



AGENDA

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

**Monday, July 15, 2019
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE**

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	PRESENTATIONS
	5.	REPORTS
1 - 10	1.	Zoning Amendment Application No. ZON-1151 [Gagnon, G.R. & Morgan, K.; 741 – 2 Avenue NE; R-1 to R-8]
	6.	FOR INFORMATION
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: July 8, 2019

Subject: Zoning Bylaw Amendment Application No. 1151

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP47149

Civic: 741 – 2 Avenue NE

Owner/Applicant: G.R. Gagnon & K. Morgan

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP47149 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 741 – 2 Avenue NE (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 *secondary suite* within a *single family dwelling*.

BACKGROUND

The subject parcel is designated High Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in a residential neighbourhood just bordering the commercial area along the Trans Canada Highway. There is presently one R-8 zoned parcel nearby and a number of R-4 (Medium Density Residential) zoned parcels within the vicinity of the subject parcel.

This property was created via a three lot subdivision in 2015 and parcel width variances were also issued to reduce the minimum parcel width from 14.0 m (45.9 ft) to 12.7 m (41.6 ft) for the three lots. The subject property is long and narrow, approximately 58 m (164 ft) long by 13 m (43 ft) wide with an area of approximately 0.18 acres. The subject parcel is currently vacant, see site photos in Appendix 5. The applicant wishes to build a house with a secondary suite on the lower floor. The suite is proposed to be 89 m² (964 ft²), see Appendix 6. The plans indicate a double car garage and a driveway width of 7.3 m (24 ft). The minimum dimensions of a parking space are 5.8 m (19 ft) x 2.6 m (8.5 ft); thus, the driveway can easily accommodate two cars, in addition to the garage parking. Overall, the subject parcel meets the specifications to permit a *secondary suite* within the proposed R-8 zone.

5.1

Secondary Suites

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

COMMENTSMinistry of Transportation & Infrastructure

MOTI has granted preliminary approval.

Engineering Department

Only one 6 m wide access is permitted. Dedicated onsite parking for the *secondary suite* is required.

Building Department

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

Fire Department

No concerns.

