



AGENDA

**City of Salmon Arm
Development and Planning Services
Committee**

**Monday, March 2, 2020
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE**

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
1 - 10	5.	REPORTS
	1.	Development Variance Permit Application No. VP-509 [Fisher, A. & B.; 4540 72 Avenue NE; Setback Requirements]
	6.	PRESENTATIONS
	7.	FOR INFORMATION
	8.	IN CAMERA SESSION
	9.	LATE ITEM
	10.	ADJOURNMENT

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 25, 2020

Subject: Development Variance Permit Application No. VP-509
 Legal: Lot 6, Section 6, Township 21, Range 9, W6M, KDYD, Plan KAP84599
 Civic: 4540 – 72 Avenue NE
 Owner: A. & B. Fisher
 Applicant: Owner

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-509 be authorized for issuance for Lot 6, Section 6, Township 21, Range 9, W6M, KDYD, Plan KAP84599, which will vary the provisions of Zoning Bylaw No. 2303 as follows:

Section 6.10.2 - reduce the minimum setback of the principal building from the rear parcel line from 6.0 metres to 4.45 metres as shown in Schedule 'A'.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located in Canoe at 4540 – 72 Avenue NE (Appendix 1 & 2). The requested variance is to reduce the minimum setback of the rear parcel line from 6.0 metres to 4.45 metres to accommodate for a modular home on the property. A site plan has been prepared by Browne Johnson Land Surveyors and is attached as Appendix 3. Site photos of the property are attached as Appendix 4.

BACKGROUND

The subject property is designated Low Density Residential in the City's Official Community Plan and zoned R-1, Single Family Residential Zone (Appendix 5 & 6). The subject property is currently vacant and is one of the last few undeveloped properties created from a 20 lot subdivision in 2007. The property backs onto a steep sloped property in the new Parks Edge Subdivision. The property is predominantly surrounded by R-1 single family residential zoned properties and city owned parkland to the west.

The subject property has an area of 459.6 square metres and is irregularly shaped as it fronts a cul-de-sac. The applicant wishes to put a modular home with a front deck spanning the width of the dwelling on the property. The elevation plans submitted by the applicant (Appendix 7) illustrates a walk-out basement style house. This style of house is conducive to the topography on the building site. The length of the property on the east side (longest point) is 33.8 metres and on the west side (shortest point) is 30.5 metres. The length of the dwelling including the deck is approximately 17 metres and once the setbacks for the front and rear parcel lines, respectively 6.0 metres are factored in, the building envelope becomes somewhat limited. As shown on the site plan (Appendix 3), the proposed modular home is sited as far back as possible on the rear property line on the west side. The variance is required for the eastern corner as the dwelling is proposed to be 4.45 metres from the rear parcel line; therefore, the requested variance is to reduce the minimum setback by 1.55 metres.

COMMENTS

Engineering Department

No Engineering Department concerns.

Fire Department

No Fire Department concerns.

Building Department

No Building Department concerns, subject to favorable geotech report.

Planning Department

The applicant's original site plan would have required a front yard setback variance approval with the deck encroaching. The applicant was encouraged by staff to apply for a rear yard setback variance instead so as to maintain consistency along this streetscape and cul-de-sac.

Due to the rear yard being steeply sloped there is a covenant restricting development until such time as a geotech report is submitted confirming the safe intended use and development. This covenant was registered at the time of subdivision. The geotech report is a condition to the issuance of a building permit.

