

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 3, 2022
RE: Development Variance Permit Application — Electoral Area “E” (E2022.002-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2022.002-DVP, to allow for the construction of a shower in an accessory building at 710 Ritchie Avenue, be denied.

Legal: Lot 2, Block 70, Plan KAP519, District Lot 210, SDYD Folio: E-00689.000

OCP: Low Density Residential (LR) Zone: Low Density Residential Two (RS2)

Variance Requests: to permit construction of a shower in an accessory building

Proposed Development:

This application is seeking a variance to the restriction on the number of showers permitted in an existing accessory building on this property from 0 to 1.

In support of this request, the applicant has stated that “we live in a resort community and have a large extended family who visit often. Having an additional shower would allow for visitors to rinse off from the lake and alleviate some pressure on the bathroom in the residence. This would solve an ongoing issue.”

Site Context:

The subject property is approximately 557 m² in area and is situated on the south side of Ritchie Avenue. The property is currently developed to contain a single detached dwelling and accessory building with home gym, office, washroom, and storage.

The surrounding pattern of development is characterised by other small residential single family lots (RS2) to the north, east, and west, and Naramata Centre Society campground to the South along Naramata Creek.

Background:

The current boundaries of the subject property were created on February 18, 1998, while available Regional District records indicate that a building permit for repairs to the accessory building (2021) have previously been issued for this property and did include a bathroom.

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 (WDP) and Environmentally Sensitive Development Permist (ESDP) Area.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Low Density Residential Two (RS2) which allows a single detached home and accessory building subject to Section 7.13 (Accessory Buildings).

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, until 4:30 p.m. on February 24, 2022. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The restriction on showers in an accessory building on residential properties is intended to discourage the conversion of these structures into dwellings without proper approvals being obtained, such as zoning, building permits, and service connections.

Other tools include restrictions on sleeping units, balconies, decks and bathrooms being limited to one (1) not exceeding a floor area of 3.0 m².

In this instance, Administration considers that the applicant’s stated need for a shower can be accommodated through the provision of an outdoor shower that family and visitors could use to rinse off after being at the lake.

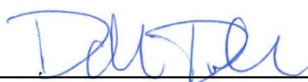
The provision of an indoor shower along with a bathroom and appliances (e.g. washer and dryer) and overall floor area raises concerns about the structure possibly being converted to a dwelling unit. The home on the property is small and an additional shower may make a difference in accommodating guests in the summer.

The washroom in the accessory building is already non-conforming in regard to the size permitted in an accessory building and easily has space to add a shower without any changes to the building configuration. Confirmation that the septic system would be able to accommodate the additional flow from the proposed shower has not been provided.

Alternatives:

1. That the Board approve Development Variance Permit No. E2022.002-DVP; OR

Respectfully submitted



Danielle DeVries, Planner 1

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Front, 2021)

No. 2 – Site Photo (Back, 2021)

Attachment No. 1 – Site Photo (Front, 2021)



Attachment No. 2 – Site Photo (Back, 2021)

