



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, November 1, 2021
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 - 14	1.	Zoning Amendment Application No. ZON-1222 [Reynolds, D. / Ressel Constructors Inc.; 2621 17 Street NE; R-1 to R-8]
	6.	FOR INFORMATION
15 - 22	1.	Early Termination of Land Use Contract P1971
	7.	IN-CAMERA
	8.	CORRESPONDENCE
	9.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: October 27, 2021

Subject: Zoning Bylaw Amendment Application No. 1222

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP25406
 Civic: 2621 – 17 Street NE
 Applicant: Ressel Constructors Inc.
 Owner: Reynolds, D.

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 EPP25406 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

PROPOSAL

The subject parcel is located at 2621 – 17 Street NE (Appendix 1 and 2), is approximately 2.175 acres in area, and contains an existing single family dwelling. This proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit future construction and use of a *detached suite* as shown in the attached site plans (Appendix 3). The parcel easily meets the conditions to permit a *detached suite* in the R-8 Zone.

BACKGROUND

The 2.175 acre subject parcel contains an existing single family dwelling, is designated Medium Density Residential in the City's Official Community Plan (OCP), and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 & 5). The parcel is located in the Appleyard neighbourhood, an area largely comprised of R-1 zoned parcels containing single family dwellings. There is presently one R-8 zoned parcel within the vicinity of the subject parcel. Site photos are attached as Appendix 6.

In terms of a future subdivision scenario, staff note that a minimum parcel area of 700 square metres is required under the R-8 Zone to allow for a *detached suite* on a parcel without a lane or second street frontage (a parcel with a second street frontage would require a minimum parcel area of 465 square metres to allow for a *detached suite*). The minimum parcel area permitted in the R-8 Zone is 450 square metres and would allow for a *secondary suite*.

The subject parcel is unique with an irregular shape and shared driveway access with the adjacent parcel to the north. The parcels were created through subdivision in 2012 (SUB-12.08), with variances (VP-366) to the Subdivision and Development Servicing Bylaw. A 3 metre Statutory Right-of-Way for a future Cress Creek greenway connection exists along the east parcel boundaries, adjacent to the proposed site for a *detached suite* (Appendix 7).

Furthermore, while relatively large in area, the subject parcel is significantly affected by natural terrain, with a Potentially Hazardous Area identified in the OCP mapping along the west portion of the parcel, and a watercourse (Cress Creek) along the south portion. Existing covenants on the title of the parcel note the riparian and geotechnical concern.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property has potential to easily meet the conditions for the development of a *secondary suite* (or *detached suite*), including sufficient space for an additional off-street parking stall.

COMMENTS

Engineering Department

No objections to the proposed rezoning. Future development will require associated service and works upgrades. Comments attached as Appendix 8.

Building Department

A Building Permit application meeting BC Building Code requirements is required to create a *secondary suite*. Development Cost Charges will apply to a *detached suite*.

Fire Department

No concerns.

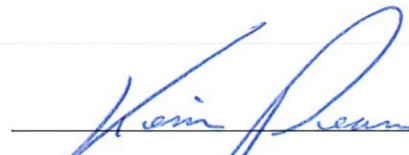
Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large subject parcel is well suited to R-8 development with more than sufficient area to meet all R-8 Zone requirements, including the provision of onsite parking.

Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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



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35

70

140

210

280

Meters



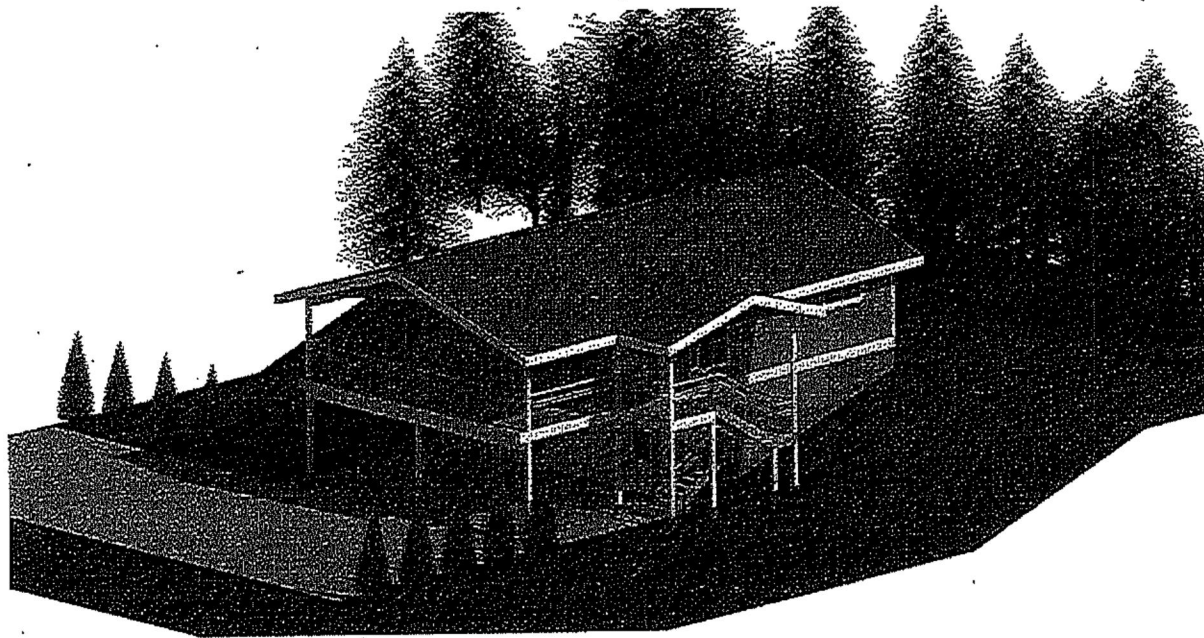
Subject Parcel



0 15 30 60 90 120 Meters

 Subject Parcel

2621 17th ST NE
Salmon Arm BC



ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION, WE CANNOT ELIMINATE HUMAN ERROR. THEREFORE MARTY DRO DOZION GROUP WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

CRACK SPACE JOINTS SHALL BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE FLOORING AND DESIGNED TO PREVENT THE ENTRY OF SNOW, RAIN AND INSECTS.

