



## ***AGENDA***

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

**Monday, April 20, 2020  
8:00 a.m.**

**By Electronic means as authorized by  
Ministerial Order M083**

<b>Page #</b>	<b>Item #</b>	<b>Description</b>
	1.	<b>CALL TO ORDER</b>
	2.	<b>ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY</b> <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.	<b>REVIEW OF AGENDA</b>
	4.	<b>DISCLOSURE OF INTEREST</b>
	5.	<b>REPORTS</b>
1 - 8	1.	Development Variance Permit Application No. VP-514 [Steinwand, C. & K./Zimmerman, V.; 4581 72 Avenue NE; Setback requirements]
	6.	<b>PRESENTATIONS</b>
9 - 12	1.	Ray Mills, Canoe Forest Products – Block SS0040 – Proposed Douglas-fir beetle salvage in the East Canoe Creek Watershed
	7.	<b>FOR INFORMATION</b>
	8.	<b>IN CAMERA SESSION</b>
	9.	<b>CORRESPONDENCE</b>
	10.	<b>ADJOURNMENT</b>

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To: His Worship Mayor Harrison and Members of Council

Date: April 15, 2020

Subject: Development Variance Permit Application No. 514

Legal: Lot 20, Section 6, Township 21, Range 9, W6M, KDYD, Plan KAP84599

Civic: 4581 – 72 Avenue NE

Applicant: Zimmerman, V.

Owners: Steinwand, C. & K.

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### MOTION FOR CONSIDERATION

**THAT:** Development Variance Permit No. 514 be authorized for issuance for Lot 20, Section 6, Township 21, Range 9, W6M, KDYD, Plan KAP84599 (4581 72 Avenue NE) to vary the provisions of Zoning Bylaw No. 2303 as follows:

Section 6.10.5 – R-1 Single-Family Residential Zone – on a corner parcel reduce the setback from a rear parcel line from 4.45 m (14.6 ft) to 1.7 m (5.6 ft) to allow for an addition to an existing single family dwelling, as shown in Schedule A.

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### STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

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### PROPOSAL

As further described in this report, this application seeks to vary the required 4.45 m (14.6 ft) rear parcel setback to 1.7 m (5.6 ft) for the construction of an addition to the single family dwelling as shown in Schedule A (Appendix 1). This request translates into a variance of 2.75 m (9 ft).

### BACKGROUND

The 451 square metre subject parcel is located in the residential portion of Canoe at 4581 72 Avenue NE (Appendix 2 and 3). The subject parcel is designated as Low Density Residential in the City's Official Community Plan (OCP), is zoned R-1 in the Zoning Bylaw (Appendix 4), and contains an existing single family dwelling, similar to surrounding development (site photos attached as Appendix 5).

This lot is subject to standard setback requirements in the zoning bylaw which specify a combined 6.0 metre setback from the rear and interior side parcel lines, to a 1.5 m minimum. The requested variance would permit the proposed addition (a two-level structure featuring an attached garage with a multi-purpose room above) to be constructed within the rear setback area on the eastern portion of the parcel.

An existing 9.4 square metre accessory building (shed) is sited in the northeast corner of the parcel, 0.65 m from the north parcel line and 0.33 m from the east parcel line. The intent is to shift this shed building to allow for the building addition and to conform to setback regulations.

### COMMENTS

#### Engineering Department

No concerns.

Building Department

No concerns. Limiting distance requirements accounted for. Glazed openings do not exceed the permitted amount.

Fire Department

No concerns.

Planning Department

Setback regulations on corner parcels enable adequate separation between buildings sited adjacent to streets for aesthetic (privacy and view preservation), traffic and building (limiting distance) safety reasons. Corner parcels are typically more restricted by setback regulations than other parcels of a similar size, with setback areas along exterior parcel lines being the same as the front parcel lines restricting the potential building envelope relative to non-corner parcels.

