



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, May 15, 2023
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

GoTo Meeting Link: <https://meet.goto.com/877601757>
Phone Access: Access Code: 877-601-757 / Canada: +1 (647) 497-9373

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
1 - 8	5.	REPORTS
	1.	Zoning Amendment Application No. ZON-1265 [EWDS Holdings Ltd.; 2760 Auto Road SE; R-1 to R-8]
	6.	FOR INFORMATION
	7.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: May 3, 2023

Subject: Zoning Bylaw Amendment Application No. 1265

Legal: Lot A, Section 13, Township 20. Range 10, W6M, KDYD, Plan 14385
 Civic Address: 2760 Auto Road SE
 Owner/Applicant: EWDS Holdings Ltd. (David Shoesmith)

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 13, Township 20. Range 10, W6M, KDYD, Plan 14385 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).

BACKGROUND

The subject property is approximately 0.20ha (0.50ac) in area with a single family home (Appendix 1 & 2). 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	Zoned R1
South:	Single Family Residence	Zoned A2
East:	Single Family Residence	Zoned R1
West:	Single Family Residence	Zoned R1

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. Appendix 5 illustrates a two lot subdivision proposal that has been submitted for review by the applicant. The existing single family dwelling would remain on the proposed Lot 1 and the proposed Lot 2 would be vacant. Should the rezoning be adopted the R8 zoning would apply to both proposed parcels.

Based on parcel area, the subject property has potential to meet the conditions for the development of a secondary suite or detached dwelling, including sufficient space to meet the parking requirement.

COMMENTS

Engineering Department

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

5.1

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 notice outlines 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 June 12, 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).