Planning Department

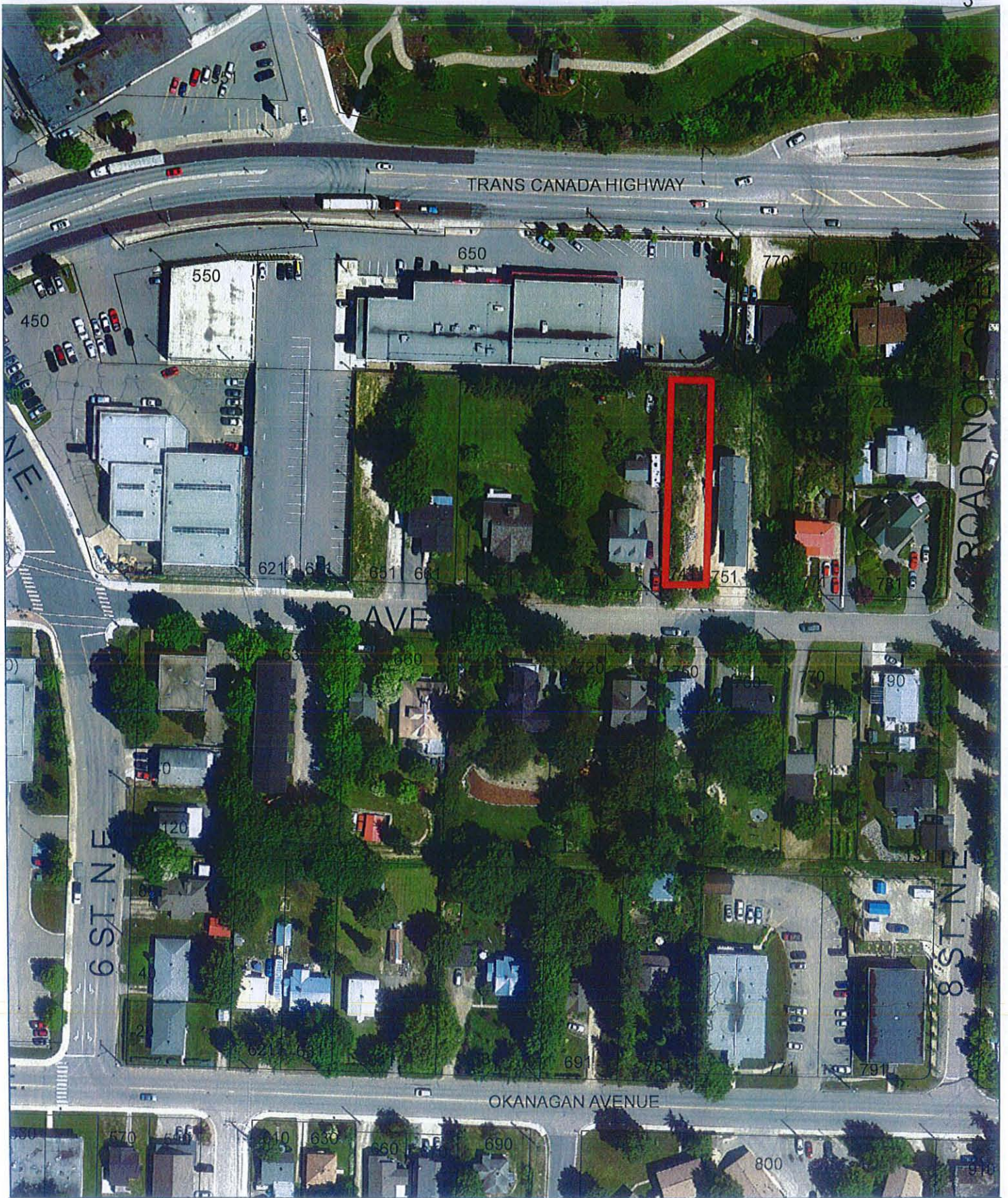
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The site plan provided indicates that the R-8 Zone requirements can be met, including the provision of onsite parking. Any development of a *secondary suite* requires a building permit and is 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



