



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Tuesday, August 8, 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
	5.	REPORTS
1 - 18	1.	Development Variance Permit Application No. VP-587 [Hartwig, T./Forsyth, K./JH Investment Corp.; 5161 60 Avenue NE; Height requirements]
19 - 28	2.	Development Variance Permit Application No. VP-588 [Rogers, S. & Y.; 4741 56 Street NW; Setback requirements]
29 - 42	3.	Development Variance Permit Application No. VP-589 [Mangold, M.; 841 28 Street SE; Setback requirements]
43 - 52	4.	Zoning Amendment Application No. ZON-1267 [Petznick, G. & M.; 1581 16 Street NE; R-1 to R-8]
	5.	Development Variance Permit Application No. VP-590 [Petznick, G. & M.; 1581 16 Street NE; Parcel Width requirements) <i>See Item 5.4 for Staff Report</i>
	6.	FOR INFORMATION
	7.	ADJOURNMENT

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TO: His Worship Mayor Harrison and Members of Council

DATE: July 20, 2023

SUBJECT: Variance Permit Application No. VP-587 (Height of Residential Building)
 Legal: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322
 Civic Address: 5161 – 60 Avenue NE
 Owner: T. Hartwig, K. Forsyth, and JJH Investment Corp.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-587 be authorized for issuance for Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322, which will vary Zoning Bylaw No. 2303 as follows:

Section 35.7 - Maximum Height of Residential Buildings - Increase the maximum permitted height of a residential building from 10 m (32.8 ft) to 12.29 m (40.32 ft) as per the attached Appendix 4.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 5161 – 60 Avenue NE (Appendix 1, 2 & 3). The request is for a variance to increase the 10 m (32.8 ft) maximum height of a residential building to 12.29 m (40.32 ft). The property is approximately 8,093 m² (2 acres) in area. A site plan and building elevations are attached as Appendix 4. The applicant has provided a letter of rationale, attached as Appendix 5. Site photos are attached as Appendix 6.

BACKGROUND

The subject property is designated HC (Highway Service/Tourist Commercial) in the City's Official Community Plan (OCP) and zoned A2 (Rural Holding) in the City's Zoning Bylaw (Appendix 7 and 8).

The proposed residential building contains a single-family dwelling, attached secondary suite, and shop. The majority of the building complies with the 10 m height requirement, however a section of the shop reaches 12.29 m.

Most of the subject property is flat, except the southeast corner of the lot where it slopes down. This area is the opposite side of the proposed shop (the tallest part of the proposed building). This lower elevation results in a lower grade elevation and affects the overall height calculation, creating a larger variance than if the site was flat. The portion of the building that is more than 10 m is the roofline of the shop.

The property is in a rural area and the proposed structure is bordered by undevelopable riparian land on the south and east sides. For this reason, staff believe this small portion of extra height would not result in any visual impact in the neighbourhood.

Adjacent land uses include the following:

North: Bruce Coach Custom Conversions, single-family dwelling	Zoned A2 and C3
South: Randy's Marine Services; pond and wetland	Zoned C3 and A2
East: Vacant land; Canoe Creek	Zoned A2
West: Aspen Grove Motel	Zoned C5

COMMENTS

Fire Department

No Fire Dept. concerns.

Building Department

No concerns with variance.

Engineering Department

No engineering concerns on the variance; however, upon submitting a building permit, a water service upgrade and a water meter will be required.

BC Hydro

No concerns.

Fortis BC

No concerns.

Telus

No concerns.

Shaw

No concerns.

Public Consultation

Pursuant to the Local Government Act and the City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30 m radius of the application. The notices outline the proposal and advises those with an 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 August 14, 2023.

Planning Department

The majority of the house is at or below the 10 m height. The impact on adjacent properties would seem to be minimal. The building appears to be well designed and the articulated roofline proposed is a positive design feature.

CONCLUSION

Considering the size of the variance requested, site location, the lower grade elevation in one corner affecting the height calculation, and the context of adjacent development, staff are not concerned with the requested variance.

Since the portions of the adjacent properties near the proposed building site are vacant, staff support the variance request as the proposed increased height does not present any negative impact to the neighbours.



Prepared by: Morgan Paiement
Planner I

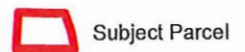
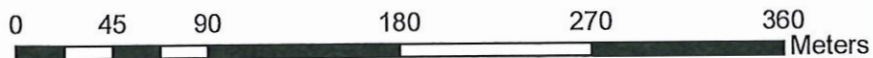
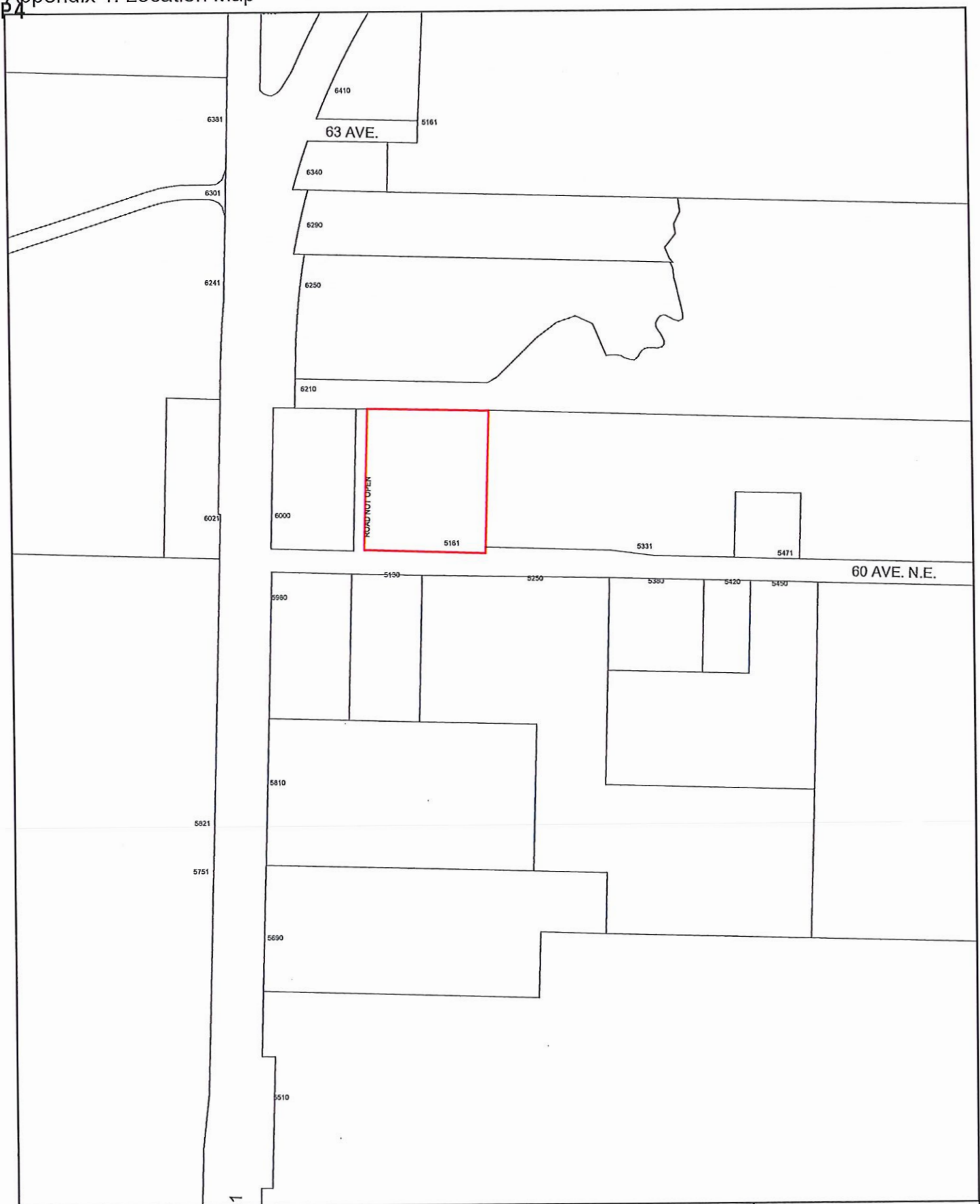


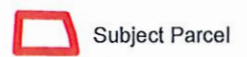
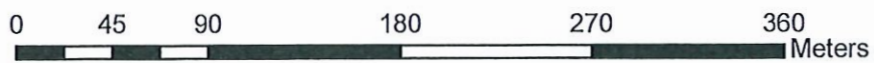
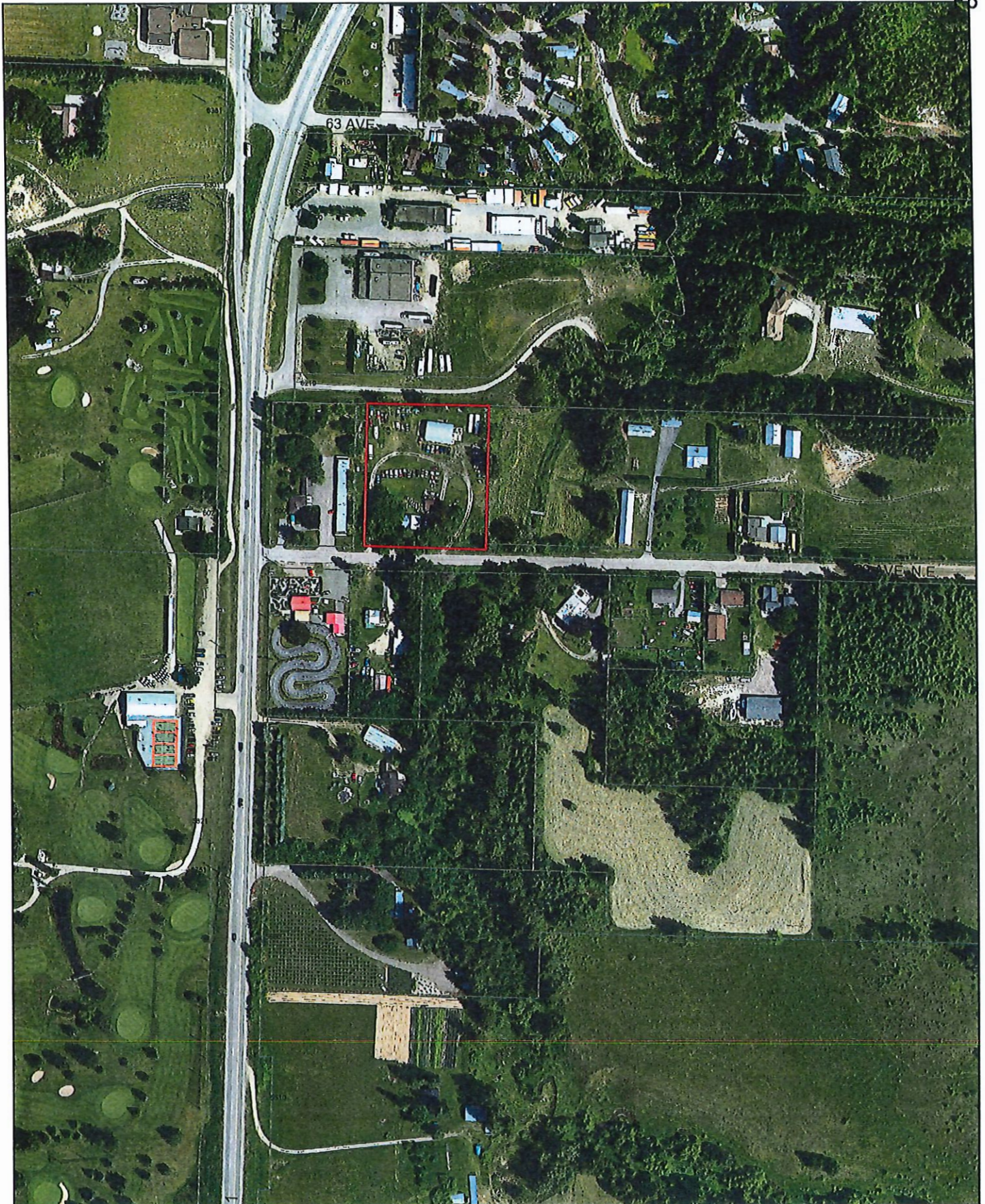
Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Property
- Appendix 4 – Sketch Plans
- Appendix 5 – Letter of Rationale
- Appendix 6 – Site Photos
- Appendix 7 – OCP Map
- Appendix 8 – Zoning Map


Appendix 1: Location Map







0 5 10 20 30 40 Meters

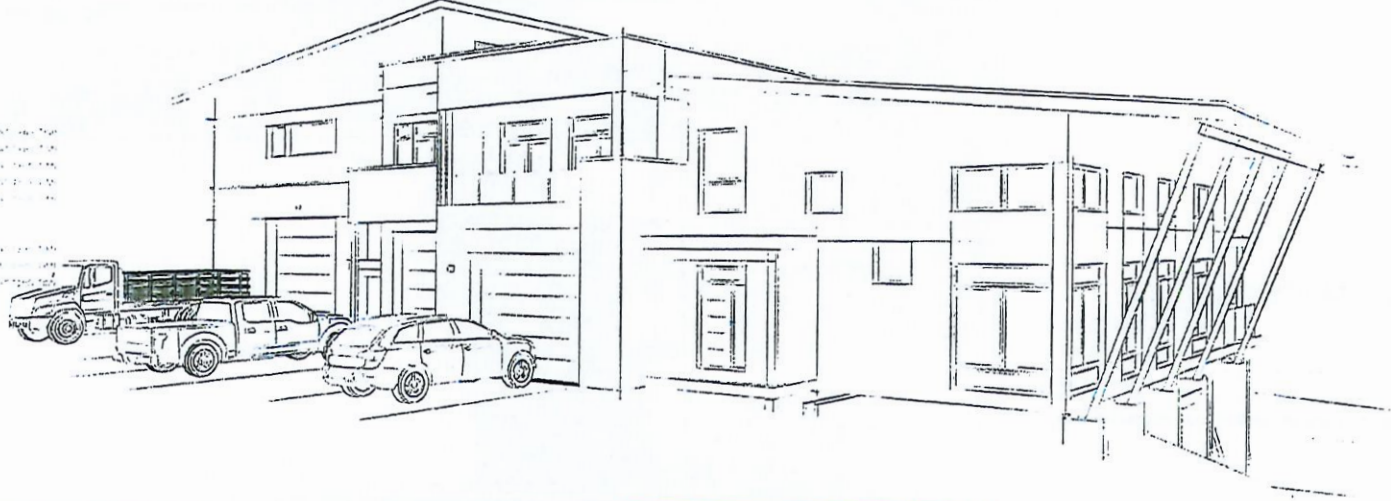
 Subject Parcel

RESIDENTIAL DEVELOPMENT

5161 - 60th Avenue NE, Salmon Arm, BC

DRAWING LIST:

- A0.0 COVER
- A1.1 SITE PLAN
- A2.1 FOUNDATION PLAN
- A2.2 LOWER FLOOR PLAN
- A2.3 MAIN FLOOR PLAN
- A2.4 UPPER FLOOR PLAN
- A2.5 ROOF PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A4.3 BUILDING SECTIONS
- A5.1 3D VIEWS