INSTALLATION OF X-RAY TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS
AND THE BSC (CURRENT EDITION)

ALL DRUGS AND STUDIES TO BE A MINIMUM OF 12 MONTHS
AFTER FINISHED DATE



HARTFORD DESIGN GROUP
220-674-0047 hart_design@outlook.com

Cancellation
 Address
 Address
 Phone
 Fax
 E-mail

Corporate
Address
Phone
Fax
E-Mail

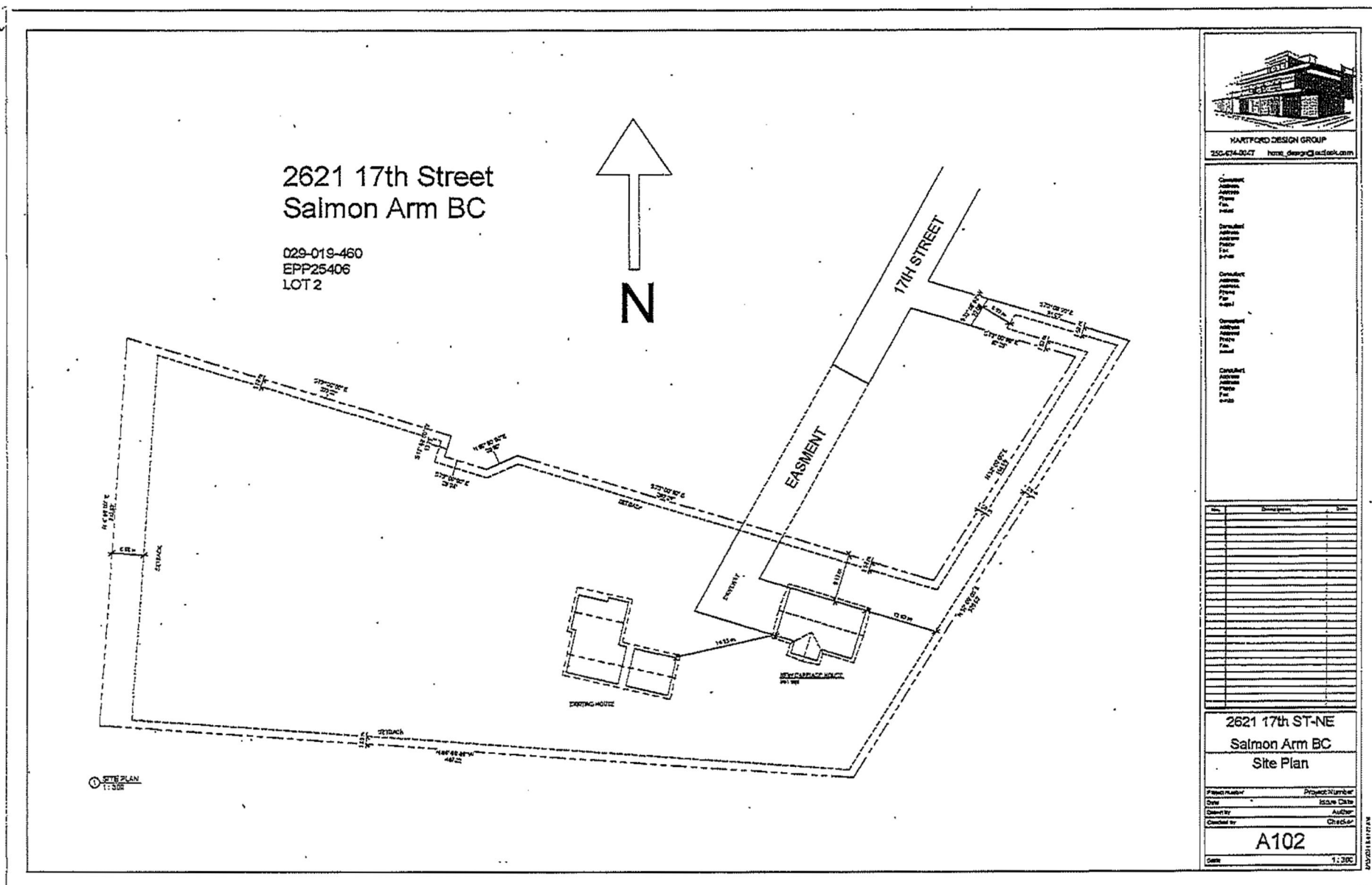
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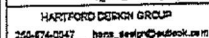
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2621 17th ST-NE
Salmon Arm BC
Cover

Project number	Project number
Date	Issue date
Drawn by	Author
Checked by	Checked
A101	
Scale	AS indicated





