

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: June 18, 2026
RE: Development Variance Permit Application – Electoral Area “H” (H2026.008-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. H2026.008-DVP, to allow for the construction of an over-height accessory building at 453 Taylor Mill Drive, be denied.

Alternative:

1. THAT Development Variance Permit No. H2026.008-DVP, to allow for the construction of an over-height accessory building at 453 Taylor Mill Drive, be approved.
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Legal: Lot 1, Plan KAP13204, District Lot 1, SDYD

Folio: H-00605.005

OCP: Medium Density Residential (MR)

Zone: Low Density Residential Manufactured Home Park (RSM1)

Variance Request: to vary the maximum height of an accessory building from 4.5 metres to 6.1 metres.

Purpose:

This application is seeking a variance to the maximum permitted building height for an accessory building or structure that applies to the subject property in order to allow for the construction of an over height accessory building used to store and secure equipment.

Specifically, it is being proposed to vary the maximum permitted height an accessory building or structure in the Low Density Residential Manufactured Home Park (RSM1) from 4.5 metres to 6.1 metres.

In support of this request, the applicant has stated that “[the] standard height of building allowed does not accommodate [the] equipment used to maintain [the] trailer park. [The] building will be used to store and secure equipment. [The] building will be backed to a hillside and will not [affect] any views or sun in regard to neighbors.”

Strategic Priorities: Operational

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on May 17, 1963, while BC Assessment has classified the property as “Residential” (Class 01).

Available Regional District records indicate that a building permits for a (1985) chimney and stove, (1993) wood structure, (1993) renovations to a single family dwelling, and (1993) installation of a new woodstove and metal chimney have previously been issued for this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Medium Density Residential (MR) and is the subject of a Watercourse Development Permit (WDP) Area designation.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Low Density Residential Manufactured Home Park (RSM1) which limits the height of accessory buildings or structures to 4.5 metres.

Under Section 10.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with the Similkameen River and no building or structure shall be located within 15.0 metres of the natural boundary of any other watercourse; however, excluded from the requirements of the floodplain management regulations specified in Sections 10.4.2 and 10.4.3 is that portion of a building or structure to be used as a carport or garage.

Analysis:

In considering this proposal, Administration notes that the maximum height for principal structures in the RSM1 Zone is already lower than that applied to other residential zones (e.g. 7.0 metres versus 10.0 metres), reflecting that the height of a manufactured home is typically 4.0-5.0 metres with a 2.0 metre buffer for any skirting, foundation system, or minor roof pitch variation.

The principle that an accessory structure should be clearly subordinate to the principal use is a standard planning consideration when establishing maximum height allowances, and this is additionally important in a manufactured home park (MHP) where permitted dwelling units (e.g. mobile homes) are going to be “low slung” (e.g. closer to the ground).

A 4.5 metre height limit for accessory structures ensures that a shed, carport, or other similar type of building (e.g. small garage) remain clearly secondary to a dwelling unit that might only 5.0 metres in height.

In addition, requiring that accessory structures adhere to a lower maximum height maintains a consistent, low-profile built-form within a MHP and avoids situations in which an over-height garage or shop creates a visually incongruous form that *could* create overlooking or shadowing issues on adjacent MHP spaces or adjoining properties.

Administration is also aware that over-height structures *can* be associated with unpermitted uses, particularly in residential zones, where an increased ceiling allowance will facilitate industrial or commercial businesses.

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.

In this instance, while the applicant has indicated that the additional height is required in order to store large equipment associated with the maintenance of the MHP, it is not clear what this equipment is or how its use is related to the MHP (e.g. maintenance of individual manufactured home

spaces is presumed to fall to the occupants of those spaces), while “home industry” is not a permitted use in the RSM1 Zone.

Further, there appears to be no precedence for an over-height accessory structure within this MHP as the pattern of development is generally characterized by single storey mobile homes and accessory structures.

Finally, there are not seen to be any physical site constraints that would warrant an increase in building height such as sloping terrain, geotechnical hazards, irregular lot lines or significant natural features such as environmentally sensitive values that limit the buildable footprint of the property.

Alternative:

Conversely, the placement of the structure along the rear of the property and “behind” the existing manufactured home spaces *may* mitigate the impact of the increased height as it will be at the base of a slope with no dwellings on adjoining properties situated nearby (e.g. the closest neighbouring dwelling is over 130 metres away).

In addition, due to the presence of the slope at the rear of the property, a natural transition area exists in between the single storey (“low slung”) mobile homes at the front of the property and the topography at the rear of the property and an over-height accessory structure in the transition zone between the two may not be inappropriate.

Summary:

For these reasons, it is recommended that the requested variance be denied.

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 2.3 ha in area and is situated on the south side of the Crowsnest Highway and the Similkameen River, approximately 3.6 km east from the boundary with the Town of Princeton. The property is understood to contain multiple manufactured homes and accessory buildings.

The surrounding pattern of development is generally characterised by residential development with properties zoned Low Density Residential One (RS1) and Small Holdings (SH).

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 17, 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

Some material in this report was generated using Microsoft Copilot and was reviewed for accuracy by members of the Development and Infrastructure Department prior to publication.

Respectfully submitted

Mariane Frizzi

Mariane Frizzi
Planning Technician

Endorsed by:



C. Garrish
Senior Manager of Planning

Endorsed by:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo
No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Aerial Photo



Location of proposed
accessory structure
(APPROXIMATE – RED DASHED LINE)

Attachment No. 2 – Site Photo (Google Streetview)

