



AGENDA

City of Salmon Arm
Development and Planning Services
Committee

Monday, January 4, 2021
8:00 a.m.
By Electronic Means

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 - 8	1.	Zoning Amendment Application No. ZON-1194 [Ewanyshyn, A./Schmidt, K.; 3150 20 Street NE; R-7 to R-8]
9 - 16	2.	Zoning Amendment Application No. ZON-1195 [Ginn, G.; 861 35 Street SE; R-1 to R-8]
17 - 44	3.	Official Community Plan Amendment Application No. OCP4000-44 [McGregor, D.; 1910 11 Avenue NE; HC to HR]
	4.	Zoning Amendment Application No. ZON-1190 [McGregor, D.; 1910 11 Avenue NE; R-1 to R-5] <i>[see Item 5.3 for Staff Report]</i>
45 - 52	5.	Agricultural Land Commission Application No. ALC-400 [Birch Haven Farms Ltd./DeMille, B.; 3710 10 Avenue SW; Non-Farm Use]
	6.	PRESENTATIONS
	7.	FOR INFORMATION
	8.	CORRESPONDENCE
	9.	ADJOURNMENT

This page intentionally left blank.



To: His Worship Mayor Harrison and Members of Council

Date: December 14, 2020

Subject: Zoning Bylaw Amendment Application No. 1194

Legal: Lot 13, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746

Civic Address: 3150 – 20 Street NE

Owner/Applicant: Ewanyshyn, A. & Schmidt, K.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 13, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP56746 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 3150 – 20 Street NE (Appendix 1 and 2). The proposal is to rezone the parcel from R-7 (Large Lot Single Family Residential) to R-8 (Residential Suite).

BACKGROUND – SECONDARY SUITES

The parcel is designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Large Lot Single Family Residential (R-7) in the Zoning Bylaw (Appendix 3 & 4).

The subject parcel is located in the Upper Lakeshore residential neighbourhood, largely comprised of R-1, R-7 and R-8 zoned parcels. There are currently ten R-8 zoned parcels within the proximity of the subject parcel, including the parcel directly to the south.

The property is approximately 0.24 hectares (2,400 square metres) in size, and contains an existing single family dwelling. The parcel is large enough to either permit a *secondary suite* within the existing house, or for a new *detached suite*. With the existing single family dwelling positioned towards the rear of the parcel, which is restricted by covenants on title from residential development, the front yard is the most likely location for a potential future *detached suite*. Site photos are attached as Appendix 5.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the large subject property has potential to meet the conditions for the development of a *secondary suite*, including sufficient space to meet the parking requirement.

COMMENTS

Engineering Department

No concerns with rezoning.

5.1

Building Department

No concerns. BC Building Code requirements must be met to construct a *secondary suite*.

Fire Department

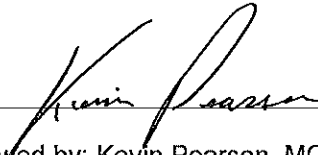
No concerns.

Planning Department

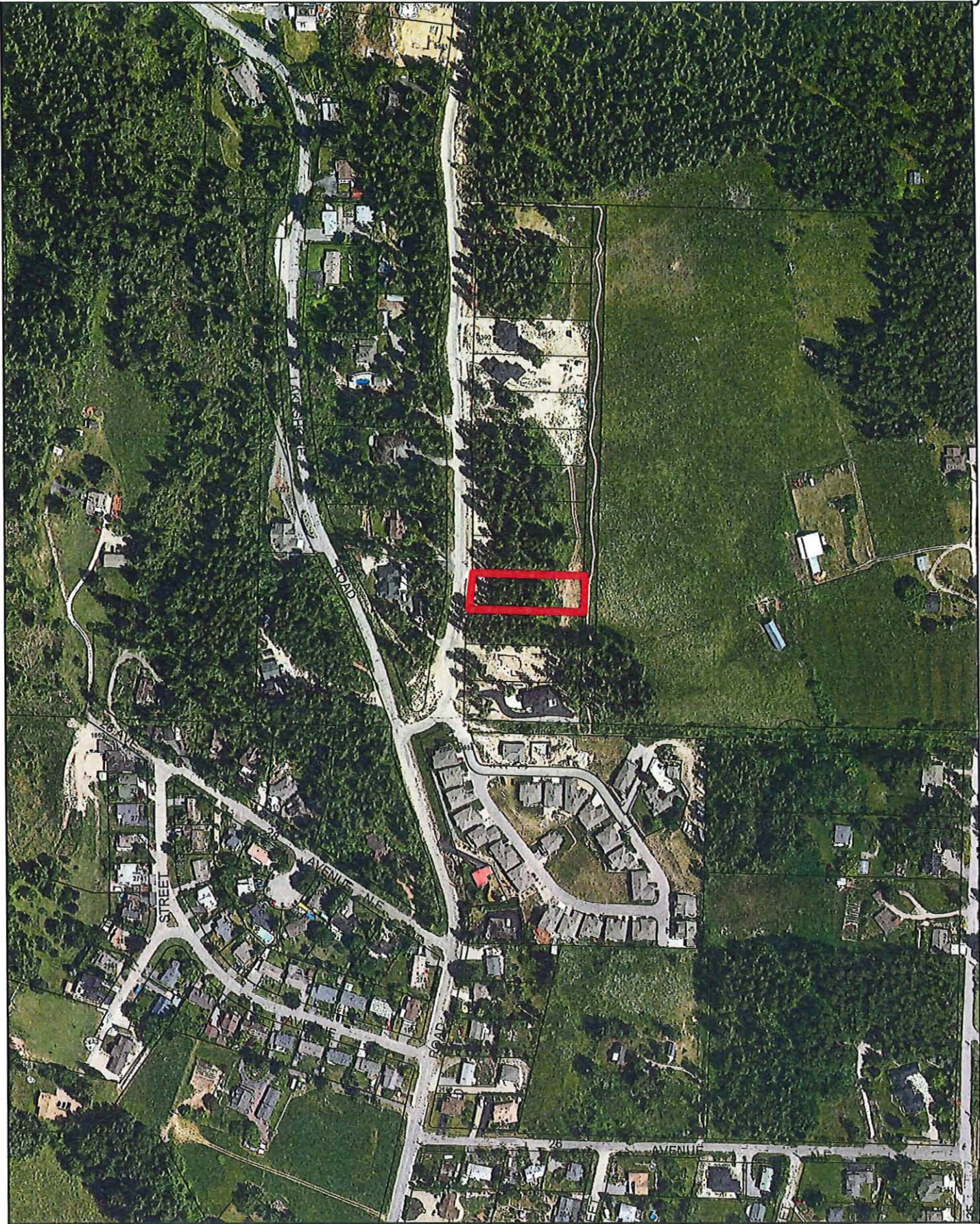
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



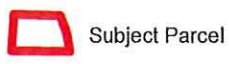
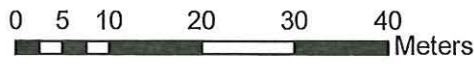
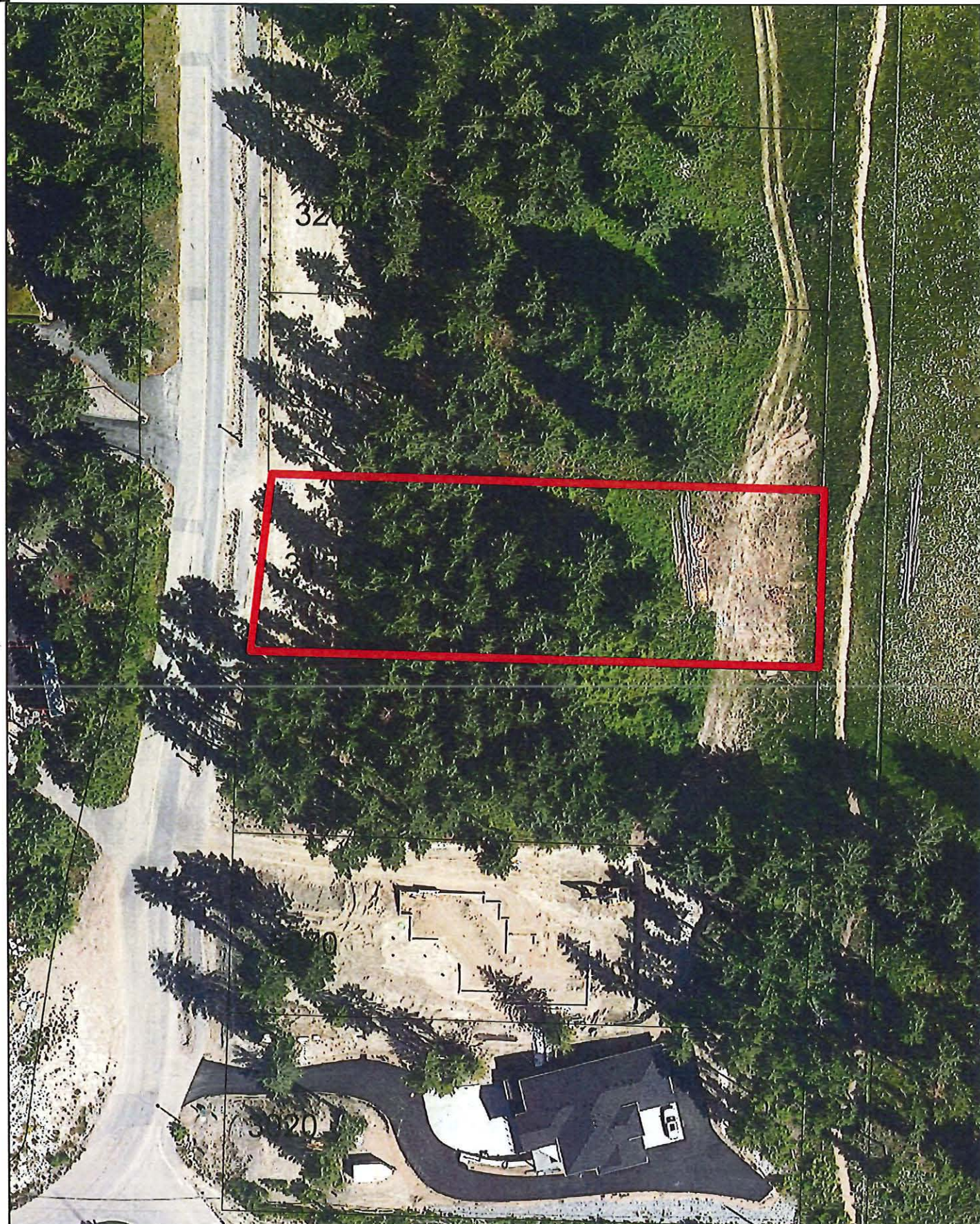
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