0 510 20 30 40
Meters



Subject Parcel




01.73.5 7 10.5 14
Meters



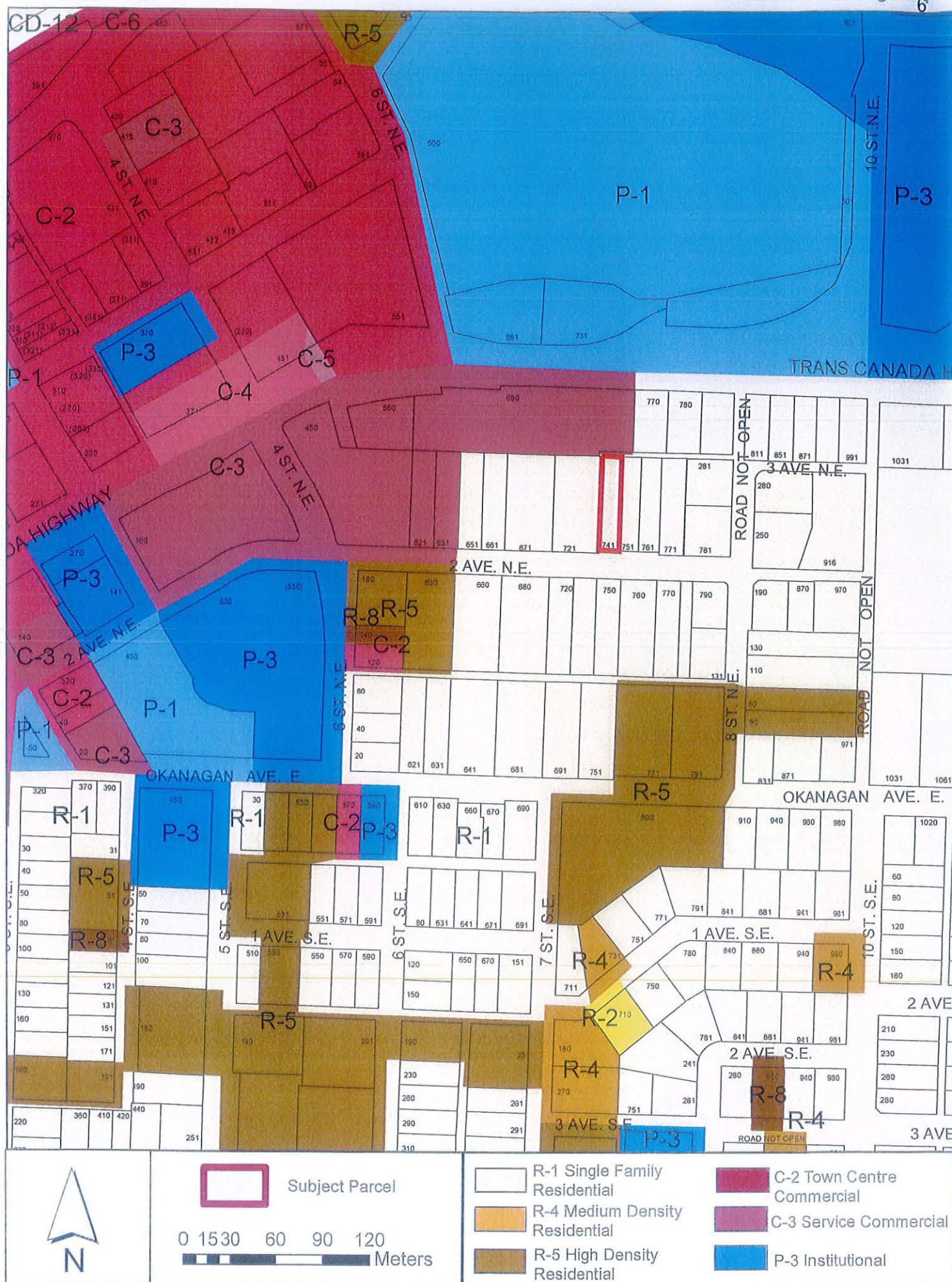
Subject Parcel





0 15 30 60 90 120 Meters

 High Density Residential	 City Centre Commercial
 Medium Density Residential	 Highway Service/ Tourist Commercial
 Park	 Institutional



