

# ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** October 7, 2021

**RE:** Development Variance Permit Application — Electoral Area “H” – H2021.039-DVP

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## **Administrative Recommendation:**

**THAT Development Variance Permit No. H2021.039-DVP to allow for the development of an accessory building at 518 Dagur Way be approved.**

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Legal: Parcel B (KM100239), District Lots 1 and 3528, SDYD, Plan KAP56749 Folio: H-00606.006

OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)

Variance Request: to increase the maximum height for an accessory building from 4.5 metres to 4.8006 metres

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## **Proposed Development:**

This application is seeking a variance to the maximum building height of an accessory building that applies to the subject property in order to construct an RV and two-car garage.

Specifically, it is being proposed to increase the maximum height of an accessory building in the Residential Single Family One (RS1) Zone for an accessory building from 4.5 m to 4.8006 m.

In support of this request, the applicant has stated that “the variance allows the structure to house a travel trailer over 10 feet in height” and “the RV portion is required for the travel trailer to fit with no interference to the structure. The 2 car garage portion will allow for a car hoist to accommodate extra storage using the existing height. This will keep the footprint of the structure to a minimal”.

## **Site Context:**

The subject property is approximately 0.42 ha in area and is situated on the north side of Dagur Way and to east of the Similkameen River. The property is currently developed with a single family dwelling and garage. The surrounding pattern of development is characterised by residential development.

## **Background:**

Available Regional District records indicate that building permits were issued for a single family dwelling (1998) and a garage and breezeway to a single family dwelling (1998).

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Low Density Residential, and is the subject of a Watercourse Development Permit (WDP) area.

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, the property is currently zoned Residential Single Family One (RS1) which “permits accessory buildings and structures, subject to Section 7.12”.

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Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is partially within the floodplain associated with Similkameen River.

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 October 1, 2021. All comments received are included as a separate item on the Board’s Agenda.

**Analysis:**

This variance request is to accommodate a travel trailer which is over 3.0 metres (10 feet) in height. The application also notes that the 2-car garage portion would allow for a car hoist in order to accommodate extra storage.

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.

Accordingly, when assessing variance requests a number of factors are taken into account, including the intent of the regulation; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development would have a detrimental impact upon the amenity of the area and/or adjoining uses.

The proposed variance is minor in nature (with an increase of 0.3006 metres) and does not find that the accommodation of an over-height garage would impact shade, views or outdoor privacy of adjacent properties.

The subject property currently contains a single family dwelling with a garage and that the proposed variance would allow for the construction of an additional garage.

There is a potential of large, over-height accessory buildings to be converted into an accessory dwelling in the future, which is not permitted in the RS1 zone. However, it is noted that the proposed garage would be one-storey with no plumbing; as such, the concern of the structure being used or converted to an accessory dwelling is mitigated.


**Alternatives:**

1. That the Board deny Development Variance Permit No. H2021.039-DVP.
2. That the Board defer consideration of the application and it be referred to the Electoral Area “H” Advisory Planning Commission.

Respectfully submitted



Endorsed by:



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Shannon Duong, Planner I

C. Garrish, Planning Manager

Attachments: No. 1 – Aerial Photo

No. 2 – Streetview Photos (2021)

Attachment No. 1 – Aerial Photo



Proposed Location of  
Accessory Building  
(APPROXIMATE)

Attachment No. 2 – Streetview Photos (2021)



Proposed Location of  
Accessory Building  
(APPROXIMATE)