Considering adjacent parcels, both the parcel to the north and the parcel to the east are similarly sized and subject to a minimum 1.5 m interior side parcel line setback from the parcel lines they share with the subject parcel. The subject parcel is subject to a minimum 1.5 m setback from these same parcels lines provided the combined total is not less than 6 m. As the existing building has a 1.55 m setback from the north parcel line (as measured from the deck), the setback from the east parcel line is thus required to be a minimum of 4.45 m to achieve the minimum combined 6 m setback under the Zoning Bylaw regulations.

The requested variance would reduce the required 4.45 m rear setback to 1.7 m. Staff note that while the combined 6 m setback would not be achieved, the proposed setback of 1.7 m exceeds the minimum required 1.5 m setback, as well as the 1.5 m side setback which applies to the similarly developed neighbouring parcels. As such, it is the opinion of staff that the character of the parcel will not be unreasonably or significantly altered by approval of the proposed variance, nor will there be any significant technical impacts on the adjacent parcels, with the typical side parcel line setback maintained to the north and east parcel lines.

The variance requested is reasonable in size, the proposed setbacks exceed the applicable setbacks on the adjacent parcels, and the parcel meets the other zone requirements, including on-site parking. The proposed addition would result in approximately 34% parcel coverage, well below the permitted 45%.

CONCLUSION

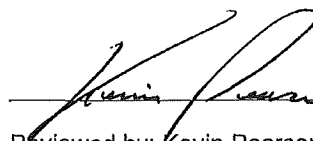
Considering the size of the variance requested and the context of adjacent development, Staff support the requested variance.

As with the majority of similar variance applications, while staff can make technical comments, it can be difficult to consider the impacts from the perspective of a neighbour. Any affects positive or negative should be heard directly from the adjacent land owners. The applicant has been encouraged to consult with the immediate neighbours.

Staff note that the variance is only in regards to buildings as shown in Schedule A and do not permit any additional use other than what is permitted under the Zoning Bylaw.




Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





# BROWNE JOHNSON

Land Surveyors

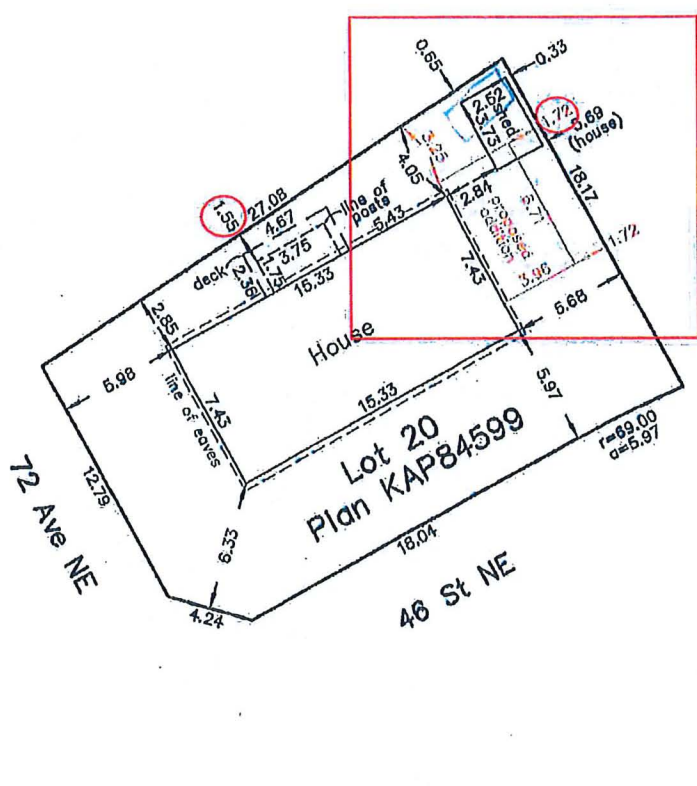
**BRITISH COLUMBIA AND CANADA LANDS**  
 Box 362, Salmon Arm, B.C. V1E 4N5  
 250-832-9701 | office@brownejohnson.com

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## BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

<b>To:</b> Wood Creek Construction c/o Victor Zimmerman 4950 46 Ave SE Salmon Arm, BC V1E 2W1	<b>Re:</b> Lot 20, Sec 6, Tp 21, Rge 9, W6M, KDYD, Plan KAP84599  <b>Parcel Identifier (PID):</b> 027-189-376 <b>Civic Address:</b> 45B1 72 Ave NE, Salmon Arm
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**List of documents registered on title which may affect the location of improvements:**  
 R/Wa KG117085, KK109453, KK109454, KK109455  
 Covenant LB102866  
 Statutory Building Scheme LB102867



**Scale 1:250**

All distances are in metres.  
 Dimensions derived from Plan KAP84599

Offsets from property line to building are measured from the siding.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for application purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 11th day of February, 2020.

