



BOARD REPORT

TO: Chair and Directors

File No: DVP701-126
PL2021_330

SUBJECT: Electoral Area C: Development Variance Permit No. 701-126

DESCRIPTION: Report from Denise Ackerman, Planner I, dated May 3, 2022.
1343 Corriano Road, Sorrento

RECOMMENDATION: THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 701-126 for Lot 4 Section 16 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 17203, varying the South Shuswap Zoning Bylaw No. 701 as follows:

- Section 7.2.4 increase the maximum permitted height for an accessory building from 6.0 m to 7.9 m

Be approved for issuance this 19th day of May, 2022

SHORT SUMMARY:

The property owner would like to build an accessory building which will exceed the maximum permitted height of 6.0 m. This Development Variance Permit proposes to increase the maximum permitted height for an accessory building from 6.0 m to 7.9 m.

VOTING:

Unweighted
Corporate ☐

LGA Part 14 ☒
(Unweighted)

Weighted
Corporate ☐

Stakeholder ☐
(Weighted)

BACKGROUND:

ELECTORAL AREA:
C

LEGAL DESCRIPTION:

Lot 4 Section 16 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 17203

PID:

008-437-939

CIVIC ADDRESS:

1343 Corriano Road, Sorrento

SURROUNDING LAND USE PATTERN:

North = Henstridge Road

South = Corriano Road

East = Rural Residential 1 (single family dwelling)

West = Rural Residential 1 (single family dwelling)

CURRENT USE:

Single family dwelling

PROPOSED USE:

Single family dwelling and accessory building

PARCEL SIZE:

0.31 ha (0.76 ac)

DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

VC – Village Center

ZONE:

Land = South Shuswap Zoning Bylaw No. 701

RR1 – Rural Residential 1

SITE COMMENTS:

Access to the property is via Corriano Road. There is no access from Henstridge Road due to a rock bluff along the north part of the property and southern part of the road right of way.

BYLAW ENFORCEMENT:

No

POLICY:

[South Shuswap Zoning Bylaw No. 701](#)

[Section 1 – Definitions](#)

ACCESSORY BUILDING means a building or structure that is subordinate and supplementary to the principal building or use permitted on the same parcel such as a garage, carport or storage shed.

ACCESSORY USE means a use that is subordinate and supplementary to the principal building or use permitted on the same parcel.

COVERAGE means the percentage of the parcel area covered by the area of all buildings, including accessory buildings.

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.).

HOME BUSINESS means a business or professional practice carried on for remuneration, which is incidental to the residential use of a dwelling unit and does not include vehicle equipment repair and maintenance, body shops or metal fabricating and which may be conducted within a single family dwelling or an accessory building to the single family dwelling.

[Section 7: RR1 – Rural Residential Zone](#)

7.1 Permitted Uses:

- .1 Single family dwelling
- .3 Home Business
- .4 Accessory use

7.2. Regulations

- .3 Maximum height for:

- Principal buildings and structures: 10 m (32.81 ft)
- Accessory buildings: 6 m (19.69 ft)

.5 Maximum coverage: 40%

FINANCIAL:

There are no financial implications for the CSRD as a result of this application.

KEY ISSUES/CONCEPTS:

Background

In 2020, the property owner renovated the single family dwelling on the property. The renovations included a new timber framed covered entrance and deck addition. The property owner is proposing to build an accessory building at the north part of their property which will also be a timber framed building to complement their newly renovated single family dwelling.

The proposed accessory building will be 7.9 m high. Because the maximum permitted height for an accessory building is 6.0 m, the property owner has requested a variance to allow the building to be 7.9 m high. The plans submitted with the application, see "DVP701-126_Maps_Plans_Photos .pdf" are conceptual plans and the property owner has stated that the building may end up being lower than the requested 7.9 m. However, they have erred on the high side to provide a buffer as they intend to have engineered plans drafted for the proposed accessory building if the development variance permit is approved.

The proposed accessory building will have two overhead garage doors, one will be a standard size to accommodate vehicles and the other will be large enough to accommodate large recreational vehicles, including a large boat. The plans show this large overhead garage door will be 4.2 m high. The proposed accessory building will have a small second floor, approximately 59 m², which will be used for storage and an office. The property owner has provided floor plans for the proposed accessory building, which are included in "DVP701-126_Maps_Plans_Photos.pdf". The RR1 zoning regulations do not permit an upper floor dwelling unit and staff has advised the property owner of this.

