

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: J. Zaffino, Chief Administrative Officer

DATE: April 22, 2025

RE: Development Variance Permit Application — Electoral Area “E” (E2025.004-DVP)

Purpose: To construct a garage and carport, the latter of which is to project into the front parcel line setback

Civic: 2401 Workman Place Road **Legal:** Lot 18, Plan EPP71589, District Lot 206, SDYD

Folio: E-02025.270 **Zone:** Low Density Residential Site Specific (RS3s)

Variance Request: To reduce the minimum front parcel line setback from 4.5 metres to 1.5 metres

Proposed Development:

This application is seeking a variance to the front parcel line setback that applies to the subject property in order to undertake an addition of a “carport” to the existing principal dwelling.

Specifically, it is being proposed to vary the minimum front parcel line setback from 4.5 metres to 1.5 metres.

In support of this request, the applicant has stated, among other factors, that “a carport will provide... protection from the elements... Increased property value and functionality, and ... will reduce the amount of water and debris that washes into storm drains from vehicles.”

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on March 30, 2017, while available Regional District records indicate that a building permit was previously issued for single family dwelling with a secondary suite (2021).

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 3010, 2023, the subject property is currently designated Low Density Residential (LR), and is not subject to any development permit area designations.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Low Density Residential Site Specific (RS3s) which provides specific setback regulations for principal and accessory building located on the east side of Workman Place.

BC Assessment has classified the property as Residential” (Class 01).

Under Section 3.21 of the Regional District’s *Chief Administrative Officer Delegation Bylaw No. 3033, 2023*, “the CAO or their designate shall ... be delegated authority to issue a development variance permit under Section 498.1 of the *Local Government Act* ...”

File Progression:

On March 20, 2025, the RDOS Board moved that the file be considered to the Area “E” Advisory Planning Commission (APC).

On April 14, 2025, the Area “E” APC was scheduled to meet, however failed to meet quorum, as described in the Advisory Planning Commission Bylaw No. 2339, 2006.

A subsequent meeting of the Area “E” APC was scheduled for April 22, 2025.

Analysis:

In considering this proposal, Administration notes that the current setbacks that apply to the property were introduced by the Board in order to address the placement of a significant amount of fill on 18 parcels situated on the west side of Workman Place at the time of subdivision.

This fill resulted in the suitable building envelope for these parcels being situated closer to the front parcel line to Workman Place than was permitted by the minimum parcel line setbacks for the RS3 Zone.

Since this time, approximately nine (9) dwelling units have been constructed in accordance with the 4.5 metre front setback, and this includes the dwelling on the subject property.

Generally speaking, 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.

In this instance, the Board has already applied a lesser front setback to the subject property and the request to further reduce this by another 3.0 metres is seen to be excessive and uncharacteristic of other development on the street – development which has generally complied with the 4.5 metre setback established in 2019.

Other options are seen to be available to the applicant, such as constructing the proposed garage with a roof overhang (e.g. “carport”) that does not extend into the front setback area.

Alternative:

Conversely, Administration recognises that the subject property is situated at the terminus of Workman Place, that the edge of the constructed roadway — being a cul-de-sac — is approximately 14 metres from the edge of the proposed “carport”, and that this significantly exceeds the 4.5 metre front setback requirement (see Attachment No. 1).

Moreover, the adjacent parcel to the south is Crown land and is unlikely to ever be developed (due, in part, to topographical constraints), meaning Workman Place is *also* unlikely to be extended south and that the road edge associated with the cul-de-sac will not be moved closer to the proposed “carport”.

Accordingly, the reduced setback proposed for the “carport” is unlikely to ever adversely impact traffic movements on this section of Workman Place, or adversely impact adjacent development to the south.

Administration also recognizes that the topography of the site limits the ability to place an accessory structure for parking vehicles (e.g. “garage”) elsewhere on the property.

Summary:

In summary, and for the reasons outlined above, Administration does not support the requested variance.

