



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “E” (E2021.035-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2021.035-DVP to reduce the interior side and rear yard setbacks and increase the maximum parcel coverage to allow for a new dwelling at 136 Ritchie Avenue, Naramata be approved.

Folio: E-00588.001

Legal: Lot A, Block 7, District Lot 210, SDYD, Plan EPP104165 Zone: Residential Single Family One (RS1)

Variance reduce the eastern interior side parcel line setback from 3.0 metres to 1.4 metres;

Requests: reduce the rear parcel line setback from 7.5 metres to 4.5 metres; and
increase the maximum parcel coverage from 35% to 39.3%.

Proposed Development:

This application is seeking variances to construct a new two-storey dwelling with a secondary suite.

- reduce the eastern interior side parcel line setback from 3.0 m to 1.4 m;
- reduce the rear parcel line setback from 7.5 m to 4.5 m; 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 m² 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 RS1.

Background:

The current boundaries of the subject property were created on August 4, 2020, 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 the property is currently designated Low Density Residential (LR) and the Area "E" Zoning Bylaw designation is Residential Single Family One (RS1) which allows for "single detached dwellings" as a principal use and "secondary suites, subject to Section 7.12" as a secondary 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. Notification letters initially sent out on September 9, 2021 reflected the original proposal and allowed for the submission of feedback until 4:30 p.m. on October 14, 2021.

In response to a notification of this application mailed to adjacent residents and property owners on September 9, 2021, five (5) written comments were received.

An additional notification letter was sent out on October 20, 2021 to provide details on the proposal as amended on October 12, 2021 and allowed for the submission of feedback until 4:30 p.m. on November 11, 2021.

Analysis:

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

Interior Side and Rear 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.

With respect to the requested variance to the interior side parcel line setback, the RDOS is currently reviewing Residential (RS) and Small Holdings (SH) zones within a number of Electoral Areas. If associated zoning amendment bylaws are adopted, the interior side parcel line setback for principal buildings would be reduced from 3.0 m to 1.5 m.

Much of the proposed eastern building wall requires a 2.0 m setback which would be consistent with the 1.5 m interior side parcel line setback proposed as part of the Residential Zone Update. While the proposed cantilevered section of the second-storey of the residence would require a 1.4 m setback, This request is considered minor in nature, representing a 0.1 m deviation from the 1.5 m interior side

parcel line setback proposed as part of the Residential Zone Update, although the reduced eastern interior side parcel line setback may have a negative impact on the privacy and shading of the easterly adjacent parcel.

With respect to the requested variance to the rear parcel line setback, the property abuts an existing laneway. 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 privacy or residential use of the parcel to the south is minimal.

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.

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

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)

No. 2 – Aerial Photo

Attachment No. 1 – Site Photo (Google Streetview)



