



AGENDA

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

**Monday, April 6, 2020
8:00 a.m.**

**Pursuant to Ministerial Order M083 this
Meeting will not be open to the public**

**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
	5.	REPORTS
1 – 28	1.	Agricultural Land Commission Application No. ALC-391 [Lakeland Farms; 6710 50 Avenue SW; Non-Farm Use]
29 – 42	2.	Zoning Amendment Application No. ZON-1169 [Browne Johnson Land Surveyors; 710 10 Street SW; R-1 to R-5]
43 – 56	3.	Zoning Amendment Application No. ZON-1170; Gilmore, C.; 390 6 Street SE; R-1 to R-8]
57 – 66	4.	Zoning Amendment Application No. ZON-1172 [Wild Blue Development Ltd.; 271 3 Street SE; R-1 to R-8]
67 – 78	5.	Zoning Amendment Application No. ZON-1173 [Shantz, C.; 2760 30 Street NE; R-1 to R-8]
79 – 88	6.	Development Variance Permit Application No. VP-513 [Labbe, S. & J.; 4731 75 Avenue NE; Setback requirements]
89 - 108	7.	Development Variance Permit Application No. VP-515 [Christensen, K./Christensen, M. & H.; 3220 20 Avenue SE; Fire Hydrant and Bike Lane requirements]
	6.	PRESENTATIONS
	7.	FOR INFORMATION

8. IN CAMERA SESSION
9. LATE ITEM
10. ADJOURNMENT

(To be followed by Special In-Camera Council Meeting at 9:30 a.m.)

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Council

Date: March 24, 2020

Subject: Agricultural Land Commission Application No. ALC-391
Non-Farm Use

Legal: NW ¼, Section 32, Township 19, Range 10, W6M, KDYD
Civic: 6710 – 50 Avenue SW
Owner: Lakeland Farms

MOTION FOR CONSIDERATION

THAT: Agricultural Land Commission Application No. ALC-391 be authorized for submission to the Agricultural Land Commission.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject property is located at 6710 50 Avenue SW as shown on Appendices 1 and 2. The applicant is proposing to construct an organic feed mill on the subject property. The footprint of the mill will be 334 m² (3,600 ft²). The intention is to provide feed for an existing poultry operation and future commercial feed production. For the mill to be considered a farm use the ALC requires that at least 50% of the raw materials are produced on-farm or at least 50% of the product is used on-farm. An approved Non-Farm Use would allow for raw materials to be imported and the product be sold off-farm.

The property is approximately 65 ha (160 ac) in size which contains two residences and agricultural buildings. The property is entirely within the Agricultural Land Reserve (ALR) as shown on Appendix 3. The application and background information from the applicant are attached as Appendix 4.

BACKGROUND

The subject property is designated Salmon Valley Agriculture in the Official Community Plan (OCP), outside the Urban Containment Boundary (UCB), and the property is zoned Agriculture (A-1) as shown on Appendices 5 and 6. A new chicken layer barn was constructed in 2018 and the use would be considered accessory to the existing permitted Intensive Agriculture Use in the Zoning Bylaw. As per historical city practice a building permit is not required for agricultural buildings.

The property supports both field crops and animal production. It is intended that the property will remain in the ALR and be used for an agricultural purpose.

Adjacent zoning and land uses include the following:

- North: Agriculture (A-1) – Single Family Dwelling and Agriculture
- South: Agriculture (A-1) – Single Family Dwelling and Agriculture
- East: Agriculture (A-1) – Single Family Dwelling and Agriculture
- West: Agriculture (A-1) – Single Family Dwelling and Agriculture

5-1

Agricultural Land Commission Act (ACLA)

The purposes of the commission as stated in Section 6 of the *Agricultural Land Commission Act* are:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Agricultural Land Reserve Use Regulation

11 (2) The use of agricultural land for storing, packing, preparing and processing farm products is designated as a farm use and may not be prohibited as described in section 4 if at least 50% of the farm product is

- (a) produced either on that agricultural land or by an association to which the owner of the agricultural land belongs, or
- (b) feed required for farm use on that agricultural land.

When the ALC is considering a non-farm use it is important that any non-agricultural use within the ALR is compatible and/or clearly justified. Once agricultural land is lost, it is rarely ever reclaimed to agricultural use. The ALC also considers whether that land is available for future farm use if circumstances change, often it may be difficult to reclaim or convert to agricultural use.

ALC Policy L-24 Development of Farm Structures for Farm-Related Commercial and Farm-Related Industrial Uses in the ALR is attached as Appendix 7. Those guidelines aim to ensure that:

- agriculture remains the principal use of land in the ALR;
- land taken out of agricultural production to accommodate farm-related commercial and farm-related industrial uses, if any, is minimized;
- regard is given to the long-term cumulative impact of structures on the ALR;
- proposed farm-related commercial and farm-related industrial uses are of a size and scale appropriate for the size of the farm operation; and,
- servicing requirements (e.g. water and wastewater, road access, parking, fire services, etc.) are appropriate and fit with the agricultural context.

Improved Soil Classification

The subject property has the Improved Soil Capability Rating of 70% Class 2 and 30% Class 3 with fertility and excess water being limiting factors as shown on Appendix 8. Soil capability rating ranges from Class 1 to Class 7. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.

Planning Department Comments

City of Salmon Arm Official Community Plan Bylaw No. 4000

Section 7.2.4 Support agri-business opportunities in rural and agricultural areas that are complementary to local agriculture, including agri-tourism and agri-food business.

Section 7.2.5 Encourage and support the expansion of local food production.

Section 7.3.17 Encourage and support the development and expansion of alternative, smaller scale agricultural businesses, such as production and marketing of locally grown foods, organic farms, on-site sales of onsite and locally grown food, incentives for farmers to remain on their land, and support for new farmers to obtain land.

City of Salmon Arm Zoning Bylaw No. 2303

The A-1 zone as shown on Appendix 9 permits Intensive Agriculture such as the poultry layer barn; the feed mill would be considered a permitted accessory use.

Agricultural Advisory Committee

Due to the COVID-19 crisis and the suspension of all City Committees, Commissions and Panels this application was not referred to the Agricultural Advisory Committee.

CONCLUSION

The proposal is for approval of a feed mill as a non-farm use within the ALR. Agriculture and agricultural business are supported by the OCP in the Salmon Valley Agriculture designated areas. The feed mill supports the processing of local agricultural products and local food production. The use is permitted by Zoning Bylaw No. 2303 and is consistent with the surrounding agricultural uses. The proposal is consistent with the guidelines of ALC Policy L-24; agriculture remains the principal use of the land, impacts on agriculture are minimized and the use is of size and scale appropriate to the existing farm operation.

Staff recommends this application be forwarded on to the ALC for consideration for the above noted reasons. The proposed feed mill is an opportunity for increasing value-added agricultural production in the Salmon Valley and has the potential to support organic local food security. The demolition of previously unused structures and reclamation of fill areas has minimized the impact on the farm land.



Prepared by: Scott Beeching, MCIP, RPP
Senior Planner



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



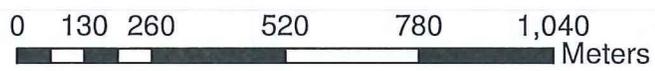
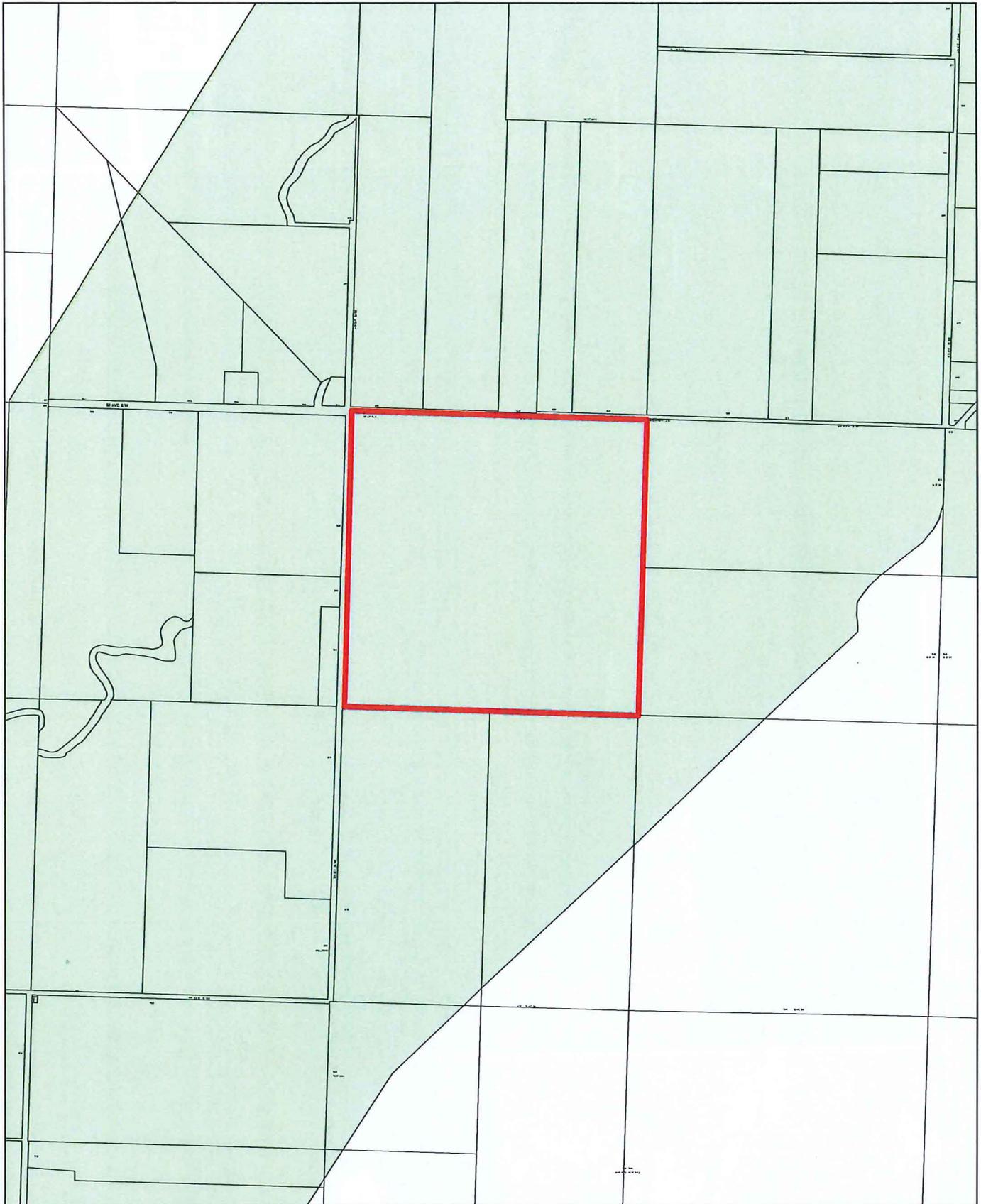
Proposed Feed
Mill Location



0 40 80 160 240 320
Meters



Subject Parcel



Subject Parcel



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60537

Application Status: Under LG Review

Applicant: Mike Schroeder , Sarah Schroeder

Local Government: City of Salmon Arm

Local Government Date of Receipt: 03/19/2020

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

Proposal Type: Non-Farm Use

Proposal: We have begun the process of planning a small organic feed mill to be located on the existing yard site at 6710 50th Ave SW next to our 2018 layer barn. To build the mill we will be removing an 8,200 sq ft 1950s or 60s sheep barn that is no longer of use to the farm, we will be recycling an estimated 30,000 cubic feet of fill from various parts (old buildings removed in 2018, old driveways, and old sheep barns) of the farm site and recovering much of that area back in to crop production land. The service driveway for the mill is expected to be 26,000 sq ft (of which much is existing driveway and lawn) and the mill building footprint including ingredient bin pads will be 3,600 sq ft. The mill equipment will be modular and professionally designed (10 year blueprint in attachments). The design allows us to add equipment and grain storage as demand grows as well as a very efficient load in and load out system. The design will incorporate ingredient pre-cleaning, automation, precise mixing, regular quality testing and tight biosecurity. Utilities are already in place through pre planning on our 2018 layer barn build.

Our intention is to feed our own flock of laying hens with this mill beginning in the fall of 2020 followed by commercial organic feed production spring 2021. Our target market will be bulk and bagged feed for certified organic poultry and unregistered backyard flocks; we also see some opportunities to clean our food grade grains, custom clean grain for other farms, supply feed to organic dairies, organic beef and organic broilers in the future. We will be using as much of our own organic grain production as possible (600 metric tonne in 2019). We expect that we can meet or surpass the required 50% per ALC rules with the rations developed through our nutritionist in most years.

The reason we are applying for a non-farm use permit is specifically the 50% self produced ingredient requirement for on farm processing. We may face shortages in self produced ingredients due to unforeseen circumstances like weather or loss of leased land. There are also yearly fluctuations in our crop rotations depending on soil and weather conditions and disease and insect pressure. We may also have opportunities on certain crops to sell as higher value food grade commodities and use lower quality feed grade ingredients from other farms. Lastly, we would like to create an independent feed milling company (Lakeland Feeds) for liability and accounting reasons as well as integrity of our organic certificate (should we be denied on one of our other products like eggs). The feed company would be owned by Mike and Sarah Schroeder and the land required long term leased from Lakeland Farms Inc. (also owned solely by Mike and Sarah Schroeder). I would also like to consider taking on investment in this business from family members and neighbours.

Mailing Address:

5151 50th St SW
Salmon Arm, BC
V1E 3C2
Canada

Primary Phone: (250) 804-5773

Applicant: Mike Schroeder , Sarah Schroeder

Email: mike@lakelandfarms.ca

Parcel Information

Parcel(s) Under Application

1. Ownership Type: Fee Simple

Parcel Identifier: 014-129-469

Legal Description: Part NW1/4, SECTION 32, TOWNSHIP 19, RANGE 10, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT

Parcel Area: 64.8 ha

Civic Address: 6710 50th Ave SW

Date of Purchase: 01/31/2006

Farm Classification: Yes

Owners

1. Name: Mike Schroeder

Address:

5151 50th St SW

Salmon Arm, BC

V1E 3C2

Canada

Phone: (250) 804-5773

Email: mike@lakelandfarms.ca

2. Name: Sarah Schroeder

Address:

5151 50th St SW

Salmon Arm, BC

V1E 3C2

Canada

Phone: (250) 804-5773

Email: mike@lakelandfarms.ca

Ownership or Interest in Other Lands Within This Community

1. Ownership Type: Fee Simple

Parcel Identifier: 002-212-927

Owner with Parcel Interest: Mike Schroeder

Parcel Area: 32.3 ha

Land Use Type: Agricultural/Farm

Interest Type: Rental Agreement

Current Use of Parcels Under Application

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

The 160 acre property currently has 155 acres of cultivated land used for organic grain and forage production (both food grade and animal feed) by us, the owners. We are on a 3-4 year crop rotation of cereals, grain corn, beans and flax. We're also practice heavily with cover crops, intercroops and reduced tillage. In 2020 we will be starting a small beef herd on a rotational grazing schedule. Five acres of the property is yard site including 2 barns used for crop, manure and equipment storage. Also located on the yard site is our 2018 built layer barn housing 4,500 laying hens with quota awarded through BCEgg's

Applicant: Mike Schroeder , Sarah Schroeder

New Producer Program. We also lease and crop share an additional 120 acres for the same cropping rotation. We are a young farm family (started full time farming in 2017) working our way in to the industry and have strong goals in holistic management and regenerative agriculture.

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

When we began farming this property it was a very tired hay field with a history of heavy fallowing. We certified it as organic to add value to our products and switched to grain production to maximize the amount of organic matter we could return to the soil. We also began investing in targeted nutrients to rebalance our soil.

In 2017 we began experimenting with cover crops and reduced tillage to recover our heavily fallowed soil. We are seeing improvements in soil organic matter, water infiltration, crop health, weed density and nutrient cycling. As of winter 2019/2020 we are 80% covered and hope for 100% in 2020/2021.

In 2018 we removed several old, deteriorating barns from the main yard site and replaced them with a new and productive layer barn. We made an effort to utilize the old building sites, existing driveways and fill materials as much as possible during this project and for future growth. Manure from the layer barn is composted on site and spread on our fields to improve soil health. It has become a valuable source of nutrients for growing a variety of crops.

In 2019 we began fencing the perimeter of the property with a long term goal of rotational grazing on cover crops and perennial forage crops.

In 2020 we will be cleaning up the landscaping and planting trees around the buildings and possibly the perimeter of the property. We will also begin the process of an environmental farm plan for this property and our leased and crop shared fields.

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

No non-agricultural activities

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Dairy and hobby farms

East

Land Use Type: Agricultural/Farm

Specify Activity: Lakeland crop share - organic grain

South

Land Use Type: Agricultural/Farm

Specify Activity: Dairy, beef

West

Land Use Type: Agricultural/Farm

Specify Activity: Crop production - organic grain and forages

Proposal

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

1 ha

2. What is the purpose of the proposal?

We have begun the process of planning a small organic feed mill to be located on the existing yard site at

Applicant: Mike Schroeder , Sarah Schroeder

6710 50th Ave SW next to our 2018 layer barn. To build the mill we will be removing an 8,200 sq ft 1950s or 60s sheep barn that is no longer of use to the farm, we will be recycling an estimated 30,000 cubic feet of fill from various parts (old buildings removed in 2018, old driveways, and old sheep barns) of the farm site and recovering much of that area back in to crop production land. The service driveway for the mill is expected to be 26,000 sq ft (of which much is existing driveway and lawn) and the mill building footprint including ingredient bin pads will be 3,600 sq ft. The mill equipment will be modular and professionally designed (10 year blueprint in attachments). The design allows us to add equipment and grain storage as demand grows as well as a very efficient load in and load out system. The design will incorporate ingredient pre-cleaning, automation, precise mixing, regular quality testing and tight biosecurity. Utilities are already in place through pre planning on our 2018 layer barn build.

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The reason we are applying for a non-farm use permit is specifically the 50% self produced ingredient requirement for on farm processing. We may face shortages in self produced ingredients due to unforeseen circumstances like weather or loss of leased land. There are also yearly fluctuations in our crop rotations depending on soil and weather conditions and disease and insect pressure. We may also have opportunities on certain crops to sell as higher value food grade commodities and use lower quality feed grade ingredients from other farms. Lastly, we would like to create an independent feed milling company (Lakeland Feeds) for liability and accounting reasons as well as integrity of our organic certificate (should we be denied on one of our other products like eggs). The feed company would be owned by Mike and Sarah Schroeder and the land required long term leased from Lakeland Farms Inc. (also owned solely by Mike and Sarah Schroeder). I would also like to consider taking on investment in this business from family members and neighbours.

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.

Building this project off our farm site would add \$600,000 to \$1,000,000 the project budget for property and commercial upgrades depending on the site. While the demand and volume for organic feed is increasing in the interior it does not justify that kind of expense, we would simply build the mill as planned for our own use and sell feed as we find we're able under the 50% ingredient rule. Off site would also decentralize our operations, increase our environmental impact and increase distances for transport of ingredients and finished feeds. We feel that a feed mill serving our needs and that of agricultural producers in the area is very much a farm use.

I have confirmed with the city of Salmon Arm that a Non Farm Use Permit would not trigger a building permit and subsequent upgrades to roads and services for this site.

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

To our knowledge there are currently no commercially viable, CFIA recognized, organic feed mills producing high quality poultry feed located in the North Okanagan. There are currently, approximately, 20,000 organic commercial laying hens, 5 small lot egg producers, and estimated 915 unregistered backyard egg flocks, 700 organic dairy cows, an unknown amount of organic beef, and an unknown amount of organic broilers. There are also indications that the BC Egg Marketing Board may award organic layer quota to new interior farms in 2021. Lastly, as land values increase in the Fraser Valley there is and has always been interest from producers to relocate to the Interior. Ourselves and our neighbouring organic egg producers are currently trucking feed from the Lower Mainland adding an extra 10-15% in feed cost which is significant when feed is 50% of the cost of production. Small backyard flocks also don't have a locally produced organic bagged feed option. Shipping feed such a distance increases our risk of running out of feed due to weather delays, provides a consistent link for avian

diseases to make their way back and forth from the lower mainland to the interior, reduces our flexibility in flock nutrition, reduces our resource efficiency, increases our environmental impact and restricts our regional agricultural viability. In the case of a disease outbreak like the 2014 Avian Influenza outbreak in Abbotsford our feed supply may be completely quarantined. Often, the ingredients in our current feed pass us on their way from the Canadian Prairies to the Fraser Valley by train or truck, is milled, then turned around and sent all the way back on another truck. With the continued and anticipated growth in the organic market and the number of organic farms now located in the Interior the current situation is completely counterintuitive and uncomfortable to communicate to consumers. We believe our project supports regional agriculture by making it more efficient, reducing risk, adding value, and improving production flexibility. Our plan will support our rural economy through employment, materials, trades and contractors during the building phase and ongoing employment during production.

Our intention is to build this mill building and site as designed, regardless of the outcome of this application. Having increased ingredient flexibility and confidence in our ability to reliably supply feed to other producers through the challenges of weather and rotation listed above will improve our economic viability and let us invest in higher quality, more efficient and more automated equipment. These improvements will benefit us, our potential customers and future producers in our region.

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

Yes

Proposal dimensions

Total fill placement area (to one decimal place) 1 ha

Maximum depth of material to be placed as fill 1 m

Volume of material to be placed as fill 1060 m³

Estimated duration of the project. 6 Months

Describe the type and amount of fill proposed to be placed.

3 inch minus rock/gravel for the lower 2 ft of the driveway and building base. Driveway top 6 inches city spec 1" crush/gravel. Under concrete foundation of the building and bin pads will be sand.

Briefly describe the origin and quality of fill.

Fill source will be Blackburn Excavating's pit located on Mount Ida, 2 km from building site. This is a local pit using native rock material only.

Applicant Attachments

- Site Photo - Lakeland farm site 2010
- Site Photo - Lakeland farm site 2019
- Other correspondence or file information - Agent Authorization
- Site Photo - Looking south from 50th
- Site Photo - Looking south west
- Site Photo - Mill site looking north east
- Proposal Sketch - 60537
- Other correspondence or file information - Notice of Articles - Lakeland
- Professional Report - Mill Design 10 year Plan
- Certificate of Title - 014-129-469

ALC Attachments

None.

Applicant: Mike Schroeder , Sarah Schroeder

Decisions

None.

4/15/2010
2019
2004

50 Ave SW



Image City of Salmon Arm

Google Earth

Imagery Date: 4/13/2010 50°39'48.85"N 119°21'49.60"W elev 1173 ft eye alt 1755 ft

2004



8/21/2019 SW

6710 50th Ave SW

Utility Shed

Layer Barn

Sheep Barn to be Removed

Image © 2020 CNES / Airbus

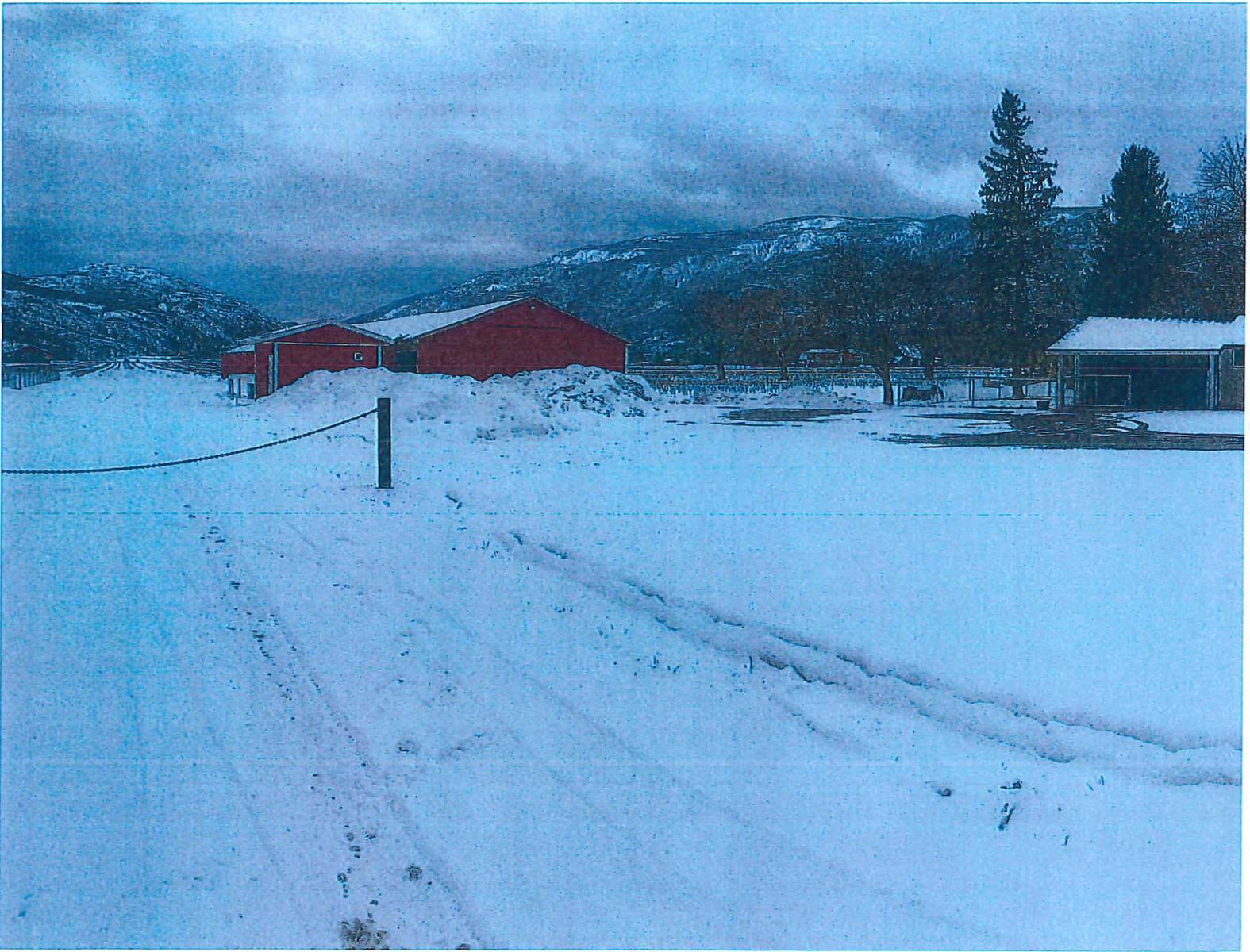
Google Earth

2004

Image Date: 8/21/2019

50°39'44.95"N 119°21'44.26"W elev 1173 ft

eye alt 1724 ft









50 Ave 8/21/2019

6710 50th Ave SW

Driveway and loading area

64m

43m

Feed Mill
18m x 18m

Driveway and unloading area

Existing Utility Shed

Layer Barn

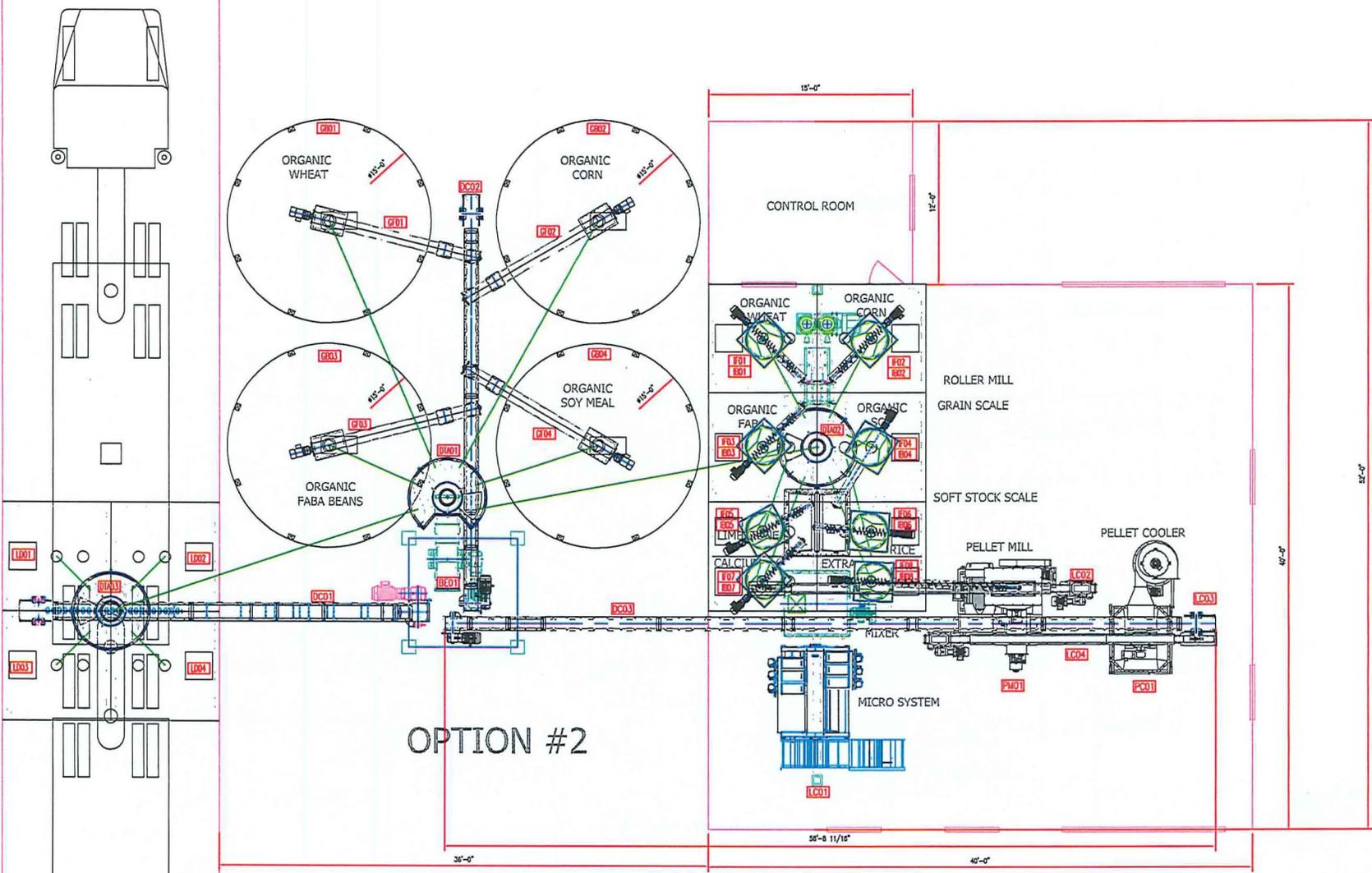
Sheep Barn to be Removed

Image © 2020 CNES / Airbus

Google Earth

2004

Imagery Date: 8/21/2019 50°39'47.38" N 119°21'40.75" W elev 1173 ft eye alt 1745 ft



