

1. Development And Planning Agenda - January 16, 2023

Documents:

[JANUARY 16, 2023 DPSC AGENDA.PDF](#)



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, January 16, 2023
8:00 a.m.

Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

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 - 10	1.	Agricultural Land Commission Application No. ALC-414 [Page, L. & D.; 460 10 Avenue SW; Non-Farm Use]
11 - 30	2.	Official Community Plan Amendment Application No. OCP4000-52 [Switzer, C. & Muxlow, R.; 6540 50 Street NE; INS to LR]
	3.	Zoning Amendment Application No. ZON-1253 [Switzer, C. & Muxlow, R.; 6540 50 Street NE; P-3 to R-8] <i>see Item 5.2 for Staff Report</i>
31 - 40	4.	Zoning Amendment Application No. ZON-1254 [Hindbo Construction Group Inc./Weed, J. & Cockrill, E.; 2791 25 Street NE; R-1 to R-8]
41 - 48	5.	Zoning Amendment Application No. ZON-1259 [Zaichkowsky, J. & E.; 1421 20 Street NE; R-1 to R-8]
49 - 58	6.	Zoning Amendment Application No. ZON-1256 [Whitstone Developments Ltd./Siebenga, B. & C.; 2498 4B Avenue SE; R-1 to R-8]
59 - 70	7.	Development Variance Permit Application No. VP-566 [Whitstone Developments Ltd./Siebenga, B. & C.; 2498 4B Avenue SE; Setback requirements]
	6.	FOR INFORMATION
	7.	IN-CAMERA
	8.	ADJOURNMENT

Department of Health and Family Services
1000 West 10th Street
Saskatoon, Saskatchewan S7N 3N5
Saskatoon, Saskatchewan S7N 3N5
Saskatoon, Saskatchewan S7N 3N5

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FOR INFORMATION

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To: His Worship Mayor Harrison and Council

Date: January 9, 2023

Subject: Agricultural Land Commission Application No. 414 (Non-Farm Use)
 Legal: Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414
 Civic: 460 10 Avenue SW
 Owner/Applicant: Loa and Dayton Page

STAFF RECOMMENDATION:

THAT: Agricultural Land Commission Application No. 414 be authorized for submission to the Agricultural Land Commission.

PROPOSAL

The owner of 460 10 Avenue SW is requesting Non-Farm Use approval from the Agricultural Land Commission for the use of the north section of the subject property for a temporary campground in conjunction with the annual Roots and Blues Festival. The owner received similar approvals in 2013 and 2016. Under the previous applications the owner has been compliant with the conditions of the permits.

BACKGROUND

Located at 460 10 Avenue SW, south of the Fall Fairgrounds, the subject property is approximately 3.3ha (8.34ac) in area (Appendix 1). Site plans for the area to be used for the temporary campground submitted by the applicant are enclosed as Appendix 5.

The subject property is designated Acreage Reserve in the Official Community Plan (OCP), outside the Urban Containment Boundary (UCB), and is zoned Rural Holding (A-2) as shown on Appendices 2 and 3. The parcel is within the ALR (Appendix 4) and there is a single family dwelling on the subject property. Generally, the subject property is within an area referred to as "ALR Island" and the immediate neighbourhood is characterized by park land to the north and large rural residential and agricultural properties to the east, west and south.

In order to operate a temporary campground on the subject property the owner must obtain ALC approval through the subject application and a Temporary Use Permit (TUP) issued by Council. In May 2022 Council approved a TUP for the subject property for a three year period.

Since 2016 the owner has operated a temporary campground in conjunction with the Roots and Blues Festival. In 2018 the owner obtained the last Non Farm Use approval from the ALC, which remained valid through August 2022. The terms of the previous ALC Non-Farm Use approved in 2018 were granted for a 14 day period over the course of the Roots and Blues Festival only. No permanent structures were to be erected and the owner must provide the ALC with an annual status report following each event to verify that the land is returned back to an equal or better agricultural standard.

The subject property has an Improved Soil Capability Rating of 60% Class 2(X), with minor adverse conditions and 40% Class 4(W) affected by excess water conditions (Appendix 6). With regard to the Unimproved Soil Capability Rating the subject property is 60% Class 3 and 40% Class 4 (Appendix 7). 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 the growth of the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.

Adjacent zoning and land uses include the following:

- North: Park and Recreational Zone (P-1)/Institutional Zone (P-3)/ALR – Fall Fairgrounds
- South: Rural Holding (A-2) – Single Family Dwelling/Pasture/ Single Family Residential (R-1) Single Family Dwelling
- East: Rural Holding (A-2)/Single Family Residential (R1)/ALR – Residential/Agriculture/Pasture
- West: Rural Holding (A-2)/Single Family Residential (R1)/ALR – Residential/Agriculture/Pasture

The proposed use is consistent with the TUP issued in 2022 and staff do not feel that the proposed development would negatively impact the rural and agricultural nature of the surrounding area.

COMMENTS

Engineering Department

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

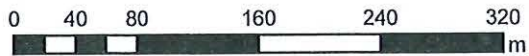
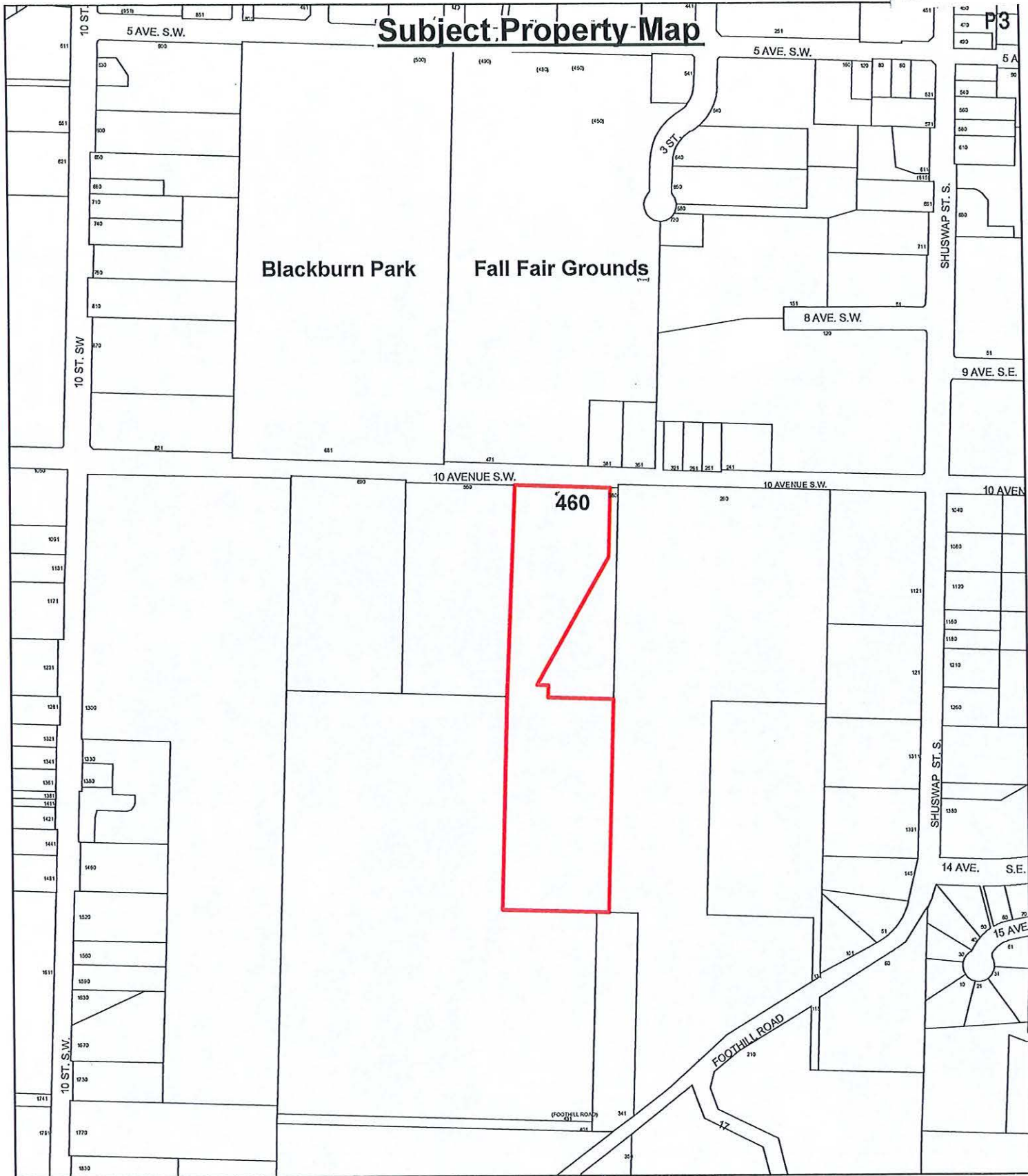
Planning



The proposed extension of the ALC Non-Farm Use in order to provide camping for the Roots and Blues Festival is supported by staff. Any issues related to the temporary use of the site for the events is addressed by staff at the TUP stage of the application process and as noted above, Council issued a TUP in May 2022 that was also supported by staff.

Prepared by: Melinda Smyrl, MCIP, RPP
Planner

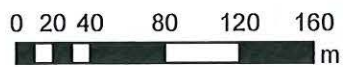
Reviewed by: Rob Niewenhuizen, ASCT
Director of Engineering and Public Works

Subject Property Map



-  SUBJECT PROPERTY
-  Parcels

Ortho Map

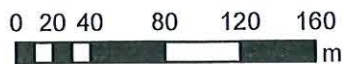
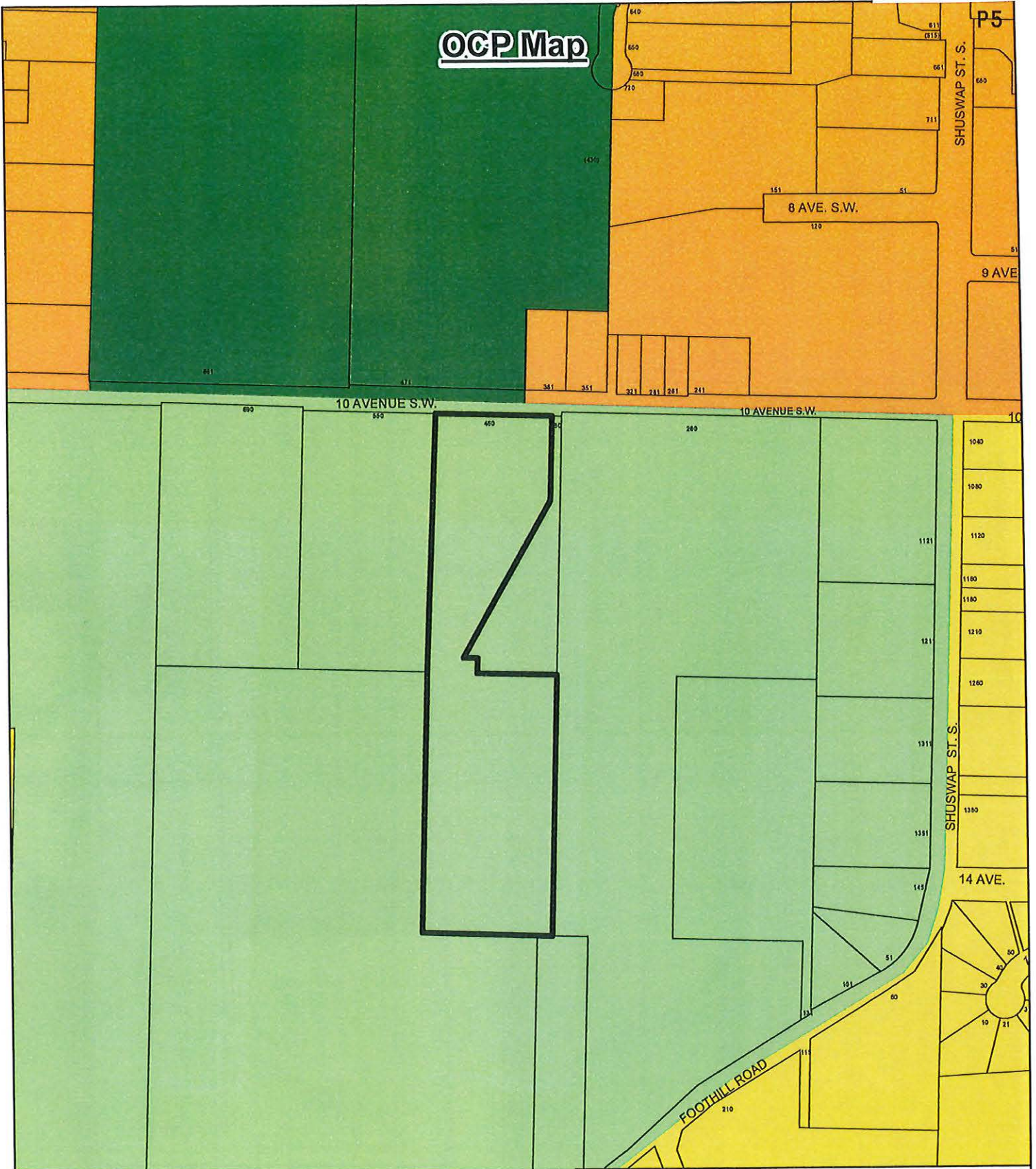


Subject Property



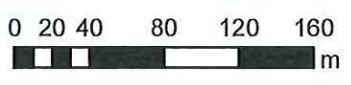
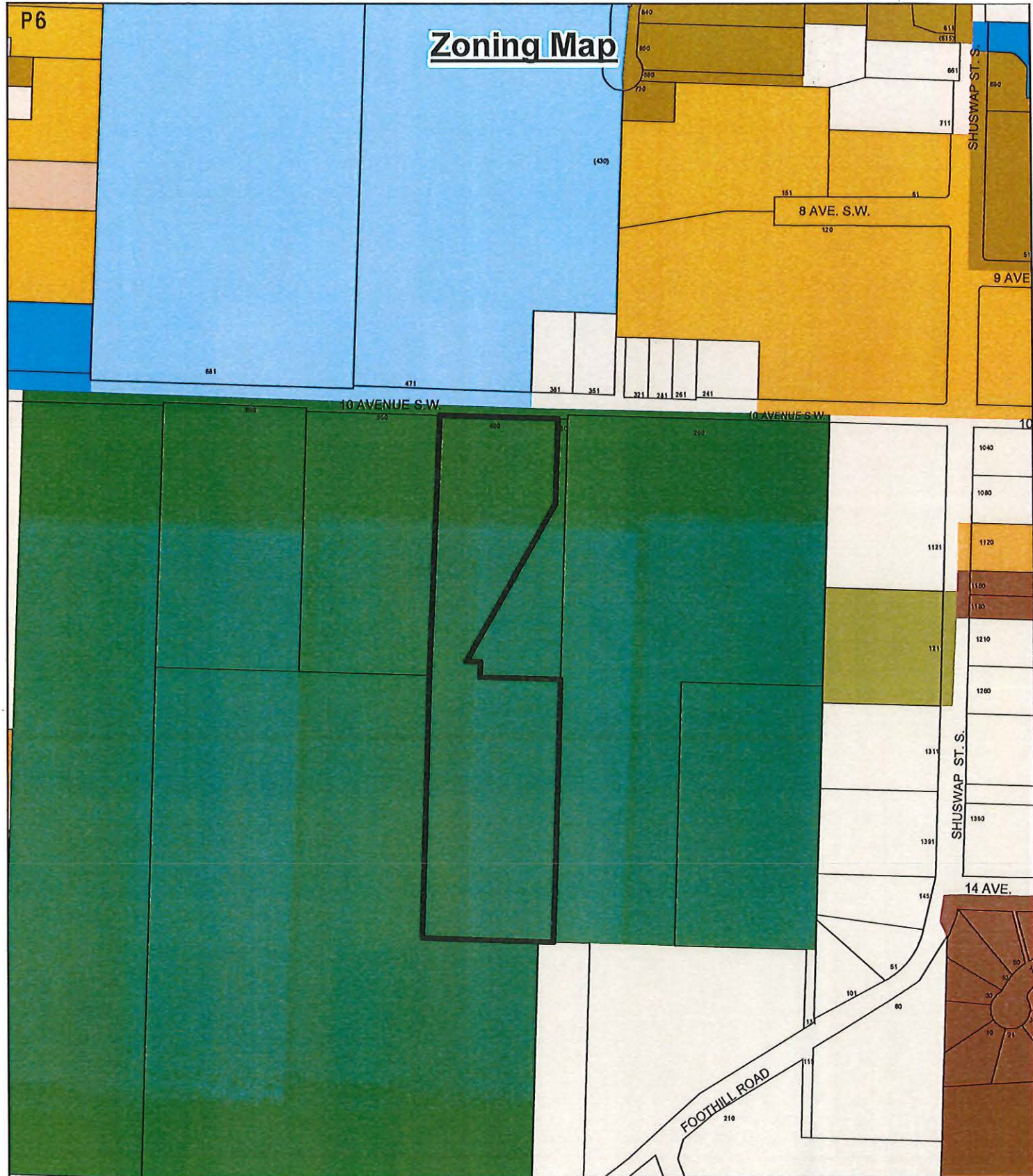
Parcels

OCP Map



- Subject Property
- Parcels
- Acreage Reserve
- Park
- Residential - Medium Density
- Residential - High Density

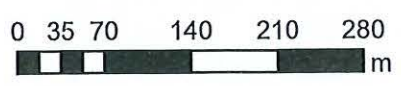
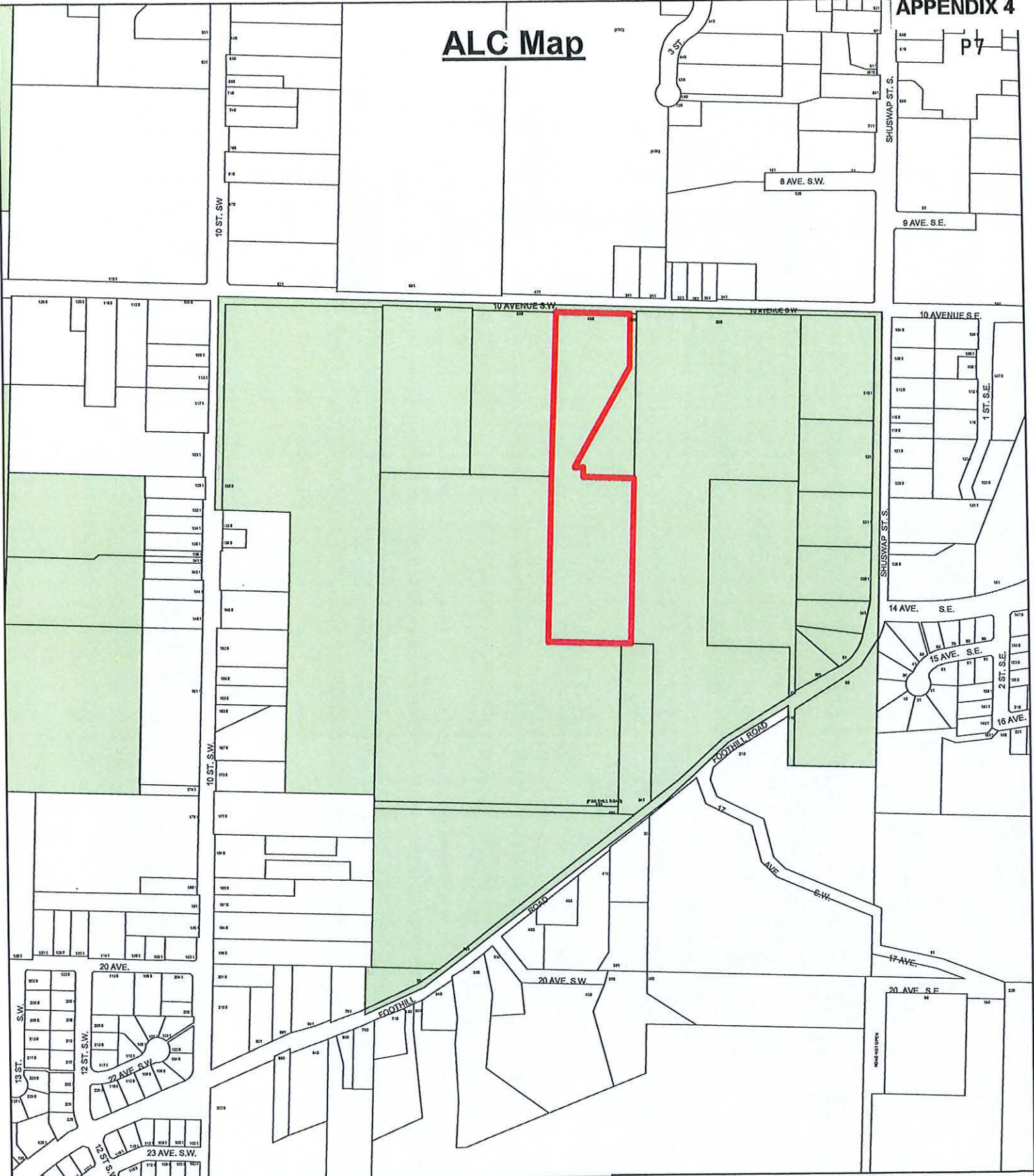
Zoning Map