*by comment:
 fail-size file
 can be provided
 by email*



ISSUE	DATE

DRAWN BY: P.L.C.
 DATE: May 2023
 SCALE: N/A



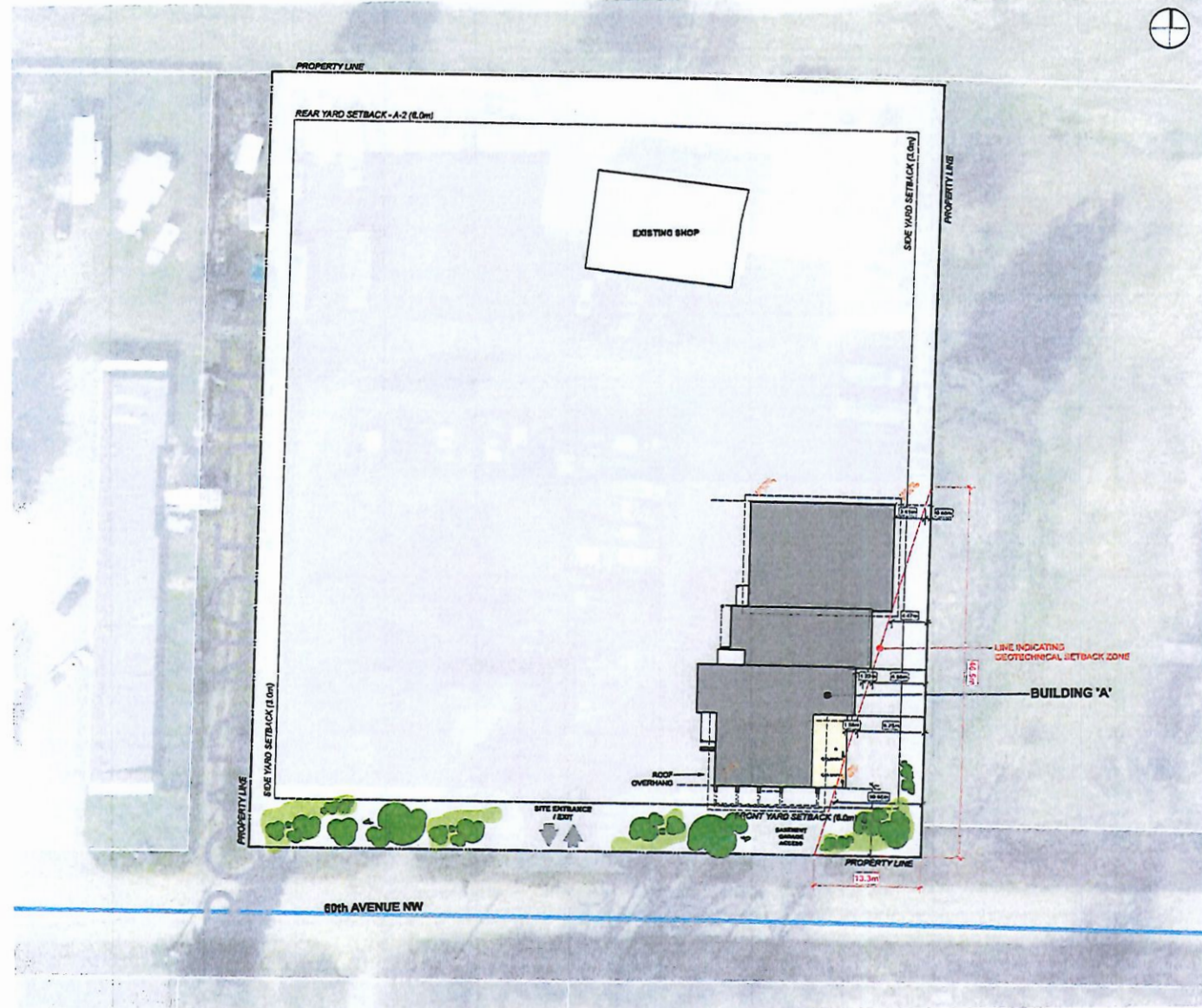
4103 - 4th ST. N.C.
 PO BOX 2370
 SALMON ARM, BC V1C 4R3
 Fax: 250.835.4100
 T: 250.835.4101
 E: info@avexarchitecture.ca
 W: www.avexarchitecture.ca

PROJECT: 21-004
RESIDENTIAL DEVELOPMENT

5161 - 60th Avenue NE
 Salmon Arm, BC

DRAWING TITLE:
COVER

DRAWING NO:
A0.0



DEVELOPMENT INFO

CIVIC ADDRESS:
5151 - 60th Avenue NE

LEGAL DESCRIPTION:
Lot 2 Section 32 Township 20 Range 6 WSM KDYD Plan KAP2322

PARCEL IDENTIFIER (PID):
009-720-138

LOT SIZE:
Total Property = 8,093sqm (2.0 acres)

ZONING:
Current A-2 Rural Holding Zone

DCP DESIGNATION:
Commercial Highway Service / Tourist

SITE COVERAGE Allowable = _____
Proposed = _____

REQUIRED SETBACKS:

A-2 Zone	Front Yard	= 8.0m (19.7ft)
	Rear Yard	= 6.0m (19.7ft)
	Interior Side Yard	= 3.0m (9.8ft)

MAXIMUM HEIGHT:

A-2 Zone	Permitted	= 10.0m (22.8ft)
	Proposed	= see Elevations

PARKING:
-

BUILDING DATA

BUILDING 'A'
 Building Area = 587.88sqm (6,435.34sf)
 2 - Storeys (+ Basement)
 Basement - Storage Garage
 Ground Floor - Residential (Principal Dwelling) & Storage Garage
 Upper Floor - Residential (Principal Dwelling & Secondary Suite)



ISSUE	DATE
Development Permit Form	May 18, 2021

DRAWN BY: JL
DATE: May 2021
SCALE: 1:250

AVEX ARCHITECTURE

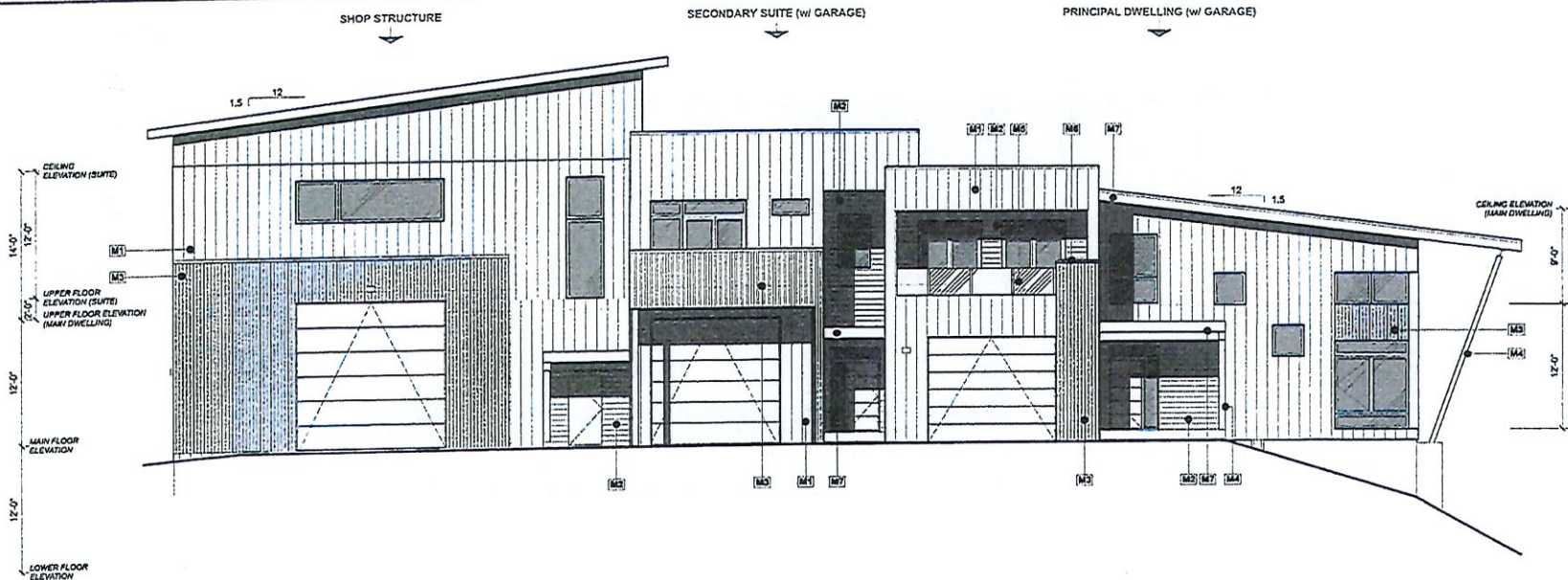
4183 - 4th ST. W.
 #20, 82CA-220
 SAPOOPLAN W. BC, V1T 4P3
 Phone: 604-273-1901
 Fax: 604-273-1901
 E: info@avexarch.com
 W: www.avexarch.com

PROJECT: 21-054
RESIDENTIAL DEVELOPMENT

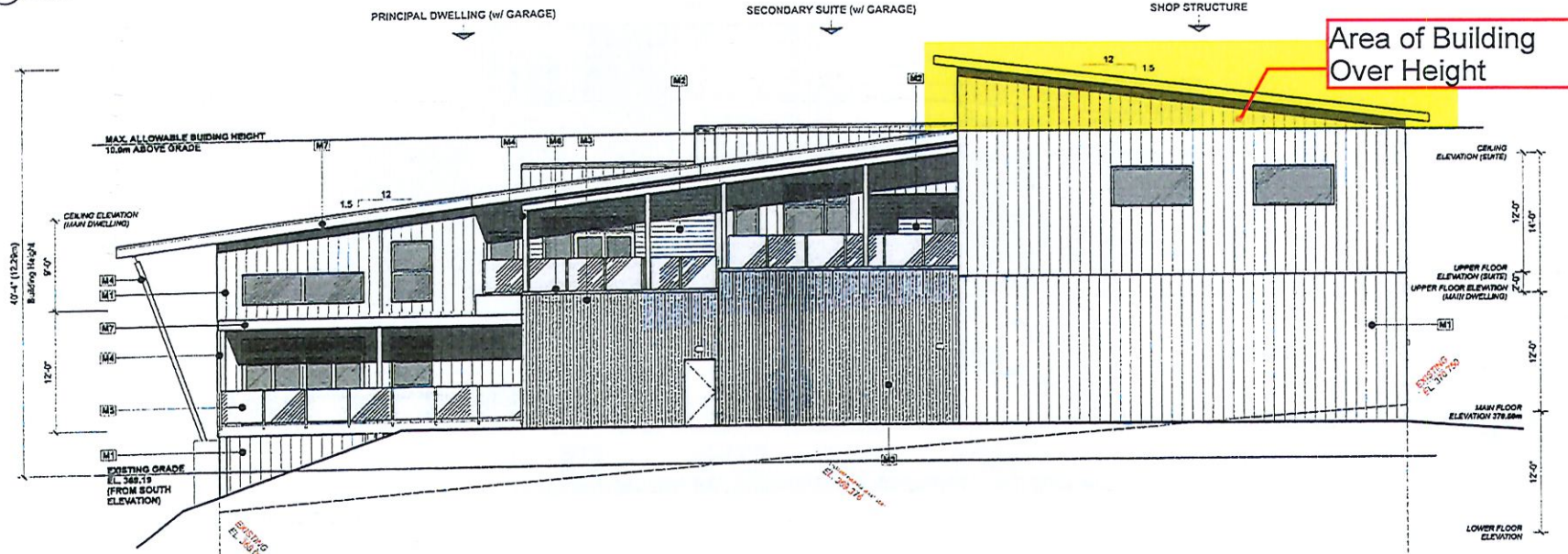
3151 - 60th Ave. NE
 Salmon Arm, BC
BUILDING TITLE:
SITE PLAN

DRAWING NO.:
A1.1

8
 2-5-21
 3-18-21



1 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/16" = 1'-0"

EXTERIOR MATERIAL NOTES

- M1 1/2" x 1/2" Metal Siding (Dark Grey)
- M2 Horizontal Board Cladding
- M3 1/2" x 1/2" Composite Metal Siding (Dark Grey)
- M4 Solid Cladding - Columns & Beams
- M5 1/2" Glass Cladding
- M6 Hard Cladding
- M7 Dark Finish
- M8 Plywood/Chipboard
- M9 Hard Cladding - 1/2" x 1/2" or 1" x 1" or 1 1/2" x 1 1/2"
- M10 Composite Siding
- M11 1/2" x 1/2" Plywood/Chipboard
- M12 1/2" x 1/2" Hard Cladding



ISSUE	DATE

DRAWN BY: PL, CJ
DATE: May 2023
SCALE: 1/16" = 1'-0"

AVEX
ARCHITECTURE

4108 - 4th St NE
10000 NW 21st Ave
SAFONOV AVENUE, SUITE 400
PLANTATION, FL 33322
T: 754.351.1000
F: 754.351.1001
W: www.avexarchitect.com

