

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: April 7, 2022
RE: Development Variance Permit Application — Electoral Area “E” (E2022.010-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2022.010-DVP, to allow for the construction of a deck at 2573 Workman Place, be denied.

Legal: Lot 2, Plan EPP71589, District Lot 207, SDYD Folio: E-02025.110
OCP: Low Density Residential (LR) Zone: Low Density Residential Three Zone Site Specific (RS3s)
Variance to reduce the minimum rear parcel line setback for an accessory building from 7.5 metres to 2.47 metres; and
Requests: to reduce the minimum exterior side parcel line setback from 4.5 metres to 1.52 metres.

Proposed Development:

This application is seeking a variance to the rear parcel line and exterior side parcel setback that applies to the subject property in order to undertake the development of a deck.

Specifically, it is being proposed to:

- reduce the minimum rear parcel line setback for an accessory building from 7.5 metres to 2.47 metres; and
- reduce the minimum exterior side parcel line setback from 4.5 metres to 1.52 metres.

In support of this request, the applicant has stated that “currently, adjacent to our property is an unpleasant view of this dead water pond designated for storm water collection of the neighborhood. The proposed deck can provide more privacy, security, enjoyment and functionality for both sides.”

Site Context:

The subject property is approximately 1100 m² in area and is situated on the west side of Workman Place and bounded by the Kettle Valley Railway right-of-way along its rear (western) parcel line. The property is currently developed to a single detached dwelling (under construction).

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

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on August 3, 2017, while available Regional District records indicate that a building permit for a single detached dwelling (2020) and a pool (2021) have previously been issued for this property.

The Area “E Official Community Plan” designates the property Low Density Residential and the zoning as Low Density Residential Three Site Specific (RS3s) which establishes setbacks from property lines.

At its meeting of November 21, 2019 the Board adopted Amendment Bylaw No. 2459.36, 2019 which reduced the front setback to 4.5 metres and increased the rear setback to 10.5 metres for 18 parcels situated on the west side of Workman Place in Naramata, including the subject property. The property is Assessment “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 March 31, 2022. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The zoning was recently amended to allow for a reduced front setback since it is subject to steep slopes on its rear side. The adjusted setbacks were intended to provide the landowner with the option to work with the existing topography and to reduce the need for excessive fill or retaining walls in the rear yard.

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.

The rear of the property faces the KVR trail and situating a deck in the rear setback would greatly impact the views and sightlines of the trail users. In addition, the applicant’s stated need for privacy and relief from the unpleasant view of the watershed can be accommodated through the installation of a fence.

The applicant is proposing a wooden deck to cover the steep slope and reduce the effects of erosion.

Alternatives:

1. That the Board approve Development Variance Permit No. E2022.010-DVP.

Respectfully submitted

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo 1 (March 2022)

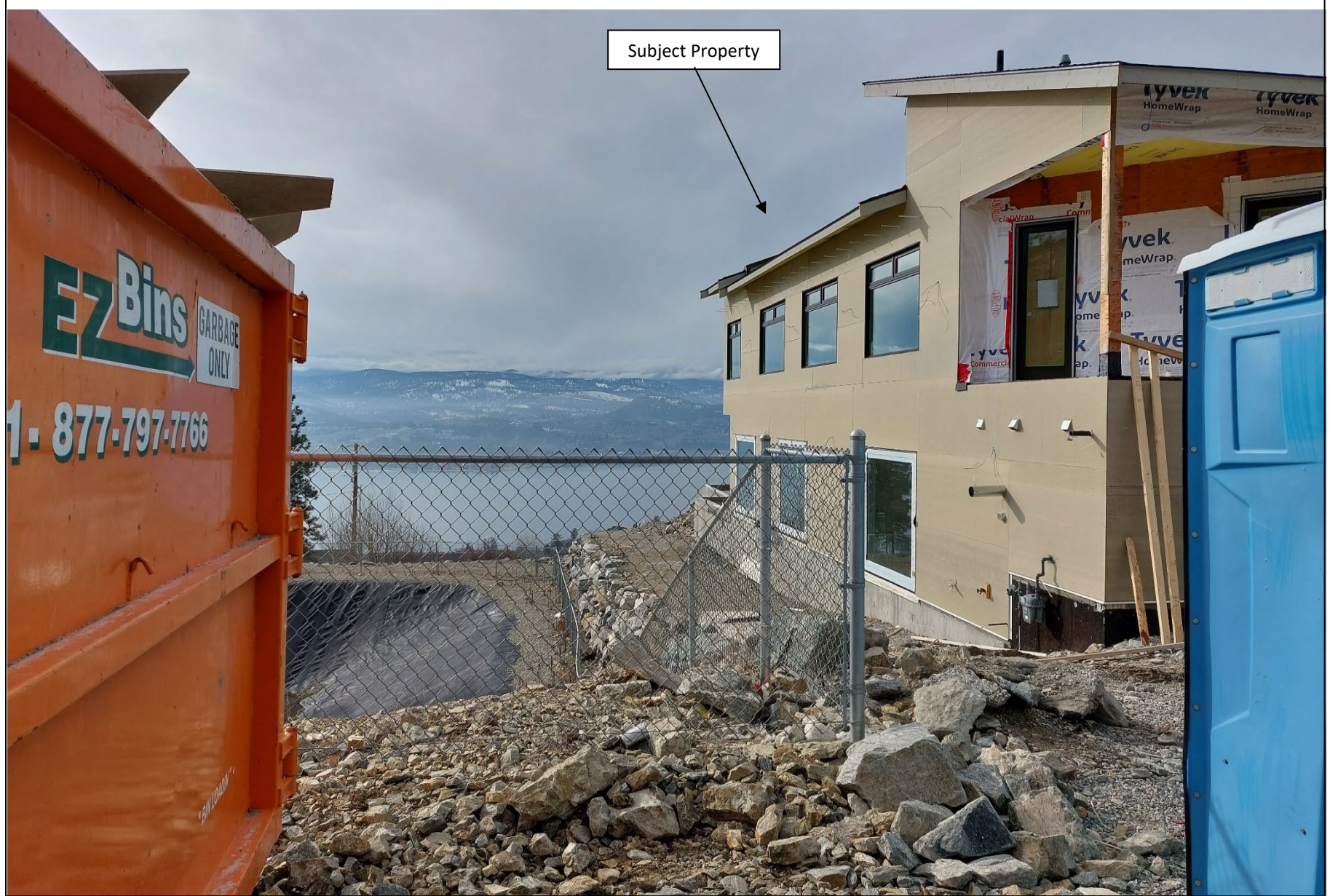
No. 2 – Site Photo 2 (March 2022)

No.3 – Aerial Photo

Attachment No. 1 – Site Photo 1 (March 2022)



Attachment No. 2 – Site Photo 2 (March 2022)



Attachment No. 3 – Aerial Photo