	Subject Property		A-2		R-1
	Parcels		A-3		R-4
			CD-1		R-5
			P-1		R-8
			P-3		

ALC Map

p7



- Subject Property
- ALR
- Parcels

381

351

321

10th AVE SW



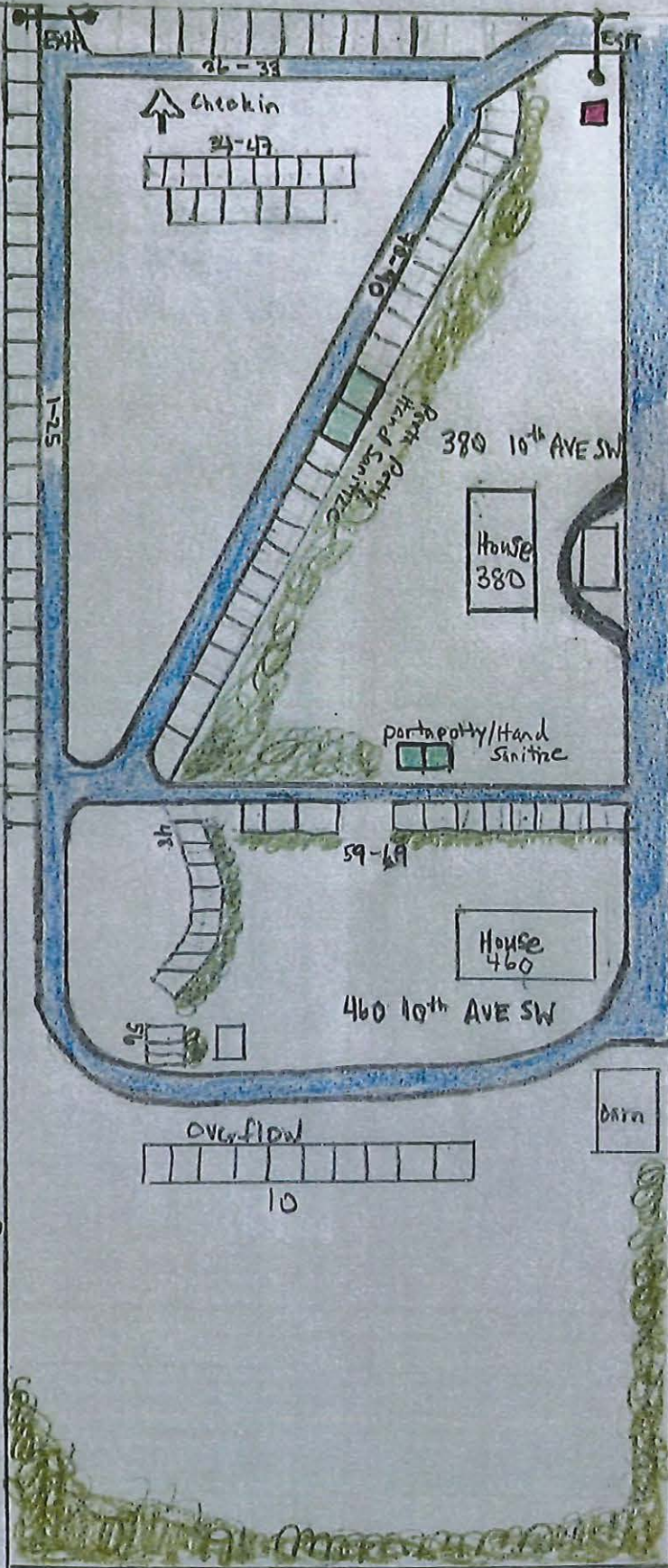
Emergency Entrance

Emergency Entrance

Fence →

Fence →

Fence →

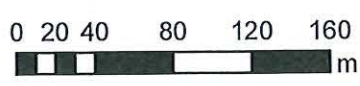
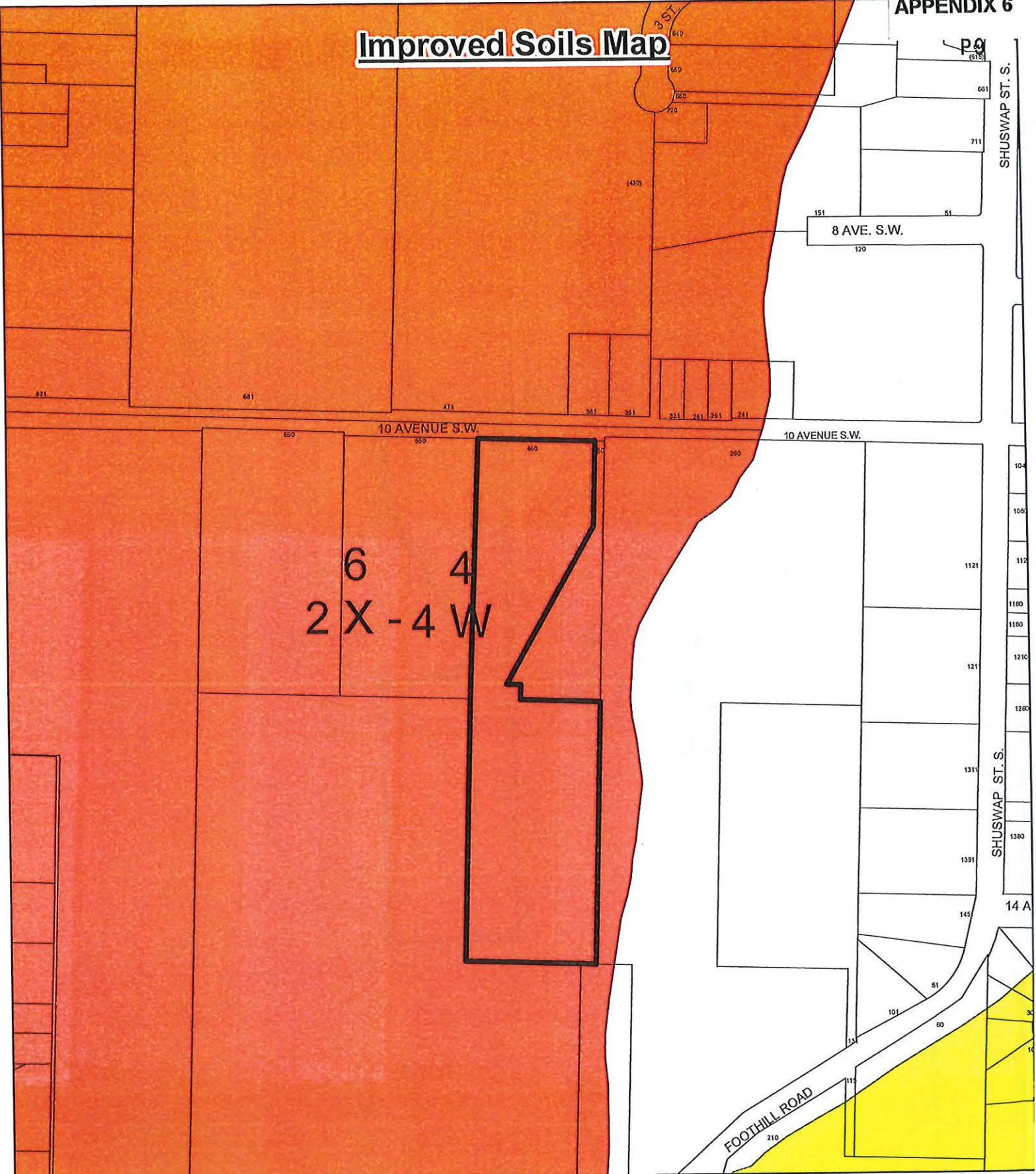


Current 100 sites

- Master Point
- campsites
- 4 portable Toilets
- 2 Hand Sanitiz stations
- tree line for shade
- on site buildings
- Exits from field
- driveway/parking path
- ↑ Check in
- Fire Hydrant

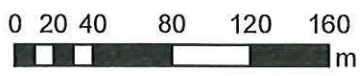
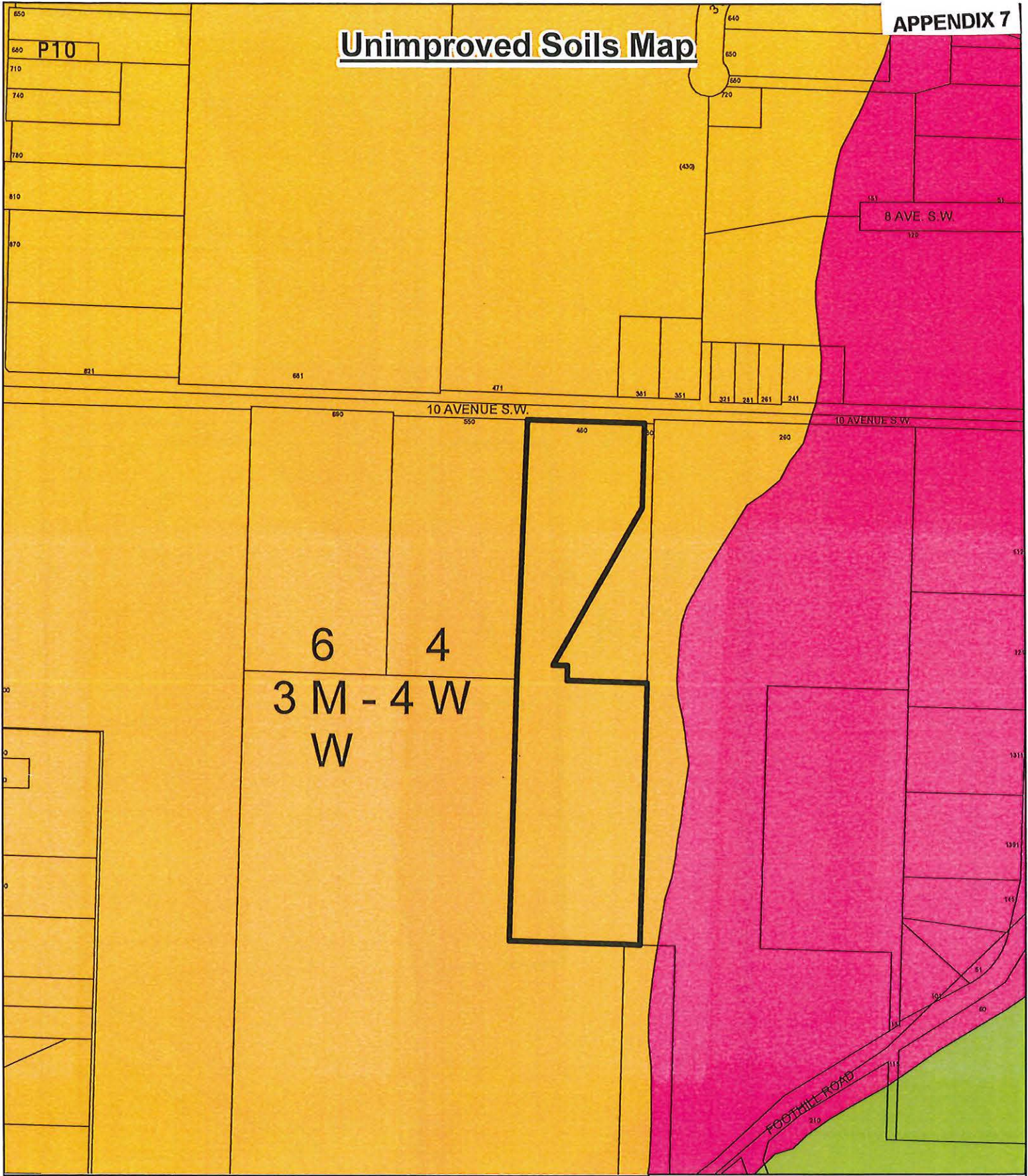
Improved Soils Map



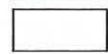


pg 69



-  Subject Property
-  Parcels
-  CLASS 2
-  CLASS 4

Unimproved Soils Map



-  Subject Property
-  CLASS 3
-  Parcels
-  CLASS 5
-  URBAN

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: December 22, 2022

SUBJECT: Official Community Plan Amendment Application No. OCP4000-52
 Zoning Amendment Application No. 1253

Legal: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 1882,
 Except Plan H609
 Civic: 6540 – 50 Street NE
 Owners/Applicants: C. Switzer & R. Muxlow

MOTION FOR CONSIDERATION

- THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 1882, Except Plan H609 from INS (Institutional) to LR (Low Density Residential);
- AND THAT:** Pursuant to Section 475 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT:** Pursuant to Section 476 of the *Local Government Act*, Council shall consider this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT:** Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
 - 2) The Liquid Waste Management Plan of the City of Salmon Arm;
- AND THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 1882, Except Plan H609 from P-3 (Institutional Zone) to R-8 (Residential Suite Zone);
- AND FURTHER THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to:
- 1) Ministry of Transportation and Infrastructure approval; and
 - 2) Adoption of the associated Official Community Plan Amendment Bylaw.
-

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The civic address of the subject property is 6540 – 50 Street NE. The property is located off the Trans Canada Highway, on 50 Street NE in Canoe (Appendices 1 & 2). The ultimate intent of the owners is to renovate and restore an existing Institutional building/structure (which formerly belonged to the School District) to a single family dwelling with an area for an antique-based home occupation below (Appendix 3). Site photos are attached, as Appendix 4.

Only dormitories and caretaker's suites, not single family dwellings, are permitted in the P-3, Institutional Zone. As such, both an OCP and zoning amendment are necessary.

This application proposes to change the OCP designation from INS (Institutional) to LR (Low Density Residential), and a Zoning Amendment to change the zoning from P-3 - Institutional Zone to R-8 - Residential Suite Zone. OCP and zoning maps are attached, as Appendices 5 & 6. The P-3 and R-8 zoning regulations are attached as Appendices 7 and 8.

Land uses adjacent to the subject parcel include the following:

North: public utility (fire hall)	Zoned R-1
South: single family dwelling and accessory building/structure	Zoned R-1
East: Mobile Home Park; Trans Canada Highway	Zoned R-6; C-3
West: 50 Street NE; single family dwellings and accessory buildings/structures	Zoned R-1; R-8

The owners purchased the property back in 2016 and have been using it as an escape from their home base in Vancouver to work remotely and source inventory for their retail-antique business (Stepback), which they have been operating for the past 17 years. The owner's original intent was to keep it zoned as is (P-3 – Institutional), as they intended to use the building/structure for a 'home occupation', which is one of the permitted uses for a property with this zoning. However, since a 'single family dwelling' is not permitted under the current P-3 zoning and the owners intend to live in the building/structure while working remotely below, staff require the owners to rezone to either R-1 or R-8, which requires an OCP Amendment to support the proposed residential use.

OCP POLICIES

This application proposes to change the OCP designation on the subject property to Low Density Residential. This property is essentially entirely bordered by Low Density Residential-designated properties. OCP Policy 8.3.19 supports Low Density Residential developments in areas with good access to the following:

- transportation routes, including transit, trails and sidewalks, and roads;
- recreation, parks and open space;
- community services, e.g., commercial uses and schools.

Section 475 & 476 – Local Government Act

Pursuant to Sections 475 and 476 of the Local Government Act (consultation during OCP development/amendments), the proposed OCP amendment was referred to the following external organizations:

Interior Health Authority:	Response attached (Appendix 9)
Adams Lake Indian Band:	Response attached (Appendix 10)
Economic Development Society:	Response attached (Appendix 11)
Neskonlith Indian Band:	No response to date
School District No. 83:	No response to date

Following the response of the Adams Lake Indian Band, staff consulted with the BC Archeological Branch to confirm the next steps. On December 22, 2022, the BC Archeological Branch responded to the request for more information, stating that there are no known archeological sites recorded on the subject property. However, should the land owner find an archeological artifact or site in the process of land-altering activities, the onus is on the land owner to abide by the *Heritage Conservation Act*.

Section 477 – Local Government Act

Pursuant to Section 477 of the *Local Government Act* (adoption procedures for Official Community Plan), after first reading, the OCP amendment bylaw must be considered in relation to the City's Financial and Waste Management Plans. In the opinion of staff, this proposed OCP amendment is consistent with both the City's financial and waste management plans.

COMMENTS

Fire Department

No Fire Department concerns.

Building Department

No concerns regarding OCP and Zoning.

Ministry of Transportation and Infrastructure

Preliminary Approval has been granted (Appendix 12).

Engineering Department

As 50 Street NE is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Only one driveway access will be permitted onto 50 Street NE. The second driveway shall be removed. The owner/developer is responsible for all associated costs. The asphalt of the removed driveway is to be replaced with gravel.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Public Hearing and information regarding attending the Public Hearing. Rezoning also requires the posting of a Notice of Development sign. It is expected that the earliest the Public Hearing for this application could be held would be on February 27, 2023, after 2nd reading and before 3rd reading.

Planning Department

The location of the property is directly west/adjacent to the Trans-Canada Highway and is surrounded by Low Density Residential-designated properties. The property provides good access to amenities in Canoe, such as the nearby school and Canoe Village Market, which is approximately 650 m away. The neighbourhood of the property ranges from low density, single family dwellings to Institutional uses with public educational facilities.

Although the owners have never indicated any intent to subdivide or redevelop, the maximum density permitted in the OCP for Low Density Residential-designated properties is 22 units/ha. The maximum density on this property would therefore be eight (8) dwelling units. However, this would also need to take into consideration other factors, such as setbacks, access, and parking requirements. By rezoning to R-8,

the property will have greater development potential in the future, as either a secondary or detached suite would be permitted.

The parcel coverage and setbacks for principal buildings are almost identical between P-3 and R-8 zoned properties. The current zoning, P-3 Institutional, allows the maximum parcel or site coverage to be 40% of the parcel or site area and requires 6.0 m for the front, rear and exterior side parcel lines; and 3.0 m for interior side parcel lines. With the proposed R-8, Residential Suite zoning, the maximum parcel coverage is 45% for all buildings. The setbacks for principal buildings in the R-8 zone are 6.0 m for the front, rear and exterior side parcel lines; and 1.5 m for interior side parcel lines. The proposal/existing structure complies with both the maximum parcel/site coverage and all setbacks of the R-8 zone.

With respect to parking requirements, the proposal requires a minimum of 3 parking spaces (2 spaces for the single family dwelling and 1 space for an eventual suite). Given the area of the parcel (1 acre), Staff believe there is more than sufficient space to fulfill the minimum parking requirements of the R-8 zone for this proposal.

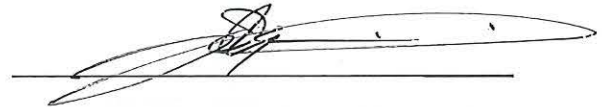
The City's OCP does not require a Form and Character Development Permit application for this type of proposal.

CONCLUSION

This OCP and zoning amendment application proposes to amend the designation of the subject property from Institutional to Low Density Residential to permit a single family dwelling with a home occupation. The location of the property is supportive of this proposal. In addition, given the size of the parcel, the density and parking provisions of the R-8 zone can be easily achieved. Staff are supportive of the land use changes.