PROJECT: 21-004
RESIDENTIAL DEVELOPMENT

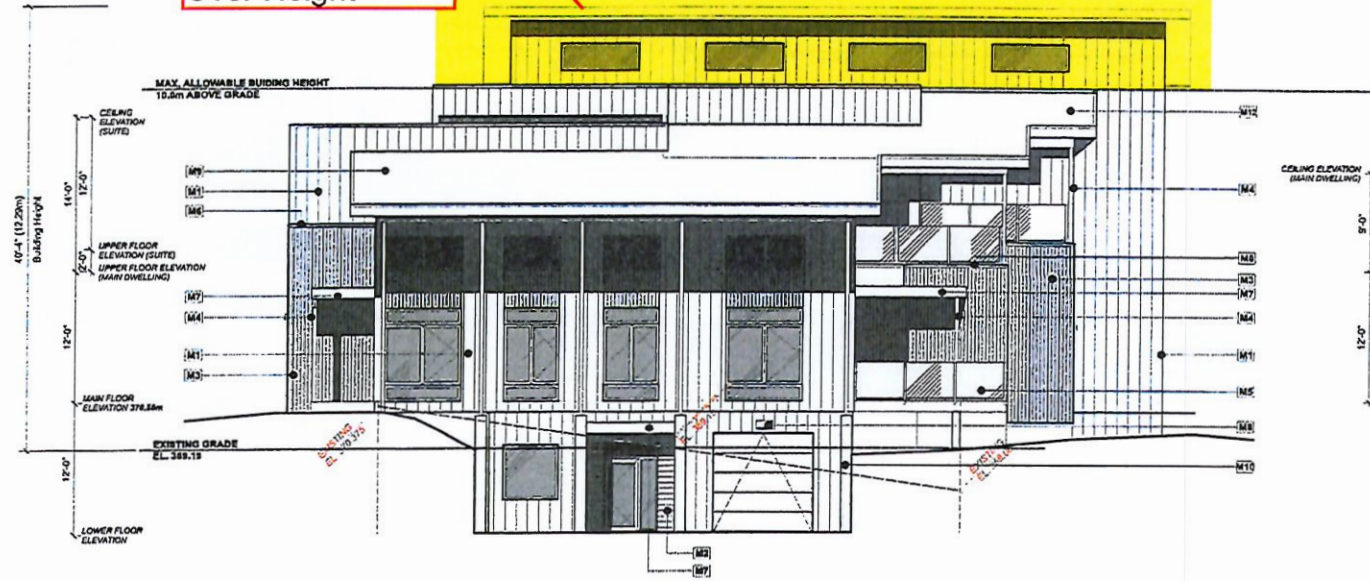
5161 - 60th Avenue NE
Safonov Arch, LLC

DRAWING TITLE:
ELEVATIONS

DRAWING NO:
A3.1

1938

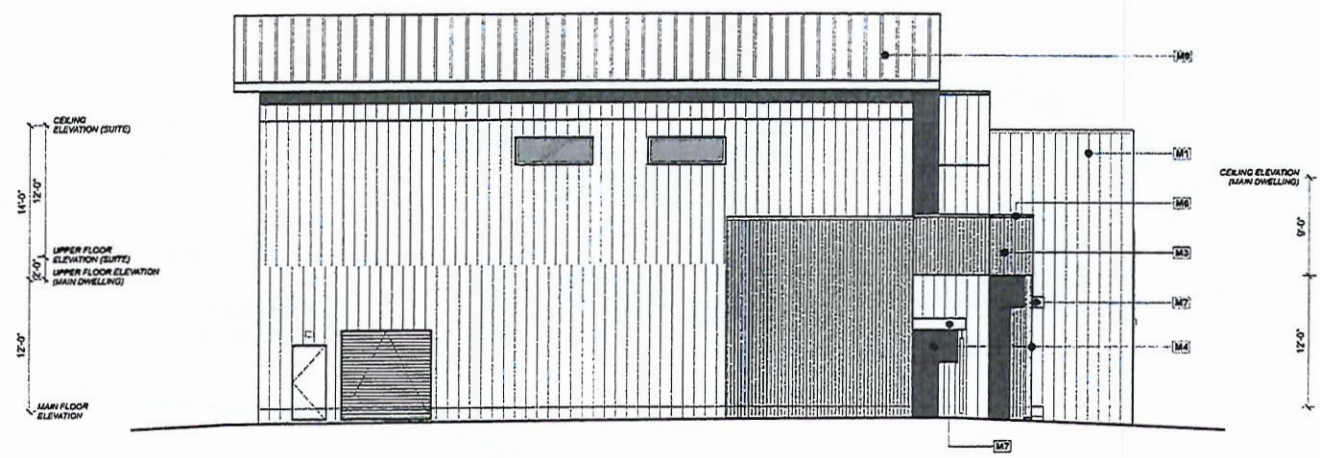
Area of Building Over Height



EXTERIOR MATERIAL NOTES

- M1 - 40mm Thick Acrylic Clearcoat
- M2 - 40mm Thick Acrylic Clearcoat
- M3 - 40mm Thick Acrylic Clearcoat
- M4 - 40mm Thick Acrylic Clearcoat
- M5 - 40mm Thick Acrylic Clearcoat
- M6 - 40mm Thick Acrylic Clearcoat
- M7 - 40mm Thick Acrylic Clearcoat
- M8 - 40mm Thick Acrylic Clearcoat
- M9 - 40mm Thick Acrylic Clearcoat
- M10 - 40mm Thick Acrylic Clearcoat
- M11 - 40mm Thick Acrylic Clearcoat
- M12 - 40mm Thick Acrylic Clearcoat

1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"



ISSUE	DATE

DRAWN BY: P.L.C.
DATE: Feb 2025
SCALE: 3/16" = 1'-0"

AVEX
ARCHITECTURE

4166 - 60th AVE
SUITE 210
SALMON ARM, BC V9Y 4R3
2500 LAMBERT AVENUE ABC
7 250-544-2221
2 604-886-1111
www.avexarch.com

PROJECT: 21-004
RESIDENTIAL DEVELOPMENT

5161 - 60th Avenue NE
Salmon Arm, BC

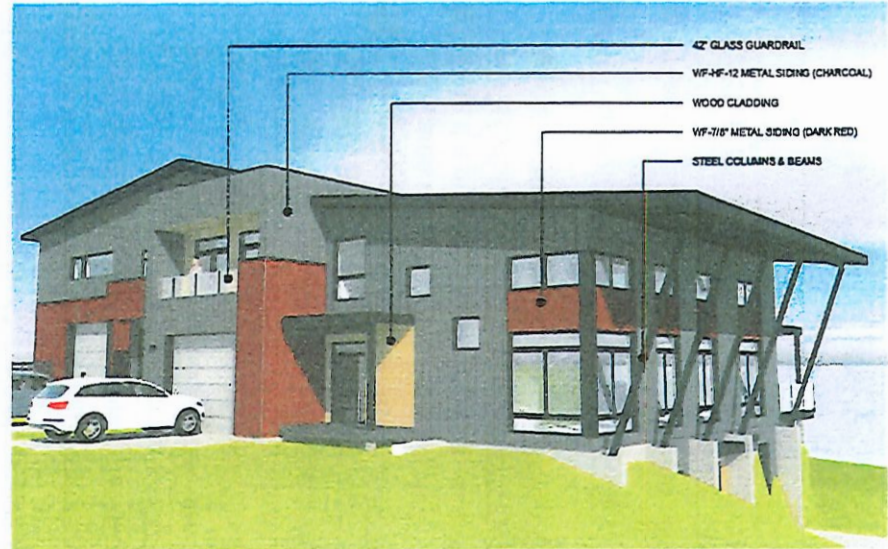
DRAWING TITLE
ELEVATIONS

DRAWING NO.
A3.2

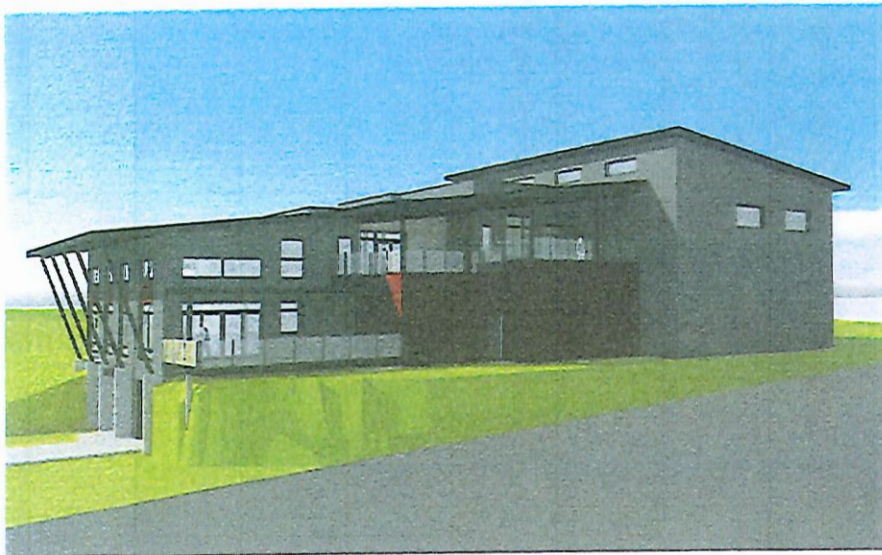
P10
10/10/25



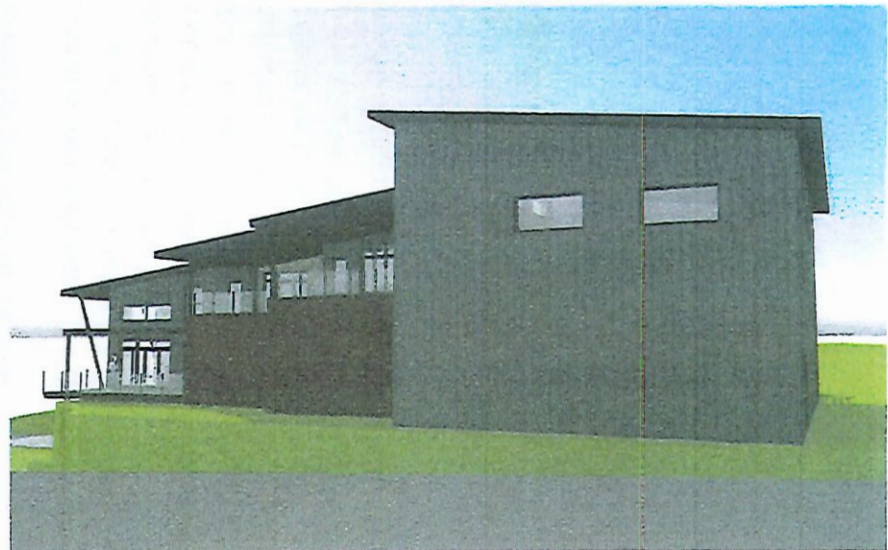
NORTHWEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



NORTHEAST VIEW



DATE	DATE
2020-05-03	May 21 2021

DRAWN BY: M.C.
DATE: May 2021
SCALE: N/A



4145 - 4th St. N.
PO BOX 2379
SALMON ARM, B.C. V1E 4R3
PH: 250-835-1488
F: 250-835-1489
WWW.AVEXARCHITECTURE.COM

PROJECT: 21004
RESIDENTIAL DEVELOPMENT

5161 - 62nd Avenue NE
Salmon Arm, BC

DRAWING TITLE:
3D VIEWS

DRAWING NO.:

A5.1

05.1

Ty Hartwig

On behalf of Ty Hartwig, Kevin Forsyth, Jamie Hodgson
5161 60 Ave NE || Canoe BC, V1E 1Y6
(780) 360-5733 || ty@c3powersports.com

May 17, 2023

To: City of Salmon Arm Development Services
500 2nd Avenue || Salmon Arm, BC V1E 4N2

Dear Chris / team,

As outlined in the attached forms and supporting material, we (the property owners Kevin, Jamie, and I) intend to continue the project on our A2 property 5161 60 Ave NE that we began discussing in 2019 (before covid disruptions postponed progress).

Site elevations and grade plans have been developed by geotechnical professionals. Architectural drawings have been completed and are included with the application. The proposed structure will utilize the natural topography and include a Primary Residence, attached Secondary Suite, and Shop. The structure shall be compliant with both the current A-2 zoning and the OCP-designated C-3 zoning (rezoning will be pursued at a later date), with the exception of maximum height (zoning bylaw no. 2303 paragraph 35.7 / 17.4). A variance is requested.

We feel that this variance is clearly in all parties' best interest for a number of reasons -

1. Over 95% of the property is flat, and at an elevation approximately equal to the "Main Floor Elevation" shown on the architectural drawings. The southeast corner of the lot, where a portion of the proposed structure will be located, slopes down. This "skews" the existing average elevation lower, and by extension, skews the structure height to higher. This is most clearly illustrated on elevation drawings page A3.1. The entirety of north portion of the structure (the Shop) is far removed from the small sloped area, so its effective "real height" should be considered to be from the Main Floor Elevation to the roof, which is 11m (still >10m, but much less so than as it appears from the 12.29m "theoretical on-paper height").
2. If we consider this "real height" as described, the only portion of the Shop that's >10m is a small area of the roofline (fig 1 below).
3. Since the property is somewhat rural and the proposed structure is bordered by uninhabitable (riparian) land on both the south and east sides, that small portion of extra height would not result in any conflict or clashing with the neighbourhood.

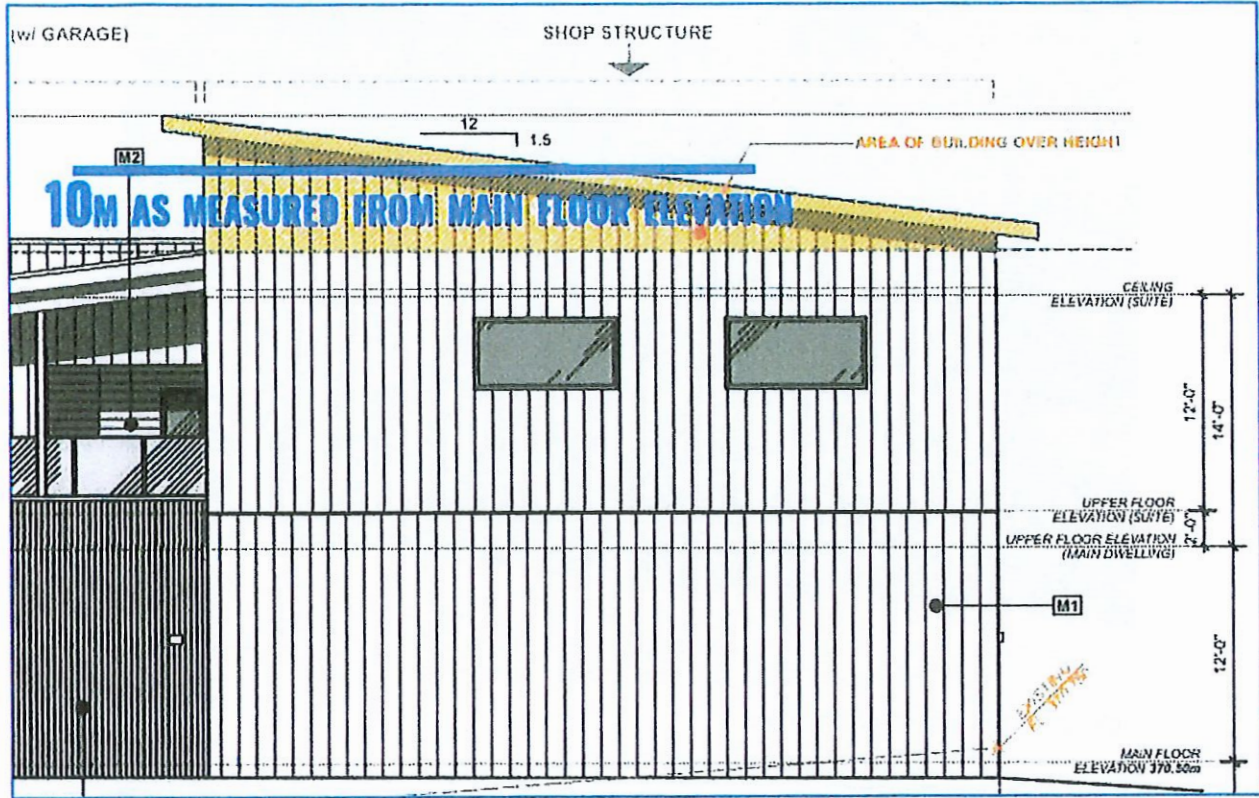
I hope the City would agree.

Any questions or concerns, please feel free to reach out.

Best regards,

Ty Hartwig





- Fig 1 - Shop roofline, with blue line shown 10m as measured from Main Floor Elevation (which is the elevation of >95% of the lot). Note: please refer to the provided digitally sealed PDF package from Avex Architecture when possible - this screenshot provided for reference only



Looking north from 60 Avenue NE.



Looking northeast from 60 Avenue NE.



Near build site looking northeast.



Near build site looking west.