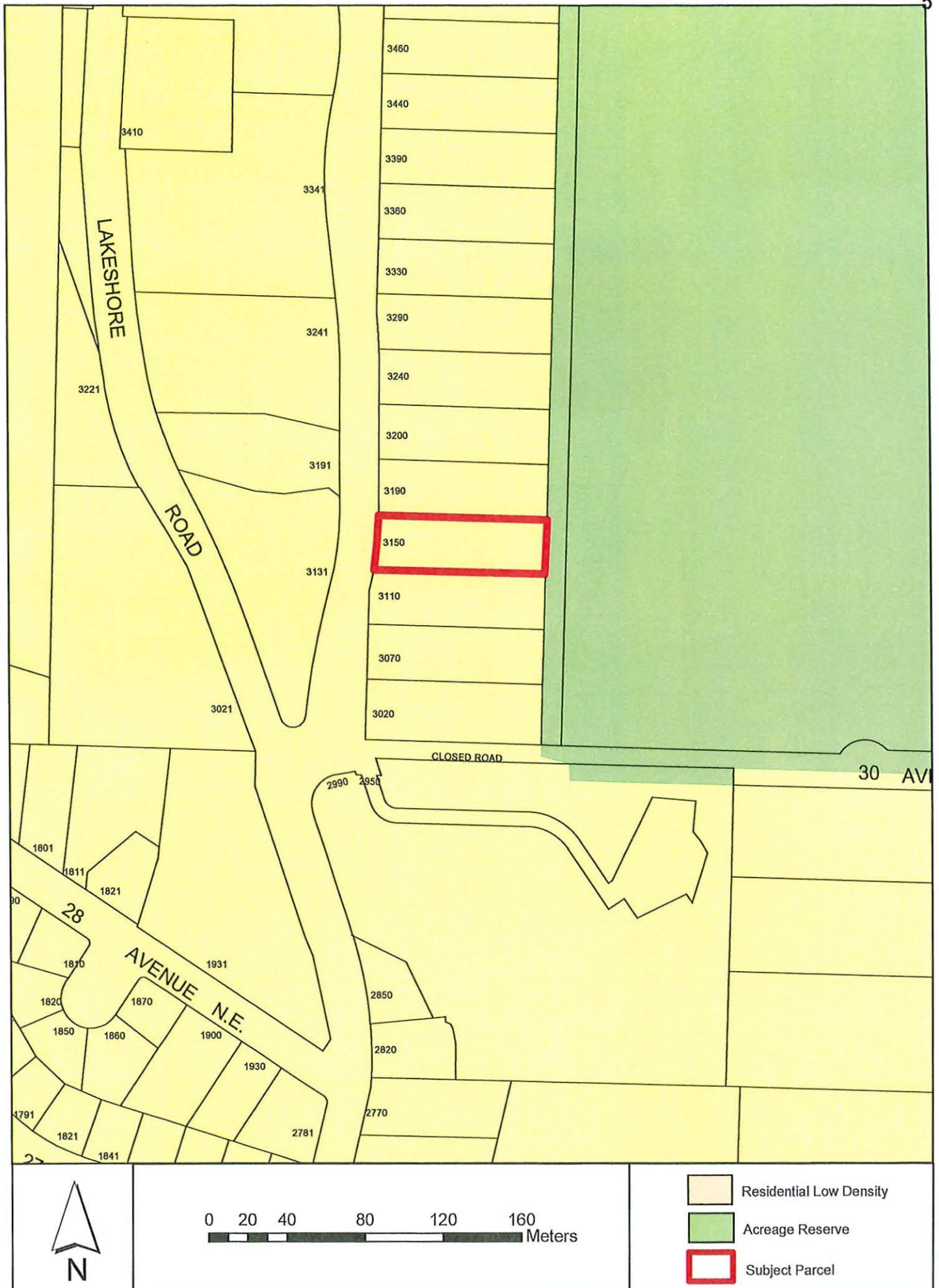


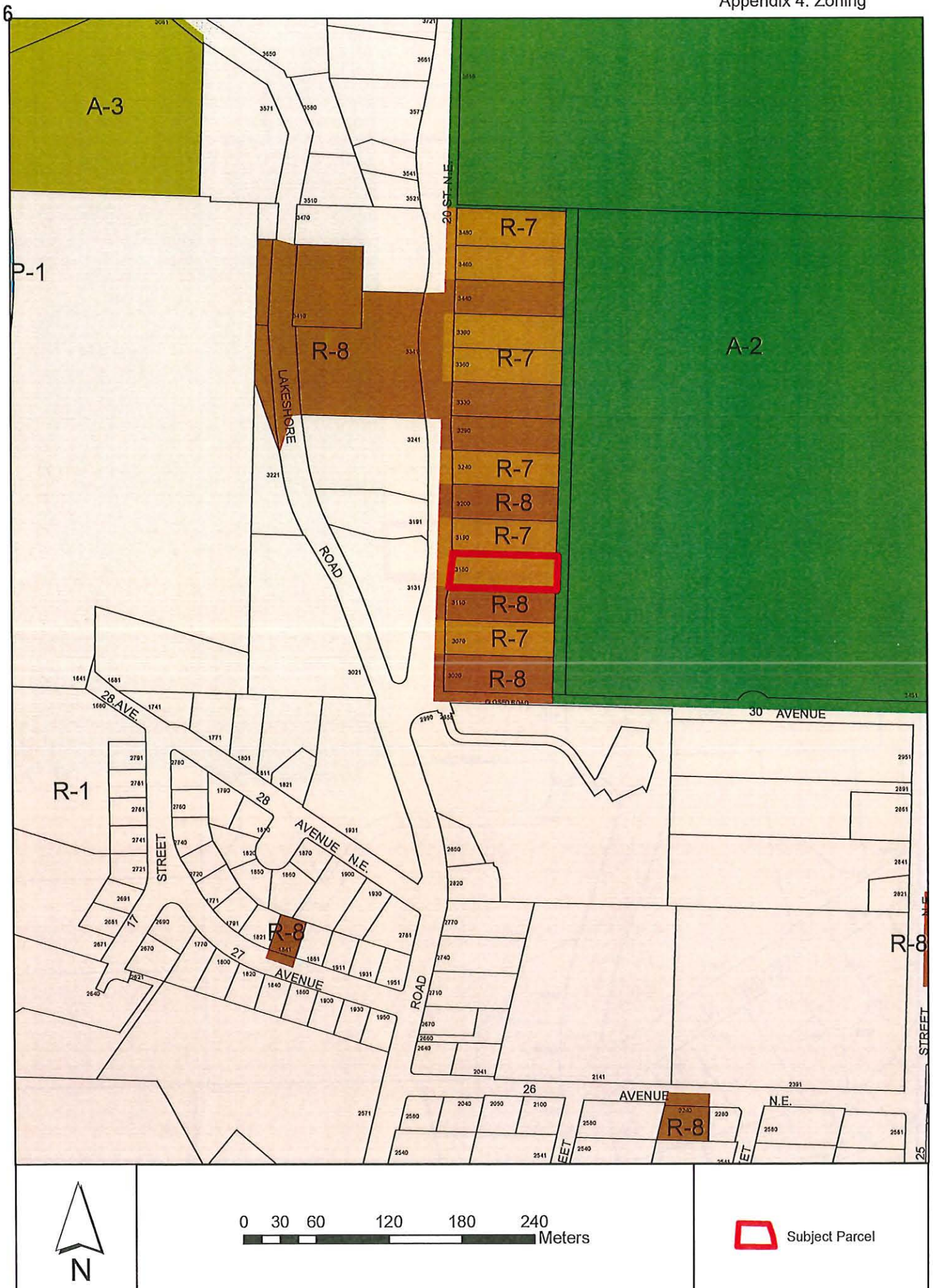
0 30 60 120 180 240 Meters



Subject Parcel









View northeast from 20 Street NE.



View southeast from 20 Street NE.

This page intentionally left blank.

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: December 10, 2020

Subject: Zoning Bylaw Amendment Application No. 1195

Legal: Lot 11, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP73719

Civic Address: 861 35 St SE

Owner/Applicant: Gena Ginn

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 11, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP73719 from R1 (Single Family Residential) to R8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to confirmation that the proposed *secondary suite* meets Zoning Bylaw and BC Building Code requirements.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

To rezone a single family dwelling R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite within the existing single family dwelling.

BACKGROUND

The subject property is located in the Little Mountain Subdivision (Appendix 1 & 2). The parcel is designated Residential Low Density in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North: R8/Single Family Residence and Suite

South: R1/Single Family Residence

East: R1/Single Family Residence

West: R1/Single Family Residence and P3/Church

The subject property is 527m² (5672.5ft²) in area and contains a single family dwelling with two car garage that was constructed in 2003. The single family residence is approximately 120m² (1300 ft²) above a basement of approximately 118.9m² (1280ft²) in area. The site plan for the basement, as per the 2003 Building Permit, is included as Appendix 5.

The proposed suite is approximately 68m² (736ft²) in area within a portion of the basement. At the time that the house was constructed the builder included features such as an interconnected smoke alarm system and plumbing that allows for an easier conversion of the basement area into a suite. Drawings submitted in support of the application are enclosed as Appendix 6.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement.

COMMENTS

Engineering Department

No concerns with rezoning. Off-street parking must be provided for both the single family residence and the suite.

Building Department

The applicant has submitted a Building Permit Application for the conversion of a portion of the basement to a secondary suite. The Building Department has no issues with the proposed suite provided that the applicant upgrade the existing ¾" water service to a 1" water service and that the construction of the unit meets the BC Building Code requirements.

Fire Department

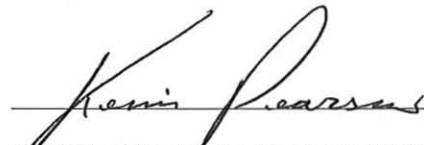
No concerns.

