

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 8, 2021
RE: Development Variance Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT Development Variance Permit No. E-2021.022-DVP to permit the expansion of an accessory building at 35 Robinson Road be approved.

Purpose: To allow for an expansion to an existing accessory building (garage).

Civic: 35 Robinson Point Road, Naramata Legal: Lot 8, Plan KAP14874, District Lot 210, SDYD

Folio: E-00657.035 Zone: Residential Single Family One (RS1)

Variance to reduce the minimum front parcel line setback from 7.5 metres to 0.0 metres; and

Requests: to reduce the minimum interior side parcel line setback from 3.0 metres to 0.0 metres.

Proposed Development:

This application is seeking a variance to the front parcel line setback requirements and interior side parcel line setback that applies to the subject property in order to undertake an addition of a cantilever and roof replacement.

Specifically, it is being proposed to reduce the minimum front parcel line setback from 7.5m to 0.0 m and; to reduce the interior side parcel line setback from 3.0 m to 0.0 m.

In support of this request, the applicant has stated that “the work is being done in the allowable setbacks all work is being done to the existing structure.”

Site Context:

The subject property is approximately 760 m² in area and is situated on the northwest side of Robinson Point Road, on the east side of Okanagan Lake, and within the west side of the Village of Naramata. The property is currently developed to a single detached dwelling and an accessory building.

The surrounding pattern of development is characterised by other similar residential, the Naramata village center and Warf Park.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on February 18, 1965, while available Regional District records indicate that building permits were issued for a single family dwelling (1997), an enclosing existing

detached carport (2011), a house demo down to foundation (2020), and a dwelling rebuild above foundation (2020).

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family One (RS1) which permits accessory buildings and structures.

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

The proposal is within 4.5 metres of a road reserve, and the Ministry of Transportation and Infrastructure has advised the proposal is consistent with the setback permit (# 2010-05700) issued for the building in December 15, 2010.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

Analysis:

In considering this proposal, Administration notes that the proposal is for minor additions to an existing structure that was granted a development variance permit in 2011.

The proposal is not anticipated to have an impact on neighbours’ sightlines as the roof will be similar to existing roof lines and the proposed additions are not directly facing the abutting parcel lines.

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.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

In this instance, Administration believes that the proposed additions do no impact vehicle traffic movements or impact privacy to neighbouring parcels.

Conversely, Administration recognises that this proposal increases the non-conforming of the existing building by increasing the building footprint within the setbacks, which may be precieved as over development of the parcel.

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

Alternatives:

1. That the Board deny Development Variance Permit No. E2021.022-DVP.
2. That the Board defer consideration of the application and it be referred to the Electoral Area “E” Advisory Planning Commission.

Respectfully submitted

Endorsed by:



Attachments:

No. 1 – Site Photo (Google Streetview)

Colin Martin
Colin Martin, Planning Student

C. Garrish, Planning Manager

Attachment No. 1 – Site Photo (Google Streetview)