**Mark Mason**  
 88BCMC

Digitally signed by Mark Mason  
 88BCMC  
 Date: 2020.02.12 11:34:05 -08'00'

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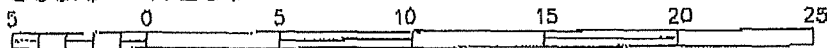
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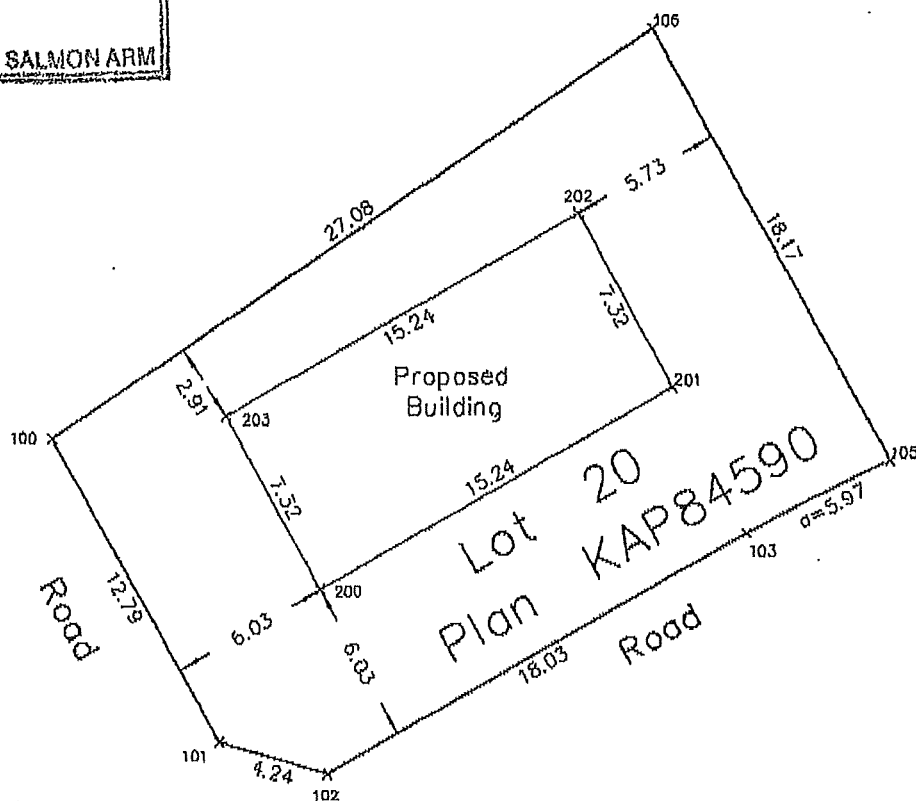
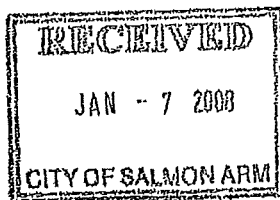
STEWART App # 119553

Plan of Proposed Building  
 Lot 20, Plan KAP84590,  
 Sec. 6, Tp. 21, R.9, W6M, K.D.Y.D.