Administrative Recommendation:

THAT Development Variance Permit No. E2025.004-DVP, to allow for the construction of a carport at 2401 Workman Place, 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

Jerritt Cloney

Jerritt Cloney, Planner I

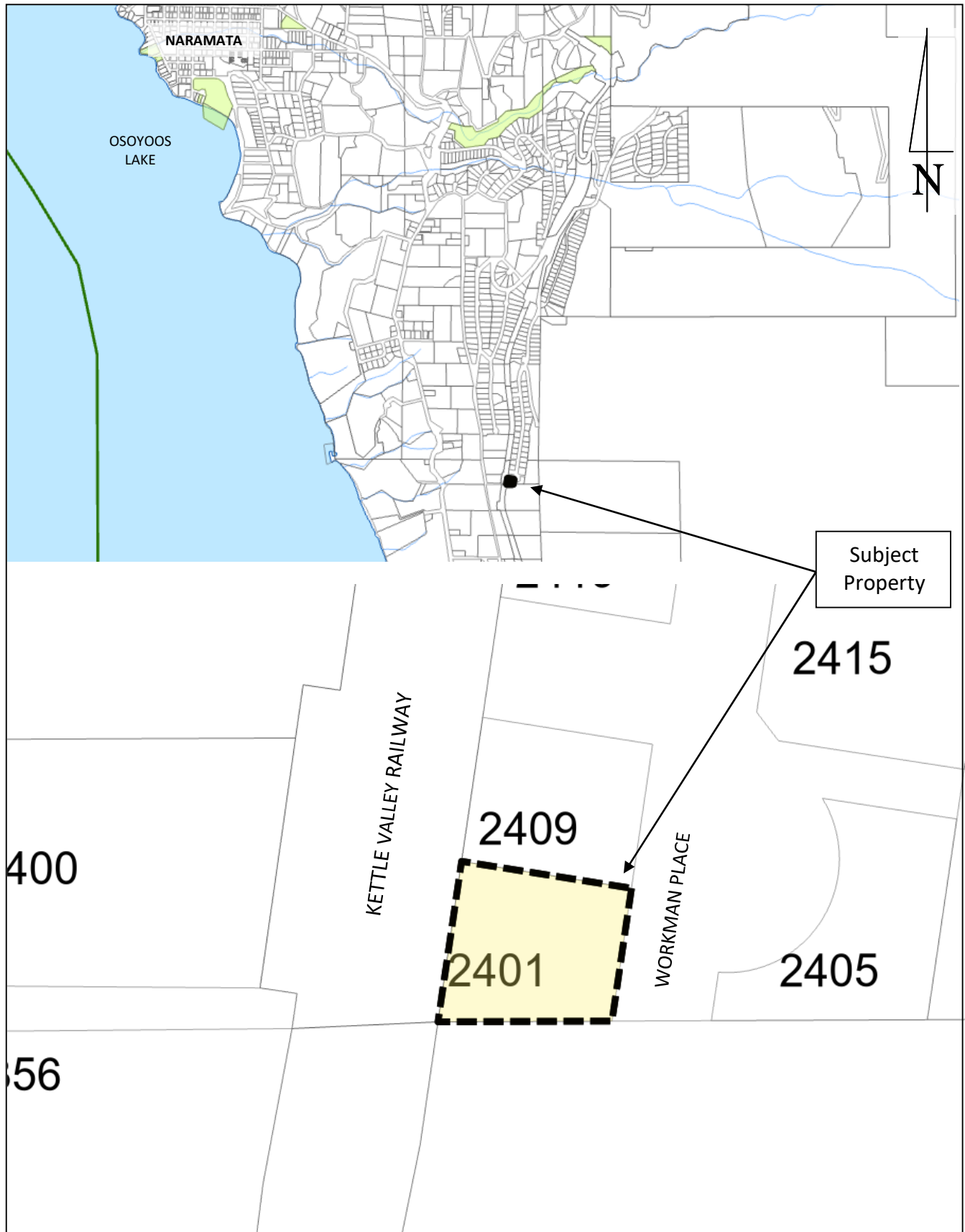
Endorsed by:



C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Maps
 No. 2 – Applicant’s Site Plan
 No. 3 – Proposed Elevations
 No. 4 – Aerial Photo
 No. 5 – Site Photo (Realtor.ca from 2019)