OPTION #2

REVISIONS			
No.	BY	DATE	DESCRIPTION
1	X	-	
2	X	-	
3	X	-	

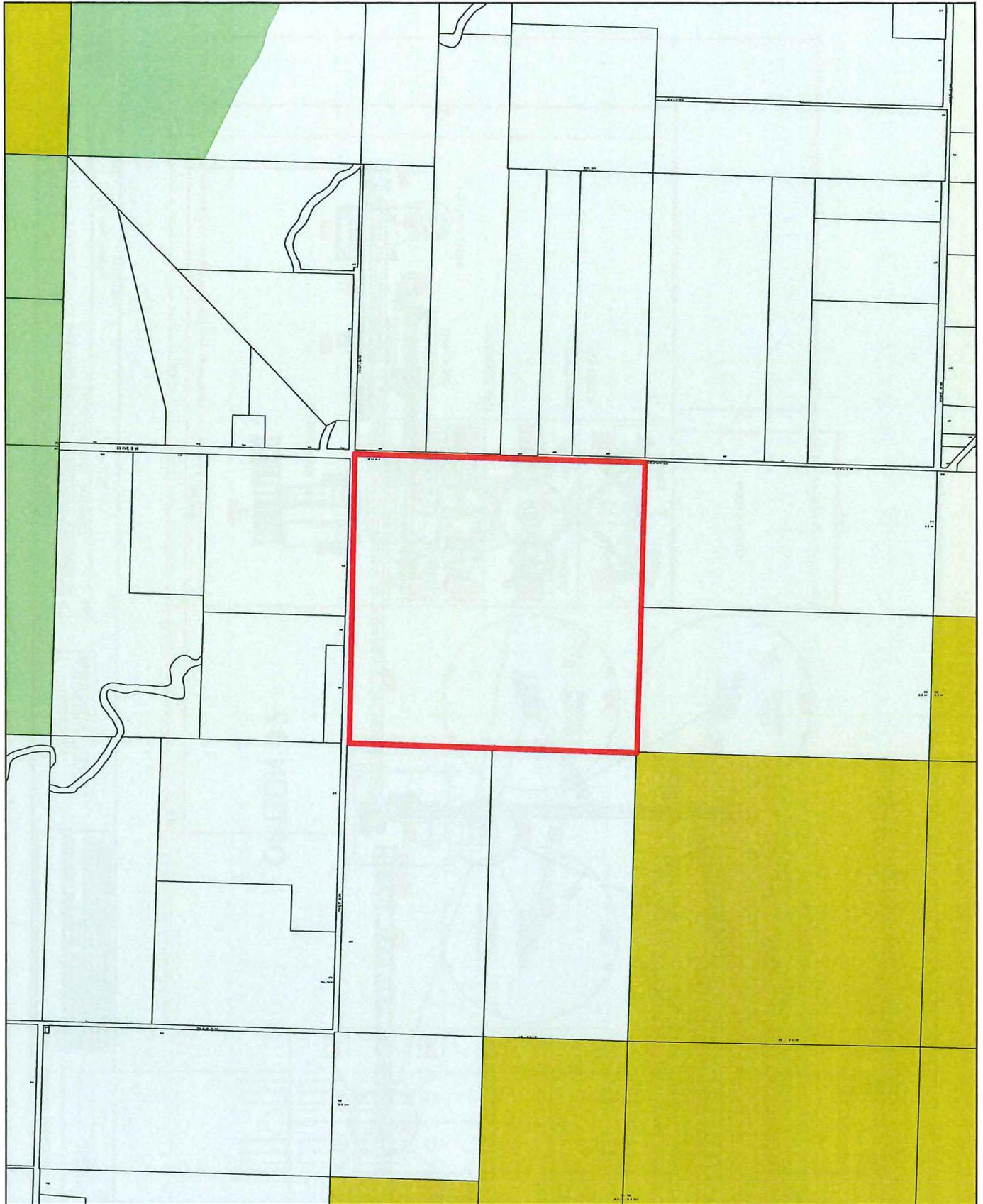
THE INFORMATION CONTAINED IN THIS DRAWING IS INTENDED TO PROVIDE REVISIONS, REFERENCES AND LIMITED WARRANTIES ONLY. IT IS TO BE UNDERSTOOD TO PROVIDE TECHNICAL SPECIFICATIONS OF DESIGN RELATED TO SUPPORTING STRUCTURES. ALL SUPPORTING STRUCTURES MUST BE DESIGNED AND PROVIDED BY A PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION. VIS ENTERPRISES, INC. ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL SUPPORT OF PRODUCTS SUPPLIED EXCEPT THE RECOMMENDATIONS INDICATED ON SUPPORTING DRAWINGS PROVIDED.

PRELIMINARY
FOR REVIEW

CLIENT	AGI-VIS
TITLE	GENERAL ARRANGEMENT MOUNTAIN VIEW W/FLEXMILL & PELLETING PLAN VIEW
DWG NO	GA02-OPTION #2

SITE LOCATION	SALMON ARM BC
SHEET	2
REV	0
BY	TS
SO#	SO#
WEIGHT (LBS)	
DATE (DD-MM-YY)	10/03/2020

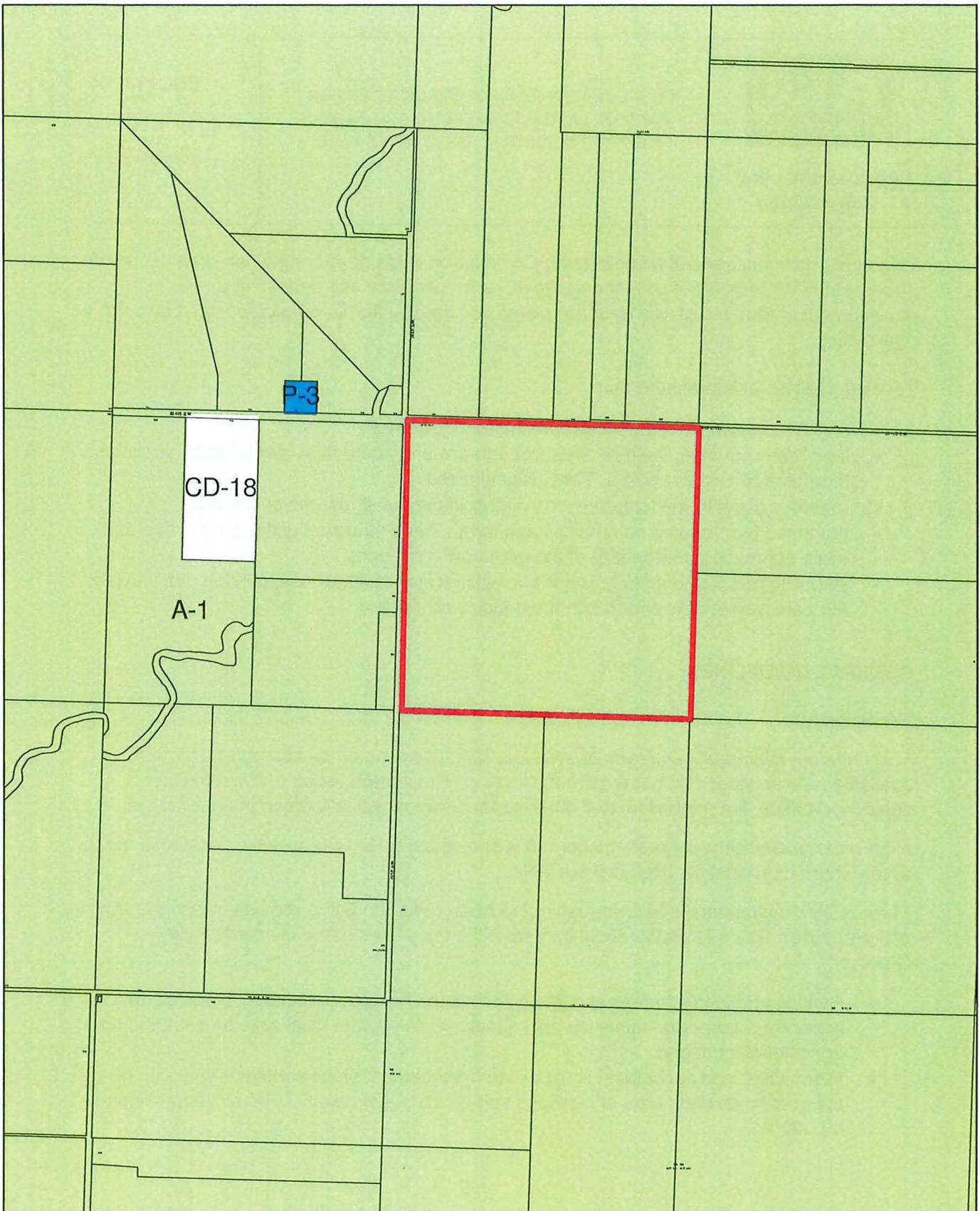
VIS ENTERPRISES INC.
140 PARKLAND RD, OAK BLUFF MB R4G 0A5
204-897-6949 WWW.VIS-AGGROWTH.COM



0 70 140 280 420 560 Meters


N
 Subject Parcels

 Acerage Reserve	 Forest Reserve
 Salmon Valley Agriculture	



0 70 140 280 420 560
Meters



A-1 Agriculture

P-3 Institutional

 <p>Agricultural Land Commission</p>	<p>DEVELOPMENT OF FARM STRUCTURES FOR FARM-RELATED COMMERCIAL AND FARM- RELATED INDUSTRIAL USES IN THE ALR</p>	<p>POLICY L-24</p> <p>October 2019</p>
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This policy provides general guidelines for Commission decision-making when considering the placement of fill, removal of soil, and applications for non-farm use pertaining to the development of farm structures for *farm-related commercial and farm-related industrial uses*, as applicable.

These guidelines aim to ensure that:

- agriculture remains the principal use of land in the ALR;
- land taken out of agricultural production to accommodate farm-related commercial and farm-related industrial uses, if any, is minimized;
- regard is given to the long-term cumulative impact of structures on the ALR;
- proposed farm-related commercial and farm-related industrial uses are of a size and scale appropriate for the size of the farm operation; and,
- servicing requirements (e.g. water and wastewater, road access, parking, fire services, etc.) are appropriate and fit with the agricultural context.

GENERAL GUIDELINES:

Infrastructure

Farm-related commercial and farm-related industrial uses should be appropriate for the available rural services and not require the level of road access, water and wastewater servicing, utilities, fire protection, and other public services typically found in urban areas.

High water use/effluent generating operations should be, whenever possible, located in urban areas where municipal services are available.

Farm-related commercial and farm-related industrial uses should be consistent with the Ministry of Agriculture's Guide for Bylaw Development in Farming Area's (the Minister's Bylaw Standard):

- Parking and loading areas should be permeable in nature, whenever possible, to reduce impervious cover and minimize the impacts of stormwater discharge on surrounding agricultural land; and,
- Stormwater and agricultural liquid waste management plans should be required where the total impervious area of buildings and structures exceeds 3,700 m² (approximately 40,000 ft²).

Recommended limits for *farm-related commercial and farm-related industrial uses*

The amount of land taken out of agricultural production for *farm-related commercial and farm-related industrial uses*, if any, should be minimized to ensure balance between farmland protection and the economic opportunities provided for farmers in the ALR Use Regulation.

The key concept in this regard is total lot coverage (referred to as the **lot coverage limit**) described below.

Lot coverage limit is the ratio of the total area occupied by the *farm-related commercial and farm-related industrial uses* on a lot (parcel) divided by the size of the lot (parcel), expressed as a percentage.

The calculation of lot coverage should account for all aspects related to the *farm-related commercial and farm-related industrial uses*, including buildings, outdoor storage, landscaped areas, parking and loading areas, and new access roads. The lot coverage limit should be calculated based on the size of the individual lot (parcel) of land where the *farm-related commercial and farm-related industrial uses* are located, not the total area of a farm operation which may include several lots (parcels) – see *Exception Notes* below.

The recommended lot coverage limit is:

For parcels greater than 4 hectares (10 acres):

- Lot coverage limit is 5% of the lot (parcel)

For parcels 4 hectares (10 acres) or less:

- Lot coverage limit is 0.2 hectares (0.5 acres)

Recognizing the restriction a continually decreasing lot coverage limit could have on lots (parcels) less than 4 hectares, it is recommended that the lot coverage limit for lots less than 4 hectares remain equal to the lot coverage limit recommended for a 4 hectare lot (parcel) calculated at 0.2 hectares (0.5 acres).

If more than one *farm-related commercial and farm-related industrial use* is proposed for a farm, they should be consolidated on a single lot (parcel) and the combined area of all farm-related commercial and farm-related industrial uses should be clustered in a contiguous area within the recommended lot coverage limit.

Exception Notes:

- (1) *The Commission may consider increasing the lot coverage limit on a single parcel where the farm operation is made up of several lots (parcels) that are actively being farmed as a single operation provided there are restrictions placed on the development of similar uses on the remaining parcels making up the farm operation.*
- (2) *The lot coverage limits above should not be applied to residential uses or farm buildings used for the growing and raising of plants, truffles, mushrooms, or animals.*

DEFINITIONS:

Agriculture means the growing and raising of plants, truffles, mushrooms, or animals, including aquaculture.

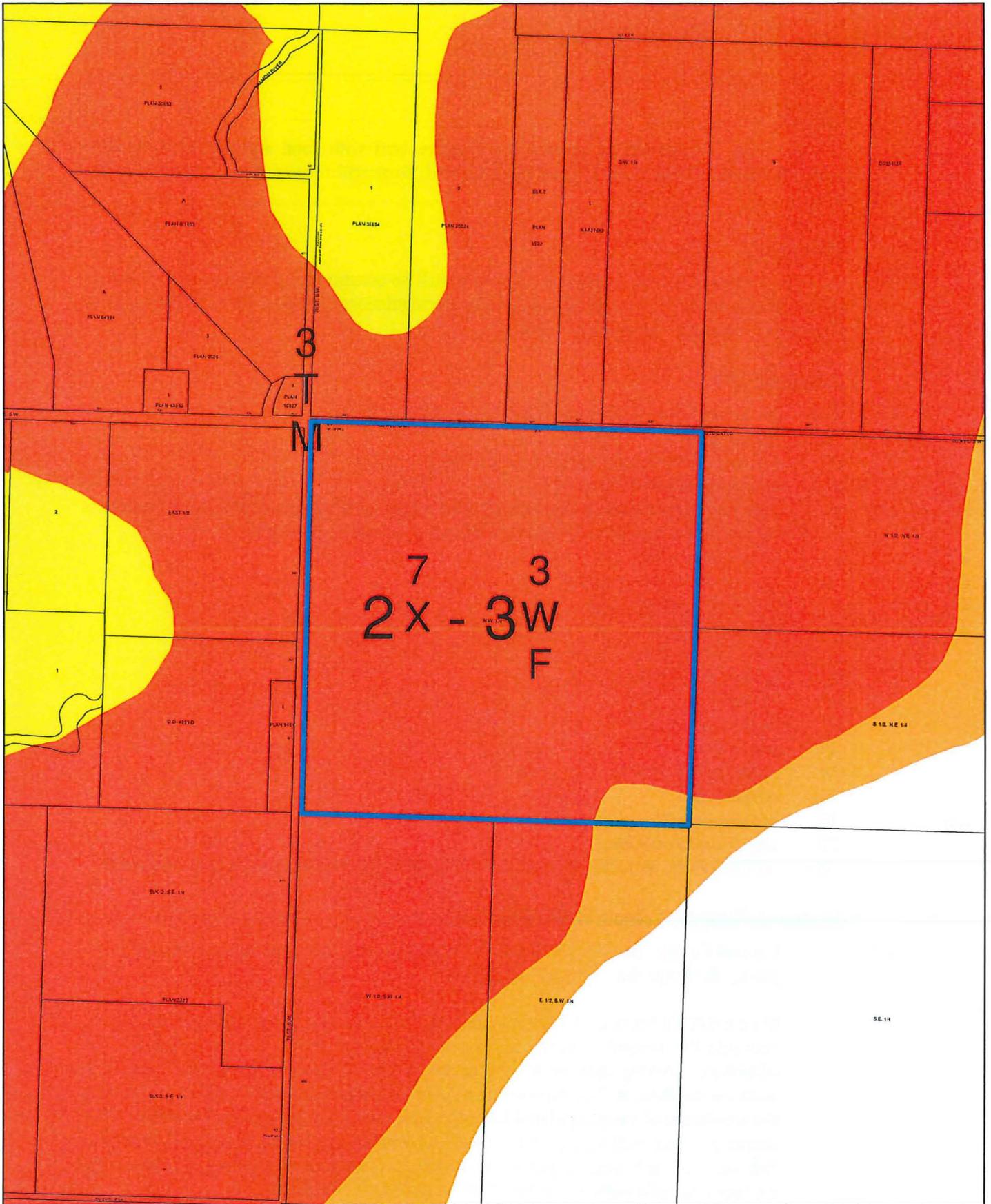
Farm-related commercial and farm related industrial uses means:

- Farm product processing facilities under section 11(2) of the ALR Use Regulation;
- Farm product retail sales buildings under section 11(3) of the ALR Use Regulation;
- Alcohol production facilities and their ancillary uses under section 13 of the ALR Use Regulation;
- Pet breeding and boarding facilities under section 23 of the ALR Use Regulation;
- Class A compost facilities under section 27(2) of the ALR Use Regulation;
- Permanent infrastructure to support agri-tourism activities if approved through application by the Commission under section 25 of the ALC Act; and,
- Permanent infrastructure to support gathering for events if approved through application by the Commission under section 25 of the ALC Act.

LOT COVERAGE LIMIT CALCULATION EXAMPLES:

Parcel Area	5% Lot Coverage Limit		
40 ha (~100 acres)	2 ha	(~5.0 acres)	(~20,000 square metres)
20 ha (~50 acres)	1 ha	(~2.5 acres)	(~10,000 square metres)
10 ha (~25 acres)	0.5 ha	(~1.25 acres)	(~5,000 square metres)
8 ha (~17 acres)	0.4 ha	(~1.0 acres)	(~4,000 square metres)
4 ha (~10 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
2 ha (~5 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
0.8 ha (~2 acres)	0.2 ha	(~0.5 acres)	(~2,000 square metres)
0.4 ha (~1 acre)	0.2 ha	(~0.5 acres)	(~2,000 square metres)

Appendix 8: Soil Classification 25





N



0 150 300 450 600
Meters

	Class 1		Class 4		Class 7
	Class 2		Class 5		Subject Parcel
	Class 3		Class 6		

SECTION 34 - A-1 - AGRICULTURE ZONE

Purpose

- 34.1 The A-1 Zone is intended to identify and preserve land with good agricultural or forestry potential. *Development* on land located in the A-1 Zone will respect the rural nature of the area.

Regulations

- 34.2 On a *parcel* zoned A-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 34.3 The following uses and no others are permitted in the A-1 Zone:

- | | | |
|--------------|-----|---|
| | .1 | <i>agriculture</i> ; |
| | .2 | <i>bed and breakfast</i> , limited to three let rooms; |
| #2767 | .3 | <i>boarders</i> , limited to two; |
| #4013, #4193 | .4 | <i>detached suite</i> (<i>development</i> of a <i>detached suite</i> in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); |
| #3218 | .5 | <i>equestrian facility</i> ; |
| #3218 | .6 | <i>equestrian facility campsite</i> ; |
| #3426 | .7 | <i>family childcare facility</i> ; |
| #3426 | .8 | <i>group childcare</i> ; |
| | .9 | <i>home occupation</i> ; |
| | .10 | <i>intensive agriculture</i> ; |
| | .11 | <i>kennel</i> ; |
| | .12 | <i>outdoor recreation</i> ; |
| | .13 | <i>public use</i> ; |
| | .14 | <i>public utility</i> ; |
| | .15 | <i>silviculture</i> ; |
| #3212 | .16 | <i>secondary suite</i> ; |
| | .17 | <i>single family dwelling</i> ; |
| | .18 | <i>accessory use</i> , including the retail sale of agricultural products produced on the <i>parcel</i> . |

Maximum Number of Single Family Dwellings

- | | | | |
|-------|------|----|--|
| | 34.4 | .1 | On <i>parcels</i> less than 8.0 hectares (19.8 acres) in area, the maximum number of <i>single family dwellings</i> shall be one (1) per <i>parcel</i> |
| #3322 | | .2 | On <i>parcels</i> 8.0 hectares (19.8 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The additional dwelling shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the <u>Agricultural Land Commission Act</u> and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw, that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm. |
| | | .3 | A second dwelling may be permitted under Section 4.13 of this bylaw. |

SECTION 34 - A-1 - AGRICULTURE ZONE - CONTINUED

#4018 Maximum Number of Secondary Suites

34.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

#4223 Maximum Residential Building Area

34.6 The maximum combined building area for all dwelling units (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Residential Buildings

34.7 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

34.8 The maximum *height* of an accessory *building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

34.9 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

34.10 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

34.11 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. | |

#2811

#4018

Minimum Setback of Detached Suites

34.12 The minimum *setback* of a *detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

SECTION 34 - A-1 - AGRICULTURE ZONE - CONTINUED

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

34.13 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|--------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | Any <i>single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | Any <i>watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. | |

#2811

Minimum Setback of Kennels

34.14 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

34.15 The minimum *setback* of feed lots from:

- | | | |
|----|--|---------------------------|
| .1 | any <i>highway</i> right-of-way shall be | 100.0 metres (328.1 feet) |
| .2 | any <i>parcel</i> not zoned A-1 shall be | 65.0 metres (213.3 feet) |

Sale of Agricultural Products

34.16 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40.0 square metres (430.5 square feet).

Parking

34.17 Parking shall be required as per Appendix I.

To: His Worship Mayor Harrison and Members of Council

Date: March 20, 2020

Subject: Zoning Bylaw Amendment Application No. 1169

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 2016 Except Plan KAP71234

Civic: 710 10 Street SW

Applicant: Browne Johnson Land Surveyors

MOTION FOR CONSIDERATION

THAT: Bylaw No. 4375 be considered by Council, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 2016 Except Plan KAP71234, from R-1 (Single Family Residential) to R-5 (High Density Residential).

AND THAT: Final Reading be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The subject parcel is located at 710 10th Street SW between 5th Avenue SW and 10th Avenue SW as shown on Appendix 1 and 2. The parcel area is 1910 m², is designated High Density Residential in the Official Community Plan (OCP) and is currently zoned R-1 Single Family Dwelling as shown on Appendix 3 and 4. The proposal is to rezone the subject parcel to R-5 High Density Residential Zone to facilitate future high density residential development; the R-5 Zoning regulations are attached as Appendix 5.

There is a subdivision application under review for this same parcel (File SUB 20.03) to subdivide a 450 m² parcel, including the existing single family dwelling, leaving a vacant 1460 m² parcel. The proposed sketch plan is attached as Appendix 6. The proposal meets the required minimum parcel size requirements of the R-5 zone; however, the new R-5 zoned lot would require a parcel width variance prior to subdivision. A single family dwelling is not permitted in the R-5 zone; however, in a rezoning and subdivision scenario the use may continue as a non-conforming use as per Section 528 of the Local Government Act.

The R-5 Zone allows for 100 residential units per hectare and there is potential for 14 dwelling units on this parcel; although, there is an opportunity for density bonusing if rental or accessible units are provided. The minimum parcel width in the R-5 zone is 30 m and the width of the R-5 zoned lot measured beyond the 8 m wide panhandle would be 22.9 m. Any new construction would require a development permit, building permit and be subject to meeting Zoning Bylaw and BC Building Code requirements.

5.2

The surrounding properties are designated High Density Residential, City Centre Commercial and Park by the OCP. Land uses directly adjacent to the subject property include the following:

North: Single-Family Residential (R-1) and Medium Density Residential (R-4)

South: Single-Family Residential (R-1)

East: Medium Density Residential (R-4) and Park and Recreational (P-1)

West: 10 Street SW/Shopping Centre Commercial (C-7) and vacant land under application to Service Commercial (C-3)

OCP POLICY

The subject parcel is designated High Density Residential in the OCP, and is within Residential Development Area A. The proposed R-5 zone is consistent with the High Density land use designation. Residential Development Area A means that the land and surrounding infrastructure are the highest priority for City investment in capital works projects. The property is within the Urban Containment Boundary (UCB) and OCP Policy 4.4.1 supports new growth within the UCB.

The proposed density is consistent with OCP Policy 4.4.7, which supports a wide range of housing types in Salmon Arm in order to meet the needs of the diverse lifestyles and aging population including affordable housing, sensitively integrated infill and intensification of existing development areas, and provision of low density single family developments.

The proposed zoning aligns with the Urban Residential Policies listed in Section 8.3, supporting compact communities and opportunities to incorporate transportation plans, parks and greenways. The density is consistent with High Density Residential Policy 8.3.9 with a maximum density of 100 units per hectare. In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, and community services.

If rezoned to R-5, a form and character development permit application would be required, prior to building permit, to address building, site and landscaping designs. A development permit application would be reviewed by City staff, the Design Review Panel, and then by Council for consideration of approval.

COMMENTS

Engineering Department

Subdivision and development is subject to the requirements of the City's Subdivision and Development Servicing Bylaw No 4163. Engineering Comments are attached as Appendix 7.

Building Department

No concerns with the rezoning application.

Fire Department

No comments received at the time of writing this report.

