

MEETING TYPE: Regular Council Meeting
MEETING DATE: December 20, 2022
AUTHOR: Jason Tran, Planner
DEPARTMENT: Planning and Development
ITEM TITLE: Development Permit – DP2021-006-C – 1809 Lakestone Drive
DESCRIPTION: Single Family Home Renovation

QUESTION

Does Council think that the proposal complies with the Hillside, and Greenhouse Gas Reduction and Resource Conservation Development Permit Area Guidelines?

OPTIONS

- A. **THAT** Development Permit DP2021-006-C for property located at 1809 Lakestone Drive, legally described as Lot 1, Section 4, Township 20 Osoyoos Division Yale District Plan 12881, Roll 2188000 to permit a single family home renovation and an addition be approved.
- B. **THAT** Development Permit DP2021-006-C for property located at 1809 Lakestone Drive, legally described as Lot 1, Section 4, Township 20 Osoyoos Division Yale District Plan 12881, Roll 2188000 to permit a single family home renovation and an addition be denied.
- C. **THAT** Development Permit DP2021-006-C for property located at 1809 Lakestone Drive, legally described as Lot 1, Section 4, Township 20 Osoyoos Division Yale District Plan 12881, Roll 2188000 to permit a single family home renovation and an addition be deferred pending receipt of additional information as identified by Council.

EXECUTIVE SUMMARY

The applicant proposes to renovate and expand an existing single-family home, and to remove an existing outbuilding located on the subject property. The property is located within the Hillside, and Greenhouse Gas Reduction and Resource Conservation Development Permit Areas. Council approval is required to authorize development within these Development Permit Areas.

The subject property is also located within the Natural Environment; Wildland Fire; and Stability, Erosion and Drainage Development Permit Areas. Council has designated Staff the authority to approve Development Permit applications for on properties located within these Areas. Staff are reviewing a separate application to authorize the proposed development within these Development Permit Areas.

The applicant provided a site plan, building elevations, and a Geotechnical Report as part of the Development Permit application.

District Staff believe that the proposal meets the Hillside and Greenhouse Gas Reduction and Resource Conservation Development Permit Area Guidelines.

BACKGROUND/HISTORY

| | | | |
|--------------------|---|--------|---------|
| Application Type | Development Permit | | |
| File Number: | DP2021-006-C | Folio: | 2188000 |
| Legal Description: | LOT 1 SECTION 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 12881 | | |
| PID | 009-338-608 | | |

| | | |
|----------------------|---|--|
| Civic Address: | 1809 Lakestone Drive, Lake Country BC | |
| OCP Designation: | Rural Residential | |
| Zoning Designation: | Rural Residential 3 | |
| Land Use Contract | No | |
| ALR: | No | |
| Parcel Size: | 1335.5m ² | |
| DP Area(s): | Hillside; Stability, Erosion and Drainage; Wildland Fire; Greenhouse Gas Reduction and Resource Conservation; Natural Environment | |
| Water Supply: | Community | |
| Sewer: | Private | |
| Adjacent Properties: | Zoning: | Use: |
| <i>North:</i> | Rural Residential 1 | Rural Residential, Farm, Small Fruits |
| <i>East:</i> | Rural Residential 3 | Rural Residential, Single Family Dwelling |
| <i>South:</i> | Rural Residential 1 | Rural Residential, Acreage, Single Family Dwelling, Duplex |
| <i>West:</i> | Okanagan Lake | |

SITE CONTEXT

The subject property fronts Okanagan Lake. The eastern quarter of the property rises six meters in elevation, while the remainder of the parcel is level. A retaining wall separates the parcel from the foreshore, which consists of large cobbles. A private dock extends from the lot into Okanagan Lake. Due to the steeply sloping topography, the subject property is accessed via a private easement which runs parallel to the Lake off Lakestone Drive located to the south.

