ADMINISTRATIVE REPORT

TO: Advisory Planning Commission

FROM: J. Zaffino, Chief Administrative Officer

DATE: September 29, 2025

RE: Development Variance Permit Application — Electoral Area "D" (D2025.021-DVP)

Purpose: To allow for the construction of an accessory dwelling.

Civic: 4812 Bassett Avenue

Legal: Lot 4, Plan KAP13408, District Lot 374, SDYD

Folio: D-D00998.037

Zone: Low Density Residential Two (RS2)

Variance Request: To increase the maximum height of an accessory dwelling from 4.5 metres to 7.5 metres.

Proposed Development:

This application is seeking a variance to the maximum height for an accessory building that applies to the subject property in order to undertake the construction of an accessory dwelling.

Specifically, it is being proposed to increase the height of an accessory building from 4.5 metres to 7.5 metres.

In support of this request, the applicant has stated that:

- The design goal is to construct a two-bedroom accessory dwelling over a garage to provide parking and storage, arranging the building in a typical "carriage house" style which is very efficient and familiar approach.
- It minimizes the building footprint and frontage presented to the street.
- The intent is to reduce the sprawl/coverage of the lot and preserve as much yard and amenity space as possible.
- The intent is to avoid siting the two buildings too close together for reasons of privacy, fire safety.
- The building will be no taller than any neighbouring residences and will be a similar height to at least one nearby accessory building in the neighbourhood.
- The natural topography greatly reduces the impact on neighbours in terms of obstruction of light and views.
- keeping with the purpose of the residential zone (RS2), increasing the density of this relatively large lot (compared to its neighbours) makes a lot of sense in the current housing market and gaining opportunity for multi generational living on the property is very meaningful.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on July 26, 1963, and has been classified as "Residential" (Class 01) by BC Assessment.

Available Regional District records indicate that a building permits for an aluminum patio cover over the existing Deck (2015) and a workshop (1976) have previously been issued for this property.

Under the Electoral Area "D" Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Low Density Residential (LR), and is the subject of a Multi Family Development Permit Area (MFDP) designations.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Low Density Residential Two (RS2) which allows accessory dwellings, subject to Section 7.1.

Board Consideration:

At its meeting of September 4, 2025, the Board resolved to refer the application to the Electoral Area "D" Advisory Planning Commission (APC) for a recommendation.

Analysis:

In considering this proposal, Administration notes that regulating the height of accessory structures through a zoning bylaw is done to ensure that a building remains secondary or incidental in use and form and a lower height allowance reinforces the visual and functional hierarchy, allowing a principal building to remain dominant on a parcel.

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.

Overly tall accessory structures can be associated with unpermitted uses, particularly in residential zones, where a second floor can be associated with unregulated dwelling units, or an increased ceiling allowance will facilitate industrial or commercial businesses. Height limitations can discourage this by making upper floors or greater roof clearances less feasible.

Finally, Administration is aware that the Board has previously expressed concern regarding the mximum allowable building height in residential zones and that these may currently be too great.

For instance, building height was a predominant consideration in the abandonment of the initial zoning amendments in 2024 intended to ensure compliance with the Small-Scale Multi-Unit Housing (SSMUH) provisions of the *Local Government Act*, and would have increased the maximum height of accessory structure from 4.5 metres to 8.0 metres when an accessory dwelling was to comprise part of the structure.

Similarly, a proposed review of zoning regulations for accessory structures in the West Bench of Electoral Area "F" has been prompted by a variance request seeking to increase the height of such a structure.

In light of these considerations, Administration does not support the requested variance request and notes that overheight accessory structures / dwellings are not common in this area. While the property consists of a gentle slope, there do not appear to be any topographical constraints that would prevent the construction of an accessory dwelling in compliance with zoning regulations.

More importantly, other options *may* be available to the applicant, such as pursuing a subdivision of the property in order to facilitate additional density that would benefit from the 10.0 metre heigh allowance provided for principal residential dwellings in the RS2 Zone.