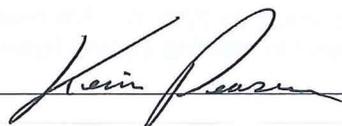
Planning Department

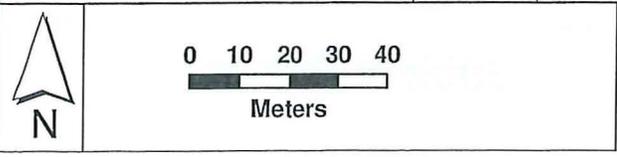
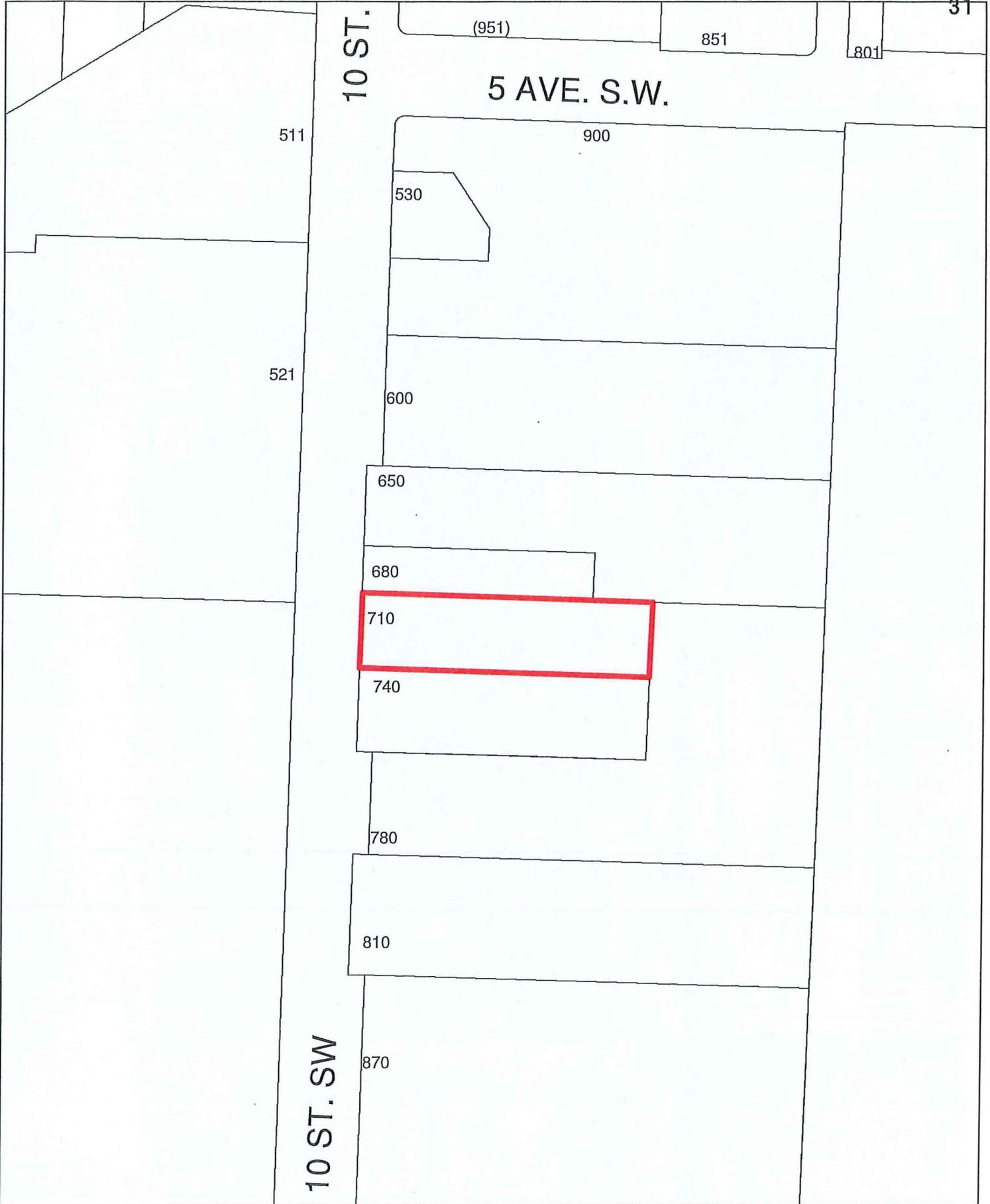
The development as proposed is consistent with the High Density Residential OCP designation. The proposed R-5 zoning is aligned with neighbouring land uses, including existing R-5 properties.

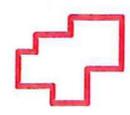
CONCLUSION

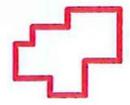
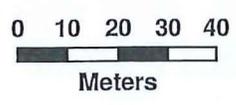
The proposed R-5 zoning is consistent with the OCP and is therefore supported by staff. It is reasonable to rezone the subject parcel prior to subdivision. The high density residential development as proposed is compatible with the surrounding land uses including commercial and medium density residential. This proposal would provide a high density residential housing option within walking distance of Piccadilly Mall and Blackburn Park.


 Prepared by: Scott Beeching, MCIP, RPP
 Senior Planner

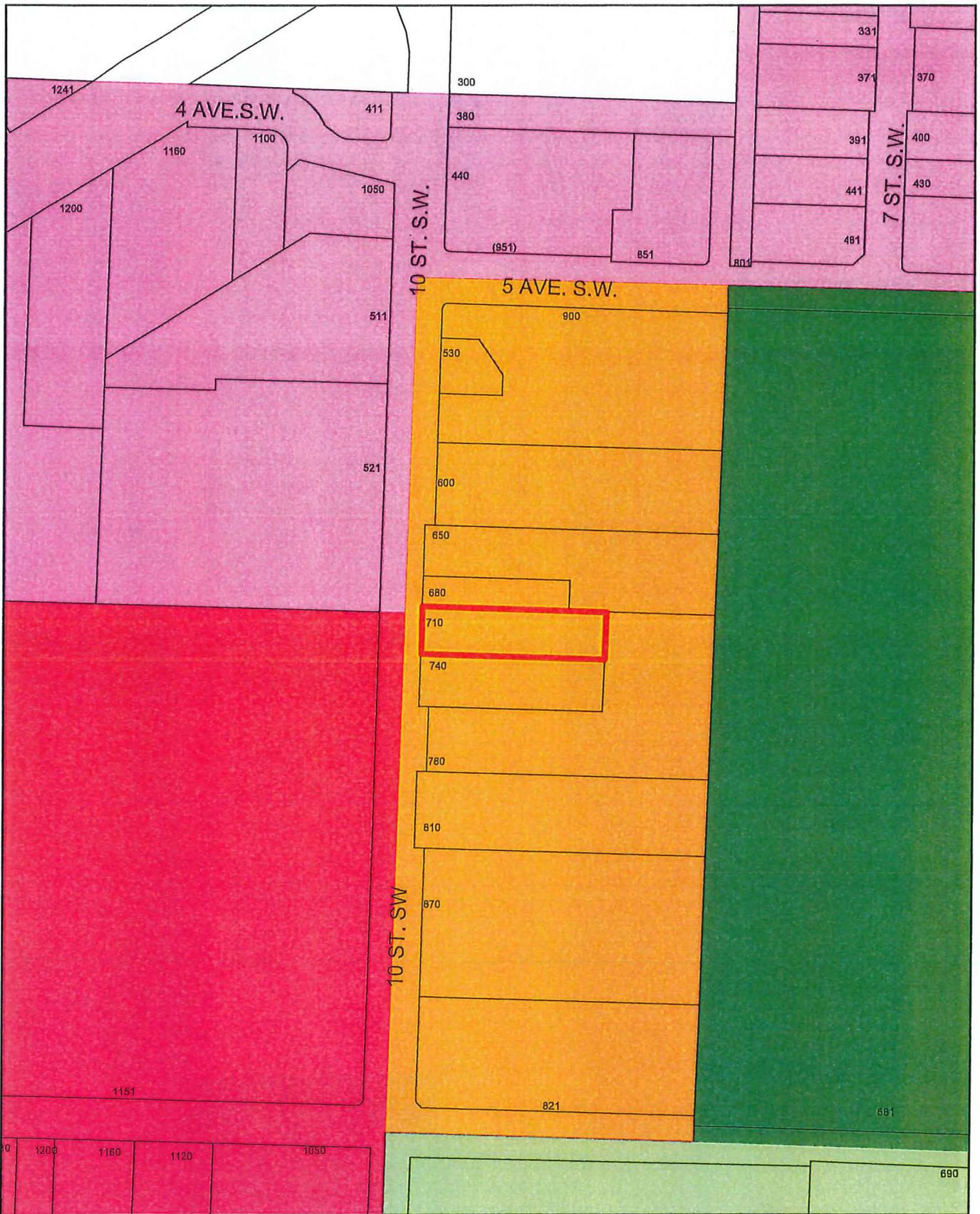

 Reviewed by: Kevin Pearson, MCIP, RPP
 Director of Development Services



 **Subject Parcel**



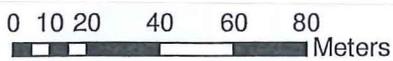
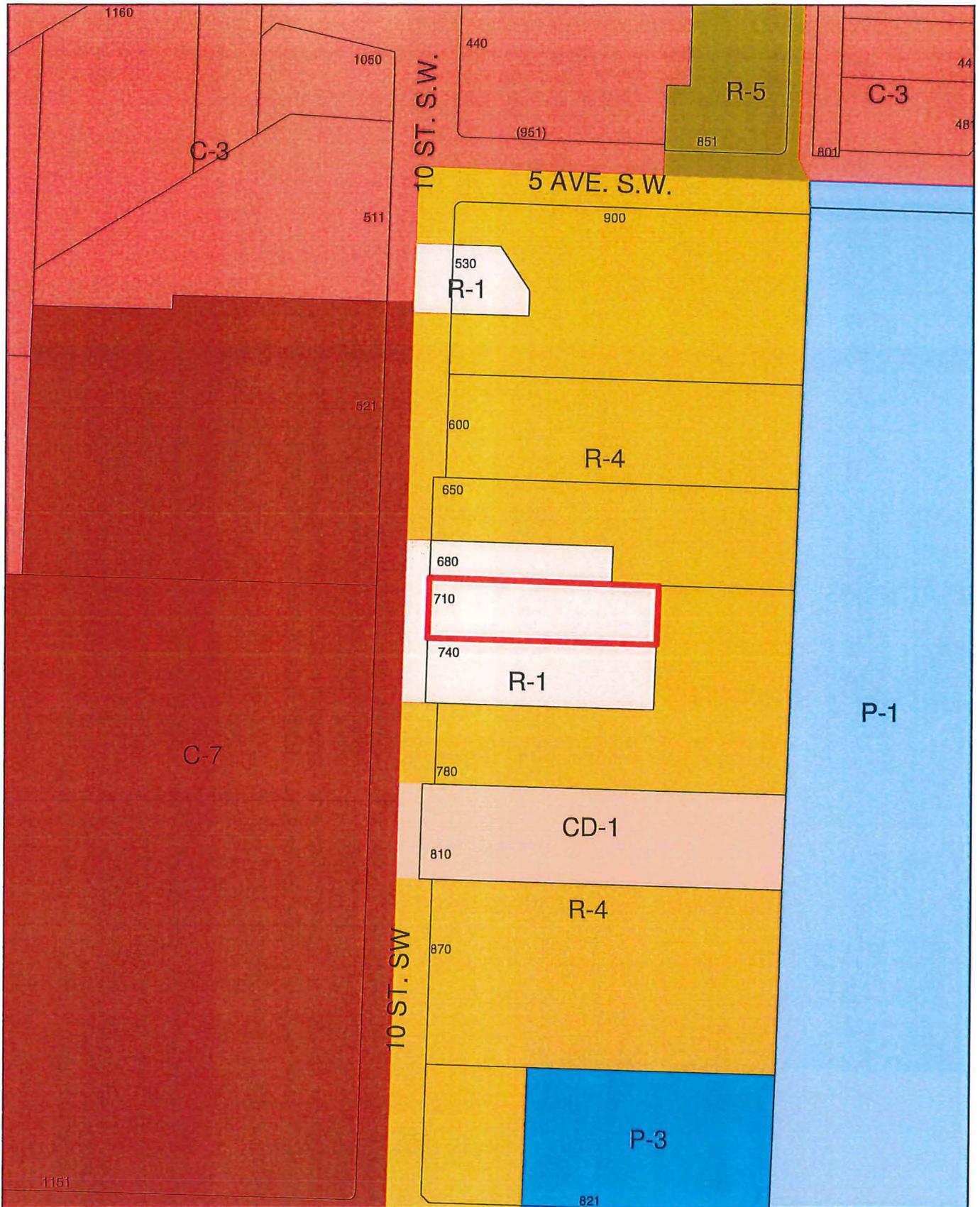
Subject Parcel



0 12.525 50 75 100 Meters



- | | | | |
|---|------------------------------------|---|----------------------------|
|  | Salmon Valley Agriculture |  | Commercial City Centre |
|  | Park |  | Residential Medium Density |
|  | Commercial Highway Service/Tourist |  | Residential High Density |



 Subject Parcel

 P-1 Park & Recreation

 R-1 Single Family Residential

 R-4 Medium Density Residential

 P-3 Institutional

 C-3 Service Commercial

 C-7 Shopping Centre Commercial

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE

Purpose

- #2789 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*:

- #2789 .1 *boarders*, limited to two;
- #2789 .2 *boarding home*;
- #2782 .3 *commercial daycare facility*;
- #2782 .4 *home occupation*;
- .5 *multiple family dwellings*;
- .6 *public use*;
- .7 *public utility*;
- #2789 .8 *rooming house*;
- #3286 .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

- #2811 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.

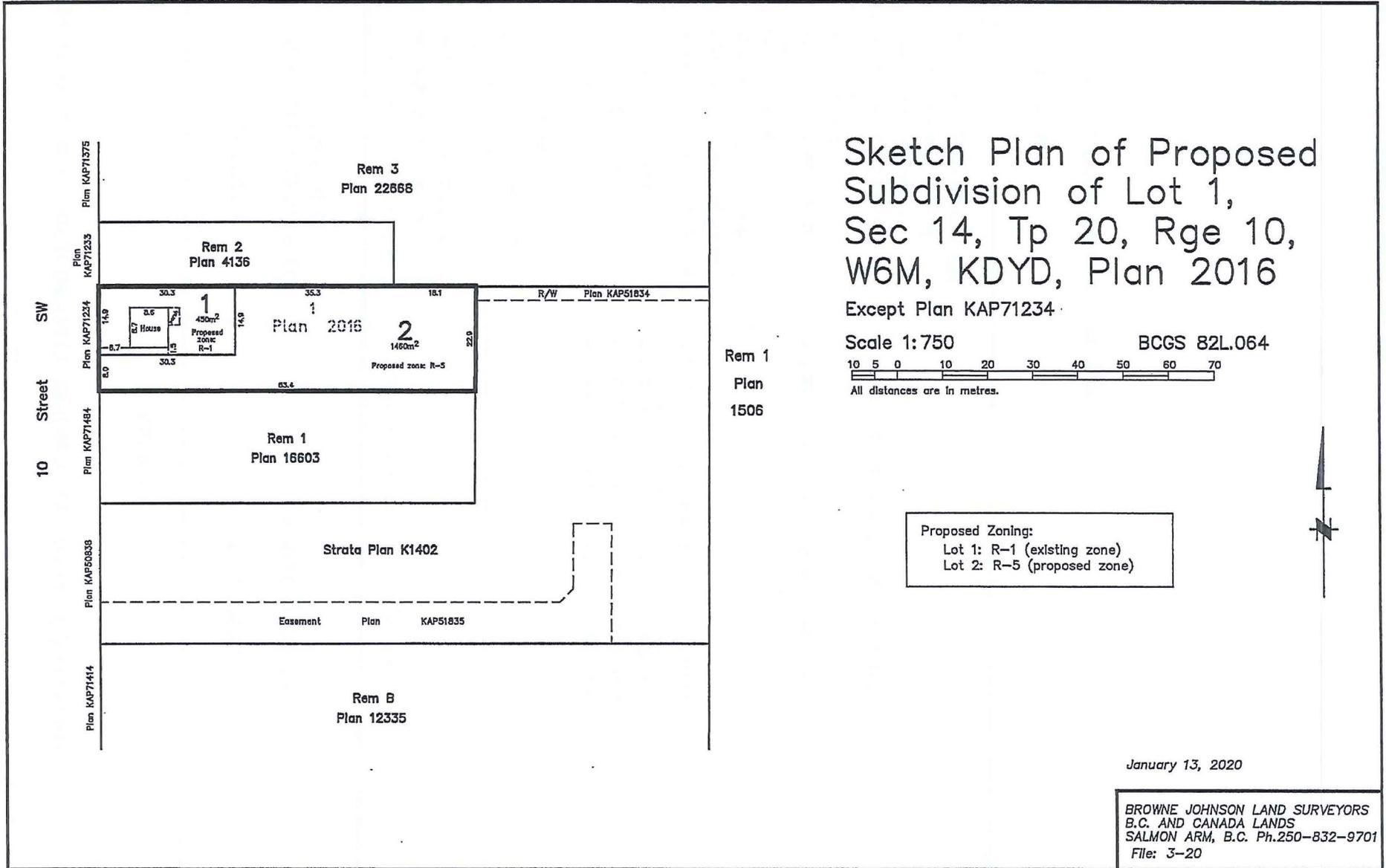
SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

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 <i>parkade</i> 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 <small>(#3218)</small>	▪ 5 units per hectare (2.0 units per acre)

Parking

10.12 Parking shall be required as per Appendix I.





*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: 25 February 2020
PREPARED BY: Chris Moore, Engineering Assistant
OWNER: Lewis, Steven, PO Box 72, Salmon Arm, BC V1E 4N2
APPLICANT: Browne Johnson Surveyors, PO Box 362, Salmon Arm, BC V1E 4N5
SUBJECT: SUBDIVISION APPLICATION NO. SUB 20-03
ZONING AMENDMENT APPLICATION FILE NO. ZON-1169
LEGAL: Lot 1, Section 14, Township 10, Range 10, W6M KDYD, Plan 2016 Except
Plan KAP71234
CIVIC: 710 – 10 Street SW

Further to your referral dated January 28 2020, we provide the following servicing information.

Engineering Department does not have any concerns related to the re-zoning and recommends that the Zoning be granted.

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 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 at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of subdivision 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

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ZONING AMENDMENT APPLICATION FILE NO. ZON-1169
25 February 2020
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grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

9. For the off-site improvements at the time of subdivision / 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 subdivision / 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. 10 Street SW, on the subject properties western boundary, is designated as an Urban Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.38m of additional road dedication is required (to be confirmed by a BCLS).
2. 10 Street SW is constructed to a modified Collector Road standard from 5 Avenue SW to 10 Avenue SW. However, the frontage of the subject property is one of two properties that do not comply with this standard. Upgrading to the 10 St SW modified Collector Road standard is required, in accordance with the adjacent properties. Upgrading will include, but is not limited to, 2m wide boulevard with offset sidewalk and fire hydrant. Street lighting will not be required, due to limited boulevard space and three phase power lines. Owner / Developer is responsible for all associated costs.
3. As 10 Street SW is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Only 1 driveway access will be permitted onto 10 Street SW and a reciprocal access agreement will be required to service the remainder lot from the proposed pan handle access. All unused driveways shall be removed and the curb and gutter reinstated. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 250mm diameter Zone 1 watermain on 10 Street SW. No upgrades will be required at this time.
2. The existing lot 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 subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 12.5mm service from the 250mm diameter watermain on 10 Street SW. Due to the size and 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.

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Page 3

4. The proposed lot 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 (minimum 25mm). 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.
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.
7. Fire hydrant installation will be required. One additional fire hydrant is required to meet the medium density spacing requirements of 90 meters.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Street SW. No upgrades will be required at this time.
2. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) 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 Sanitary System to receive the proposed discharge from 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 10 Street SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property fronts a 450mm diameter storm sewer on 10 Street SW. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced by storm service. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
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.

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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

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: March 30, 2020

Subject: Zoning Bylaw Amendment Application No. 1170

Legal: Lot 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 9644

Civic: 390 – 6 Street SE

Owner/Applicant: C. Gilmore

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 9644 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject parcel is located at 390 – 6 Street SE (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit a detached suite on the property.

BACKGROUND

The property is designated High Density Residential in the City’s Official Community Plan (OCP) and is zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The property is located in a residential neighbourhood consisting primarily of R-1, Single Family Residential and R-5, High Density Residential directly to the west and north. There are presently six properties zoned R-8 (Residential Suite Zone) in the vicinity.

The subject property fronts onto 6th Street SE and backs onto a laneway. It is approximately 38 m x 17 m with an area of approximately 655 m². Site photos are attached as Appendix 5. The parcel area and width meet the following requirements as specified in the R-8 zone:

- Minimum parcel area (with lane or second street frontage): 465 m²
- Minimum parcel width (with lane or second street frontage): 15 m

The applicant has submitted a site plan (Appendix 6) which indicates there is an existing house with a footprint of approximately 98 m² located on the property 6.22 m from the front parcel line. The provided building plans, see Appendix 7, illustrates a 89.3 m² detached suite with crawlspace (maximum size permitted is 90 m²) to the rear of the existing house.

Based on the size of the property and the siting of the existing house, the property is well suited for development of a detached suite. The parking requirement for a detached suite could easily be achieved and has been shown on the site plan.

5.3

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

Any development of a secondary suite or detached suite would require a building permit and would be subject to Zoning Bylaw regulations, BC Building Code requirements, and applicable Development Cost Charges (DCCs). DCCs are payable at the time of Building Permit for detached suites in the amount of \$6,064.31.

COMMENTS

Engineering Department

No engineering concerns. For future building permit application, only one water, sanitary and sewer service is permitted per parcel.

Building Department

BC Building Code will apply. No concerns with proposed zoning.

Fire Department

No concerns.

Planning Department

The proposed R-8 zoning of the subject property is consistent with the OCP. This application is supported by staff for the following reasons:

- the proposal meets the required minimum parcel area and width for a detached suite;
- the building plans indicate the suite will meet the size requirements; and,
- the site plan indicates the additional parking requirement for the suite can be met.

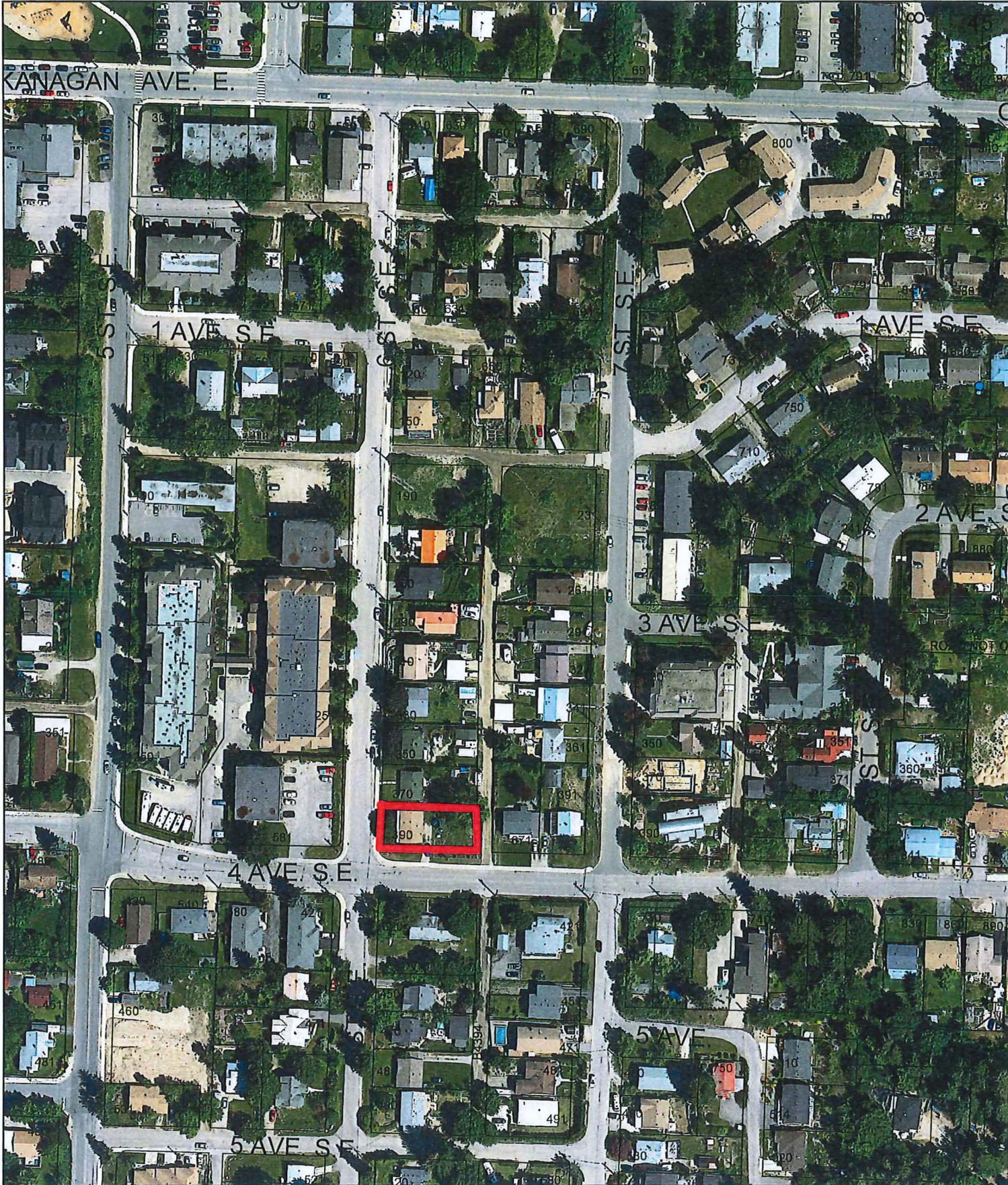
Any development of a secondary suite requires a building permit and is subject to meeting Zoning Bylaw and BC Building Code regulations.