Planning Department

The conversion of a portion of the basement into a secondary suite is supported by the previously mentioned OCP policy and the proposed layout of the unit is compliant with zoning requirements, including an additional off-street parking space for the suite. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



Prepared by: Melinda Smyrl, MCIP, RPP
Planner



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property Map

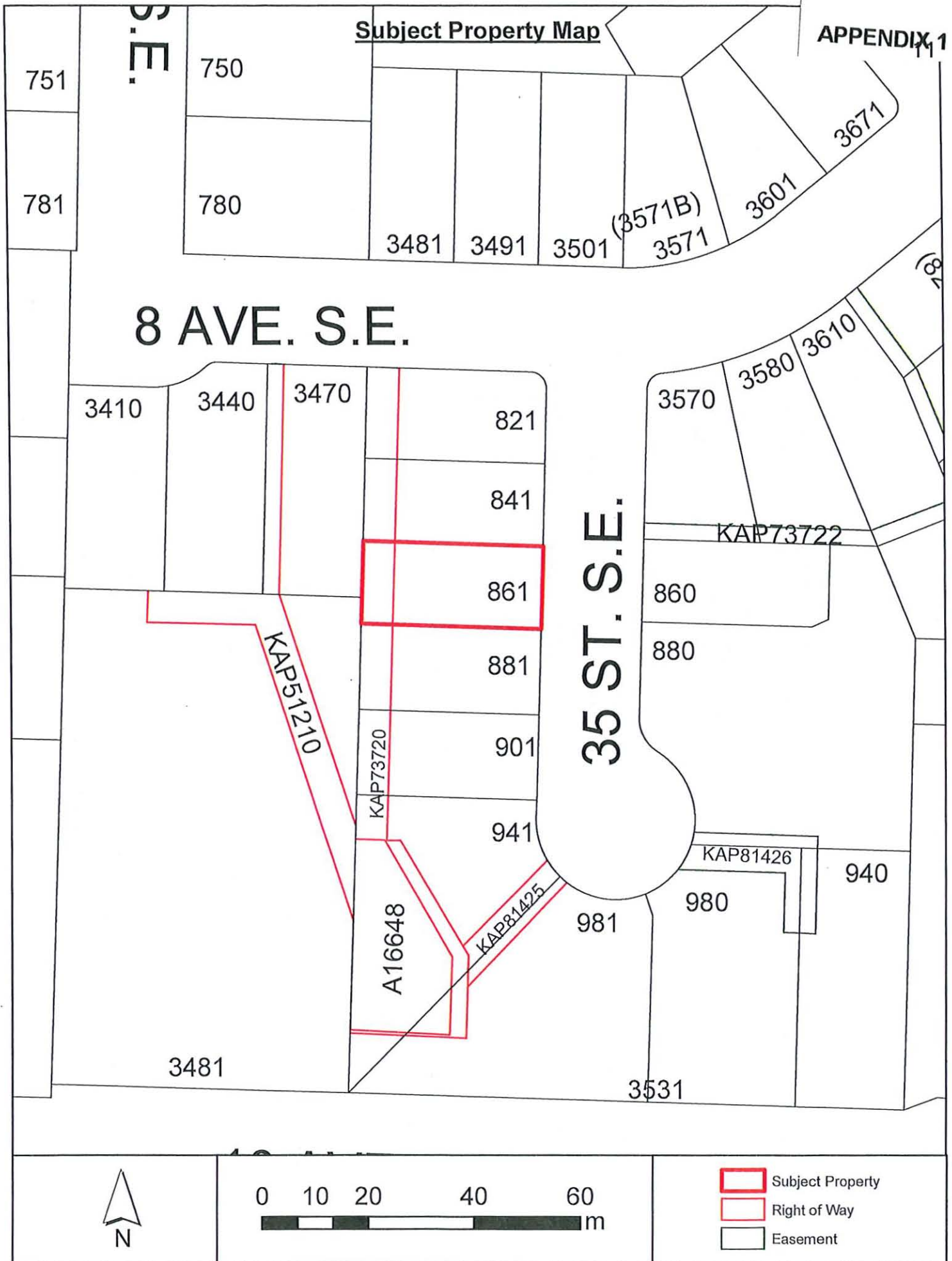
APPENDIX 1

8 AVE. S.E.

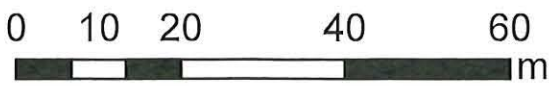
35 ST. S.E.



-  Subject Property
-  Right of Way
-  Easement



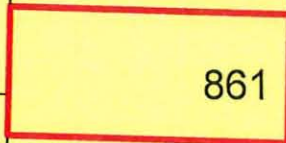
Ortho Map



 Subject Property

8 AVE. S.E.

35 ST. S.E.



Subject Property

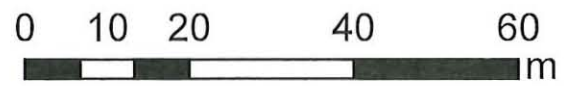
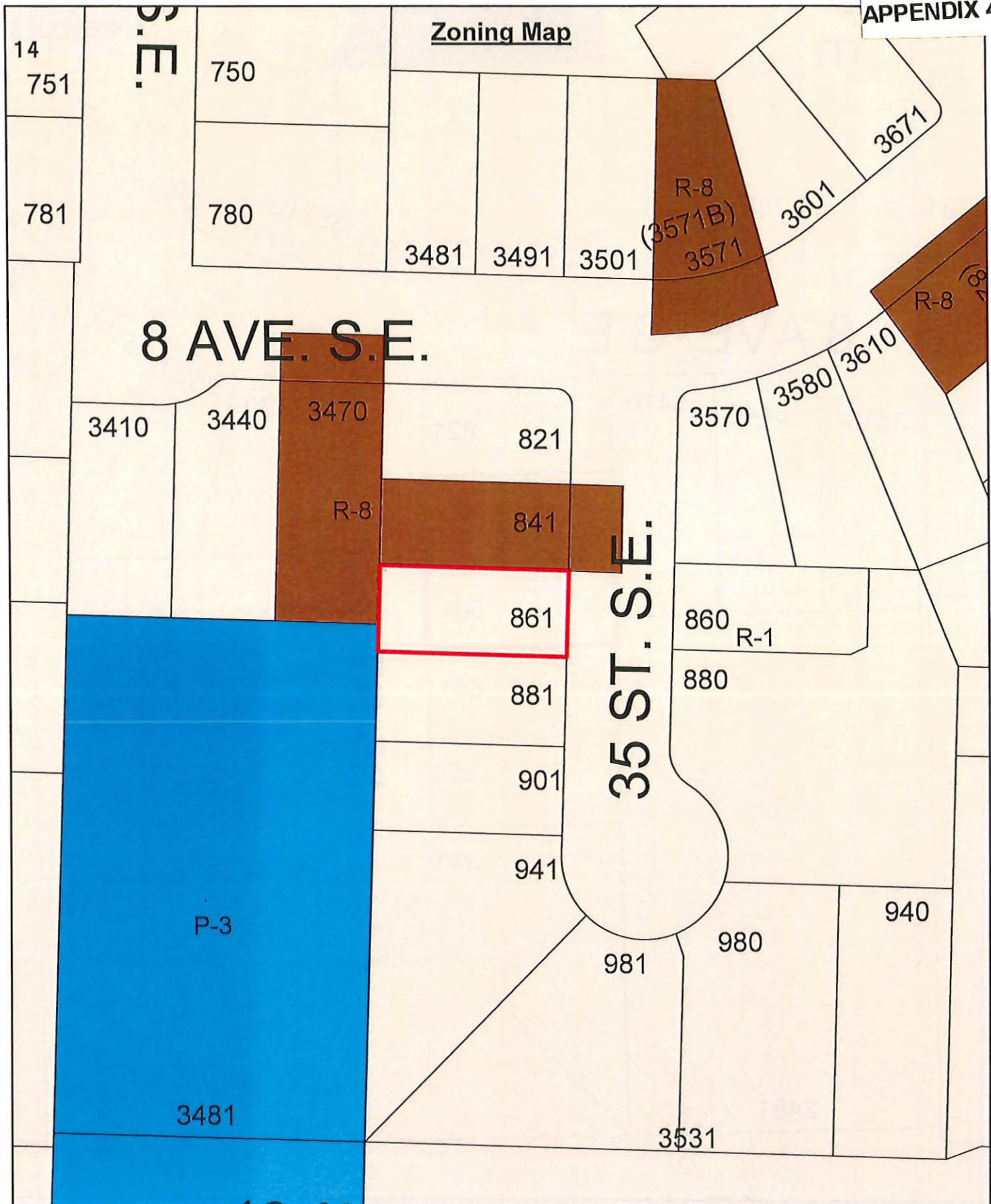






Park



Residential - Low Density

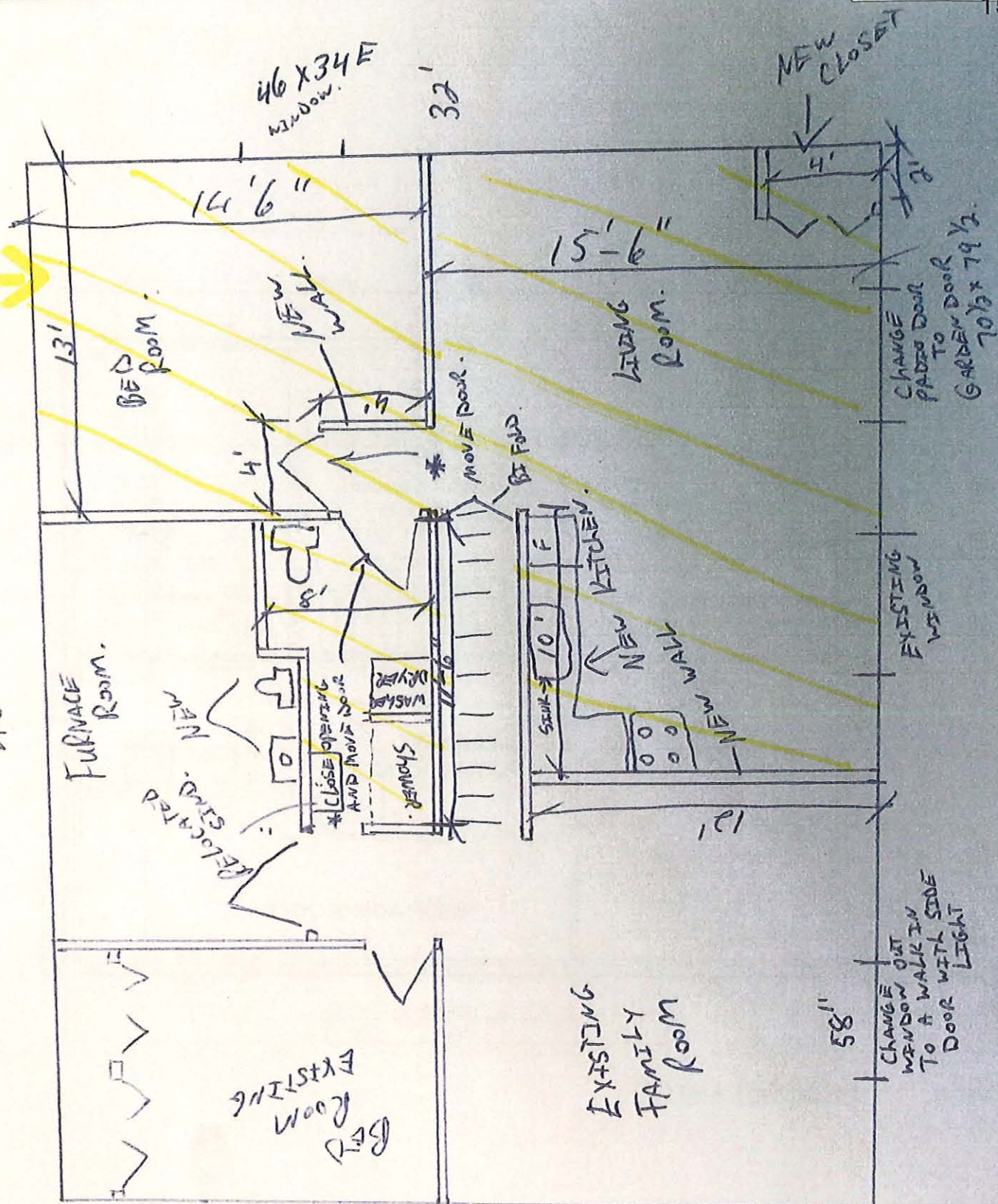
Zoning Map



- | | |
|--|---|
|  Subject Property |  R-1 |
|  P-3 |  R-8 |

Suite Area

40'





BASEMENT LAYOUT

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

Date: December 11, 2020

Subject: Official Community Plan Amendment Application No. OCP4000-44
Zoning Bylaw Amendment Application No. 1190

Legal: Lot 2, Section 24, Township 20, Range 10, W6M KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014

Civic: 1910 – 11 Avenue NE

Owner/Applicant: McGregor, D.