Alternative:

Conversely, and despite previous direction provided by the Board on this subject, Administration maintains its support for greater building height allowances in the residential zones in accordance with the direction contained in the Provincial Policy Manual for SSMUH (e.g. 11.0 metres for principal buildings and 8.0 metres for accessory dwellings).

On this basis, a height variance will facilitate the construction of an additional housing unit on under-utilized land in Okanagan Falls and is generally consistent with the direction from the province on encouraging such housing.

Summary:

For the reasons outlined above, Administration does not support the requested variances and is recommending denial.

Administrative Recommendation:

THAT Development Variance Permit No. D2025.021-DVP, to allow for the construction of an accessory dwelling at 4812 Bassett Avenue, 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

Colin Martin

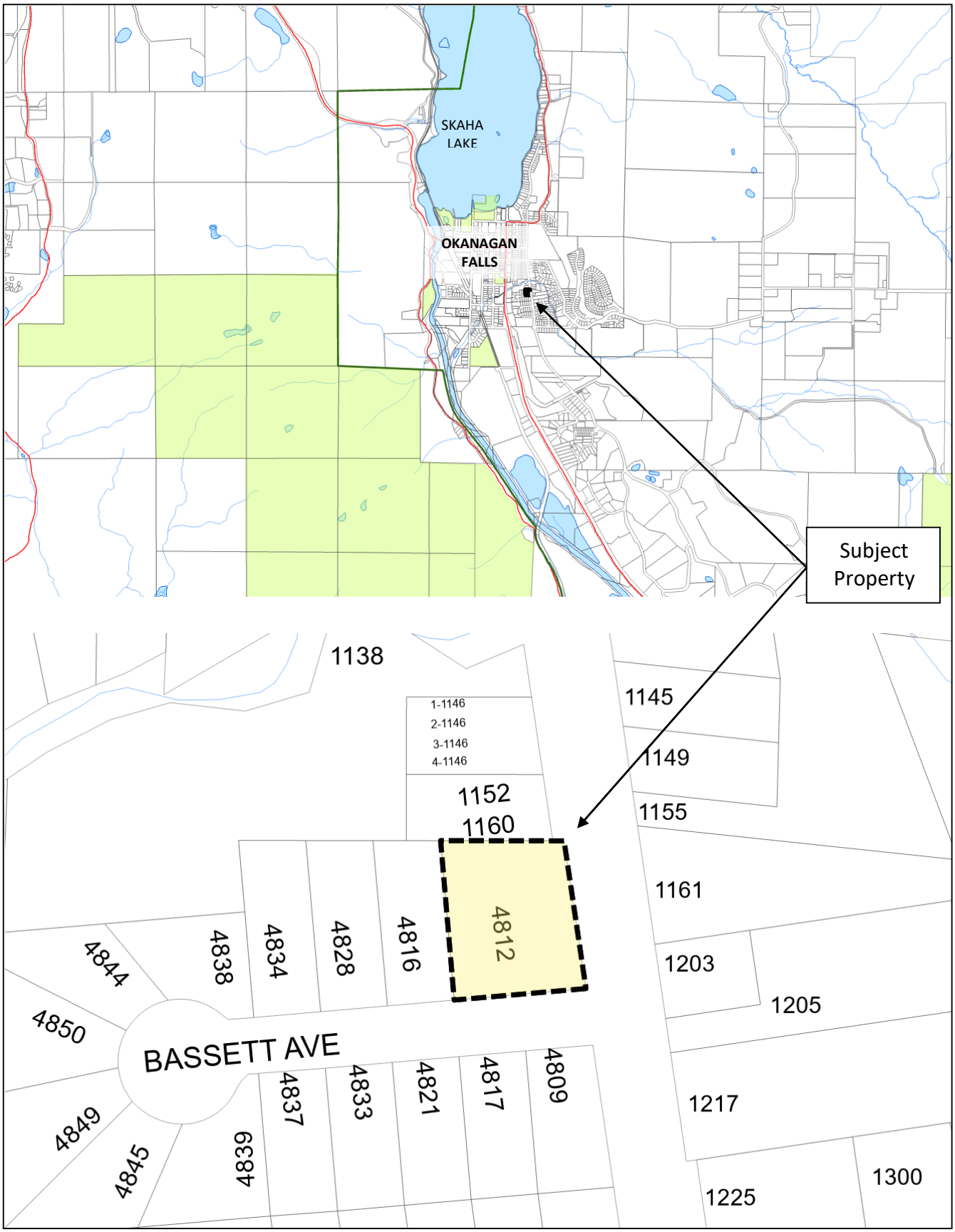
Colin Martin, Planner I

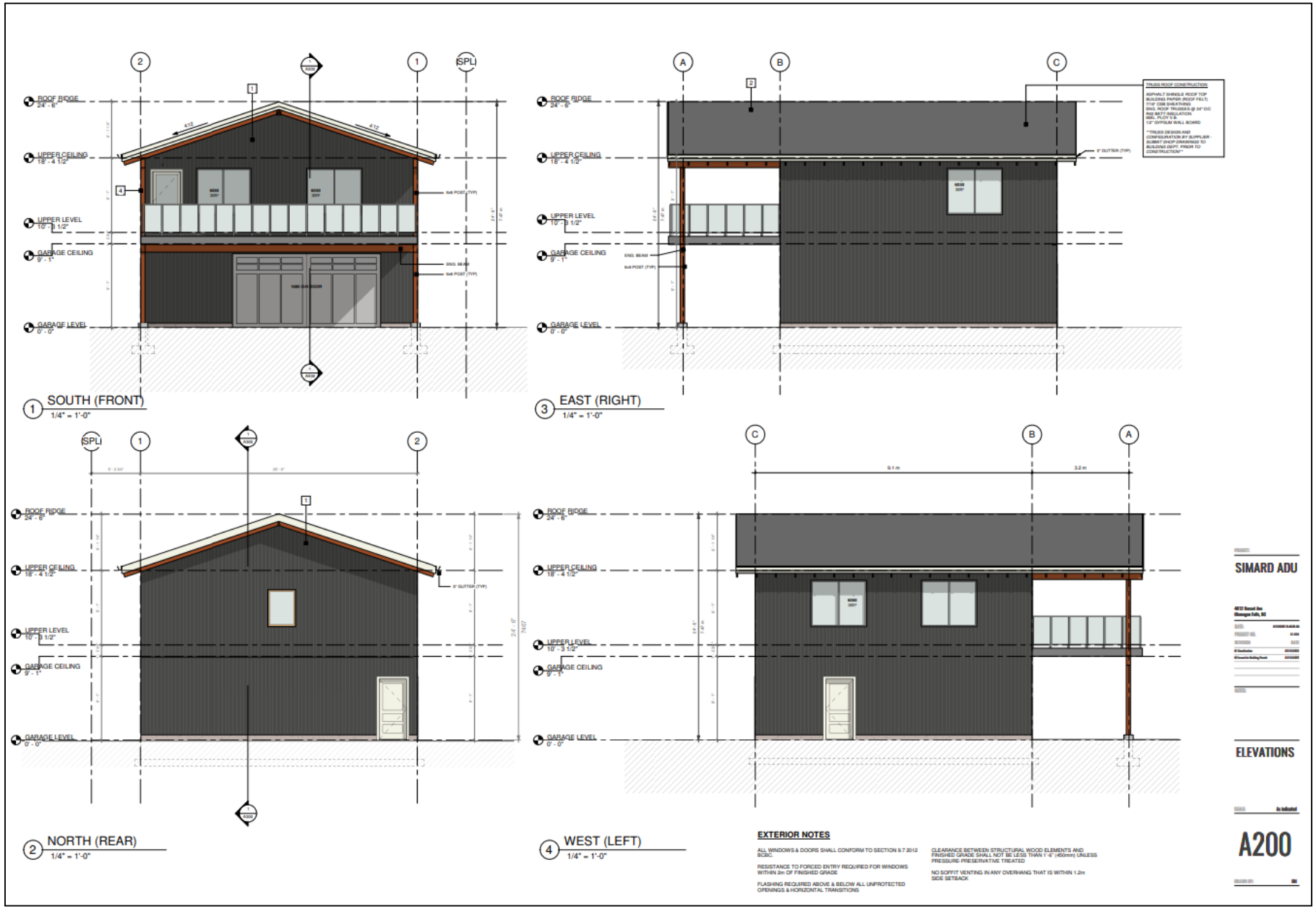
Endorsed by:

