

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 2, 2022
RE: Development Variance Permit Application — Electoral Area “E” (E2022.022-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2022.022-DVP, to reduce the minimum front parcel line setback from 7.5 metres to 4.1 metres to allow for the construction of a principle dwelling at 815 Wiseman Place in Naramata be approved.

Legal: Lot 10, Plan KAP52270, District Lot 210, SDYD Folio: E-02226.190
OCP: Low Density Residential (LR) Zone: Low Density Residential Two (RS2)

Proposed Development:

This application is seeking a variance reduce the front parcel line from 7.5 metres to 4.1 metres to the furthest projection of the building to construct a new single detached dwelling.

In support of this request, the applicant has stated that “Reducing the setback by 3.0 m significantly reduces the paved area for surface water runoff, still allows a longer than required driveway and significantly increases the area of useable, private & natural rear yard space. In addition, moving the home forward on the lot reduces retaining wall heights required along the property line adjacent to 810 Wiseman Place.”

Site Context:

The subject property is approximately 1,041 m² in area and is situated on the northeast side of Wiseman Place. The property is currently vacant.

The surrounding pattern of development is characterised by similar residential development in the cul-de-sac to the south and west, and agricultural behind to the north and east.

Background:

The current boundaries of the subject property were created May 26, 1994, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2548, 2008, the subject property is currently designated Low Density Residential (LR), and is not the subject of any Development Permit Area designations.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Low Density Residential Two (RS2) which allows a single dwelling as a principle use.

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 May 26, 2022. All comments received are included as a separate item on the Board's Agenda.

Analysis:

The proposed setback variance is accounting for approximately 5.3 meters of additional highway right-of-way that is unlikely to be paved or widened due to the nature of the cul-de-sac. In addition, there is a septic covenant area in the rear of the parcel that is approximately 2.5 metres from the proposed siting of the dwelling. This means that if the dwelling were moved back to comply with the front parcel line setback, it could fit between the setback and the septic covenant area, but the roof would project into both areas.

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

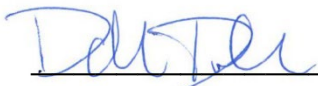
In this instance, the neighbour to the west will not be affected from the variance, because the proposed dwelling is sited towards the eastern parcel line. The next neighbour to the west has built their dwelling approximately 5.0 meters from the front parcel line, which is consistent with the proposal. The neighbour to the east has not developed, but has submitted a letter of support stating that the variance will not affect their future dwelling siting on the property.

Conversely, Administration recognises that the front parcel line setback is to keep dwellings and parking away from the highway right-of-way.

Alternatives:


1. That the Board deny Development Variance Permit No. E2022.022-DVP.

Respectfully submitted



Danielle DeVries, Planner I

Endorsed by:



C. Garrish, Planning Manager

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

Attachment No. 1 – Site Photo (Google Streetview)

