

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 16, 2026

RE: Development Variance Permit Application — Electoral Area “H” (H2026.013-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. H2026.013-DVP, to allow for the construction of an accessory building) at 149 2nd Avenue, be denied.

Alternative:

1. THAT Development Variance Permit No. H2026.013-DVP, to allow for the construction of an accessory building at 149 2nd Avenue, be approved.
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Legal: Block 3, District Lot 128, YDYD Folio: H-00340.010

OCP: Low Density Residential (LR) Zone: Low Density Residential One (RS1)

Variance Request: to increase the maximum height for an accessory building from 4.5 metres to 6.17 metres.

Purpose:

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

Specifically, it is being proposed to increase the maximum height of an accessory building from 4.5 metres to 6.17 metres.

In support of this request, the applicant has stated that “I am in need of this variance so I can have dry storage for my RV over the harsh winters and also my boat and antique vehicles. I also have a vehicle hoist for maintenance of all my vehicles and everything will be locked and secured inside.”

Strategic Priorities: Operational

Background & Analysis:

It is unknown when the current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office, while BC Assessment has classified the property as “Residential” (Class 01).

Available Regional District records indicate that a building permits for a single family dwelling (2021), a Demo of a single family dwelling (2023, and the decommissioning of a dwelling (2021) have been issued for this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Low Density Residential (LR), and is not the subject of any Development Permit Area designations.

Under the Electoral Area “H” Zoning Bylaw No. 3065, 2024, the property is currently zoned Low Density Residential One (RS1) which allows for accessory buildings and structures, subject to Section 7.1. Additionally, Section 16.1.6(b) limits the height of accessory buildings and structures to 4.5 meters.

Under Section 10.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Tulameen River and Otter Lake and compliance with the floodplain regulations will be required at the building permitting stage.

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.

Finally, 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.

Accordingly, when assessing variance requests a number of factors are taken into account, including the intent of the regulation; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development would have a detrimental impact upon adjoining uses.

The subject property is not hindered by any physical constraints, as it is a square, flat lot and twice as large as most properties on the street. Additionally, there are no legal constraints that would limit the use of the property.

The neighbourhood is composed of smaller residential lots that are developed with primarily smaller dwellings and accessory buildings. There are no properties in the area with large garages.

The maximum building height for accessory structures in the RS1 zone is lower than in other rural residential zones in recognition that the development of these lands with tall structures is more likely to impact the use and amenity of adjacent properties due to smaller parcel sizes and closer proximity between uses.

While the requested 6.17 metre building height is smaller than permitted heights for principal buildings (11.0 metres) and accessory dwellings (8.0 metres), Administration notes that these heights were recently increased in response to Provincial legislation aimed at facilitating housing construction (SSMUH) and that similar increases to accessory building heights were not contemplated by this legislation.

The location of the proposed structure is within the required setbacks and is approximately 3 metres from the nearest parcel line. However, the location of the proposed garage will be approximately five (5) metres from the nearest neighbouring dwelling unit. The increased height of the proposed structures and its proximity to neighbouring dwellings may impact the use and enjoyment of neighbouring parcels.

Accordingly, Administration considers that the requested building height may be more suitable to rural residential zones (i.e. Small Holdings or Large Holdings), where larger parcel sizes provided separation between uses.

Alternative:

Conversely, Administration recognises that a 6.17 metre building height is smaller than the maximum principal dwelling height of 11.0 metres, and as such it satisfies the general residential intent of the RS1 zone.

Summary:

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

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed variance has 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 1,115 m² in area and is situated on the south side of 2nd Street, in Tulameen, approximately 18 km northwest from the boundary with the Town of Princeton. The property is understood to contain one (1) single detached dwelling, and one (1) accessory structure in the form of a shipping container.

The surrounding pattern of development is generally characterised by similar residential development.

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 June 6, 2026. All comments received are included as a separate item on the Board's Agenda.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

Colin Martin

Colin Martin
Planner I

Endorsed by:



C. Garrish
Senior Manager of Planning

Endorsed by:

Liisa Bloomfield

L. Bloomfield
Acting MD, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo

No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Site Photo (Google Streetview)

