

# ADMINISTRATIVE REPORT



**TO:** Board of Directors

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

**DATE:** June 17, 2021

**RE:** Development Variance Permit Application — Electoral Area “E”  
710 Ritchie Avenue, Naramata (E-00689.000)

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## **Administrative Recommendation:**

**THAT Development Variance Permit No. E2021.020-DVP, an application to vary a sideyard setback at 710 Ritchie Ave. in Naramata, be approved**

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## **Proposed Development:**

This application is seeking a variance to the interior side parcel line setback that applies to the 710 Ritchie Avenue in order to alter the roof of an existing, non-conforming accessory building.

Specifically, it is being proposed to reduce the minimum interior side parcel line setback in the Residential Single Family One (RS1) Zone for an accessory building from 3.0 metres to 0.93 metres.

In support of this request, the applicant has stated that “the existing roof requires replacing due to age. The added wall height will provide [the] addition of privacy for both parties, while remaining on [the] existing foot print.”

## **Site Context:**

The subject property is approximately 557 m<sup>2</sup> in area and is situated on the south side of Ritchie Avenue and east side of Seventh Street in Naramata. The property is currently developed to one single detached dwelling and one accessory building.

The surrounding pattern of development is characterised by residential and the local school and Naramata Town Centre nearby.

## **Background:**

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops July 8th, 1908 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. 2458, 2008, the subject property is currently designated Low Density Residential (LR) and is the subject of a Watercourse Development Permit Area and a WDP has previously been issued for the proposal.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family One (RS1) which allows, among other secondary uses, accessory buildings and structures.

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

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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 until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

**Analysis:**

In considering this proposal, Administration notes the variance is to accommodate the modification of an aging roof on an existing, non-conforming accessory building.

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.

Minimum setbacks from parcel lines are used to maintain a minimum space between buildings 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.

In this instance, Administration does not consider accommodating an interior side parcel setback reduction to 0.93 metres to replace a roof negatively impacting the surrounding area, as it is within the existing building footprint and the roof is designed to slope away from the adjacent parcel (which will direct stormwater away from the property line), and there are no windows facing the adjacent parcel to impact privacy.

Further, the subject building is accessed from the rear lane and there is no access to the building (vehicle or pedestrian) provided within the proposed reduced setback.

Conversely, Administration recognises that the structure could be seen as having an appearance of overcrowding.

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

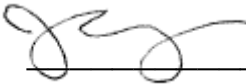
**Alternatives:**

1. That the Board Deny Development Variance Permit No. E2021.020-DVP.
2. That the Board defer consideration of the application and it be referred to the Electoral Area “E” Advisory Planning Commission.

**Respectfully submitted**

  
Colin Martin, Planning Student

**Respectfully submitted**

  
J. Peachey, Planner I

**Endorsed by:**

  
C. Garrish, Planning Manager

**Attachments:** No. 1 – Site Photo (Ritchie Avenue Frontage - May 2021)  
No. 2 – Site Photo (Laneway Frontage – May 2021)

Attachment No. 1 – Site Photo (Ritchie Avenue Frontage - May 2021)



Attachment No. 2 – Site Photo (Laneway Frontage – May 2021)