MAP 1: LOCATION MAP

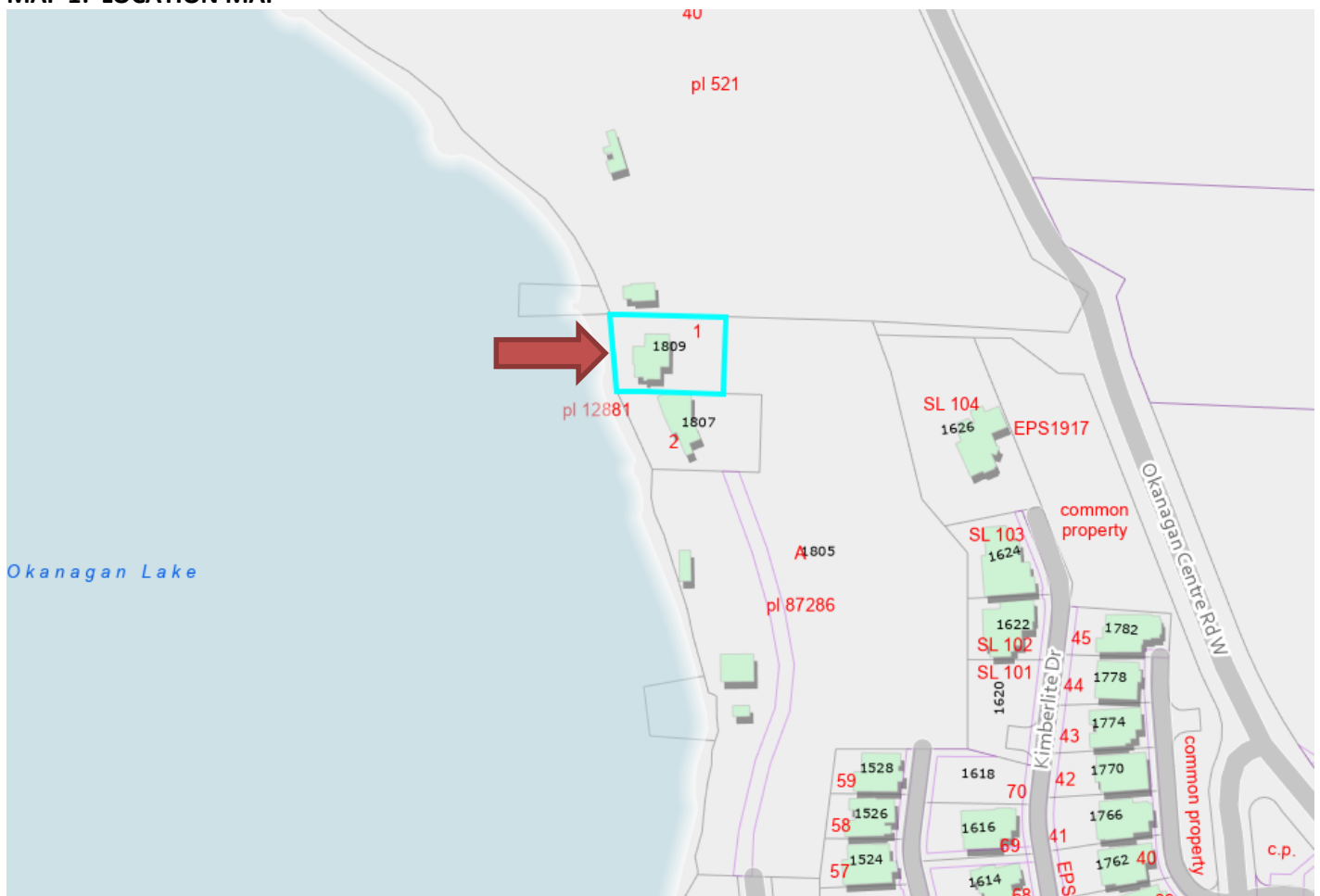