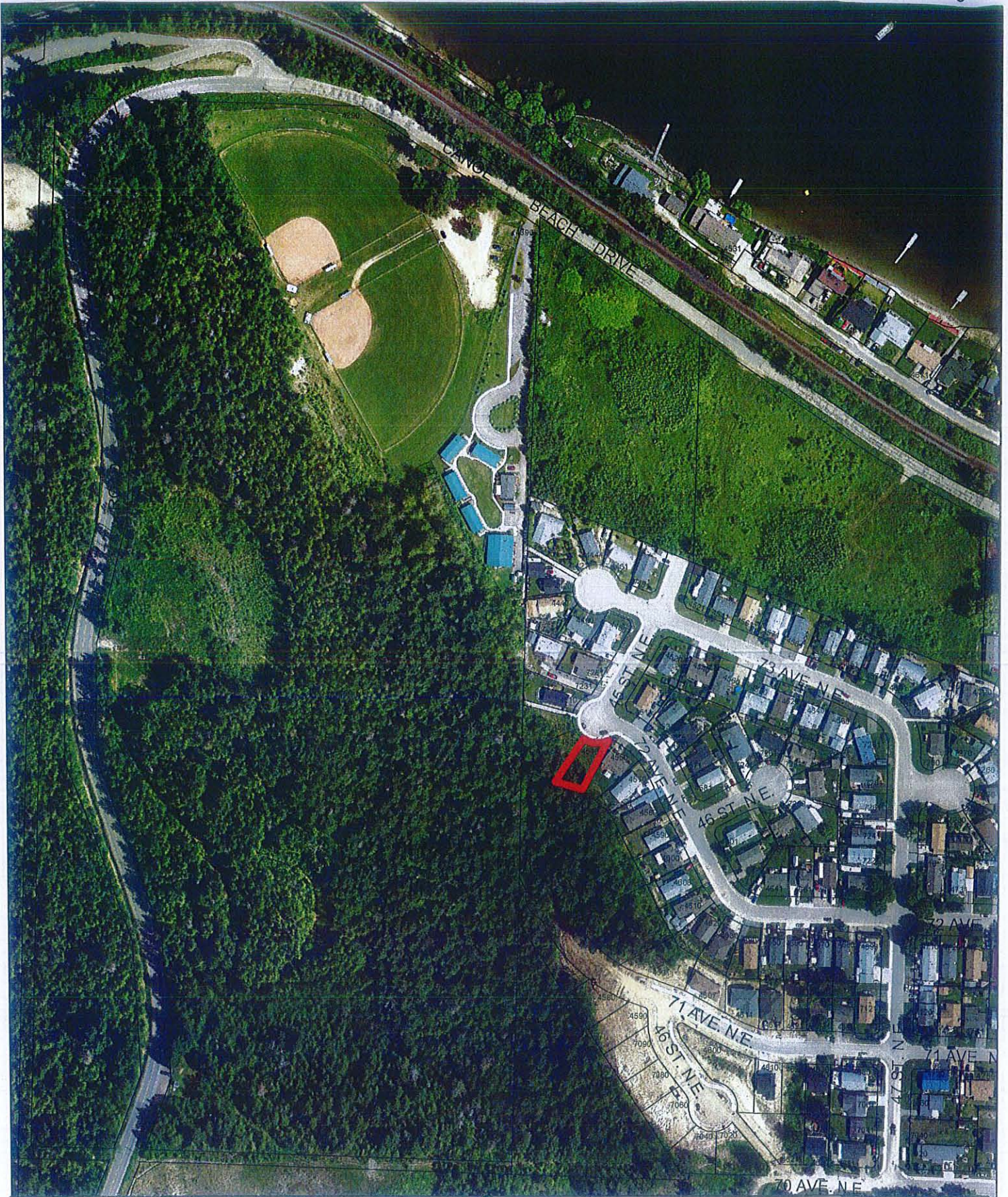
Staff considers this a reasonable variance request due to the limited size of the building envelope; and, although not insignificant, the 1.55 metre reduction to the rear setback, is considered minimal. In addition, staff feel the variance poses minimal impact to the neighbouring rear property as it is vegetated and steeply sloped.