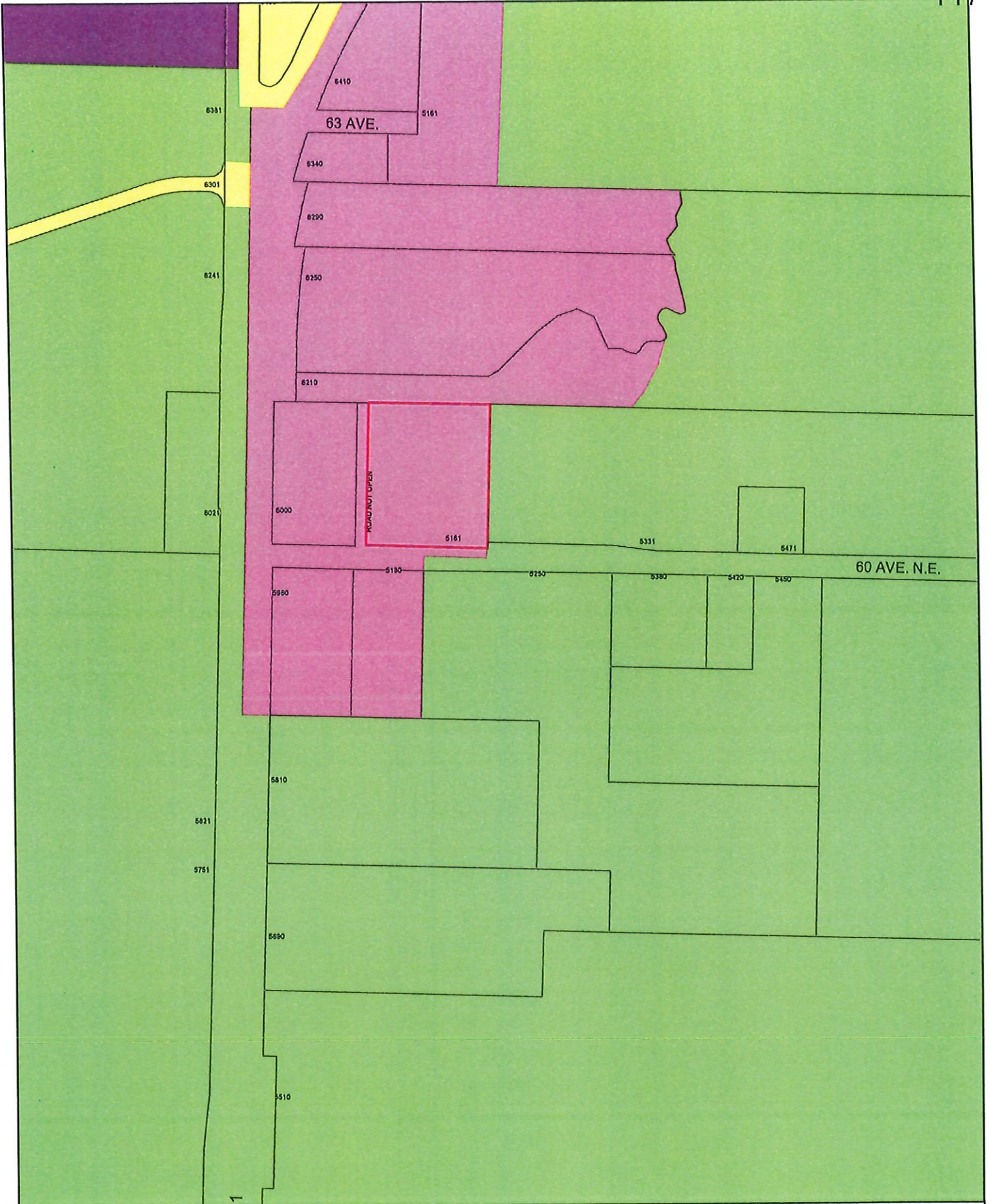
P16









Near build site looking southeast.



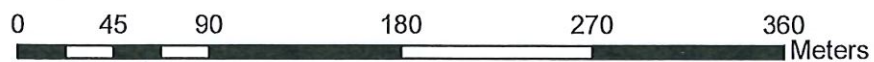
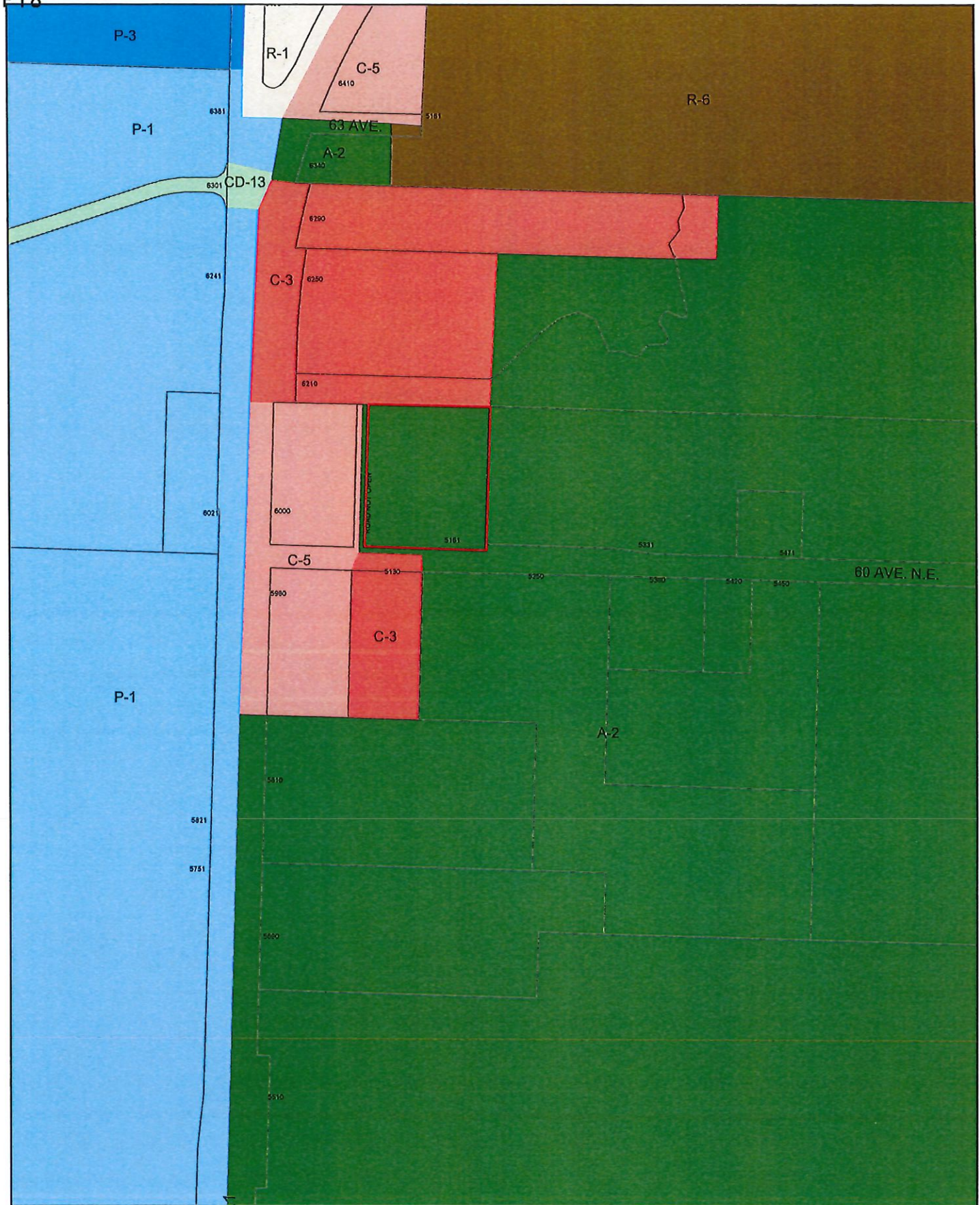
Near build site looking south.



		<ul style="list-style-type: none"> Parcels Acreage Reserve Institutional Residential - Low Density Commercial - Highway Service / Tourist Subject Parcel
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Appendix 8: Zoning Map

P18



-  Parcels
-  Subject Parcel

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: July 26, 2023

SUBJECT: Variance Permit Application No. VP - 588 (Setback)
 Legal: Lot 3, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703
 Civic Address: 4741 56 Street NW
 Owner/Applicant: S. & Y. Rogers

STAFF RECOMMENDATION

THAT: Development Variance Permit No. VP - 588 be authorized for issuance for Lot 3, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703 which will vary Zoning Bylaw No. 2303, as follows:

Section 41.11.1 Parcel Line Setback from 6.0 m (19.7 ft) to 5.53 m (18.1 ft) for a non-agricultural accessory building as shown in Appendix 6 of the report dated July 26, 2023.

PROPOSAL

The applicant is proposing a variance to the interior parcel line setback for a shop that is currently under construction. In the CD-3 zone accessory buildings for non-agricultural uses, such as a garage, must be located at least 6 m from any property line. The building is sited 5.53 m from the interior parcel line.

BACKGROUND

Located in the Gleneden area, the subject property is approximately 1.40 ha in area and is comprised of a single family dwelling (Appendices 1 and 2). The property is designated Acreage Reserve in the Official Community Plan (OCP) and is zoned CD - 3 - Comprehensive Development Zone 3 (Appendices 3 and 4) within Zoning Bylaw No. 2303. The subject property is not in the Agricultural Land Reserve.

Adjacent land uses include the following:

North: CD 3 - Single Family Residence
 South: CD 3 - Single Family Residence
 East: CD 3 - Single Family Residence
 West: CD 3 - Single Family Residence

The site plan and elevation drawings submitted with the Building Permit application are included as Appendix 5. Prior to final inspection of the accessory building a building certificate was required (Appendix 6). At that point, it was found that the building had been constructed closer to the property line than permitted. The Building Permit has been in progress since 2018. The applicant provided a letter of rationale (Appendix 7).

COMMENTS

Engineering Department

No concerns.

Building Department

No concerns.

Fire Department

No 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 advises those with an 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 August 14, 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 when reviewing a request. These factors include site specific conditions such as lot configuration, negative impact to general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

The adjacent parcel to the north would be most affected by the requested variance and given that buildings on that property are not in close proximity to the shared property line, staff do not perceive any negative impact. Furthermore, staff are of the opinion that the location of the garage is not a departure from the general form and character of the neighbourhood and does not have any negative impacts with regard to streetscape or neighbourhood uniformity.

Should Council not support the variance request the applicant would have to remove those portions of the garage that encroach within the setback area. Alternatively, the City could also seek a *Community Charter* Section 57 Notice on Title that would alert future property owners of the encroachment into the setback area.

Conclusion

Staff have no concerns with the variance request and support the issuance of the Development Variance Permit.



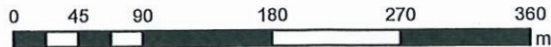
Prepared by Melinda Smyrl, MCIP, RPP
Planner



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

OCP Map

P21



-  Subject Property
-  Acreage Reserve
-  Forest Reserve
-  Park
-  Parcels

Zoning Map

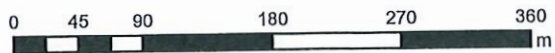
P22



- Subject Property
- Parcels
- A-1
- A-2
- A-3
- P-1

Subject Property Map



P23



- Subject Property
- Parcels

Ortho Map



-  Subject Property
-  Parcels

400AMP SUPPLY

BROWNE JOHNSON LAND SURVEYORS
BRITISH COLUMBIA AND CANADA LANDS
Box 362, Salmon Arm, B.C. V1E 4N5 (250)832-9701

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION

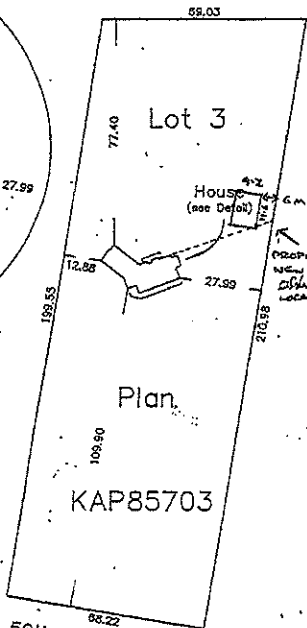
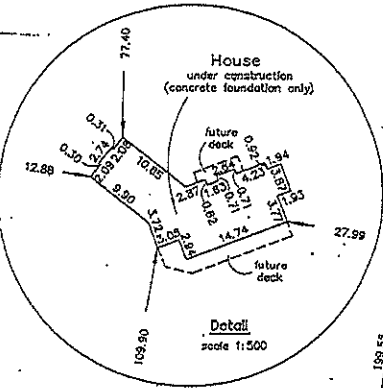
OFFICE COPY
READ ON SITE

To: Stoven Rogers
971 15th Street S.E.
Salmon Arm, B.C.
V1E 2E3

Re: Lot 3, Plan KAP85703,
Section 29, Township 20,
Range 10, W6M, K.D.Y.D.
Parcel Identifier(PID): 027-348-334
Civic Address: 4741 56th Street N.W.

Your File:

List of documents registered on title which may affect the location of improvements:
Covenant KX157903, KX157905, LA91828,
LA166365, LB153044, LB153045.



**SURVEY CERTIFICATE
REQUIRED FOR
FOUNDATION LOCATION**

Plan
KAP85703

Scale 1:1250



All distances are in metres. Dimensions derived from Plan KAP85703. Offsets from property line to building are measured from the foundation.

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 lines or property corners.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 4th day of October, 2008.

ORIGINAL SIGNED BY
D.D. BAKER, B.C.L.S. B.C.L.S.

COPY RIGHT © BROWNE JOHNSON 2008
All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

Our File: 649-08 Fd: 509 p.33

COPY

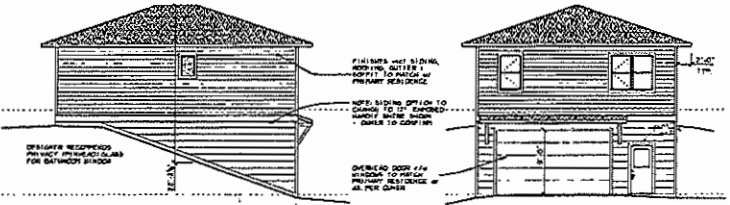
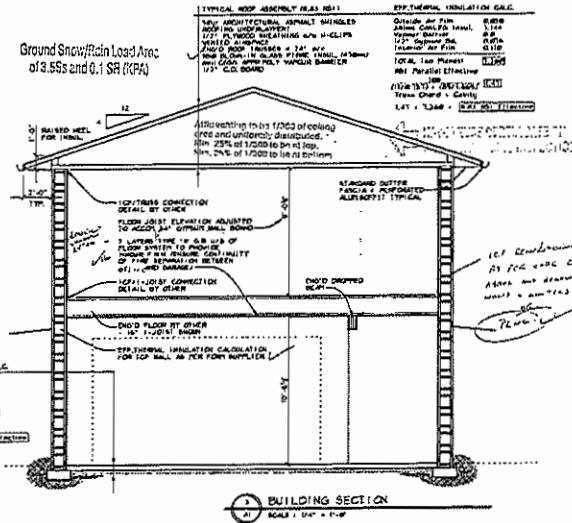
NOTICE

15-719
I hereby certify that the above plans were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the Province of British Columbia. I am not providing any services to the public as a contractor or subcontractor. I am not providing any services to the public as a contractor or subcontractor. I am not providing any services to the public as a contractor or subcontractor.