MOTION FOR CONSIDERATION

- THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 from HC (Commercial – Highway Service / Tourist) to HR (Residential High Density);
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
 - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 from R-1 (Single-Family Residential Zone) to R-5 (High Density Residential Zone);
- AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to:
- 1) Ministry of Transportation and Infrastructure approval; and
 - 2) Adoption of the associated Official Community Plan Amendment Bylaw.
-

STAFF RECOMMENDATION

THAT: The motion for consideration be defeated.

BACKGROUND

The subject parcel is located at 1910 – 11 Street NE, directly west of the RCMP station and north of the Trans Canada Highway (Appendix 1 and 2). The subject parcel is designated Highway Service / Tourist Commercial (HC) in the City's Official Community Plan (OCP), and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). This area is generally residential with a mix of zones, predominantly Residential (R-1), Institutional (P-3) and Commercial zones, with some Medium and High Density Residential (R-4 and R-5) zoned parcels also in the vicinity.

The subject parcel is approximately 2,821 square metres (0.7 acres) in area, with approximately 58 metres of frontage along 11 Street NE, and currently contains a single family dwelling. Site photos are attached as Appendix 5.

Land uses adjacent to the subject parcel include the following:

South: Road – Trans Canada Highway (TCH)
North: Road (11 Street NE), with Residential (R-1 and R-4) parcels beyond
East: Institutional (P-3) parcel
West: High Density Residential (R-5), currently under consideration for C-6 commercial

The proposal is to amend the OCP to the High Density Residential Land Use Designation and rezone the subject parcel to R-5 (High Density) to facilitate future high density residential development. Although not required at this rezoning stage, a development concept showing 18 units has been provided (Appendix 6). Staff note that while the provision of the development concept illustrates the intent of the applicant, this concept fails to address the requirements of the proposed R-5 Zone. Further details and professional analysis would be required to demonstrate feasibility and compliance with applicable regulations.

If rezoned to R-5 as proposed, a multi-family development would require a Development Permit application, and such an application is expected to be detailed in expressing the proposed development concept. A Development Permit application would consider precisely the form and character details of the proposed development concept, including a site plan, landscape plan, and building elevations.

OCP POLICY

The subject parcel is designated Highway Service / Tourist Commercial in the OCP. The request to amend the OCP to the High Density Residential designation would support R-5 zoning.

However, the proposal would result in a reduction of Commercial designated land. In terms of commercial policies of the current HC (Highway Service / Tourist Commercial) OCP designation, the subject parcel aligns with the Commercial Objectives and Policies listed in OCP Section 9, including supporting commercial uses within the primary commercial areas of the City, in proximity to the TCH. As previously noted, this parcel has highway exposure, a limited feature supporting commercial use. Furthermore, staff note OCP policy 9.3.3 which states that the intrusion of primary residential uses in commercially designated areas should be minimized.

The current OCP HC designation would support C-6 Tourist/Recreation Commercial zoning. The subject parcel is considered by staff to be well-suited for commercial use, being within close proximity to the TCH, residential areas, as well as the recreation centre and arena. Staff note that the C-6 Zone allows for residential use, including *upper floor dwelling units* and *work/live studios*.

Section 475 – Local Government Act

Pursuant to Section 475 of the *Local Government Act* (consultation during OCP development / amendments) the proposed OCP amendments were referred to the following external organizations:

Economic Development Society	No response to date
Adams Lake Indian Band	Appendix 7
Neskonlith Indian Band	No response to date

Formal response was received from the Title and Rights Coordinator of the Adams Lake Indian Band noting concerns on October 28, 2020. Subsequently, the City inquired via Data Request to the Archeological Branch of British Columbia on November 5, 2020 as to the status of the subject property. The response from the Archeological Branch on November 18, 2020 asserts the following:

1. Provincial records indicate no known archeological sites are recorded on the property, however Archeological Potential Mapping indicates portions of the property could contain unknown archaeological sites.
2. No study or permit is required at this time however it is the responsibility of the proponent to proceed under the *Heritage Conservation Act* accordingly.

COMMENTS

Ministry of Transportation and Infrastructure

It is recommended that final reading of the Bylaw be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure. Preliminary approval granted December 8, 2020. Comments provided to applicant (Appendix 8).

Engineering Department

Comments provided to applicant (Appendix 9). Frontage improvements as per the Subdivision and Servicing Bylaw would be required for development.

Building Department

No concerns with rezoning. Architect required for 5-plex.

Planning Department

The surrounding neighbourhood is characterized by a mix of older, single family housing and newer residential, commercial and institutional development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. The subject parcel is located in an area adjacent the TCH within close walking distance of the eastern commercial node, recreation centre, arena, schools including Okanagan College, and transit routes, with the City Centre and hospital approximately 1 km to the west.

The maximum residential density permitted under R-5 (Medium Density) zoning is 100 dwelling units per hectare of land. As the subject property is approximately 0.28 hectares in area (0.7 acres), the maximum permitted density under R-5 would be 28 dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel; and 3) no density bonus. The R-5 Zoning regulations are attached as Appendix 10.

This proposal includes an 18 unit multi-family development concept at this preliminary stage. Staff note that if rezoned to R-5, a number of multi-family residential development scenarios could present themselves, potentially involving subdivision, or stratification.

It should be noted that there have been eight OCP amendments in this general area since 2015 involving amendments to commercial designated land, with approximately 1.25 hectares of land redesignated from commercial to other (generally residential) land use designations. This represents a minor erosion of commercial inventory in this uptown area. Recently however, there have been applications for lands adjacent the TCH in close proximity to this subject parcel for commercial land use. Should this proposal be supported, it would represent a decrease in the commercial land base of the City.

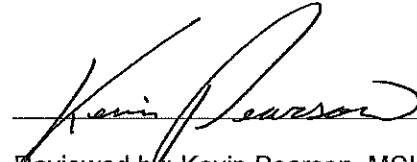
Staff recognize the need for a range of diverse housing options within the community, however the need for commercial options must also be acknowledged. The TCH frontage adds specific value at this location as a potential commercial site. Staff note that C-6 zoning is supported under the current OCP land use designation, which would allow for both commercial and residential development permitting residential use in the form of both *upper floor dwelling units* and *work/live studios*. Such a commercial development would similarly involve a Development Permit application to address form and character.

CONCLUSION

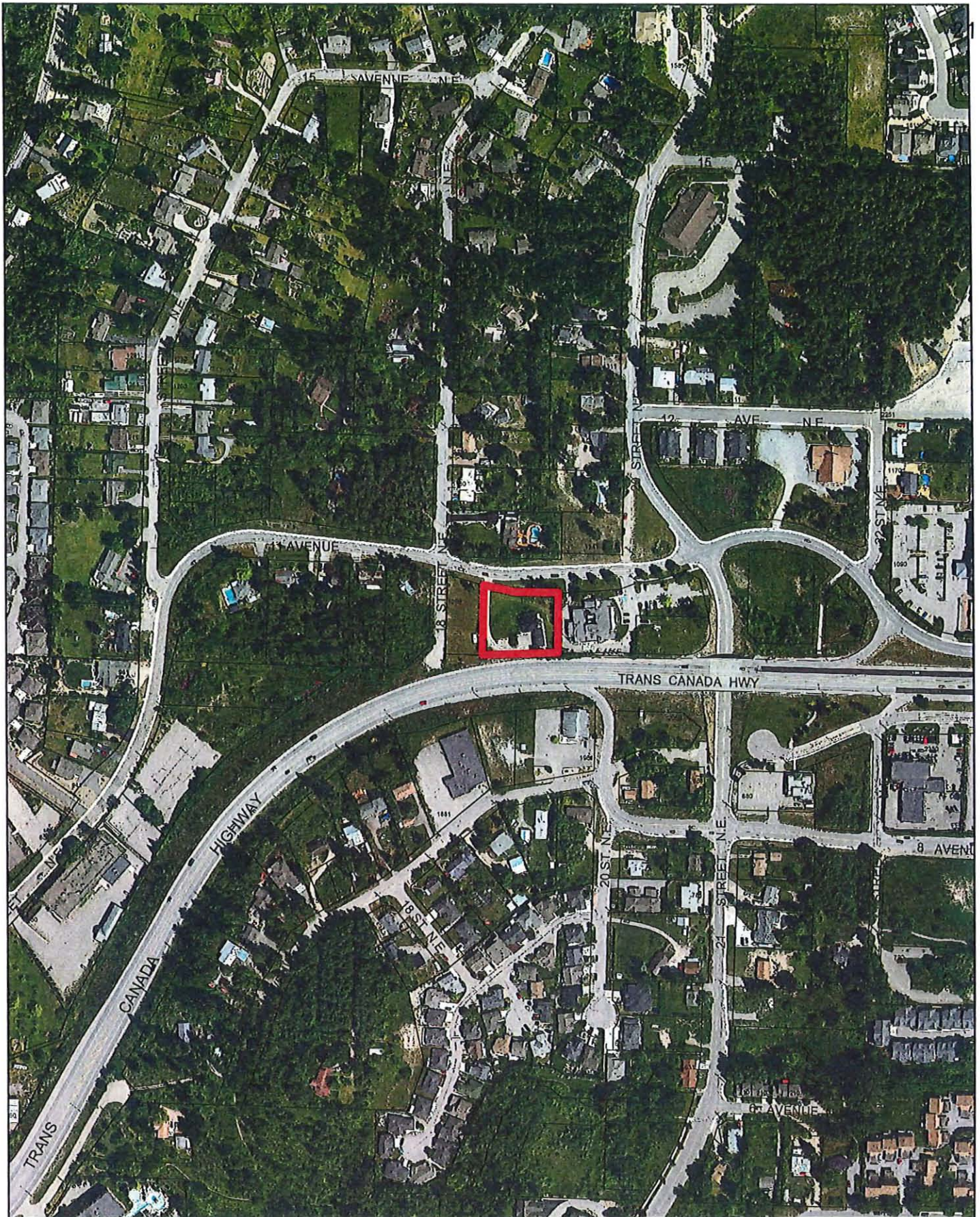
Staff's opinion is that the location and specific site characteristics are suited to commercial development. Given the OCP policy to minimize the intrusion of primary residential uses in commercially designated areas, and the recent trend towards commercial development in the area, the proposed HR land use designation and R-5 zoning of the subject property is not supported by staff.