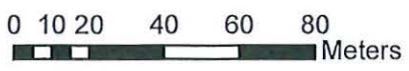
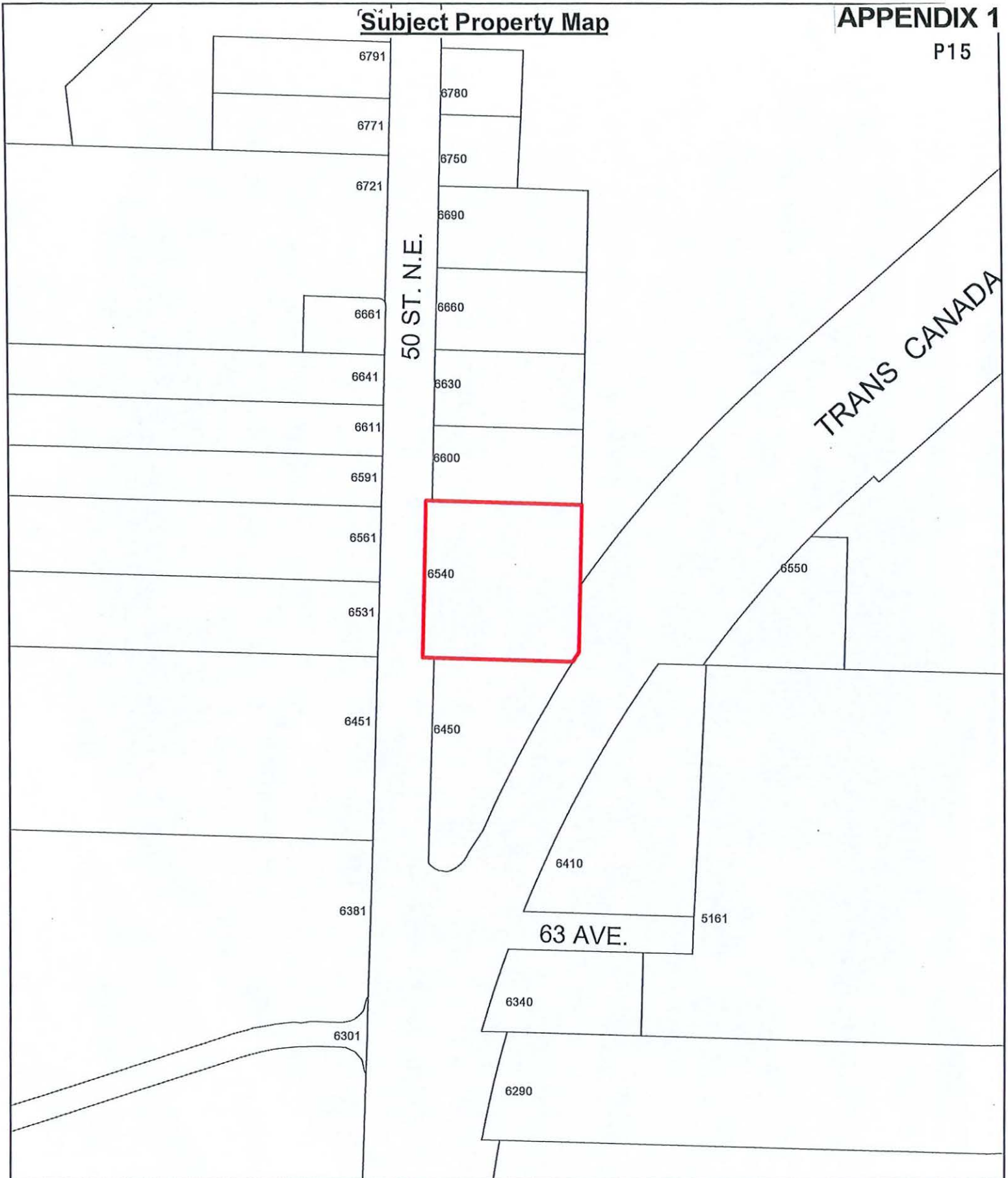


Prepared by: Evan Chorlton
Planner I



Reviewed by: Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

Subject Property Map



-  Subject Property
-  Parcels

P16


6600

6540

6450



0 2.5 5 10 15 20 Meters

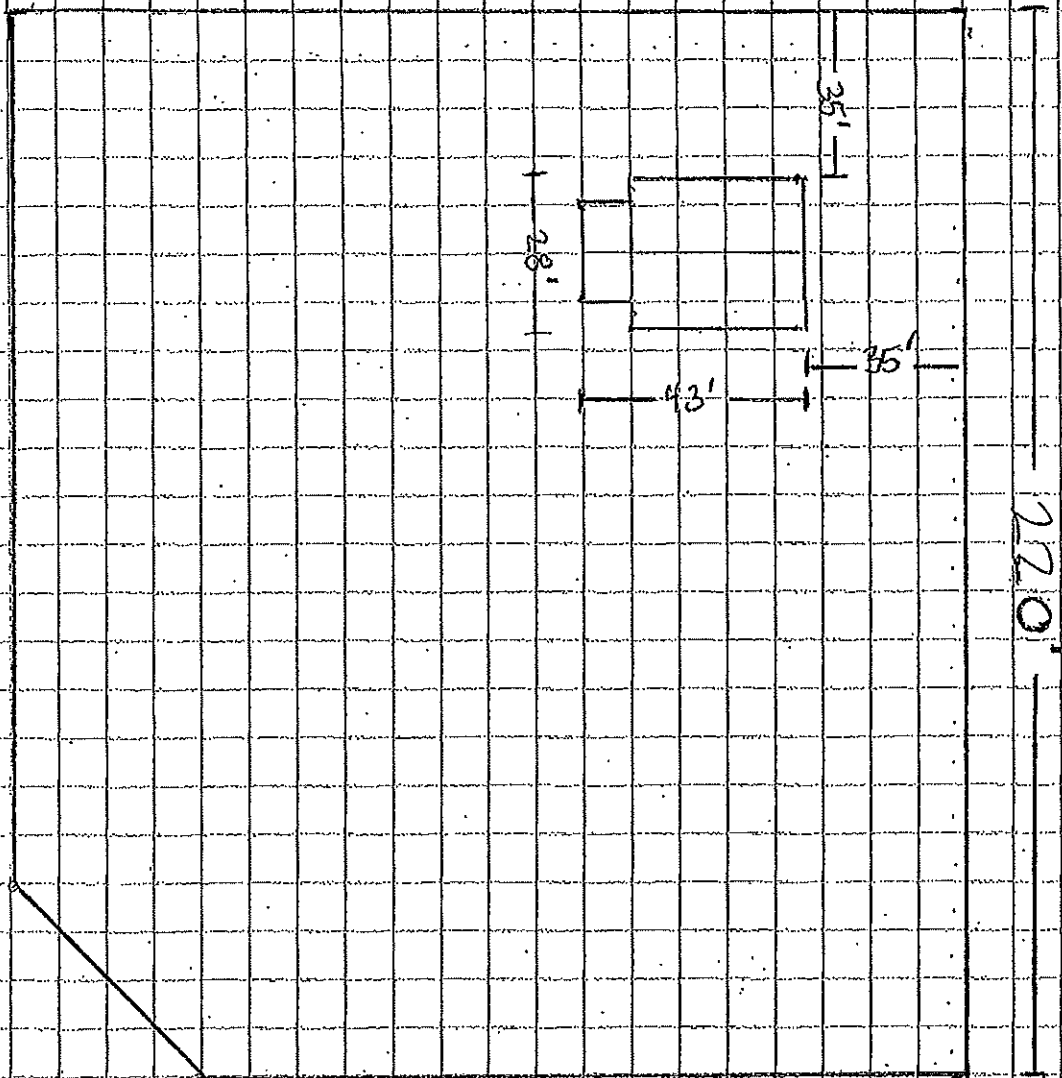
 Subject Property

 Parcels

50TH ST. NE.

50TH ST. NE

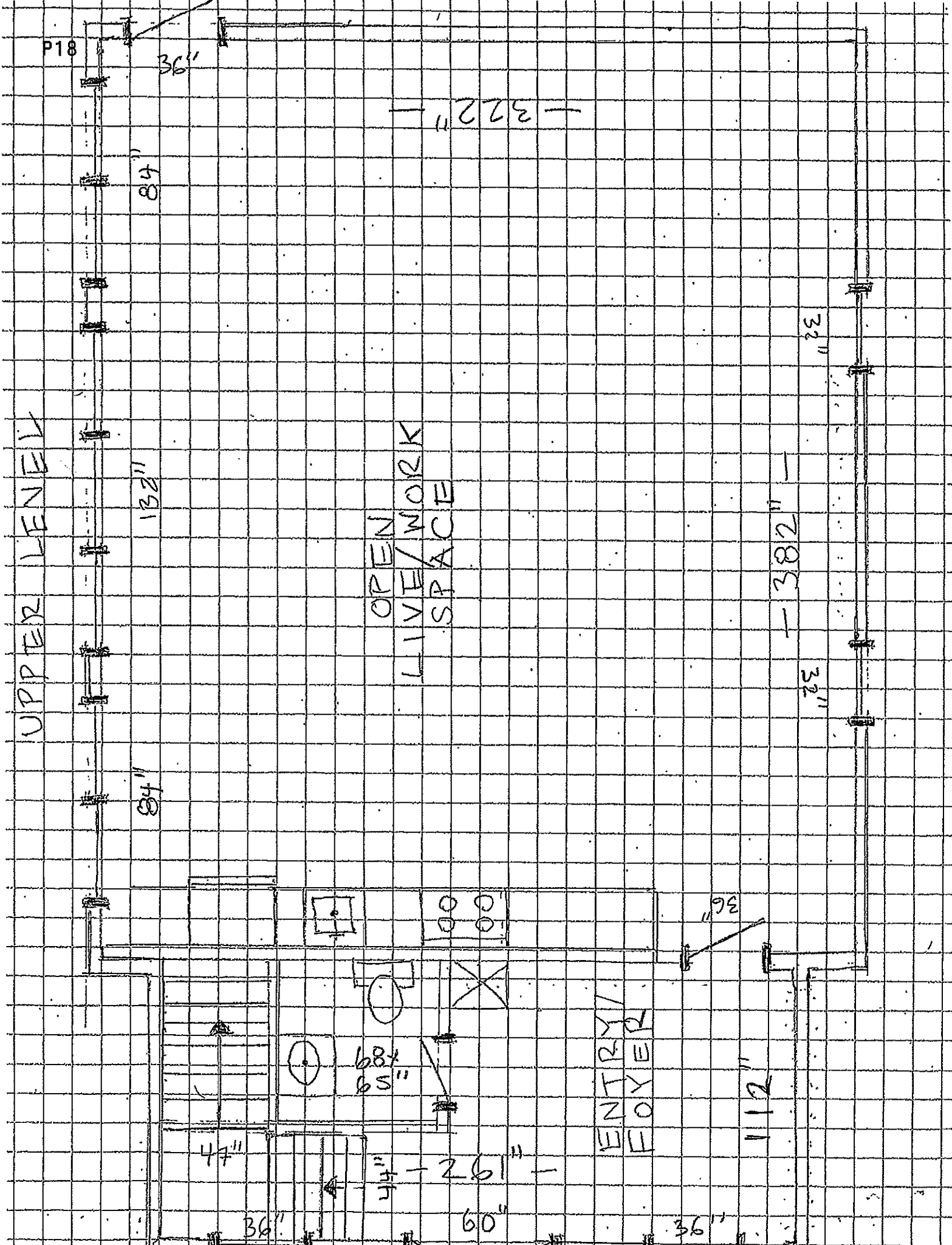
200'



1220'

NORTH →

6540 50TH ST. NE.
VIE 1Y6



UPPER LEVEL

OPEN WORK
LIVE SPACE

ENTRY/
FOYER

P18

36"

322"

84"

132"

84"

32"

382"

32"

36"

112"

47"

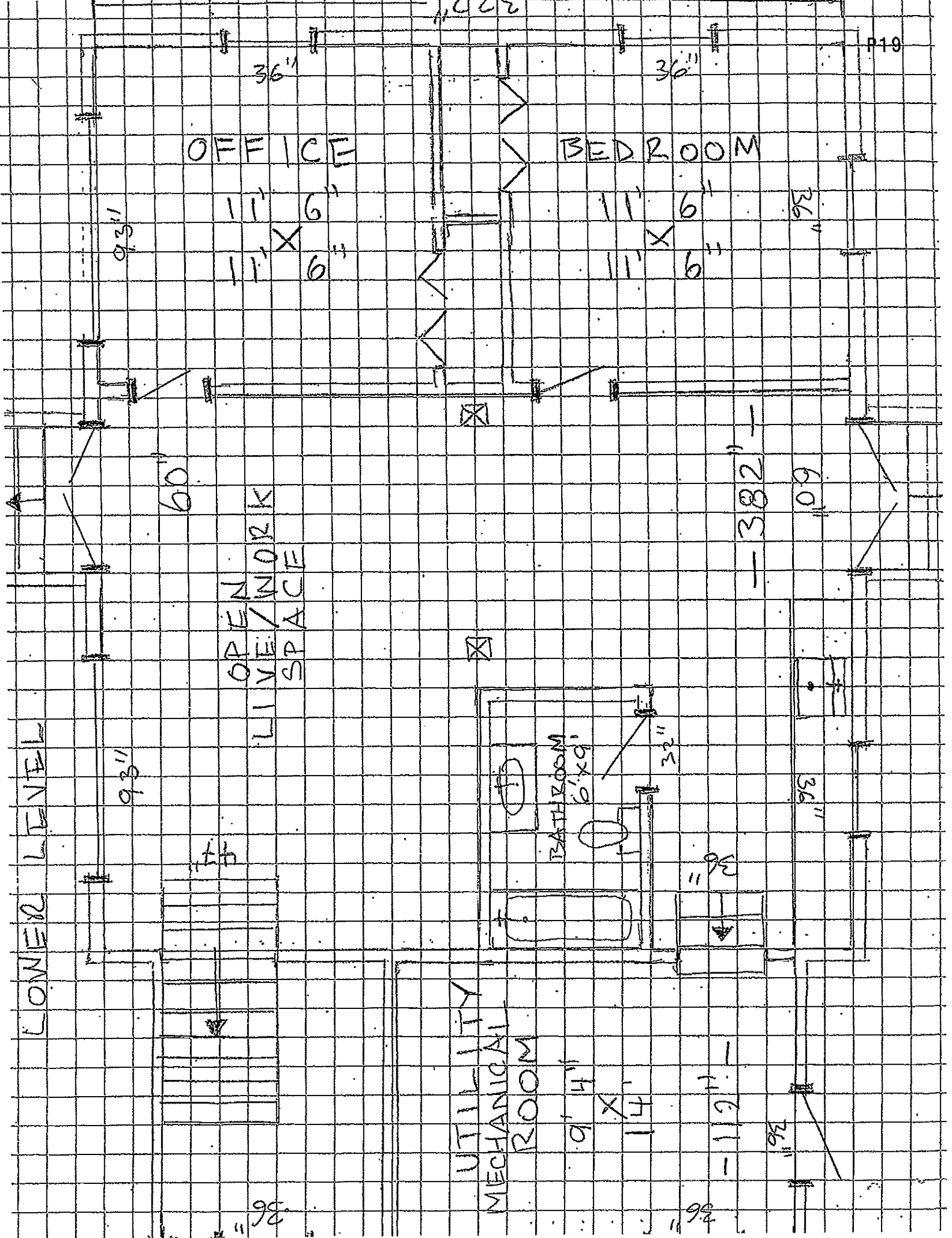
60"
65"

26"

60"

36"

36"



APPENDIX 4

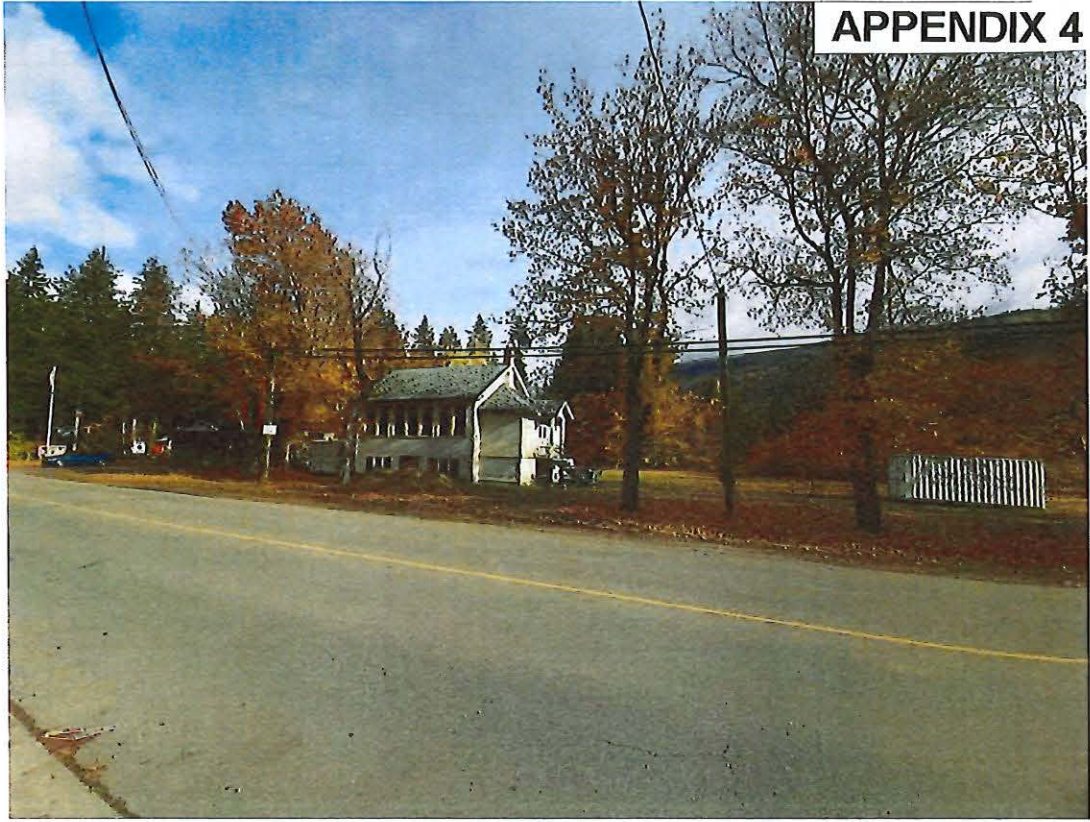
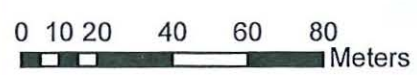
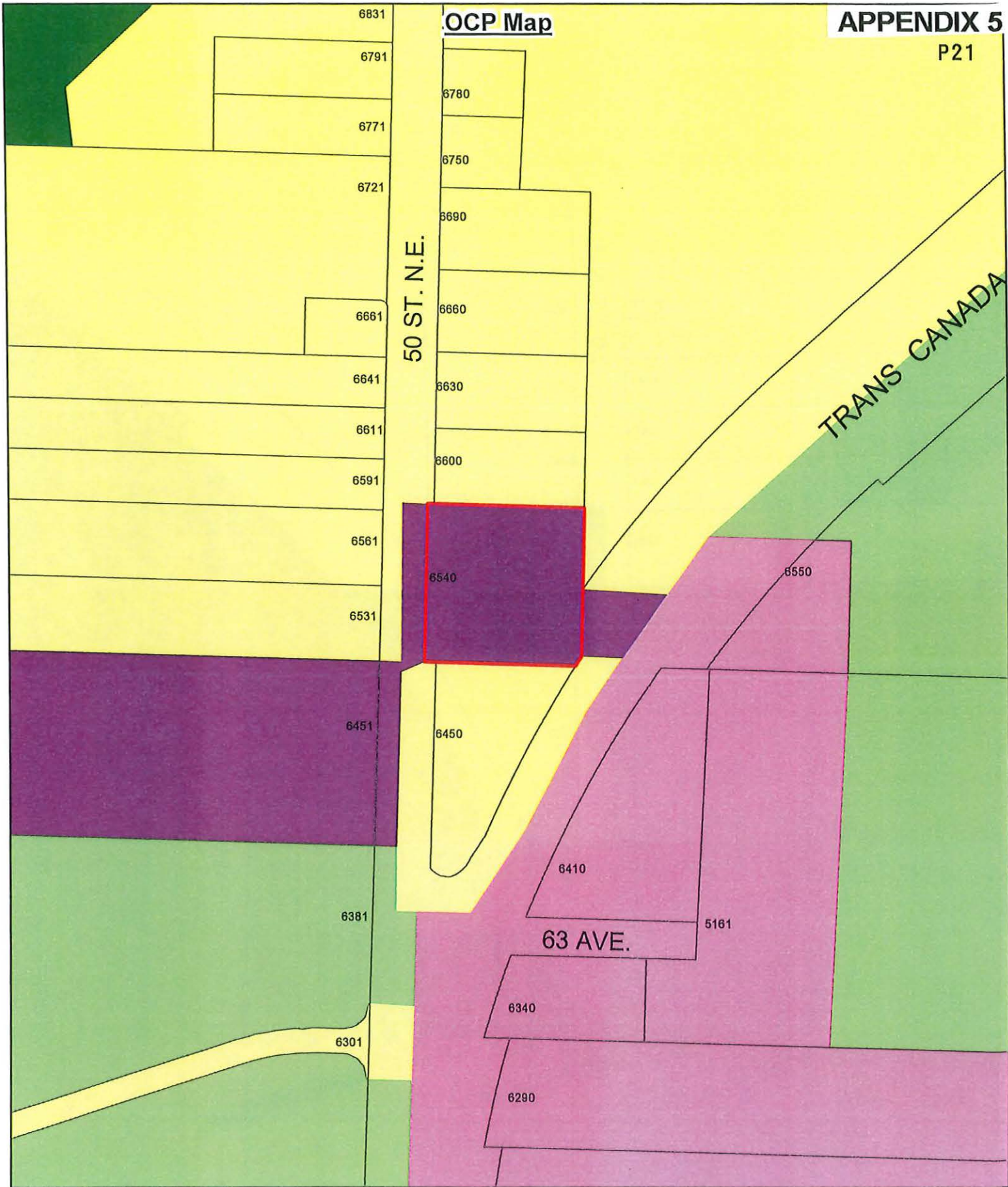


Photo 1: photo looking northeast at subject property and 50 Street NE

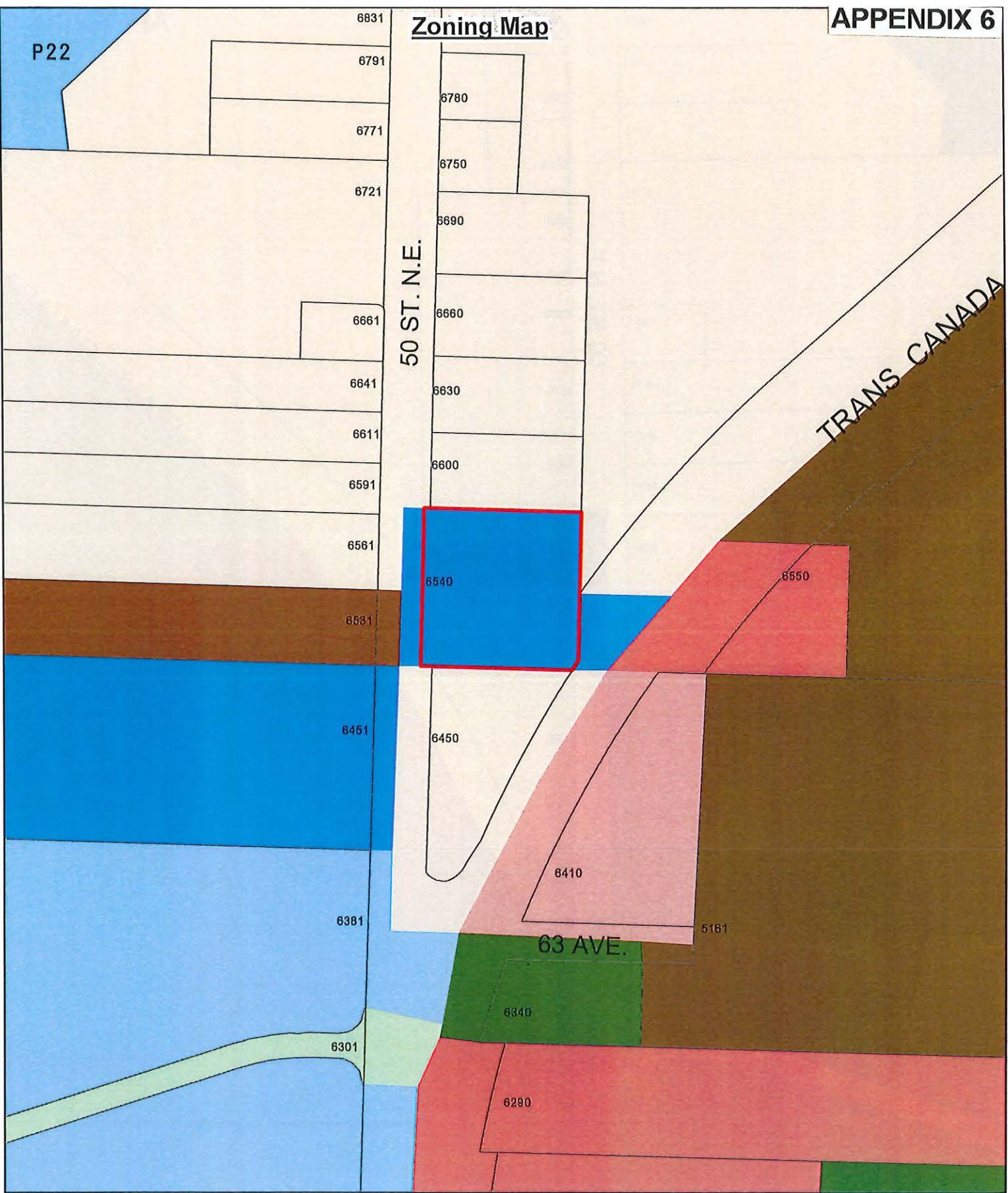


Photo 2: photo looking east at existing building/structure and 50 Street NE



- Subject Property
- Parcels
- Acreage Reserve
- Park
- Institutional
- Residential - Low Density
- Commercial - Highway Service / Tourist

Zoning Map



50 ST. N.E.

TRANS CANADA

63 AVE.

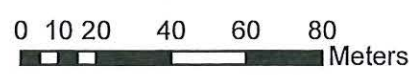
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6690
6660
6630
6600
6540
6450
6410
6340
6290

6550

5161



Subject Property	A-2	P-3
Parcels	C-3	R-1
	C-5	R-6
	CD-13	R-8
	P-1	

Purpose

27.1 The P-3 Zone is intended to accommodate uses which are charitable, correctional, educational, governmental, philanthropic or religious in nature.

