

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** February 17, 2022  
**RE:** Development Variance Permit Application — Electoral Area “E” (E2021.035-DVP)

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## Administrative Recommendation:

**THAT Development Variance Permit No. E2021.035-DVP, to allow for the construction of a new two-storey single detached dwelling with a secondary suite at 136 Ritchie Avenue, Naramata, be approved**

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Legal: Lot A, Block 7, District Lot 210, SDYD, Plan EPP104165 Folio: E-00588.001

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

Variance reduce the rear parcel line setback from 7.5 metres to 3.0 metres; and

Requests: increase the maximum parcel coverage from 35% to 39.3%

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## Proposed Development:

This application is seeking variances to the rear parcel line setback and maximum parcel coverage that applies to the subject property in order to construct a new two-storey dwelling with a secondary suite.

Specifically, it is being proposed to reduce the rear parcel line setback from 7.5 metres to 3.0 metres and increase the maximum parcel coverage from 35% to 39.3%.

In support of this request, the agent has stated that “the proposed home will replace an existing cabin that has been used by the current owners for over 15 years. The deteriorating septic field will be replaced by an engineered ‘type 3’ system”. The applicants have also stated that they “...are looking to build a multi-generational legacy home for [themselves], [their] soon to be adult children, the parents of [one of the applicants] and any future additions to [their] family”.

## Site Context:

The subject property is approximately 590 m<sup>2</sup> in area and is situated on the south side of Ritchie Avenue. The property is currently developed with a single detached dwelling with a carport.

The surrounding pattern of development is generally characterised by similarly sized residential parcels zoned RS2.

## Background:

It is unknown when the subject property was created by subdivision, while available Regional District records indicate that building permits have not previously been issued for this property.

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Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Low Density Residential (LR), a policy for which “supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.”

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Low Density Residential Two (RS2), which establishes maximum parcel line setback and parcel coverage regulations for the development of a “single detached dwelling”.

The property has a geotechnical classification of “limited or no hazard of slumps and slides. No development problems anticipated” and has been classified as “Residential” (Class 01) by BC Assessment.

**Board & Commission Consideration:**

At its meeting of November 18, 2021, the Board referred the application to the Electoral Area “E” Advisory Planning Commission (APC).

At its meeting of December 13, 2021, the Electoral Area “E” Advisory Planning Commission (APC) recommended that the subject application be approved.

**Public Process:**

Prior to the Board’s consideration of this application on November 18, 2021, notification of adjacent property owners and tenants occurred in accordance with the requirements of the Regional District’s Development Procedures Bylaw No. 2500, 2011, and resulted in five (5) written comments being received.

A subsequent notification letter was sent to adjacent property owners and tenants advising that the Board would be considering this revised application at its meeting of February 17, 2022, and requesting that feedback be submitted by 4:30 p.m. on February 10, 2022.

All comments received from both notification processes are included in the Board’s Agenda.

**Analysis:**

The variances are required to replace an existing single family residence and carport to accommodate a multi-generational residence for the property owner.

**Parcel Line Setbacks**

The Zoning Bylaw’s use of setback regulations is generally to provide physical separation between neighbouring properties in order 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.

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.

Administration notes that the property abuts an existing laneway to the south. The laneway acts as a spatial buffer from the parcel to the south and impacts of the proposed variance to the rear parcel line setback on the privacy or residential use of the parcel to the south would likely be minimal.

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Further, while a variance is no longer required to the interior side parcel line setback, the agent has provided updated fencing and window glazing plans to address concerns relating to the potential impact of the proposed dwelling on the privacy of the easterly adjacent property.

Parcel Coverage

The purpose of establishing a maximum parcel coverage is to limit the proportion of any lot that can be built on in order to, amongst other things, provide outdoor space for residents, to protect the amenity and character of neighbourhoods and to leave more open space between buildings.

It is understood that the additional lot coverage is to allow for the construction of a larger single detached dwelling on the property for multi-generational housing for the property owners and their family.


Administration notes that the application requests a 4.3% increase in maximum parcel coverage on the subject property, and finds that the request is minor in nature.

For these reasons, Administration supports the requested variances and is recommending approval.

