 6 – Site Photo

Attachment No. 1 – Context Maps



Attachment No. 5 – Aerial Photo



Subject Area
(YELLOW SHADED AREA – APPROXIMATE)

Attachment No. 6 – Site Photo