Scale 1:250



All distances are in metres



BROWNE JOHNSON LAND SURVEYORS  
 B.C. AND CANADA LANDS  
 SALMON ARM, B.C. Ph. 832-9701  
 File: 627-07





0 12.5 25 50 75 100 Meters



Subject Parcel



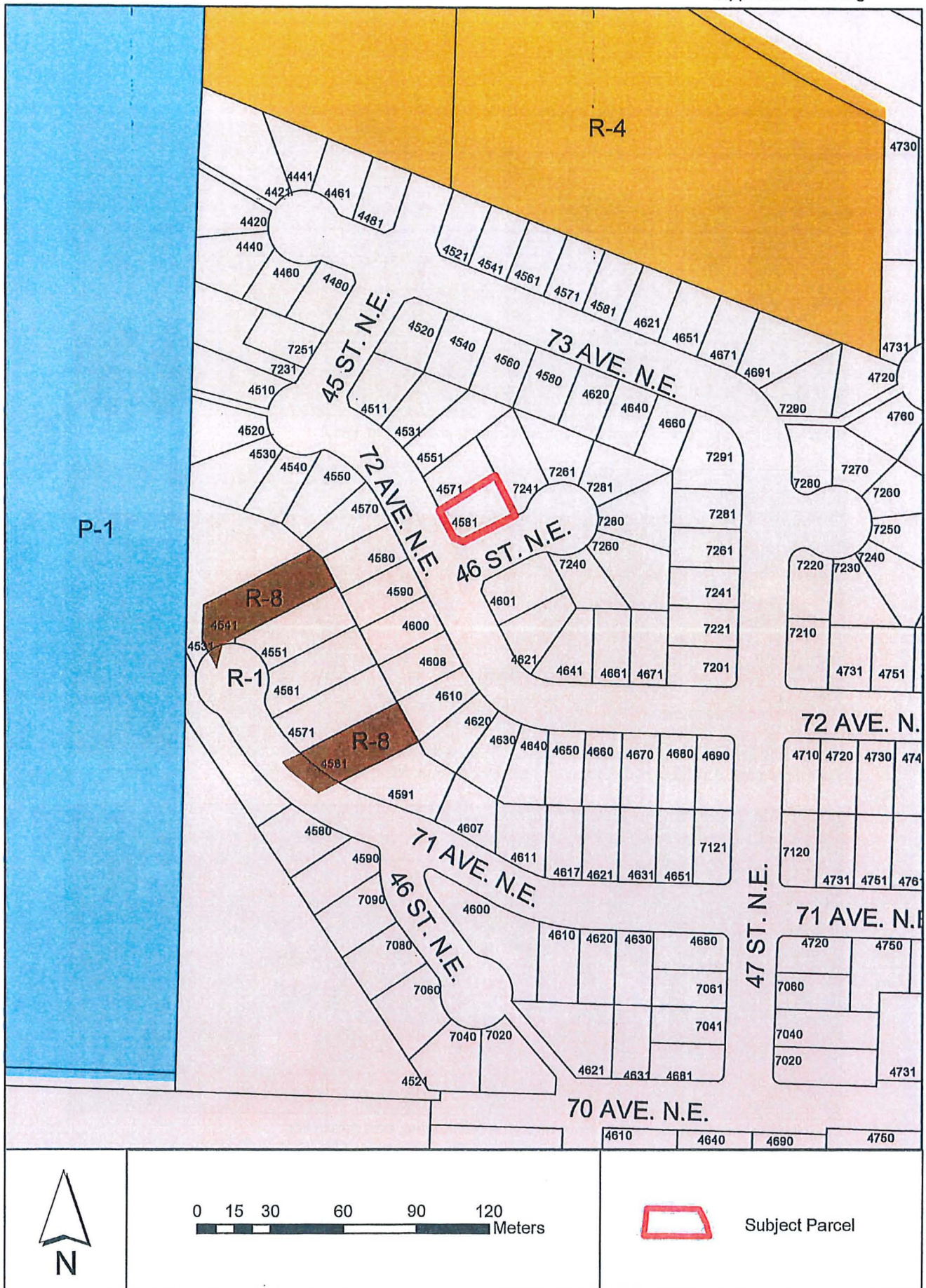


0 2.5 5 10 15 20 Meters



Subject Parcel









View east of subject parcel from 72 Avenue NE along north parcel line.



View northeast of subject parcel from corner of 72 Avenue NE and 46 Street NE.



View northwest of subject parcel from 46 Street NE showing east parcel line.