Prepared by: Denise Ackerman
Planner, Development Services



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



0 15 30 60 90 120
Meters

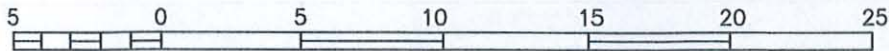


Subject Parcel



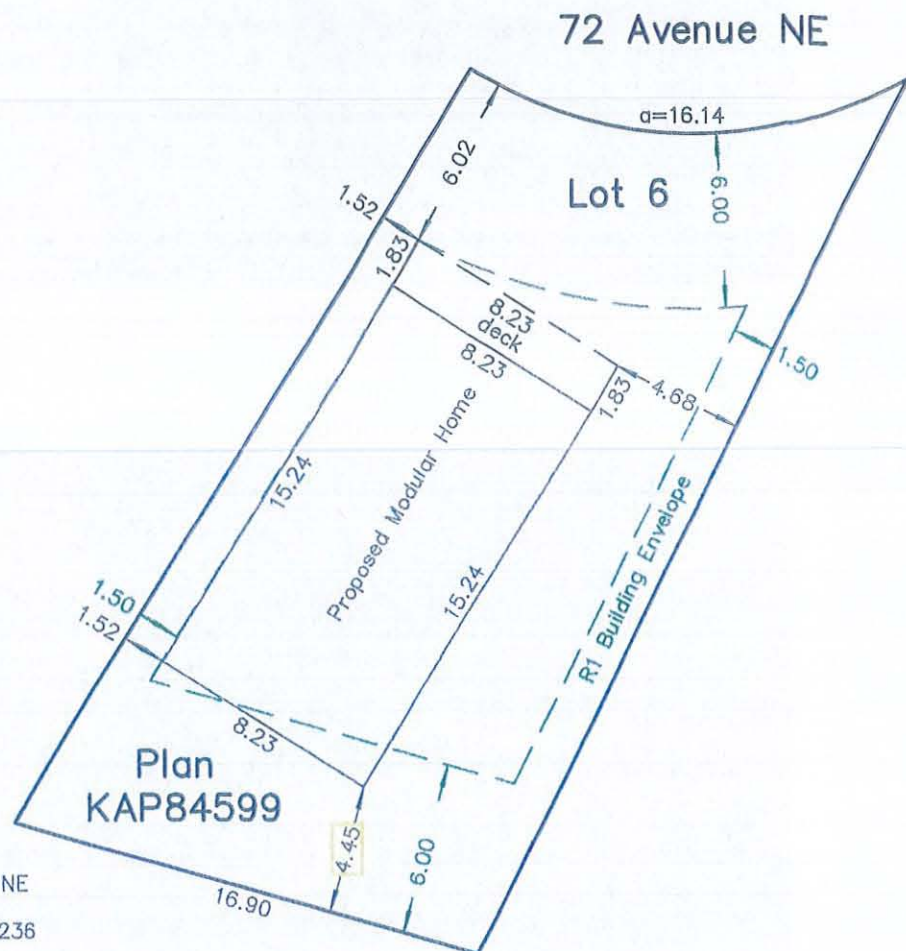
Plan Showing Proposed Building on Lot 6, Sec 6, Tp 21, R 9, W6M, KDYD, Plan KAP84599

Scale 1:250



All distances are in metres.

The intended plot size of this plan is 215mm in width by 280mm in height (A size) when plotted at a scale of 1:250



LEGEND

— Dimensions derived from
Plan KAP84599

Civic Address: 4540 72 Avenue NE

Parcel Identifier(PID): 027-189-236

List of documents registered on title which
may affect the location of improvements:
Building Scheme LB102867
Statutory Right of Ways KG106234, KG117085,
KK109453, KK109454 & KK109455
Covenant LB102866