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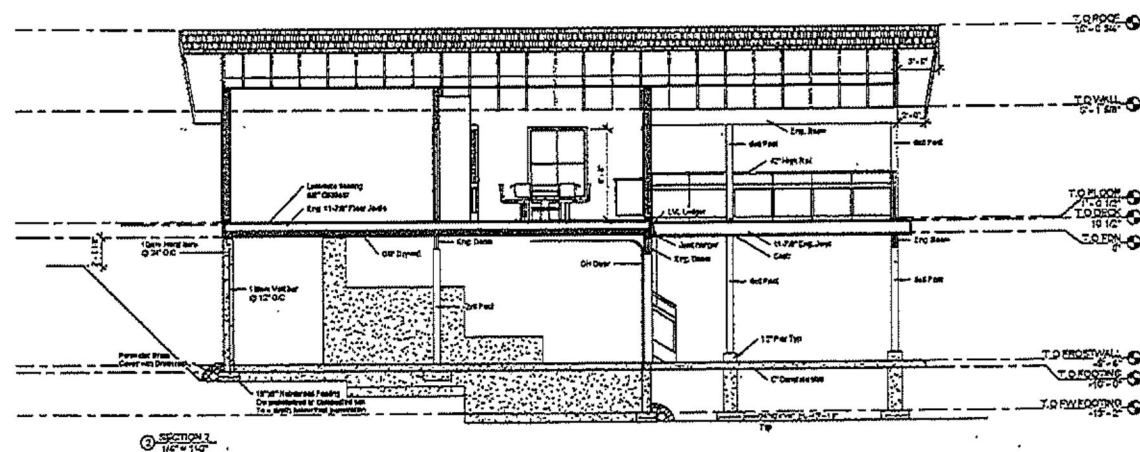
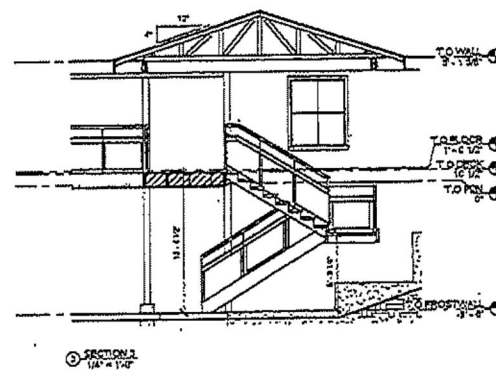
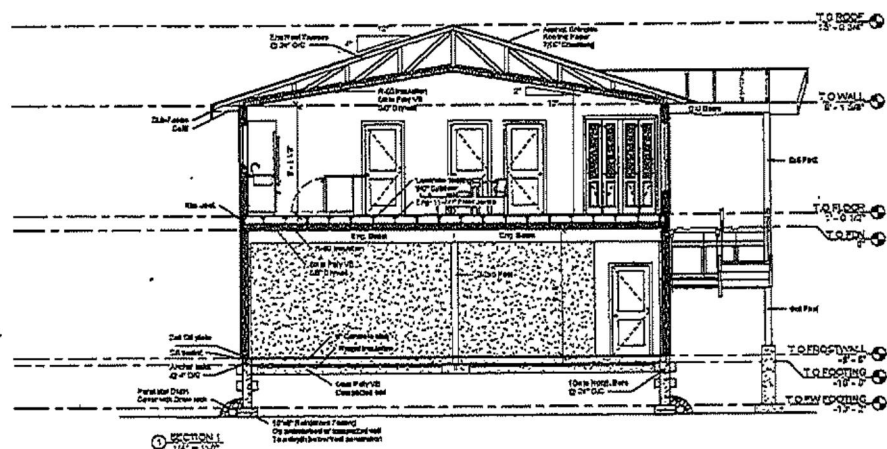
Circle 6

