

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: April 2, 2026
RE: Development Variance Permit Application — Electoral Area “F” (F2026.005-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. F2026.005-DVP, to allow for the construction of an accessory building to a height of 6.72 metres at 1805 Sparton Drive, be denied.

Alternative:

1. THAT Development Variance Permit No. F2026.005-DVP, to allow for the construction of an accessory building to a height of 6.72 metres at 1805 Sparton Drive, be approved.
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Legal: Lot 149, Plan KAP8166, District Lot 5076, ODYD Folio: F-07446.000

OCP: Small Holdings (SH) Zone: Small Holdings West Bench (SH5)

Variance Request: to increase the maximum height for an accessory building from 4.5 metres to 6.72 metres.

Purpose:

This application is seeking a variance to the maximum height for an accessory building or structure that applies to the subject property in order to undertake the construction of a garage with a workshop on the second floor.

Specifically, it is being proposed to increase the maximum height for an accessory building or structure in the Small Holdings West Bench Zone from 4.5 metres to 6.72 metres.

In support of this request, the applicant has stated that:

- *I am limited to the locations on my property that I can build an accessory building.*
- *The geotechnical engineer was confident that the location was suitable, and the bearing capacity could be met.*
- *I was looking at a two-story building so that it could house my trailers in the basement to keep the property tidy, and the top floor could be used as my workshop. We also investigated and rejected a single-story structure.*
- *Our proposed East bank of the depression location provides ... several advantages.*

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 March 14, 1957, while BC Assessment has classified the property as “Residential” (Class 01).

Available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area “F” Official Community Plan (OCP) Bylaw No. 2790, 2018, the subject property is currently designated Small Holdings (SH) and is the subject of no Development Permit Area designations.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Small Holdings West Bench (SH5) which permits accessory building or structure, subject to Section 7.1, and Section 15.5.6(b) limits accessory buildings or structures to a maximum height of 4.5 metres.

Accessory Building Heights – West Bench:

In 2018, resident concerns about the number of over-sized garages and workshops being constructed in West Bench prompted a review of accessory building height regulations and accordingly, accessory building heights were restricted to the 4.5 metres currently found in the zoning bylaw.

More recently (2024), a variance request related to an accessory structure in the West Bench with a proposed height of 5.74 metres is understood by Administration to have prompted the inclusion of an “Small Holdings West Bench (SH5) Zone Review (“accessory structures”)” as a project on the Board’s 2025 Strategic Plan.

While this project was subsequently removed from the Strategic Plan in 2026, it is understood that the intent was to review and update the policy direction contained within the Electoral Area “F” OCP in relation to the built form of accessory structures in the West Bench (e.g. maximum height) with possible supporting amendments to the zoning bylaw.

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, in residential zones a large accessory structure *may* be associated with an un-permitted use (e.g. accessory dwelling or home industry), and zoning regulations limiting size can discourage such conversions by making lower roof allowances less feasible for such uses.

In this instance, it is Administration’s understanding that a principal concern regarding accessory structures in the West Bench community over the past decade has been a perceived incremental encroachment of commercial and industrial uses relocating from within the City of Penticton (or elsewhere) to a rural-residential community and the resultant loss of neighbourhood character.

For these reasons, Administration considers the height limitation for accessory buildings to be an important tool in maintaining the intended scale of development and protecting the established residential character of the West Bench community.

Permitting an over-height accessory structure may inadvertently facilitate uses that are more characteristic of commercial or industrial operations, as larger buildings can provide the scale and functionality needed to accommodate equipment storage, workshops, or other business-related activities.

While the applicant *may* not have an intention of use the building in this way, the average lifespan of the proposed structure may be in the range of 40-60 years and could appeal to future owners seeking to conduct non-residential uses from the property.

Administration also notes that approval of a variances to increase the permitted height of an accessory structure may create expectations within the community that similar requests will be supported in future. While each application must be evaluated on its own merits, repeated approvals of variances from established regulations can, over time, erode the effectiveness of the bylaw and contribute to incremental changes in the scale and form of accessory structures.

Further, where an accessory building approaches or exceed the scale of the principal dwelling, the distinction between primary and secondary structures can become less apparent and this can alter the visual hierarchy of development on a parcel and contribute to a built form that is not consistent with the typical pattern of residential development within the surrounding West Bench area.

Finally, other options *may* be available to the applicant such as reducing the height and size of the structure to comply with the zoning regulation (e.g. by constructing two separate smaller structures on the property).

Alternative:

Conversely, Administration recognises that the property is subjected to some minor topographical constraints due to a slope at the southwest corner of property. The presence of a septic field at the southeast of the lot also limits the ability to construct in that location and to create a single-story structure.