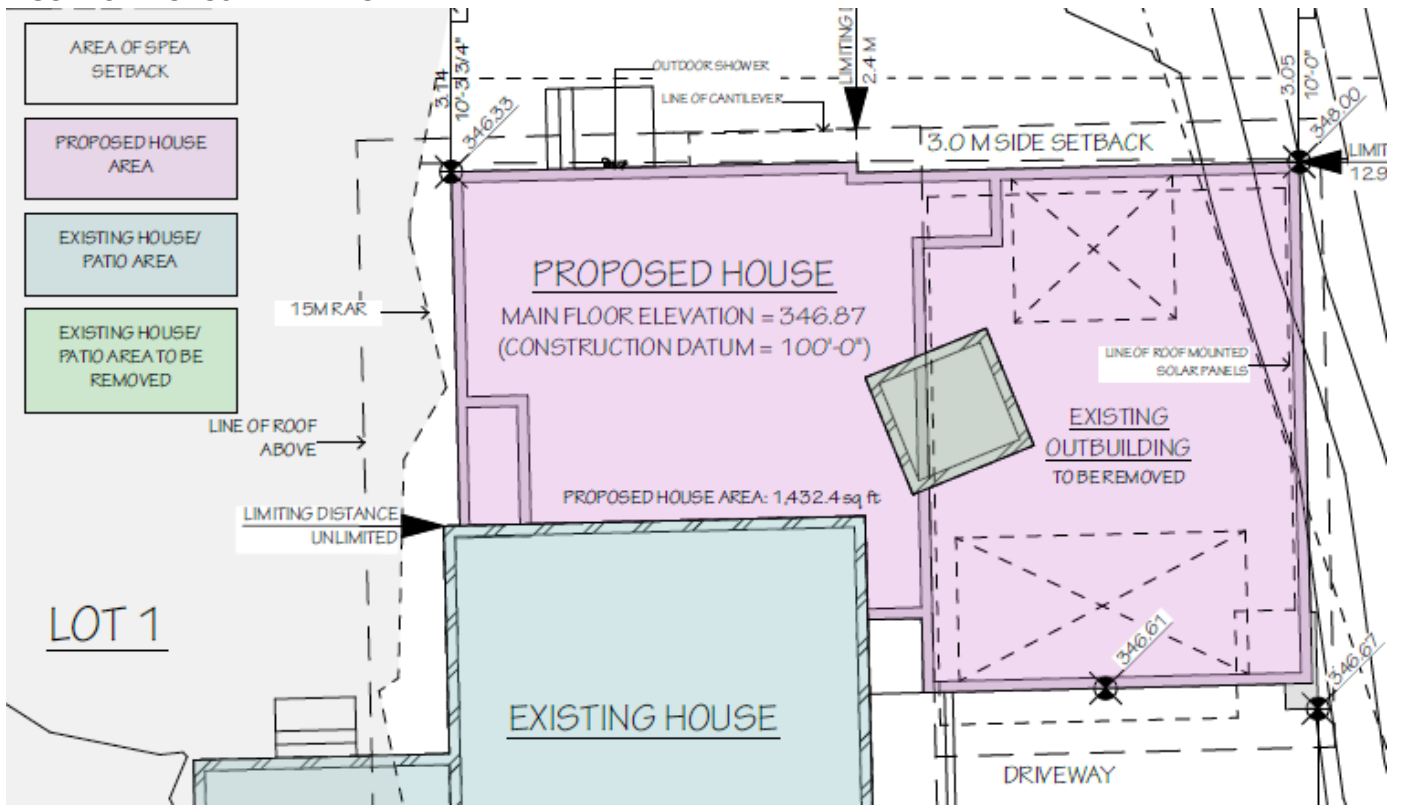