Prepared by: Chris Larson, RPP, MCIP
Senior Planner

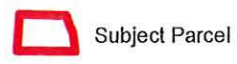
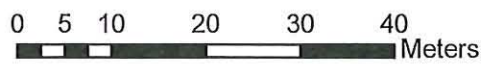


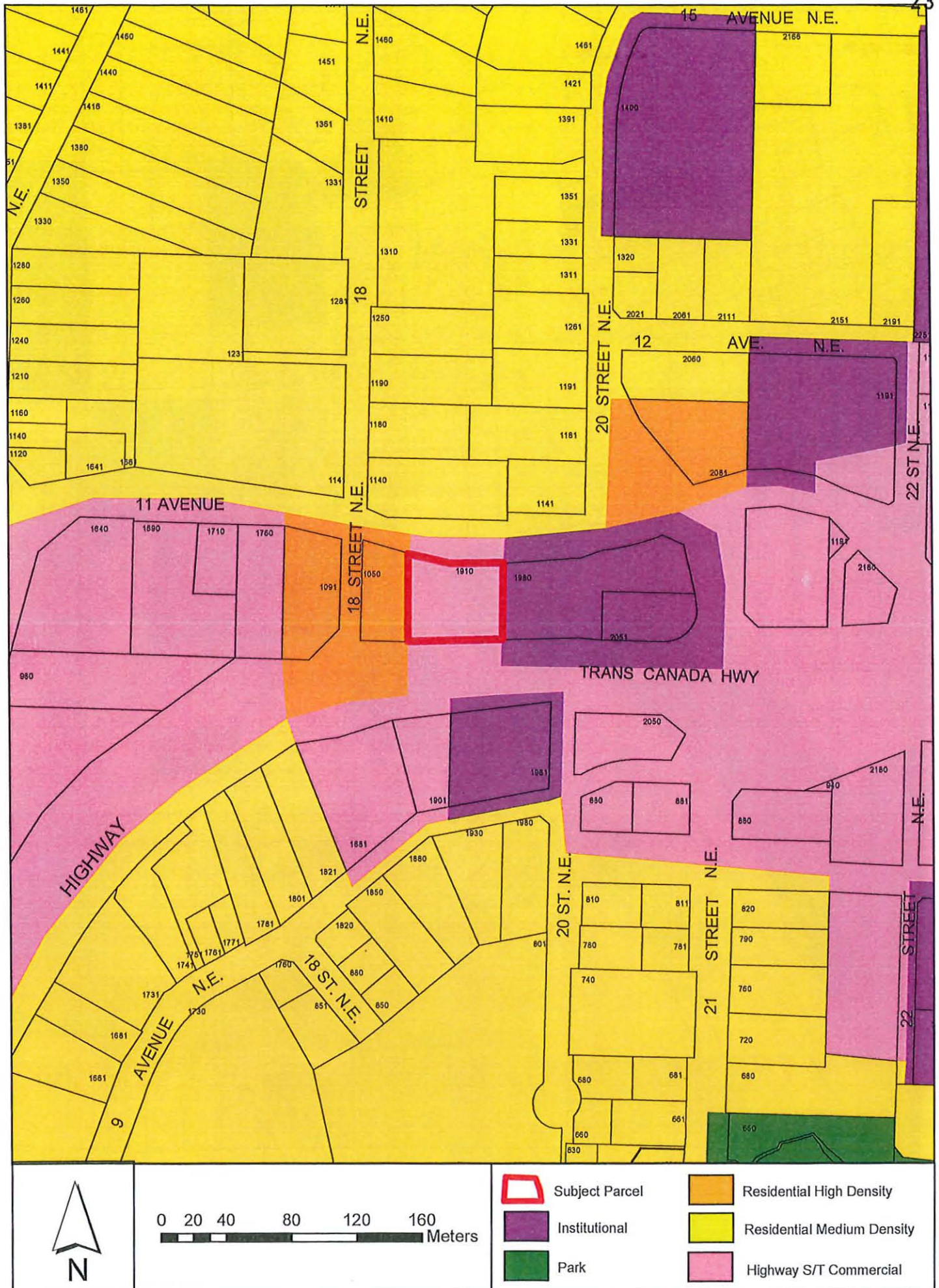
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

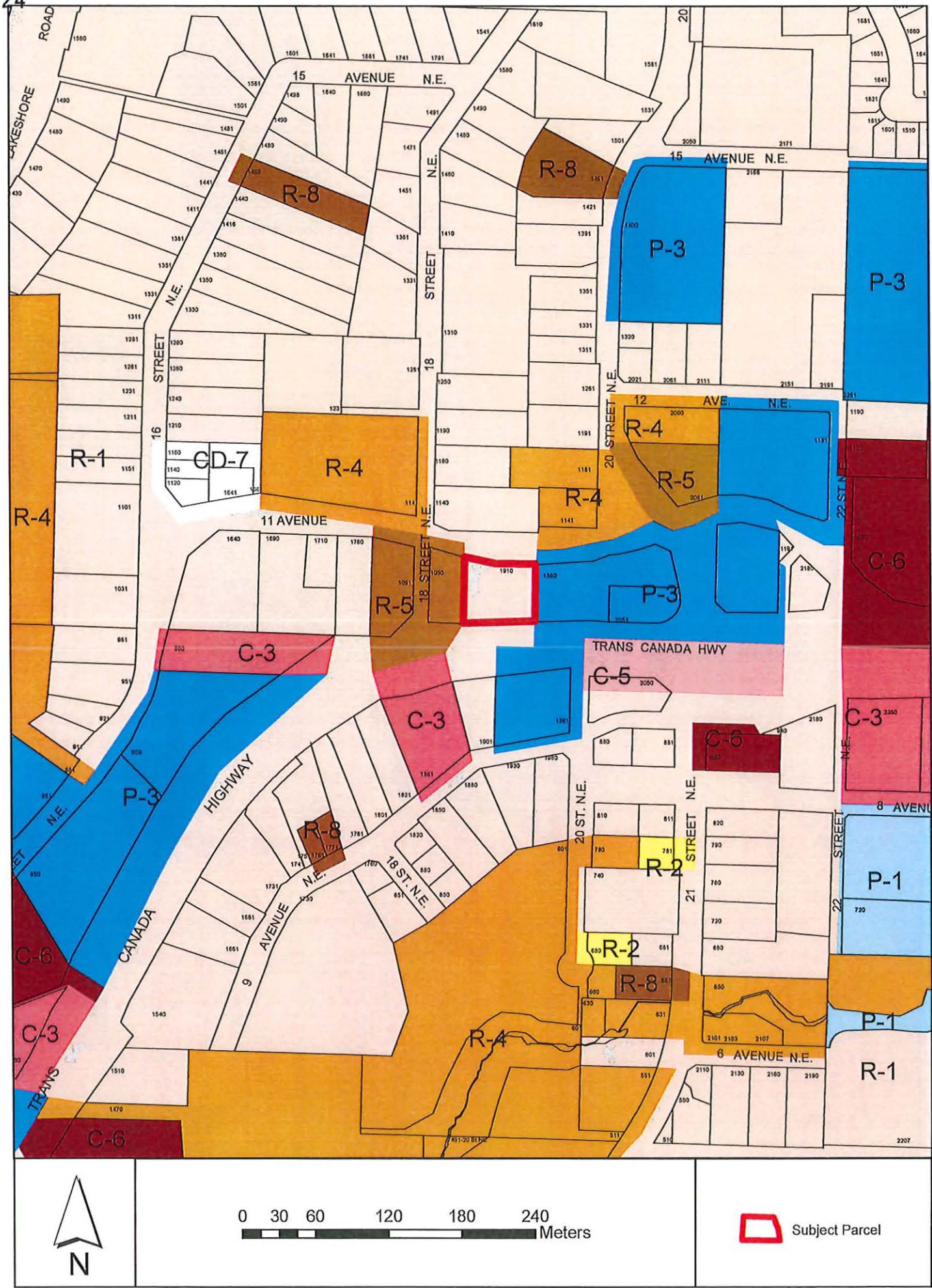


0 30 60 120 180 240 Meters

 Subject Parcel









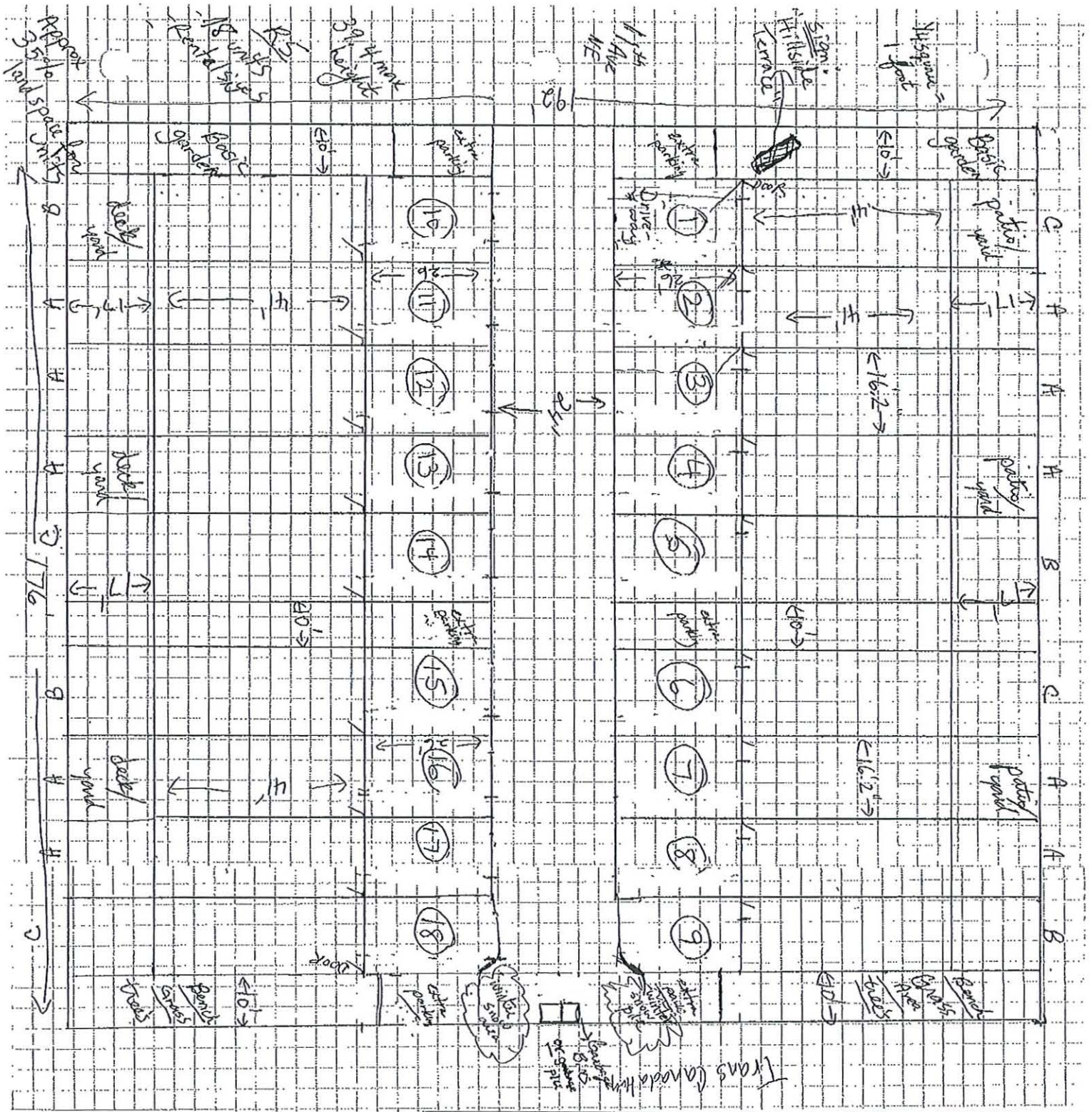
View of subject parcel looking southeast from 11 Avenue NE.