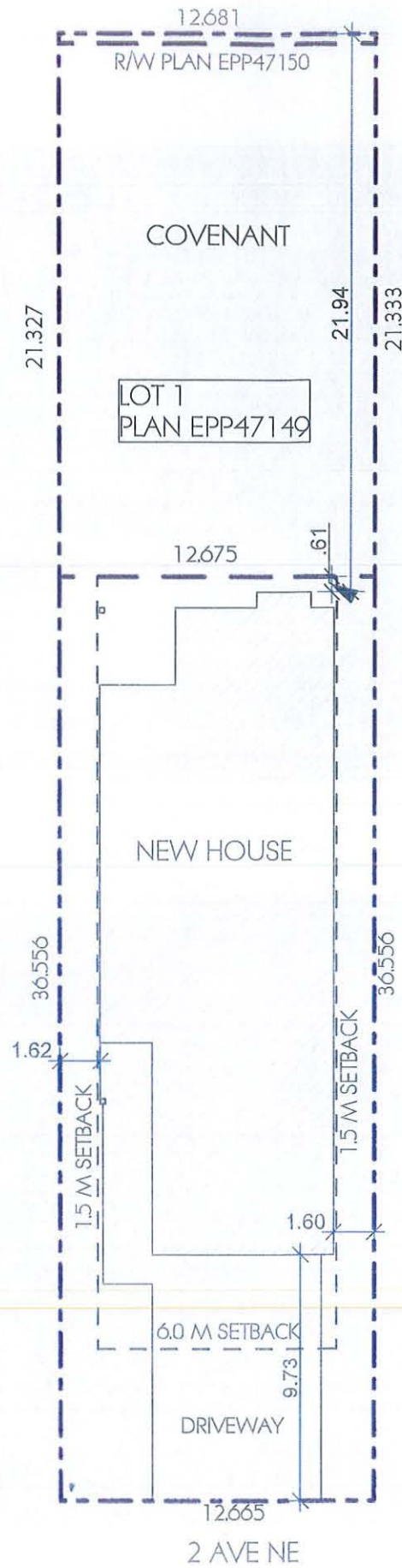
APPENDIX 5: Site Photos



View facing north towards the rear parcel line.



View facing south towards the front parcel line.