FIGURE 3: PROPOSED ADDITION



SITE PHOTO 1: NORTH VIEW FROM AN ACCESS EASEMENT



Looking North from the access easement

SITE PHOTO 2: SOUTH VIEW FROM AN ACCESS EASEMENT



Looking South to the access easement

SITE PHOTO 3: WEST VIEW ALONG NORTHERN PROPERTY LINE



Looking west along the north side of the lot

SITE PHOTO 4: EAST VIEW ALONG NORTH PROPERTY LINE

Looking east along the north side of the lot

TABLE 1: FILE CHRONOLOGY

| Date | Event |
|------------|--------------------------------|
| 2021-03-12 | Application Submission |
| 2021-10-21 | Core Team Meeting |
| 2021-10-25 | Internal & External Referrals |
| 2022-02-15 | Comprehensive Letter Delivered |

DISCUSSION/ANALYSISProposed Development

The proposed development would renovate the existing building and add 1432.4 sq ft (133 m²) to the existing dwelling necessitating the removal of an existing outbuilding (Figures 2 and 3).

FIGURE 4: SKETCH OF THE PROPOSED RENOVATION

1809 LAKESTONE DRIVE

Hillside Development Permit Area (DPA) Guidelines

The Hillside DPA (Figure 6) applies to 498.5 sq m or 38% of the subject property (purple area). The house has a low profile when viewed from the access easement and maintains upland sight lines. The addition requires moderate amounts of cut and fill. The proposed lot coverage is 23%, which is less than the maximum permitted (50%) in the Zoning Bylaw.

The applicant submitted a Geotechnical Report as part of the application. The Report includes the construction of a 0.9m (3-foot) retaining wall along the east side of the dwelling to improve onsite drainage.

The Hillside DPA Guidelines recommend minimizing the use of retaining walls or, if necessary, they should be designed to be terraced with landscaping to reduce visual impact and to have a unique surface texture/pattern.

It is Staff's opinion that the proposal substantially complies with the Hillside DPA Guidelines.

Greenhouse Gas (GHG) Reduction and Resource Conservation DPA

The proposal includes large roof overhangs along the west and south elevations to reduce solar heat gain. The proposed development incorporates a potential solar array into the structural design of the building to allow for solar hot water in the future. The proposed landscaping plan includes drought tolerant and indigenous plant species to reduce the need for irrigation.

It is Staffs' opinion that the proposal substantially complies with the GHG Reduction and Resource Conservation DPA guidelines.

FIGURE 5: IMAGE OF HILLSIDE DEVELOPMENT PERMIT AREA (PINK)