View of subject parcel looking southwest from 11 Avenue NE.



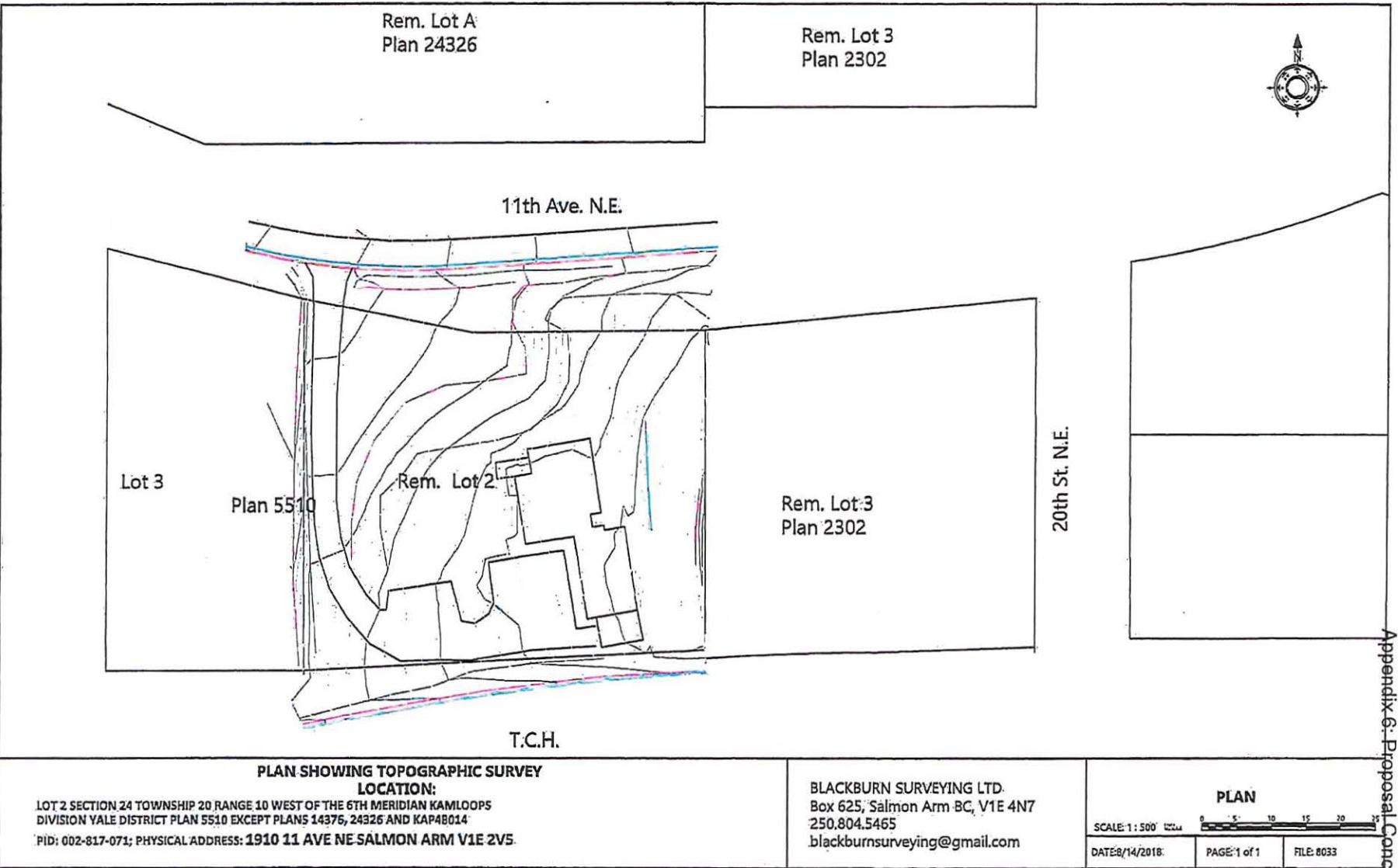
Proposed plan – Townhomes - 18 units



CONCEPTUAL SITE PLAN

Staff note this proposed concept does not conform to R-5 Zoning Bylaw requirements.

Site plans submitted at the development permit stage are required to address Zoning requirements relative to the subject parcel.





Adams Lake Indian Band

Project Name:

Salmon Arm OCP amend proposed High Density Residential Development

Consulting Org Contact:

Kathe Frese

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Wednesday, October 28, 2020

The Adams Lake Indian Band has concerns with the Salmon Arm OCP amend proposed High Density Residential Development. Through a preliminary analysis we have identified some concerns which include:

- 340 overlapping or nearby traditional use sites.
- nearby archeological sites.

We reiterate that Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its traditional territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures. al title based on a pattern of regular occupation throughout the various seasons for hunting and gathering, as well as spiritual practices within Sun Peaks. [Emphasis added]

Therefore we require that you satisfy any appropriate archeological studies needed.

Regards,

Dave Nordquist, RPF
Title and Rights Coordinator
Adams Lake Indian Band

Chris Larson

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November-18-20 12:58 PM
To: Chris Larson
Subject: RE: Data Request: Chris Larson - City of Salmon Arm

Hello Chris,

Thank you for your referral regarding 1910 11 Avenue NE, Salmon Arm, PID 002817071, LOT 2 SECTION 24 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 5510 EXCEPT PLANS 14376, 24326 AND KAP48014. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Data is not currently available to the Province that describes the potential for previously unidentified archaeological sites to occur in the area.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this referral.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

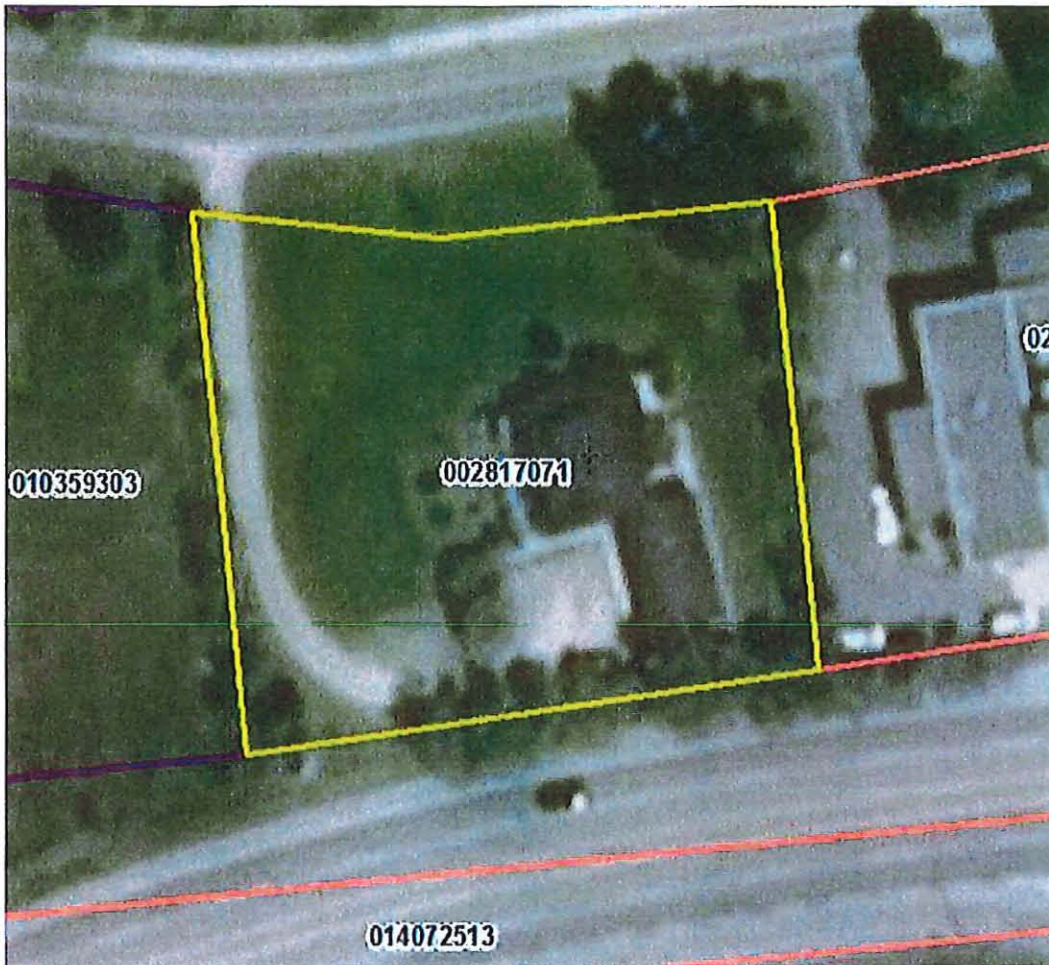
For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



Diana Cooper

Archaeologist/Archaeological Information Administrator

Archaeology Branch | [Ministry of Forests, Lands, Natural Resource Operations and Rural Development](#)

Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website: www.gov.bc.ca/archaeology

From: clarson@salmonarm.ca <clarson@salmonarm.ca> On Behalf Of ArchDataRequest@gov.bc.ca

Sent: November 5, 2020 4:16 PM

To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>

Subject: Data Request: Chris Larson - City of Salmon Arm

Terms and Conditions Accepted Yes

Name Chris Larson

Email clarson@salmonarm.ca

I am a Local Government Representative

Affiliation	City of Salmon Arm
Address	500 - 2 Avenue NE Box 40
City	Salmon Arm
Province	BC
Postal Code	V1E.4N2
Phone Number	250-803-4051
Information Requested	I request information and advice about archaeological sites on the parcel(s) described below (include civic address, PID, legal description; attach maps below if available): Lot 2, Section 24, Township 20, Range 10, W6M KDYD, Plan 5510 Except Plans 14376, 24326 and KAP48014 CIVIC: 1910 – 11 Avenue NE PID: 002-817-071
Why Site Information is Required	Other (describe below): Official Community Plan Amendment Application No. OCP 4000-44 Zoning Amendment Application No. ZON-1190. Owner wishes to redesignate and rezone the property to accommodate future residential development.
Third Party Access	The following person(s) may have access to this information: City of Salmon Arm staff, owner/applicant, Adams Lake Band
Format Required	PDF, Map(s)
Who Prompted	Archaeology Branch web site
File Attachment#1	APP1 - Aerial ZON1190.pdf
File Attachment#2	APP2 - parcel - ZON1190.pdf
File Attachment#3	
File Attachment#4	
File Attachment#5	



Your File #: OCP4000-44 &
ZON-1190
eDAS File #: 2020-05636
Date: Dec/08/2020

City of Salmon Arm
Development Services
500 2nd Avenue NE
PO Box 40
Salmon Arm, BC V1E 4N2
Canada

Attention: City of Salmon Arm Development Services

**Re: Proposed Bylaw 4420 for:
Lot 2, 24-20-10 W6M KDYD Plan 5510 Except Plans 14376, 24326 and
KAP48014**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

The land owner must be aware of the following:

The subject property must have access off a municipal road as direct access to the Trans-Canada Highway will not be permitted.