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January 15, 2020

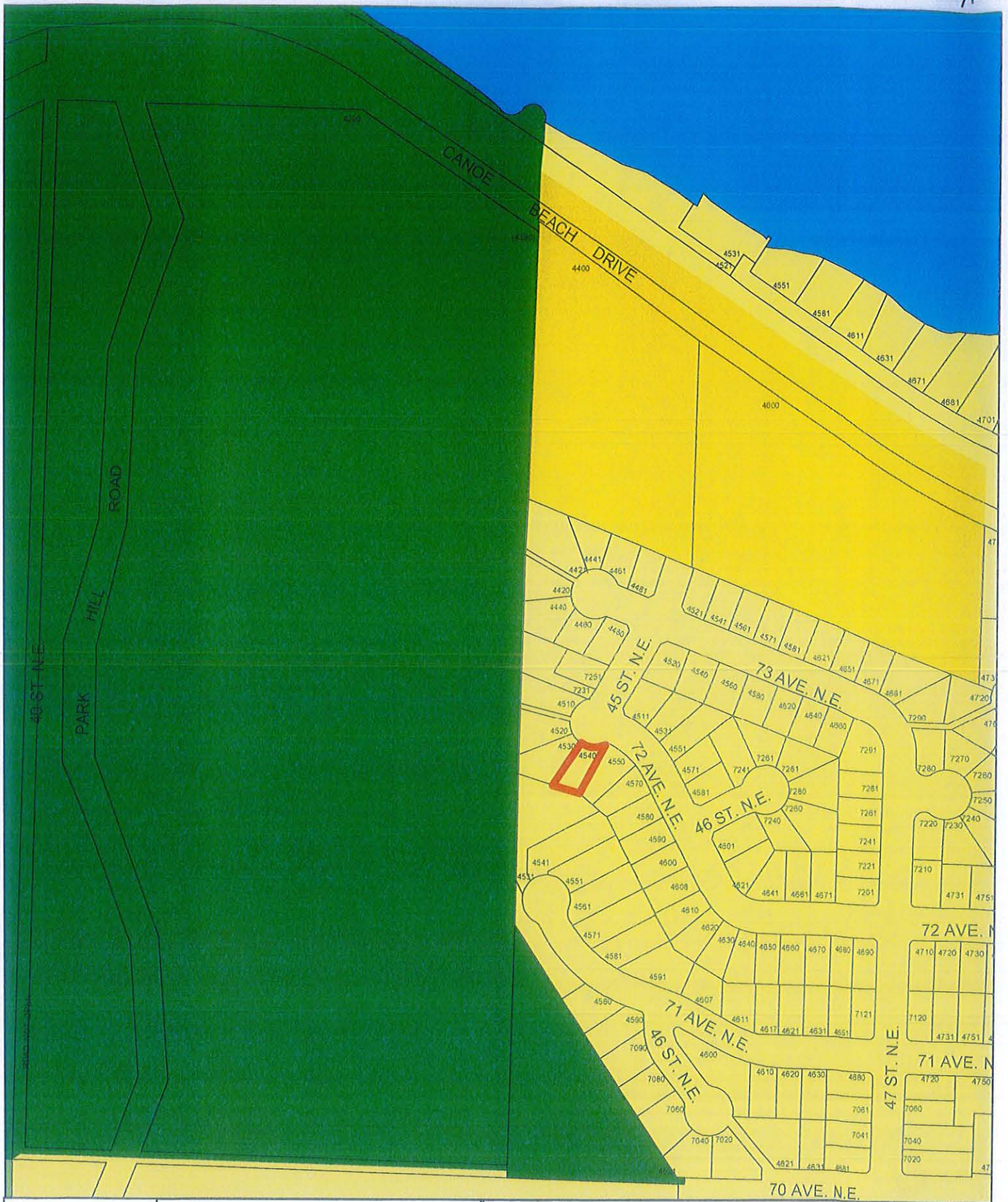
BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 588-19