Although the property owner has indicated they will be using the accessory building for personal use, a home business is permitted in an accessory building, provided the home business definition and general regulations can be met.

Analysis

The property owner has indicated the primary reason they wish to build this accessory building is for personal storage of equipment, vehicles, RVs and boats. Site photos have been provided by the property owner, see DVP701-126_Maps_Plans_Photos.pdf. These photos indicate there are numerous vehicles, RVs, boats and equipment on the property. This building will provide a central location for storage of these items on the property.

The proposed accessory building appears to meet all the other applicable zoning regulations and no other variances have been requested. The South Shuswap Zoning Bylaw No. 701 definition of an accessory building specifies that an accessory building must be subordinate and supplementary to the principal building. This means that the accessory building must be smaller than the single family dwelling. On this property, the single family dwelling has a floor area of 262 m². The initial plans submitted by the property owner showed the accessory building would have the floor area of 294 m². Because the accessory building, at this size, would be larger than the single family dwelling, another variance would be required. Staff provided this information to the property owner, and they chose to reduce the floor area of the proposed accessory building to 245 m², instead of requesting another variance.

The only access to the subject property is from Corriano Road. Although Henstridge Road runs parallel to the north parcel line, there is no access to the property from Henstridge Road because there is a rock bluff that extends from the north of the subject property down to Henstridge Road. The rock bluff is vegetated with mature evergreen trees which will screen the proposed accessory building from the north. Included in "DVP701-126_Maps_Plans_Photos.pdf" is a Google Street View Map (2012) which shows the rock bluff and mature evergreen trees along the north parcel line. The proposed accessory building will be setback 21 m from the north parcel line; thus, it is unlikely, that the proposed accessory building will be seen behind the mature trees. The site photos provided by the applicant ("DVP701-126_Maps_Plans_Photos.pdf") shows that the adjacent property to the west has an accessory building which provides storage for a large boat. Although the exact height of this building is not known, this building cannot be seen from the north in the Google Street View Map (2012).

The grade slopes down from the south to the north, therefore the properties on the south side of Corriano Road are higher than the properties on the north side of Corriano Road. The elevation plans shows that the proposed accessory building will be built into the slope. Due to the natural sloping grade down from the south to the north and the mature stands of evergreen trees on the subject property and the adjacent properties, staff does not anticipate the proposed height variance will impact views from adjacent properties to the south, west or east. Views from the south adjacent properties could potentially be impacted; but in this situation, the topography and the location of the existing single family dwelling on the subject property, along the south part of the property is conducive for screening the proposed accessory building.

The proposed accessory building should not impact to the adjacent property to the east because this is a large property (4.14 ha) and is densely forested. In addition, the single family dwelling is located on the south part of property over 100 m away from the proposed accessory building.

Staff considers the added height request reasonable considering a 4.2 m (14 ft) high overhead garage door has been incorporated into the design of the building. In addition, the proposed accessory building will be built into the slope and screened by mature evergreen trees.

SUMMARY:

The property owner would like to build a 7.9 m high accessory building and have requested a variance because the maximum permitted height for an accessory building is 6.0 m. Staff are recommending approval of DVP701-126 for the following reasons:

1. The proposed height variance should not negatively impact adjacent properties.
2. The topography and mature stands of evergreen trees will aid in screening the proposed accessory building.

IMPLEMENTATION:

If DVP701-126 is approved by the Board, the notice of permit will be registered to the Title of property and the property owner can proceed with obtaining a building permit. If DVP701-126 is not approved by the Board, the property owner would be required to change the design of the proposed accessory building to meet the maximum height requirement of 6.0 m.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property will be given notification a minimum of 10 days prior to the CSRD Board of Directors considering this application. All interested parties will have the opportunity to provide written comments regarding this application up until 4:00 PM on Tuesday, May 17, 2022. Written submission will be provided to the Board on the late agenda.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2022-05-19_Board_DS_DVP701-126.docx
Attachments:	- DVP701-126_Redacted.pdf - DVP701-126_Maps_Plans_Photos.pdf
Final Approval Date:	May 10, 2022

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



Jennifer Sham

A handwritten signature in black ink, appearing to read "Jodi Pierce". The signature is fluid and cursive, with the first name "Jodi" being more prominent than the last name "Pierce".

Jodi Pierce