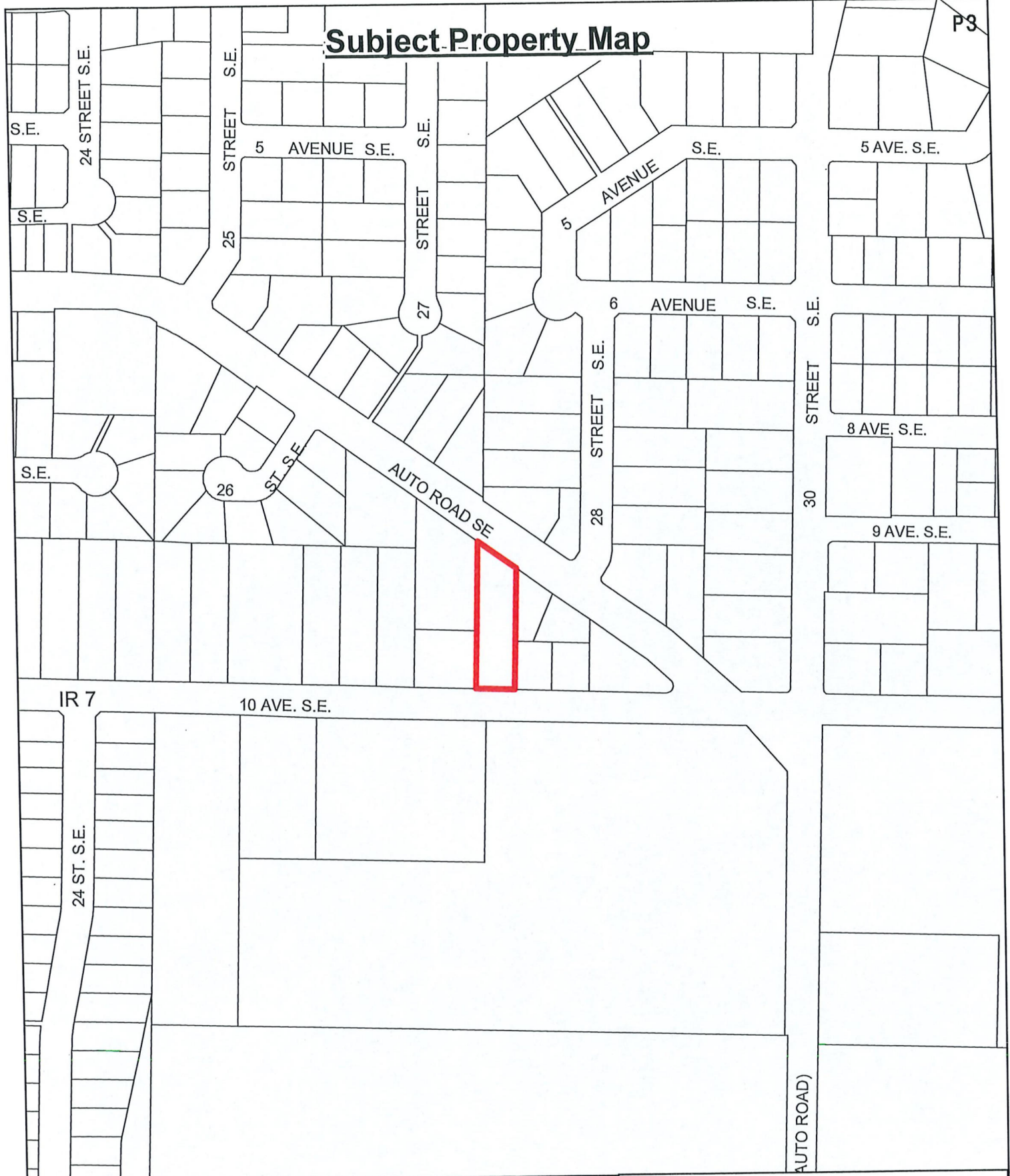


Prepared by: Melinda Smyrl, MCIP, RPP
Planner

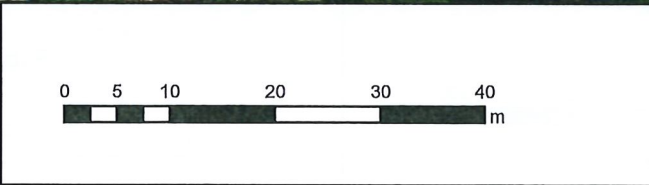


Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning and Community
Services

Subject Property Map



