

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** October 2, 2025

**RE:** Development Variance Permit Application — Electoral Area “F” (F2025.024-DVP)

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### Administrative Recommendation:

**THAT Development Variance Permit No. F2025.024-DVP, to allow for the construction of a new deck on a principal dwelling at 1018 Veteran Drive, be approved.**

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Legal: Lot B, Plan KAP34522, District Lot 5076, SDYD Folio: F-07367.110

OCP: Small Holdings (SH) Zone: Small Holdings West Bench (SH5)

Variance Request: to reduce the minimum interior side parcel line setback from 4.5 metres to 0.61 metres.

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### Purpose:

This application is seeking a variance in order to undertake an addition to an existing single detached dwelling in the form of a new deck.

Specifically, it is being proposed to the minimum interior side parcel line setback for a principal building in the Small Holdings West Bench (SH5) Zone from 4.5 metres to 0.61 metres to the outermost projection.

In support of this request, the applicant has stated, amongst other things, that compliance with the current zoning regulation is not possible due to the “properties specific characteristics making it challenging to comply with the zoning regulations in this situation with regard to the proposed deck expansion.” In addition, that “the area affected by the requested change in setback is of no utility to anyone other than the [property owner] due to the topography and landscaping of the property.”

### Strategic Priorities: Operational

### Background & Analysis:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 29, 1983, while BC Assessment has classified the property as “Residential” (Class 01).

Available Regional District records indicate that a building permit for a single detached dwelling was previously issued in 2001.

Under the Electoral Area “F” Official Community Plan (OCP) Bylaw No..2790, 2018, the subject property is currently designated Small Holdings (SH), which supports rural residential, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.

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The property is further shown as being within the “Moderate” Constraint Zone (“B”) under Schedule ‘D’ (Hazard Lands – Geotechnical) of the OCP Bylaw.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Small Holdings West Bench (SH5) which establishes a minimum interior side parcel line setback for buildings and structures of 4.5 metres.

**Analysis:**

In considering this proposal, Administration notes that the Zoning Bylaw’s use of a 4.5 interior side parcel line setback in the SH5 Zone is generally to provide a sense of openness and separation between dwellings that is usually characteristic of a rural-residential area.

Such setbacks reinforce a transition from smaller-lot urban development, which often employ an interior side parcel line setback of 1.5 to 2.0 metres to larger, more open rural-residential parcels.

A larger interior side parcel line setback also allows for access to rear yards, which can be an important consideration in a rural-residential area where property owners may have equipment, trailers, boats, etc.

Finally, and to a lesser extent (given the rural character of such areas) such setbacks can provide a form of physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding.

In this instance, Administration notes that:

- the existing dwelling is non-conforming and, consequently, already establishes a built form close to the existing parcel line, so the proposed deck would not introduce a new type of impact;
- the existing dwelling on the adjacent property that would be most impacted by the reduced setbacks is approximately 20 metres to the east, thereby reducing privacy or over-shadowing concerns;
- the area between the subject property and the dwelling on the adjacent property appears to be used for parking/storage purposes with some open yard (NOTE: this property owner has also submitted a letter of support for the requested variance);
- the proposed deck would “square off” an existing non-conforming deck associated with the existing dwelling and not create a new intrusion;
- a deck has a lower visual lower-impact compared to enclosed dwelling addition, and is visually and “lighter”; and
- sufficient space occurs elsewhere on the property to ensure access to the rear yard is maintained.

**Alternative:**

Conversely, Administration recognises that reducing a setback by 86% is a significant reduction and that other options are available to the property owner, such as building the deck on other elevations of the dwelling and outside of prescribed setbacks. It is recognized, however, that the east facing side of the dwelling likely provides the best views of the surrounding valley.

**Summary:**

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For the reasons outlined above, Administration supports the requested variances and is recommending approval.

**Financial Implications:**

Financial implications have been considered and none were found.

**Communication Strategy:**

The proposed variance(s) have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011.

**Site Context:**

The subject property is approximately 2,346 m<sup>2</sup> in area and is situated on the west side of Veteran Drive in the West Bench community of Electoral Area "F". The property is currently developed to a single detached dwelling.

The surrounding pattern of development is characterised by similar rural-residential development on comparably sized parcels.