Contractor: *[Signature]*
Engineer: *[Signature]*
City of Salmon Arm, BC

GENERAL / STRUCTURAL NOTES

- CONTRACTOR TO VERIFY AND COMPLETE ALL WORK AS ACCORDING TO U.S.A. CODES AND TO NOTIFY ALL REGULATORS OF THE CITY R.C.S.D. (MAY BE REQUIRED IN SOME AREAS)
- ALL STRUCTURAL COMPONENTS ARE AS PER PERMITS FOR FOUNDATION AND FOUNDATION INFORMATION
- ANY AND ALL STRUCTURAL COMPONENTS SHALL BE REVIEWED BY CONTRACTOR AND PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION
- ALL FOUNDATION AND DOORS TO MEET MINIMUM ENERGY RATING OF 21 AND MAXIMUM U-VALUE OF 0.16 PER R.C.S.D. SECTION 4.3.2.1
- ALL UNIC COMPONENTS A VENTILATION TO MEET MEET WITHIN 148 R.C.S.D. SECTION 4.3.2.1
- OWNER TO ENSURE THAT ALL CONSTRUCTION IS INSPECTED APPROVED BY LOCAL BUILDING AUTHORITIES
- ALL UNIC COMPONENTS A VENTILATION TO MEET MEET WITHIN 148 R.C.S.D. SECTION 4.3.2.1
- CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER REGARDING CONCRETE REINFORCING, FORMWORK, BRACING AND SHORING AND TO PROVIDE ALL CONSTRUCTION FROM TO COMPLETION OF CONSTRUCTION
- PROVIDE LINTELS OVER ALL OPENINGS IN EXISTING WALLS LINTELS TO BE 7'-2 1/2" UNLESS NOTED OTHERWISE



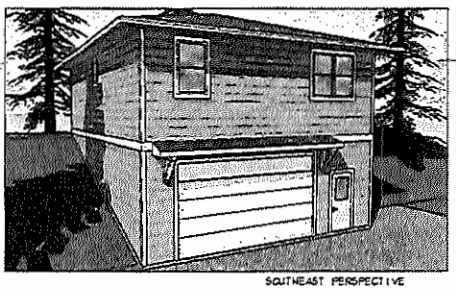
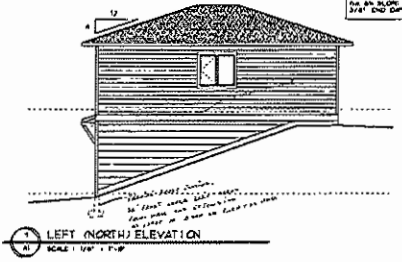
TYP. UNIFAC FLOOR ASSEMBLY (S. 21 1021)

1\"/>

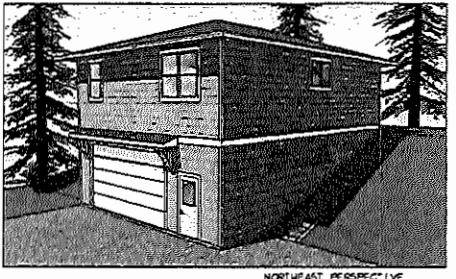
TYP. WALL INSULATION CALCULATION

Interior Air Film	0.91
1/2\"/>	

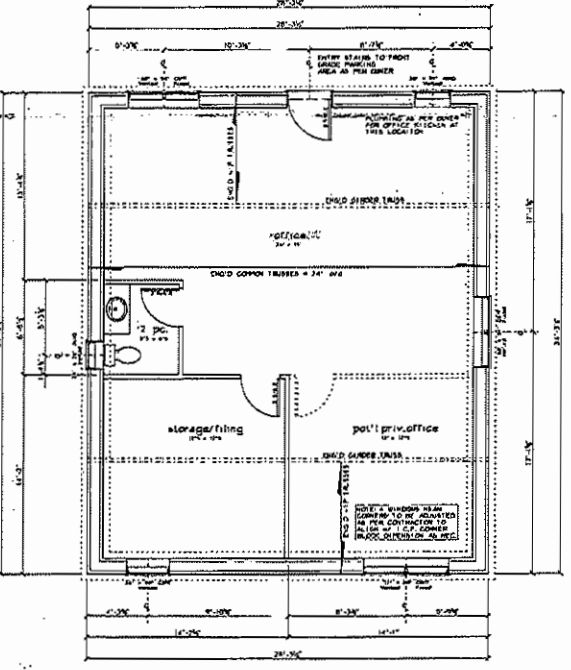
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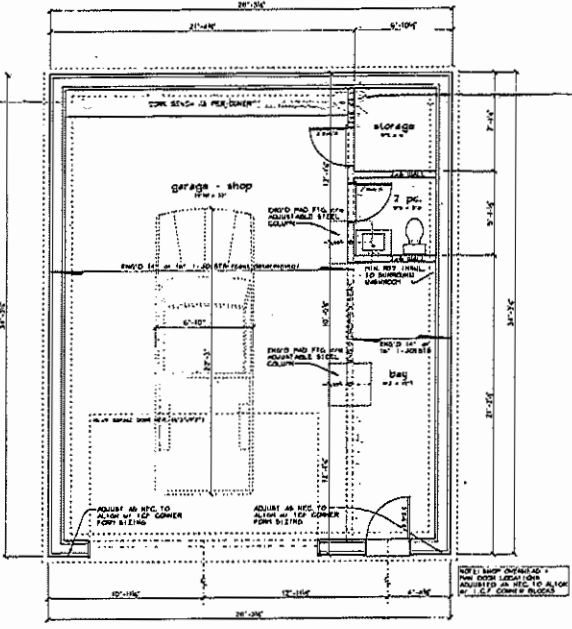
SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



UPPER FLOOR PLAN - OFFICE
SCALE: 1/8\"/>



GARAGE / SHOP PLAN - JAN 23
SCALE: 1/8\"/>

**ROGERS
OFFICE/SHOP**
4741 56 Street NW
Salmon Arm, BC

18-02
20-FEB-2019
D.Lowe

**BUILDING
PLANS & DETAILS**

PROF. PLAN
FEB 9 2019



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

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Steven Rogers
 4741 56 St NW
 Salmon Arm, BC V1E 0B2

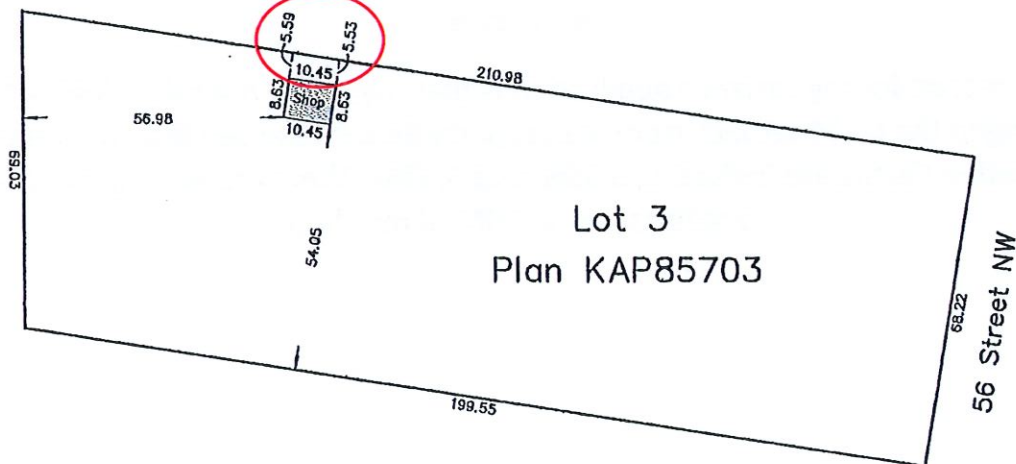
Re: Lot 3, Sec 29, Tp 20, Rge 10,
 W6M, KDYD, Plan KAP85703

Parcel Identifier (PID): 027-348-334
 Civic Address: 4741 56 St NW, Salmon Arm

List of documents registered on title which may affect the location of improvements:

Covenant: KX157903, KX157905, LA91828, LA166365, LB163044, LB163046

Variance request:
 from 6 m to 5.53 m



Note: Building Location Certificate on new construction only. Other structures exist on subject property.



Scale 1:1000



All distances are in metres.
 Dimensions derived from Plan KAP85703

Offsets from property line to building are measured from the ICF foundation.

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 25th day of April, 2023.

Nicole Bird
 BTKBAK
 Digitally signed by Nicole Bird BTKBAK
 Date: 2023.05.11 10:11:09 -0700

BCLS

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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED.

Our File: 183-23

Fb: 183-23.raw

P28



Shuswap Septic & Site Preparation

Steven Rogers

4741 56th St NW

Salmon Arm BC V1E 0B2

Cell (250) 803-3456

4th July 2023

Business Number – 81499 8811 RT0001

Rationale:

The reason for my variance application is that my newly built shop/office has infringed the 6.0M setback from my property line. Please see Browne Johnson Location Certificate indicating 5.59M and 5.53M. There are no neighbouring buildings within 30M of my shop.



Steven Rogers.



TO: His Worship Mayor Harrison and Members of Council

DATE: July 27, 2023

SUBJECT: Variance Permit Application No. VP-589 (Exterior Side Setback)
 Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP62934
 Civic Address: 841 28 Street SE
 Owner/Applicant: M. Mangold

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-589 be authorized for issuance for Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP62934, which will vary Zoning Bylaw No. 2303, as shown in Appendix 4 of the staff report dated July 27, 2023 and as follows:

Section 6.10.4 – Minimum Setback of Principle Building – Reduce the exterior side parcel line setback from 6 m (19.7 ft) to 4.3 m (14.1 ft).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 841 28 Street SE (Appendix 1, 2 & 3). The request is for a variance to decrease the 6 m (19.7 ft) minimum exterior side parcel line setback to 4.3 m (14.1 ft). The property is 654.2 m² (7,041.8 ft²) in area. A site plan and building elevations are attached as Appendix 4. The applicant has provided a letter of rationale, attached as Appendix 5. Site photos are attached as Appendix 6.

BACKGROUND

The subject property is designated LR (Low Density Residential) in the City's Official Community Plan (OCP) and zoned R-1 (Single-Family Residential) in the City's Zoning Bylaw (Appendix 7 and 8).

The proposal is to allow for the construction of a single-family dwelling on the subject property. The construction of the unit entails moving a pre-fabricated building onto the subject property and adding architectural features that align with the general form and character of the neighbourhood. The parcel is an irregular shape. It is narrow and has two frontages. A Variance Permit was previously issued for the same setback in 2017 and has since expired.

Adjacent land uses include the following:

North:	Single-family dwelling	Zoned R1
South:	Single-family dwelling	Zoned R1
East:	Single-family dwelling	Zoned R1
West:	Single-family dwelling	Zoned R1

COMMENTSFire Department

No Fire Dept. concerns.

Building Department

Building permit involves the moving of a previously constructed modular home. \$5000.00 security will be collected at building permit issuance to ensure the dwelling aesthetically conforms to the other dwellings in the neighborhood. No concerns with the variance.

Engineering Department

No concerns.

BC Hydro

No concerns.

Fortis BC

No concerns.

Telus

No concerns.

Shaw

No concerns.

Public Consultation

Pursuant to the Local Government Act and the City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30 m radius of the application. The notices outline the proposal and advises those with an 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 August 14, 2023.

Planning Department

Exterior parcel line setbacks ensure that buildings on corner lots are spaced similarly to buildings along either frontage. This enforces a consistent street frontage along both streets. As per the previous application, the requested variance is relatively minor and still allows for sufficient space for parking on the property. Staff support the variance request.

CONCLUSION

Considering the minor nature of the variance requested, site location, and the irregular parcel shape, staff are not concerned with the requested variance.

Morgan Paiement

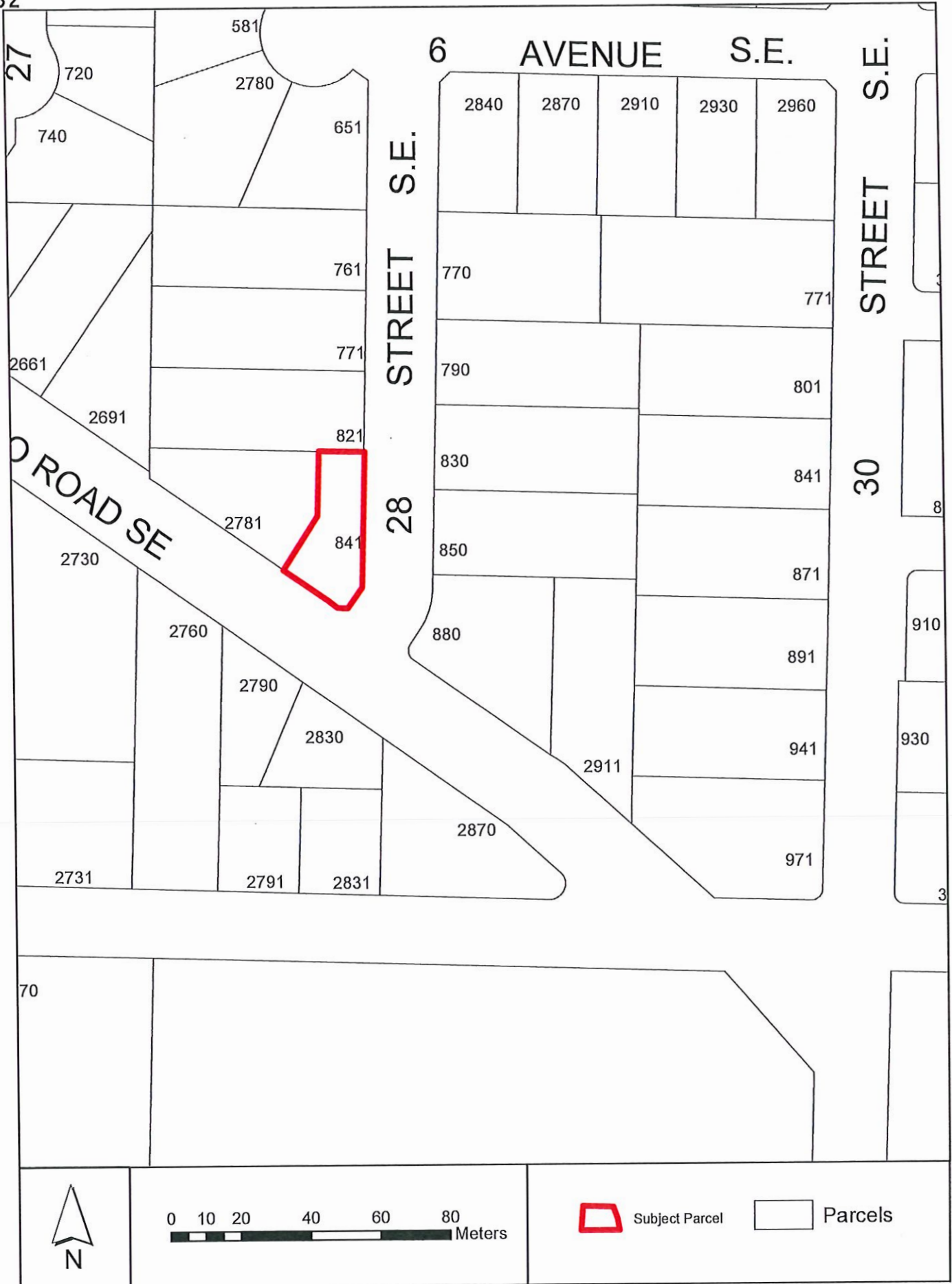
Prepared by: Morgan Paiement
Planner I

G. Buxton

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

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Property
- Appendix 4 – Site Plan & Elevation Drawings
- Appendix 5 – Letter of Rationale
- Appendix 6 – Site Photos
- Appendix 7 – OCP Map
- Appendix 8 – Zoning Map





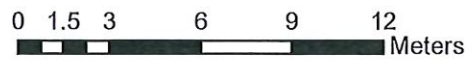
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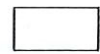
Subject Parcel