Regulations

27.2 On a parcel zoned P-3, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-3 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

27.3 The following uses and no others are permitted in the P-3 Zone:

- .1 assembly hall;
- .2 churches;
- .3 commercial daycare facility;
- .4 cultural facilities;
- .5 dormitory #4481
- .6 educational facilities, public and private;
- .7 high technology research and development; #4368
- .8 home occupation; #3836
- .9 hospitals and clinics, public and private;
- .10 mobile food vending; #4240
- .11 offices; #4075
- .12 public use;
- .13 public utility;
- .14 recycling collection site; #2735
- .15 rest home;
- .16 accessory use, including church manse, detached portable classrooms and caretaker's suite.

Maximum Height of Principal Buildings

27.4 The maximum height of the principal buildings shall be 12.0 metres (39.4 feet).

Maximum Height of Accessory Buildings

27.5 The maximum height of accessory buildings shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

27.6 The maximum parcel or site coverage for all buildings and structures shall be 40% of parcel or site area.

Minimum Parcel Size or Site Area

27.7 The minimum parcel size or site area shall be 465.0 square metres (5,005 square feet).

Minimum Parcel or Site Width

27.8 The minimum parcel or site width shall be 15.0 metres (49.0 feet).

Minimum Setback of Principal and Accessory Buildings

27.9 The minimum setback of the principal and accessory buildings from the:

- .1 Front parcel line shall be 6.0 metres (19.7 feet)
- .2 Rear parcel line
 - adjacent to a lane shall be 6.0 metres (19.7 feet)
 - all other cases shall be 1.0 metre (3.3 feet)
- .3 Interior side parcel line shall be 3.0 metres (9.8 feet)
- .4 Exterior parcel line shall be 6.0 metres (19.7 feet)

Outside Storage

27.10 Outside storage shall be screened and limited to a maximum of 15% of the parcel area or 280 square meters (3,013 square feet), whichever is less.

Parking and Loading

27.11 Parking and loading shall be required as per Appendix I

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:

- .1 *boarders*, limited to two;
- .2 *family childcare facility*; #3082
- .3 *group childcare*; #3082
- .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

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*. #4272

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)

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 Building13.12 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)
- .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). #3426
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply #2811

Minimum Setback of Accessory Buildings13.13 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)
- .5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Minimum Setback of a Detached Suite13.14 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.

From: HBE <HBE@interiorhealth.ca>
Sent: November 1, 2022 2:11 PM
To: Kathy Frese
Subject: RE: [External] OCP4000-52 BYLAW 4555 / 6540 - 50 STREET NE

Afternoon Chris,

The IH Healthy Community Development Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

If you have any questions, please feel free to email us back or call 1-855-744-6328 (Ext. 4).

Regards,

Mike Adams

Team Leader, Healthy Community Development
Interior Health
www.interiorhealth.ca



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

From: Kathy Frese <kfrese@salmonarm.ca>
Sent: Tuesday, November 01, 2022 9:40 AM
To: Donna Kriger (dkrigger@sd83.bc.ca) <dkrigger@sd83.bc.ca>; HBE <HBE@interiorhealth.ca>; Lana Fitt (edo@saeds.ca) <edo@saeds.ca>; Neskonlith Band - Referrals (referrals@neskonlith.net) <referrals@neskonlith.net>
Subject: OCP4000-52 BYLAW 4555 / 6540 - 50 STREET NE

Good Morning,

Find attached for your review and comments, application to amend the Official Community Plan (OCP).

Please return any comments to planning@salmonarm.ca

Thank you in advance,

Kathy Frese | Development Services | Assistant
Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2
P 250.803.4010 | F 250.803.4041
E kfrese@salmonarm.ca | W www.salmonarm.ca





Adams Lake Indian Band

APPENDIX 10

Project Name:

OCP-52 BL4555 / 6540 50 STREET NE

FN Consultation ID:

OCP-52

Consulting Org Contact:

Kathy FRESE

Consulting Organization:

[City of Salmon Arm](#)

Date Received:

Friday, November 4, 2022

Weytk,

Re: the OCP-52 BL4555 / 6540 50 STREET NE.

Through a preliminary analysis ALIB has identified some concerns which include:

Area of High Archaeological Potential

Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

Recommendations

Due to proximity to hydrological features (Canoe Creek; Shuswap Lake) and existing archaeological sites, as well as being identified as an area of high archaeological potential using the Archaeological Overview Assessment Layer in the Remote Access to Archaeological Data (RAAD) portal, ALIB recommends a permitted archaeological impact assessment (AIA) be completed by a professional archaeologist prior to any ground disturbance activities at this location. Archaeological sites, whether known or unknown, or in disturbed or intact context, are protected by law under the Heritage Conservation Act.

More information on archaeological requirements for property owners and developers can be found here:

<https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry...>

A list of consulting professional archaeologists can be found here:

<https://www.bcapa.ca/consulting-firms/>

If you have any questions about the process, feel free to reach out to me directly at bdavidson@alib.ca.

Kukstemc (Thank you)

Brent Davidson

Title and Rights Technical Coordinator

Adams Lake Indian Band

APPENDIX 11

November 8, 2022

City of Salmon Arm
Chris Larson
PO Box 40
Salmon Arm BC, V1E 4N2

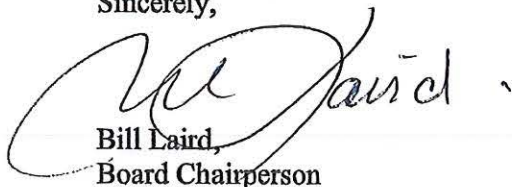
Dear Chris,

Re: OCP Amendment Application No OCP4000-52

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to amend the OCP designation of the property located at 6540 50th Street NE, Salmon Arm, from Institutional to Low Density Residential.

The SAEDS Board is supportive of expanding family housing options in our City, in order to support current and future growth trends. Based on the information provided, the Board supports the application. We thank you for the opportunity to comment on this proposed OCP bylaw amendment.

Sincerely,



Bill Laird,
Board Chairperson



Ministry of Transportation and Infrastructure

Our file: 2022-05557
Your file: ZON-1253 BL4556
Date: November 15, 2022
APPENDIX 12

City of Salmon Arm
Box 40
500 - 2nd Avenue NE
Salmon Arm, British Columbia V1E V1E 4N2

Attention: Development Services

Re: OFFICIAL COMMUNITY PLAN & ZONING AMENDMENT APPLICATION FILE NO's:
OCP4000-52 BL4555 and ZON-1253 BL4556

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated November 1, 2022 for the proposal requesting Official Community Plan & Zoning Bylaw Amendments from Institutional (INS) to Low Density Residential (LR) and Institutional (P-3) to Residential Suite (R-8) to renovate and restore an existing heritage structure to use for residential purposes within subject property Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 1882 except Plan H609 (PID: 011-081-457). Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act. Please forward a copy of the bylaw, after third reading, for endorsement subject to the following condition:

- 1. No direct access to the Rte 1 – TransCanada is supported from the subject lot.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Beth Bahm at (778) 576-1114 or by email at Beth.Bahm@gov.bc.ca.

Sincerely,

[Handwritten signature]

Beth Bahm
Development Officer

Table with 1 column and 2 rows: Local District Address, Salmon Arm Area Office, Bag 100, 850C 16th Street NE, Salmon Arm, BC V1E 4S4, Canada, Phone: (250) 712-3660 Fax: (250) 833-3380

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: January 5, 2023

Subject: Zoning Bylaw Amendment Application No. 1254

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP119501
 Civic Address: 2791 25 Street NE
 Owners: James Weed and Elaine Cockrill
 Applicant: Hindbo Construction Group Inc. (Coady Hindbo)

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP119501 from R1 (Single Family Residential) to R8 (Residential Suite Zone).

PROPOSAL

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

BACKGROUND

The subject property is located on 25 Street NE between 26 and 30 Avenues NE. The 1920m² property was the subject of two recent Variance Permits related to subdivision servicing (VP – 542) and retaining wall and fence heights (VP – 561) (Appendices 1 and 2). The retaining walls are currently under construction. The subject property is designated Residential Low Density in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North: single family residence/R1
 South: single family residence/R1
 East: single family residence and single family residence with suite/R8
 West: single family residence/R1 (Single Family Residential)

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

COMMENTS

Engineering Department

The Engineering Department has no concerns to the rezoning of this property.

Building Department

No concerns with the rezoning.

Fire Department

No concerns.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on February 13, 2023.

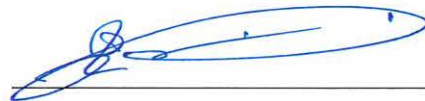
Planning Department

Plans submitted in support of the application are included as Appendix 5. The proposed suite is approximately 78m² (850ft²) in area with a separate entrance positioned to the rear of the property. The proposed driveway could accommodate the required on-site parking required. The applicant has stated that the owners do not intend to rent the unit as it will be for visitor and family use only. Given the regulations governing permitted uses and units types rezoning is required.

Rezoning from R1 to R8 is supported by the previously mentioned OCP policy. Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

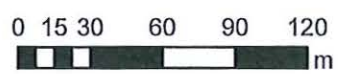
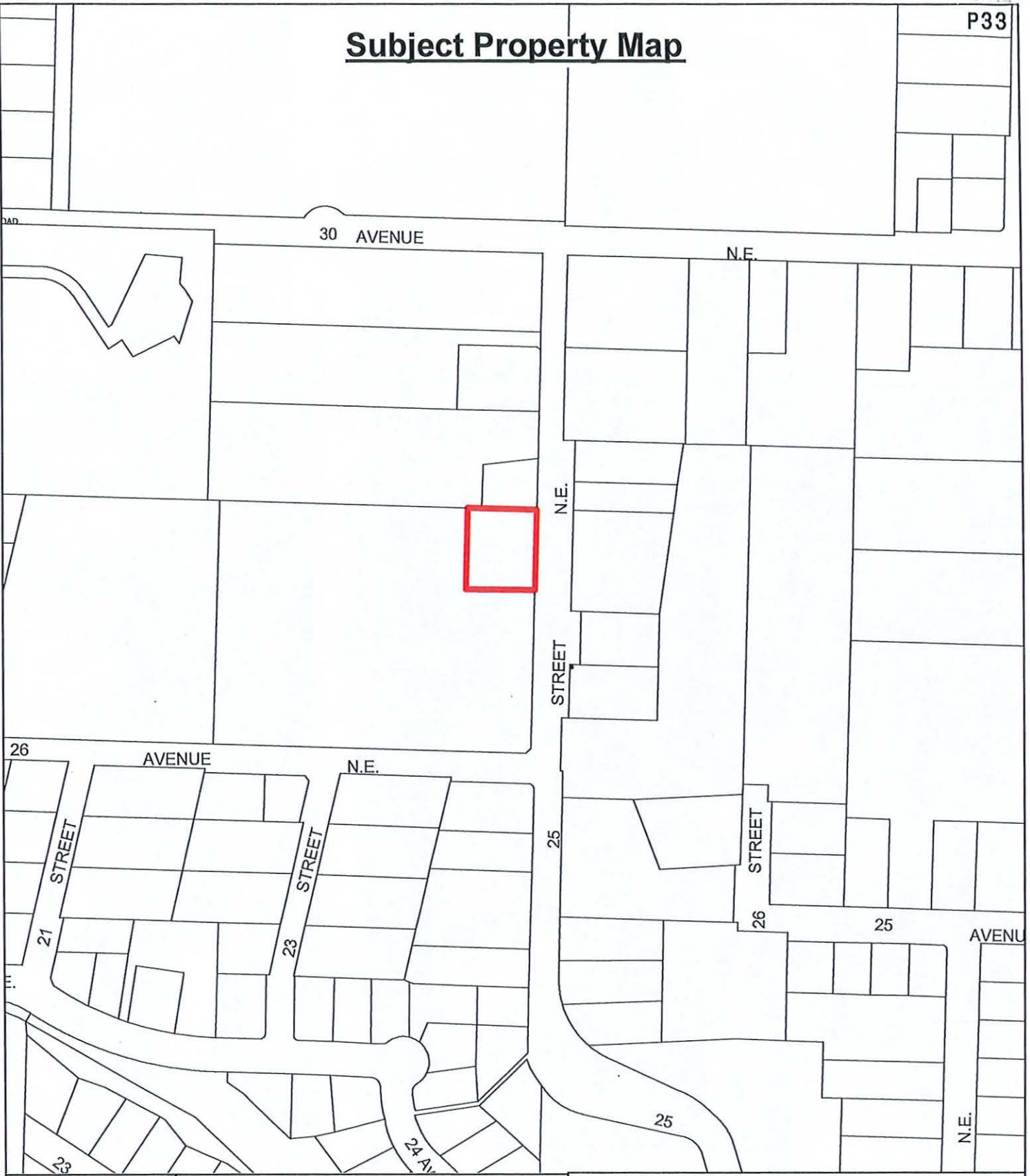


Prepared by: Melinda Smyrl, MCIP, RPP
Planner



Reviewed by: Rob Niewenhuizen, ASCT
Director of Engineering and Public Works

Subject Property Map

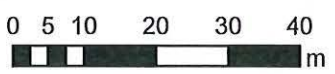
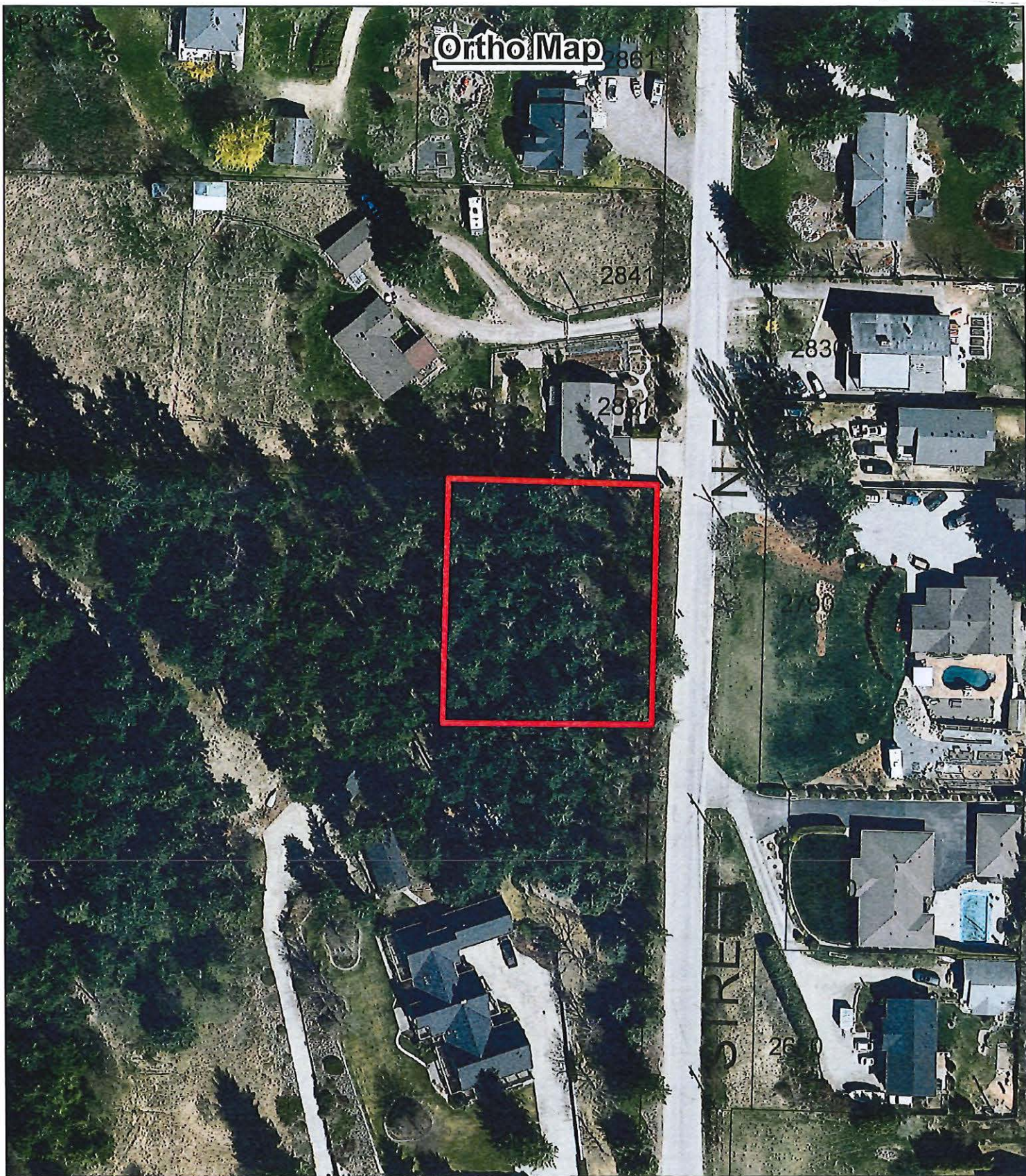


Subject Property

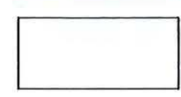


Parcels

Ortho Map



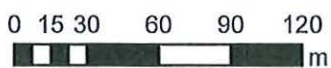
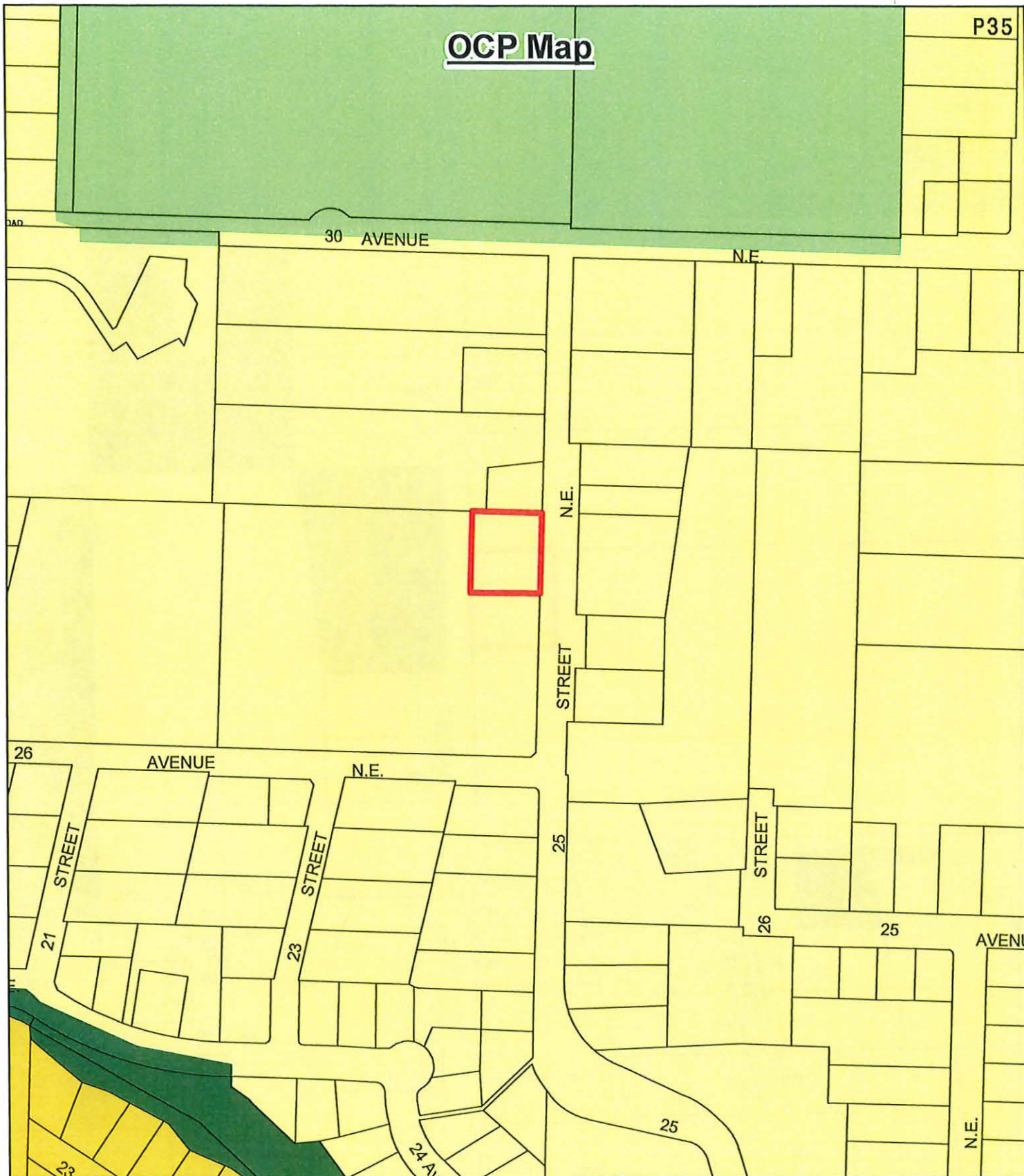
Subject Property