Subject property and neighbouring property to the east



Street view looking to the east



Subject Parcel

0 15 30 60 90 120
Meters



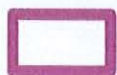
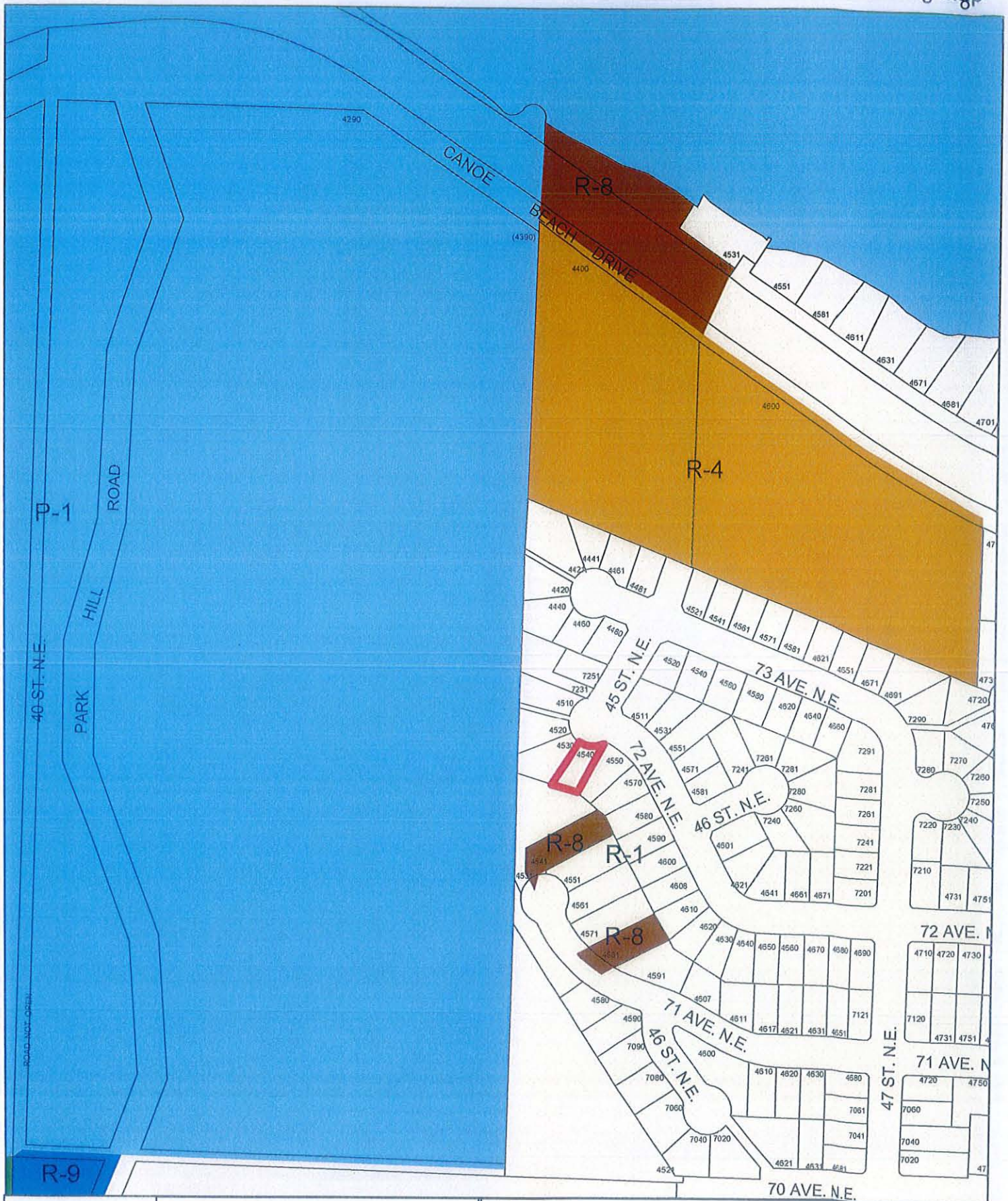
Residential - Low Density