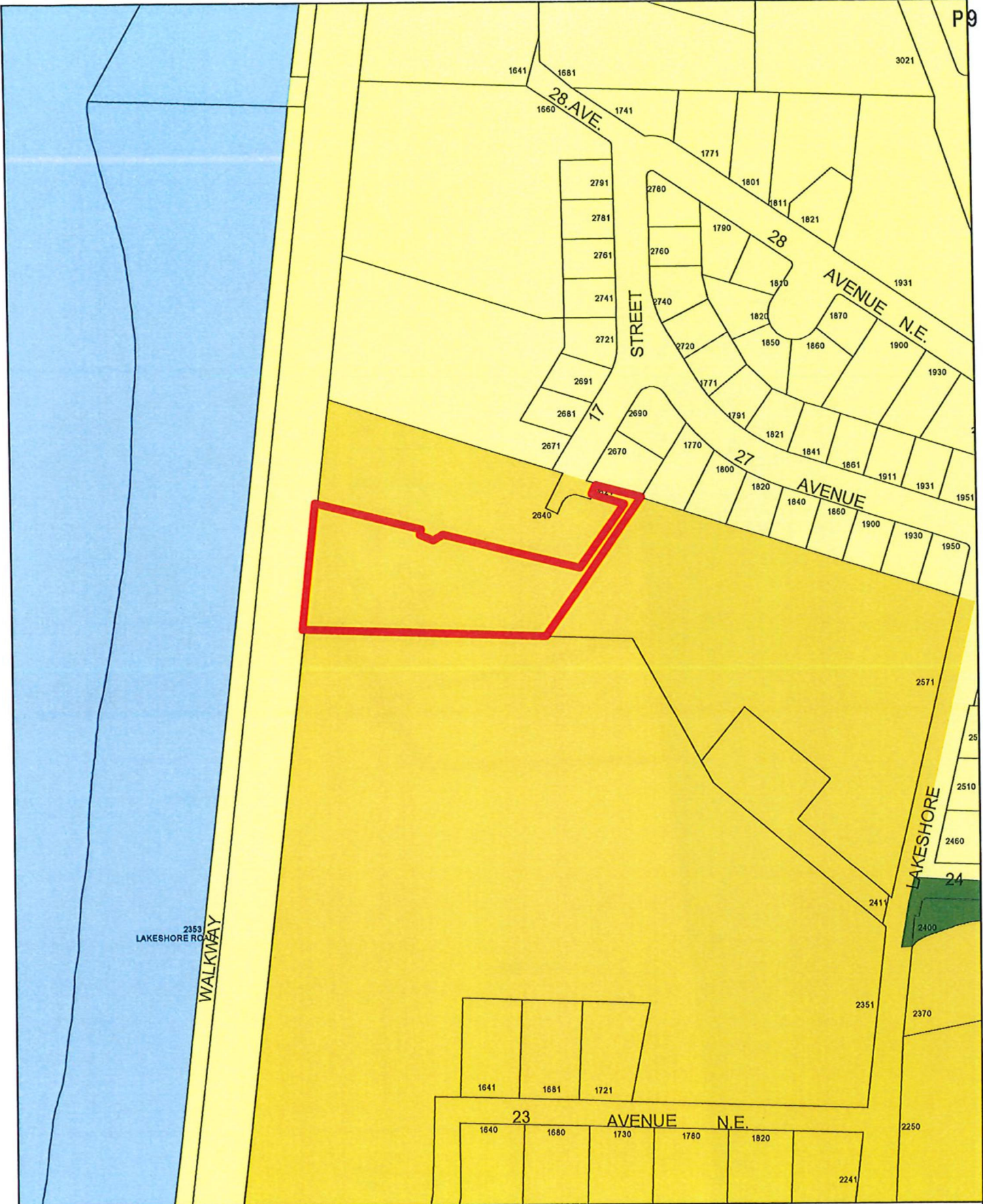
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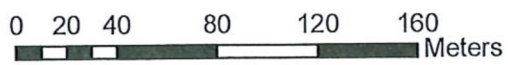
2621 17th ST-NE
Salmon Arm BC
Sections

Project Number	
Issue Cost	
Author	
Check	
A105	
1/2" = 1'	