**From:** Ray Mills <[raymills@canoefp.com](mailto:raymills@canoefp.com)>

**Sent:** March 9, 2020 10:02 AM

**To:** Rob Niewenhuizen <[rniewenhuizen@salmonarm.ca](mailto:rniewenhuizen@salmonarm.ca)>; Darin Gerow <[dgerow@salmonarm.ca](mailto:dgerow@salmonarm.ca)>; Kevin Pearson <[kpearson@salmonarm.ca](mailto:kpearson@salmonarm.ca)>

**Cc:** Luke Gubbels <[lukegubbels@canoefp.com](mailto:lukegubbels@canoefp.com)>

**Subject:** Canoe Forest Products Ltd. Block SS0040 - Proposed Douglas-fir beetle salvage in the East Canoe Creek Watershed

Hi Rob,

As you aware, Canoe Forest Products (CFP) is planning to harvest Douglas-fir infested and damaged timber located on the north slope of East Canoe Creek above the Metford Dam and reservoir. Originally this area was considered for FESBC Wildfire Fuel Management funding in response to an increasing Douglas-fir beetle population and the resulting beetle killed timber. The concern being that the beetle killed timber would result in an elevated fuel load and a corresponding increase in wildfire hazard. The proposal area was field reviewed Aug 27, 2019 by FESBC staff and representatives from the City of Salmon Arm (including yourself), MFLNROD, Shuswap Trail Alliance, Neskonlith First Nation, Silvatech Consultants and Canoe Forest Products. From that field review the current stand condition, combined with other factors, was determined to have a low fuel hazard rating and thereby not eligible for the FESBC funding. Although not a hazard at the present the general thought was that it would take 10-15 years for the fuel load to increase as the dead beetle attacked timber eventually falls to the forest floor.

As this area falls within Canoe Forest Products Ltd. (CFP) Forest Licence tenure (FL A18670) good forest management practices would dictate that we attempt to salvage the damaged timber and in doing so also attempt to control the existing beetle population by removing the current beetle brood that will fly and attack new trees this year (2020). Removal of dead and damaged timber will also address concerns over future forest fuel loads and reduce the wildfire hazard.

To that extent, CFP has developed three salvage areas (collectively block SS0040). To date the proposed blocks and road access have been field located (as shown on the attached map) and all relevant assessments, including Terrain Stability and Visual Design have been completed and are available for review. The proposed blocks and roads have been referred to Neskonlith, Little Shuswap Lake and Adams Lake Indian Bands who have completed Preliminary Field Reviews (PFRs). Findings and recommendations stemming from those reports will be incorporated into road and cutblock level plans. The proposed block area is also located in Mule Deer Winter Range (MDWR) and Old Growth Management Area (OGMA) cells. CFP has requested and received from MFLNROD the required exemptions to harvest in the MDWR and OGMA cells as these areas are technically not available for timber harvesting under normal stand conditions (exemptions from gov't exist primarily for the salvage of fire and / or insect damaged timber). CFP has also referred and had discussion with the Shuswap Trail Alliance with regards to the proposed Ida View Trail which is planned through the harvest area. CFP will continue work with Adrian Bostock (STA) to relocate the proposed trail line once the block is harvested.

Given the short time frame in which to get approvals and build the necessary roads to access the harvest area, harvesting will not be able to begin until after the beetle flight this spring (early May – June). CFP has also contracted Nicole Jeans-Williams, RPbio to develop a Douglas-fir beetle tactical plan that is designed to hold this years new beetle attack within the current block boundaries and attempt to

prevent further expansion of the fir beetle outside of the current cutblock boundaries. Tentatively, trap trees will be felled the week of March 23 and pheromone repellants and lures will be placed the week of April 6<sup>th</sup>. Authorization to fall the trap trees has been received from the MFLNRO Vernon District as we do not have a Cutting Permit over the cutblock yet. Vernon MFLNRO forest health and tenures staff are fully behind this holding action and will be out to help with the placement of pheromone repellants and lures on April 7<sup>th</sup>.

The next step is to submit the Road Permit so that we can build road into the harvest area and I would like to proceed with that in the next week or so with a Cutting Permit submission to follow soon after. As mentioned above all relevant assessments have been completed and available for review by city staff is so required.