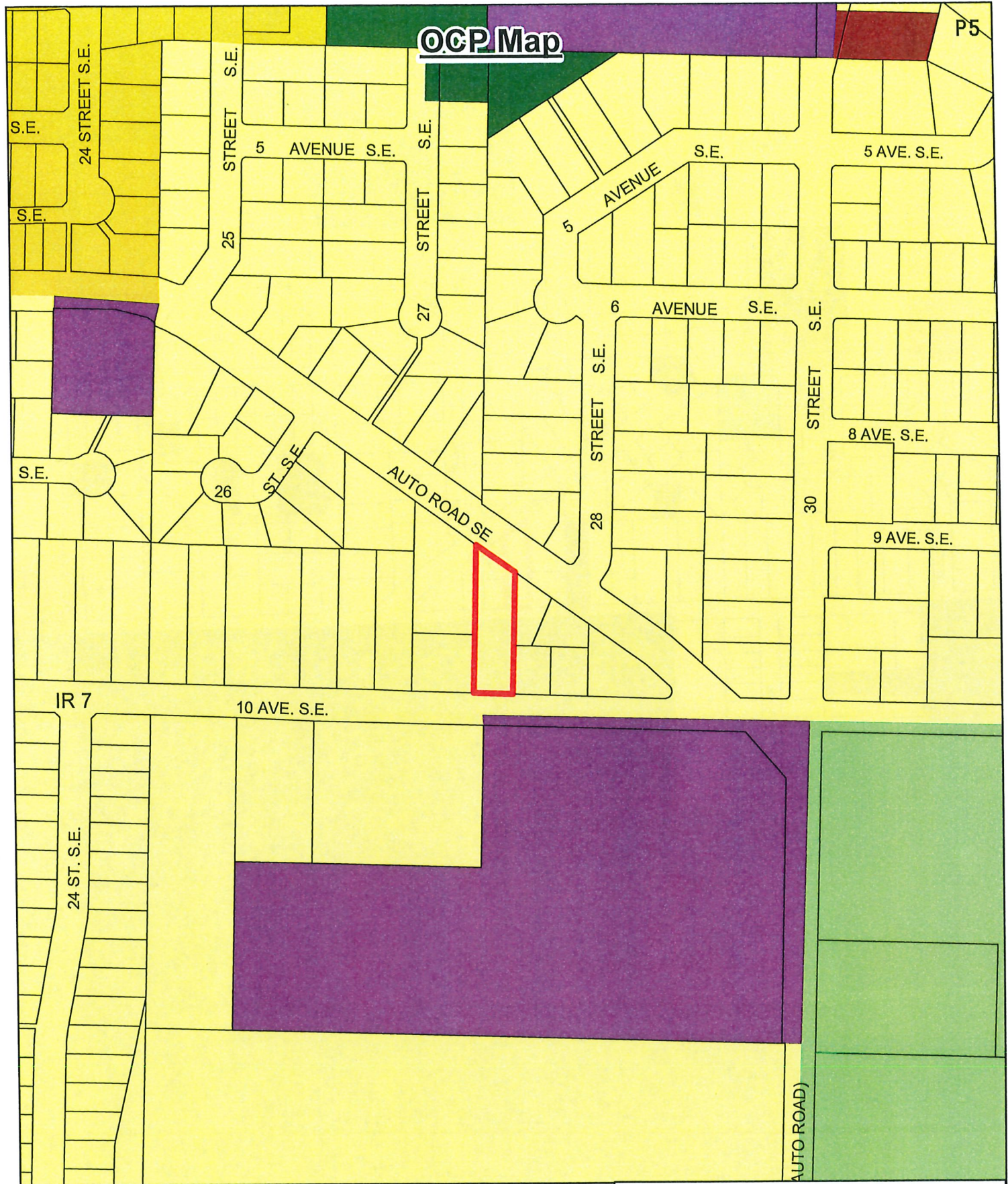
- Subject Property
- Parcels



	Subject Property
	Parcels

OCP Map

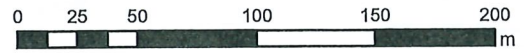
P5



IR 7

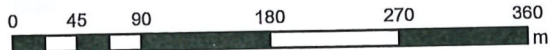
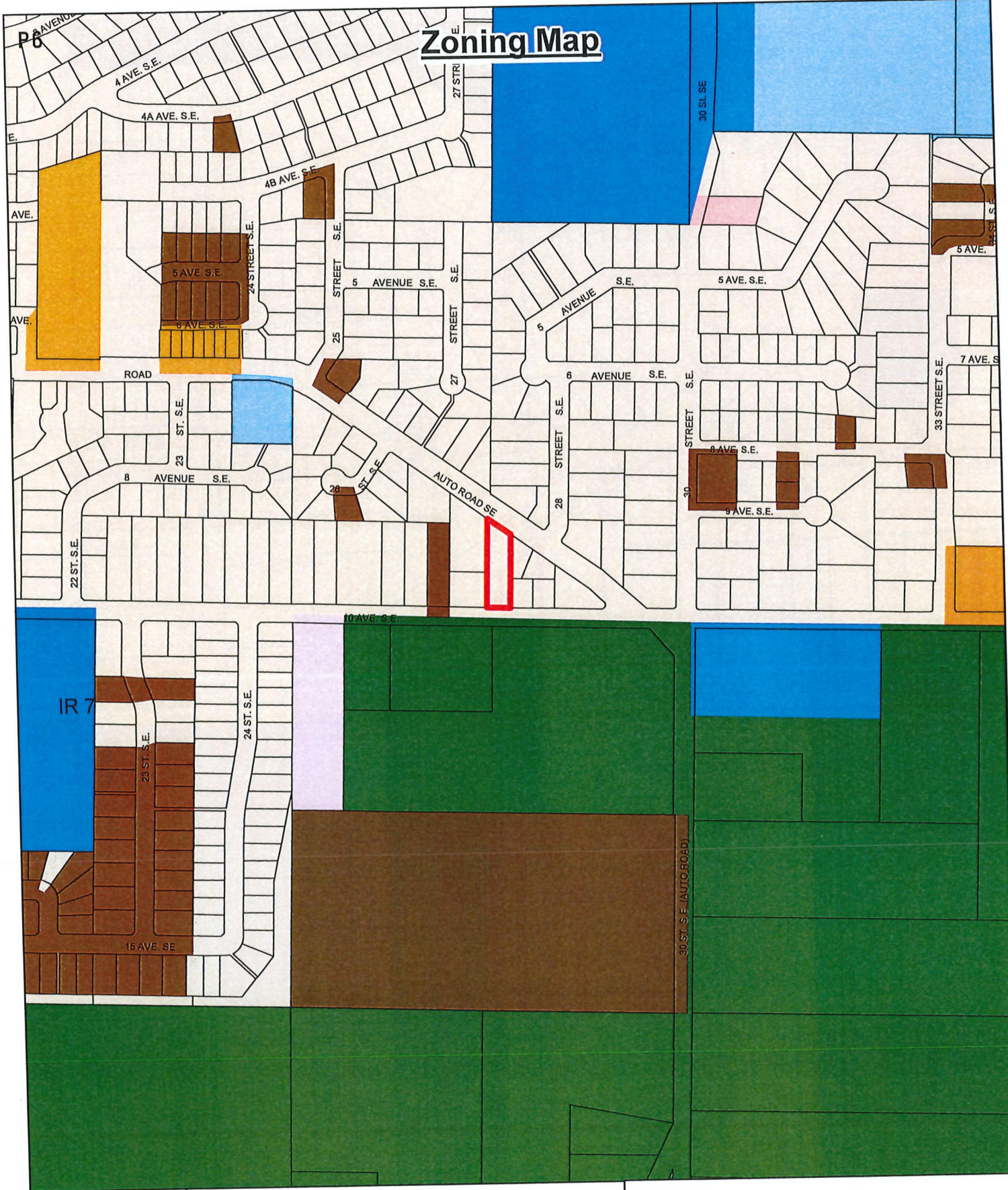
10 AVE. S.E.