Prepared by: Denise Ackerman
Planner, Development Services



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

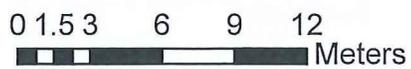


0 10 20 40 60 80
Meters

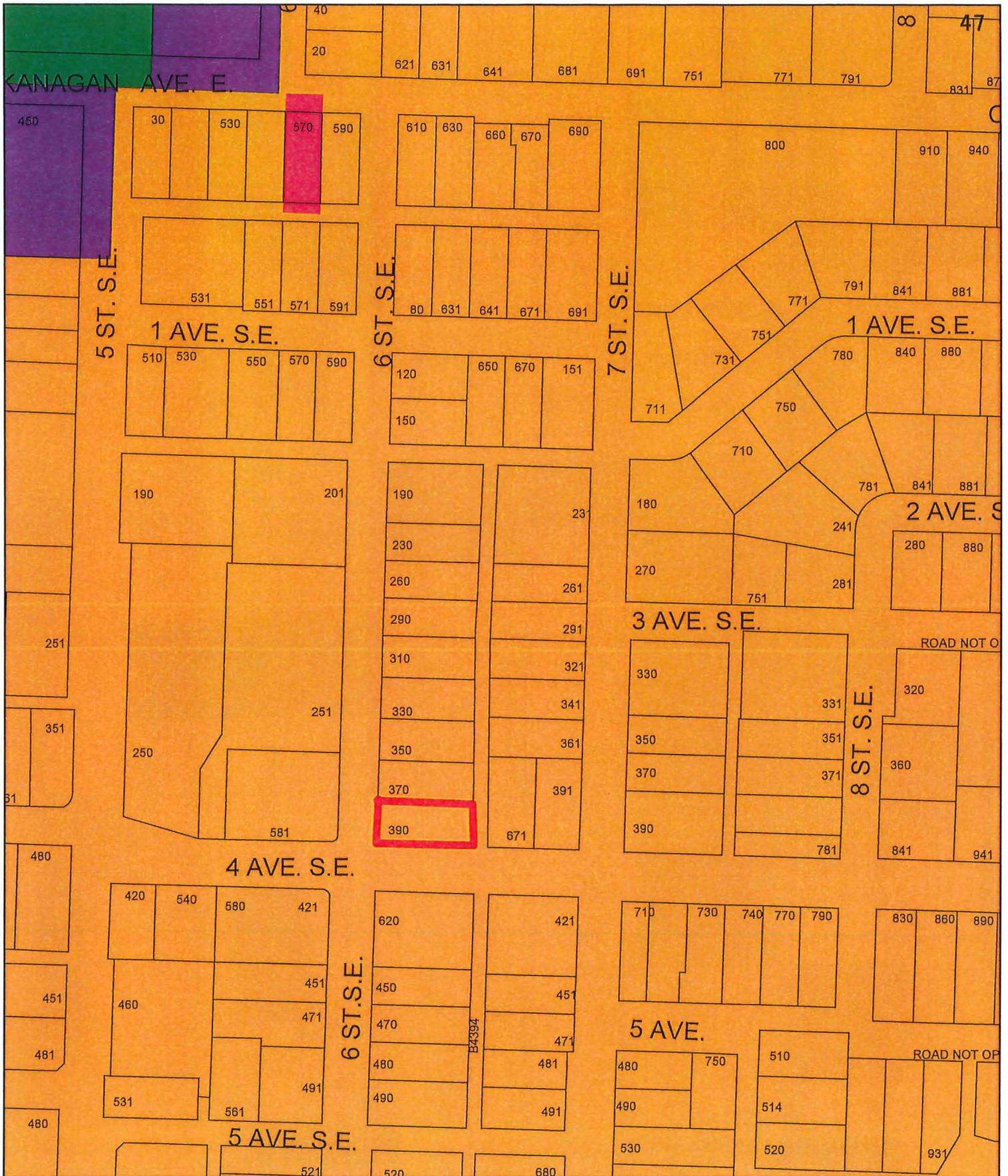


Subject Parcel

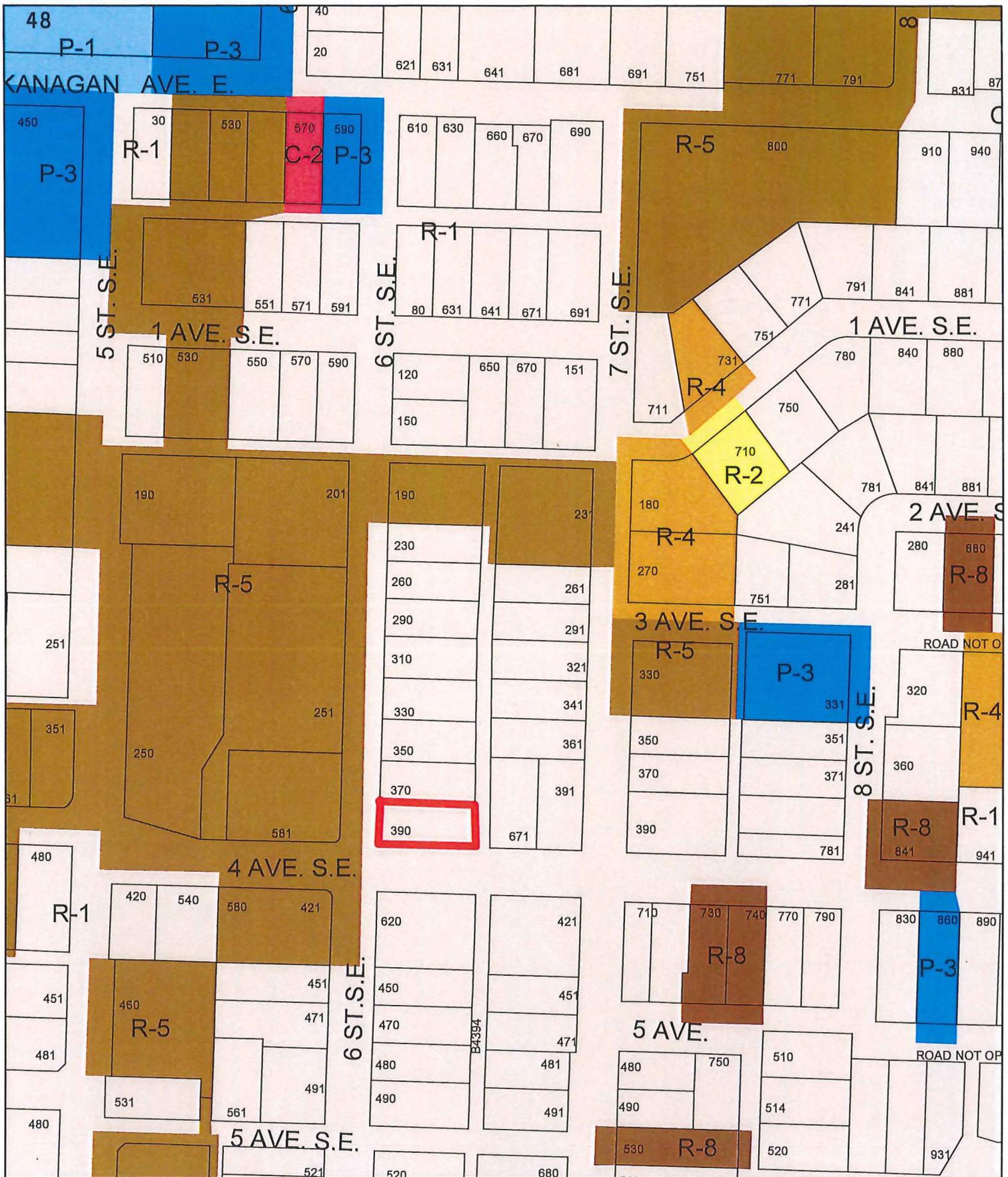
46



Subject Parcel



		Subject Parcel		High Density Residential
				
				Institutional
				Park



Subject Parcel

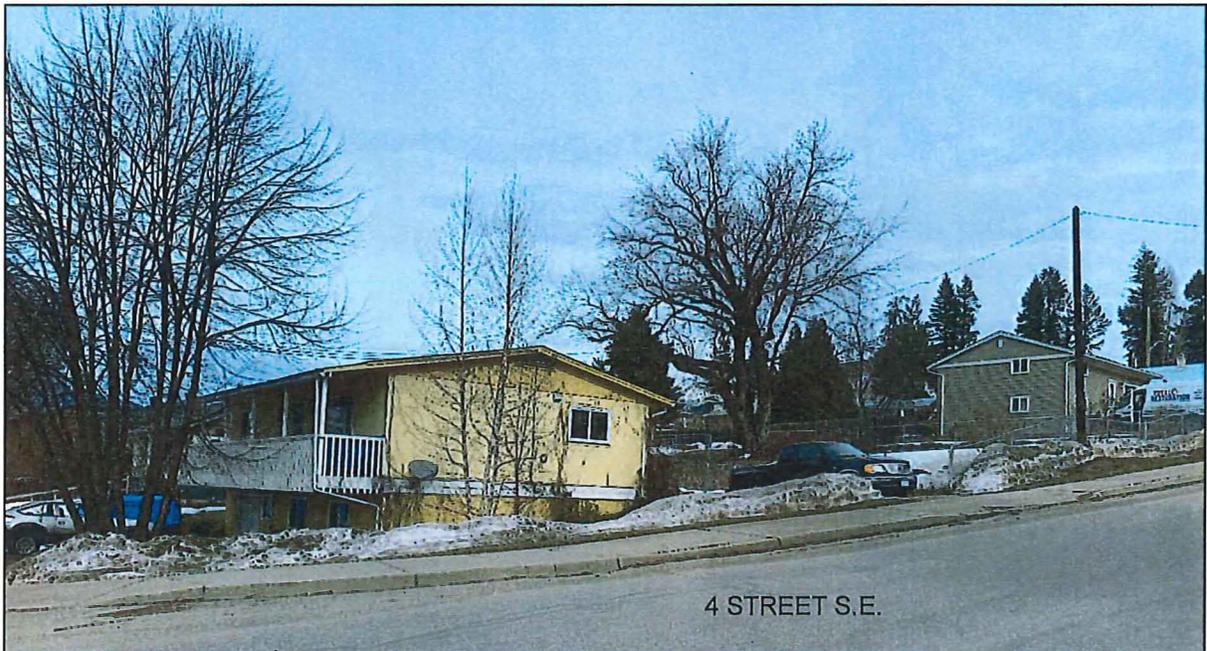


- R-1 Single Family Residential
- R-5 High Density Residential
- R-4 Medium Density Residential
- R-2 Duplex
- R-8 Residential Suite
- P-3 Institutional



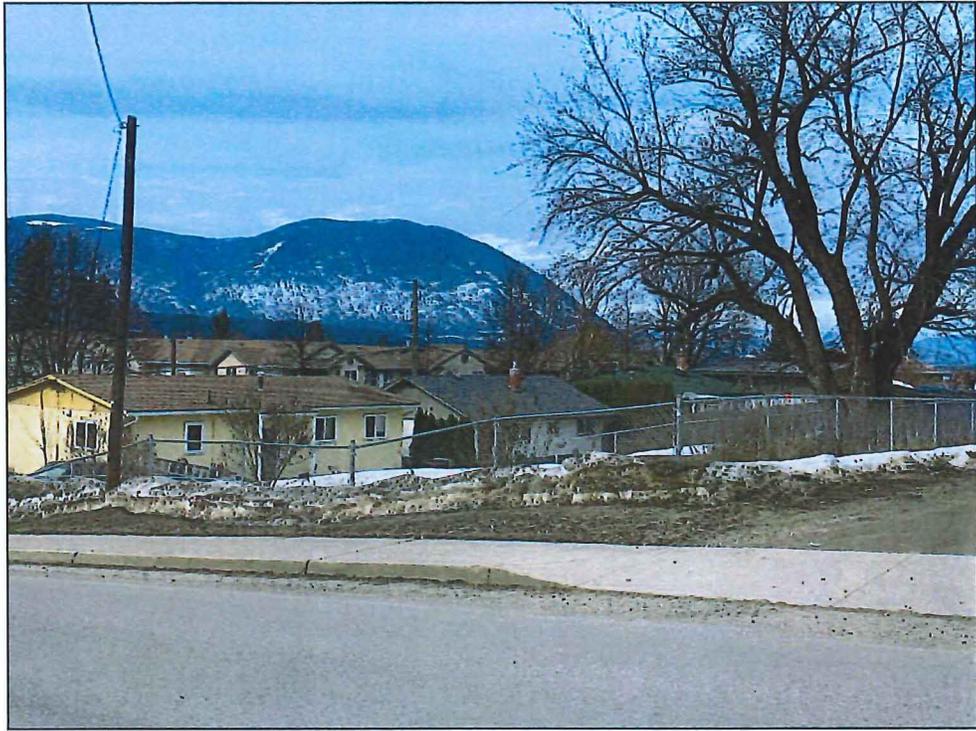
6 STREET S.E.

View facing east, front of property.



4 STREET S.E.

View facing north.



View facing northeast.

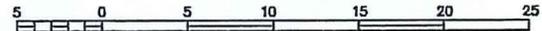


View facing west, rear of property.

Site Plan of Lot 5, Sec 14, Tp 20, R 10, W6M, KDYD, Plan 9644

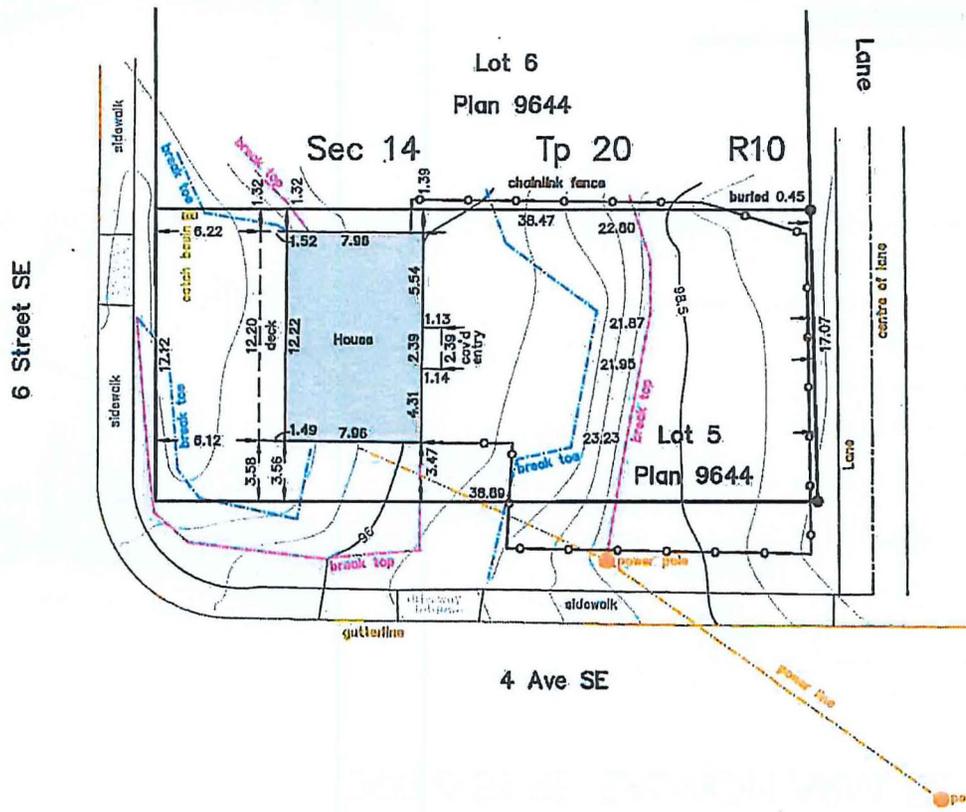
Scale 1:250

BCGS 82L.064



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250



LEGEND

- Standard Iron Post Found (IIP)
- Date of Survey: September 24, 2019
- Dimensions derived from field measurements
- Contour Interval is 0.5m

Vertical datum used: local arbitrary

Civic Address: 390 6th St SE, Salmon Arm

Parcel Identifier(PID): 002-410-072

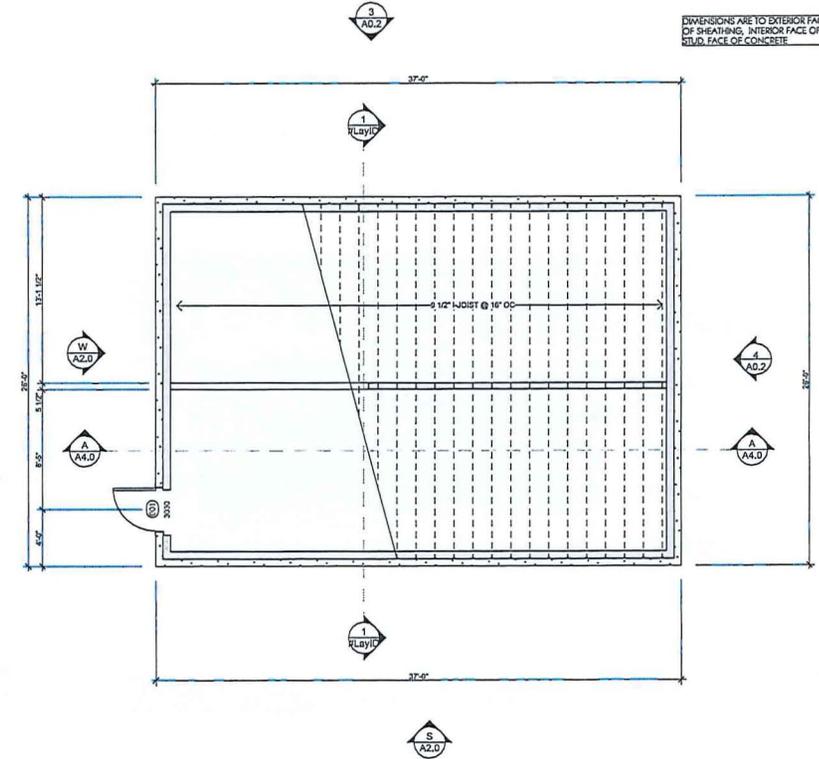
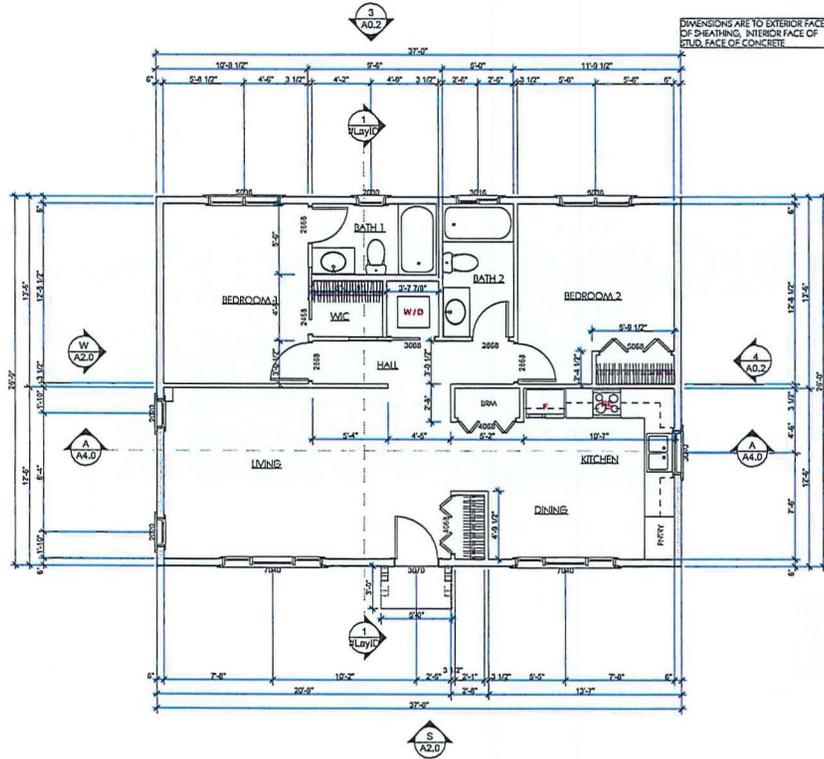
List of documents registered on title which may affect the location of improvements: none

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October 8, 2019

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 458-19



DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, INTERIOR FACE OF STLD. FACE OF CONCRETE

DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, INTERIOR FACE OF STLD. FACE OF CONCRETE

DOOR SCHEDULE			
ID	WIDTH	HEIGHT	NOTES
001	3'-0"	3'-0"	CRAWL SPACE
101	3'-0"	7'-0"	FRONT ENTRY
102	2'-0"	0'-8"	BATH 1
103	2'-4"	0'-8"	BED 1 WIC - POCKET
104	2'-8"	0'-8"	BEDROOM 1
105	3'-0"	0'-8"	LAUNDRY - POCKET
106	4'-0"	0'-8"	ENTRY CLOSET - BIFOLD
107	4'-0"	0'-8"	BRA CLST - BIFOLD
108	2'-0"	0'-8"	BATH 2
109	2'-8"	0'-8"	BEDROOM 2
110	5'-0"	0'-8"	BED 2 CLOSET - BIFOLD

WINDOW SCHEDULE			
ID	WIDTH	HEIGHT	NOTES
101	7'-0"	4'-0"	-
102	2'-0"	2'-0"	-
103	2'-0"	2'-0"	-
104	5'-0"	3'-0"	-
105	2'-0"	3'-0"	-
106	3'-0"	1'-6"	-
107	5'-0"	3'-0"	-
108	3'-0"	4'-0"	-
109	7'-0"	4'-0"	-

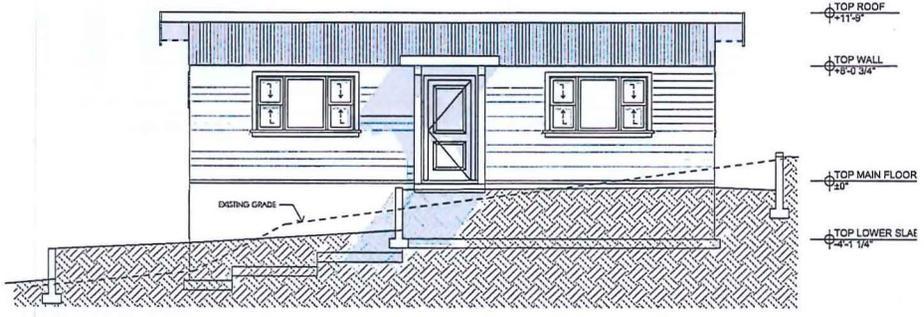
KHM DESIGN
 3200 28 ST NE
 SALMON ARM, BC
 V1E 3K7
 TEL: (250) 517-7131
 www.khmdesign.ca
 kts@khmdesign.ca

PROJECT
SECONDARY SUITE
 3900 6 ST SE
 SALMON ARM, BC
 V1E 4E8

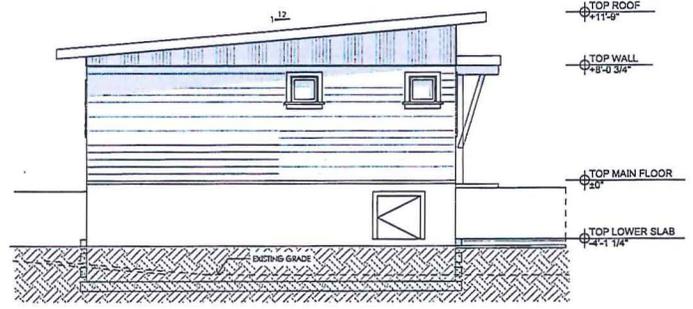
SHEETNAME
ELEVATIONS
 03/20/2019

THESE DRAWINGS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KHM DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT CONSENT.
 DATE 12/30/2019
 DRAWN KHM
 JOB #

A2.0

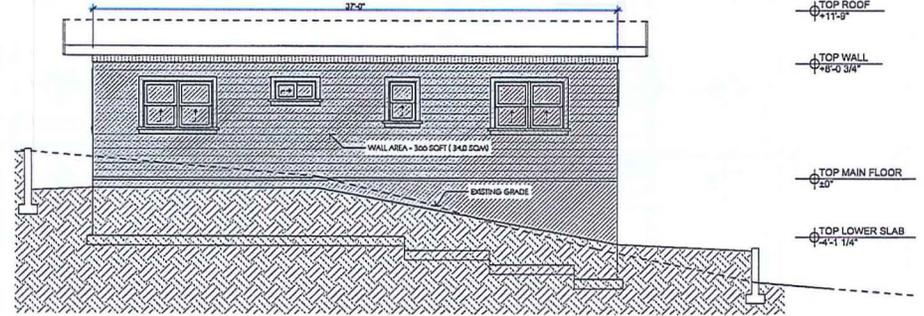


S SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

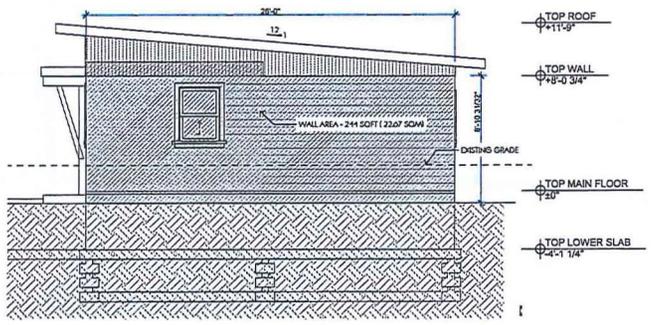


W WEST ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATION NOTES
 WALL FINISHES -
 HARDIE HORLE BOARD
 CORRUGATED METAL SIDING
 ROOF FINISH -
 2 PLY TORCH ON BOARDS



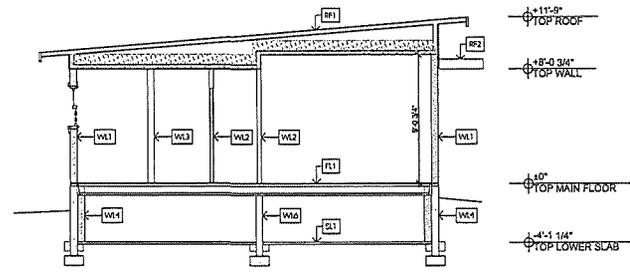
N NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



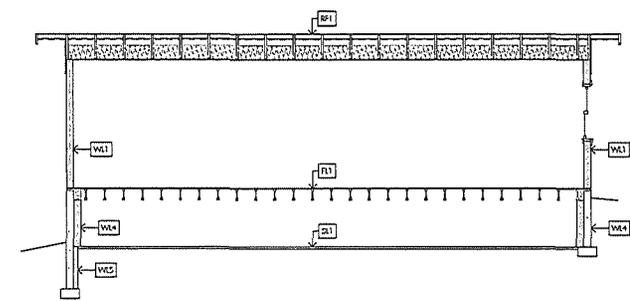
E EAST ELEVATION
 SCALE: 1/4" = 1'-0"

SECTION NOTES

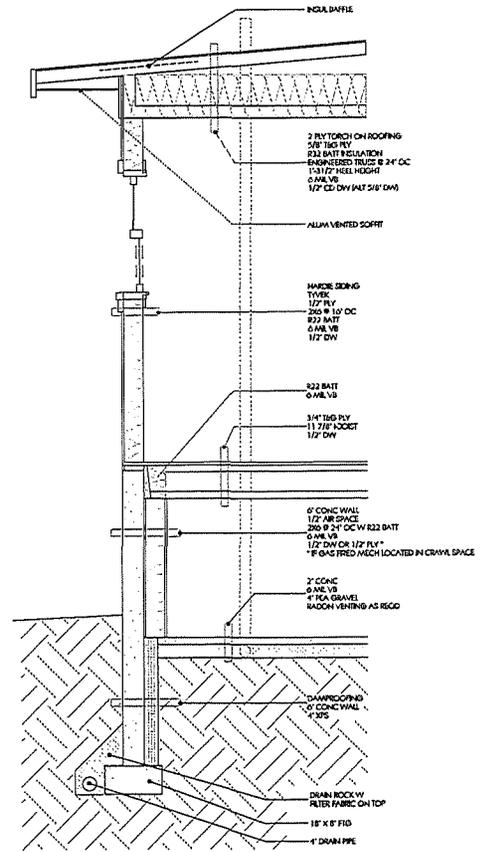
- WL1 HARDBOARD
TYVEK
1/2" PLY
2x6 @ 24" OC W R22 BATT
6" A.I.V.B.
1/2" DW
- WL2 1/2" DW
2x4 @ 16" OC
1/2" DW
- WL3 1/2" DW
2x6 @ 16" OC
1/2" DW
- WL4 6" CONC WALL
1/2" AIR SPACE
2x6 @ 24" OC W R22 BATT
6" A.I.V.B.
1/2" DW OR 1/2" PLY *
* GAS FRED WICH LOCATED IN CRAWL SPACE
- WL5 6" CONC
4" XPS INSULATION
- WL6 2x6 @ 16" OC
- FL1 3/4" PLY
9 1/2" JOIST @ 16" OC
- DL1 2" CONC SLAB
- RF1 2 RVT TORCH ON ROOFING
3/8" T&G PLY
ENGINEERED TRUSS @ 24" OC
R22 BATT
6" A.I.V.B.
1/2" CD DW
- RF2 2 RVT TORCH ON ROOFING
1/2" PLY
2x6 @ 16" OC
ALUM SOFFIT



SECTION 1
SCALE: 1/4" = 1'-0"



SECTION A
SCALE: 1/4" = 1'-0"



4 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

THESE DESIGNS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KHM DESIGN AND MUST NOT BE USED OR REPRODUCED WITHOUT CONSENT.

TO:

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)
PLANNING AND DEVELOPMENT OFFICER (Scott)
PLANNING AND DEVELOPMENT OFFICER (Chris)
PLANNING AND DEVELOPMENT OFFICER (Denise)
MANAGER OF PERMITS & LICENSING (Maurice)
FIRE DEPARTMENT (Brad)
ENGINEERING & PUBLIC WORKS DEPARTMENT (Shelly for Departments.)
MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (Via eDAS)
BC HYDRO, via email utilities group
FORTISBC, via email utilities group
TELUS, via email utilities group
SHAW CABLESYSTEMS, via email utilities group

PRINT

SUBMIT FORM

REFERRAL:

DATE: February 28, 2020
OWNER: **Gilmore, C.**, 57 Sage Hill Court NW, Calgary, AB T3R 0H2
APPLICANT: Owner
AGENT: **Chris Muller**, 1040 Stockwell Avenue, Kelowna, BC V1Y 6W5
SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1170**
LEGAL: Lot 5, Section 14, Township 20, Range 10, W6M KDYD, Plan 9644
CIVIC: **390 - 6 Street SE**

Please provide comments on the attached Zoning Amendment Application at your earliest opportunity.

OCP Designation: HR (High Density Residential)
OCP Designation Request: n/a
Development Permit Area: Environmentally Sensitive Riparian Areas
Current Zoning: R-1 (Single Family Residential Zone)
Requested Zoning: R-8 (Residential Suite Zone)
ALR: No
Previous Files: n/a
Associated File: n/a

Thank you.

Denise Ackerman
Development Services Planner

COMMENTS for **ZON-1170**:

No Engineering concerns.
For future building permit application: Only one water, sanitary and sewer service is permitted per parcel.

SIGNATURE & DEPARTMENT: Matt Gienger

DATE: Mar 12 2020

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: March 24, 2020

Subject: Zoning Bylaw Amendment Application No. 1172

Legal: Lots 21 and 22, Block 6, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392

Civic: 271 3rd Street SE

Applicant: Wild Blue Development Ltd.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 21 and 22, Block 6, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone).

AND THAT: Final Reading be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The subject parcels are located at 271 3rd Street SE within the downtown neighbourhood as shown on Appendix 1 and 2. The proposal is to rezone the subject parcels to R-8 Residential Suite Zone to facilitate a single-family dwelling and secondary suite on each.

The parcels are each 465 m², 15 m wide and 30 m deep, are designated High Density Residential in the Official Community Plan (OCP) as shown on Appendix 3, and are currently zoned R-1 Single Family Residential as shown on Appendix 4. The proposal meets the required minimum parcel size and width requirements of the R-8 zone for a secondary suite or detached suites with lane access. R-8 Zoning regulations are attached as Appendix 5. Site photos are attached as Appendix 6.

The surrounding properties are designated High Density Residential by the OCP and the area is a mix of R-1 and R-5 zoned parcels. The properties are currently vacant, a single family dwelling was demolished in 2018. The R-8 Zone would allow for one single family dwelling and an accessory secondary suite on each of the subject parcels. Any new construction would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

OCP POLICY

The subject parcel is designated High Density Residential in the OCP, and is within Residential Development Area A. The proposed R-8 zone is consistent with the High Density land use designation. Residential Development Area A means that the land and surrounding infrastructure are the highest priority for City investment in capital works projects. The property is within the Urban Containment Boundary (UCB) and OCP Policy 4.4.1 supports new growth within the UCB.

The proposed density is consistent with OCP Policy 4.4.7, which supports a wide range of housing types in Salmon Arm in order to meet the needs of the diverse lifestyles and aging population including affordable housing, sensitively integrated infill and intensification of existing development areas, and provision of low density single family developments.

The proposed zoning aligns with the Urban Residential Policies listed in Section 8.3 supporting compact communities. The density is consistent with Low Density Residential Policy 8.3.13 with a maximum density of 22 units per hectare. In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, and community services

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTS

Engineering Department

No engineering comments have been received.

Building Department

No building department concerns. Will be required to meet BC Building Code.

Fire Department

No Fire Department concerns.

Planning Department

The development as proposed is consistent with the High Density Residential OCP designation although higher density development may be more consistent with current planning principles. The proposed R-8 zoning is aligned with neighbouring R-1 and R-5 land uses.

The minimum parcel area permitted under R-8 zoning is 450 m², or 465 m² for a parcel containing a detached suite with land and street frontage. At 465 m² the subject properties can meet the requirements for a secondary suite or detached suite including an off-street parking space.

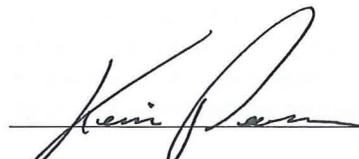
Detached suite construction would require the payment of Development Cost Charges, currently \$6,064 per unit.