**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 September 15, 2025. All comments received are included as a separate item on the Board's Agenda.

**Alternatives:**

1. THAT Development Variance Permit No. F2025.024-DVP, to allow for the construction of a new deck on a principal dwelling at 1018 Veteran Drive, be denied.

Will a PowerPoint presentation be presented at the meeting?      No

**Respectfully submitted**



C. Garrish, Senior Manager of Planning

**Endorsed by:**

"Allen Fillion"

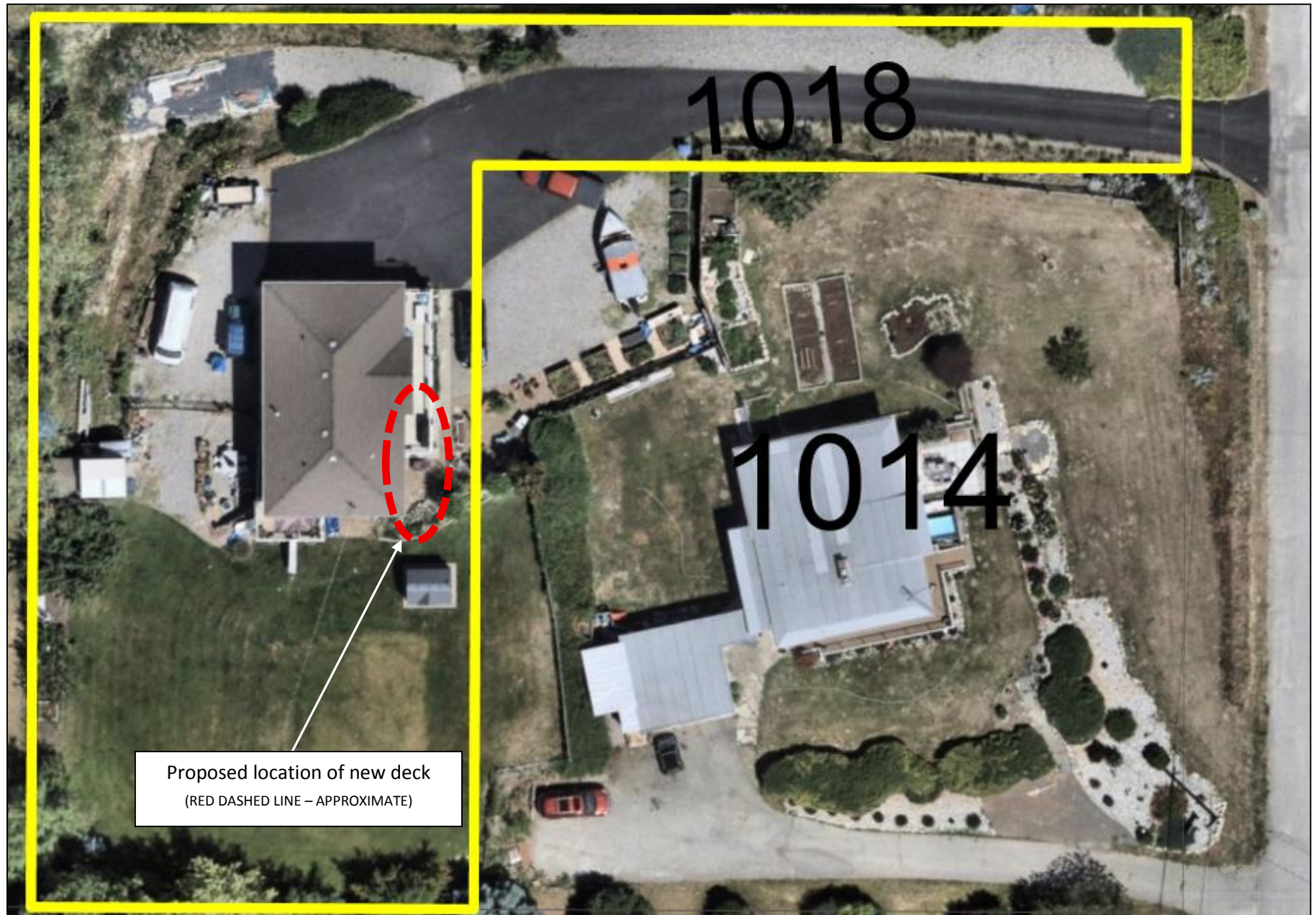
A. Fillion, Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Site Photo (Google Streetview)