All new structures must be located outside of the provincial setback of 4.5m from the Trans-Canada Highway road/property line.

If you have any questions please feel free to call Tara Knight at (250) 833-3374.

Yours truly,

Tara Knight
Development Officer

Local District Address
Salmon Arm Area Office
Bag 100
850C 16th Street NE
Salmon Arm, BC V1E 4S4
Canada
Phone: (250) 712-3660 Fax: (250) 833-3380

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 27 October 2020
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: McGregor, D., PO Box 10023, Salmon Arm, BC V1E 3B9
 APPLICANT: Owner
 SUBJECT: OCP AMENDMENT APPLICATION No. OCP4000-44
 ZONING AMENDMENT APPLICATION FILE No. ZON-1190
 LEGAL: Lot 2, Section 24, Township 20, Range 10, W6M KDYD, Plan 5510 Except
 Plans 14376, 24326 and KAP48014
 CIVIC: 1910 – 11 Avenue NE

Further to your referral dated 21 October 2020, we provide the following servicing information. The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

OCP AMENDMENT APPLICATION No. OCP4000-44
ZONING AMENDMENT APPLICATION FILE No. ZON-1190
27 October 2020
Page 2

8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
9. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 11 Avenue NE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 11 Avenue NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, offset sidewalk, boulevard construction, street lighting, and hydro and telecommunications. Offsets and streetlight specifications to conform to Specification Drawing No. RD-3. Owner / Developer is responsible for all associated costs.
3. Trans Canada Highway on the subject properties southern boundary is a provincial controlled access highway. Additional dedication/improvements will be determined by Ministry of Transportation.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
5. Only one (1) driveway access will be permitted onto 11 Avenue NE. The existing letdown may be relocated at time of building permit, subject to approval of City Engineer. Owner / Developer responsible for all associated costs.
6. Internal roadways are to be a minimum of 7.3m measured from face of curb. Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

OCP AMENDMENT APPLICATION No. OCP4000-44
ZONING AMENDMENT APPLICATION FILE No. ZON-1190
27 October 2020
Page 3

Water:

1. The subject property fronts a 200mm diameter Zone 2 watermain on 11 Avenue NE. No upgrades will be required at this time.
2. The subject property is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the subject property is currently serviced by a 19mm service from the 200mm diameter watermain on 11 Avenue NE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 11 Avenue NE. No upgrades will be required at this time.
2. The subject property is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 11 Avenue NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

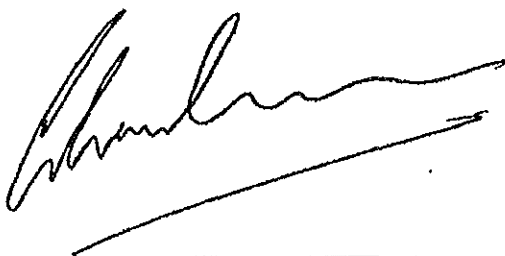
OCP AMENDMENT APPLICATION No. OCP4000-44
ZONING AMENDMENT APPLICATION FILE No. ZON-1190
27 October 2020
Page 4

Drainage:

1. The subject property fronts a 525mm diameter storm sewer on 11 Avenue NE. No upgrades will be required at this time.
2. Records indicate that the existing property is not currently serviced with a storm service connection.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), and Category B (Pavement Structural Design), is required.



Chris Moore
Engineering Assistant



Jenn Wilson P.Eng., LEED © AP
City Engineer

From: Debbie McGregor
Date: 2020-12-16 7:35 a.m. (GMT-08:00)
To: Chris Larson , Kevin Pearson
Subject: Re: 1910 11 Avenue NE - OCP-44 ZON-1190

Good morning,
And thank you again, for sending the list of 'uses' that apply under C-6 zoning. I've looked it over, and just can't envision any of the suggested uses, on the property at 1910 - 11th Ave NE.

With the need for housing so high, and with so many vacant commercial buildings and lots, I really think it is in the best interest of the City/young families that are moving here, that I go forward with my application to change the zoning to R5 and ideally go ahead with the project to build 18 affordable townhomes with tandem garages and 2-car driveways. I realize the concept plan I submitted will need to be adjusted to conform with the BC Building Code, but that will be taken care of when I have my architect create the final plans.

Thank you for your time, and if you need any further information, feel free to email or call me at 604-307-9714. I look forward to meeting you in person at the first reading.

Regards,
Debbie McGregor

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE

Purpose

- #1789 10.1 The purpose of the R-5 Zone is to provide for high *density, multiple family* residential *development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act, British Columbia Building Code*, and other applicable legislation.

Regulations

- 10.2 On a *parcel zoned R-5*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-5 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 10.3 The following uses and no others are permitted in the R-5 Zone:

- #1789 .1 *boarders*, limited to two;
- #1789 .2 *boarding home*;
- #1782 .3 *commercial daycare facility*;
- #1782 .4 *home occupation*;
- .5 *multiple family dwellings*;
- .6 *public use*;
- .7 *public utility*;
- #1789 .8 *rooming house*;
- #1786 .9 *triplex*;
- .10 *accessory use*.

Maximum Height of Principal Building

- 10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the Development Permit process, if any of the special amenity(ies) in Table 3 are provided.

Maximum Height of Accessory Building

- 10.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- #1811 10.6 .1 The total maximum *parcel coverage* for *principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.
- .2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Area

- 10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

Minimum Parcel Width

- 10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

Minimum Setback of Principal Buildings

- 10.9 The minimum *setback* of *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 2.4 metres (7.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. | |

#2811

Minimum Setback of Accessory Buildings

- 10.10 The minimum *setback* of *accessory buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .5 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. | |

#2811

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- #2789 10.11 .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre).
- .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

TABLE 3

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each <i>dwelling unit</i> which caters to the disabled (e.g. wheelchair access)	■ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	■ 4 units per hectare (1.6 units per acre) ■ 6 units per hectare (2.4 units per acre) ■ 8 units per hectare (3.2 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	■ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>dwelling unit</i>	■ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling unit</i> in accordance with special agreement under Section 904 (s218)	■ 5 units per hectare (2.0 units per acre)

Parking

10.12 Parking shall be required as per Appendix I.

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE

Purpose

- 20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

- 20.2 On a *parcel zoned C-6*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 20.3 The following uses and no others are permitted in the C-6 Zone;

- .1 art gallery;
- .2 banking kiosk;
- .3 boat and marine sales, repair and rental, including outside covered or screened storage;
- .4 *commercial daycare facility*
- .5 convention centre;
- .6 craft making and sales;
- .7 farmers market;
- .8 *health service centre*;
- .9 *home occupation*;
- .10 *hotel*;
- .11 library;
- .12 *licensee retail store*;
- .13 *motel*;
- .14 museum;
- .15 night club;
- .16 *offices*;
- .17 *outside vending*;
- .18 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw.
- .19 *personal service establishment*;
- .20 pub;
- .21 *public use*;
- .22 *private utility*;
- .23 *public utility*;

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

- | | | |
|-------|-----|---------------------------------------|
| | .24 | <i>recreation facility - indoor;</i> |
| | .25 | <i>recreation facility - outdoor;</i> |
| #3517 | .26 | <i>resort accommodation;</i> |
| | .27 | <i>restaurant;</i> |
| #4005 | .28 | <i>retail store;</i> |
| | .29 | <i>theatre;</i> |
| #2554 | .30 | <i>upper floor dwelling units;</i> |
| #3167 | .31 | <i>work/live studios; and</i> |
| | .32 | <i>accessory use.</i> |

Accessory Uses

- | | | | |
|-------|------|----|---|
| #2554 | 20.4 | .1 | Outside storage and <i>warehouse</i> facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw. |
| #3426 | | | |

Maximum Height of Principal Buildings

- | | | |
|-------|------|---|
| #2748 | 20.5 | The maximum <i>height</i> of <i>principal buildings</i> shall be 19.0 metres (62.3 feet). |
|-------|------|---|

Maximum Height of Accessory Buildings

- | | | |
|--|------|--|
| | 20.6 | The maximum <i>height</i> of <i>accessory buildings</i> shall be 6.0 metres (19.7 feet). |
|--|------|--|

Minimum Parcel Size or Site Area

- | | | |
|--|------|--|
| | 20.7 | The minimum <i>parcel</i> size or <i>site</i> area shall be 325.0 square metres (3,498.4 square feet). |
|--|------|--|

Minimum Parcel or Site Width

- | | | |
|--|------|--|
| | 20.8 | The minimum <i>parcel</i> or <i>site</i> width shall be 10.0 metres (32.8 feet). |
|--|------|--|

Minimum Setback of Principal and Accessory Buildings

- | | | | |
|--|------|---|---|
| | 20.9 | The minimum <i>setback</i> of the <i>principal</i> and <i>accessory buildings</i> from the: | |
| | | .1 | <i>Rear parcel line</i> adjacent to a residential <i>zone</i> shall be 3.0 metres (9.8 feet) |
| | | .2 | <i>Interior side parcel line</i> adjacent to a residential <i>zone</i> shall be 3.0 metres (9.8 feet) |

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

20.11 Parking and loading shall be required as per Appendix I.



TO: His Worship Mayor Harrison and Members of Council

DATE: December 16, 2020

FROM: Development Services Department

RE: Agricultural Land Commission (ALC) Application No. 400
Type: Non-Farm Use - ALC ID 61586

PROPERTY: Lot B, Plan KAP15907, Sec. 9, Twp. 20, Rge. 10
3710 – 10 Avenue SW

OWNER / APPLICANT: Birch Haven Farms Ltd. / Brad DeMille

STAFF RECOMMENDATION

THAT: ALC Application No. 400 (ALC ID 61586) be forwarded to the Agricultural Land Commission.

BACKGROUND

The subject property fronts the south side of the Trans Canada Highway and the Salmon River along its western boundary. The land has had a long history as a farming operation and an associated retail business (DeMille's Farm Market). The applicant is proposing retail liquor sales within the C-8 zoned portion of the subject property (ALC application is attached).

The majority of the property is an active farm, zoned "Salmon Valley" (A-1), while the retail site, approximately 3,900 m², is zoned "Farm Produce Commercial" (C-8). All of the land is designated "Salmon Valley Agriculture" for Land Use in the Official Community Plan. Reference map is attached.