Parcels



Subject Parcel



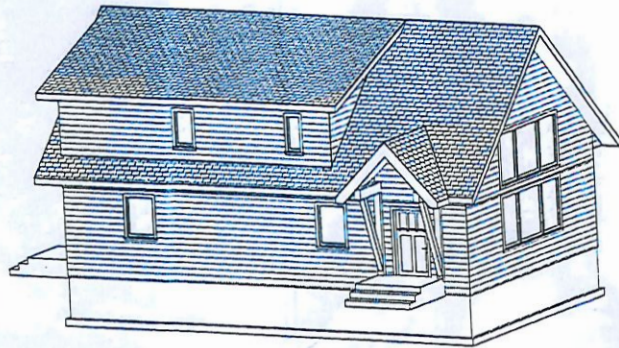
Parcels

MANGOLD RESIDENCE

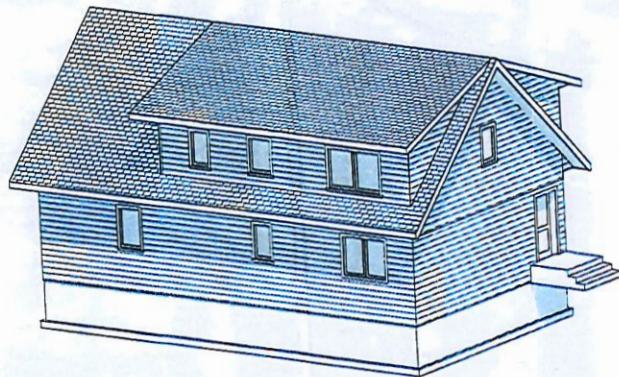
841 28 ST SE SALMON ARM, BC V1E 2H5



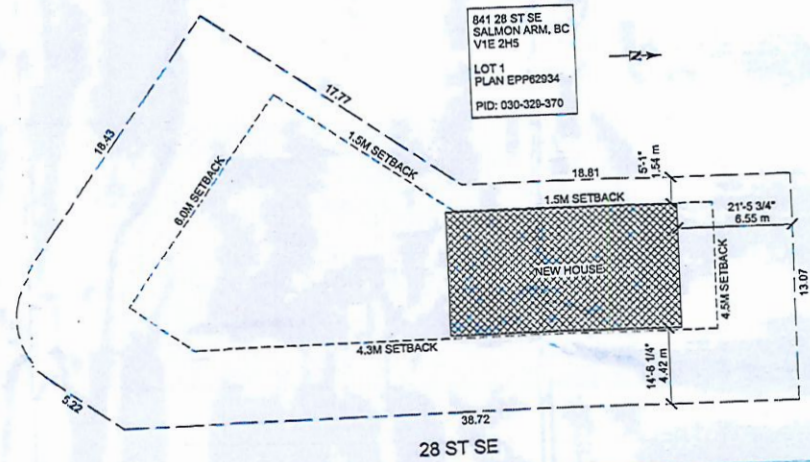
3200 28 ST NE
SALMON ARM, BC
V1E 3K7
250-517-7131
krm@khrmdesign.ca
www.khrmdesign.ca



FRONT AXO VIEW
SCALE NTS



REAR AXO VIEW
SCALE NTS



SITE PLAN
SCALE 1:250

AREA SCHEDULE

AREA	AREA - SQFT
MAIN FLOOR	1016.89
UPPER FLOOR	688.83
BUILDING FOOTPRINT	1018.09
LOT AREA	7287.67

DRAWING INDEX

A0.0	COVER PAGE, SITE PLAN
A1.0	MAIN FLOOR PLAN
A1.1	LOWER FLOOR PLAN
A2.0	ELEVATIONS 1
A2.1	ELEVATIONS 2
A3.0	FOUNDATION PLAN
A4.0	MAIN FLOOR FRAMING
A5.0	ROOF FRAMING
A6.0	SECTIONS 1
A7.0	SECTIONS 2
A8.0	GENERAL NOTES, BUILDING CODE

PROJECT: MANGOLD RESIDENCE
841 28 ST SE
SALMON ARM, BC
V1E 2H5

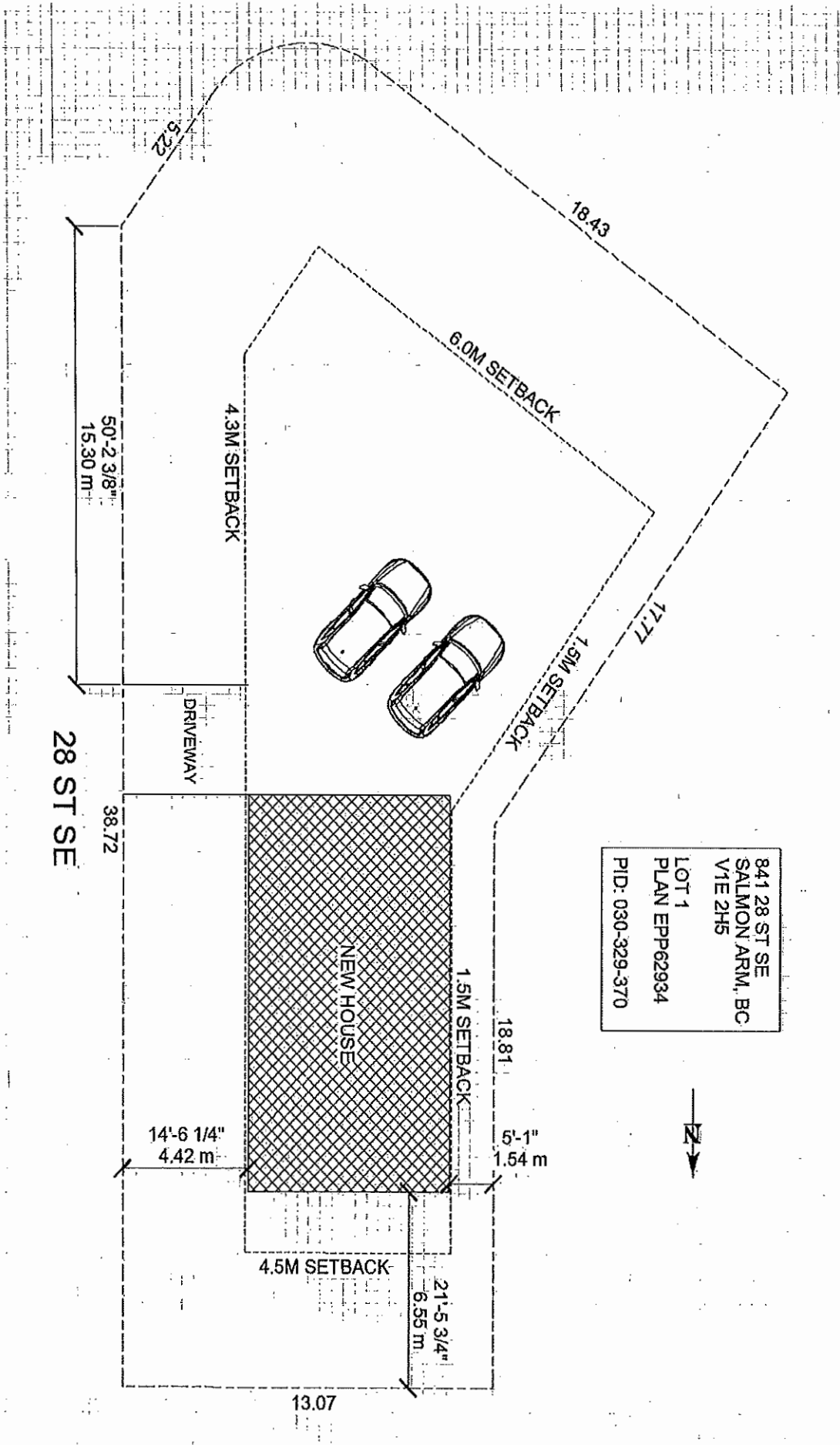
SHEET NAME:
COVER PAGE, SITE PLAN

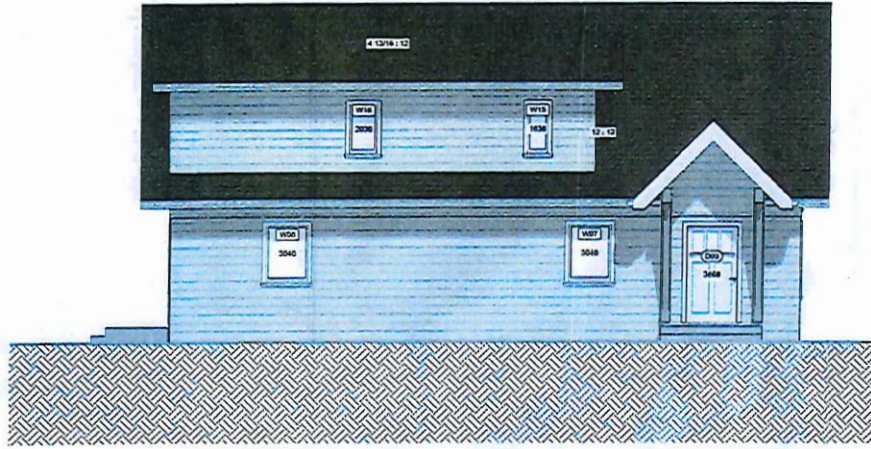
1/3/23 ISSUED FOR REVIEW

DATE: 3/8/2023
DRWN BY: JRM

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

A0.0

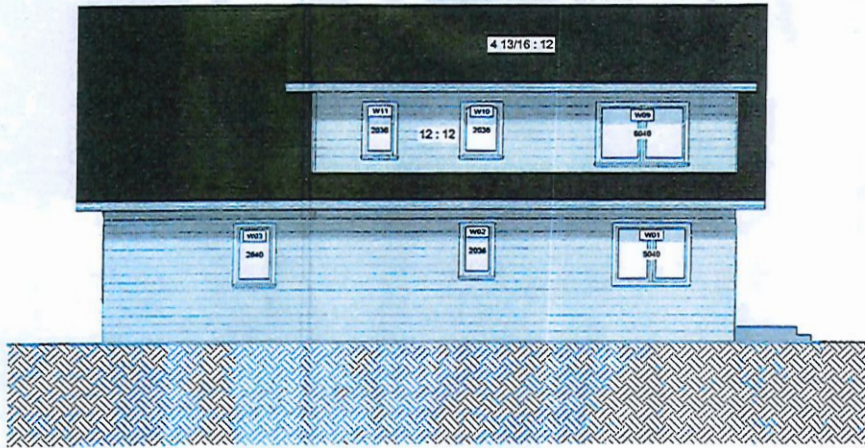




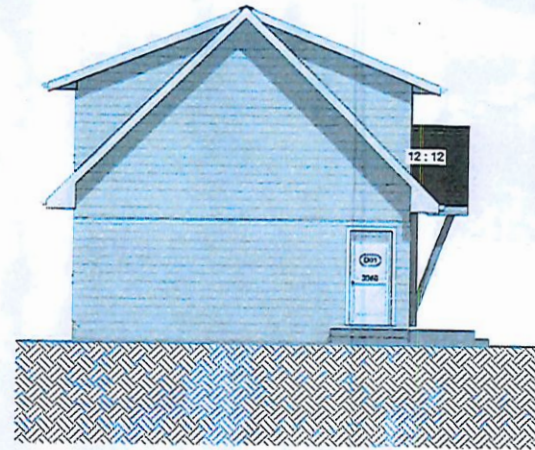
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

Letter of Rational

July 14 2023

To the Building Dept., the Mayor and Council of Salmon Arm

My wife and I own the property at 841 28th St SE. We are moving a house on to the property and are planning to renovate it. We are asking for a variance change to allow for this house. We are asking to have the set back changed to allow for the house to be 23' 6" wide along 28th St. This is a small house, only 45' long so there will be lots of room for parking.

We appreciate your consideration and time on this.