No. 2 – Site Photos

No. 3 – Site Photos

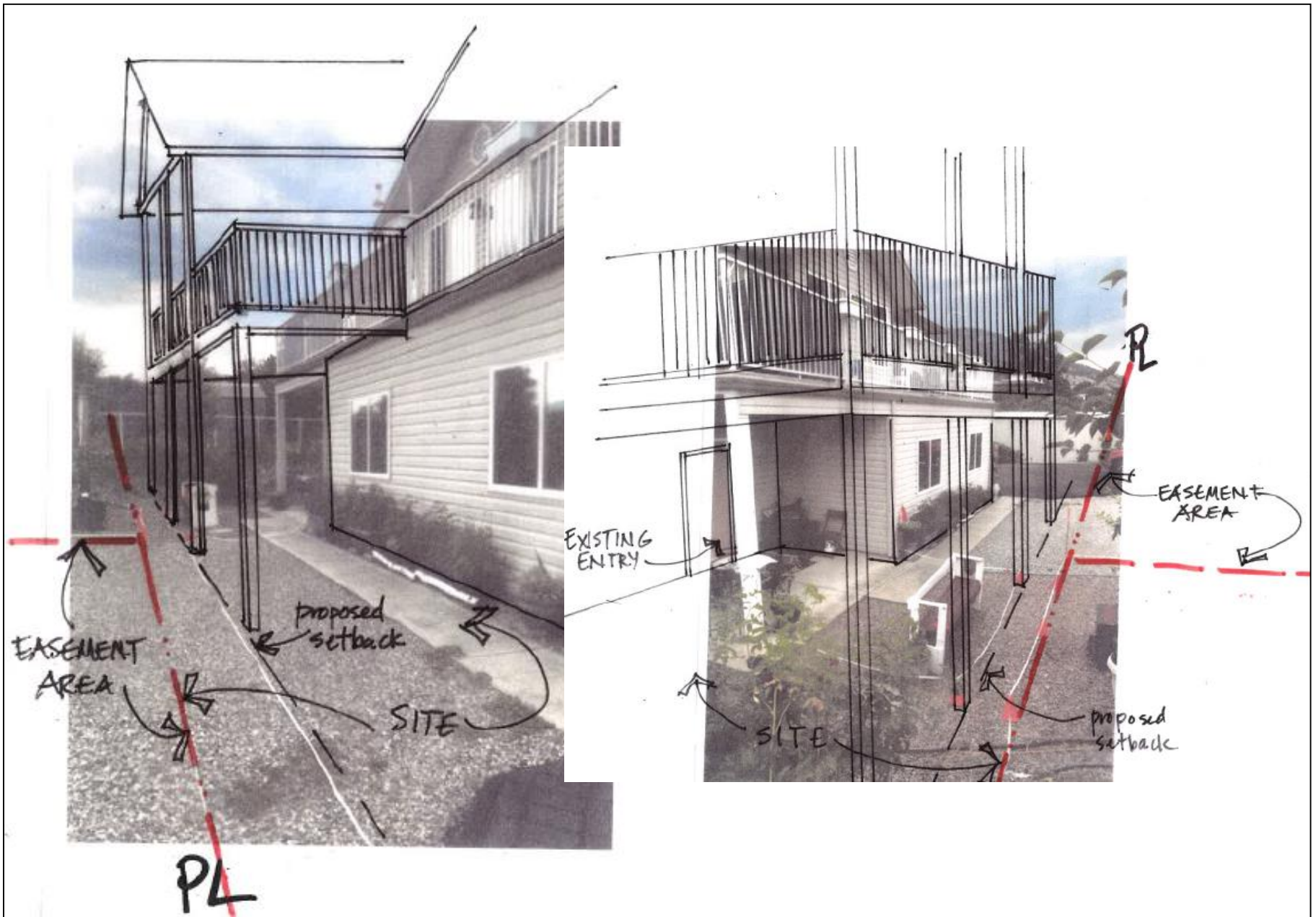
Attachment No. 1 – Aerial Photo



Proposed location of new deck  
(RED DASHED LINE – APPROXIMATE)



Attachment No. 2 – Site Photos



Attachment No. 3 – Site Photos