AUTO ROAD)



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

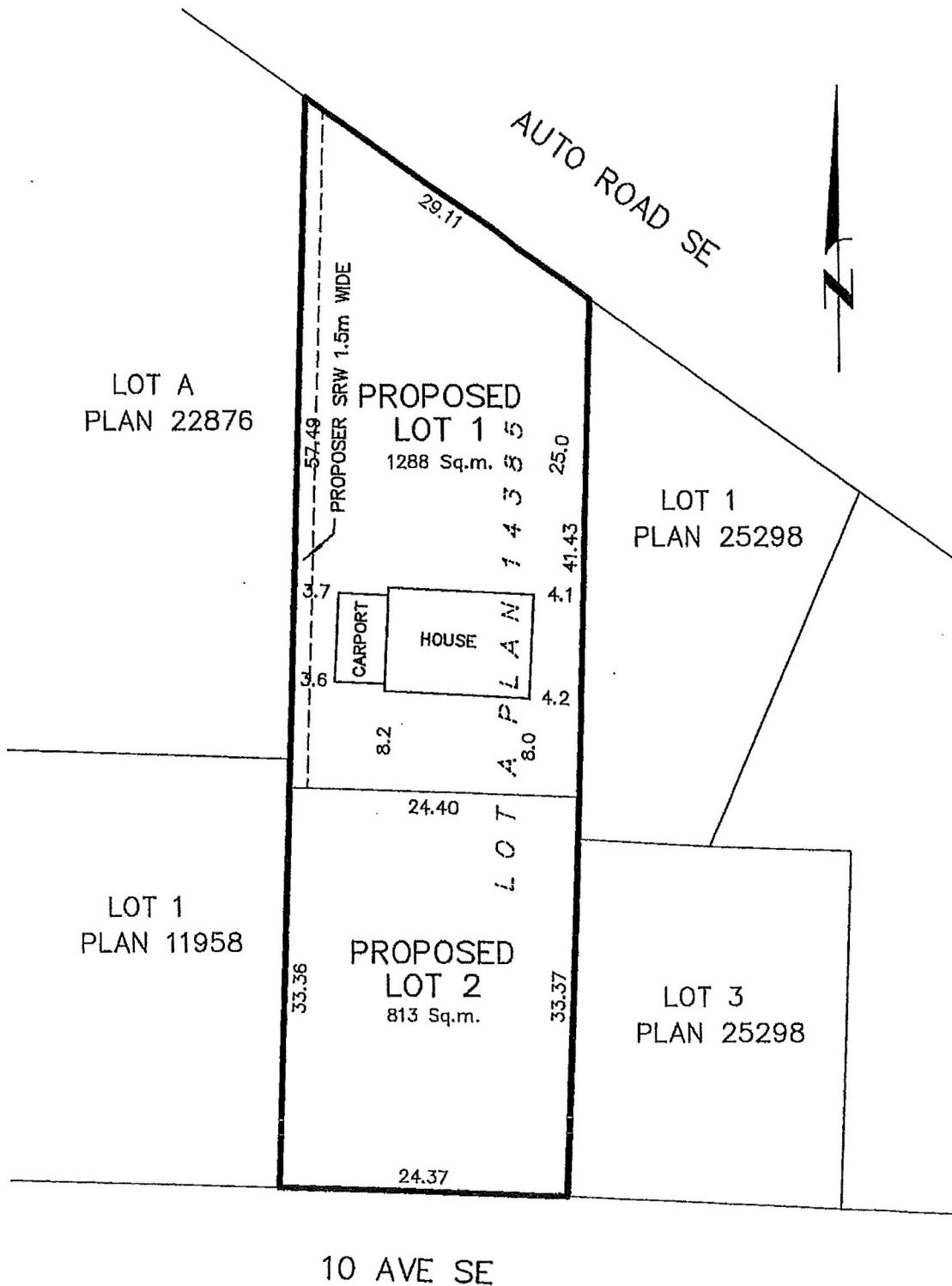
Zoning Map



	Subject Property		A-2		P-1		R-4
	Parcels		C-1		P-3		R-6
			CD-19		R-1		R-8

SKETCH PLAN OF PROPOSED SUBDIVISION OF
LOT A, PLAN 14385, SEC 13, TP 20, RGE 10, W6M, KDYD.

SCALE 1 : 500



PREPARED FOR DAVID SHOESMITH
9 MARCH 2023

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