If you have any questions please give me a call to discuss.

Regards,

Ray

Ray Mills, RPF  
Development Forester  
Canoe Forest Products Ltd.  
Direct (250) 833-1236  
Cell (250) 517-7608

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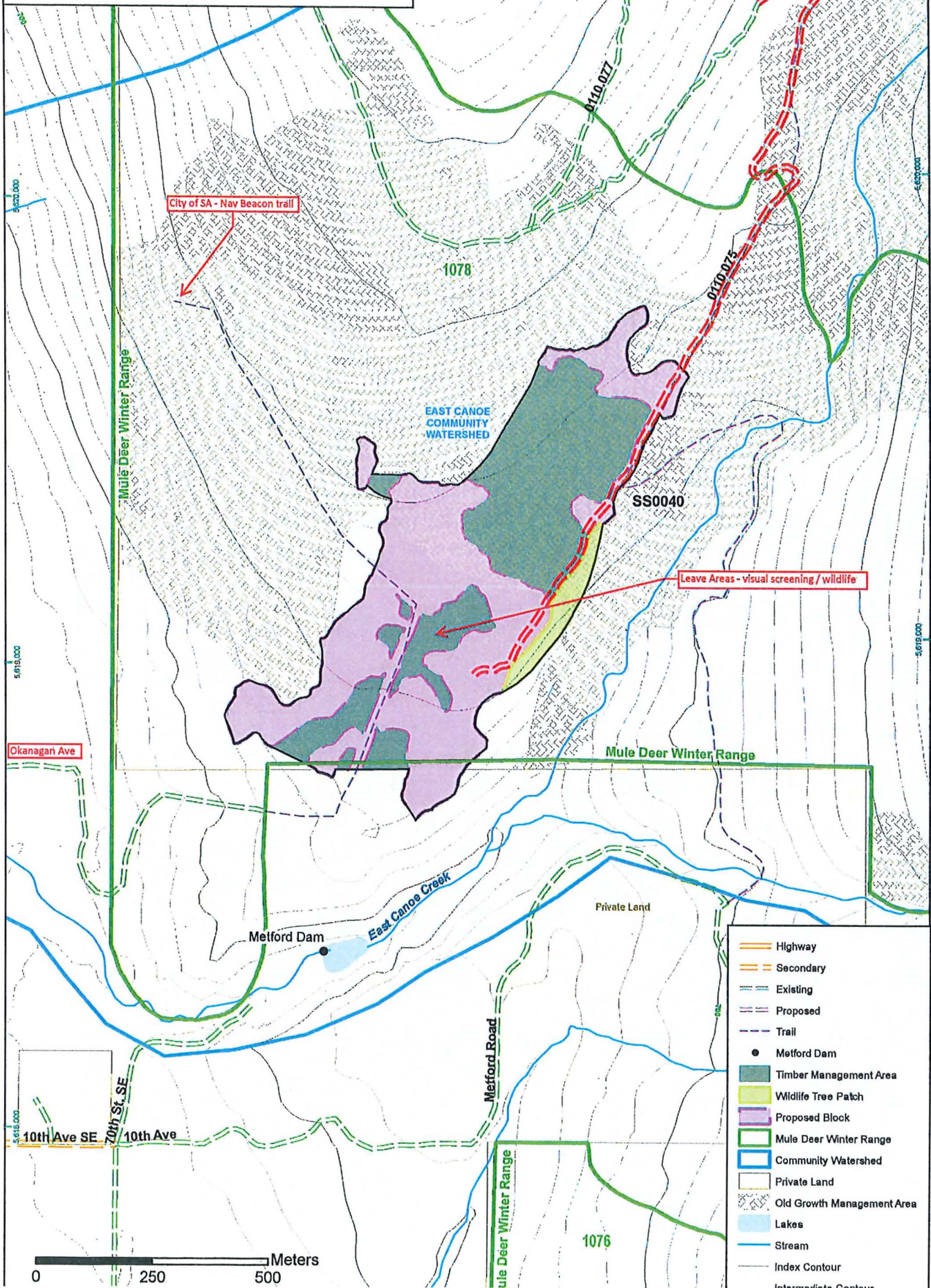
East Canoe Creek  
Block SS0040



