TO: APC C Members

FROM: Erica Hartling
Development Services Assistant

SUBJECT: Electoral Area C: Development Variance Permit 701-80 (Miles)

SHORT SUMMARY:
The subject property is located in Reedman Point, at 3404 Roncastle Road and is subject to South Shuswap Zoning Bylaw No. 701 and Electoral Area C Official Community Plan Bylaw No. 725. The owner is proposing to construct a new single family dwelling and attached garage on the subject property. This project requires a variance to the maximum height from 10 m to 10.6 m for the single family dwelling.

BACKGROUND:
REGISTERED OWNER(S): Edward and Dawn Miles
AGENT: Copper Island Fine Homes Inc. c/o Greg Vistisen

ELECTORAL AREA: C

LEGAL DESCRIPTION: Lot 3, Section 30, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP92908

PID: 029-008-204

CIVIC ADDRESS: 3404 Roncastle Road

SURROUNDING LAND USE PATTERN:
North = Rural residential
South = Roncastle Road, Vacant private land
East = Vacant private land
West = Rural residential

CURRENT USE: East portion of property is a BC Hydro and TELUS statutory right of way and a CSRD statutory right of way and Utilities waterworks building at 3404 Roncastle Road, west portion is vacant land.
PROPOSED USE: Construct a new single family dwelling and attached garage. The single family dwelling building design includes a vault ceiling, bringing the building 0.6 m over the permitted maximum height for a principal building.

PARCEL SIZE: 1.18 ha (2.92 acres)

DESIGNATION:
Electoral Area C Official Community Plan Bylaw No. 725
RR2 - Rural Residential 2

ZONE:
South Shuswap Zoning Bylaw No. 701
Land = RR1 - Rural Residential (.4ha)

POLICY:

Electoral Area C Official Community Plan Bylaw No. 725

Section 3.4 - Residential

Residential development is subject to the following land use designations, housing forms and maximum densities:

RR2 shall have detached or semi-detached housing form and a maximum density of 1 unit per 5 acres (2 ha).

12.1 Hazardous Lands Development Permit Areas (Steep Slope)

A Hazard Lands (Steep Slope) Development Permit is required for the proposed development due to slopes on the property in excess of 30%. Staff are processing the Development Permit application concurrently with the Development Variance Permit. Technical Development Permits are approved by the Manager of Development Services and are not referred to the APC.

South Shuswap Zoning Bylaw No. 701

RR1 – Rural Residential Zone (4000 m²)

Permitted Uses

7.1 The following uses are permitted in the RR1 zone:

.1 single family dwelling;
.2 cottage, permitted only on parcels greater than 4,000 m²
.3 bed and breakfast;
.4 home business;
.4 accessory use.

7.2 Regulations

.1 Minimum parcel size for new subdivisions 1 ha
.2 Maximum number of single family dwellings per parcel  1
.3 Maximum number of cottages per parcel  1
.4 Maximum height for:
   Principal buildings and structures  10 m (32.81 ft)
   Accessory buildings  6 m (19.69 ft)
.5 Minimum setback of Principal and Accessory
   Buildings from:
   front parcel line  5 m
   exterior parcel line  4.5 m
   interior parcel line  2 m
   rear parcel line  5 m
.5 Maximum coverage  40%

DEVELOPMENT VARIANCE PERMIT:
The applicant is proposing to vary:
   • Section 7.2.4 Maximum height for principal buildings and structures from 10 m to 10.6 m
     for a single family dwelling.

COMMUNICATIONS:
Notice of the proposed variance will be sent to all owners of property within 100 m of the subject
property 10 days in advance of the meeting at which the application will be considered by the Board.

LIST NAME OF REPORT(S) / DOCUMENT(S) ATTACHED TO APC REPORT:
   1. Maps_Plans_Photos_DVP701-80: Location, OCP, Zoning, Site Plan, Building Plans, Slopes, Orthophoto

Respectfully submitted,

Erica Hartling
Development Services Assistant