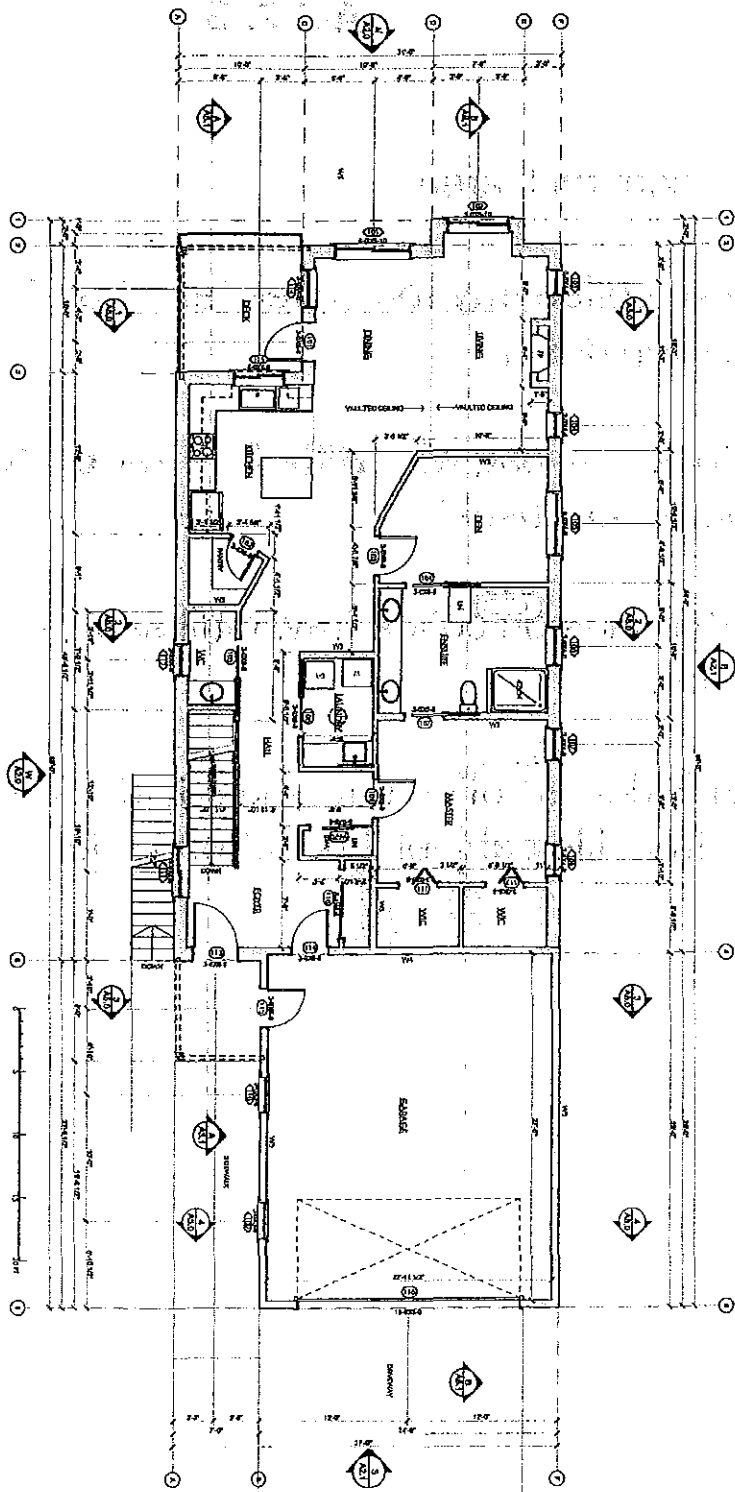
1

GAGNON SITE PLAN

SCALE: 1:250

5/20/18 3:11:09 PM

1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



- WALLNOTES**
- W1: 1/2" CMU WALL
 - W2: 1/2" CMU WALL
 - W3: 1/2" CMU WALL
 - W4: 1/2" CMU WALL
 - W5: 1/2" CMU WALL
 - W6: 1/2" CMU WALL
 - W7: 1/2" CMU WALL
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 - W100: 1/2" CMU WALL

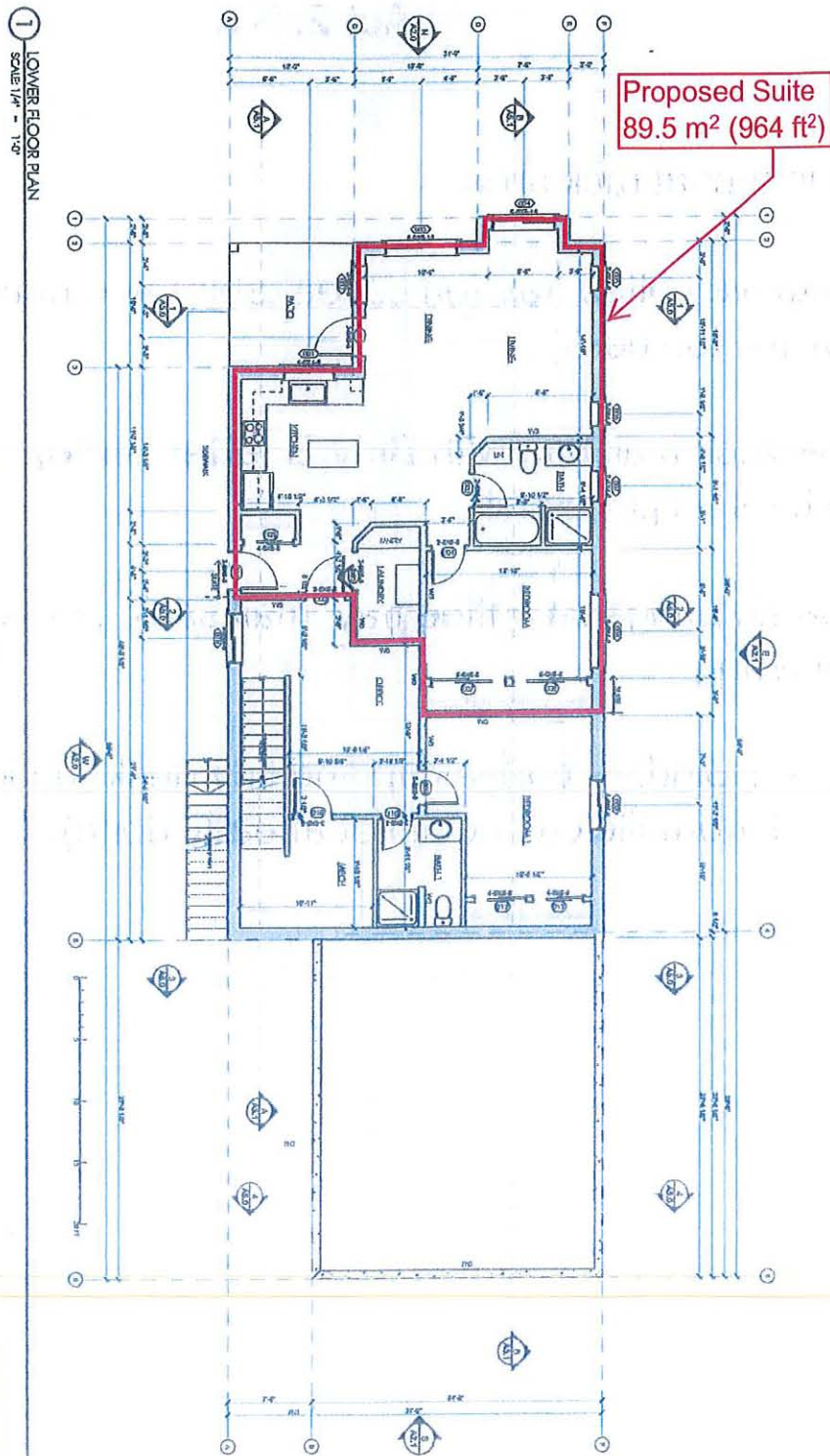
AREA	AREA	AREA
AREA 1	AREA 2	AREA 3
AREA 4	AREA 5	AREA 6
AREA 7	AREA 8	AREA 9
AREA 10	AREA 11	AREA 12
AREA 13	AREA 14	AREA 15
AREA 16	AREA 17	AREA 18
AREA 19	AREA 20	AREA 21
AREA 22	AREA 23	AREA 24
AREA 25	AREA 26	AREA 27
AREA 28	AREA 29	AREA 30
AREA 31	AREA 32	AREA 33
AREA 34	AREA 35	AREA 36
AREA 37	AREA 38	AREA 39
AREA 40	AREA 41	AREA 42
AREA 43	AREA 44	AREA 45
AREA 46	AREA 47	AREA 48
AREA 49	AREA 50	AREA 51
AREA 52	AREA 53	AREA 54
AREA 55	AREA 56	AREA 57
AREA 58	AREA 59	AREA 60
AREA 61	AREA 62	AREA 63
AREA 64	AREA 65	AREA 66
AREA 67	AREA 68	AREA 69
AREA 70	AREA 71	AREA 72
AREA 73	AREA 74	AREA 75
AREA 76	AREA 77	AREA 78
AREA 79	AREA 80	AREA 81
AREA 82	AREA 83	AREA 84
AREA 85	AREA 86	AREA 87
AREA 88	AREA 89	AREA 90
AREA 91	AREA 92	AREA 93
AREA 94	AREA 95	AREA 96
AREA 97	AREA 98	AREA 99
AREA 100	AREA 101	AREA 102