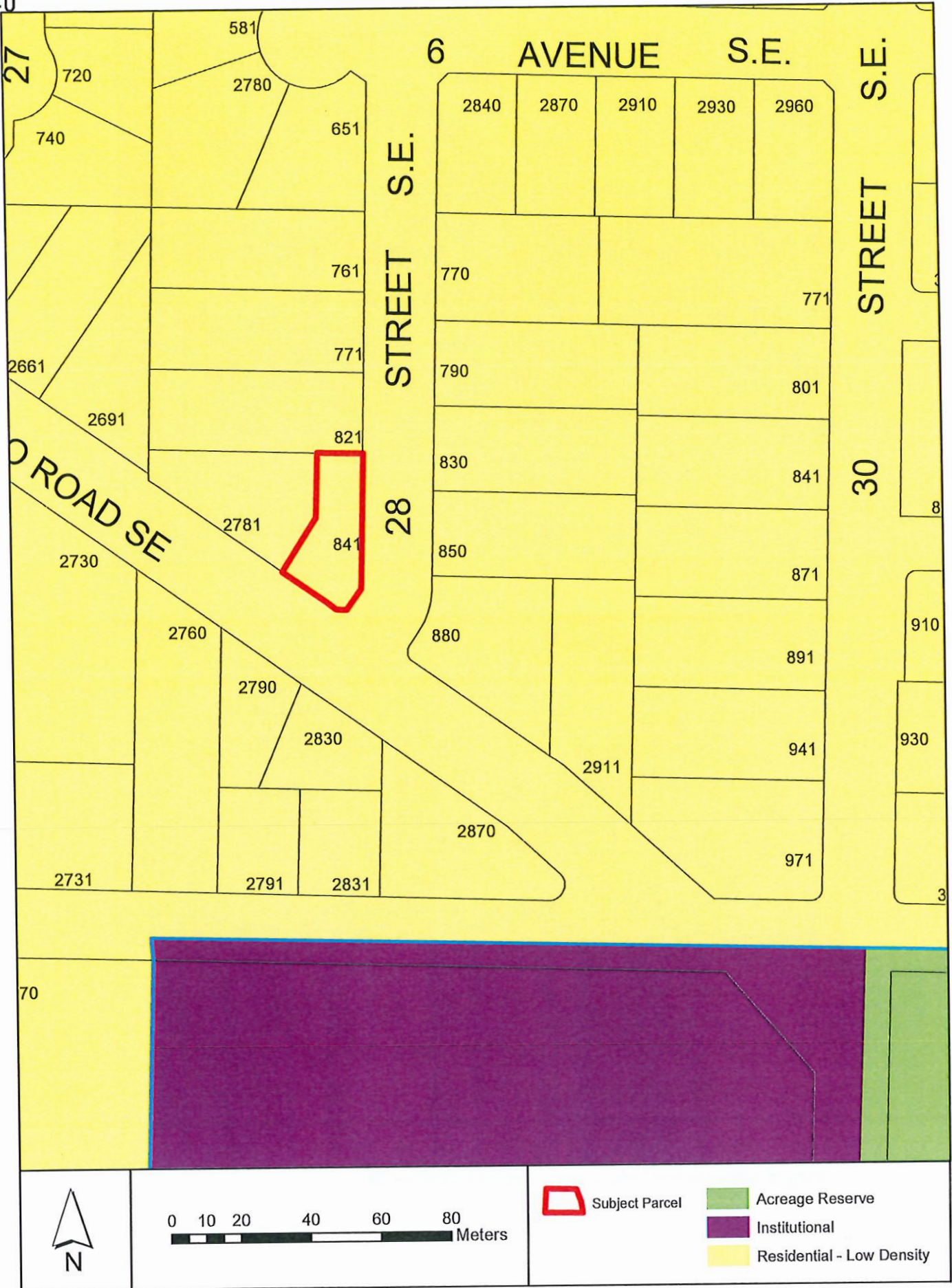
Thank You Mark and Diana Mangold

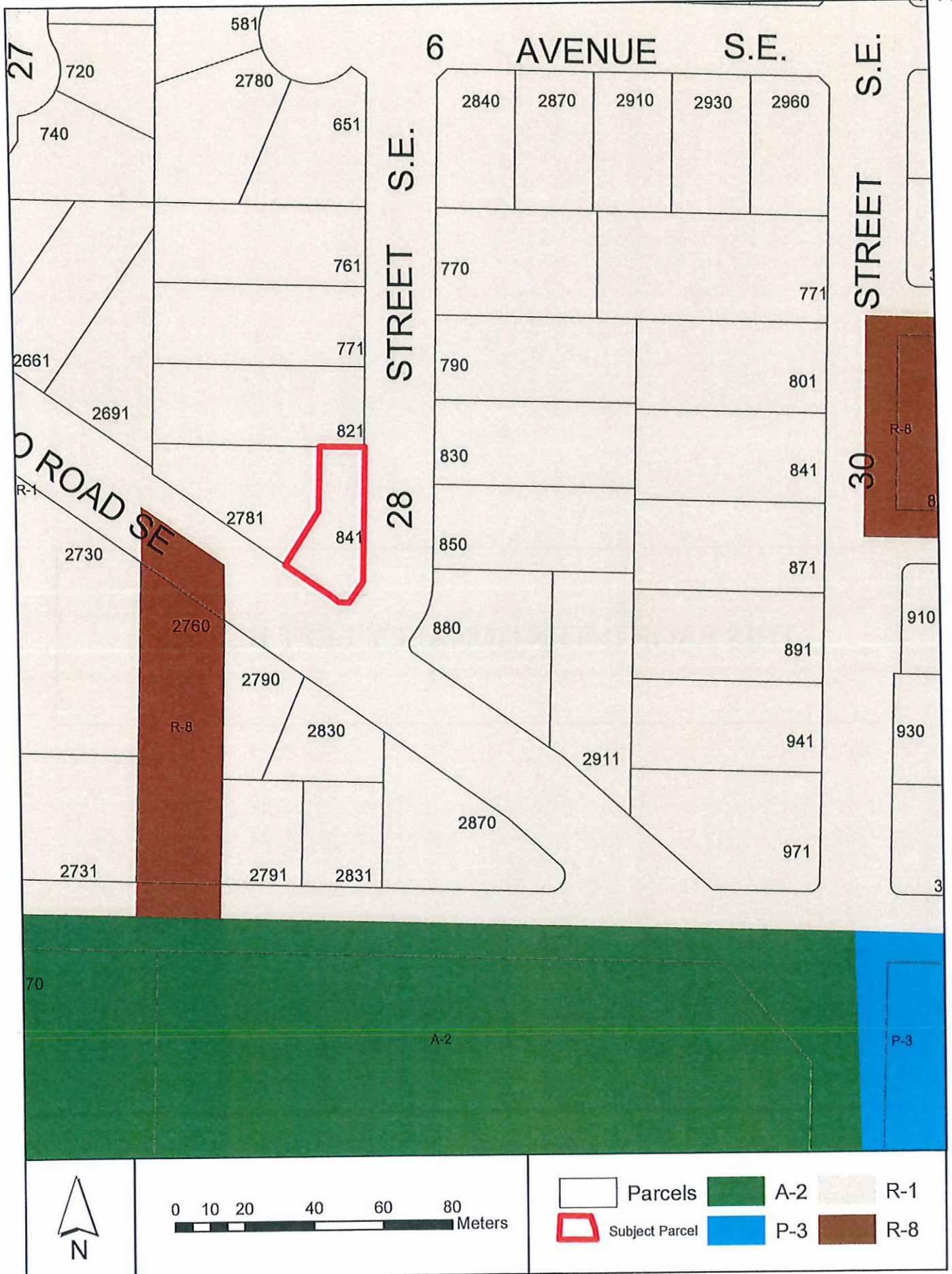


View of subject parcel looking southwest from 28 Street SE.



View of subject parcel looking northwest from 28 Street SE.





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To: His Worship Mayor Harrison and Members of Council

Date: July 27, 2023

Subject: Zoning Bylaw Amendment Application No. 1267 / Variance Permit Application No. VP-590 (Parcel Width)

Legal: Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP115179

Civic Address: 1581 – 16 Street NE

Owner/Applicant: G. & M. Petznick

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP115179 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

AND THAT: Development Variance Permit No. VP-590 be authorized for issuance for Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP115179, which will vary Zoning Bylaw No. 2303 as follows:

Section 13.10.2.2 – Minimum Parcel Width – Reduce the minimum parcel width from 20.0 m (65.6 ft) to 19.39 m (63.62 ft), as shown in Appendix 7 of the staff report dated July 27, 2023.

AND FURTHER THAT: issuance of the Variance Permit be withheld subject to the adoption of the bylaw that would amend Zoning Bylaw No. 2303 by rezoning Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP115179 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

PROPOSAL

This proposal seeks to rezone the subject parcel from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) and to vary Section 13.10.2.2 of the Zoning Bylaw to allow for the development of a detached suite. The variance would reduce the minimum parcel width of a parcel containing a detached suite without a lane or second street frontage from 20.0 m (65.6 ft) to 19.39 m (63.62 ft).

BACKGROUND

The subject parcel is located at 1581 16 Street NE (Appendix 1 & 2). The subject 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).

The surrounding area is largely comprised of R-1 zoned parcels containing single family dwellings. There is one other property on 15 Avenue NE zoned R-8 (Appendix 4), approximately 65 meters away (1460 15 Avenue NE).

Adjacent land uses include the following:

North:	Single family dwellings	Zoned R-1
South:	Recently constructed single family dwelling	Zoned R-1
East:	Single family dwelling	Zoned R-1
West:	Recently constructed single family dwelling	Zoned R-1

The subject parcel is approximately 0.17 ha (0.42 ac) in area and is currently vacant. Site photos of the subject parcel are attached in Appendix 5. A single family dwelling and a detached suite over a garage are being proposed. The proposed site plan is attached as Appendix 6.

The subject parcel is affected by natural terrain. There are steep slopes greater than 30% on the property. The topography limits the buildable areas on the site but would not limit the development as proposed.

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. The subject parcel area meets the requirement for the R8 zone. The parcel width is approximately 19.39 m and therefore meets the requirements for the R8 zone. However, it does not meet the requirements for a detached suite, minimum of 20.0 m parcel width. A variance permit application has been submitted, requesting to vary Zoning Bylaw No. 2303 Section 13.10.2.2 minimum parcel width from 20.0 m to 19.39 m.

Zoning Bylaw No. 2303 defines parcel width as the shorter of two measurements across the lot, one on a line parallel to and 10.0 m to the rear of the front parcel line, the other on a line parallel to and 20.0 m to the rear of the front parcel line, provided that the front parcel line shall not be less than one-half of the minimum parcel width requirement. The measurement of parcel width for the subject property is shown in Appendix 7.

A minimum parcel width helps maintain the character of a neighbourhood by creating parcels of similar size and appearance. It also helps ensure that access to and from the parcel is safe and not disruptive to the neighbourhood.

For approval of the development of a detached suite, conditions must be met including sufficient space for an additional off-street parking stall, required setbacks, and other regulations listed in Section 4.2 of the Zoning Bylaw, which can be confirmed at the time of Building Permit.

COMMENTS

Fire Department

No Fire Dept. concerns.

Building Department

No concerns with rezoning or variance request. At the time of Building Permit Development Cost Charges would be applicable for the detached dwelling and charged the Residential Unit A rate (currently \$6064.31).

Engineering Department

No engineering concerns with rezoning or variance request.

Ministry of Transportation and Infrastructure

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.

BC Hydro

No concerns.

Fortis BC

No concerns.

Telus

No concerns.

Shaw

No concerns.

Public Consultation

ZON-1267: Pursuant to the Local Government Act and the City of Salmon Arm Zoning Bylaw notices are mailed to landowners within a 30 m 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 do not require the post of a Notice of Development sign. It is expected that the Hearing for this application will be held on August 28, 2023.

VP-590: Pursuant to the Local Government Act and the City of Salmon Arm Development Variance Permit Procedures Bylaw notices are mailed to land owners within a 30 m radius of the application. The notices outline the proposal and advises those with an 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 August 28, 2023.

The notices for these applications will be combined so the Public Hearing is held on the same date.

Planning Department

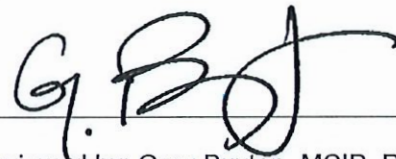
Staff have no concerns with the rezoning as it is supported by the OCP. The irregular shape of the parcel allows for rationale to consider and support the variance request (which is minor in scope). Other parcels in the city have developed with the detached garage/suite/carriage house in the front yard which appear to be well-integrated with adjacent development.

CONCLUSION

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. A Variance Permit for parcel width will be required for development of the detached suite and staff support the proposed variance request.



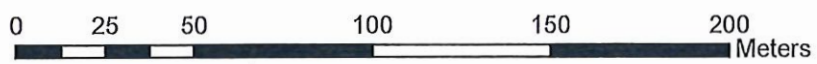
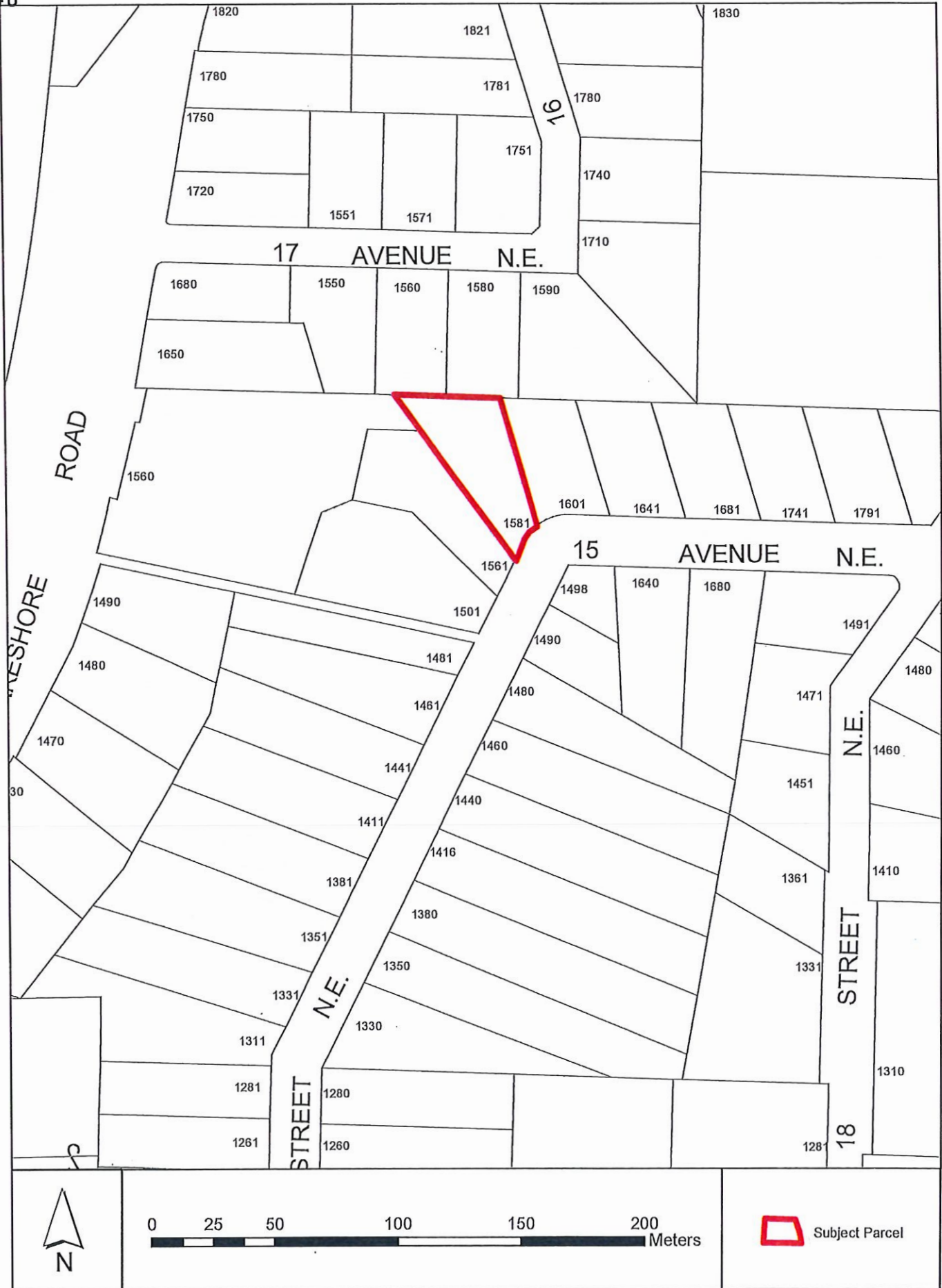
Prepared by: Morgan Paiement
Planner I