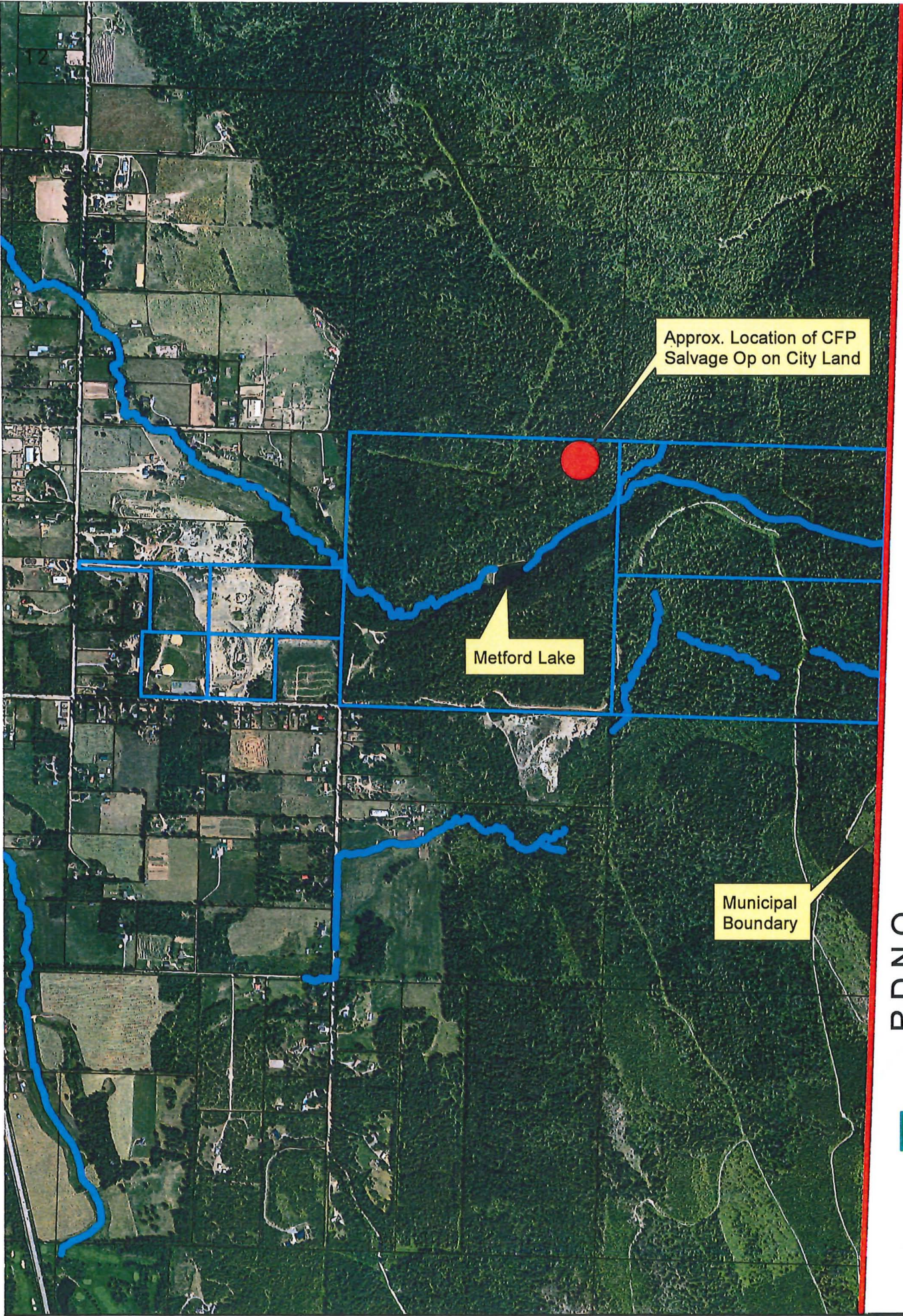
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2020/03/09

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R.D.N.O.

City Land