P9



Subject Parcel



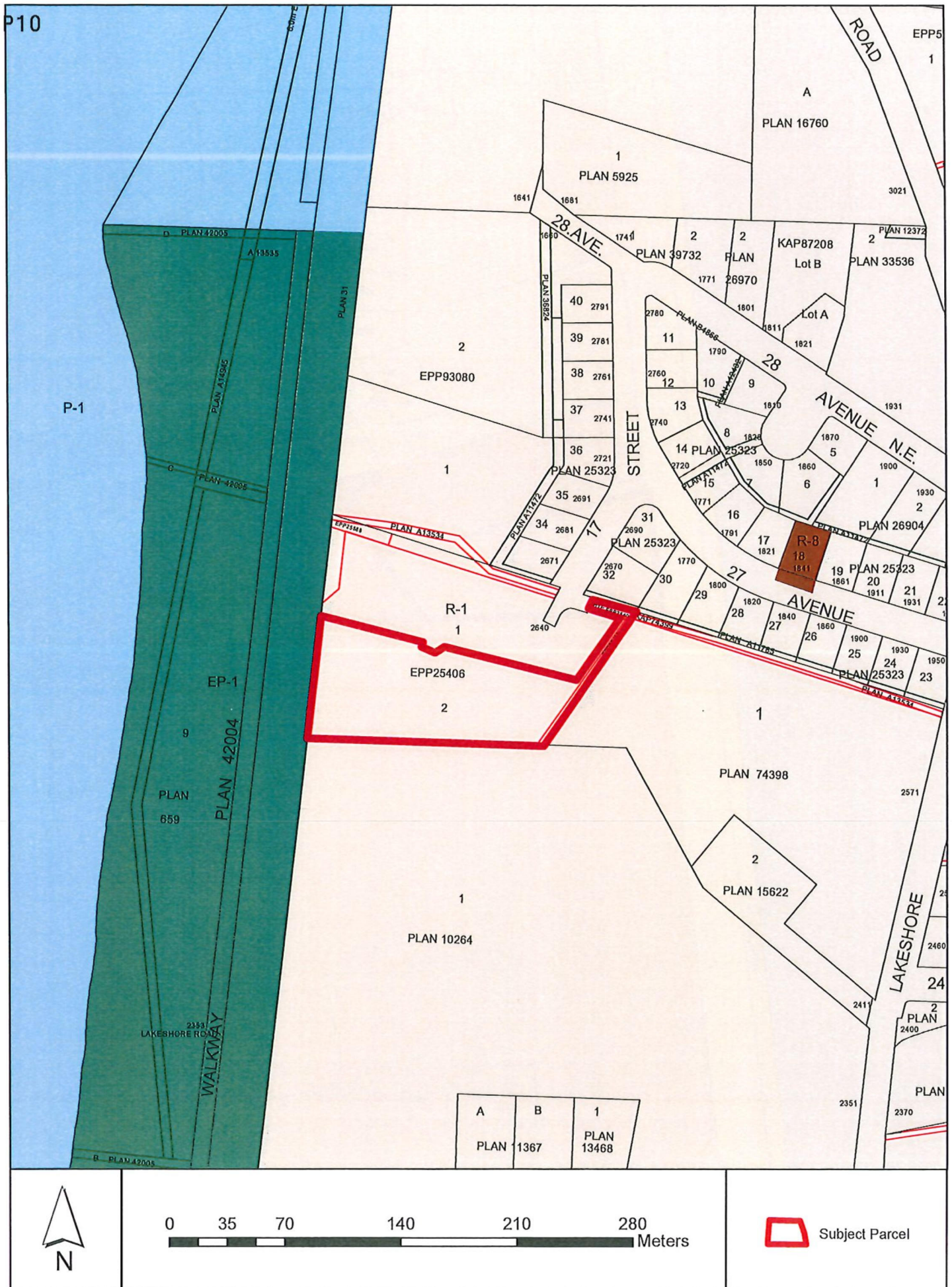
Residential Medium Density

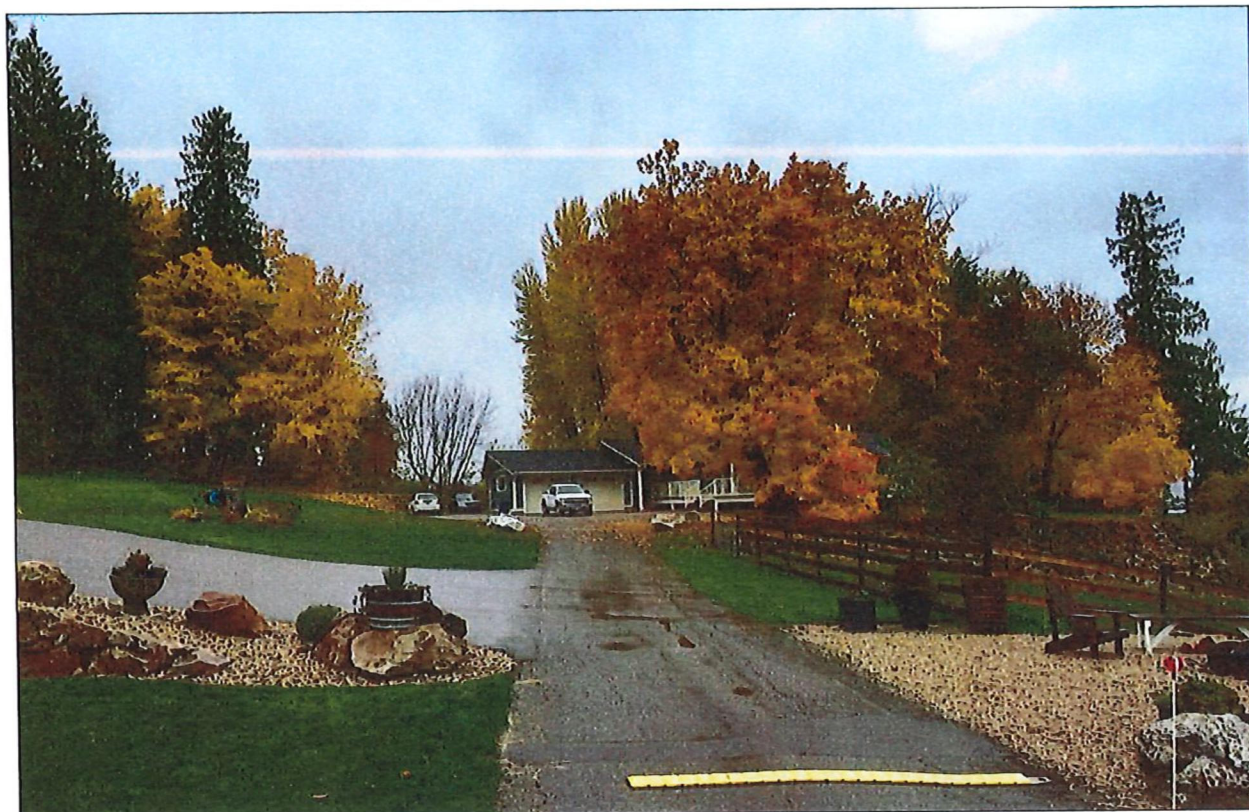


Park



Residential Low Density





View of subject parcel south along shared driveway.

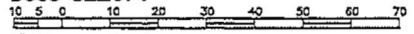


View of site for future detached suite (left side of image).