Parcels

OCP Map

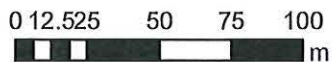
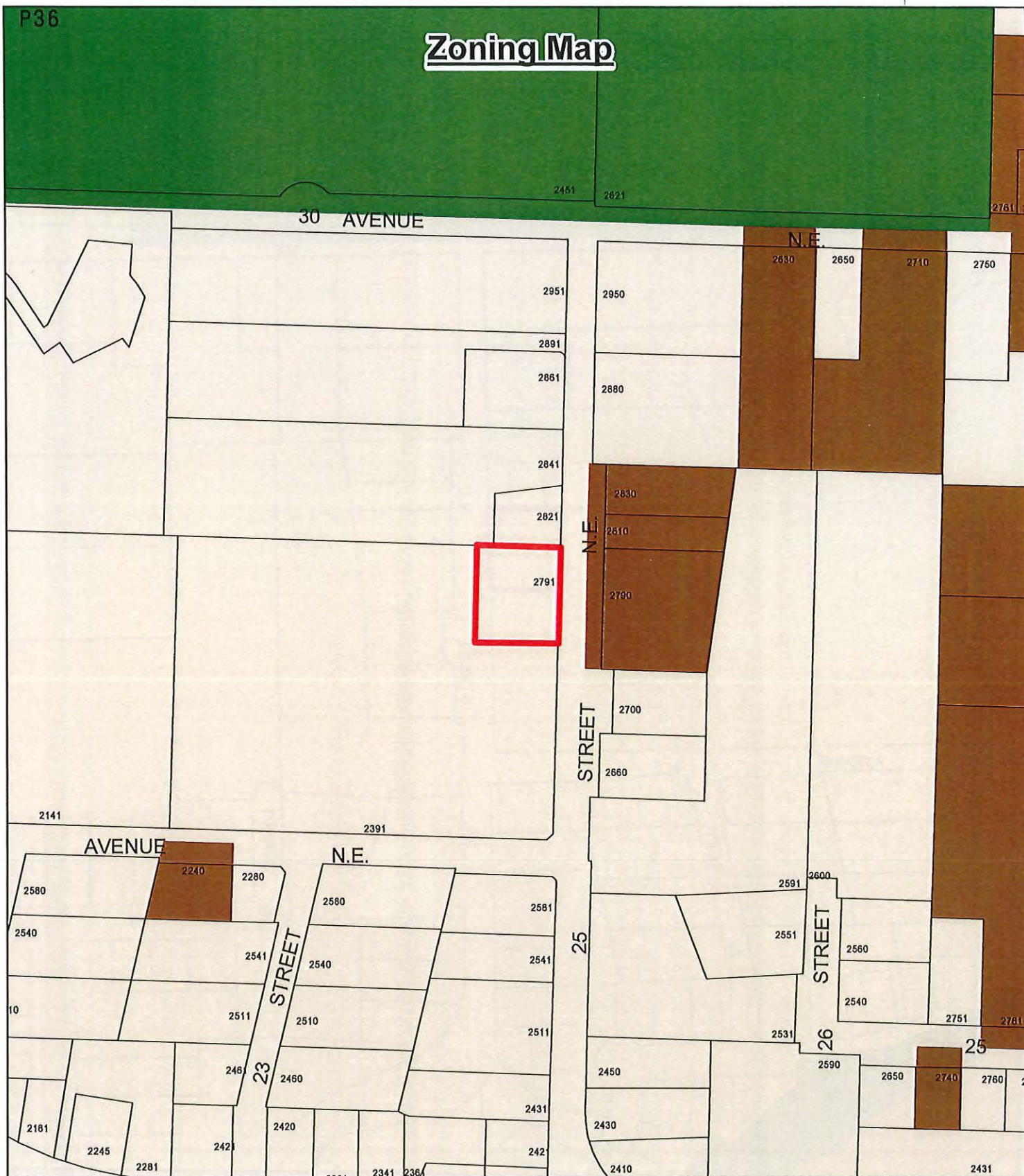
P35



-  Subject Property
-  Acreage Reserve
-  Parcels
-  Park
-  Residential - Low Density
-  Residential - Medium Density

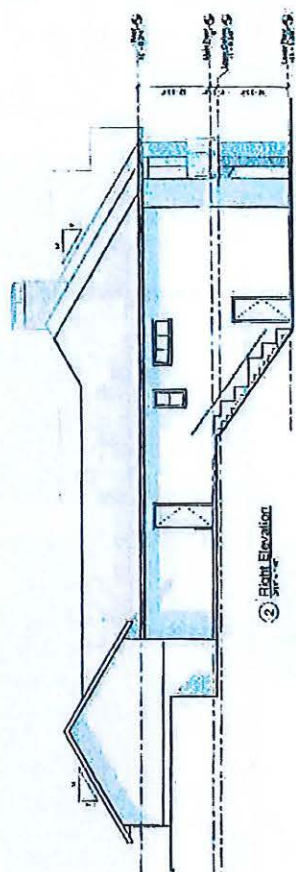
P36

Zoning Map

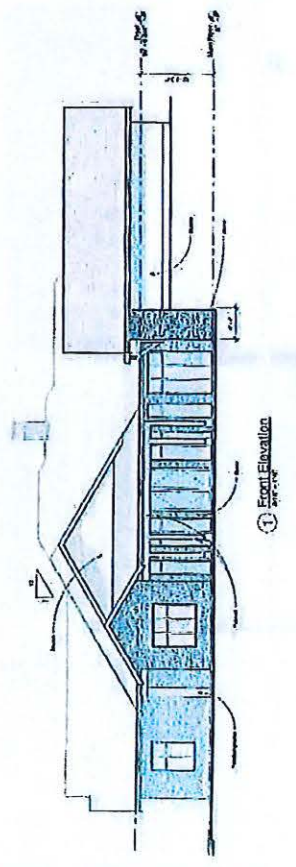


- Subject Property
- A-2
- R-1
- Parcels
- P-1
- R-8

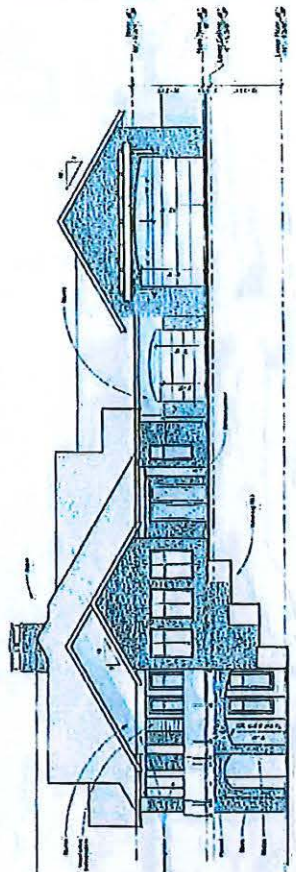
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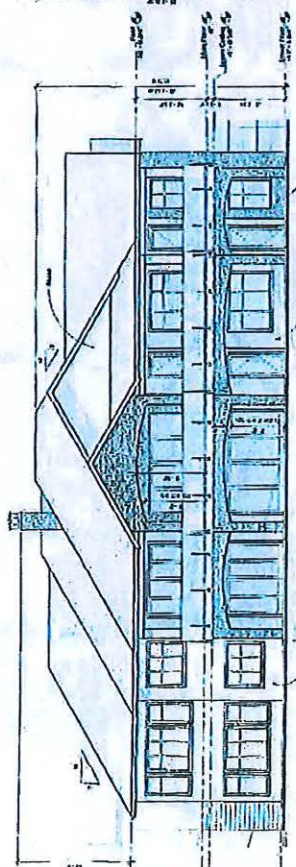
① Front Elevation



② Right Elevation



④ Left Elevation



③ Rear Elevation

Typical Cladding
 - Siding
 - Stone
 - Brick
 - Concrete
 - Stucco
 - Glass
 - Metal
 - Cedar
 - Fir
 - Pine
 - Spruce
 - Fir
 - Pine
 - Spruce

Windows and Doors
 - Windows
 - Doors
 - Stairs
 - Balconies
 - Decks
 - Patios
 - Porches
 - Garages
 - Basements
 - Attics
 - Roofs
 - Foundations
 - Foundations
 - Foundations



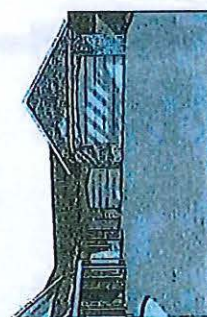
Evaluations and Details
 - Evaluations
 - Details
 - Details
 - Details

5
 - 5
 - 5
 - 5

For Permit V.1.4



⑥ Front Entry Perspective



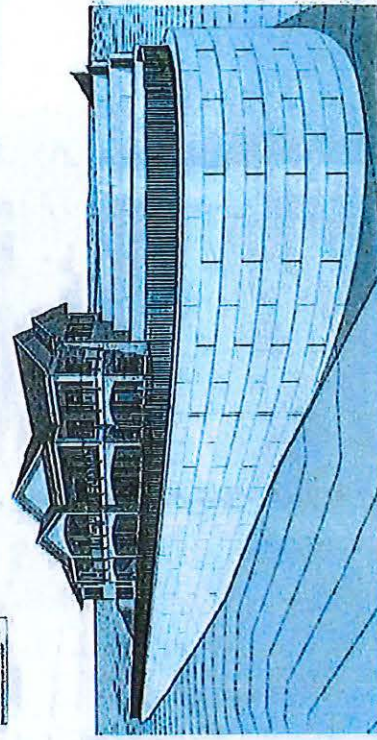
⑦ Garage Perspective



⑤ Front Left Perspective

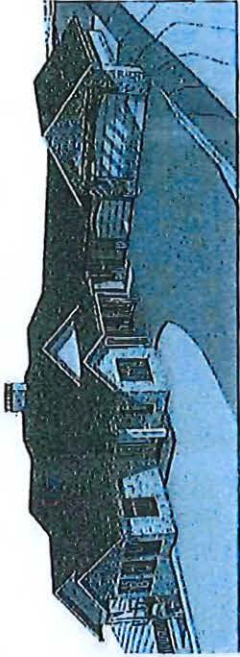
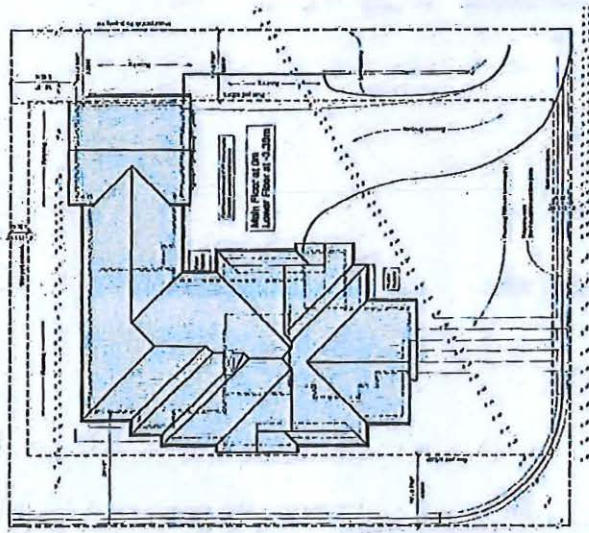


⑧ Rear Left Perspective

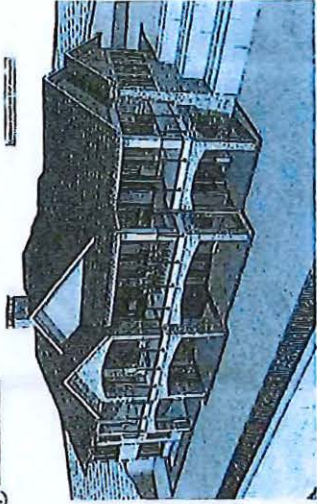


⑨ Rear Right Perspective

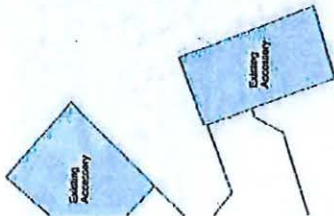
DRAWING INDEX	
1	Cover Page and Site Plan
2	Main Floor Area
3	Lower Floor Area
4	Perspective 1
5	Perspective 2
6	Perspective 3
7	Front Perspective
8	Rear Perspective



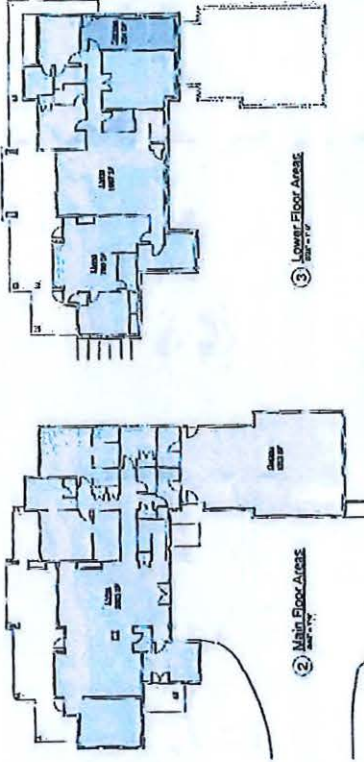
⑦ Front Perspective



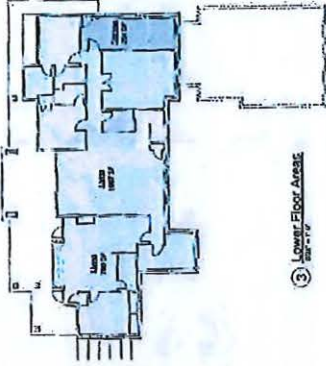
⑧ Rear Perspective



① Site Plan



② Main Floor Area



③ Lower Floor Area

Legal Address
 Civic Address
 Zoning
 Lot Area
 Lot Coverage
 Maximum Height
 Maximum Floor Area
 Maximum Density
 Maximum Setback

General Notes
 1. All work to be done in accordance with the approved plans and specifications for the proposed project.
 2. All work to be done in accordance with the approved plans and specifications for the proposed project.
 3. All work to be done in accordance with the approved plans and specifications for the proposed project.
 4. All work to be done in accordance with the approved plans and specifications for the proposed project.
 5. All work to be done in accordance with the approved plans and specifications for the proposed project.
 6. All work to be done in accordance with the approved plans and specifications for the proposed project.
 7. All work to be done in accordance with the approved plans and specifications for the proposed project.
 8. All work to be done in accordance with the approved plans and specifications for the proposed project.
 9. All work to be done in accordance with the approved plans and specifications for the proposed project.
 10. All work to be done in accordance with the approved plans and specifications for the proposed project.

Proposed Residence for Jim Weed and Elaine Cockrill



④ Perspective 1



⑤ Perspective 2



⑥ Perspective 3

For Permit v.1.1

MEYER
 ARCHITECTS
 1000 1st St. N.E.
 Grand Rapids, MI 49503
 Phone: (616) 454-1111
 Fax: (616) 454-1112
 Email: meyer@meyerarchitects.com

Cover Page and Site Plan

1

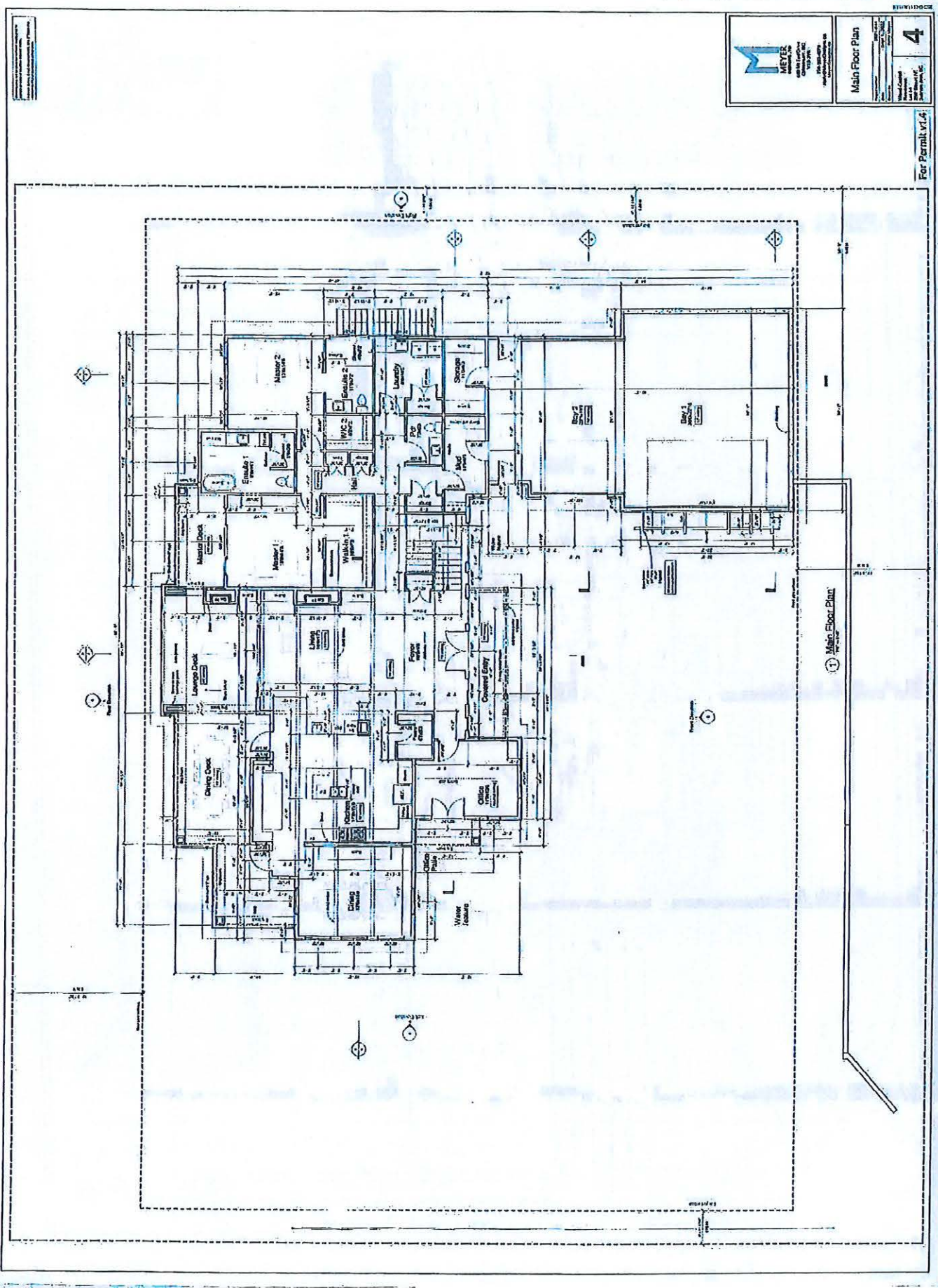
WWW.123DC.COM

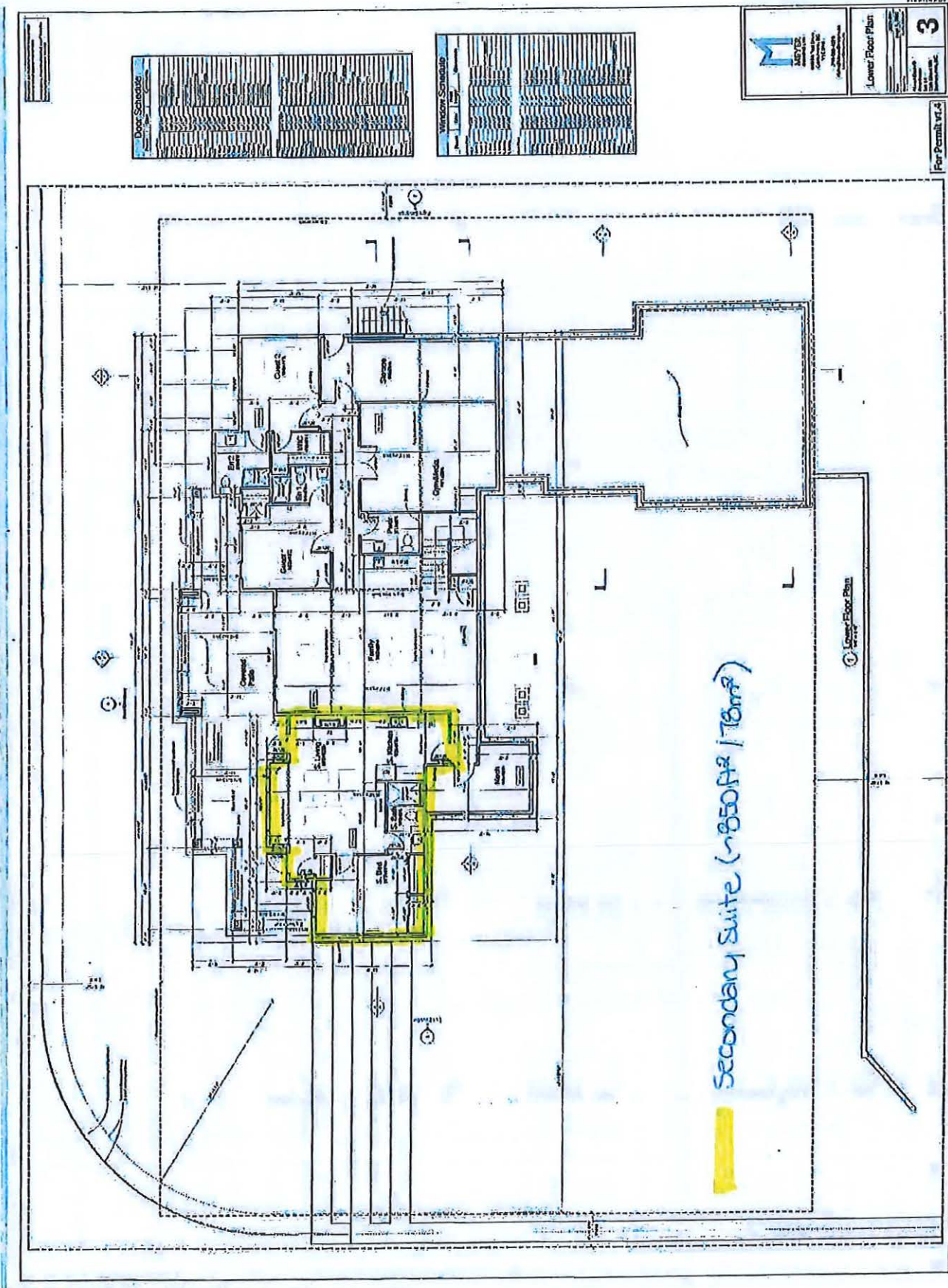
Meyer
 ARCHITECTS
 1234 Main St.
 City, State, Zip
 Phone: (555) 123-4567
 Fax: (555) 987-6543

Main Floor Plan

Project No.	123456
Sheet No.	4
Date	10/20/2023
Scale	1/8" = 1'-0"
Author	J. Doe
Checker	A. Smith
Designer	M. Johnson

For Permit, v1.4





Door Schedule

Room	Door Type	Notes
...