**Alternatives:**

1. That the Board deny Development Variance Permit No. E2021.035-DVP.

**Respectfully submitted**



Shannon Duong, Planner I

**Endorsed by:**



C. Garrish, Planning Manager

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

No. 2 – Aerial Photo

Attachment No. 1 – Site Photo (Google Streetview; 2012)



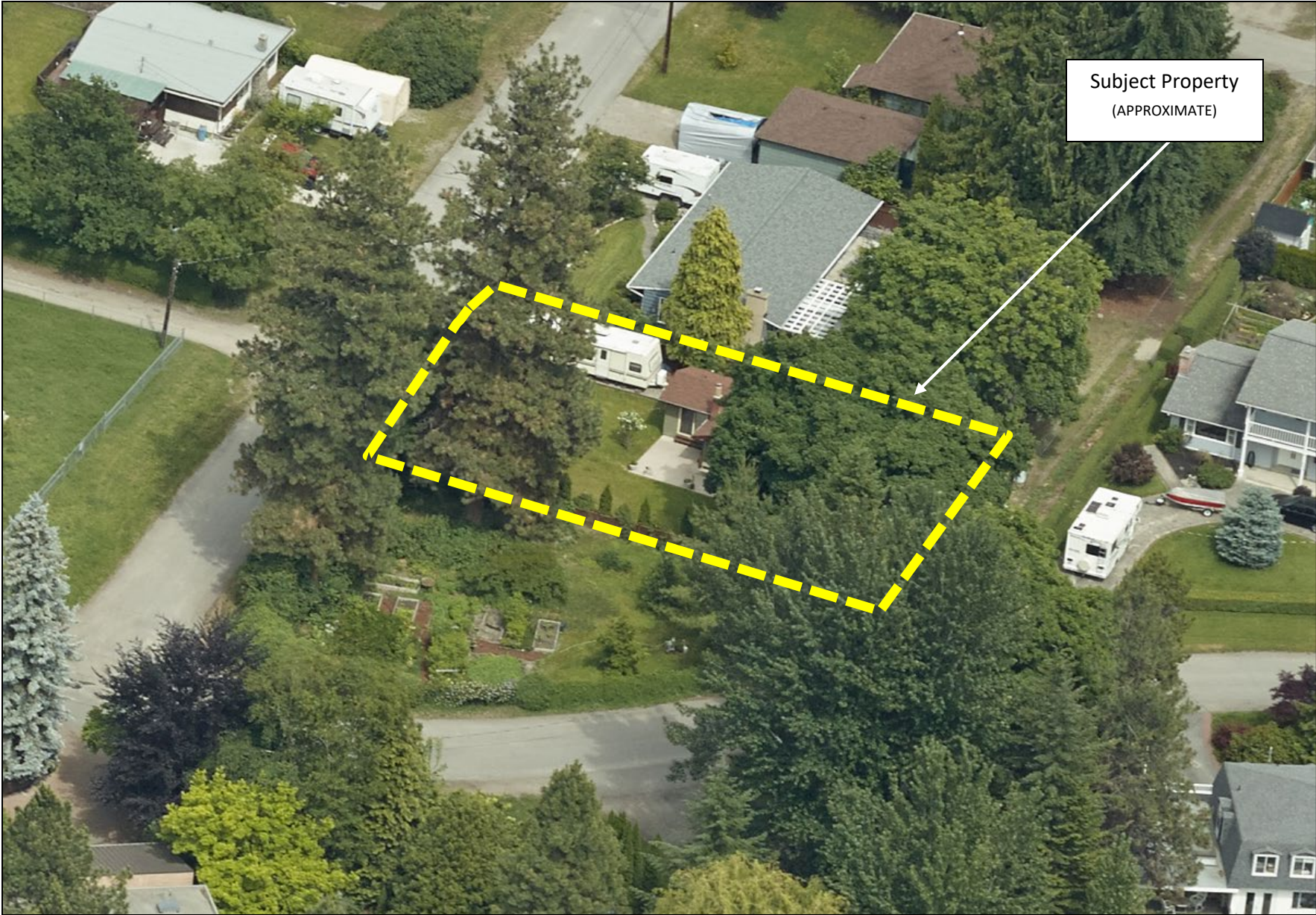


Attachment No. 2 – Aerial Photo





Attachment No. 3 – Aerial Photo (2017)



Subject Property  
(APPROXIMATE)