

ADMINISTRATIVE REPORT



O: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 7, 2022
RE: Development Variance Permit Application — Electoral Area “I” (I2022.024-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. I2022.024-DVP, to allow for the construction of a principal dwelling at 245 Alder Avenue, be approved.

Legal: Lot 4, Plan EPP74523, District Lot 105S, SDYD Folio: I-01523.560

OCP: Low Density Residential (LR) Zone: Low Density Residential Two (RS2)

Variance Requests: to reduce the minimum front parcel line setback from 7.5 metres to 5.79 metres.

Proposed Development:

This application requires a variance to the front parcel line setback from 7.5 metres to 5.79 metres to undertake a new single detached dwelling with a large roof overhang.

The applicant has stated that “the eave extension is for shade and for architectural intent... There are no adverse conditions to the adjacent properties... The buildable area for the site is confined by the slope restriction to the rear and the septic field to the south.”

Site Context:

The subject property is approximately 1,328 m² in area and is situated on the southwest side of Alder Avenue, currently vacant.

The surrounding pattern of development is characterised by similar residential properties.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision on October 3, 2022, while available Regional District records indicate that building permits have not previously been issued for this property.

The property is designated Low Density Residential (LR), and is the subject of an Environmentally Sensitive Development Permit (ESDP) Area designation on the rear of the property. The property is zoned Low Density Residential Two (RS2) which allows a principle building with an eave projection of 0.6 metres into the front parcel line setback.

Under Section 10.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Skaha Lake for approximately 5.85 metres of the front parcel line setback.

BC Assessment has classified the property as “Residential” (Class 01) and it has a geotechnical hazard rating of “hazard of slumps and slides. Site specific engineering investigations recommended where high density development is anticipated” under the *Soil Stability Ratings – South Okanagan* report (Runka).

Public Process:

Adjacent residents and 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 June 30, 2022. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The footprint of the building meets the setbacks; however the angled design of the house projects the front wall and eaves into the setback by 1.71 meters. A projection of 0.6 meters into the setback is permitted for architectural projections and eaves.

The Zoning Bylaw’s use of setback regulations is generally to provide physical separation between neighbouring properties to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

The proposed siting of the dwelling does not impact the neighbours. The building cannot be moved further back on the property due to the slope in the rear. Further, the front parcel line is an additional 11.8 meters from the paved road.

Alternative:

1. That the Board deny Development Variance Permit No. I2022.024-DVP.

Respectfully submitted



Danielle DeVries, Planner II

Endorsed by:



C. Garrish, Planning Manager

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

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