Window Schedule

Room	Window Type	Notes
...

M
MAYOR
ARCHITECTS
1000 ...
...
Lower Floor Plan
3
For Permit v. 1.0

Secondary Suite (~8500ft² / 78m²)

CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: January 6, 2023

Subject: Zoning Bylaw Amendment Application No. 1259

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17983
 Civic Address: 1421 20 Street NE
 Owner/Applicant: John and Elaine Zaichkowsky

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17983 from R1 (Single Family Residential) to R8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

PROPOSAL

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

BACKGROUND

The subject property is designated Residential Medium Density in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	Single Family Residence and Suite	Zoned R8
South:	Single Family Residence	Zoned R1
East:	Church of Latter-Day Saints	Zoned P3
West:	Single Family Residence	Zoned R1

The subject property is approximately 0.15ha (0.37ac) in area with a single family home currently under construction. The site plan for the secondary suite and basement is included in Appendix 5. The proposed suite is approximately 87m² (941ft²) in area and occupies a portion of the basement.

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

COMMENTS

Engineering Department

The Engineering Department has no concerns to the rezoning of this property.

Building Department

No concerns with the rezoning. The completion of the basement suite should be compliant with BC Building Code.

Fire Department

No concerns.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on February 13, 2023.

Planning Department

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

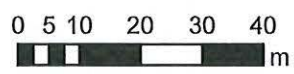
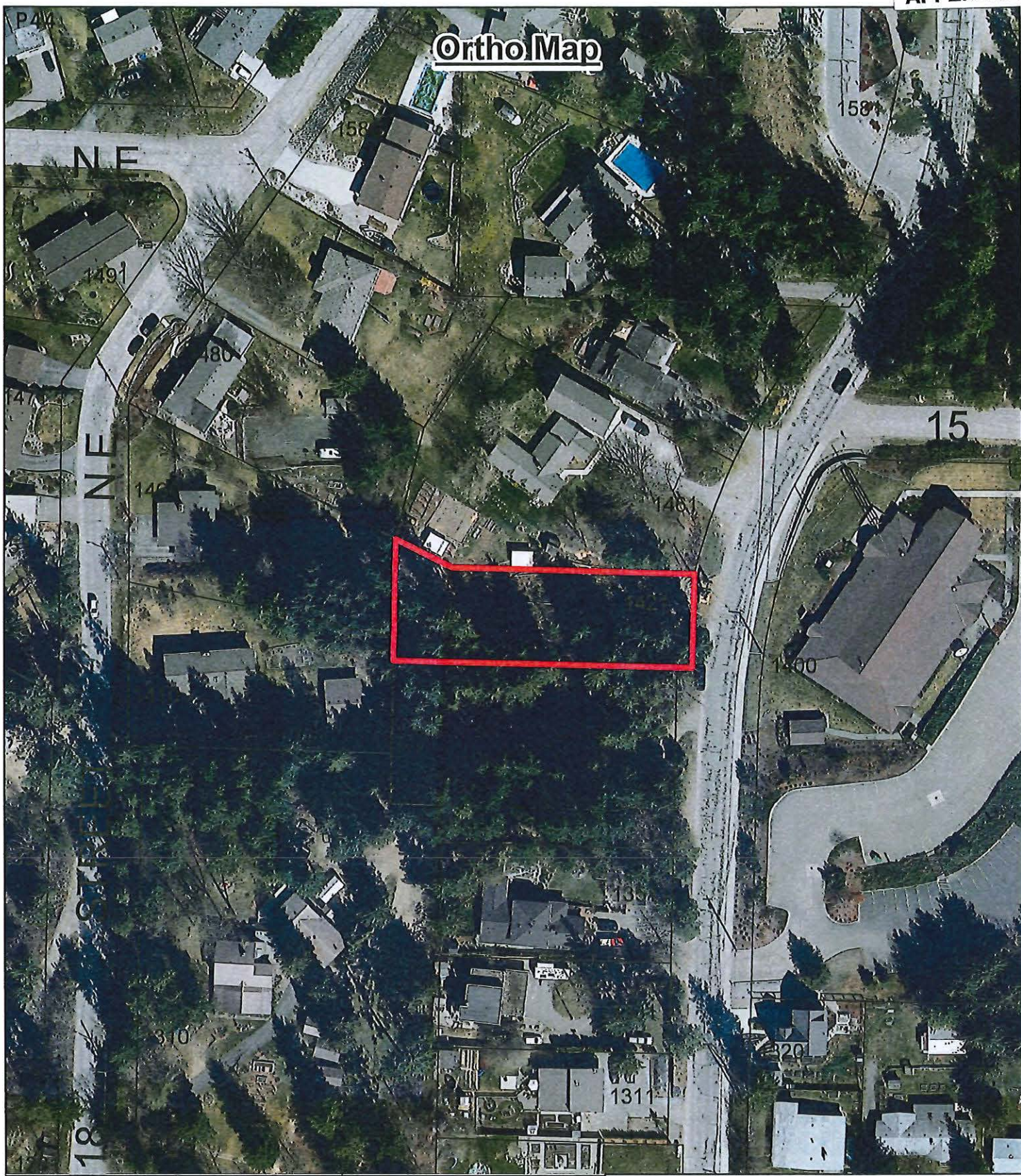


Prepared by: Melinda Smyrl, MCIP, RPP
Planner



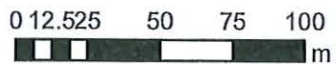
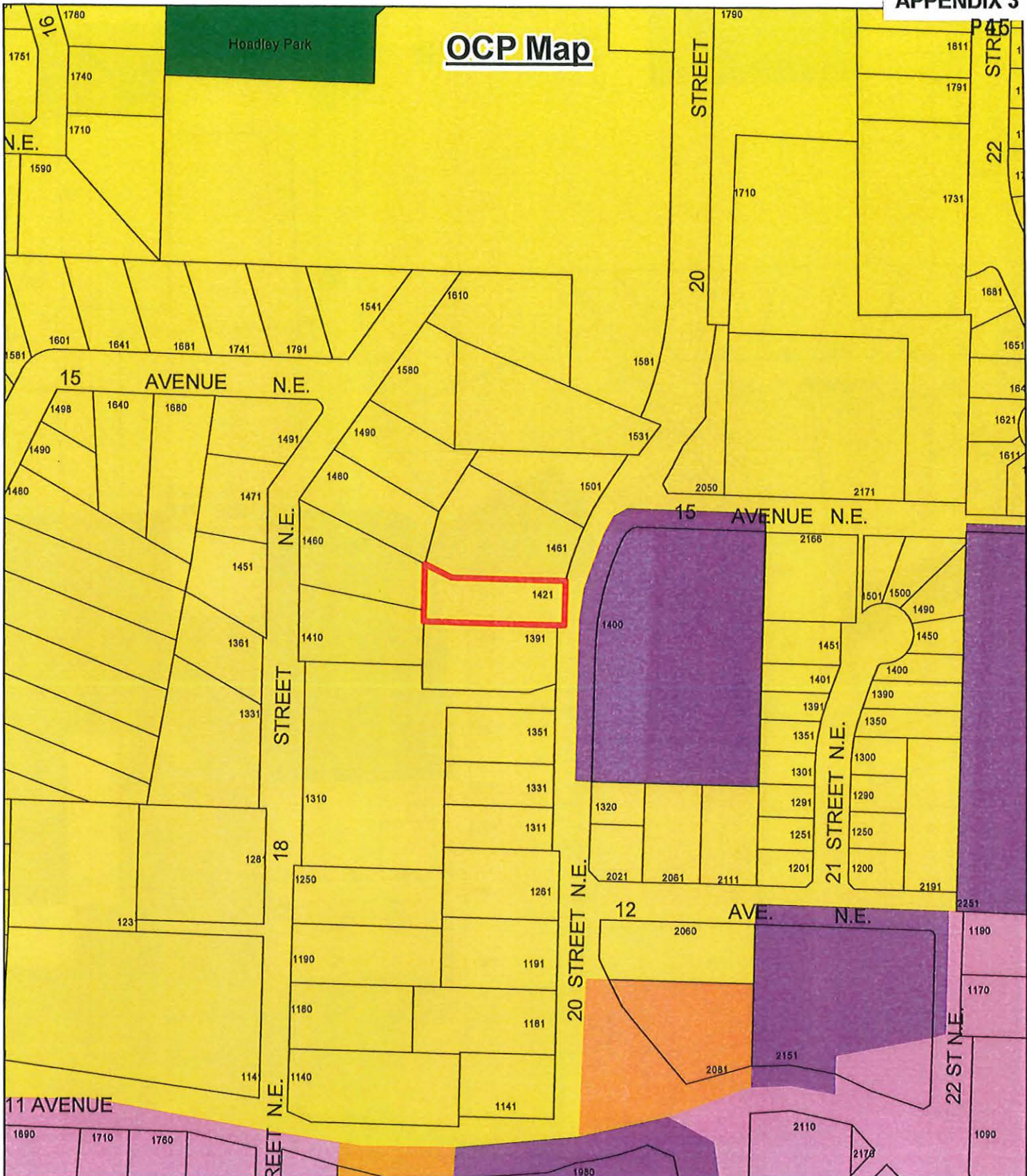
Reviewed by: Rob Niewenhuizen, ASct
Director of Engineering and Public Works

Ortho Map



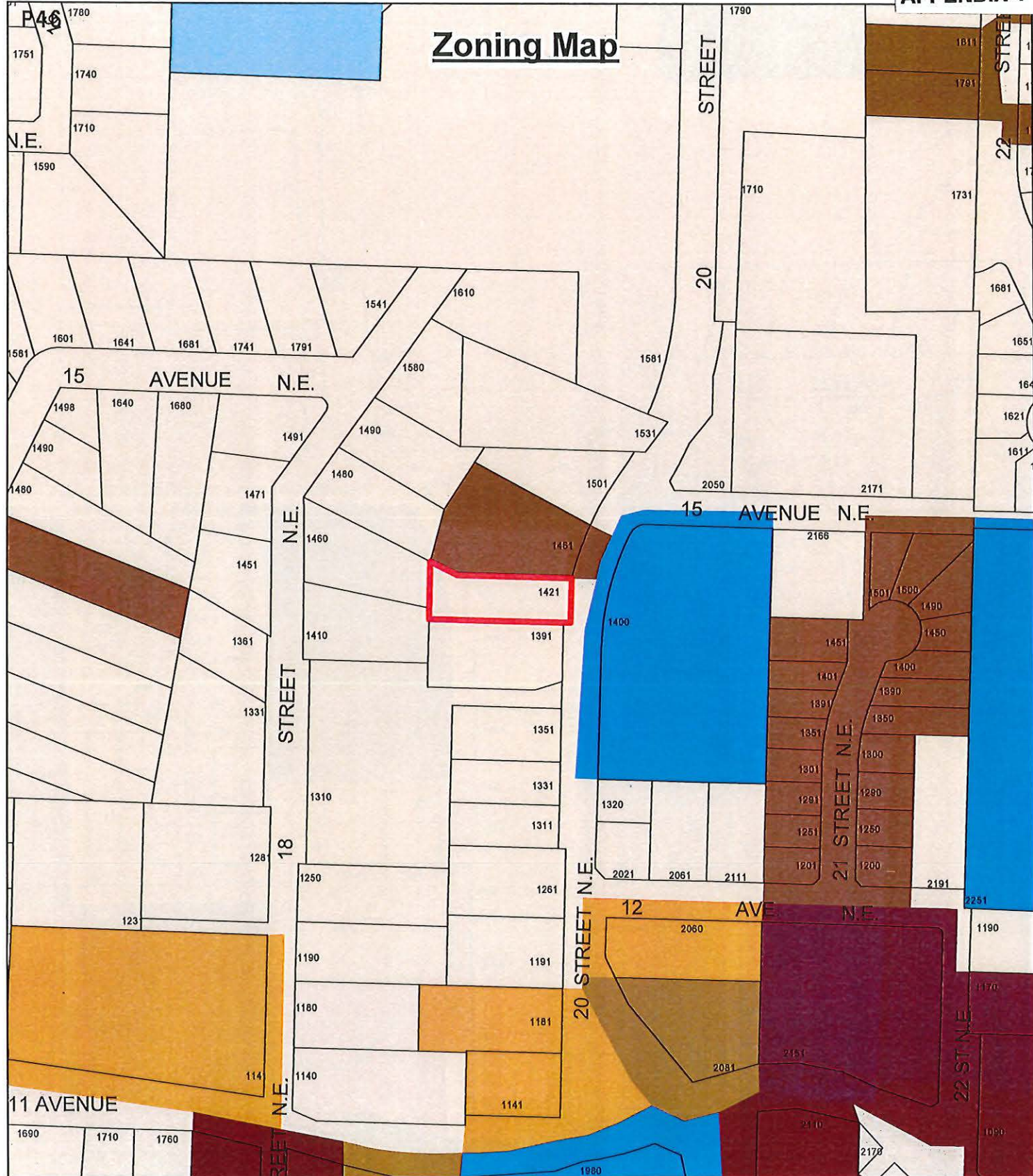
-  Subject Property
-  Parcels













OCP Map

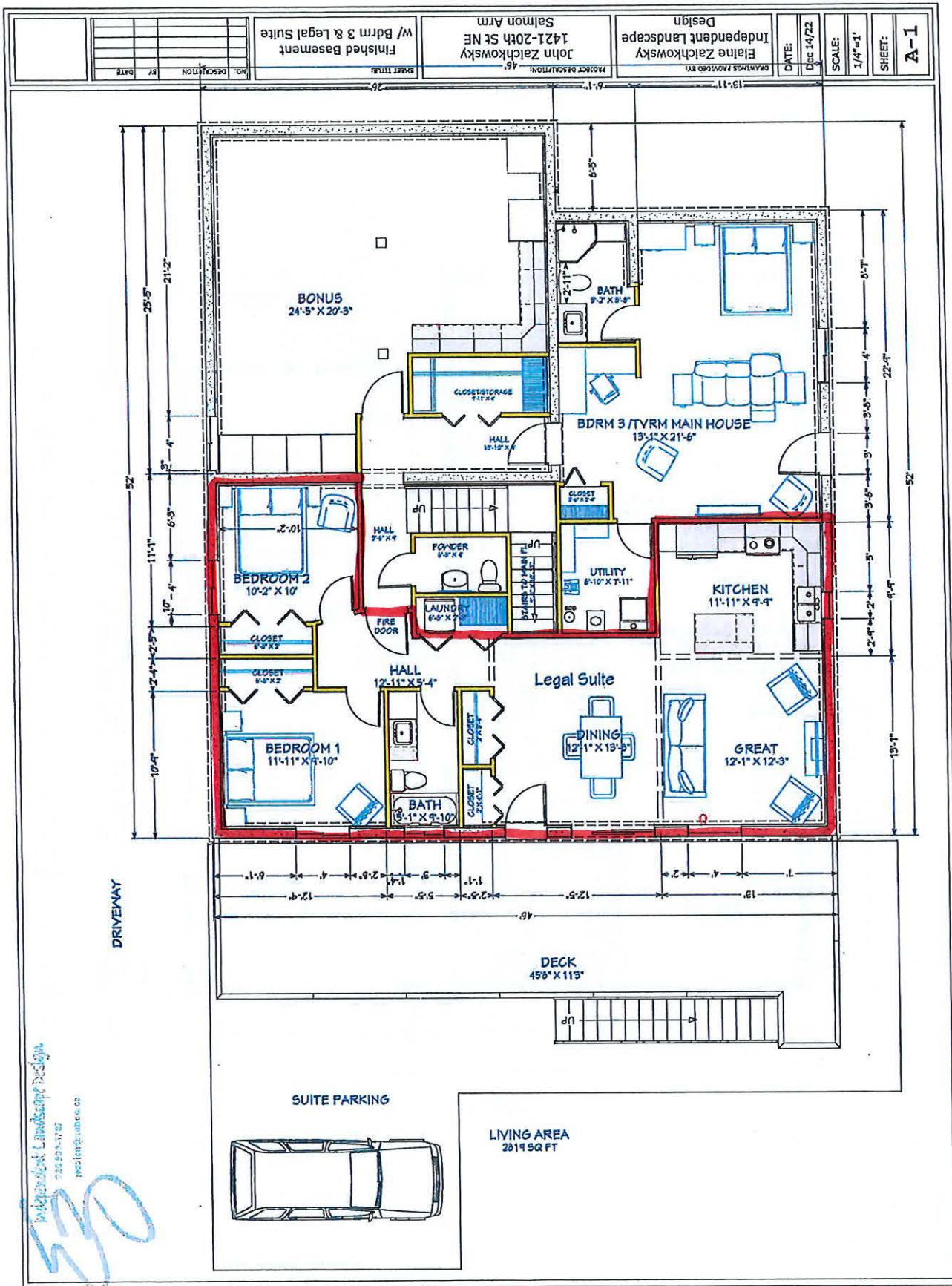


- Subject Property
- Parcels
- Park
- Institutional
- Residential - Medium Density
- Residential - High Density
- Commercial - Highway Service / Tourist