CONCLUSION

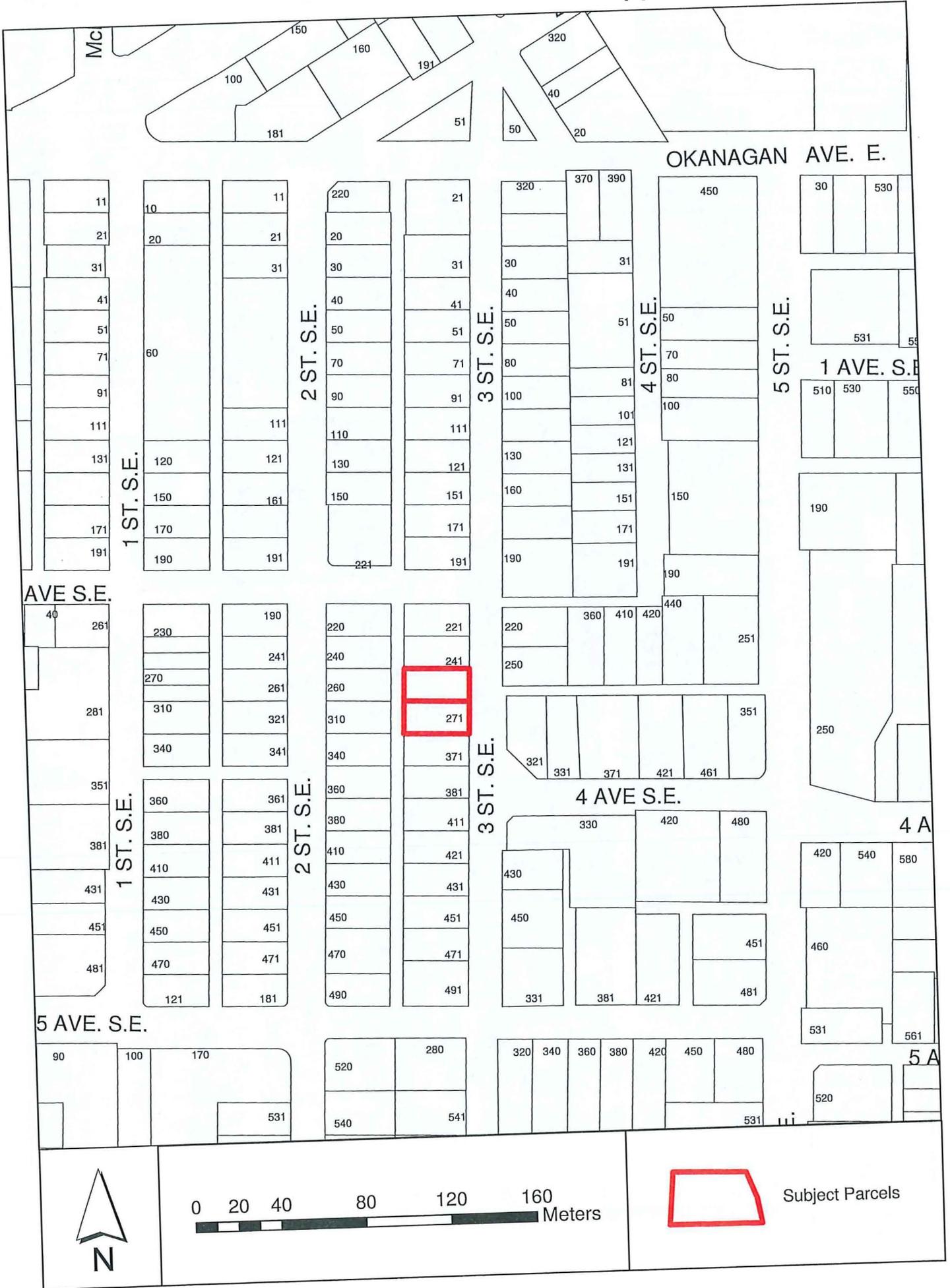
The proposed R-8 zoning is consistent with the OCP and is therefore supported by staff.

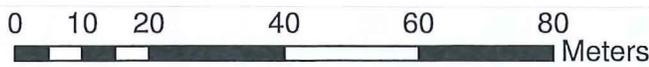


Prepared by: Scott Beeching, MCIP, RPP
Senior Planner

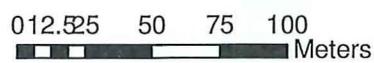
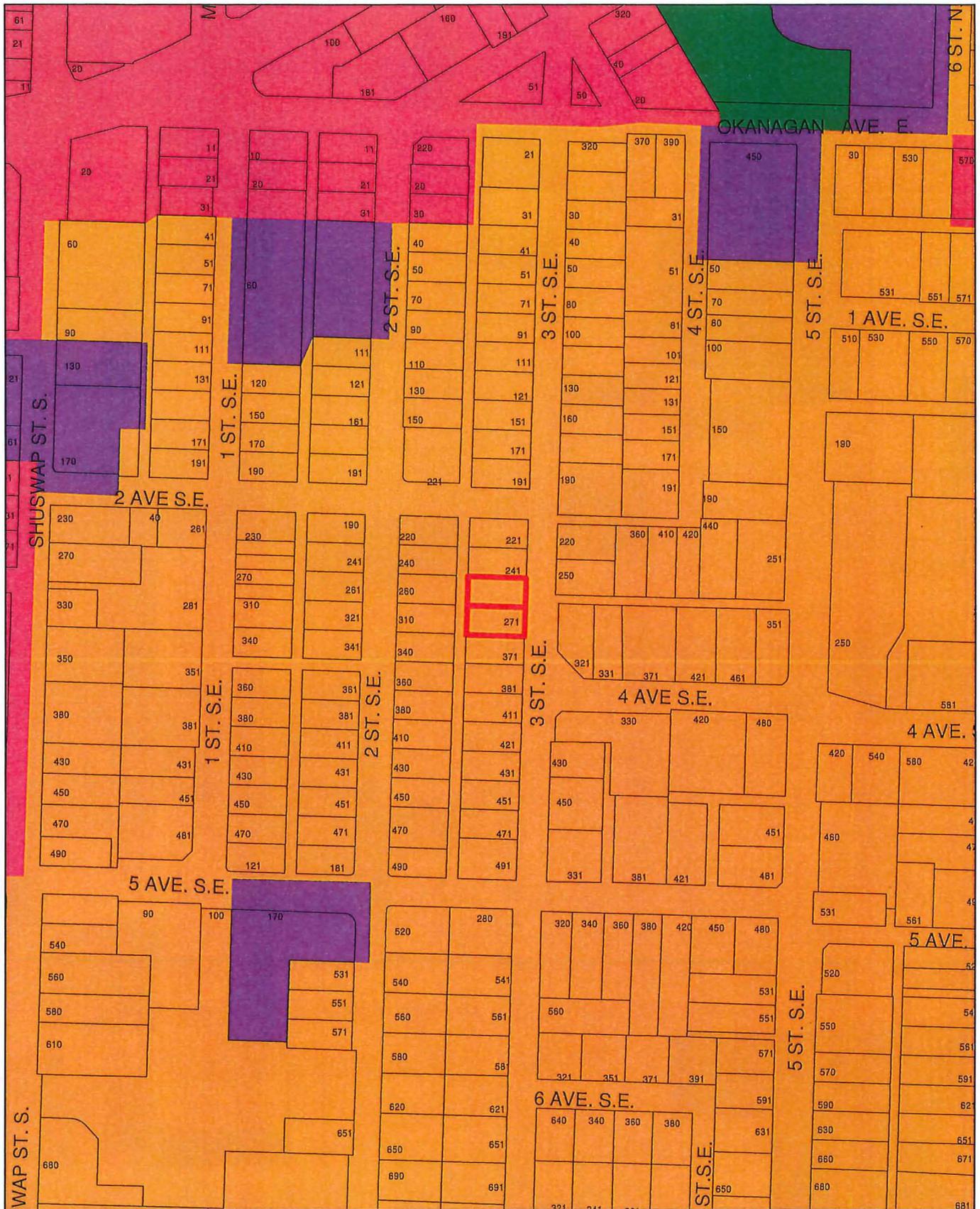


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

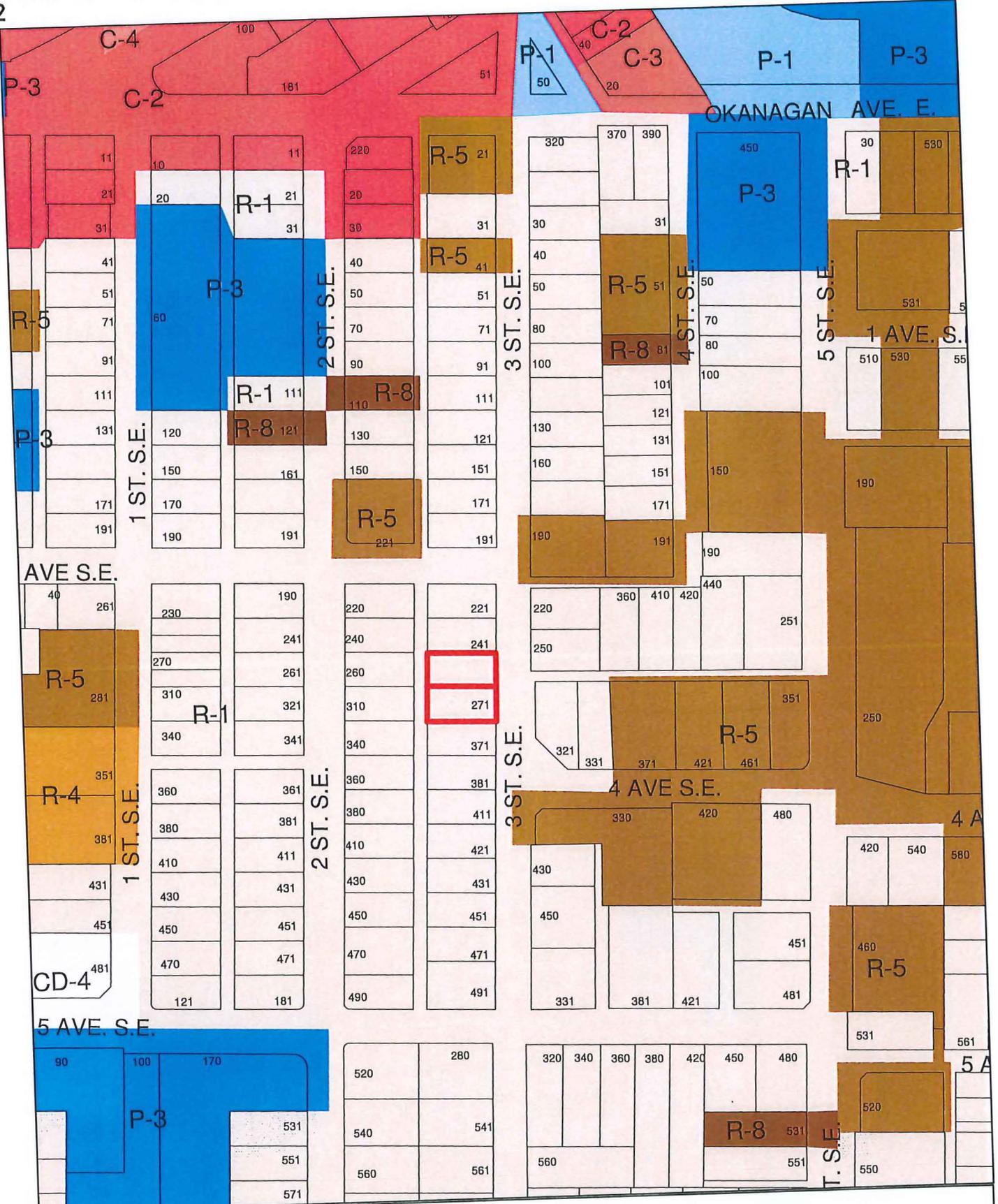




Subject Parcels



- Park
- Residential High Density
- Institutional
- Commercial City Centre



0 10 20 40 60 80 Meters



- P-1 Park & Recreation
- P-3 Institutional
- R-1 Single Family Residential
- R-5 High Density Residential
- R-4 Medium Density Residential
- R-8 Single Family/ Secondary Suite Residential

#3996 SECTION 13 - R-8 - RESIDENTIAL SUITE ZONE

Purpose

- 13.1 The purpose of the R-8 *Zone* is to permit the use of a *secondary suite* contained within a *single family dwelling* or a *detached suite* contained within an *accessory building*.

Regulations

- 13.2 On a *parcel zoned* R-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 R-8 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 13.3 The following uses and no others are permitted in the R-8 *Zone*:

- #3082 .1 *boarders*, limited to two;
#3082 .2 *family childcare facility*;
.3 *group childcare*;
.4 *home occupation*;
.5 *public use*;
.6 *public utility*;
.7 *single family dwelling*;
.8 *accessory use*, including *secondary suite* or *detached suite*.

Maximum Number of Single Family Dwellings

- 13.4 One (1) *single family dwelling* shall be permitted per *parcel*.

Maximum Number of Secondary Suites

- 13.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Buildings

- 13.7 .1 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).
.2 The maximum *height* of an *accessory building* containing a *detached suite* shall be 7.5 metres (24.6 feet).

Maximum Parcel Coverage

- #4272 13.8 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for all *accessory buildings*, which may be increased to a maximum of 15% for all *accessory buildings* including those containing a *detached suite* provided the *accessory building* containing the *detached suite* has a lesser *building area* than the *single family dwelling*.

Minimum Parcel Area

- 13.9 .1 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).
.2 The minimum *parcel area* of a *parcel* containing a *detached suite* shall be:
.1 With lane or second *street* frontage 465.0 square metres (5,005.2 square feet)
.2 Without lane or second *street* frontage 700.0 square metres (7534.7 square feet)

SECTION 13 - R-8 - RESIDENTIAL SUITE ZONE - CONTINUED

Minimum Parcel Width

- 13.10 .1 The minimum *parcel width* shall be 14.0 metres (45.9 feet).
 .2 The minimum *parcel width* of a *parcel* containing a *detached suite* shall be:
 .1 With lane or second *street* frontage 15.0 metres (49.2 feet)
 .2 Without lane or second *street* frontage 20.0 metres (65.6 feet)

Maximum Floor Area and Floor Area Ratio

- 13.11 .1 The maximum *floor area* of a *detached suite* shall be 90.0 square metres (968.8 square feet).
 .2 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Principal Building

- 13.12 The minimum *setback* of the *principal building* from the:
 .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
 .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
 .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 #3426 .5 Notwithstanding Sections 13.12.2 and 13.12.3., a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).
 #2811 .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Accessory Buildings

- 13.13 The minimum *setback* of accessory *buildings* from the:
 .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
 .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
 .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 #2811 .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Minimum Setback of a Detached Suite

- 13.14 The minimum *setback* of an *accessory building* containing a *detached suite* from the:
 .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
 .3 *Interior side parcel line* shall be 2.0 metres (6.5 feet)
 .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 .5 *Parcel line* adjacent to a lane 1.2 metres (3.9 feet)

Parking

- 13.15 .1 Parking shall be required as per Appendix I.
 .2 An offstreet parking space provided for a *secondary suite* or *detached suite* shall not be sited in tandem to a parking space provided for a *single family dwelling*.

Detached Suite

- 13.16 Refer to Section 4.2 for General Regulations.

Appendix 6



View of the Property looking north and west.



View of the property looking south and west.

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: March 27, 2020

Subject: Zoning Bylaw Amendment Application No. 1173

Legal: Lot 20, Section 19, Township 20, Range 9, W6M, KDYD, Plan 18220
 Civic: 2760 30 Street NE
 Applicant: Craig Shantz

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. by rezoning Lot 20, Section 19, Township 20, Range 9, W6M, KDYD, Plan 18220 from R-1 (Single Family Residential) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

BACKGROUND

The subject parcel is located at 2760 30 Street NE at the corner of 28 Avenue NE in the South Broadview Neighbourhood as shown on Appendix 1 and 2. The proposal is to rezone the subject parcel to R-8 Residential Suite Zone to facilitate a single-family dwelling and secondary suite on each of three parcels.

The existing parcel is approximately 1385.96 m² is designated Low Density Residential in the Official Community Plan (OCP) as shown on Appendix 3, and is currently zoned R-1 Single Family Residential as shown on Appendix 4.

A subdivision application has been received, to create 3 parcels between 451-474 m². The proposed parcels meet the required minimum parcel size requirements of the R-8 zone. R-8 Zoning regulations are attached as Appendix 5. A conceptual drawing showing the 3 parcel subdivision, which is subject to change, has been provided as Appendix 6. Site photos are attached as Appendix 7.

A single family dwelling exists on the current parcel. The surrounding properties are designated Low Density Residential by the OCP and the area is comprised of R-1 zoned parcels containing single family dwellings and four R-8 zoned parcels in the vicinity. The R-8 Zone would allow for one single family dwelling and an accessory secondary suite on each new parcel. Any new construction would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

OCP POLICY

The subject parcel is designated Low Density Residential in the OCP, and is within Residential Development Area A. The proposed R-8 zone is consistent with the Low Density land use designation. Residential Development Area A means that the land and surrounding infrastructure are the highest priority for City investment in capital works projects. The property is within the Urban Containment Boundary (UCB) and OCP Policy 4.4.1 supports new growth within the UCB.

The proposed density is consistent with OCP Policy 4.4.7, which supports a wide range of housing types in Salmon Arm in order to meet the needs of the diverse lifestyles and aging population including affordable housing, sensitively integrated infill and intensification of existing development areas, and provision of low density single family developments.

The proposed zoning aligns with the Urban Residential Policies listed in Section 8.3 supporting compact communities. The density is consistent with Low Density Residential Policy 8.3.13 with a maximum density of 22 units per hectare. In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, and community services.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTS

Engineering Department

Engineering has no objections to the re-zoning. Detailed servicing comments were provided as part of the subdivision application.

Building Department

No building department concerns. Will be required to meet BC Building Code.

Fire Department

No Fire Department concerns.

Planning Department

The development as proposed is consistent with the Low Density Residential OCP designation. The proposed R-8 zoning is aligned with neighbouring R-1 and R-8 land uses.

The R-8 zone regulations of the Zoning Bylaw are attached as Appendix 5. The minimum parcel area permitted under R-8 zoning is 450 square metres, or 700 square metres for a parcel containing a detached suite. The proposed parcels can meet the requirements for a secondary suite including an off-street parking space.

CONCLUSION

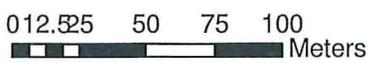
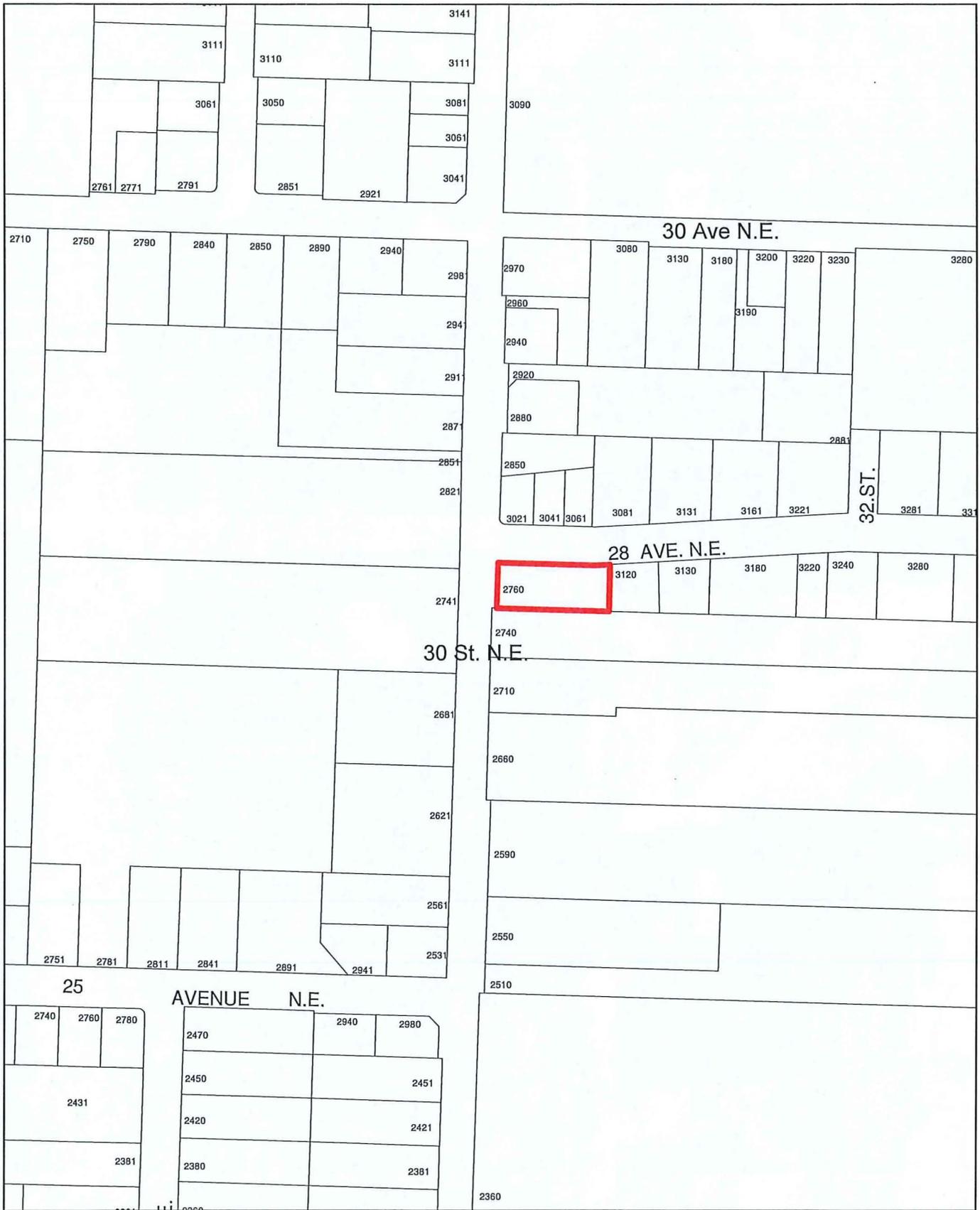
The proposed R-8 zoning is consistent with the OCP and is therefore supported by staff.

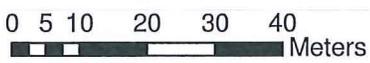
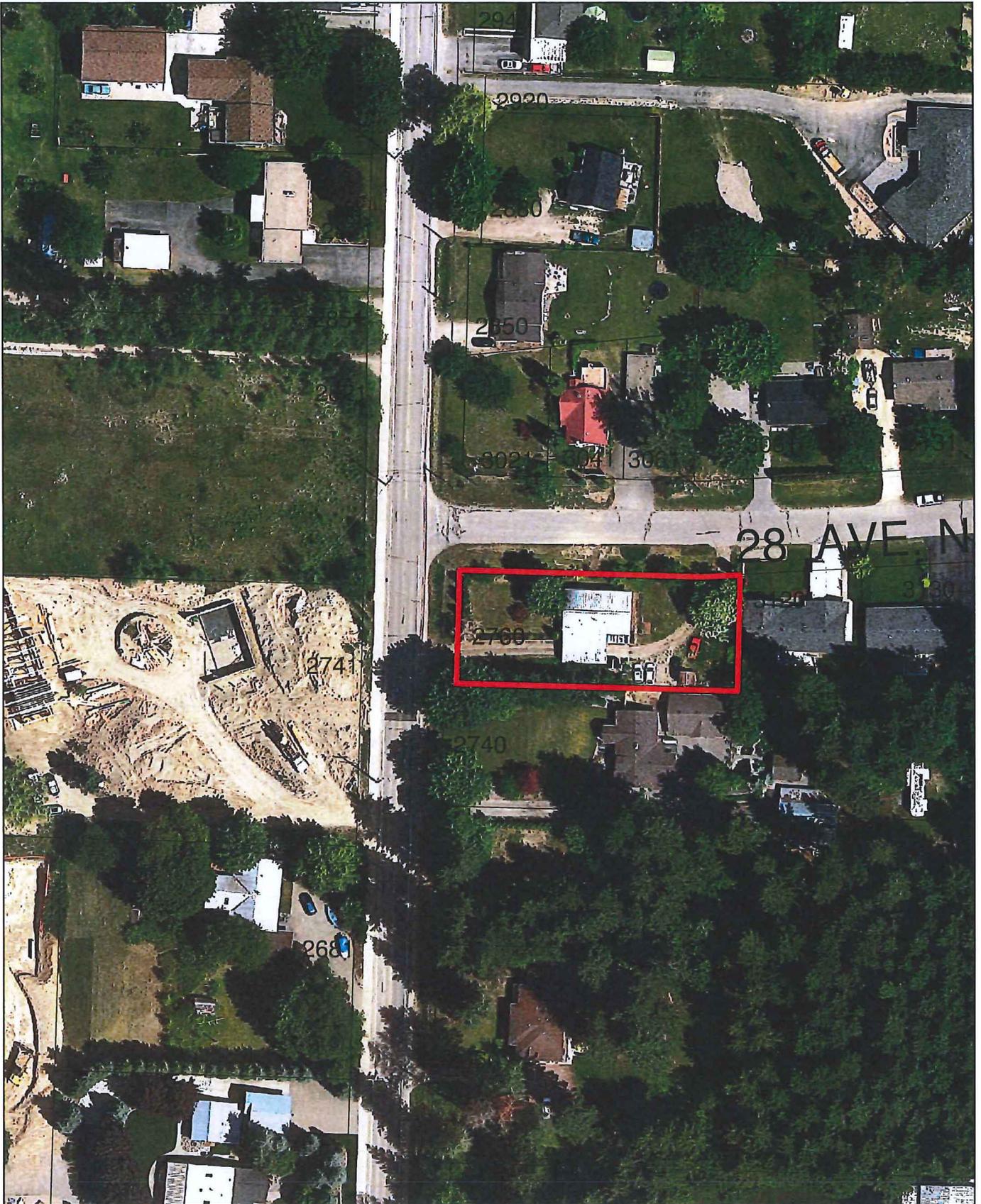


Prepared by: Scott Beeching, MCIP, RPP
Senior Planner

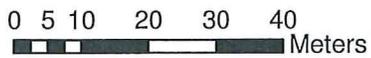
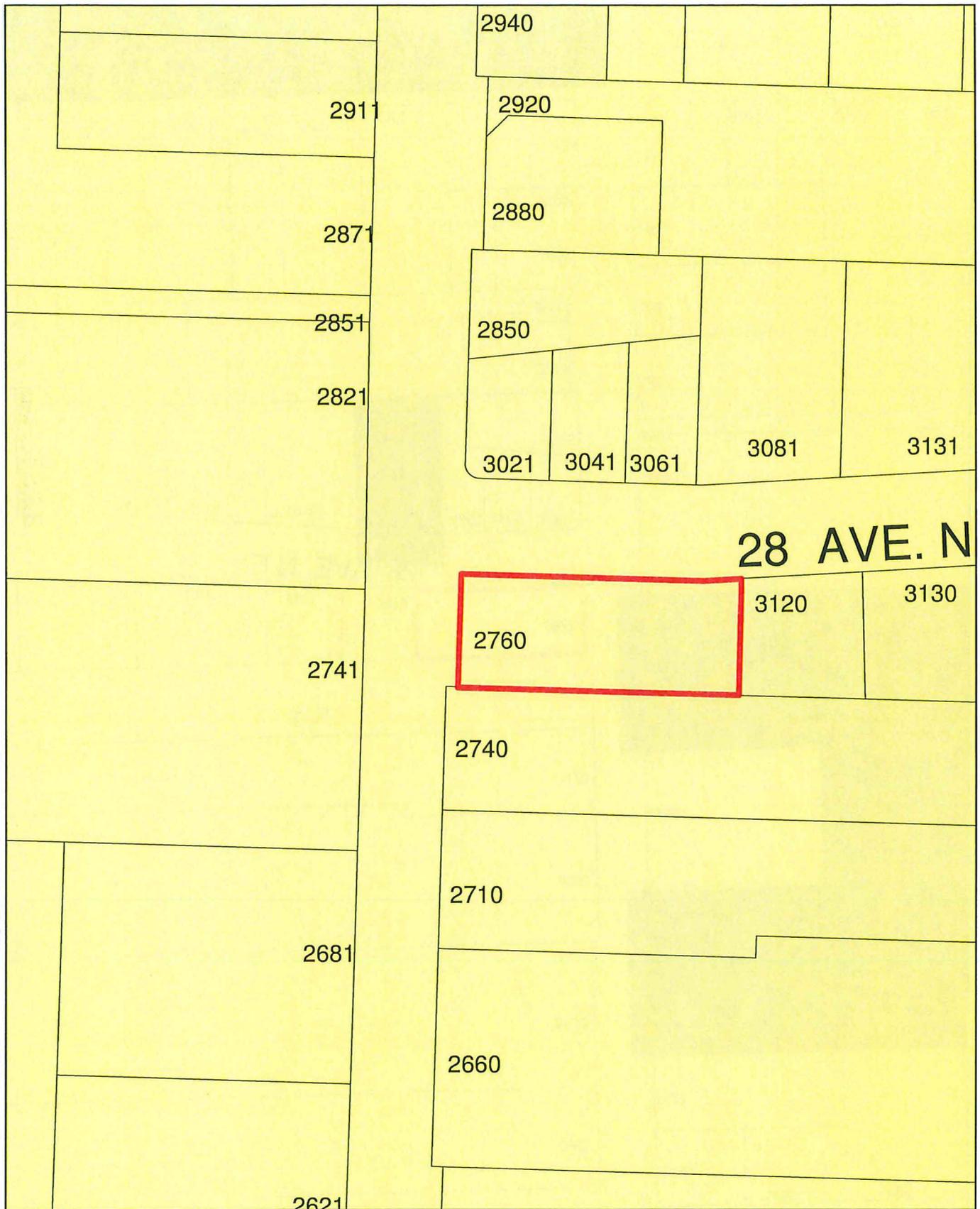