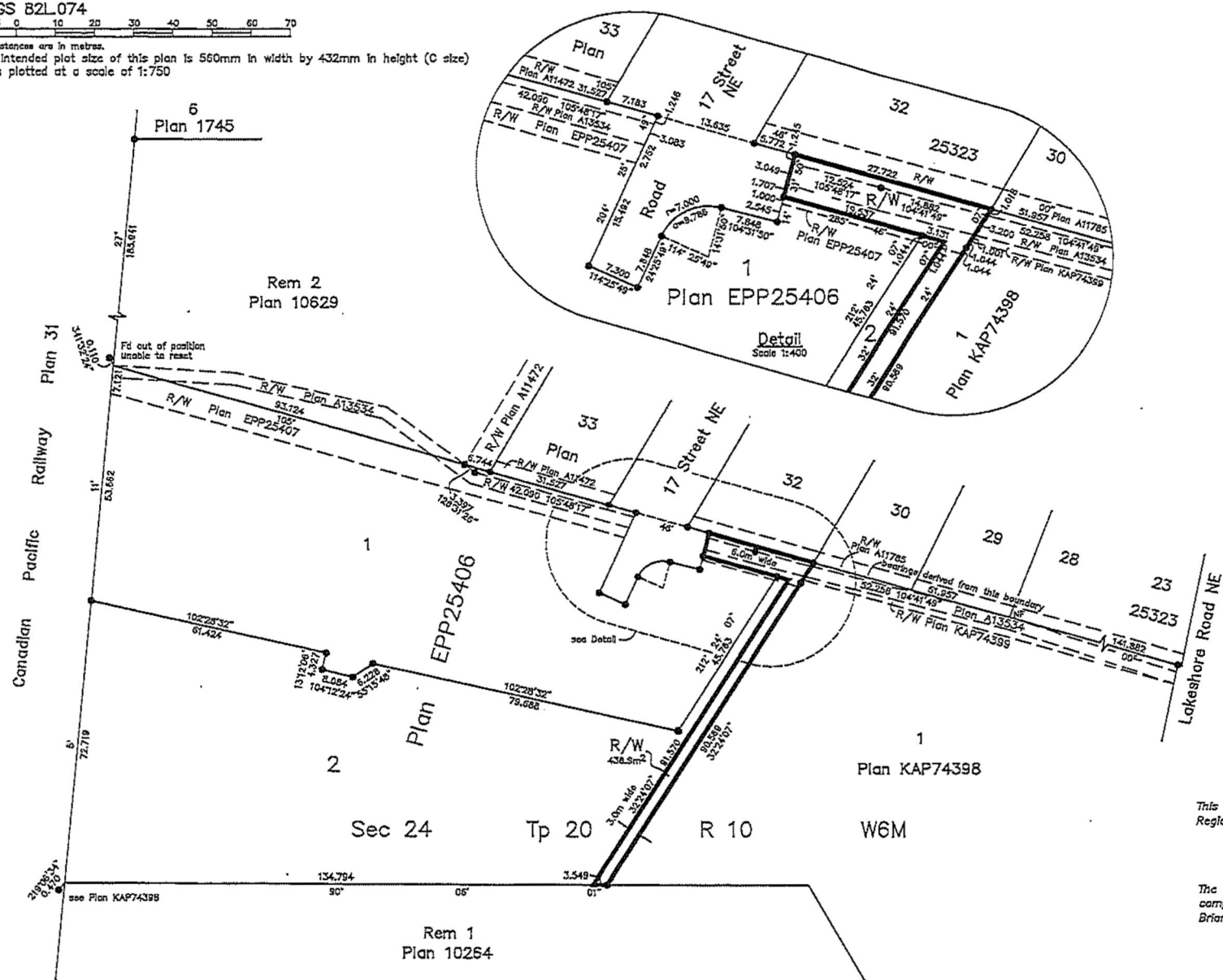
Reference Plan of Statutory Right of Way in Lot 2, Sec 24, Tp 20, R 10, W6M, KDYD, Plan EPP25406

Pursuant to Section 113 of the Land Title Act.

BCGS 82L074



All distances are in metres.
The intended plot size of this plan is 560mm in width by 432mm in height (C size)
when plotted at a scale of 1:750



LEGEND
Bearings are astronomic and are derived
from Plan EPP25406
● Standard Iron Post Found

This plan lies within the Columbia Shuswap
Regional District

The field survey represented by this plan was
completed on the 5th day of November, 2012
Brian D Sansom, BCLS

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph. 250-632-9701
File: 378-12 P. 117 p. 42
71-12 raw

TO:

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)
PLANNING AND DEVELOPMENT OFFICER (Chris)
PLANNING AND DEVELOPMENT OFFICER (Melinda)
MANAGER OF PERMITS & LICENSING (Maurice)
FIRE DEPARTMENT (Brad)
ENGINEERING & PUBLIC WORKS DEPARTMENT
~~MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (Via eDAS)~~
BC HYDRO, via email utilities group
FORTISBC, via email utilities group
TELUS, via email utilities group
SHAW CABLESYSTEMS, via email utilities group

SUBMIT FORM

PRINT

REFERRAL: **ZONING AMENDMENT APPLICATION FILE NO. ZON - 1222**

DATE: September 23, 2021
OWNER: Reynolds, D.
APPLICANT/AGENT: **Ressel Constructors Inc.**
LEGAL: Lot 2, S.24, T.20, R.10, W6M, KDYD, Plan EPP25406
CIVIC: 2621 17 Street NE

PROPOSAL:

Amend Zoning from R-1 to R-8 to enable future development of a detached suite.

OCP Designation:	Medium Density Residential
OCP Designation Request:	N/A
Development Permit Area:	Environmentally Sensitive Riparian Area DP
Current Zoning:	R1 (Single Family Residential)
Proposed Use:	R8 (Residential Suite)
ALR:	No
Previous Files:	N/A
Associated File:	N/A

Planner Assigned to File: Chris Larson

Please return your comments to planning@salmonarm.ca at a suitable time, ideally, within 14 days in a separate e-mail returned with this form or on the response form provided.

Thank you.

COMMENTS for ZON-1222:

-No engineering concerns with rezoning
-Future construction of carriage house will require upgrade of water service from 3/4" to 1" (contact Engineering Dept for more detail).
-Because of proximity to steep slopes, future construction of carriage house will require rainwater leaders to be connected to City storm OR geotech review for onsite disposal.