The C-8 Zone (attached) had historically been aligned with ALC Policy and Regulations. In 2009, the area of the C-8 zone boundary on the subject property was slightly expanded and the regulations of the C-8 zone were amended as follows:

- 1) An additional 170 m² portion of the subject property was rezoned from A-1 to C-8;
- 2) "retail sales of arts and crafts" was added as a permitted accessory use in the C-8 zone;
- 3) The maximum sales floor area in the C-8 zone was increased from 400 m² (4,306 ft²) to 680 m² (7,319 ft²); and
- 4) The parking space requirement for "Farm Produce Sales" was amended from 1 per 13 m² (140 ft²) of gross floor area and covered area to 1 per 17 m² (183 ft²) of sales floor area.

All of the above was first approved by the ALC by Non-Farm Use Resolution No. 341/2009.

Retail sales in the ALR are supposed to be directly related to items produced on the farm. More specifically, the ALC Regulations stipulate that at least 50% of the retail sales area must be used for the sale of farm product produced on that farm... and the total retail sales area for all products, both farm and off-farm in origin, must not exceed 300 m². Wineries, cideries, breweries, distilleries and meaderies are held to this standard for their operations. The off-farm origin liquor sales is an expansion of the non-farm retail sales and is considered a non-farm use of the property.

CITY BYLAW REQUIREMENTS

Licensee Retail Store (LRS) is the permitted use of the City's Zoning Bylaw required for retail liquor sales. LRS is currently not permitted in the C-8 zone; therefore a Zoning Bylaw Amendment application is also required for the applicant's proposal.

There are two possible scenarios for a Zoning Bylaw Amendment:

- 1) Add LRS as a permitted use to the C-8 Zone, which would then be applicable to the other C-8 zoned properties in the City. The nearest and only other being the Pedro's Farm & Garden Market on the neighbouring farmland to the east.
- 2) Create a site specific zone (CD) which would mirror the C-8 Zone with the addition of LRS and only be applicable to the subject property.

The ALC's decision on this Non-Farm Use application will help in determining the better option to consider. The applicant has not applied for the Zoning Bylaw Amendment yet.

LRS is an outright permitted use in most commercial zones but has not been contemplated for C-8 until now. The Liquor Cannabis Regulation Branch of the Province has the ultimate authority over liquor licensing. Staff are not privy to the LCRB's involvement with the applicant's proposal to date.

AGRICULTURAL ADVISORY COMMITTEE

On December 8, 2020, the City's Agricultural Advisory Committee met when this application was under review and supported as follows.

THAT: the ACC recommends that Council support the Non-Farm Use application submitted by Birch Haven Farms Ltd.
 Moved: Mike Schroeder
 Seconded: Don Syme

Opposed: John McLeod, James Hanna
 Abstain: Ron Ganert
 CARRIED

CONCLUSION

Staff is of the opinion that this application should be forwarded to the ALC for a decision. If approved, a Zoning Bylaw Amendment and Provincial Liquor Licensing would then be required for LRS.


 Kevin Pearson, MCIP, RPP
 Director of Development Services

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61586

Application Status: Under LG Review

Applicant: Birch Haven Farms Ltd.

Local Government: City of Salmon Arm

Local Government Date of Receipt: 10/22/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: We would like to sell liquor at our Farm Market. Our proposal makes no changes to the size, integrity and continuity of the Agricultural Land Reserve. We will continue to farm lands we own and lease in order to supply our market. In addition our proposal will encourage the farming of agriculture lands and the growth of the industry in our region and throughout BC as we seek out grower and suppliers for our new venture.

Mailing Address:

3710 10th Avenue S.W.

Salmon Arm, BC

V1E 3k1

Canada

Primary Phone: (250) 833-9976

Email: demilles@shaw.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 008-678-111

Legal Description: Lot B, KAP15901, section 9 township 20, range 10, meridian land district 25 except 32284 manufactured home reg #57018

Parcel Area: 27.9 ha

Civic Address: 3710 10th Ave SW Salmon Arm BC V1E 3K1

Date of Purchase: 01/01/1979

Farm Classification: Yes

Owners

1. **Name:** Birch Haven Farms Ltd.

Address:

3710 10th Avenue S.W.

Salmon Arm, BC

V1E 4M2

Canada

Phone: (250) 833-9976

Cell: (250) 832-7550

Email: demilles@shaw.ca

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

DeMille's Farm market is a third generation family farm. With roots in California farming, the family moved to the Salmon Arm Valley in 1970 and has owned this property since 1979. From a humble beginning of ten rows of corn and roadside stand, DeMille's now farm 67 acres of our 69 acres site - all of which is in the Agricultural Land Reserve. Famous for our sweet corn, we also grow and sell alfalfa, pumpkins, vegetables, sunflowers and hemp on a total of 130 acres. In addition, our Farm Market sells agriculture products from throughout BC.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

None part of the application

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Existing Farm Market.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Highway

East

Land Use Type: Agricultural/Farm

Specify Activity: Farm

South

Land Use Type: Agricultural/Farm

Specify Activity: Farm

West

Land Use Type: Agricultural/Farm

Specify Activity: Orchard

Proposal

1. How many hectares are proposed for non-farm use?

1 ha

2. What is the purpose of the proposal?

We would like to sell liquor at our Farm Market. Our proposal makes no changes to the size, integrity and continuity of the Agricultural Land Reserve. We will continue to farm lands we own and lease in order to supply our market. In addition our proposal will encourage the farming of agriculture lands and the growth of the industry in our region and throughout BC as we seek out grower and suppliers for our new venture.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No

Applicant: Birch Haven Farms Ltd.

4. Does the proposal support agriculture in the short or long term? Please explain.

DeMille's Farm Market is proud to contribute to the Salmon Arm economy by serving residents of our valley and attracting tourists from and wide. With the addition of liquor sales, we believe our revenue will be further diversified and enable us to remain viable during difficult economic times.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

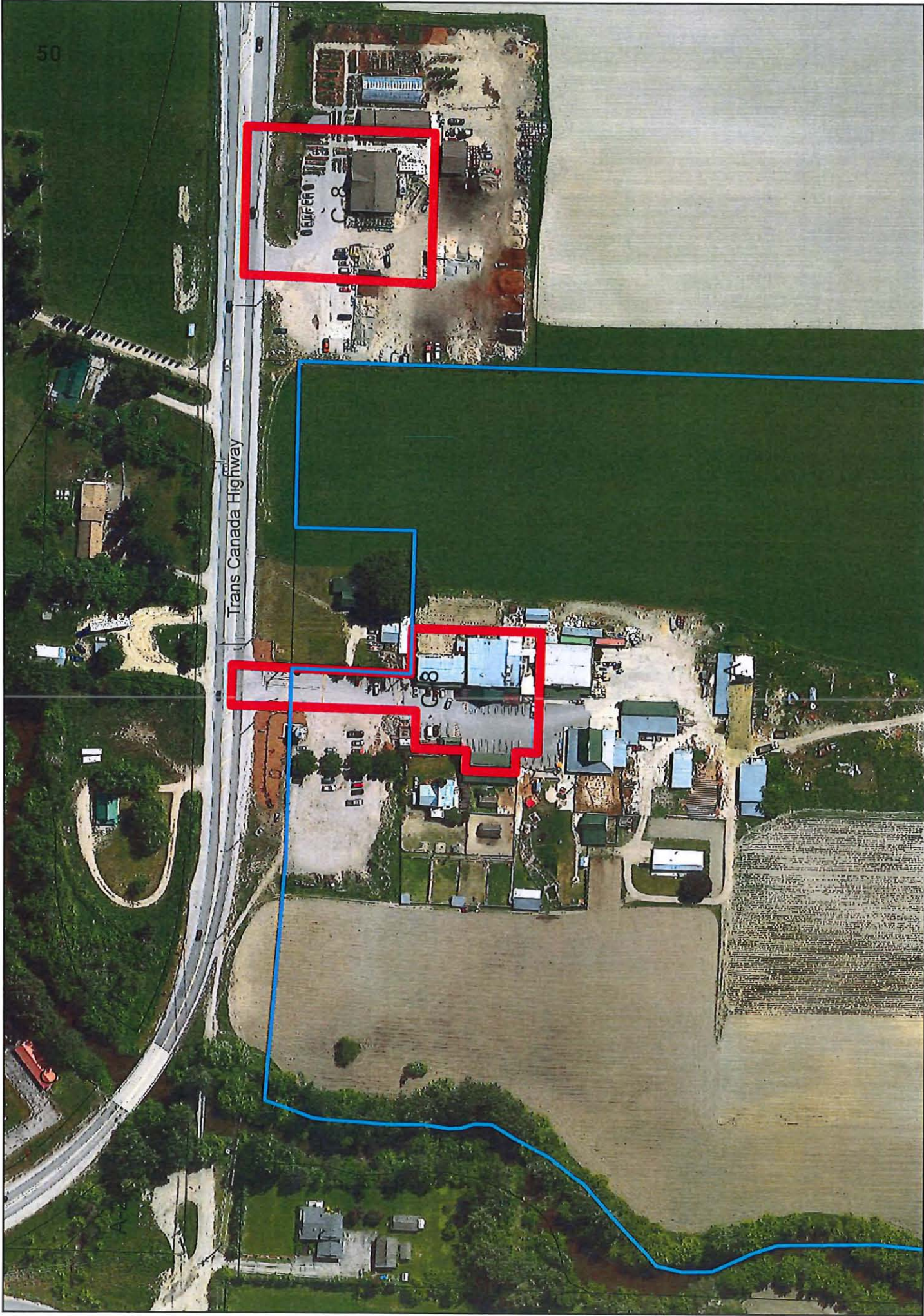
- Proposal Sketch - 61586
- Certificate of Title - 008-678-111

ALC Attachments

None.

Decisions

None.



50

Trans Canada Highway



Subject Property
C-8 Zone

Purpose

- 22.1 The C-8 *Zone* is intended to provide for the year-round retail sale of farm produce.

Regulations

- 22.2 On a *parcel zoned C-8*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-8 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 22.3 The following uses and no others are permitted in the C-8 *Zone*:

- .1 retail sale of farm produce;
.2 *mobile food vending*;
.3 *outside vending*;
.4 *public use*;
.5 *public utility*;
.6 *accessory use*.

#4240

#2837

Accessory Use

- 22.4 The following *accessory uses* and no others are permitted in the C-8 *Zone*:

- .1 retail sale of confectioneries and soft drinks;
.2 retail sale of packaged food stuffs;
.3 retail sale of bedding plants, processed fruits, shrubs or trees and plant food;
.4 retail sales of arts and crafts.

#3768

Maximum Parcel or Site Coverage

- 22.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Maximum Height of Principal Buildings

- 22.6 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Minimum Parcel Size or Site Area

- 22.7 The minimum *parcel* size or *site* area shall be 1,000.0 square metres (10,764 square feet).

Minimum Parcel or Site Width

22.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal Building

22.9 The minimum *setback* of the *principal building* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Maximum Sales Floor Area

#3768 22.10 The maximum sales *floor area* shall be 680.0 square metres (7,319 square feet).

Outside Storage

22.11 Outside storage shall be screened as per Appendix III.

Parking and Loading

#3768 22.12 Parking and loading shall be required as per Appendix I.