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services





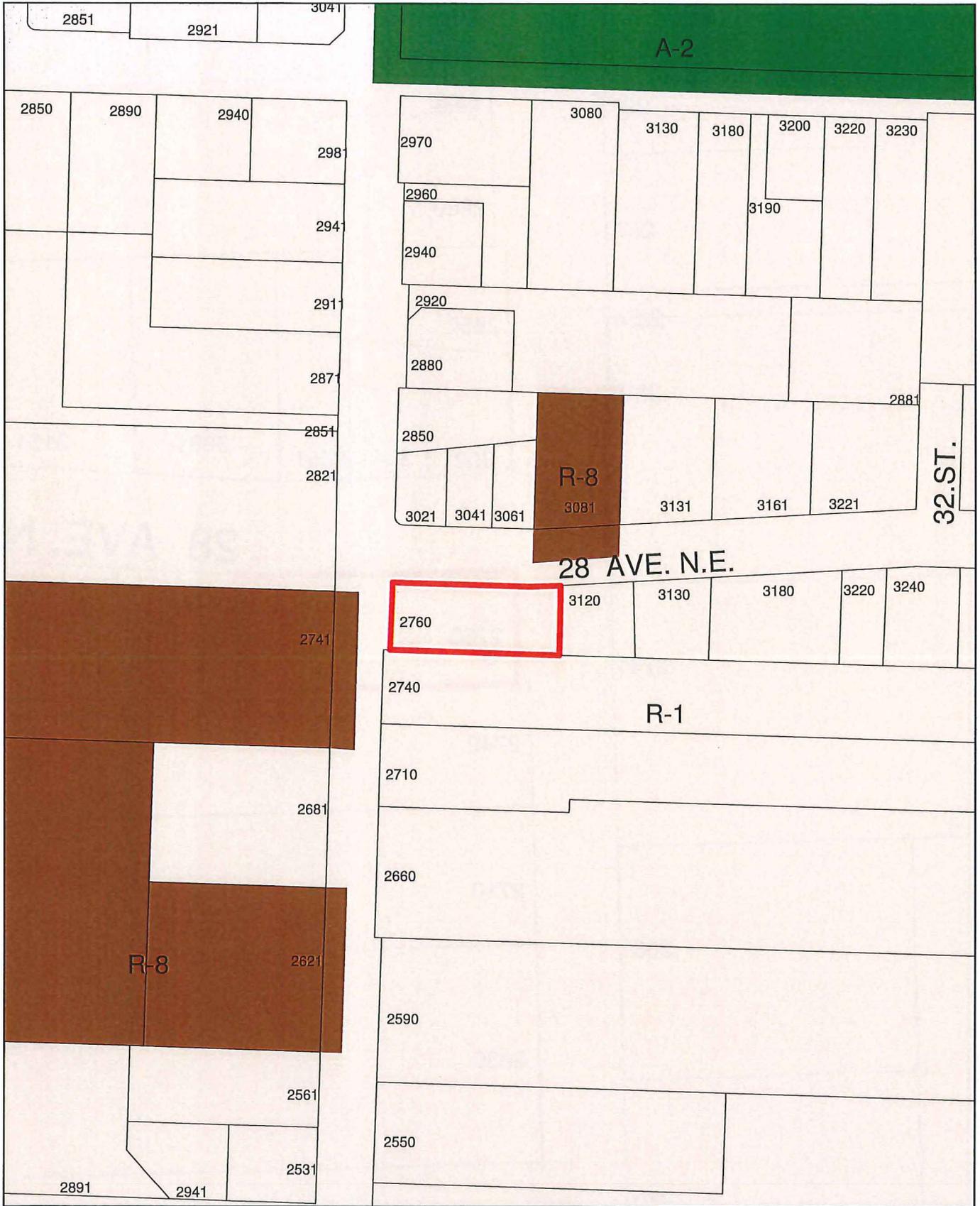
 Subject Parcel



Subject Parcel



Low Density Residential



0 5 10 20 30 40
 Meters



Subject Parcel



A-2 Rural Holding



R-1 Single Family Residential



R-8 Single Family/
 Secondary Suite Residential

#3996 SECTION 13 - R-8 - RESIDENTIAL SUITE ZONE

Purpose

- 13.1 The purpose of the R-8 *Zone* is to permit the use of a *secondary suite* contained within a *single family dwelling* or a *detached suite* contained within an *accessory building*.

Regulations

- 13.2 On a *parcel zoned* R-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 R-8 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 13.3 The following uses and no others are permitted in the R-8 *Zone*:

- #3082 .1 *boarders*, limited to two;
 #3082 .2 *family childcare facility*;
 .3 *group childcare*;
 .4 *home occupation*;
 .5 *public use*;
 .6 *public utility*;
 .7 *single family dwelling*;
 .8 *accessory use*, including *secondary suite* or *detached suite*.

Maximum Number of Single Family Dwellings

- 13.4 One (1) *single family dwelling* shall be permitted per *parcel*.

Maximum Number of Secondary Suites

- 13.5 One (1) *secondary suite* or one (1) *detached suite* is permitted per *parcel*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Buildings

- 13.7 .1 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).
 .2 The maximum *height* of an *accessory building* containing a *detached suite* shall be 7.5 metres (24.6 feet).

Maximum Parcel Coverage

- #4272 13.8 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for all *accessory buildings*, which may be increased to a maximum of 15% for all *accessory buildings* including those containing a *detached suite* provided the *accessory building* containing the *detached suite* has a lesser *building area* than the *single family dwelling*.

Minimum Parcel Area

- 13.9 .1 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).
 .2 The minimum *parcel area* of a *parcel* containing a *detached suite* shall be:
 .1 With lane or second *street* frontage 465.0 square metres (5,005.2 square feet)
 .2 Without lane or second *street* frontage 700.0 square metres (7,534.7 square feet)

SECTION 13 - R-8 - RESIDENTIAL SUITE ZONE - CONTINUED

Minimum Parcel Width

- 13.10 .1 The minimum *parcel width* shall be 14.0 metres (45.9 feet).
 .2 The minimum *parcel width* of a *parcel* containing a *detached suite* shall be:
 .1 With lane or second *street* frontage 15.0 metres (49.2 feet)
 .2 Without lane or second *street* frontage 20.0 metres (65.6 feet)

Maximum Floor Area and Floor Area Ratio

- 13.11 .1 The maximum *floor area* of a *detached suite* shall be 90.0 square metres (968.8 square feet).
 .2 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Principal Building

- 13.12 The minimum *setback* of the *principal building* from the:
 .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
 .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
 .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 #3426 .5 Notwithstanding Sections 13.12.2 and 13.12.3., a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).
 #2811 .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Accessory Buildings

- 13.13 The minimum *setback* of accessory *buildings* from the:
 .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
 .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
 .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 #2811 .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Minimum Setback of a Detached Suite

- 13.14 The minimum *setback* of an *accessory building* containing a *detached suite* from the:
 .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
 .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
 .3 *Interior side parcel line* shall be 2.0 metres (6.5 feet)
 .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
 .5 *Parcel line* adjacent to a lane 1.2 metres (3.9 feet)

Parking

- 13.15 .1 Parking shall be required as per Appendix I.
 .2 An offstreet parking space provided for a *secondary suite* or *detached suite* shall not be sited in tandem to a parking space provided for a *single family dwelling*.

Detached Suite

- 13.16 Refer to Section 4.2 for General Regulations.

SECTION 6 - R-1 - SINGLE-FAMILY RESIDENTIAL ZONE

Purpose

- 6.1 The purpose of the R-1 Zone is to provide for *single-family* residential areas developed to an urban *density*.

Regulations

- 6.2 On a *parcel zoned* R-1, 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-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 6.3 The following uses and no others are permitted in the R-1 Zone:

- .1 *bed and breakfast*, limited to two let rooms;
 .2 *boarders*, limited to two;
 #3082 .3 *family childcare facility*;
 #3082 .4 *group childcare*;
 .5 *home occupation*;
 .6 *public use*;
 .7 *public utility*;
 #3275 .8 *shelter*;
 .9 *single family dwelling*;
 .10 *accessory use*.

Maximum Number of Single-Family Dwellings

- 6.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Building

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

Maximum Parcel Coverage

- #2811 6.7 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

SECTION 6 - R-1 - SINGLE-FAMILY RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Area

6.8 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).

Minimum Parcel Width

6.9 The minimum *parcel width* shall be 14.0 meters (45.9 feet).

Minimum Setback of Principal Building

6.10 The minimum *setback* of the *principal building* from the:

- | | | |
|----|--|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.5 metres (4.9 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Notwithstanding Sections 6.10.2 and 6.10.3, a <i>principal building</i> on a corner <i>parcel</i> may be sited not less than 1.5 metres (4.9 feet) from the <i>rear parcel line</i> provided the combined total of the <i>rear</i> and <i>interior side yards</i> shall be not less than 6.0 metres (19.7 feet). | |
| .6 | Refer to Section 4.9 for "Special Building Setbacks" which may apply. | |

Minimum Setback of Accessory Buildings

6.11 The minimum *setback* of an accessory *building* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 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 | 6.0 metres (19.7 feet) |
| .5 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. | |

Maximum Floor Area Ratio

6.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

6.13 Parking shall be required as per Appendix I.

Appendix 7



Looking south and west from 28th Avenue NE.



Looking south and east from 30th Street NE.

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: March 24, 2020

SUBJECT: Development Variance Permit Application No. VP-513
(Front Parcel Line Setback)
Legal: Lot 1, Section 6, Township 21, Range 9, W6M, KDYD, Plan EPP26171
Civic: 4731 75 Avenue NE
Owner / Applicant: Labbe, S. & J.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-513 be authorized for issuance for Lot 1, Section 6, Township 21, Range 9, W6M, KDYD, Plan EPP26171, which will vary the provisions of Zoning Bylaw No. 2303 as follows:

Section 6.10.1 – R-1 Single-Family Residential Zone – reduce the minimum building setback from the front parcel line from 6.0 m (19.7 ft) to 5.0 m (16.4 ft) for the construction of a new single-family dwelling, as shown in Schedule A.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

Schedule A referred to in the motion for consideration and attached as Appendix 1 is a site plan illustrating the requested variance. The subject property is a 0.12 acre parcel located at 4731 – 75 Avenue NE, in Canoe, and contains an existing house (see Appendix 2 and 3). Directly adjacent to Shuswap Lake, the subject property is entirely within the 30 m streamside protection and enhancement area (SPEA) specified by the Province's Riparian Area Protection Regulations (RAPR). Site photos are attached as Appendix 4.

A new single-family dwelling has been proposed (Appendix 5), subject to a Building Permit application. A RAPR Assessment report has been completed for the subject parcel, allowing for a 15 m RAPR setback while noting that the existing house is non-conforming with respect to RAPR.

With consideration for removing the non-conformance and redeveloping in accordance with RAPR, the applicant has requested a reduction to the front parcel line setback requirement of the Zoning Bylaw through this variance application. Specifically, this application seeks to vary the required 6.0 m (19.7 ft) front parcel setback to 5.0 m (16.4 ft) along the southern parcel line adjacent to 75 Avenue NE. This request translates into a variance of 1.0 m (3.3 ft).

BACKGROUND

The parcel faces some level of hardship with respect to the front setback area, floodplain provisions, as well as RAPR, with the existing home in non-conformance with RAPR and the floodplain provisions. The subject parcel is zoned R-1 in the Zoning Bylaw (Appendix 6) and is designated as Low Density in the Official Community Plan.

5.6

For context, adjacent zoning and land uses include the following:

North:	P-1 (Park and Recreation) Zone	Shuswap Lake
East:	R-1 (Single-Family Residential) Zone	single-family dwelling
South:	R-1 (Single-Family Residential) Zone	road/lane, CPR Right of Way
West:	R-1 (Single-Family Residential) Zone	single-family dwelling

With respect to 75 Avenue NE, which is the boundary of the front parcel line, this is a local road requiring an ultimate setback of 10 metres from centreline. The width of this road is only approximately 5 m at this time and is constrained from widening by the CP Rail right-of-way to the south and private development to the north. Staff have taken the position with other proposals that this road will not be widened further, and therefore no variance is required in this regard.

Riparian Areas Protection Regulation

When the subject parcel was created in 2013, a RAPR / Floodplain Covenant (CA2943544) was registered on title, as well as on the two adjacent parcels to the east. A RAPR Assessment Report (number 2487, referred to in the Covenant) was created for the property outlining how development can proceed with respect to RAPR. Adjacent to Shuswap Lake, almost the entire lot and all existing structures are within the general 30 m streamside protection and enhancement area (SPEA) specified by RAPR. The RAPR report allows for development within the 30 m RAPR setback, subject to removal of non-conforming buildings and restriction of future development from within 15 m of the lake.

A post-construction report from a QEP would be undertaken to ensure alignment of the development with the intent of RAPR. It is the City's standard practice to not monitor or enforce RAPR, and in particular the recommendations contained in a RAPR assessment report. It is the City's view that completion, monitoring, and enforcement are the responsibility of the owner and Province.

Floodplain Provisions

The area of the parcel within 15 metres of the Natural Boundary of Shuswap Lake is additionally restricted from development by the Floodplain Provisions of the Zoning Bylaw. This aligns with the requirements of the RAPR report. The existing house is non-conforming in this respect, however, the intent of the applicant is to remove the old home and develop a new single family dwelling in compliance. The development design will also meet the minimum flood construction level prescribed by these provisions.

COMMENTS

Engineering Department

No concerns.

Fire Department

No Fire Department concerns.

Building Department

No BC Building Code concerns.

Planning Department

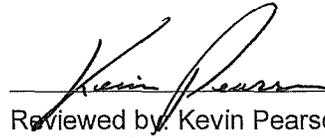
Setback regulations enable adequate separation between buildings and streets for aesthetic, privacy, view preservation, and traffic safety reasons. They also help to ensure that buildings and structures are setback appropriately to facilitate vehicle parking, as well as future road widening. The proposed variance is relatively minor and will still allow for parking, while the road, 75 Avenue NE constructed by CPR, is not expected to be widened at any point in the near future. Some future proposal not presently being contemplated could potentially create a demand for a wider road and improved traffic movements.

In terms of neighbourhood design, the subject property is within an established neighbourhood and the proposal is consistent with neighbouring parcels, supporting a non-conformity similar to homes along the length of 75 Street NE, while improving conformance with RAR. The proposal will not impact City utilities, pose any BC Building Code concerns, or restrict future development on neighbouring lots. Furthermore, the City's Floodplain Provisions would not be compromised with the proposed development.

Considering the conditions noted above, the variance requested in this proposal is viewed as reasonable by staff. If approved, Development Variance Permit No. VP-513 will only be applicable to the structure as shown in Appendix 1: Schedule A.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



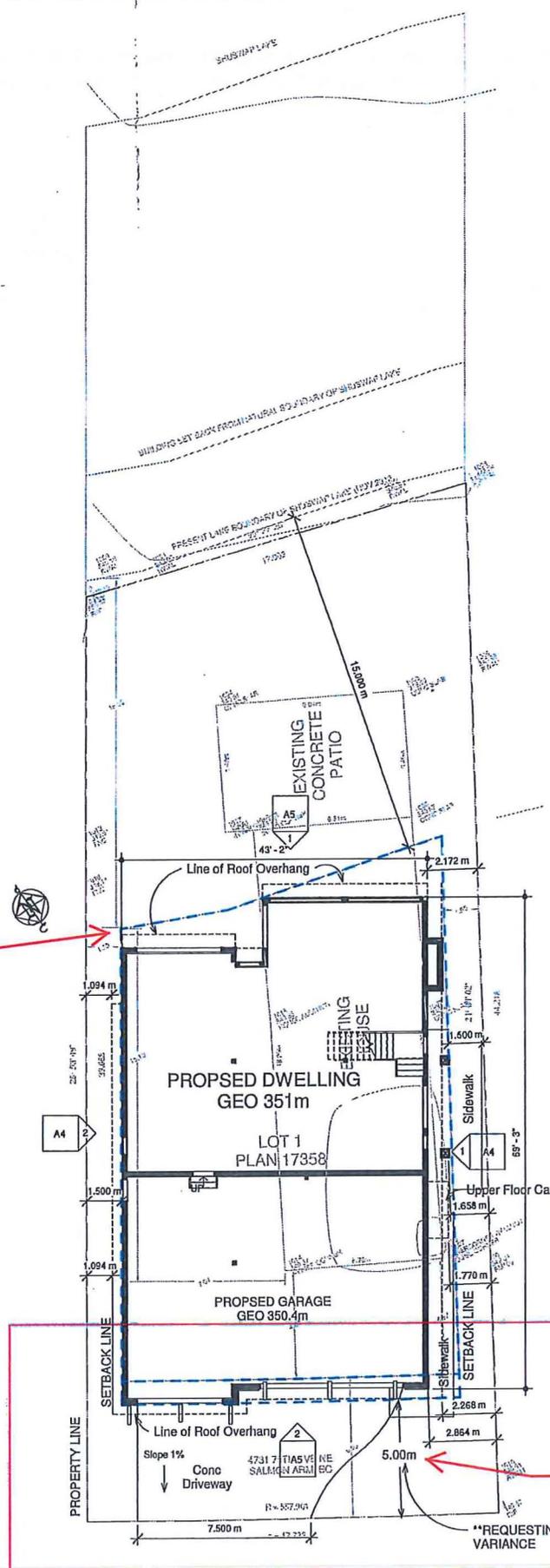
250.307.6818 - 925RDesign.com

No.	Description	Date
BP	BUILDING PERMIT	JAN 18 2019
BP2	BUILDING PERMIT	DEC 16 2019
BP3	BUILDING PERMIT	JAN 22 2020

Property Coverage: 7,707sf
 Total Footprint: 2,855sf
 % building coverage: 37

Living Space: 1,525sf
 Garage: 1,245sf

15 m Floodplain and RAPR Setback



Labbe
 4731
 75th Ave N.E.
 Salmon Arm BC
 (Canoe)
 Site

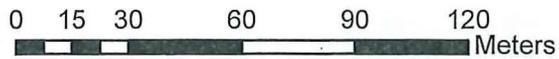
Requested Variance

① Site
 1" = 10'-0"

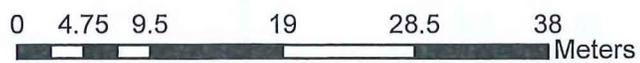
75th Ave.

Date	Jan 22 2020
Drawn by	ML
Project No.	925RDI_18088
Scale	As indicated
A1	





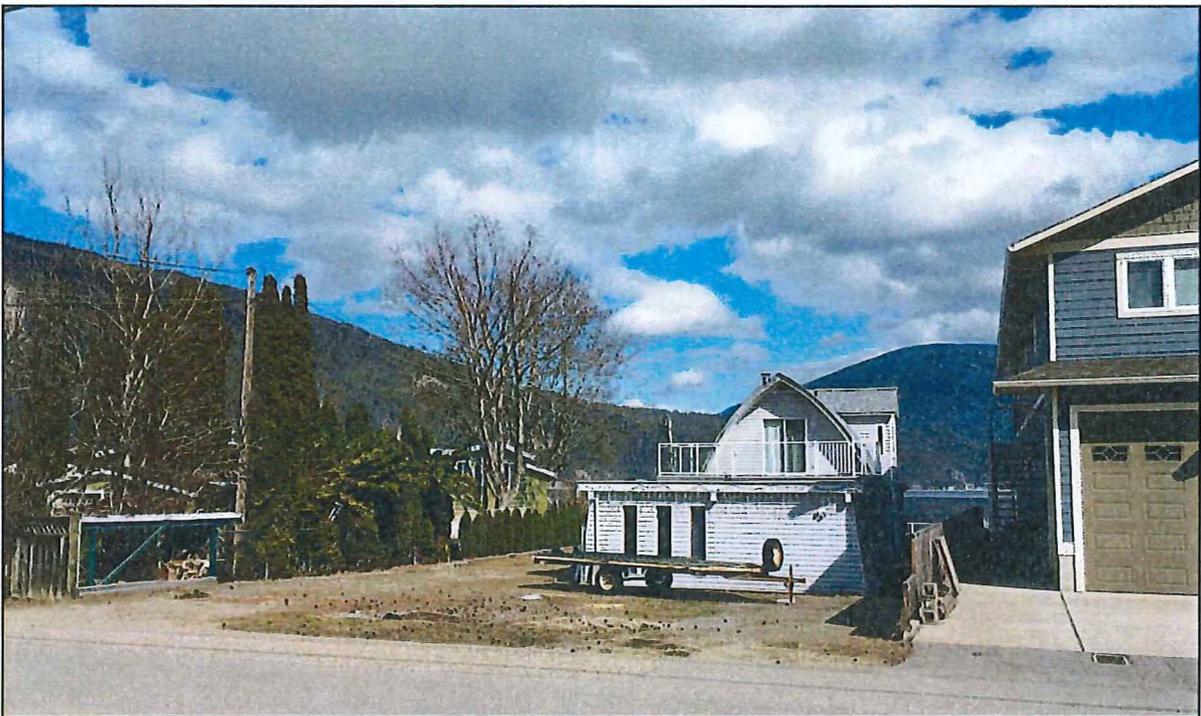
Subject Parcel



Subject Parcel



View of subject parcel looking northeast from 75 Avenue NE.



View of subject parcel looking northwest from 75 Avenue NE.



① Front



② Back

GENERAL NOTES:
 1. These documents define the general character and quality of the work and some of its details. Parts not detailed shall be constructed in accordance with local practices at work of like class, and shall provide the required strength and quality to complete all requirements of the work.
 2. The construction shall be in accordance with the British Columbia Building Code, 2018 Edition. Every effort will be made to ensure any changes to the code are complied with and all amendments are incorporated in the work. Materials and workmanship shall be per B.C.B.C., Part 19 "Energy and Water Efficiency".
 3. All work shall conform to local building codes and by-laws whichever may take precedence.
 4. Prior to proceeding with the construction, the Contractor must verify all information, list of construction agreements, the Contractor's acceptance of the general documents.
 5. Any materials from the Contractor's stockpile and any other materials incorporated at the job site, shall be verified by the Owner Representative in consultation with the Architect.
 6. All workmanship shall be to a standard equal to all requests in good building practices.
 7. The Contractor does not assume liability for any errors or omissions in the contract documents, unless advised in writing of such errors or omissions prior to commencement of construction. The Contractor shall advise the Consultant if any discrepancies are observed or explanations are required.
 8. Dimensions are to Face of Stud.
 9. All doors between Garage and Dwelling Units, (including mechanical rooms) to be 1 1/2" high and weatherstripped and shall be fitted with a self-closing device.

CONSTRUCTION NOTES:
 1. Member walls to double area: 2x8 studs at 24" o.c.
 2. Garage floor and drive to be constructed in concrete.
 3. All soffits 2" x 4" system board.
 4. 2" x 4" top gable present board at all garage walk-out/ing corners to breathe area.
 5. All materials to be of approved origin.
 6. Provide full, poly vapor barrier on warm side of insulation (bearing studs) under wall finish and under all concrete slabs on grade.
 7. Exterior wall insulation: RSI-4.0; glass fibre batt at 6" thick; attic insulation to be RSI-4.8 glass fibre.
 8. 20% of required attic vents to be at 1/3 of roof; see per B.C.B.C.
 9. Verify all rough opening requirements for doors, windows, egress, and fixtures before ordering.
 10. Verify concrete base plans with form system final design.
 11. All base case windows to have a minimum vent size of 2" x 30" for egress.

General Foundation Notes:
 1. All work to be in accordance with Structural Drawings and Specifications.
 2. Footings and foundation walls not detailed on the drawings are generic. The Contractor is responsible for verifying the soil and assure adequacy of the structure.
 3. All concrete to:
 -be minimum 2,000 psi (28 day)
 -conform to C.S.A. A-31
 -have 1" min. aggregate size
 -formwork walls, soffits, and interior slabs - a minimum 2x4 - 4x4 air entrainment 41-1% exterior slabs - 1 1/2" min. 2x4 - 4x4 air entrainment 41-1%
 -have maximum 4" slump.
 4. Consolidation exercises to be done with high frequency internal vibrators - do not over-vibrate so as to cause separation of the mix or use vibrators to move concrete.
 5. All concrete reinforcing to:
 -be at new defined stock
 -be of minimum grade 400 steel
 -be placed in accordance with the latest edition of the A.C.I. 308.3R manual no. 318.
 6. Verify all site conditions in conjunction with the drawings, notify the architect and owner of any discrepancies in writing.
 7. Footings to have an undisturbed native material or engineered fill at a depth below the frost line. Where an engineer's soil report is available verify requirements & comply with recommendations contained therein.
 8. Notify the architect and owner in writing where and conditions are found to be in form or otherwise deficient.
 9. All rebar wire fabric to conform to C.S.A. C308.6 and to be lap spliced min. 6" or one full grid whichever greater.
 10. All details to be shown to be 48 hour minimum curing.
 11. Provide damp proofing below grade & approved perimeter footing drainage system.
 12. Where required, deep footings and foundation walls at min. 24" vertical & horizontal clearance.
 13. All exterior minimum 8" clear from top of foundation walls to finished grade.
 14. Consider concrete alternatives including concrete construction to be considered using 10m bar @ 2'-0" typical.
 15. All bearing columns of gable trusses and support beams are to be parallel to foundation.

General Framing Notes:
 1. Framing lumber to be S.P.F., #2 or better.
 2. All interior partitions to be minimum 2 1/2" thick exterior 1 1/2".
 3. Floor beam truss system design by registered structural engineer.
 4. Verify construction design with base plans prior to ordering of material.
 5. Truss system supplier to provide all required blocking/bracing for roof system.
 6. All trusses to be secured in wall plates with "hurricane anchors" or equal.
 7. All truss ends to be braced with continuous 2x4 strapping.
 8. All 2x12 independent engineer wood joist to comply with all manufacturer's requirements.
 9. All truss to be exterior or of bearing walls to be 2x12's unless otherwise specified.
 10. All exterior walls provide sealed membrane flashings around all openings. Provide borosil / glass for service penetrations. Seal around service penetrations with caulking on right hand side, or 1/2" with water resistant expanding foam insulation.
 11. All trusses over openings framed 1" min corner on large 1x6 U.S.G.O.