SIGNATURE & DEPARTMENT:

MG



DATE:

9/27/2021

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November 3, 2021

SAMPLE
LETTER
NO ADDRESS
NO LOCATION,

Early Termination of Land Use Contract P1971

Strata Lots 1- 56, Section 32, Township 20, Range 9, W6M, KDYD, Strata Plan KAS299

Strata Lots 59-103, Section 32, Township 20, Range 9, W6M, KDYD, Strata Plan KAS299

Location: As shown on ATTACHMENT 1

Present Use: Manufactured Homes

Proposed Use: No Change

Reference: Land Use Contract No. P1971

Further to our letter dated October 9, 2020 please be advised that the City is beginning the process of early termination of the Land Use Contract (LUC) that affects the title of your property. Attachment 1 shows the total area affected by the LUC.

Once the LUC is terminated, the prevailing zoning would apply to the property. The current zoning is R1 (Single Family Residential), which does not adequately reflect the existing development. Therefore, the City will be accompanying the LUC Termination process with a Zoning Bylaw Amendment that will rezone the property from R1 (Single Family Residential) to R6 (Mobile Home Park). In addition, the City will also propose amendments to Mobile Home Park Bylaw No. 1435 to accommodate the setbacks of the existing buildings within Canoe Creek Estates. The R1 and R6 zoning regulations are enclosed.

The Development and Planning Services Committee will be reviewing a staff report related to the Early Termination Bylaw and accompanying Rezoning and Mobile Home Park Bylaw amendments at the November 15, 2021 meeting. The meeting is held online and in person on a first come, first serve basis. If you wish to attend via online please contact me by email for a meeting link. The meeting begins at 8:00am.

It is anticipated that Council will consider 1st and 2nd Reading of the LUC Termination Bylaw and Rezoning at the November 22, 2021 Council meeting (2:30pm). Following that, meeting for a

Statutory Public Hearing will be scheduled, likely January 24, 2022 (7:00pm). You will be formally advised of the date and time of the Public Hearing, by mail, once it has been scheduled and you will be invited to comment more formally on the LUC Termination Bylaw, Rezoning and amendments to the Mobile Home Park Bylaw if you wish.

Please feel free to contact me should you have any questions regarding the LUC termination process. Staff reports and information regarding the LUC Early Termination project are available on the City's website (<http://www.salmonarm.ca/436/LandUseContracts-Early-Termination>), as well as reports and documents specific to the Canoe Creek Estates LUC.

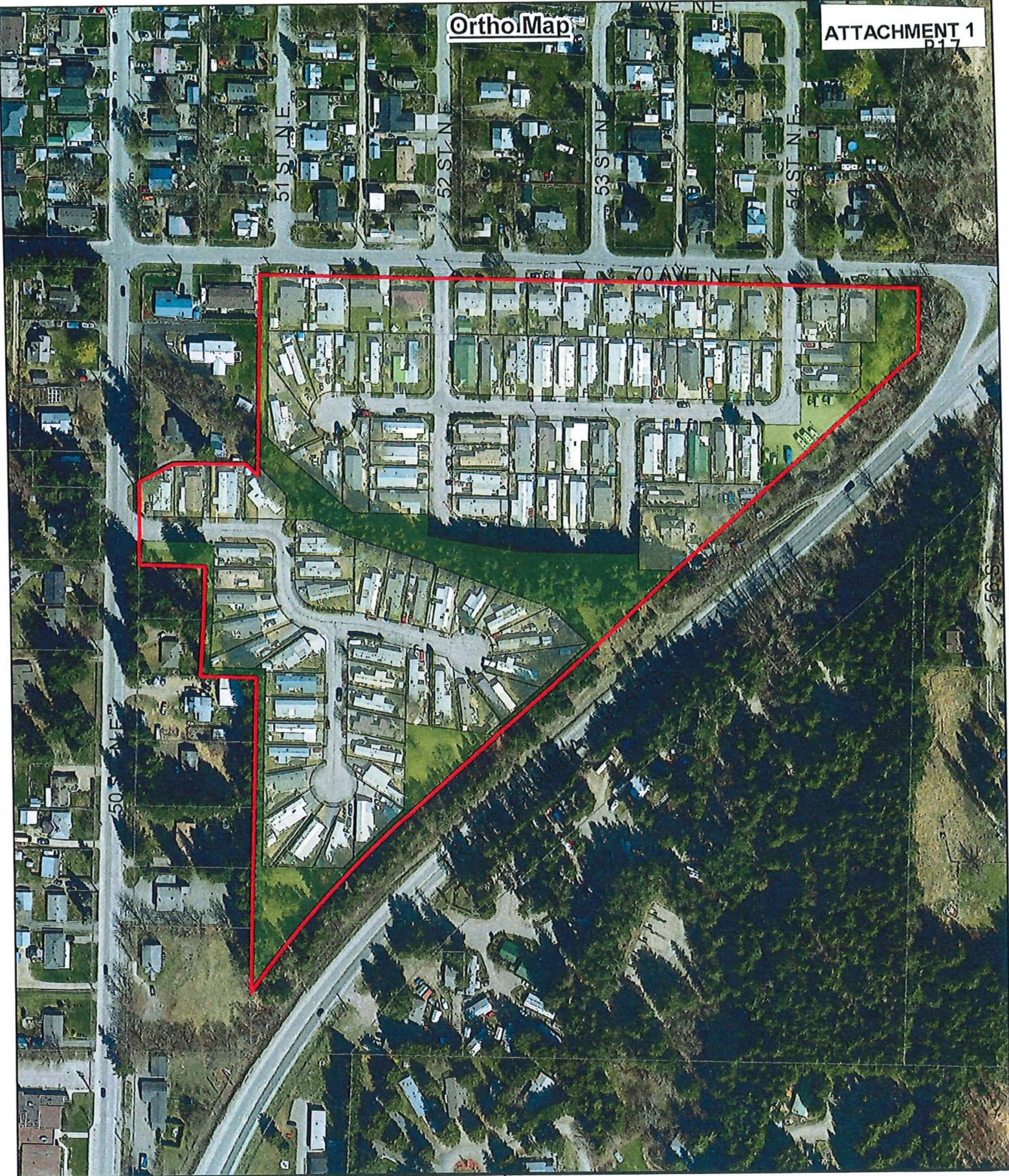
Note that the City is obligated to address the LUC Termination under provincial legislation; therefore, the LUC Termination Bylaw and rezoning process will not require any fees or costs to be paid on your part.