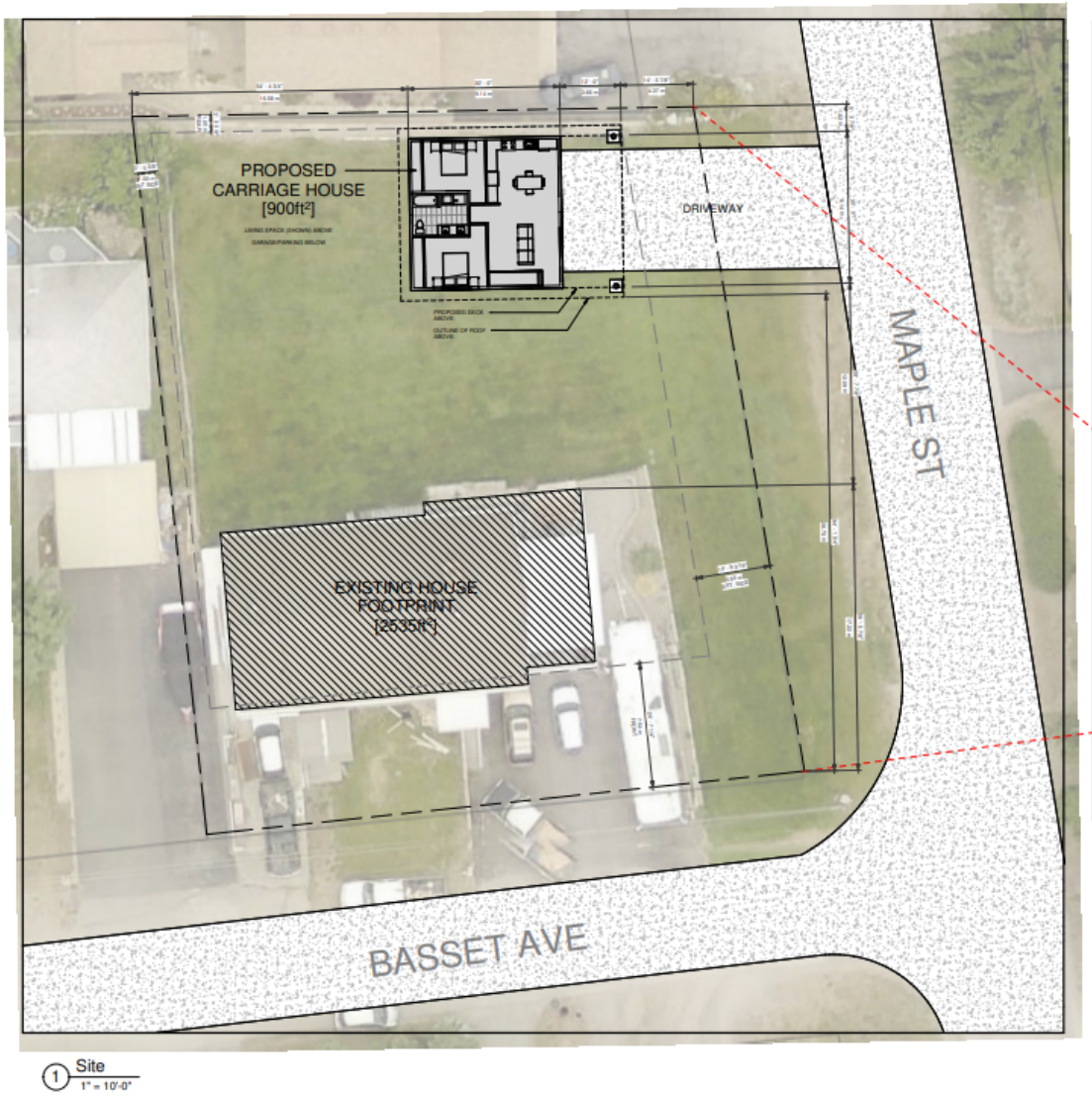
C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Maps
No. 2 – Applicant's Building Elevations
No. 3 – Applicant's Site Plan
No. 4 – Site Photo