Zoning Map



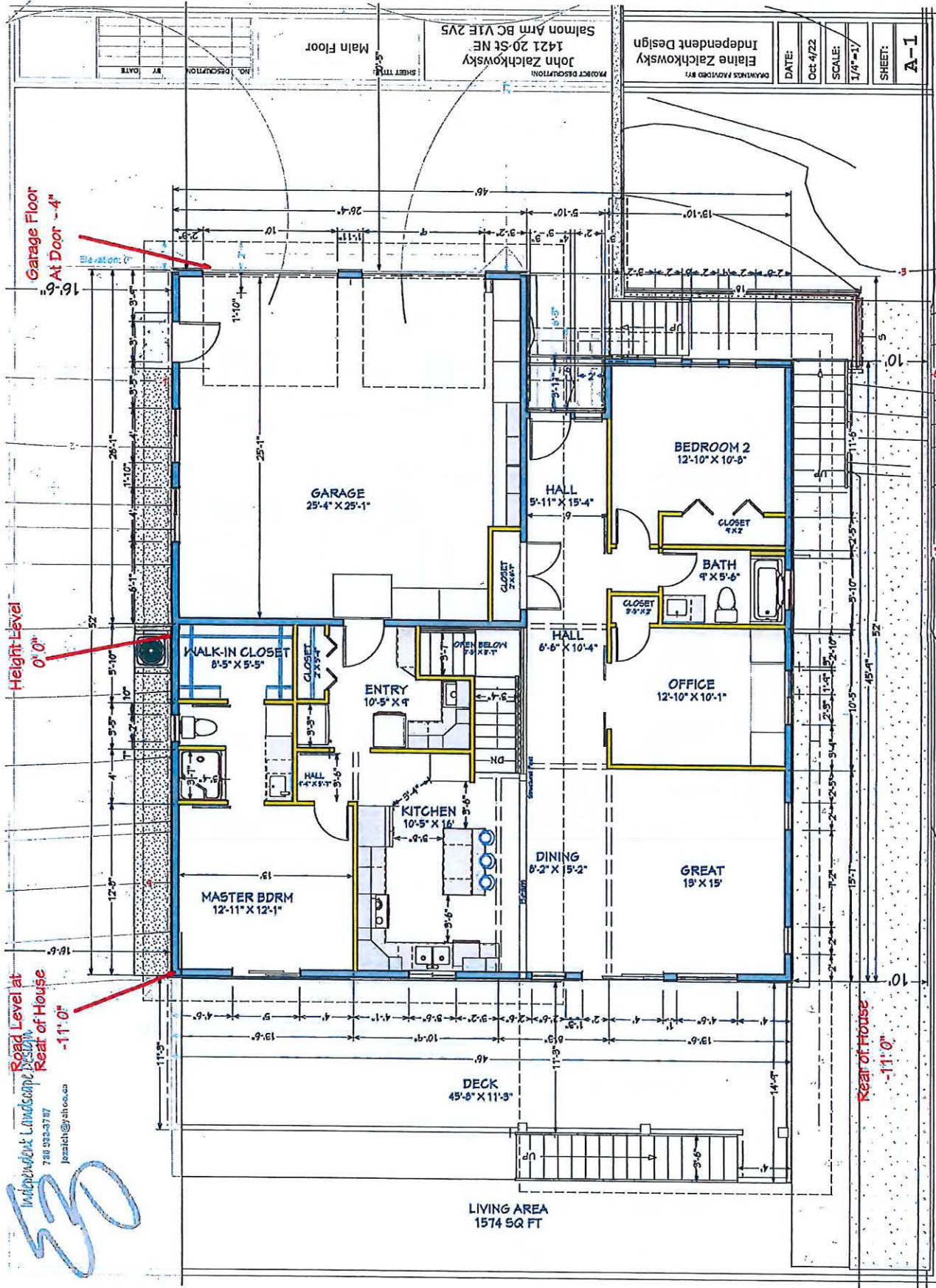
	Subject Property		C-3		P-3
	Parcels		C-5		R-1
			C-6		R-4
			CD-7		R-5
			P-1		R-8



Elaine Zalkowsky
 725 504-1107
 ezdesign@verizon.net
 520

DATE: Dec 14/22	PROJECT DESCRIPTION: John Zalkowsky 1421-20th St NE Salmon Arm	SHEET TITLE: Finished Basement w/ Bdrm 3 & Legal Suite
SCALE: 1/4"=1'	DESIGNER: Elaine Zalkowsky Independent Landscape Design	
SHEET: A-1		

Finished Basement



Main Floor

To: His Worship Mayor Harrison and Members of Council

Date: December 13, 2022

Subject: Zoning Bylaw Amendment Application No. 1256

Legal: Lot 10, Section 13, Township 20, Range 10, W6M, KDYD,
Plan KAP48489

Civic Address: 2498 – 4B Avenue SE

Owner: B. & C. Siebenga

Applicant: Whitstone Developments Ltd.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP48489 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R-1 (Single Family Residential Zone) property to R-8 (Residential Suite Zone) to permit the development of a detached suite.

BACKGROUND

The subject property is located at 4B Avenue SE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the Official Community Plan (OCP) and is zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	4B Avenue SE; single family dwellings	Zoned R-1
South:	single family dwelling and accessory buildings/structures	Zoned R-1
East:	25 Street SE; single family dwellings	Zoned R-1
West:	single family dwelling and accessory building/structure	Zoned R-1

The subject property is approximately 929m² (9999 ft²) in area. A 620 ft² (57.60 m²) detached suite (with a 20' x 34' garage/shop with separate access below) is being proposed. The documentation provided in support of the rezoning application is attached as Appendix 5. It is worth noting that Appendix 5 only illustrates the R-8 (detached suite) building envelope, not the siting of the building, and that the building could be located anywhere within that envelope without variance. Secondary access for suite parking and garage/shop access is to be provided on the southeast portion of the site.

To date, there are no properties on 4B Avenue SE zoned R-8. However (and as seen in Appendix 4), there are thirteen (13) other R-8 zoned properties within the greater vicinity, with the closest R-8 zoned properties being approximately 70 meters away (2397 5 Avenue SE and 2350 4A Avenue SE). Site photos of the subject property are attached in Appendix 6.

Policy 8.3.25 of the OCP supports detached suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTS

Fire Department

No Fire Department concerns.

Building Department

No concerns. Limiting Distance appears to be ok. BCBC applies to development.

Engineering Department

No Engineering concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R-8 rezoning for parcels < 0.4 ha does not require the post of a Notice of Development sign. It is expected that the Hearing for this application will be held on February 13, 2023.

Planning Department

Based on the parcel area of 929m², the subject property has the potential to meet the conditions for the development of a detached suite, including sufficient space to meet the parking requirement. The detached suite is supported by OCP policy, and the site plan and dimensions of the unit are compliant with zoning regulations.

Staff support the rezoning of the subject property from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).



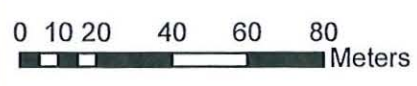
Prepared by: Evan Chorlton
Planner I



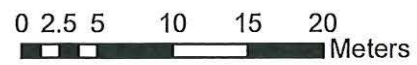
Reviewed by: Robert Niewenhuizen, AScT
Director of Engineering and Public Works

Subject Property Map

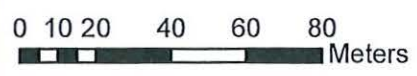
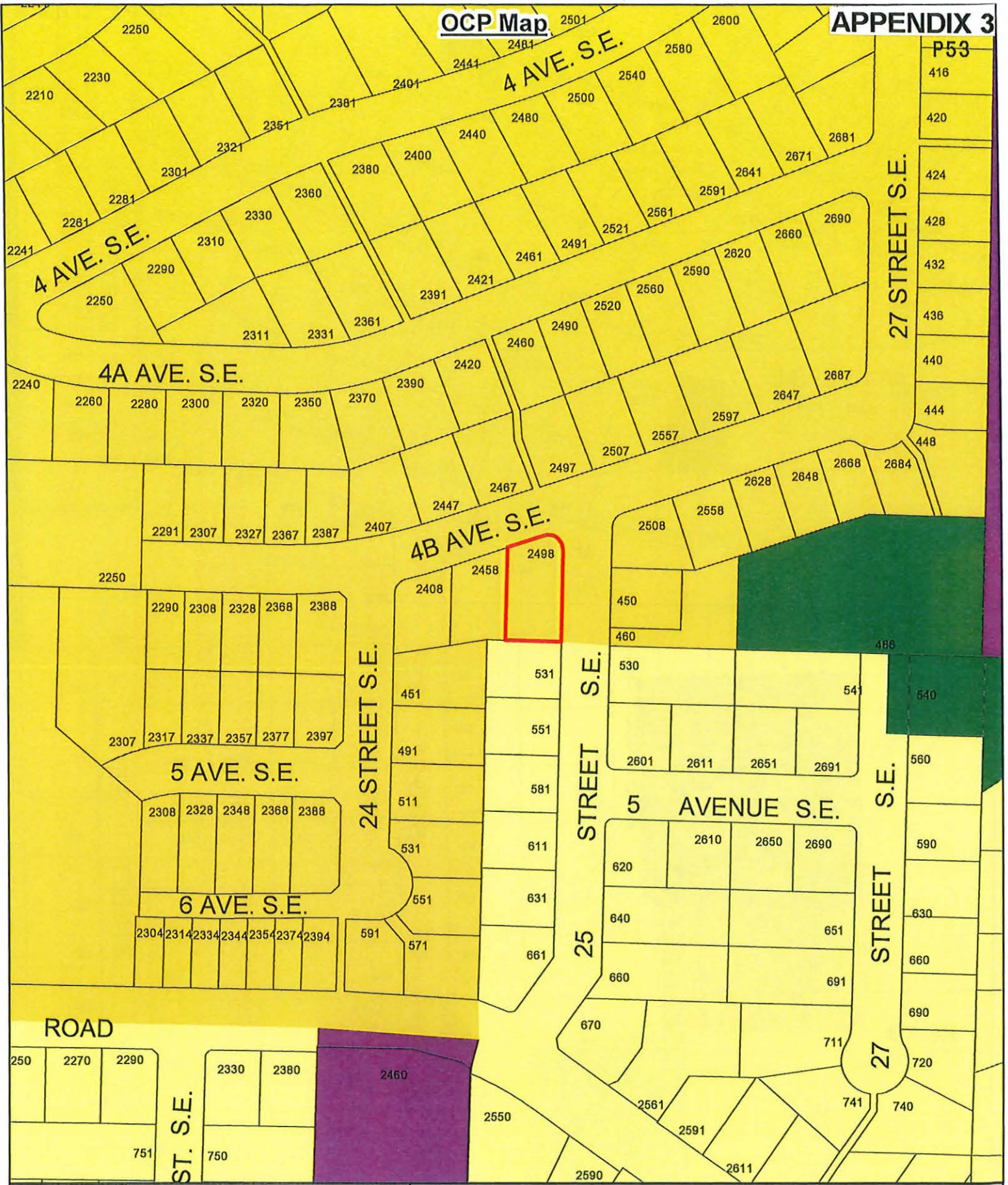
APPENDIX 1



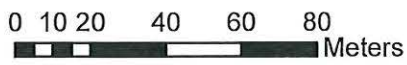
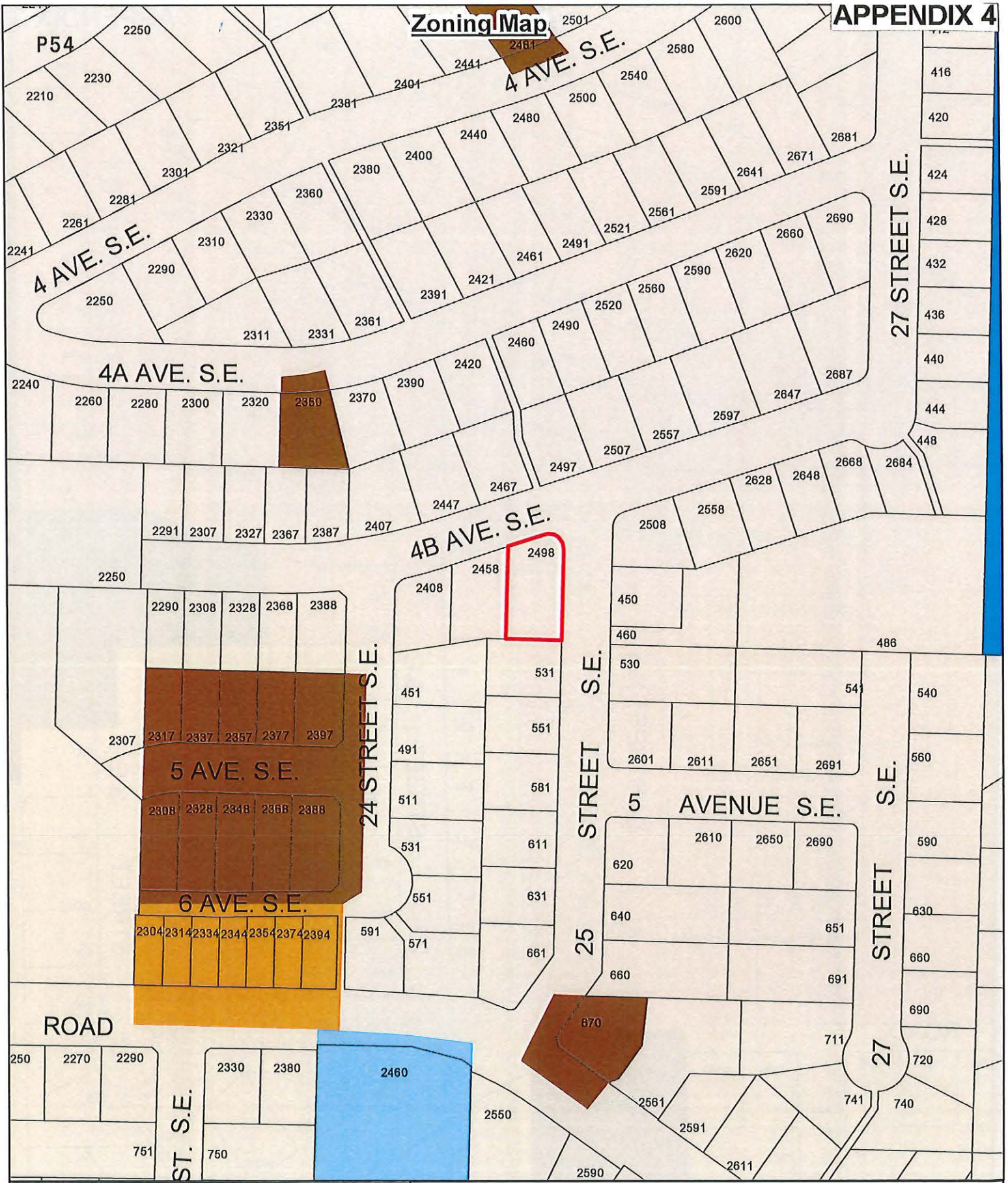
-  Subject Property
-  Parcels



- Subject Property
- Parcels



- Subject Property
- Parcels
- Park
- Institutional
- Residential - Low Density
- Residential - Medium Density
- Commercial - Neighbourhood



- Subject Property
- Parcels
- C-10
- R-1
- P-1
- R-4
- P-3
- R-8

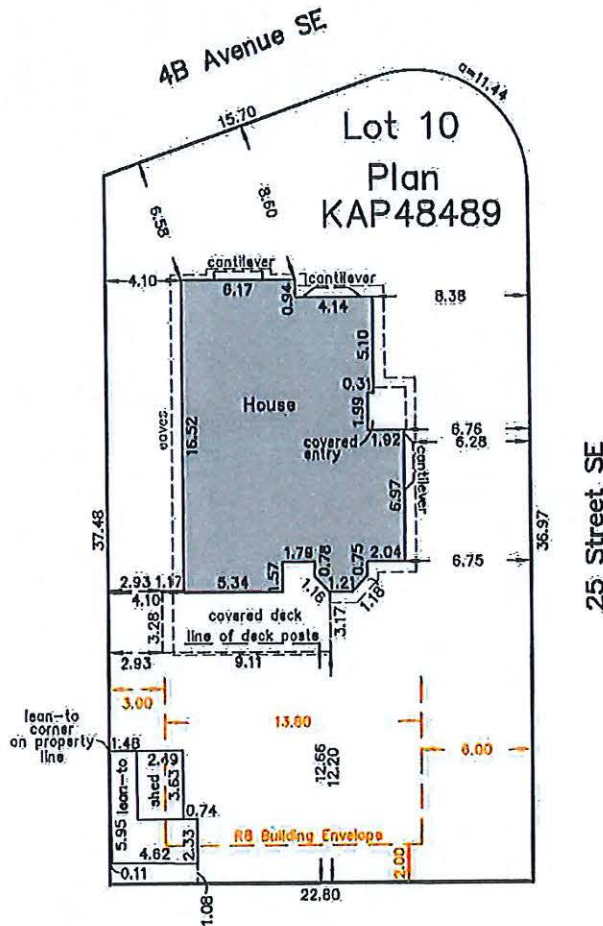
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Whitstone Development
c/o Mark Wilson
Box 716
Salmon Arm, BC V1E 4N8

Re: Lot 10, Sec 13, Tp 20, Rge 10,
W6M, KDYD, Plan KAP48489

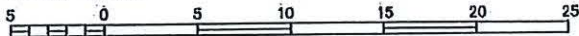
Parcel Identifier (PID): 017-994-420
Civic Address: 2498 4B Ave SE, Salmon Arm

List of documents registered on title which may affect
the location of improvements:
Statutory Building Scheme: KF118310



**Carriage House Building
Envelope Roughly 45'X 26'
with 2M Set back from house
With no variances required.**

Scale 1: 250



All distances are in metres.
Dimensions derived from Plan KAP48489

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 inspection 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 8th day of
November, 2022.

Nicole
Bird
BTKBAK

Digitally signed
by Nicole Bird
BTKBAK
Date: 2022.11.09
10:27:29 -08'00'

BCLS

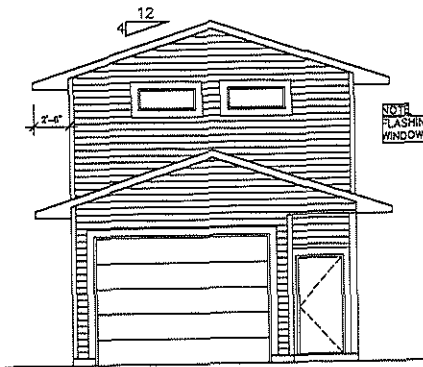
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BROWNE JOHNSON LAND SURVEYORS.

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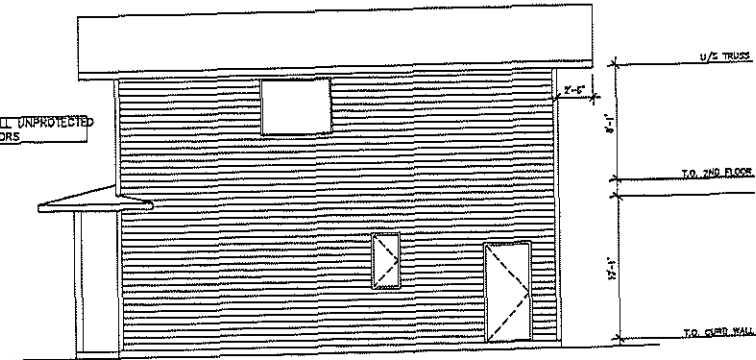
Our File: 636-22

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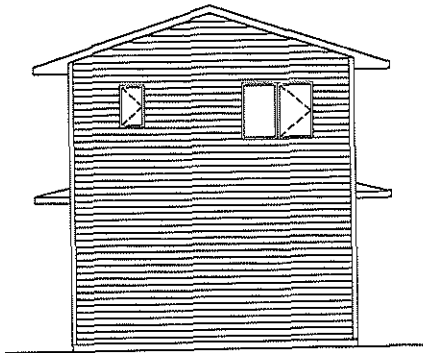


FRONT ELEVATION

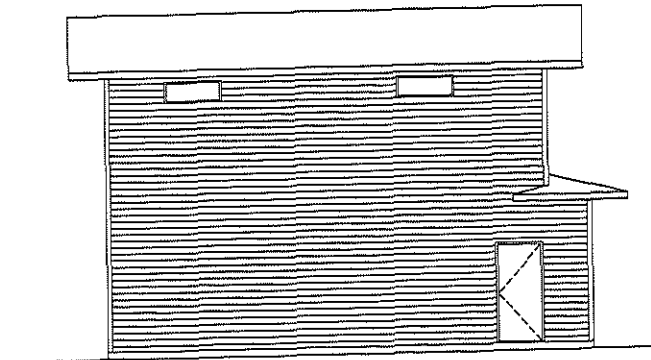
NOTE
FLASHING OVER ALL UNPROTECTED
WINDOWS AND DOORS



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

APPENDIX 6



Photo 1: photo looking northwest at subject property and 25 Street SE



Photo 2: photo looking west at subject property and approximate detached suite location

To: His Worship Mayor Harrison and Members of Council

Date: December 13, 2022

Subject: Variance Permit Application No. VP-566 (Setback)

Legal: Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP48489
 Civic Address: 2498 – 4B Avenue SE
 Owner: B. & C. Siebenga
 Applicant: Whitstone Developments Ltd. (c/o Mark Wilson)

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-566 be authorized for issuance for Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP48489, which will vary Zoning Bylaw No. 2303 Section 13.14.2, reducing the rear parcel line setback from 3.0 m to 2.0 m to facilitate construction of a new detached suite in accordance with the drawings attached in Appendix 3 on the subject property.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 2498 – 4B Avenue SE (Appendices 1 and 2). The property is approximately 929 square metres (9999 square feet) in area/size. The applicant is requesting that the minimum rear parcel line setback for detached suites be reduced from 3.0 m to 2.0 m to accommodate a new 34' x 20' (680 square feet) garage with a 31' x 20' (620 square feet) suite above. A site plan, floor plans, and building elevations are attached as Appendix 3.

The applicant has provided a letter of rationale, attached as Appendix 4. Site photos are attached as Appendix 5.

BACKGROUND

The property is designated Medium Density Residential (MR) in the City's Official Community Plan (OCP) and is zoned R-1 (Single Family Residential) in the City's Zoning Bylaw (Appendices 6 and 7). There is also an associated R-8 rezoning file (ZON-1256) to go along with this variance permit application to legally permit a detached suite on the subject property.

For this property, the front parcel line is 4B Avenue SE, the exterior side parcel line is 25 Street SE, and the rear parcel line applicable to the setback variance is the southern parcel line that borders 531 25 Street SE; the north interior side parcel line of that parcel.

Adjacent land uses include the following:

North: 4B Avenue SE; single family dwellings	Zoned R-1
South: single family dwelling and accessory buildings/structures	Zoned R-1
East: 25 Street SE; single family dwellings	Zoned R-1
West: single family dwelling and accessory buildings/structures	Zoned R-1

COMMENTSBuilding Department

No concerns.