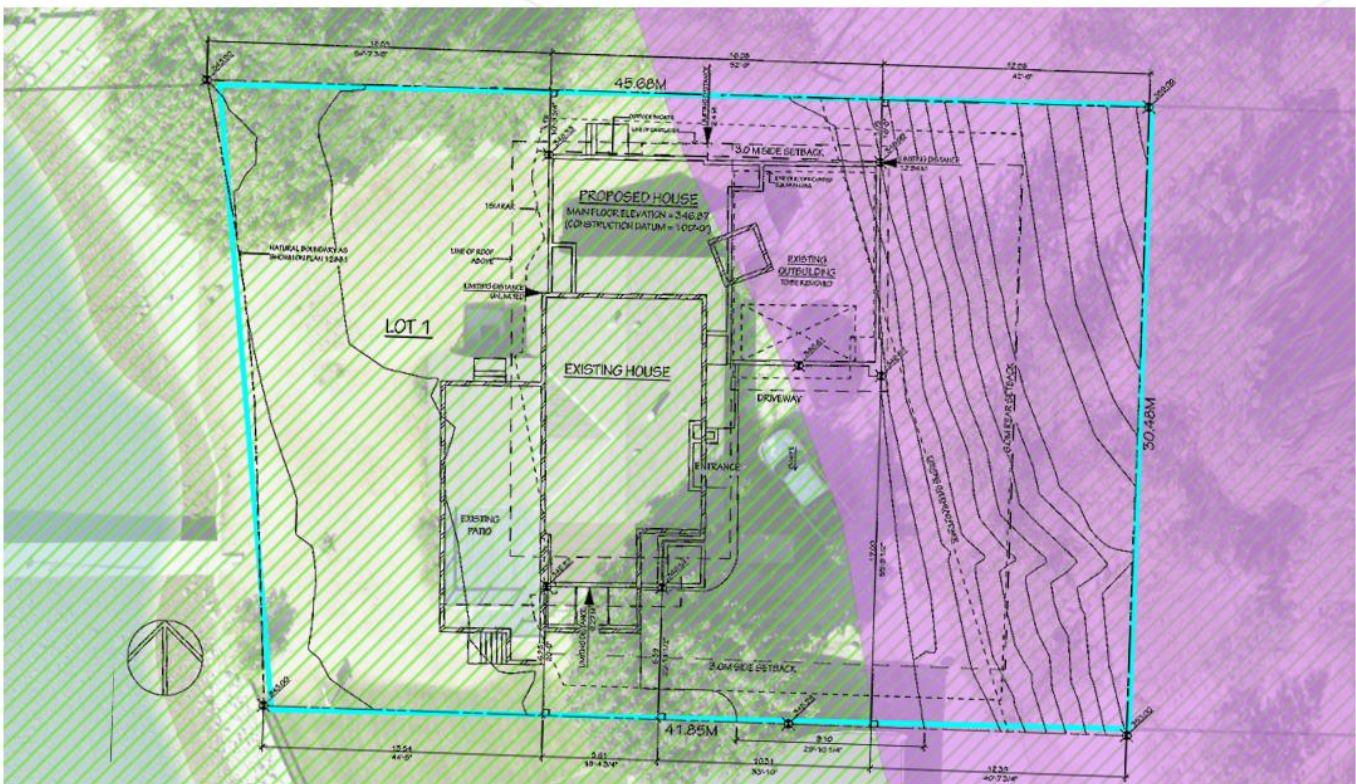


FIGURE 6: WEST BUILDING ELEVATION



WEST ELEVATION

FIGURE 7: NORTH BUILDING ELEVATION



NORTH ELEVATION

FIGURES 8 AND 9: EAST AND SOUTH BUILDING ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION

APPLICABLE LEGISLATION AND POLICIES

Official Community Plan:

The proposed development complies with each applicable Development Permit Area Guideline.

Zoning Bylaw:

The proposed development meets all Zoning Bylaw regulations.

Subdivision and Development Servicing Bylaw:

The development is exempt from servicing requirements of the Subdivision and Development Servicing Bylaw (Section B.6.2).

Highway and Driveway Access Bylaw:

Access Permit A2021-048 has been approved.

IMPACT ON INFRASTRUCTURE OR MUNICIPAL SERVICES

A Demolition Permit will be required for the removal of the existing outbuilding. A Building Permit will be required for the renovation of and addition to the existing dwelling.

IMPACT ON STAFF CAPACITY AND FINANCIAL RESOURCES

Regular staff time has been used to process this application.

COMMENTS FROM EXTERNAL AGENCIES, COMMITTEES AND STAKEHOLDERS

Interior Health: *"our interests are unaffected by this proposal."*

CONSULTATION AND COMMUNICATION

As this application is a Development Permit, there is no statutory requirement to provide notification to neighbouring property owners and tenants.

ANALYSIS OF OPTIONS FOR CONSIDERATION

OPTION A: If Council approves the Development Permit application, then staff will be able to review the technical portion of the Development Permit application. After both are approved then the owners will be able to apply for their Demolition and Building Permits.

OPTION B: If Council denies the Development Permit application, the applicants will need to revise their plans and resubmit a Development Permit application prior to being able to apply for a Demolition and Building Permits.

OPTION C: If Council defers the application, staff will work with the applicant to ensure the additional information or revisions are provided.

Respectfully Submitted,
Jason Tran, Planner

| COLLABORATORS | |
|---------------------------|-----------------|
| TITLE | NAME |
| Engineering Technician II | Chris Hellevang |

Attachments

| | |
|----|--|
| A. | Draft Development Permit |
| B. | Development Permit Area Guidelines Checklist |

Report Approval Details

| | |
|----------------------|--|
| Document Title: | RFCD-DP2021-006-C-1809 Lakestone Drive-Single Family Home Renovation.docx |
| Attachments: | - Attachment A - Draft Development Permit - DP2021-006-C.pdf - Attachment B - DP Checklists.pdf |
| Final Approval Date: | Dec 19, 2022 |

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

Brian Zurek, Manager of Planning - Dec 16, 2022 - 4:14 PM

Jared Kassel, Director of Planning & Development - Dec 16, 2022 - 4:19 PM

Tanya Garost, Chief Administrative Officer - Dec 19, 2022 - 3:22 PM