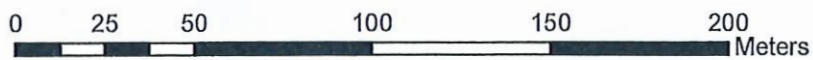
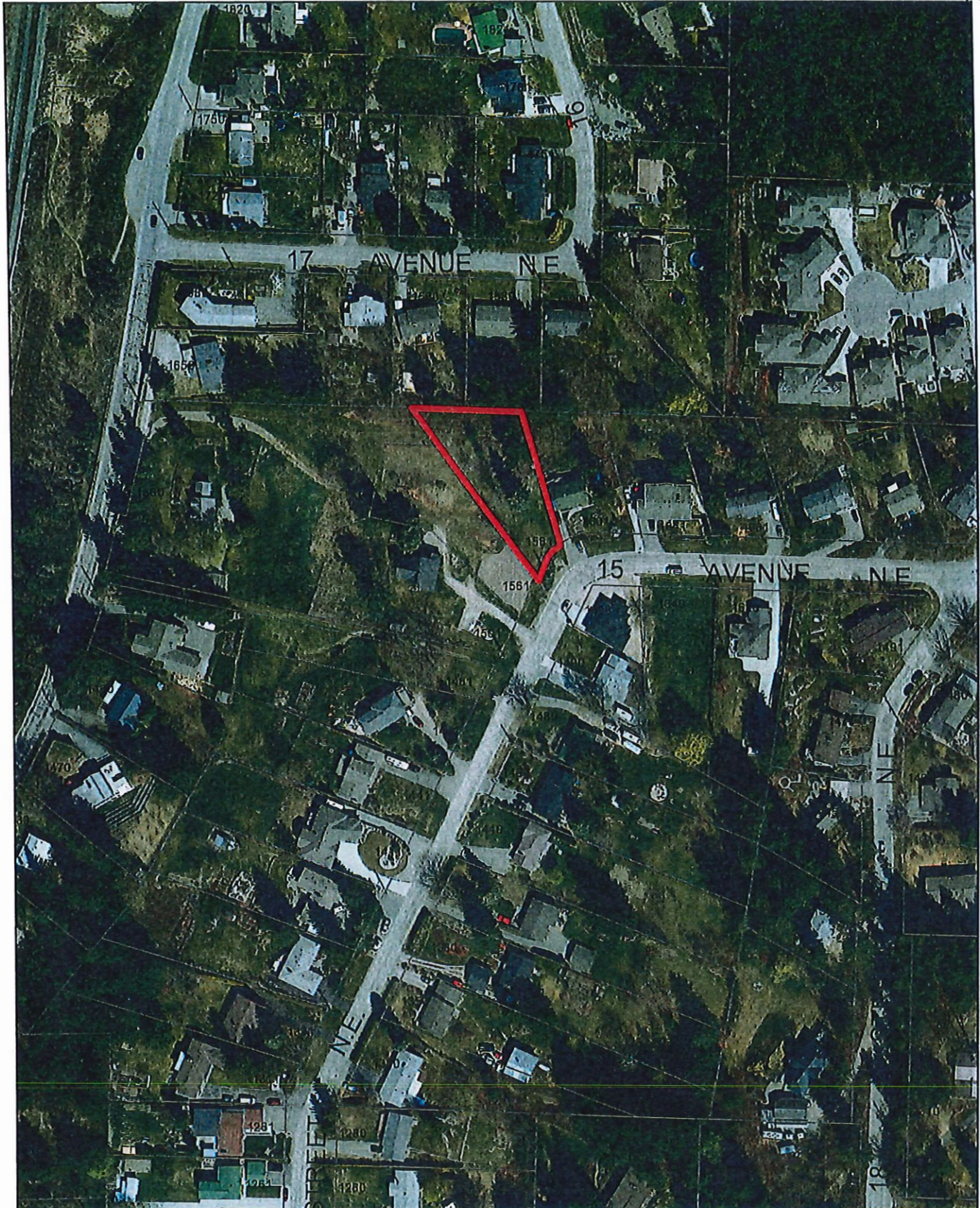
Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services


Appendices:

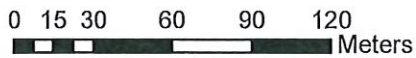
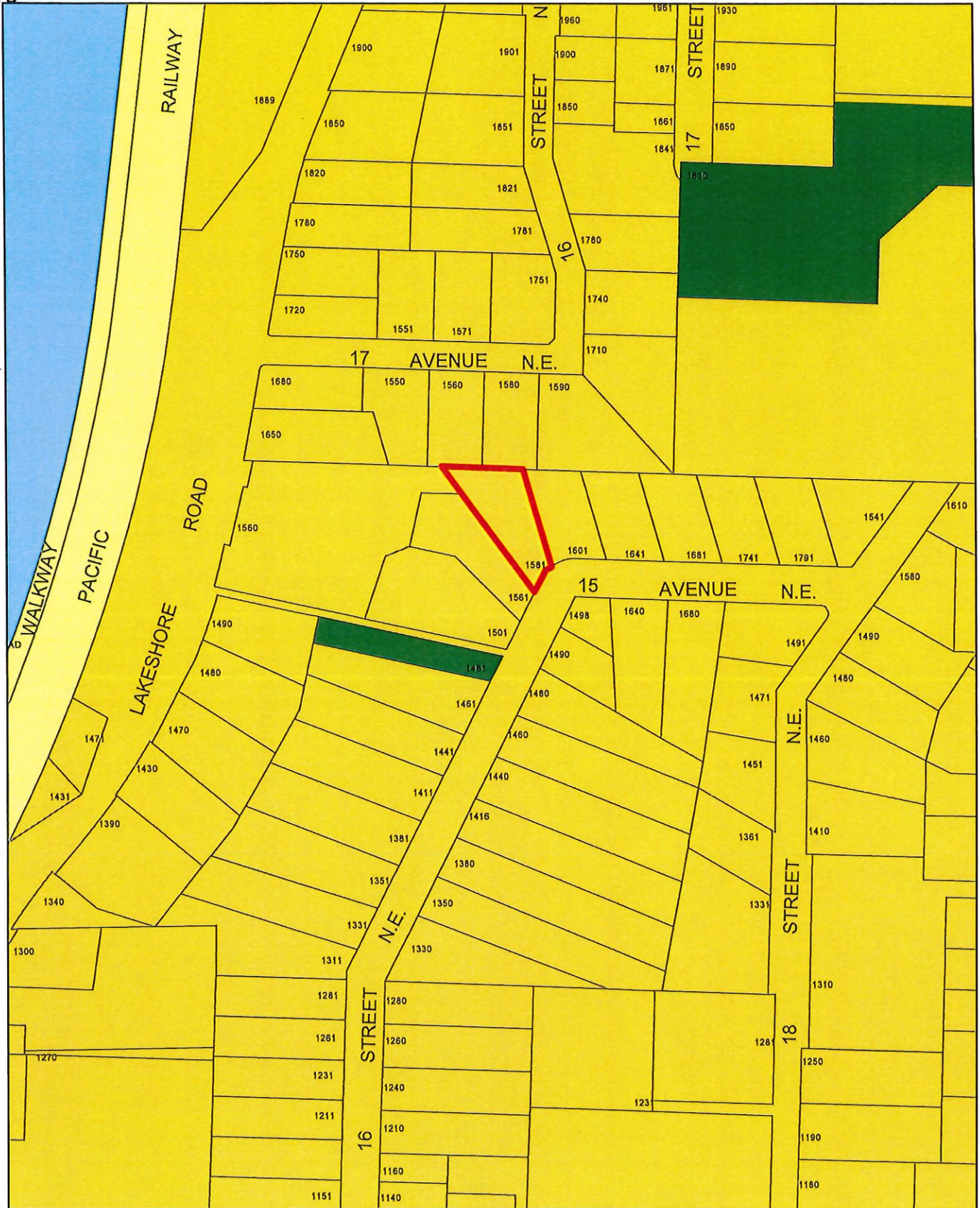
- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – OCP Map
- Appendix 4 – Zoning Map
- Appendix 5 – Site Photos
- Appendix 6 – Site Plan
- Appendix 7 – Parcel Width Measurement



 Subject Parcel



 Subject Parcel



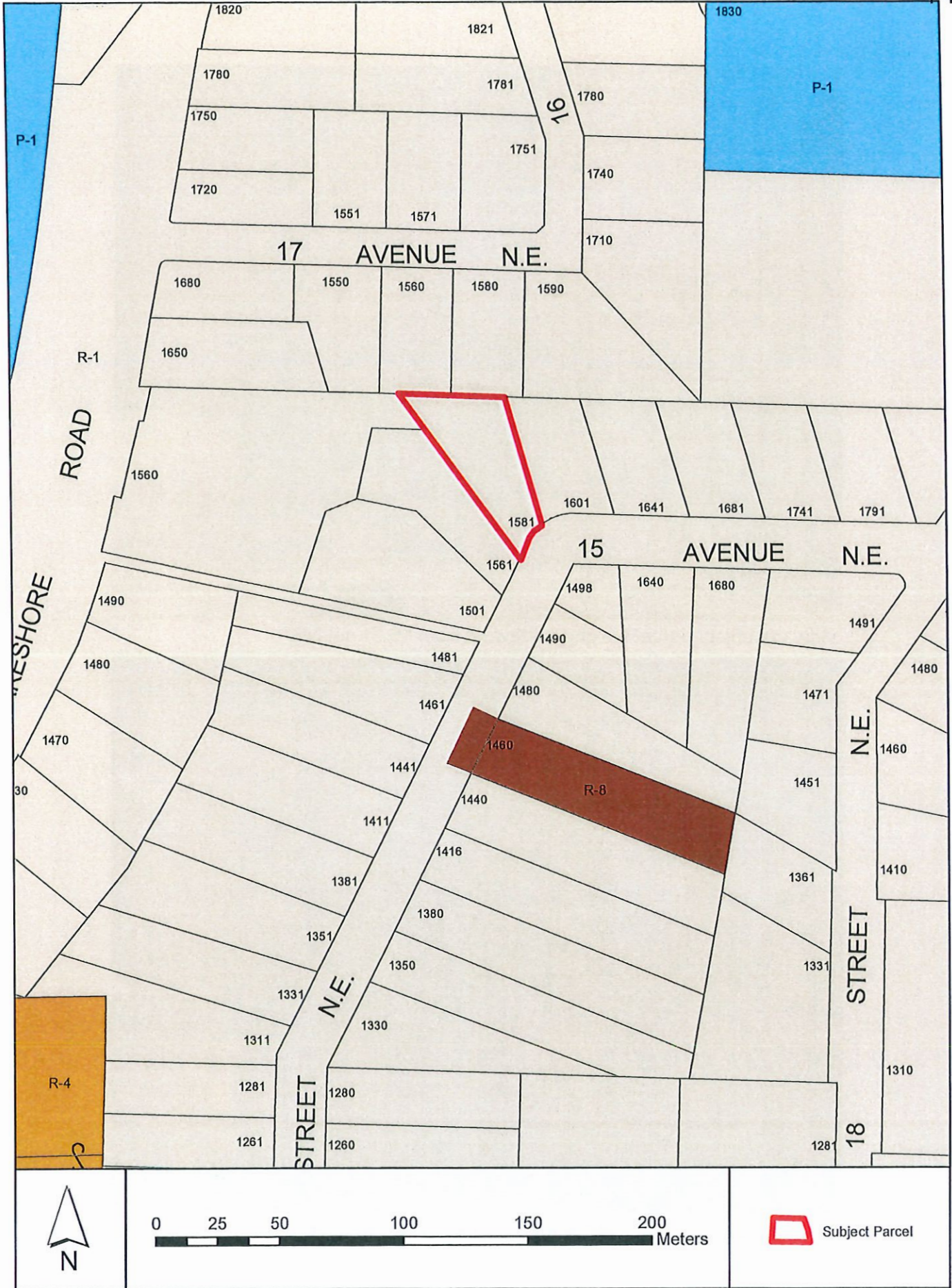
Subject Parcel

Park

Environmentally Sensitive Lake Areas

Residential - Low Density

Residential - Medium Density



Appendix 5: Site Photos



View of subject parcel looking northwest from 16 Street NE.

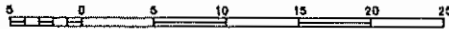


View of subject parcel looking northeast from 16 Street NE.

Site Plan of Lot B, Sec 24, Tp 20, Rge 10, W6M, KDYD, Plan EPP115179

Scale 1:250

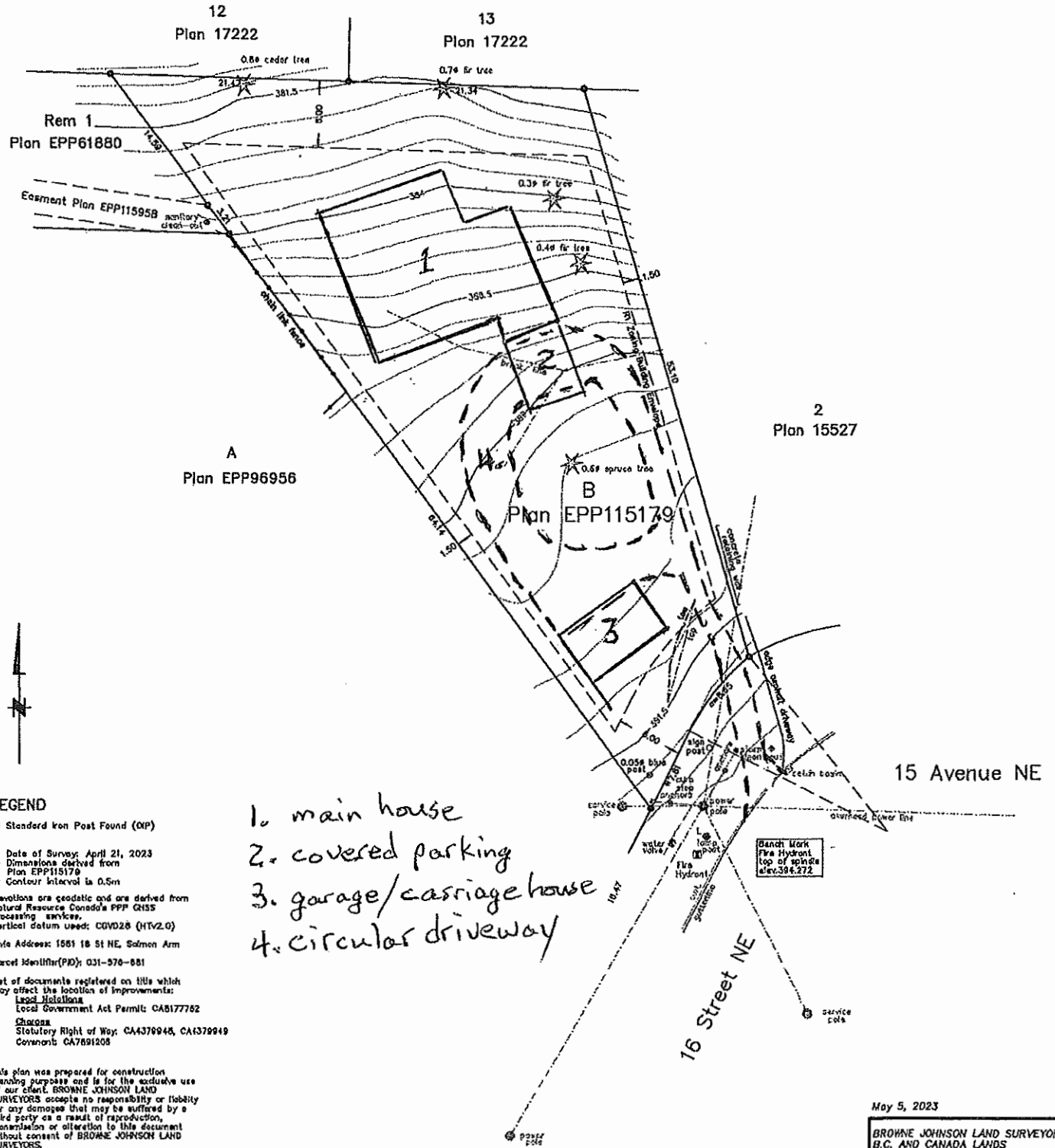
BCGS 82L.074



All distances are in metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:250

0.42 acre



- 1. main house
- 2. covered parking
- 3. garage/carriage house
- 4. circular driveway

LEGEND

● Standard Iron Post Found (OIP)

- Date of Survey: April 21, 2023
- Dimensions derived from Plan EPP115179
- Contour Interval is 0.5m

Elevations are geodetic and are derived from Natural Resource Canada's PPP GNSS processing service.
Vertical datum used: CGVD28 (HTV2.0)

City Address: 1661 16 St NE, Salmon Arm

Parcel Identifier (PID): 031-970-881

List of documents registered on this which may affect the location of improvements:

Legal Notations
Local Government Act Permit: CAB177782

Charges
Statutory Right of Way: CA4378948, CA1378949
Covenants: CA7891208

This plan was prepared for construction planning purposes and is for the exclusive use of our client, BROWNE JOHNSON LAND SURVEYORS accept no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of BROWNE JOHNSON LAND SURVEYORS.

May 5, 2023

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
FB# 145-23 Fd. R126 p. 41
145-23.raw

P52