Attachment No. 1 – Context Maps

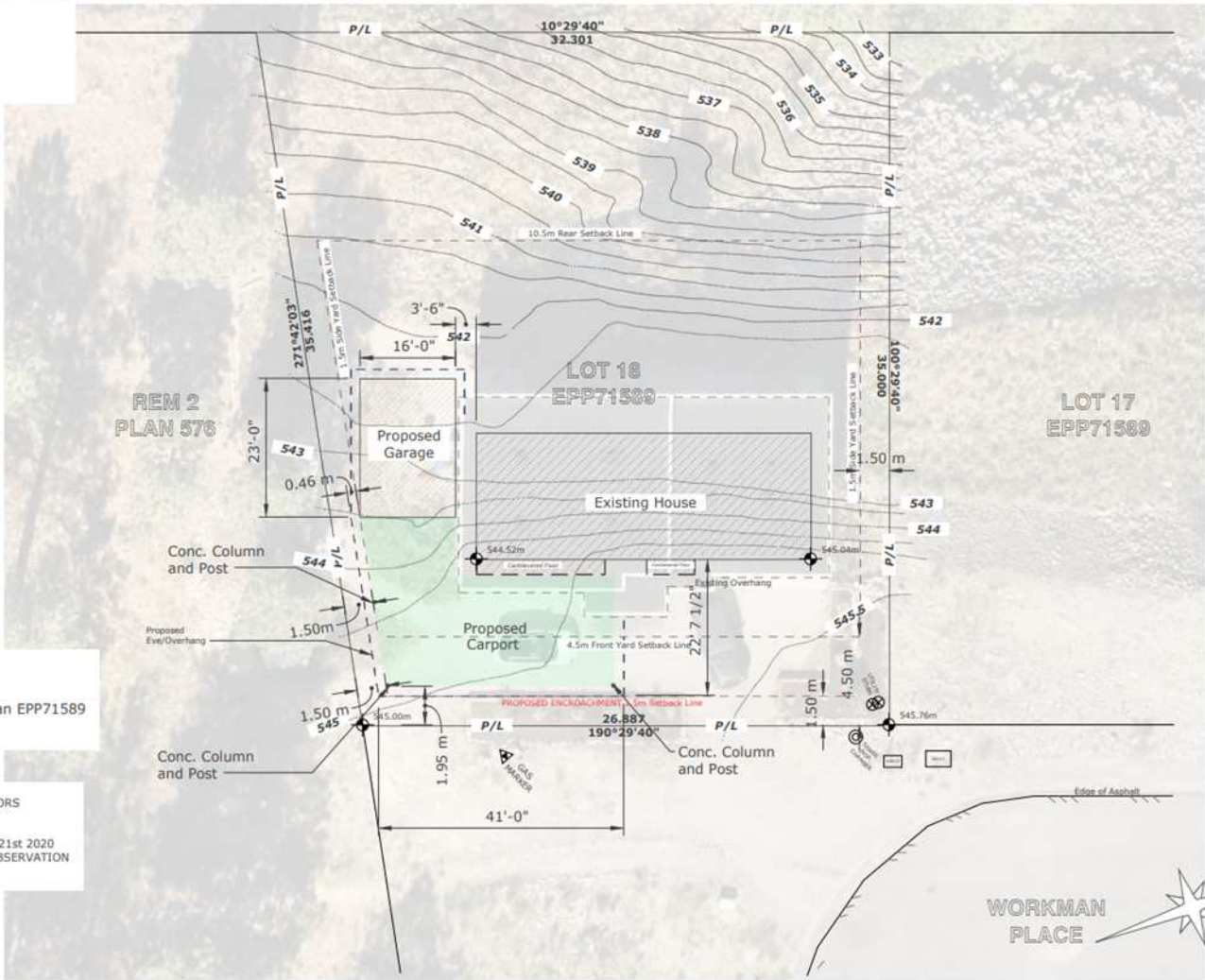


Attachment No. 2 – Applicant’s Site Plan

2401 WORKMAN PL

NARAMATA, BC
Lot: 18
Plan: EPP71589
Zone: RS3s

KVR SRW PLAN EPP70748 (PARCELA A PLAN) (OF LOT 1 PLAN 576)



CIVI ADDRESS:
2401 Workman Pl, Naramata, BC
LEGAL DESCRIPTION:
Site Plan of Lot 18, DL 206, SDYD, Plan EPP71589
PID:
030-216-451

MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL BC & CANADA LAND SURVEYORS
FILE DWG #: 20-208

FIELD SURVEY COMPLETED ON THE OCTOBER 21st 2020
GEODETIC ELEVATIONS TAKEN FROM GNSS OBSERVATION
AND PRECISE POINT POSITIONING
(ORTHOMETRIC HTv2.0)

A	Site Plan
A0.2	Scale: 1:200

28-2024 Workman Place

A0.2

Craig Meadow :: 250-462-0420 :: February 20, 2025 ::



Attachment No. 3 – Proposed Elevations



A East Elevation
A1.5 Scale: 1/8"=1'



D North Elevation
A1.6 Scale: 1/8"=1'

Attachment No. 4 – Aerial Photo