LEGAL DESCRIPTION: Plan EPP21171, Lot 1, Tract 21, P.P.S. 828-885-238 (S.P.S. ADDRESS: 4731 75th Ave, Salmon Arm, BC)

Door Schedule			
Type Mark	Family	Type	Count
1	Single-Raised Panel with Sidelights	36" x 96"	1
2	Single-Flush	30" x 80"	2
3	Single-Flush	20" x 80"	2
4	Single-Flush	32" x 80"	4
5	Single-Flush	30" x 80"	1
6	Double-Flush	48" x 80"	1
7	Pocket Door	28" x 80"	2
8	Sliding-2 Panel	72" x 96"	1
9	Barn_Door_5547	28-69-Sliding	2
10	Barn_Door_5547	28-69-Sliding	2
11	Sliding-2 Panel	144" x 96"	1
12	Overhead-Sectional with trim	20'-0" x 10'-0"	1
13	Overhead-Sectional with trim	12'-0" x 14'-0"	1
Grand total: 21			

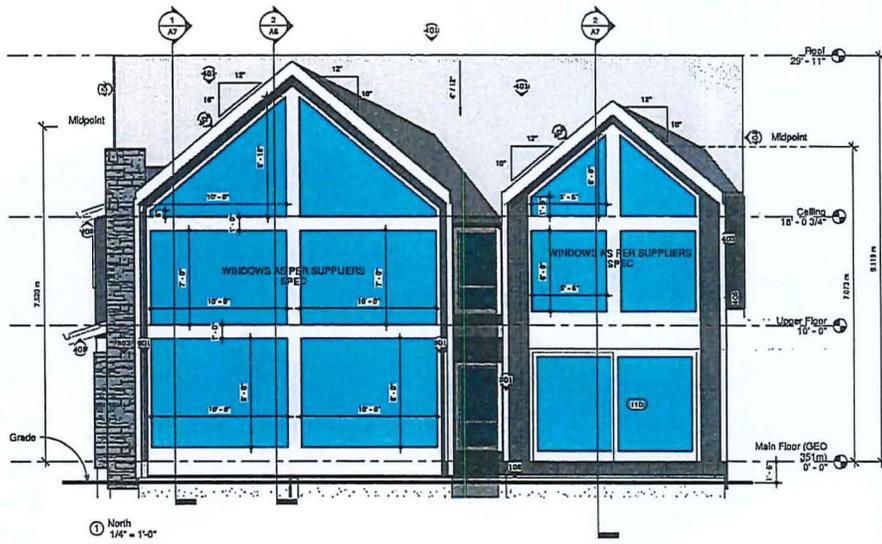
Window Schedule			
Type Mark	Family and Type	Type	Count
a	Fixed with Trim: 72" x 84"		1
a1	Fixed with Trim: 72" x 18"		6
c	Fixed with Trim: 30" x 156"		1
d	Fixed with Trim: 18" x 48"		1
e	Casement with Trim: 30" x 54"		2
f	Casement with Trim: 36" x 72"		2
g	Casement with Trim: 24" x 48"		1
g1	Casement with Trim: 24" x 42"		1
h	Slicker with Trim: 72" x 48"		3
Grand total: 18			



No.	Description	Date
898	BUILDING PERMIT	JAN 18 2019
899	BUILDING PERMIT	DEC 16 2019
899	BUILDING PERMIT	JAN 22 2020

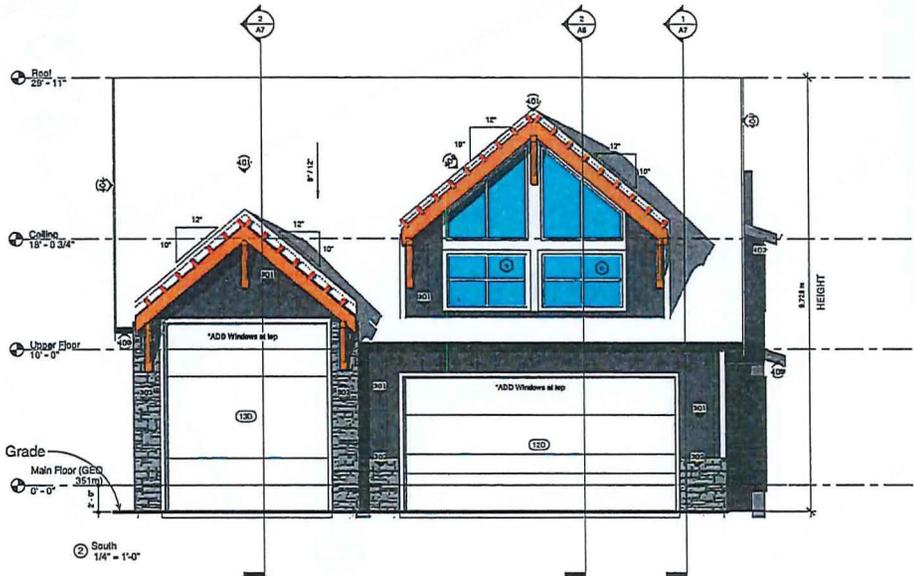
Labbe
 4731
 75th Ave N.E.
 Salmon Arm BC
 (Canoe)
 Cover Sheet

Date: Jan 22 2020
 Drawn by: ML
 Project No.: 925RD_18088
 Scale: 1/4" = 1'-0"
 A0



Door Schedule			
Type Mark	Family	Type	Count
1	Single-Raised Panel with Sidelights	36" x 96"	1
2	Single-Flush	36" x 36"	2
3	Single-Flush	36" x 80"	2
4	Single-Flush	32" x 80"	4
5	Single-Flush	30" x 80"	1
6	Double-Flush	48" x 80"	1
7	Pocket Door	28" x 80"	2
8	Sliding-2 Panel	72" x 96"	1
9	Barn Door_5547	28-68-Sliding	2
10	Barn Door_5547	26-68-Sliding	2
11	Sliding-2 Panel	144" x 96"	1
12	Overhead-Sectional with trim	20'-0" x 10'-0"	1
13	Overhead-Sectional with trim	12'-0" x 14'-0"	1
Grand total: 21			

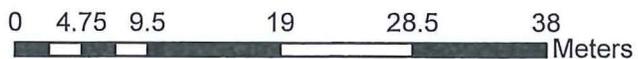
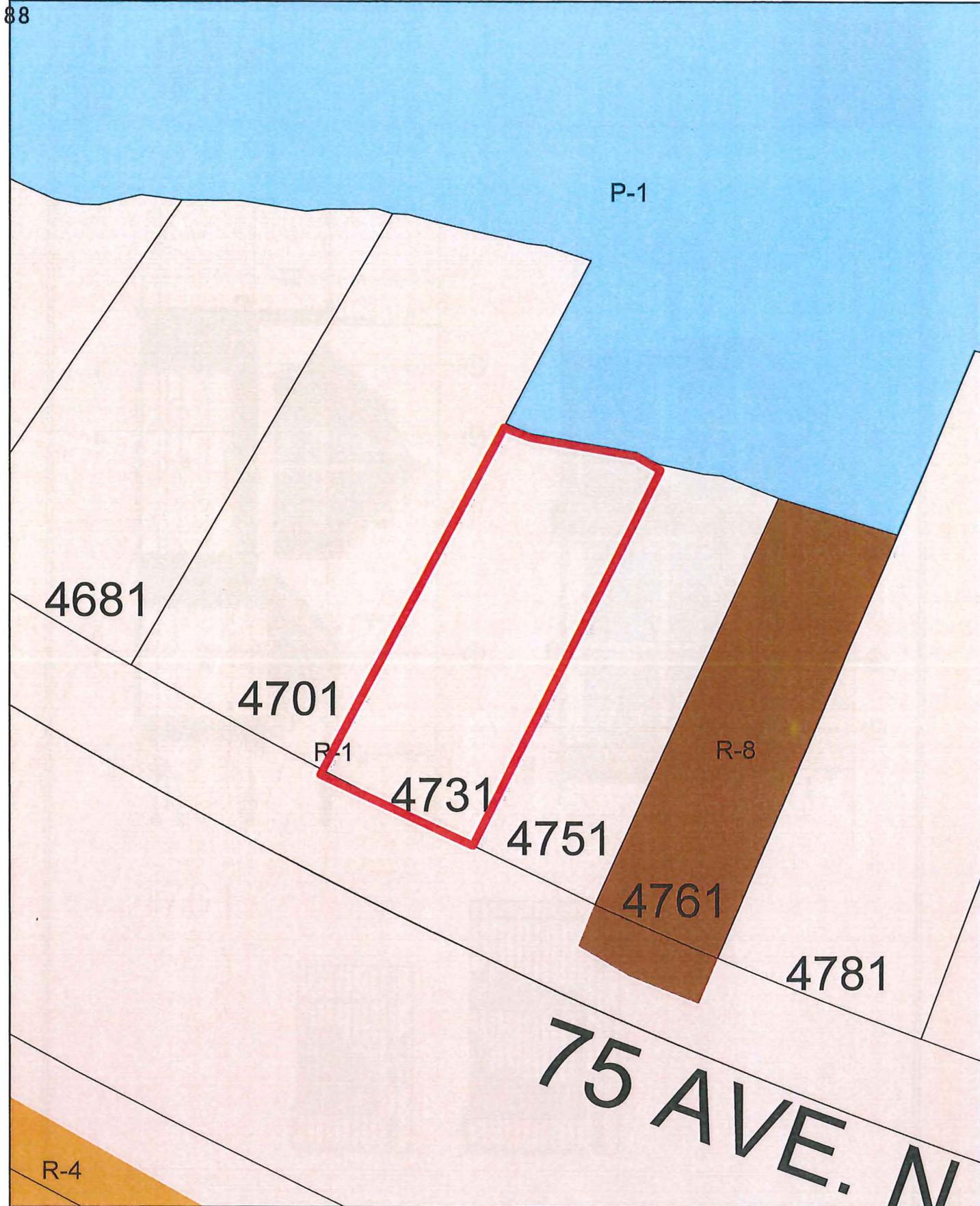
Window Schedule		
Type Mark	Family and Type	Count
a	Fixed with Trim: 72" x 84"	1
a1	Fixed with Trim: 72" x 18"	0
c	Fixed with Trim: 30" x 156"	1
d	Fixed with Trim: 18" x 48"	1
e	Casement with Trim: 30" x 54"	2
f	Casement with Trim: 36" x 72"	2
g	Casement with Trim: 24" x 48"	1
g1	Casement with Trim: 24" x 42"	1
h	Slider with Trim: 72" x 48"	3
Grand total: 19		



Labbe
 4731
 75th Ave N.E.
 Salmon Arm BC
 (Canoe)
 North / South
 Elevations

Date	Jan 22 2020
Drawn by	M.L.
Project No.	925RDI_18088
Scale	1/4" = 1'-0"
A5	

Appendix 5: Proposed Elevations



Subject Parcel

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

FROM: Director of Development Services

DATE: March 30, 2020

SUBJECT: Development Variance Permit Application No. VP-515
 Legal: Lot A, Section 7, Township 20, Range 9, W6M, KDYD, Plan 32539
 Civic Address: 3220 – 20 Avenue SE
 Owner: M. & H. Christensen
 Applicant/Agent: K. Christensen

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-515 be authorized for issuance for Lot A, Section 7, Township 20, Range 9, W6M, KDYD, Plan 32539, which will vary Development & Servicing Bylaw No. 4163 as follows:

- 1) Waive the requirement to install bike lanes along the subject property's 20 Avenue and Auto Road frontages;**
- 2) Waive the requirement to install a fire hydrant along Auto Road to the required 300 metre spacing in rural zones.**

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

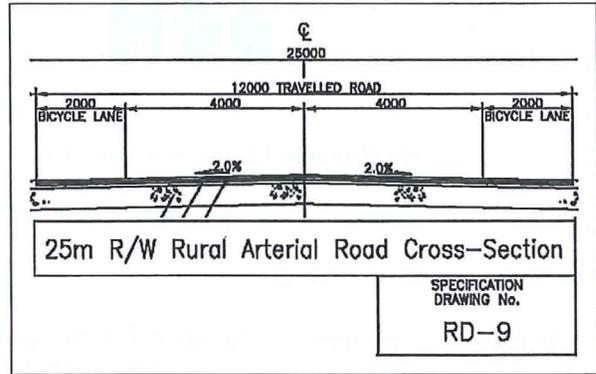
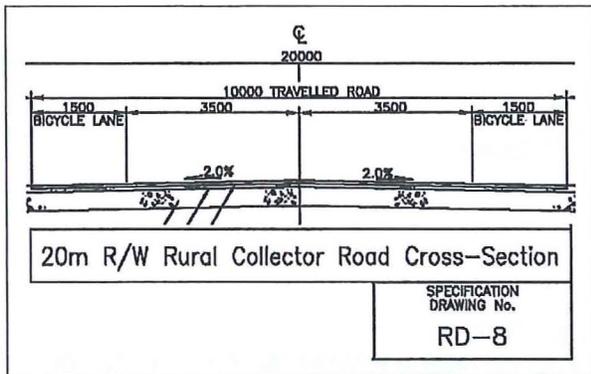
PROPOSAL

The subject property is located at 3220 – 20 Avenue SE, near the airport and landfill (Appendix 1). The applicant is requesting two variances to the Subdivision and Development Servicing Bylaw No. 4163: waive the requirement to install bike lanes along the property frontage (20 Avenue SE and Auto Road SE); and, waive the requirement to install a fire hydrant along Auto Road to the required 300 metre spacing as specified for rural areas. The applicant has submitted a report from Lawson Engineering & Development Services Ltd. which provides a rationale and an Opinion of Probable Cost for the requested variances (Appendix 2). Site photos are attached as Appendix 3.

BACKGROUND

The property is designated Acreage Reserve in the City's Official Community Plan (OCP) and zoned A-2, Rural Holding Zone in the City's Zoning Bylaw (Appendix 4 & 5). The property is also in the Agricultural Land Reserve. The applicant has applied for a building permit to build a house and a shop on the property. Any development, which includes building permits, are subject to minimum servicing levels specified in Subdivision and Development Servicing Bylaw No. 4163, Table 1: Service Levels for Subdivision & Development (Appendix 6). The applicant is requesting to waive frontage improvement requirements which would entail the applicant to upgrade 20 Avenue SE and Auto SE to the respective RD-8, Rural Collector Road Standard and RD-9, Rural Arterial Road Standard. Both road standards include asphalt bike lanes

as shown in the below cross-sections. The applicant is also requesting to waive the installation of one required fire hydrant along Auto Road SE.



Development of a single family dwelling in the urban area is exempt from road frontage improvements in most instances, according to the SDS Bylaw. Over successive SDS Bylaws, this exemption has not been extended to the development of single family dwellings in rural areas. Furthermore, construction of new single family dwellings on rural properties is rare because most rural properties have been rural for many years and already have an existing single family dwelling; this is due to the OCP and the ALC not supporting subdivisions on rural and ALC properties. This property is one of those rare properties, which has remained without a dwelling since the property was created with Plan B1871, which dates back to 1912.

STAFF COMMENTS

Fire Department

See attached referral comments (Appendix 7). Given the location of the required fire hydrant on Auto Road SE, The Fire Department supports this variance for the following reasons:

1. The fire hydrant would not be of benefit to surrounding properties.
2. It would be unsafe to utilize the fire hydrant for water shuttling given the heavy traffic on Auto Road SE.
3. The existing hydrants on 20th Avenue SE are sufficient, should a fire occur on the subject property.

Building Department

No BC Building Code concerns.

Engineering Department

See attached Engineering Department comments (Appendix 8).

Planning Department

The property is approximately 7.66 hectares in size and has significant frontage, approximately 420 metres along 20 Avenue SE and approximately 220 metres along Auto Road SE. Due to the size and location of the property, there are significant costs to provide the required SDS Bylaw service levels. Arguably, these costs (\$147,287) are proportionally high in comparison to the value of construction (\$650,000).

The applicant has consulted with Lawson Engineering and Development Services Ltd. and they have provided an Opinion of Probable Cost (OPC) for the requested variances (Appendix 2). The below table summarizes the costs associated with each variance according to the OPC.

Table A: Costs of Requested Variances, Based on Lawson Engineering & Development Services Ltd Opinion of Probable Cost

	REQUESTED VARIANCE	ESTIMATED COST
1.	1.5 m bike lane along 20 Avenue frontage (approx. 420 m)	\$ 84,852
2.	Extend 1.5 m bike lane to 2.0 m along Auto Road frontage (approx. 220 m)	\$ 47,460
3.	Fire hydrant along Auto Road frontage	\$ 14,975

20 Avenue is designated as a Rural Collector Road (RD-8) which requires a width of 10 metres, including 1.5 metre bike lanes on both sides of the road. Currently, this road has a width of approximately 7.0 metres and the applicant is required to install a 1.5 metre bike lane along the total length of the property frontage, approximately 420 metres. As the Engineering Department report notes, there is no plan to install a bike lane on 20 Avenue SE in the near future as this road leads to the airport and landfill and is not highly frequented by pedestrians or bicyclists; for those reasons, the Engineering Department supports waiving the frontage improvements along 20 Avenue SE. Conversely, OCP Map 11.2, Existing & Proposed Greenways identifies 20 Avenue SE as a proposed greenway because it leads to an existing greenway which will eventually connect to the existing Little Mountain Park and South Canoe Trails (Appendix 9).

Auto Road is designated as a Rural Arterial Road (RD-9) which requires a width of 12 metres, including 2.0 metres of bike lane on both sides of the road. Currently, this road has a width of approximately 10 metres with an additional 1.5 metres of bike lane. The applicant is required to extend the 1.5 metre bike lane to 2.0 metres along the property frontage, approximately 220 metres. Auto Road is identified in the OCP as a cyclist route, see OCP Map 12.2 Cycle Network Plan attached as Appendix 10.

Although the City has expended funds in the past to delineate a cycle lane along Auto Road leading from 30 Street SE to the Industrial Park; and past plans have identified that corridor as being a priority route for active transportation; it is important to note, the City is not intending to construct bike lanes along either of these two roads in the near future. At this time, the City does not have the capital or a financial bylaw approved for the construction of these bike lanes, as they are not deemed a high priority.

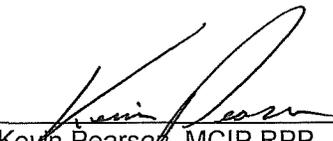
In regards to the fire hydrant variance request, there are two fire hydrants along the property's 20 Avenue frontage (Appendix 11). These two fire hydrants are spaced approximately 310 metres apart. Being that the distance between the two hydrants along the 20 Avenue frontage are just over the minimum required 300 metre spacing in comparison to the hydrants along the Auto Road frontage, spaced 460 metres apart; only one additional fire hydrant is a condition to issuance of the building permit. The City recently had a similar fire hydrant variance, VP- 512 which was also for the development of a single family dwelling on a rural property. Council denied that variance, which was consistent with the Fire Department's recommendation.

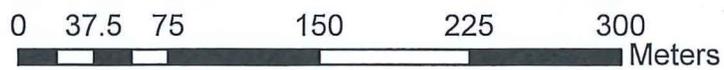
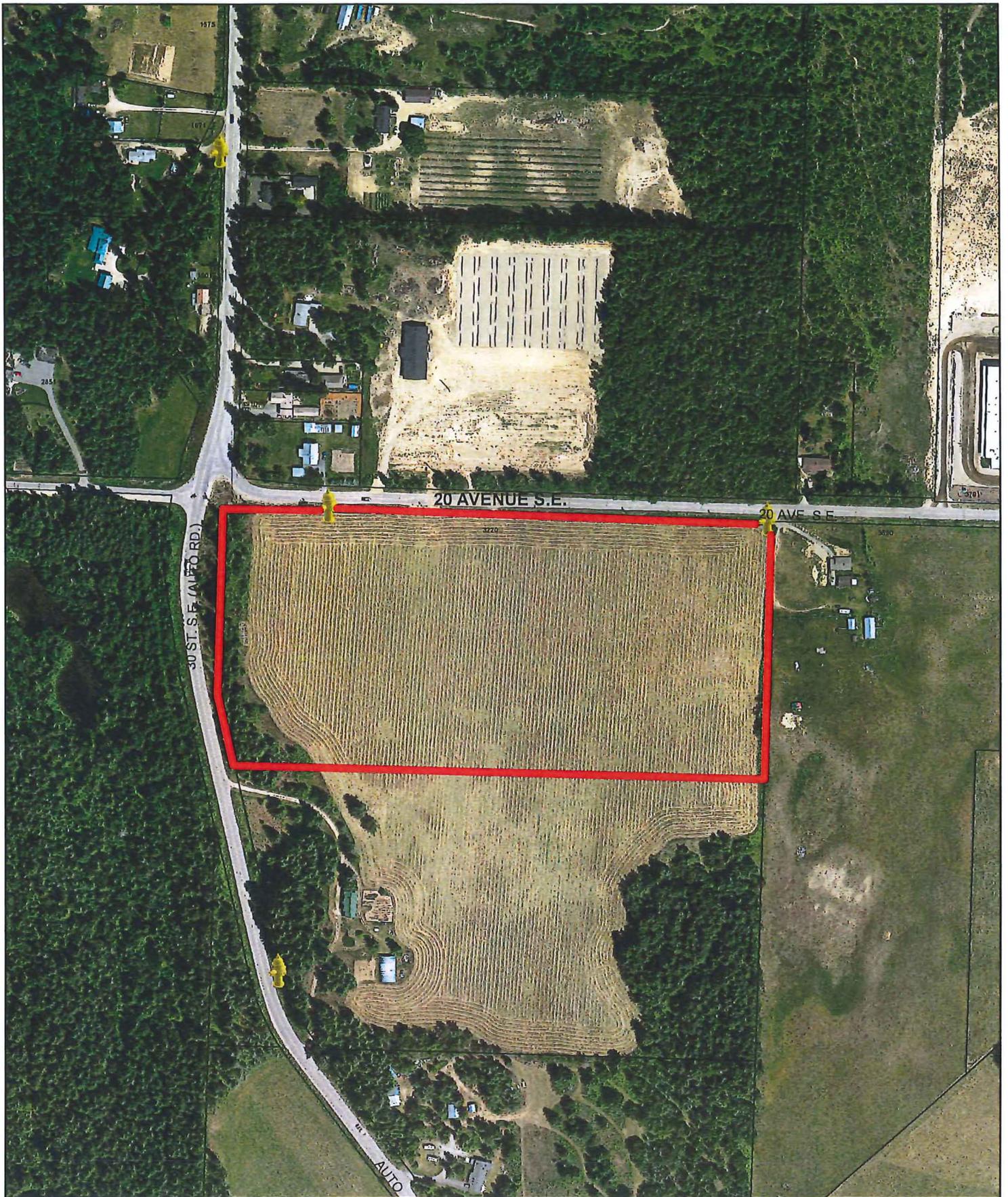
CONCLUSION

Options for Council to consider are:

1. Approve the Motion for Consideration which would waive all of the off-site servicing requirements (approve all of the requested variances).
2. Defeat the Motion for Consideration, which would entail the applicant to provide all of the off-site servicing requirements (deny all of the requested variances).
3. Align with Engineering Department's recommendation, waive the bike lane along 20 Avenue SE but still require the construction/installation of a bike lane and fire hydrant along Auto Road SE.
4. Waive the requirement to construct bike lanes along property frontage but still require the installation of a fire hydrant along Auto Road SE.


Denise Ackerman
Planner, Development Services Department


Kevin Pearson, MCIP, RPP
Director of Development Services



Subject Parcel



Existing Hydrant



825C Lakeshore Drive W
PO Box 106
Salmon Arm, BC V1E 4N2

Monday, March 02, 2020

Kevin Pearson, Approving Officer
City of Salmon Arm
Box 40 500 2nd Avenue NE
Salmon Arm, B.C. V1E 4N2

RE: 3220 20th Avenue SE – BP #16367 & 16368 Variances

Dear Mr. Kevin Pearson:

Further to Building Permits 16367 & 16368 this letter is intended to provide insight into the variance the property owners (Mogens & Hanni Christensen), agent (Ken Christensen), and consultant (Lawson Engineering and Development Services Ltd.) have proposed regarding this application.

The proposed residential construction is located at 3220 20 Avenue SE at the junction of Auto Road and 20 Avenue SE in Salmon Arm, BC. The subject parcel is a vacant 19 acre parcel that has historically been used for agricultural purposes with the majority of it being cleared with some remaining forest along the southern and western property-line. The *owners* are proposing to build a single-family residence and separated work-shop on the vacant parcel of land. The City of Salmon Arm has requested that the *owner* complete the following as conditions to the issuance of either building permit:

- (1) Install Fire Hydrant along Auto Road;
- (2) Cash-in-lieu for the Installation of a +/-1.5m wide Bike Lane along 20 Avenue SE (420m) and +/- 1.0m wide Bike Lane along Auto Road (220m);

The *owners* are requesting the following variances:

1) *Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 4.0):*

Waive the requirement to install 420m of +/-1.5m wide Bike Lane for the extent of the subject parcel along 20 Avenue SE and the requirement to install 220m of +/- 1.0m wide Bike Lane for the extent of the subject parcel along Auto Road:

- a) The reason for this variance request is that adding a single residence on a previously vacant parcel of property will not significantly increase traffic, vehicular or bicycle, along either 20 Avenue SE or Auto Road however would burden the *owner* with major financial costs:
 - i) *City of Salmon Arm Official Community Plan – Map 12.2 Cycle Network Plan* does **not** outline 20 Avenue SE as a 'Bike Route'.
 - ii) As per attached Class D *Opinion of Probable Costs* the *owners* would be required to pay \$146,688.00 to the City in scenario that would add little in regards to public value.

2) *Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 5.0):*

Waive the requirements to install Fire Hydrant along Auto Road to meet minimum fire hydrant spacing:

- a) The reason for this variance request is that the Fire Hydrant would provide little practical application in relation to the construction of a single residence at 3220 20 Avenue SE and the surrounding area.
 - i) It is highly unlikely the requested Fire Hydrant would provide any serviceability to the subject parcel to the East as there is a +/- 20m vertical drop between that of the subject parcel building envelope and existing elevation of Auto Road.
 - ii) There are already two existing Fire Hydrants located along the Northern Property Line of the subject parcel (20 Avenue SE).
 - iii) The property directly adjacent to the requested Fire Hydrant location is the City of Salmon

Arm Cemetery that has an existing 150mm PVC Water Service with Fire Hydrant centrally located within the Park.

Based on the information provided above, we request that the City provide these variances to waive the *owners'* responsibility of paying for the installation of bike lane along 20 Avenue SE and Auto Road as well as the installation of a Fire Hydrant along Auto Road. We feel that these variances will not take-away from public value meanwhile would come at a massive expense to the *owners*.

If you have questions or concerns, please don't hesitate to call or email.

Best Regards,

Lawson Engineering and Development Services Ltd.



Alistair Waters
Project Manager, ASCT, CCA
al@lawsondevelopments.com

Attachments:

- Class D Opinion of Probable Cost – 3220 20 Avenue SE - Lawson Engineering and Development Services – February 28, 2020
- City of Salmon Arm – Service Estimate – Fire Hydrant – February 27, 2020



3220 20 Avenue SE - 20 AVENUE
 23-Mar-20
 Class D Opinion of Probable Cost
 (*Denotes Nominal Quantity)

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0 ROADS AND EARTHWORKS					
1.1	Supply & Install Asphalt (65mm)	m2	630 *	28.00	17,640.00
1.2	Remove & Dispose Asphalt	m2	150 *	12.00	1,800.00
1.3	Supply & Place 25mm Crushed Base Course	m3	90 *	80.00	7,200.00
1.4	Supply & Place 75mm Crushed Granular Sub-Base Course	m3	450 *	50.00	22,500.00
1.5	Common Excavation & Disposal	m3	535 *	18.00	9,630.00
1.6	Asphalt Milling - Key-in Joints	m	420 *	7.00	2,940.00
1.7	Boulevard Grading & Ditching	LS	LS *	5,625.00	5,625.00
1.8	Bike Lane Painting	LS	LS *	3,375.00	3,375.00

SUMMARY

1.0 ROADS AND EARTHWORKS	\$	<u>70,710.00</u>
SUB-TOTAL:		\$ <u>70,710.00</u>
ENGINEERING (10%)		\$ <u>7,071.00</u>
CONTINGENCY (10%)		\$ <u>7,071.00</u>
TOTAL		\$ <u>84,852.00</u>

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.



3220 20 Avenue SE - Auto Road
 23-Mar-20
 Class D Opinion of Probable Cost
 (*Denotes Nominal Quantity)

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
1.0	ROADS AND EARTHWORKS				
1.1	Supply & Install Asphalt (100mm)	m2	220 *	48.00	10,560.00
1.2	Remove & Dispose Asphalt	m2	50 *	12.00	600.00
1.3	Supply & Place 25mm Crushed Base Course	m3	40 *	80.00	3,200.00
1.4	Supply & Place 75mm Crushed Granular Sub-Base Course	m3	315 *	50.00	15,750.00
1.5	Common Excavation & Disposal	m3	250 *	18.00	4,500.00
1.6	Asphalt Milling - Key-in Joints	m	220 *	7.00	1,540.00
1.7	Boulevard Grading & Ditching	LS	LS *	1,875.00	1,875.00
1.8	Bike Lane Painting	LS	LS *	1,125.00	1,125.00
1.9	Street Sign Relocation	ea.	1 *	400.00	400.00
2.0	WATER WORKS				
2.1	Supply & Install Fire Hydrant	LS	LS *	11,980.00	11,980.00

SUMMARY

1.0	ROADS AND EARTHWORKS				\$ 39,550.00
2.0	WATERWORKS				\$ 11,980.00
	SUB-TOTAL:				\$ 51,530.00
	ENGINEERING (10%)				\$ 5,153.00
	CONTINGENCY (10%)				\$ 5,153.00
	TOTAL				\$ 61,836.00

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.



View looking southeast. The fire hydrant seen is the most westerly hydrant, closest to Auto Road SE.