Attachment No. 1 – Context Maps




ROOF RIDGE 24' - 6"
UPPER CEILING 18' - 4 1/2"
UPPER LEVEL 10' - 3 1/2"
GARAGE CEILING 9' - 1"
GARAGE LEVEL 0' - 0"
1 SOUTH (FRONT) 1/4" = 1'-0"
3 EAST (RIGHT) 1/4" = 1'-0"
2 NORTH (REAR) 1/4" = 1'-0"
4 WEST (LEFT) 1/4" = 1'-0"
EXTERIOR NOTES
ALL WINDOWS & DOORS SHALL CONFORM TO SECTION 9.7 2012 BCBC.
RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2m OF FINISHED GRADE
FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS
CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND FINISHED GRADE SHALL NOT BE LESS THAN 1'-4" (450mm) UNLESS PRESSURE-PRESERVATIVE TREATED
NO SOFFIT VENTING IN ANY OVERHANG THAT IS WITHIN 1.2m SIDE SETBACK
SIMARD ADU
ELEVATIONS
A200



ZONING SUMMARY

CIVIC ADDRESS:
4812 BASSETT AVE, OKANAGAN FALLS, BC

LEGAL DESCRIPTION:
LOT 4, PLAN KAP13409, DISTRICT LOT 374, SIMILKAMEEN DIVISION YALE DISTRICT, OKANAGAN FALLS TOWNSITE

PRIMARY PID: 009-356-132

ZONING: RS2 - LOW DENSITY RESIDENTIAL TWO

SITE AREA: 1460.8 m² - 0.146 ha - 15723.5 ft²

LOT COVERAGE: **ALLOWED:** MAX LOT COVERAGE: 45%

PROPOSED: 2535ft² + 900ft² = 319.1m² / 1460.8m² = 22%

	ALLOWED	PROPOSED
FLOOR AREA:		
CONDITIONED AREA:		
1st STORY (ENTRANCE + STAIRS):		99.7ft² / 9.3 m²
2nd STORY (DWELLING):		900.5ft² / 83.6 m²
TOTAL:	125 m²	996.5ft² / 92.5 m²
UNCONDITIONED AREA:		
1st STORY (GARAGE):		804 ft²
ACCESSORY BUILDING SETBACKS:		
MIN. INTERIOR SIDE	1.0m	16.6m
MIN. EXTERIOR SIDE	4.5m	4.5m
MIN. FRONT YARD	7.5m	28.7m
MIN. REAR YARD	1.0m	1.6m
MAXIMUM BUILDING HEIGHT:		
ACCESSORY BUILDING:	4.5m	7.5m
MAXIMUM NUMBER OF DWELLINGS:		
PRINCIPLE:	1	1 EXISTING
ACCESSORY OR SECONDARY SUITE:	1	1 PROPOSED

GENERAL SITE NOTES:

ROOF DRAINAGE SYSTEM SPLASH PADS REQUIRED FOR ROOF RAIN WATER LEADERS AS PER GEOTECH.

NO VENTED SOFFITING IN ANY OVERHANG THAT IS WITHIN 1.2m OF PROPERTY LINE

ALL DIMENTIONS ON PLAN ARE PERPENDICULAR TO PROPERTY LINES

NOTE: GRADES IN BRACKET "(XXX.XX)" DENOTE PROPOSED GRADES

ALL OTHERS ARE EXISTING

SIMARD ADU

SITE PLAN, ZONING & GENERAL NOTES

A01.1

Attachment No. 4 – Site Photo (Google Streetview)