Engineering Department

No Engineering concerns.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Variance Permit Procedures Bylaw*, notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advise those with interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on February 13, 2023.

Planning Department

Development Variance Permits are considered on a case-by-case basis, and in doing so, a number of factors are taken into consideration. These factors include site-specific conditions, such as lot configuration, negative impact on the general form and character of the surrounding neighbourhood and potential negative impact(s) on adjacent properties.

As described in the letter submitted by the applicant (Appendix 4), the owner/applicant is requesting a rear parcel line setback variance from 3m to 2m be granted to permit a proposed detached suite (garage with a suite above). Some of the reasons for this request are 1) although the proposed suite has proposed access onto 25 Street SE (meaning its rear yard would be the west property line), the actual rear parcel line of the property is the southern-most property line (which borders 531 25 Street SE and requires a minimum 3.0-metre setback as opposed to only a 2.0-metre setback for interior side parcel lines), and 2) the owner/applicant wishes to have the proposed detached suite further away from the existing single family dwelling, which has an existing deck within this rear yard area.

With respect to the adjacent parcel to the south, the proposed 2m setback is aligned with the applicable setbacks for that parcel (1m for an accessory building or 2m for a detached suite). Thus, the proposed setback is generally consistent, as applicable along the 25 Street SE streetscape.

Given the irregular lot shape (with two large frontages), the irregular setbacks relative to the orientation of the proposed detached suite (i.e. the suite's rear is considered the interior setback and its side is regarded as the rear setback), the location of the existing single family dwelling, and the existing vegetation that limits any potential visual impacts, staff have no concerns with this variance request.

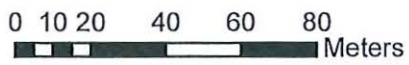


Prepared by: Evan Chorlton
Planner I

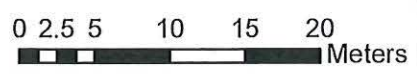


Reviewed by: Robert Niewenhuizen, ASCT
Director of Engineering and Public Works

Subject Property Map



-  Subject Property
-  Parcels



- Subject Property
- Parcels

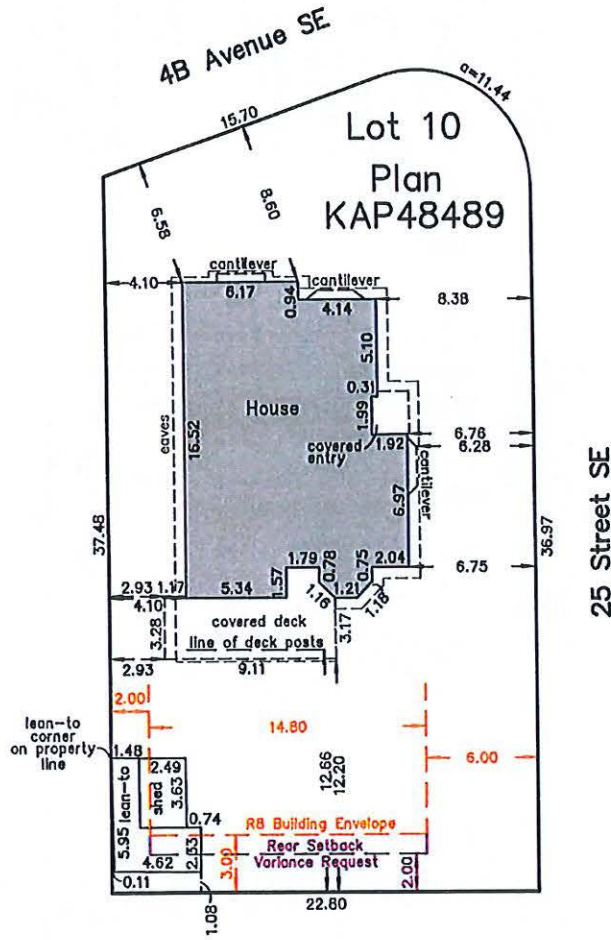
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Whitstone Development
c/o Mark Wilson
Box 716
Salmon Arm, BC V1E 4N8

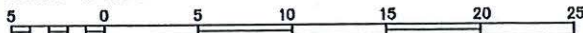
Re: Lot 10, Sec 13, Tp 20, Rge 10,
W6M, KDYD, Plan KAP48489

Parcel Identifier (PID): 017-994-420
Civic Address: 2498 4B Ave SE, Salmon Arm

List of documents registered on title which may affect
the location of improvements:
Statutory Building Scheme: KF118310



Scale 1:250



All distances are in metres.
Dimensions derived from Plan KAP48489

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 inspection 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 8th day of
November, 2022.

Nicole
Bird
BTKBAK

Digitally signed
by Nicole Bird
BTKBAK
Date: 2022.11.17
13:53:54 -08'00'

BCLS

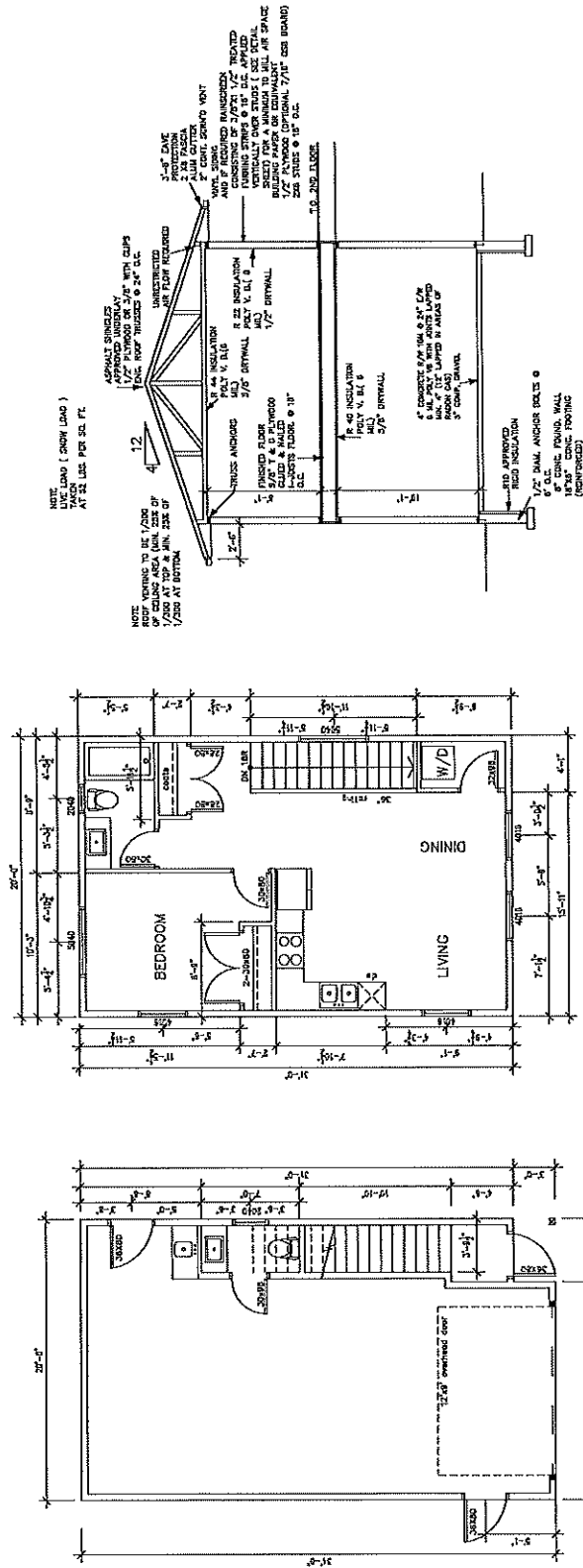
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Our File: 636-22

Fb: 636-22.row



NOTE: LIVE LOAD (SHOW LOAD) AT 32 LBS PER SQ. FT.

NOTE: ROOF VENTING TO THE 1/2" DIA. OF 1/2" DIA. VENT WITH 1/2" DIA. VENT AT BOTTOM.

APPROX. SINKS IN APPROVED UNDERLAY 1/2" PLYWOOD OR 3/4" WITH CHIPS 1/2" ROOF TRUSSES @ 24" O.C. UNLESS OTHERWISE NOTED.

3'-0" EAVE PROTECTION 2" ALUM. OUTLET

2" CONT. JOINTS W/OT

AND 2" RECORDED RAISED/ROOFING

VERTICALLY OVER STUDS (SEE DETAIL)

1/2" PLYWOOD OVER STUDS (SEE DETAIL)

1/2" PLYWOOD (OPTIONAL 7/16" OSB BOARD) 2x8 STUDS @ 16" O.C.

TRUSS ANCHORS 2x4 @ 16" O.C. 1/2" PLYWOOD 5/8" CENTRAL 1/2" CENTRAL

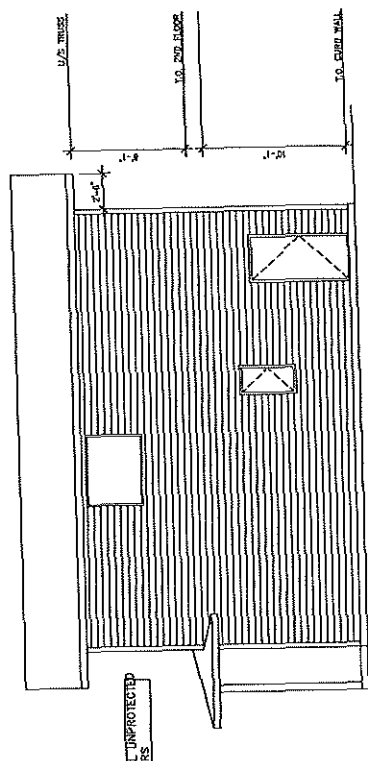
2" FINISHED FLOOR 5/8" T & B PLYWOOD 1/2" INSULATION 1/2" CENTRAL 1/2" CENTRAL

1/2" INSULATION 1/2" T & B 5/8" CENTRAL

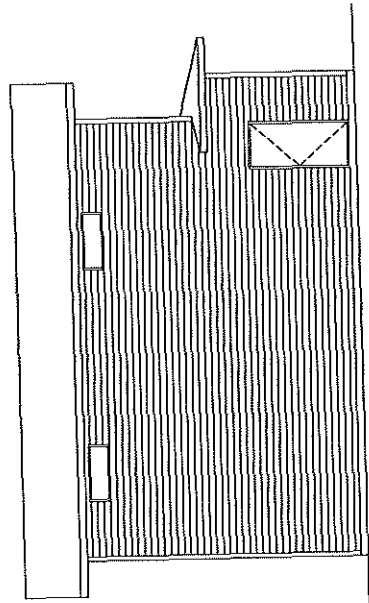
4" CONCRETE @ 4" DIA. @ 24" O.C. 6" AL. PLY. W/ WITH SHIMS LAPPED 1/2" DIA. LAPPED IN MIDDLE OF 3" CONT. TRAVEL

8" DIA. APPROVED REBAR INSULATION

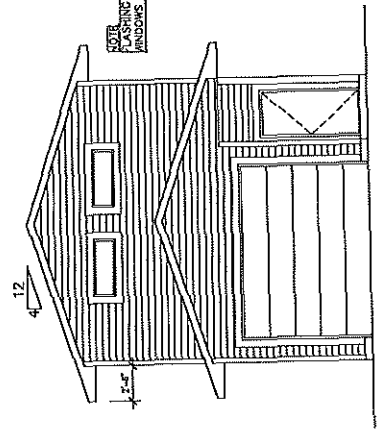
1/2" DIA. ANCHOR BOLTS @ 8" CONC. FOUND. WALL 8" DIA. CONC. FOOTING (AS SHOWN)



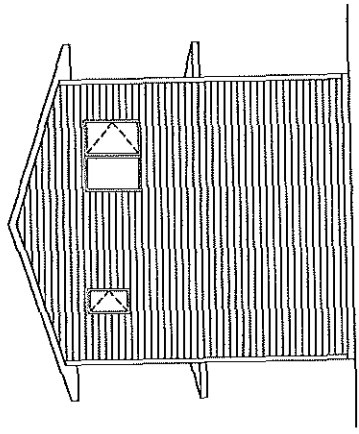
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



BACK ELEVATION

WHITSTONE DEVELOPMENTS LTD.
BOX 716
SALMON ARM B.C. V1E 4N8
Phone (250) 832-2567, Fax 832-5210

APPENDIX 4

November 21, 2022

City of Salmon Arm
Development Services Department
500 – 2nd Avenue NE
Box 40
Salmon Arm BC.
V1E 4N2

To whom it may concern,

Re: 2498 4B Avenue SE

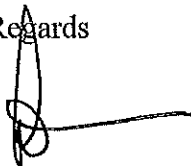
This letter is to request a variance be granted to allow for a reduced back yard setback from 3M to 2M. The set back is requested as the lot corners 25th Street SE and 4B Avenue SE. This request runs in conjunction with the Rezoning application from R1 to R8 to allow for the building of a carriage home that would be accessed off of 25th Street SE.

Reasons for the request are as follows:

1. This setback variance would fit with the appearance of the existing setbacks of the homes built on 25th Street SE, as the existing home has the appearance of fronting 25th Street SE.
2. The variance would allow for the existing home to have a larger back yard when the proposed carriage home is built.
3. If the existing home was deemed to be fronting 25th Street SE the side yard setback would be 2m which is the requested variance.

Thank you for considering

Regards



Mark Wilson

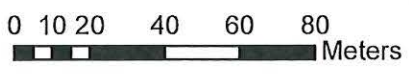
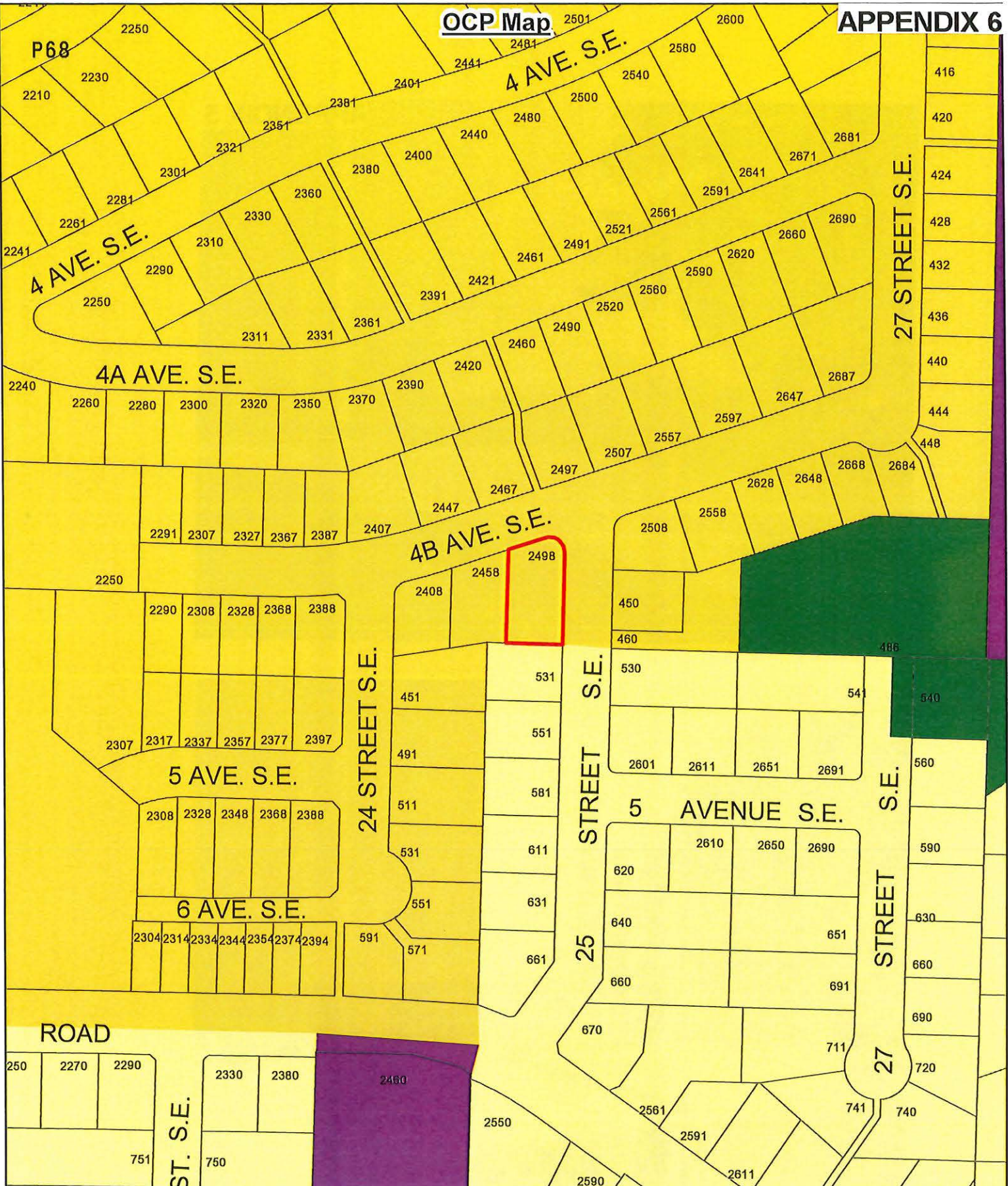
APPENDIX 5



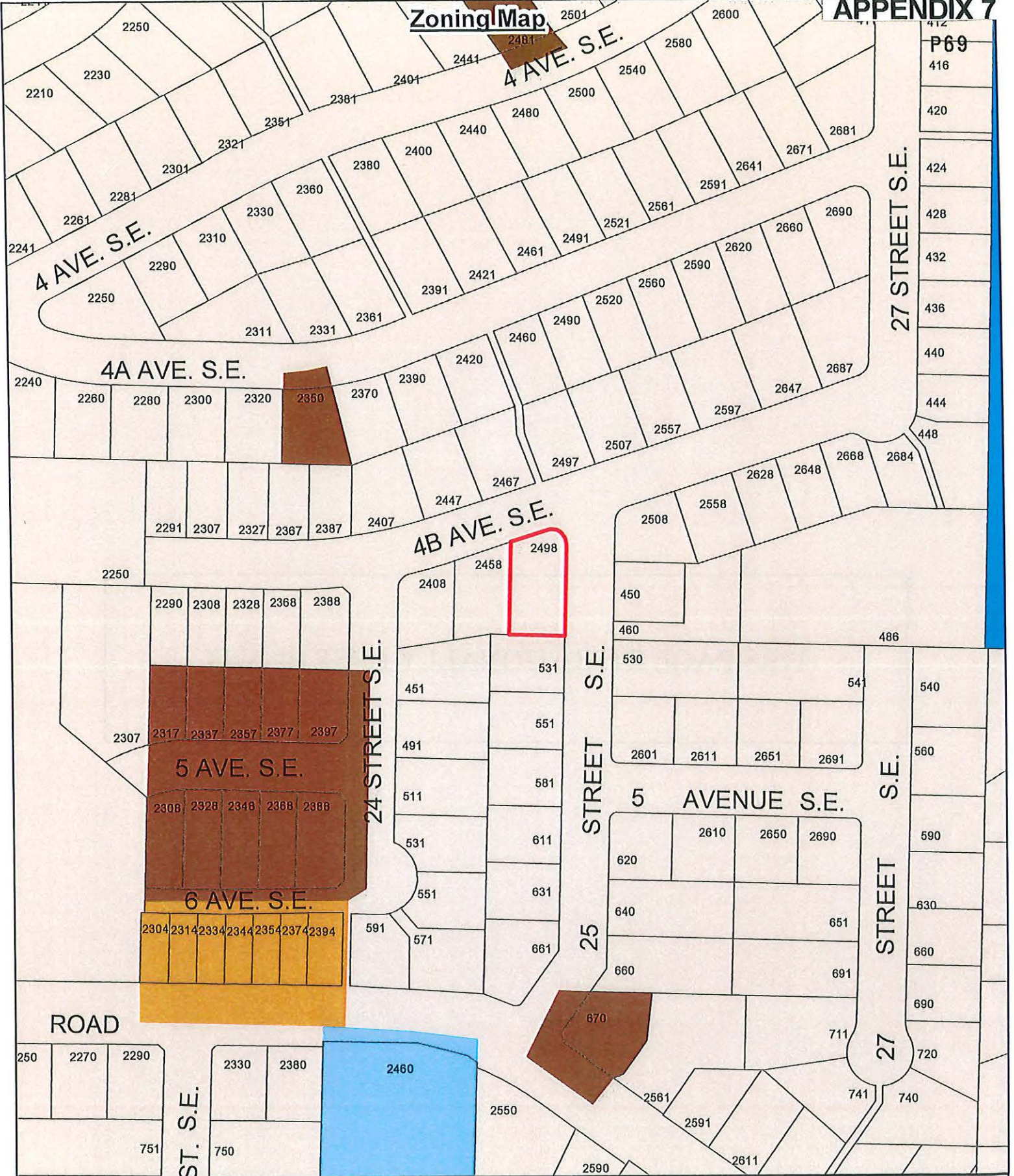
Photo 1: photo looking northwest at subject property and 25 Street SE



Photo 2: photo looking west at subject property and approximate detached suite location



- Subject Property
- Parcels
- Park
- Institutional
- Residential - Low Density
- Residential - Medium Density
- Commercial - Neighbourhood



P69

416

420

424

428

432

436

440

444

448

2684

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2694

2698

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- Subject Property
- Parcels
- C-10
- R-1
- P-1
- R-4
- P-3
- R-8

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