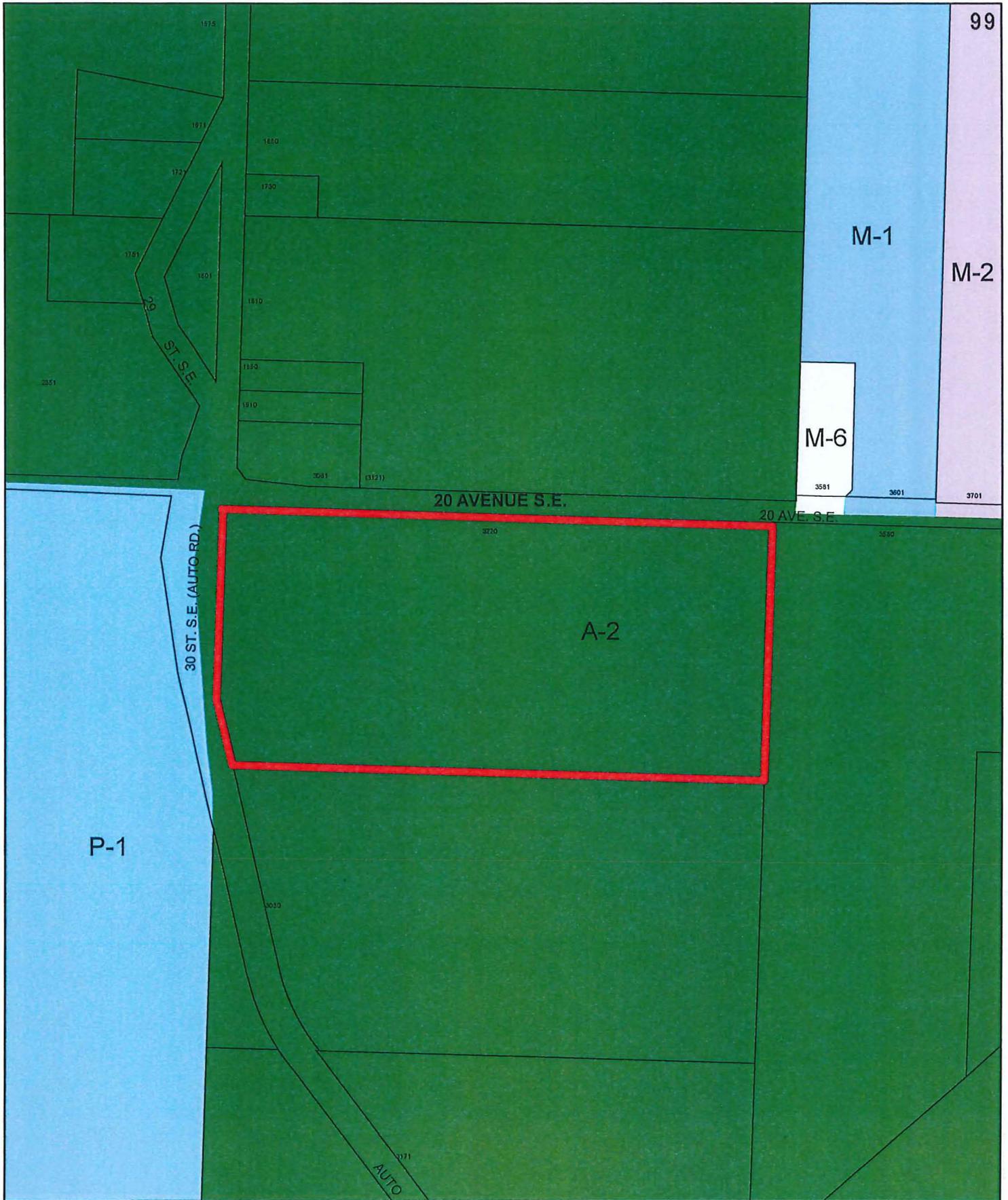
Northwesterly corner of property at the intersection of Auto Road & 20 Avenue SE



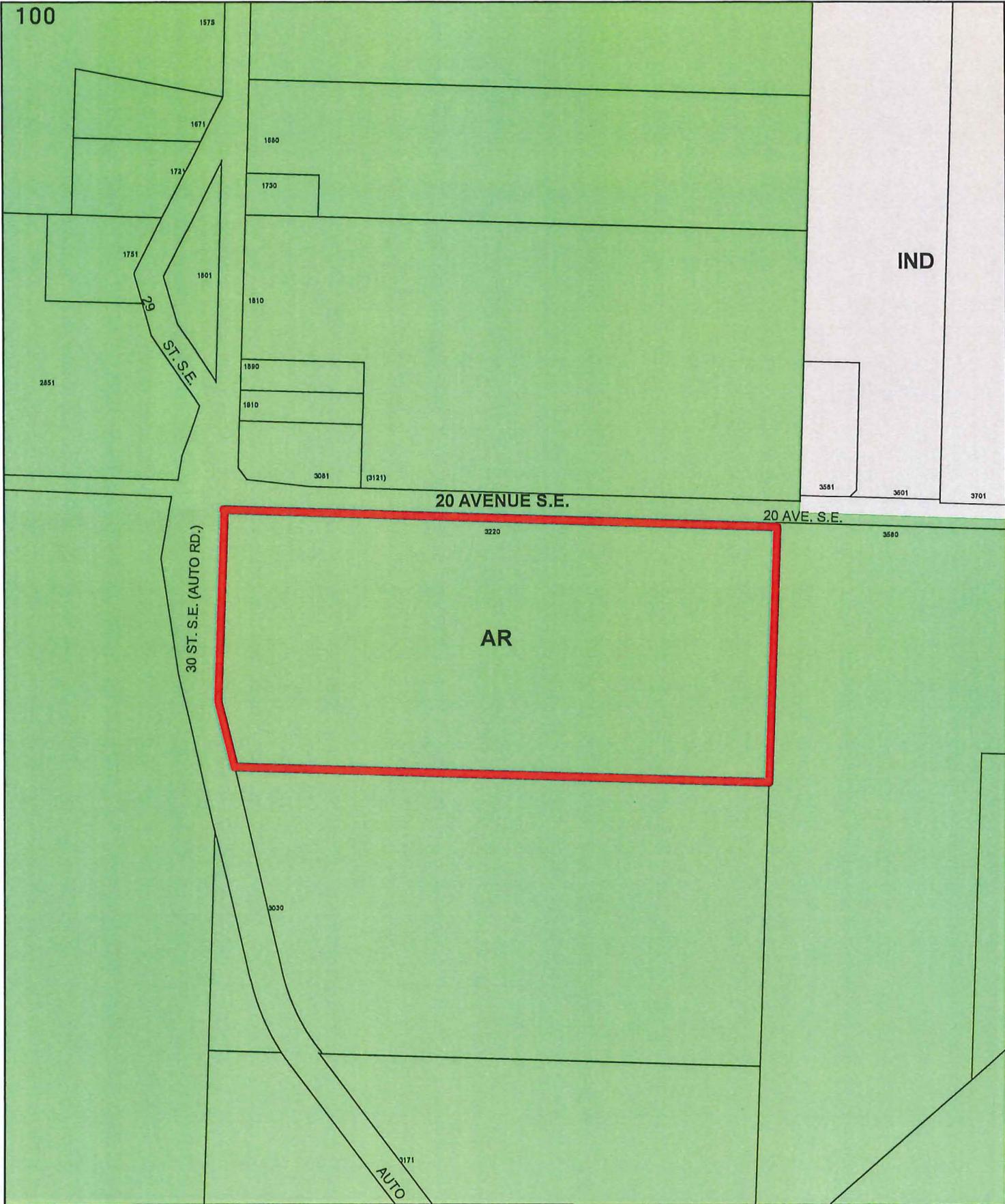
View looking southwest.



View looking west along 20 Avenue frontage.



	Subject Property	A-2 Rural Holding Zone	M-1 General Industrial
		P-1 Park & Recreation Zone	M-6 Industrial Holding Zone
		M-2 Light Industrial Zone	



	<p>0 30 60 120 180 240 Meters</p>	<p> Subject Property</p> <p> AR - Acreage Reserve</p> <p> IND - Light Industrial</p>
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TABLE 1: Service Levels for Subdivision and Development (1)

SERVICE	SERVICE LEVEL	DEVELOPMENT AREA						
		Urban	Rural	Industrial	Light Industrial	City Centre	Urban Hillside	Rural Hillside
Highways: Road Standards, including curb, gutter, paving, etc. shown on applicable specification drawing. Collector and Arterial Road Standards shall be applied where designated in the <i>Official Community Plan</i>	RD-1 - Urban Local (18m)	X					X	
	RD-2 - Urban Local (20m)	X					X	
	RD-3 - Urban Collector (20m)	X					X	
	RD-4 - Urban Arterial (25m)	X (7)					X (7)	
	RD-5 - Town Centre (Varies)	X				X		
	RD-6a - Industrial Area (20m)			X				
	RD-6b - Light Industrial (20m)				X			
	RD-7 - Rural Local (20m)		X					X
	RD-8 - Rural Collector (20m)		X	X				X
	RD-9 - Rural Arterial (25m)		X (7)	X (7)				X (7)
	RD-14 - Canoe Beach Drive (20m)	X						
	RD-15 - Urban Local Hillside (18m)						X	
	RD-16 - Rural Local Hillside (18m)							X
Road dedication	Based on applicable road cross-section (2)	X	X	X	X	X	X	X
Water	City Water System including fire hydrants	X	(8)	X	X	X	X	(8)
	Alternate Water Supply		X (6)					X (6)
Sanitary	City Sewer System	X		X (3)	X (3)	X	X	
	Sewage Disposal to Ground System		X	X	X			X
Storm	City Storm Sewer System	X		X	X	X	X	
	Open Channel System	X (10)	X	X	X		X (10)	X
	Ground Discharge	X (10)	X	X	X		X (10)	X
Hydro, Telecommunications (Civil Works Required)	Overhead Distribution to Property Line	(4)	X	X	X		(4)	X
	Underground Distribution to Property Line	X (5)				X (5)	X (5)	
	Overhead Service (within lot)	(4)	X	X	X		(4)	X
	Underground Service (within lot)	X				X	X	
Natural Gas (Optional)	Underground	X	X	X	X	X	X	X
Street Lighting	Schedule B, Part 1, Section 8.0	X	(9)	X	X	X	X	(9)
Sidewalk	One Side (Limited Local)	X		X	X		X	
	Two Sides (Collector/ Arterial or Medium to High Density Development)	X				X	X	
Street Tree & Boulevard Furnishings & Planting	Street Trees/Park Benches/Planters					X		
Trail and Roadside Corridors	CGS-7 to CGS-12	X	X	X	X	X	X	X

- 1 The applicable service level is indicated with an X.
- 2 Road dedication is capped at a 20 metre wide right-of-way and is not required for *Development*.
- 3 Required where the *City* system is within 100 metres and a gravity connection is possible.
- 4 Small *Subdivisions* and *Developments* do not require underground distribution where they are in an area of existing overhead distribution and the *City Engineer* in consultation with *BC Hydro* approves overhead works.
- 5 Three-phase *BC Hydro* distribution to be located underground only where a tri-party cost sharing agreement is in place between the *Owner/Developer*, *BC Hydro* and the *City*.
- 6 The *Owner/Developer* is required to grant a potable water treatment covenant in a form acceptable to the *Approving Officer*.
- 7 The *Owner/Developer* is to construct adjacent arterial road *Frontage* with one traffic lane (second lane funded by *City* if required).
- 8 Extension of municipal system into the rural area is permitted where supported by the *OCP*.
- 9 If street lighting is required for safety purposes. Rural Street lighting covered under Policy 5.5.
- 10 With specific approval from the *City Engineer* as part of an integrated stormwater management plan. *Owner/Developer* may be required to grant an *Alternative Stormwater* maintenance covenant in a form acceptable to the *Approving Officer* and the *Director of Development Services*.



DEVELOPMENT SERVICES DEPARTMENT
Box 40, 500 - 2 Avenue NE,
Salmon Arm, BC, V1E 4N2
Phone: 250-803-4010 / FAX: 250-803-4041

TO:

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)
PLANNING AND DEVELOPMENT OFFICER (Scott)
PLANNING AND DEVELOPMENT OFFICER (Chris)
PLANNING AND DEVELOPMENT OFFICER (Denise)
MANAGER OF PERMITS & LICENSING (Maurice)
FIRE DEPARTMENT (Brad)
ENGINEERING & PUBLIC WORKS DEPARTMENT (Shelly for Engineering Dept)
MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (Via eDAS)
BC HYDRO, via email utilities group
FORTISBC, via email utilities group
TELUS, via email utilities group
SHAW CABLESYSTEMS, via email utilities group

REFERRAL:

DATE: March 04, 2020
OWNER: **M & H Christensen**, 5067 – 214 Street, Langley, BC V3A 5B6
APPLICANT/AGENT: **Ken Christensen**, 980 – 60 Street NE, Salmon Arm, BC V1E 1Y3
SUBJECT: **DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-51s5**
LEGAL: LOT A SECTION 7 TOWNSHIP 20 RANGE 9 W6M KDYD PLAN 32539
CIVIC: **3220 – 20 Avenue SE**

Attached is an application and supporting documentation for the following variances to Subdivision and Development Service Bylaw No. 4163:

1. Section 4.8.4: Waive the requirement to install bike lanes along the subject property's 20 Avenue and Auto Road frontages.
2. Section 5.8.1: Waive the requirement to install a fire hydrant along Auto Road to meet the required 300 m fire hydrant spacing in rural zones

Thank you.

Denise Ackerman
Development Services Planner

COMMENTS for **VP-515:**

Agree with applicant to waive requirement of a fire hydrant installation along auto road,

SIGNATURE: B.Shirley

DATE: March 9th, 2020

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 16 March, 2020
 PREPARED BY: Matt Gienger, Engineering Assistant
 OWNER: M & H Christensen, 5067 214 Street, Langley BC, V3A 5B6
 APPLICANT: Ken Christensen, 980 60 Street NE, Salmon Arm BC, V1E 1Y3
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-515**
 LEGAL: LOT A SECTION 7 TOWNSHIP 20 RANGE 9 W6M KDYD PLAN 32539
 CIVIC: **3631 – 40 Street SE**
 ASSOCIATED: BP16050B [DPW-1995]

Further to the request for variance dated March 4, 2020, the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

1. Section 4.8.4: Waive the requirement to install bike lanes along the subject property's 20 Avenue and Auto Road frontages.
2. Section 5.8.1: Waive the requirement to install a fire hydrant along Auto Road to meet the required 300m fire hydrant spacing in rural zones.

1. Section 4.8.4: Waive the requirement to install bike lanes along the subject property's 20 Avenue and Auto Road frontages.

20 Avenue SE on the subject property's northern frontage is designated as an Rural Collector Road (RD-8), requiring 10.0m of travelled road, which includes 1.5m bike lanes on both sides of the road. Currently this road has a constructed width of approximately 7.0m and requires the construction of 1.5m of bike lane along the property's frontage.

There are currently no plans to install a bike lane on 20 Avenue SE in the near future. This road sees low levels of foot and bicycle traffic, with a gravel shoulder extending well past the extents of the paved road to accommodate non-vehicular traffic. Staff support the request to waive the requirement of bike lane construction on 20 Avenue SE.

Auto Road SE on the subject property's western frontage is dedicated as rural arterial (RD-9), requiring 12.0m of travelled road, which includes 2.0m bike lanes on both sides of the road. Currently this road has a constructed width of approximately 10.0m, with approximately 1.5m of bike lane on both sides of the road. Construction of 2.0m of bike lane is required along the property's frontage.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-497

Page 2

Auto Road SE sees a high level of vehicle, bicycle and foot traffic, and these levels are expected to increase in the future. The posted speed limit along Auto Road SE varies from 50km/h to 60km/h, with vehicular traffic often exceeding this limit. Widening the existing travelled road and bike lane would improve safety by increasing distance between vehicles and foot traffic. Although upgrades would not be completed immediately and cash-in-lieu is required, widening the road in the future is essential in improving safety along this area of high traffic.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement for bike lane construction along 20 Avenue SE and Auto Road SE be denied. However, staff would support the variance if amended to waive the improvements of 20 Ave SE only.

2. Section 5.8.1: Waive the requirement to install a fire hydrant along Auto Road to meet the required 300m fire hydrant spacing in rural zones.

Subdivisions and Developments are required to complete frontage improvements to meet the service levels required in the Subdivision and Development Services Bylaw 4163 (SDSB) unless they fall under one of several exemptions.

The SDSB states that fire hydrant spacing shall be approximately, and in all cases shall not exceed 150 meters in low density residential zones and 90 meters in medium and high density residential zones, commercial, industrial and institutional (ICI) zones and 300 meters in ALR/Rural zones.

Existing fire hydrants within the property's frontage or near the property are located as follows:

1. On Auto Road approximately 155 metres south of the southwest corner of the property,
2. On 20 Ave SE approximately 80 meters east of the northwest corner of the property,
3. On 20 Ave SE near the northeast corner of the property.

The distance between hydrant 1 and 2 measured along centreline of road, is approximately 460m, well above the 300m spacing required in this area.

Fire Hydrant spacing recommendations are provided by the Fire Underwriters Survey (formerly the Insurers' Advisory Organization and Canadian Underwriters Association), a national organization that provides data on public fire protection for fire insurance statistical work and underwriting purposes of subscribing insurance companies.

Staff reviewed over 25 other municipalities and found that the City of Salmon Arm's bylaw is very consistent with municipalities throughout BC and Canada.

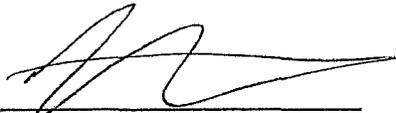
The Applicant has applied to construct a new dwelling on the subject parcel, increasing development density and therefore fire risk.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-497

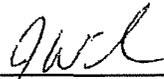
Page 3

Recommendation:

The Engineering Department recommends that the requirement to waive the installation of a fire hydrant be denied. Setting a precedent of waiving safety related requirements against the recommendation of FUS would likely cause liability issues for the City and creates a grey area for applicants on City requirements.



Matt Gienger
Engineering Assistant



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



Official Community Plan

Map 11.2 Existing and Proposed Greenways

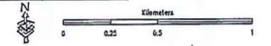
Legend

- Existing Greenways
- Proposed Greenways
- Community Park
- Neighbourhood Park
- Open Space
- Indoor Recreation Facilities
- Schools
- City Boundary
- Indian Reserves
- East Canoe Creek Watershed Boundary
- Parcels
- Streams

Note:

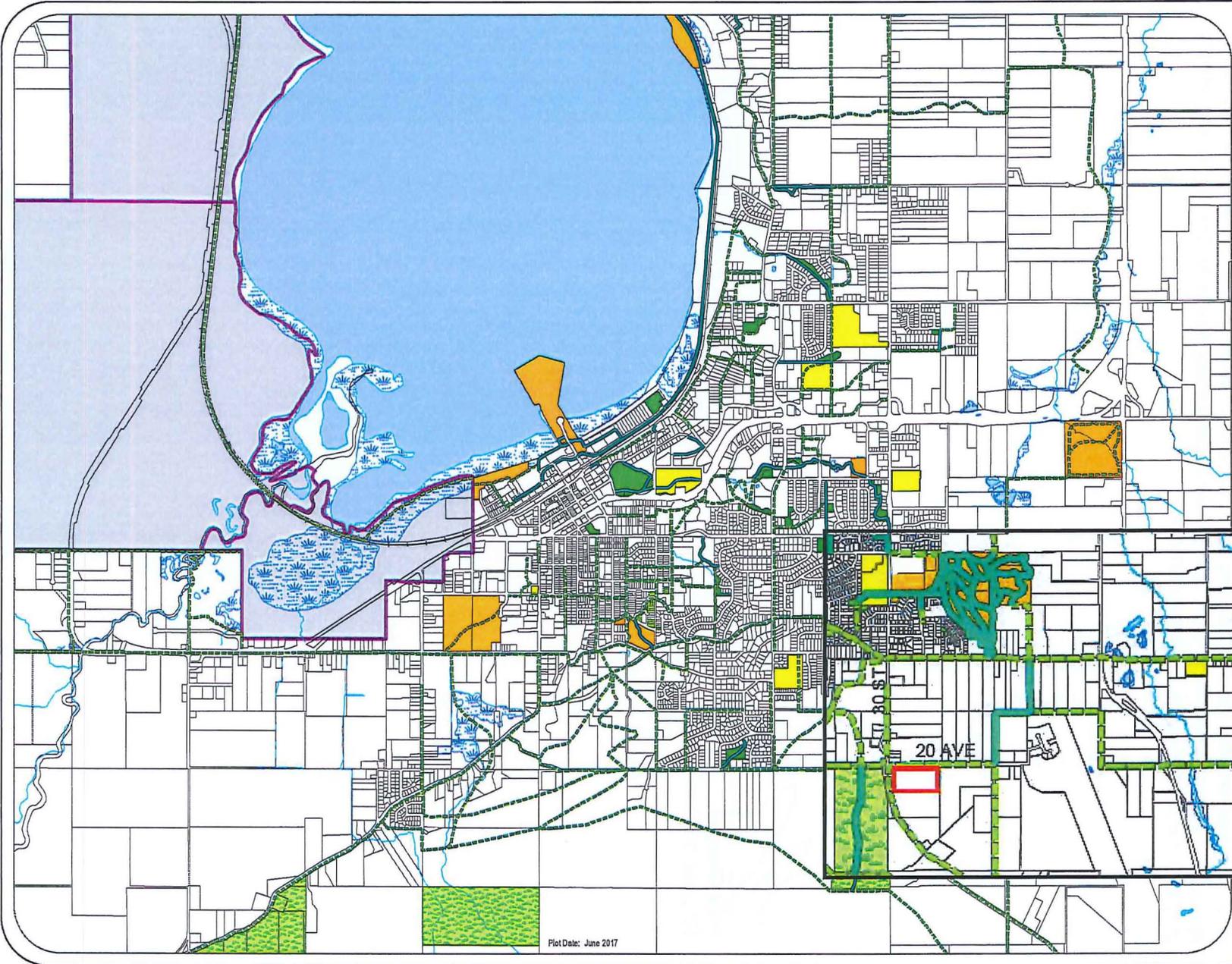
Each existing and proposed greenways Strategy.

Map



CATHERINE BERRIS ASSOCIATES INC.
Community • Environmental Planning • Landscape Architecture

Plot Date: June 2017



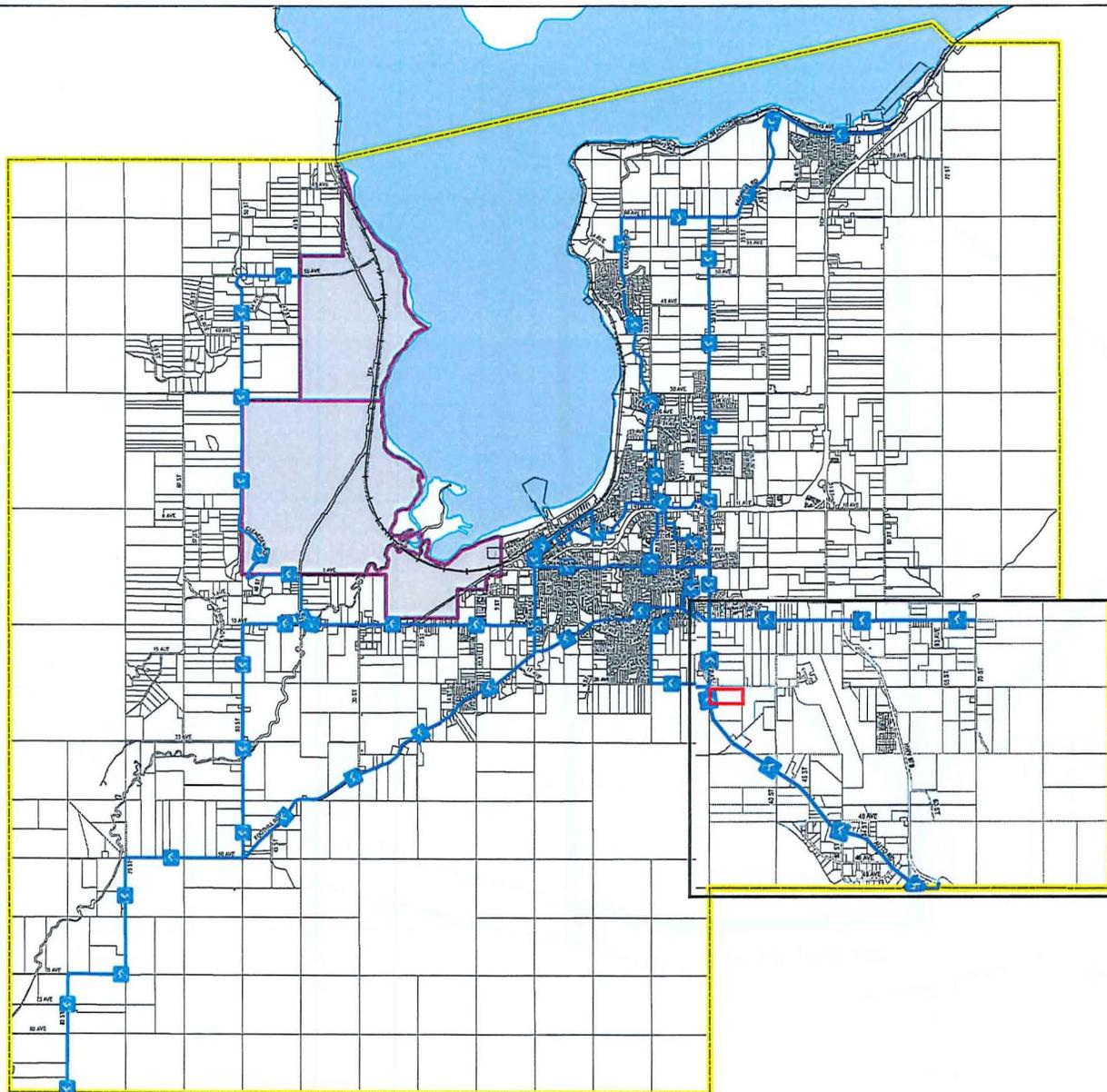


Official Community Plan

Map 12.2 Cycle Network Plan

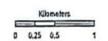
Legend

-  Bike Route
-  City Boundary
-  Indian Reserves
-  Parcels

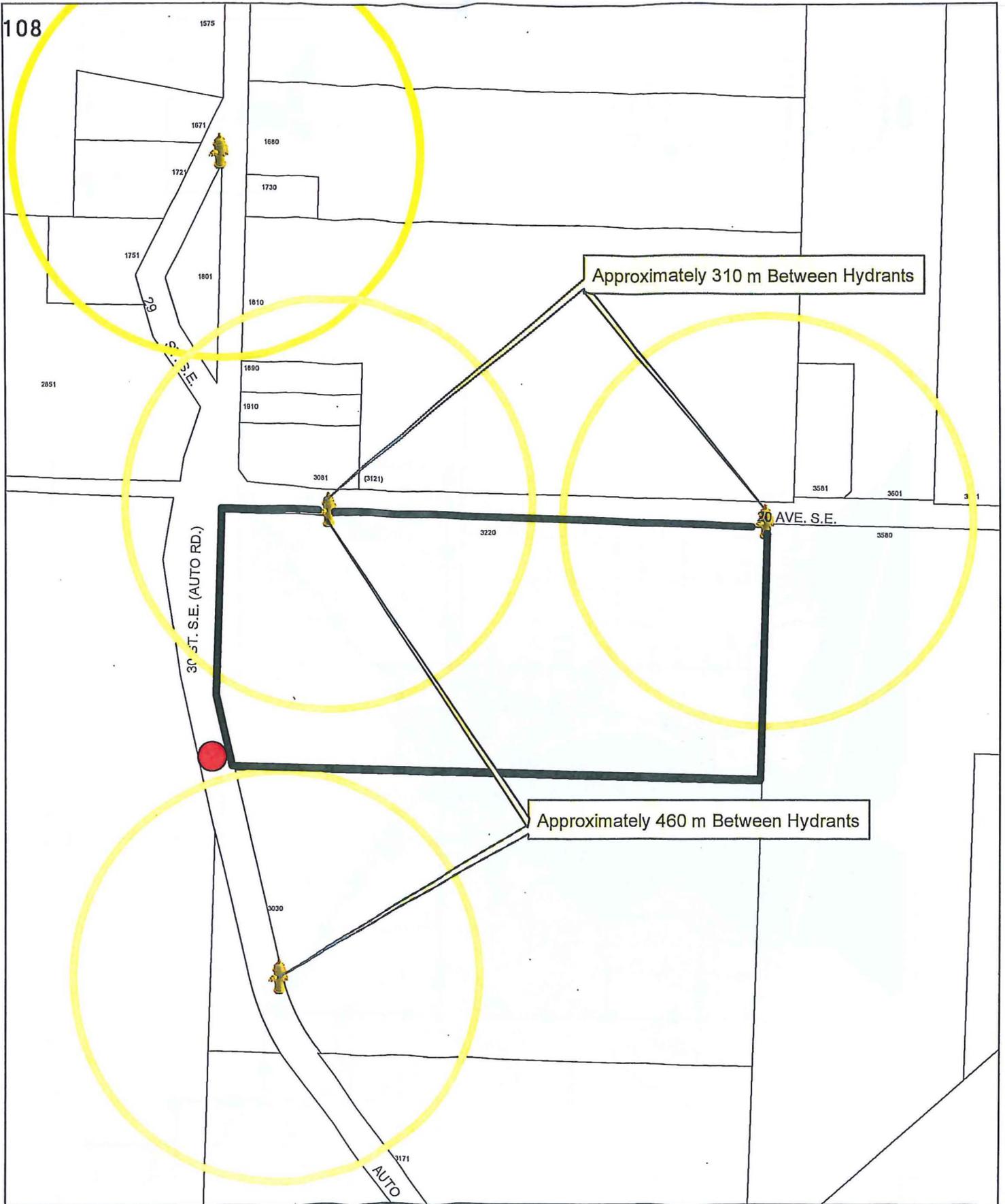


Plot Date: September 22nd, 2011

Key Map



 CATHERINE BERRIS ASSOCIATES INC
Community • Environmental Planning • Landscape Architecture



	<p>0 37.5 75 150 225 300 Meters</p>	<p> Existing Hydrant 150 m Hydrant Radius Required Hydrant</p>
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