There are a limited number of properties in the area that may have garages larger than 4.5 meters in height; however, it is noted that this was done before the recent changes to the zoning bylaw and no longer reflect the Board's current position on accessory structure heights in the West Bench.

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 6,690 m² in area and is situated on the east side of Sparton Drive, approximately 500 metres west from the boundary with City of Penticton. The property is understood to contain one (1) singled detached dwelling.

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 March 12, 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:

Allen Fillion

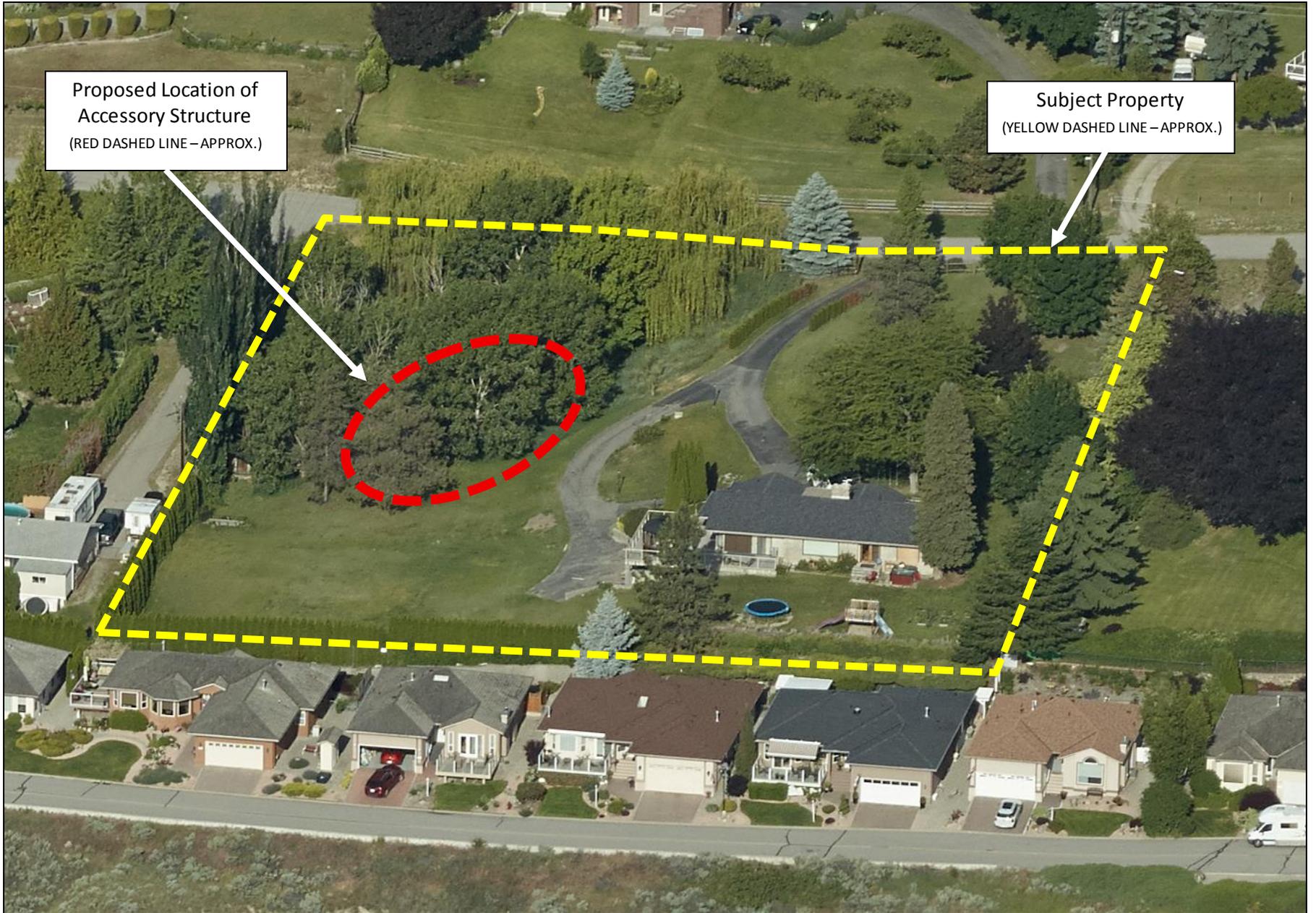
A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo
No. 2 – Aerial Photo (2017)

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Aerial Photo (2017)



Proposed Location of
Accessory Structure
(RED DASHED LINE – APPROX.)

Subject Property
(YELLOW DASHED LINE – APPROX.)