A1.0

MAIN FLOOR PLAN
DATE: 4/27/2010
DRAWN: [Name]
CHECKED: [Name]

PROJECT: GAGNON RESIDENCE
741 2 AVE NE
SALMON ARM, BC
V1E 1H2

KPM DESIGN
3030 28 ST NE
VANCOUVER, BC
V6E 5B7
TEL: 604-271-7111
WWW.KPMDESIGN.CO
KPMDESIGN.CO

[illegible]

AREA SCHEDULE		
AREA NAME	SCOT	
MAIN FLOOR	1:05	
SECOND FLOOR	0:2	
MAIN FLOOR BACK	1:16	
MAIN FLOOR FRONT	2:0	
LOWEST FLOOR	2:1	
SCOT	2:16	
LOWEST FLOOR	2:46	
SCOT	2:51	

AL:

THREE DEPOSIT AND CASHMERE
 OF WASH DRESS AND PAIR NOT
 BE SLEPT ON REPRODUCED
 WASHABLE CLOTHING
 DATE: 4/27/2010
 DRIVER: 1644
 JOB # :
 4/27/2010 10:10 AM

741 2 AVE NE
SALMON ARM, BC
V1E 1H2

KHM DESIGN
3300 26 ST NE
SAVANNAH, GA 31405
912 597 1100
TEL: (252) 517-7151
WWW.KHMDESIGN.COM
INFO@KHMDESIGN.COM