Residential - Medium Density



Park



Subject Parcel

0 15 30 60 90 120
Meters

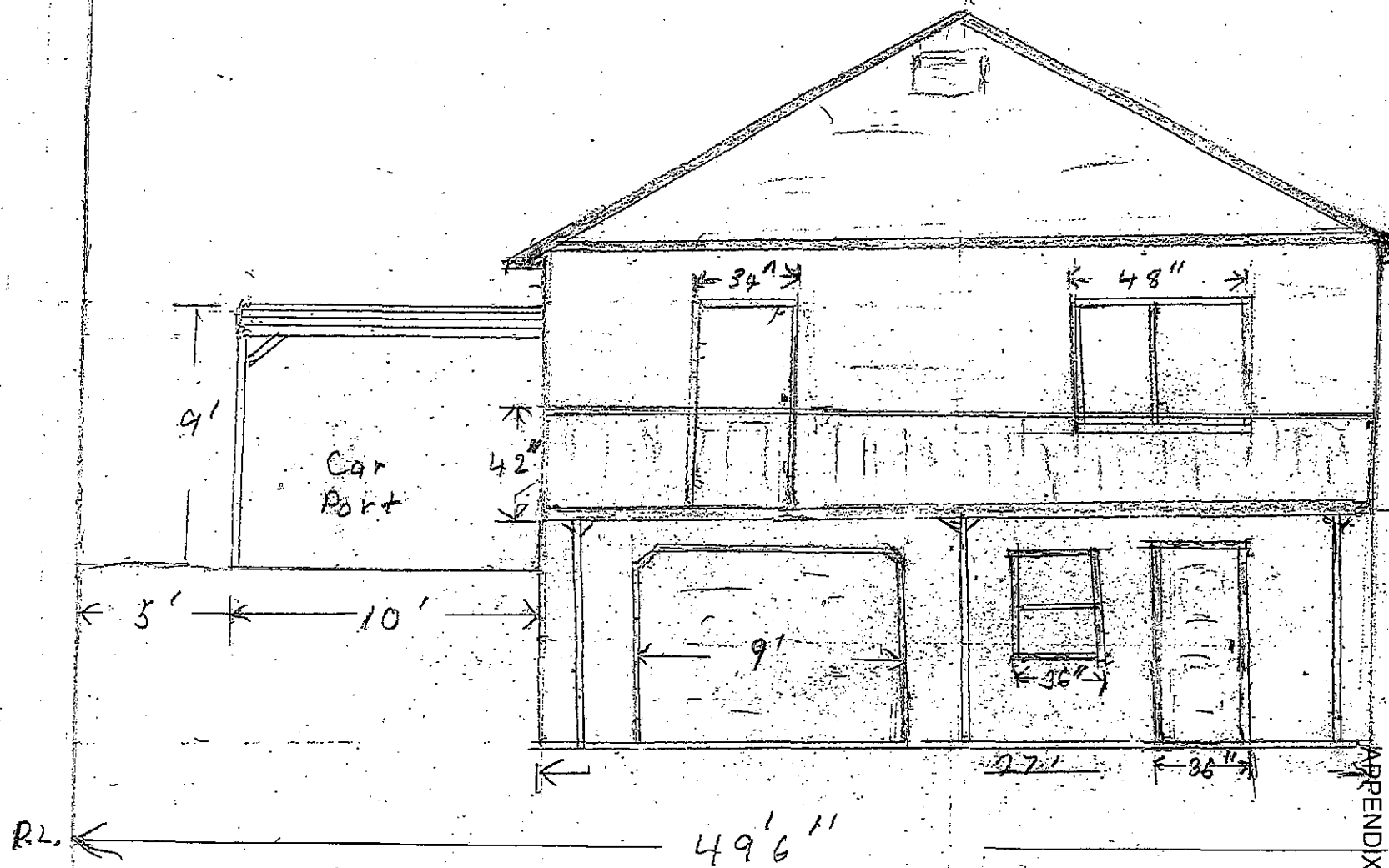


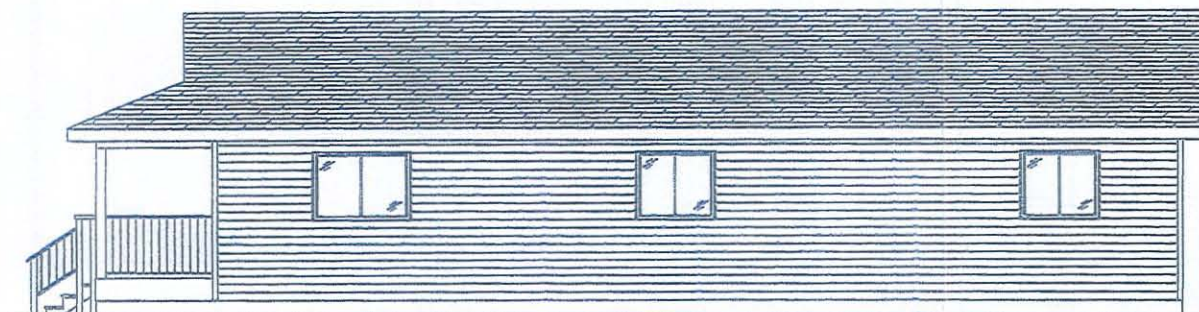
R-1 Single Family Residential Zone

R-8 Residential Suite Zone

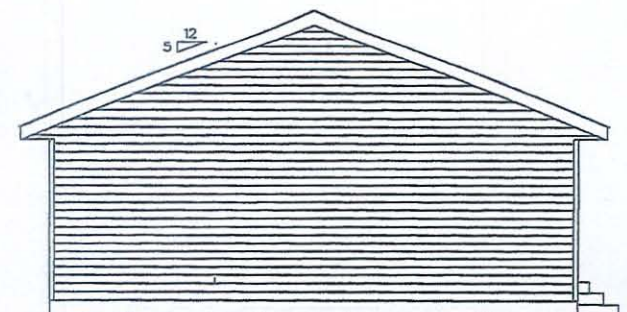
R-4 Medium Density Residential Zone

Park





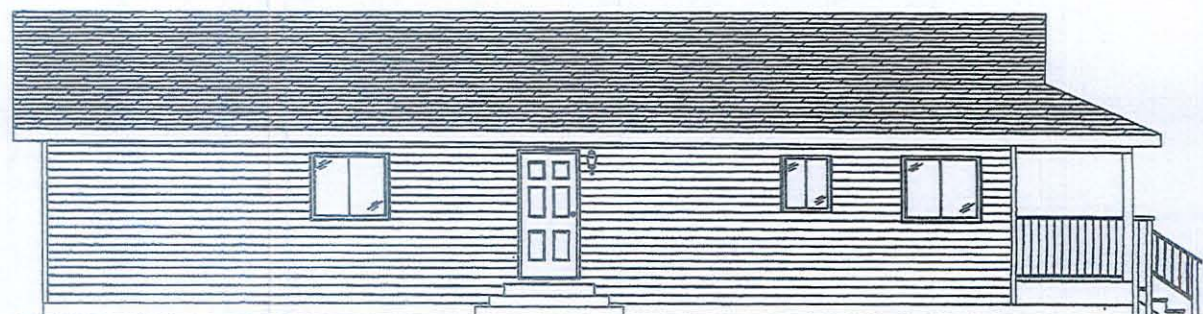
FRONT SIDE ELEVATION



FRONT END ELEVATION



BACK END ELEVATION



BACK SIDE ELEVATION

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MODULINE INDUSTRIES - PENTICTON
P.O. BOX 180
1175 RAILWAY STREET
PENTICTON, B.C. V2A 6K3
(250) 499-0322

DRAWN BY: J.B.T.

DATE: 1-21-20

CHECKED BY:

NO. REVISIONS:

INITIALS:

DATE:

TITLE:

CORNERSTONE

DRAWING NO. PENTICTON

Q12606A

SERIAL NO.