Yours truly,

Melinda Smyrl, MCIP, RPP
Planner
Email: msmyrl@salmonarm.ca
Phone: (250) 803-4011

ATTACHMENTS:

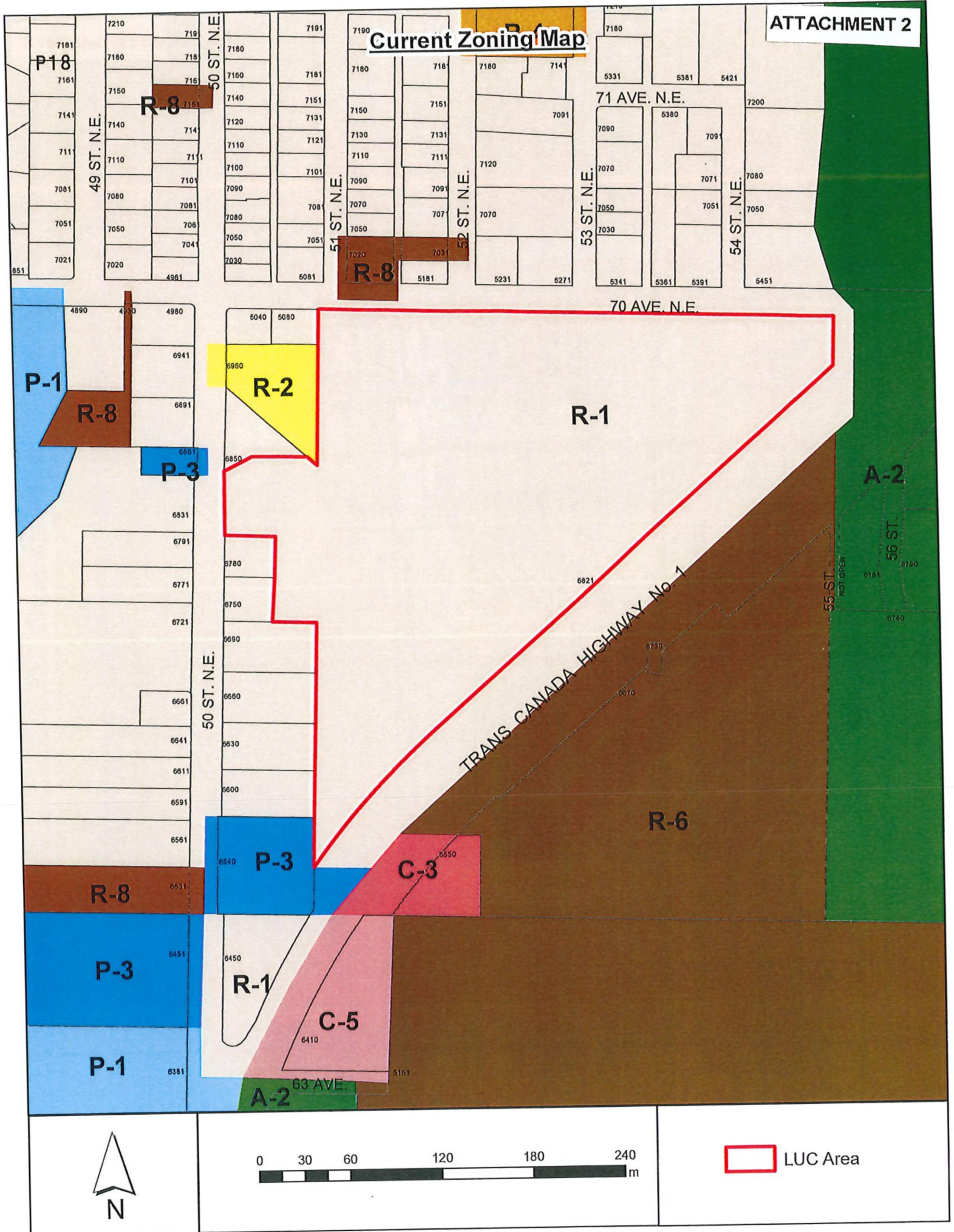
1. Land Use Contract No. P1971 Subject Area Map
2. Existing Zoning Map & Proposed Zoning Map
3. R1 – Single Family Residential Zone
4. R6 – Mobile Home Park Residential Zone



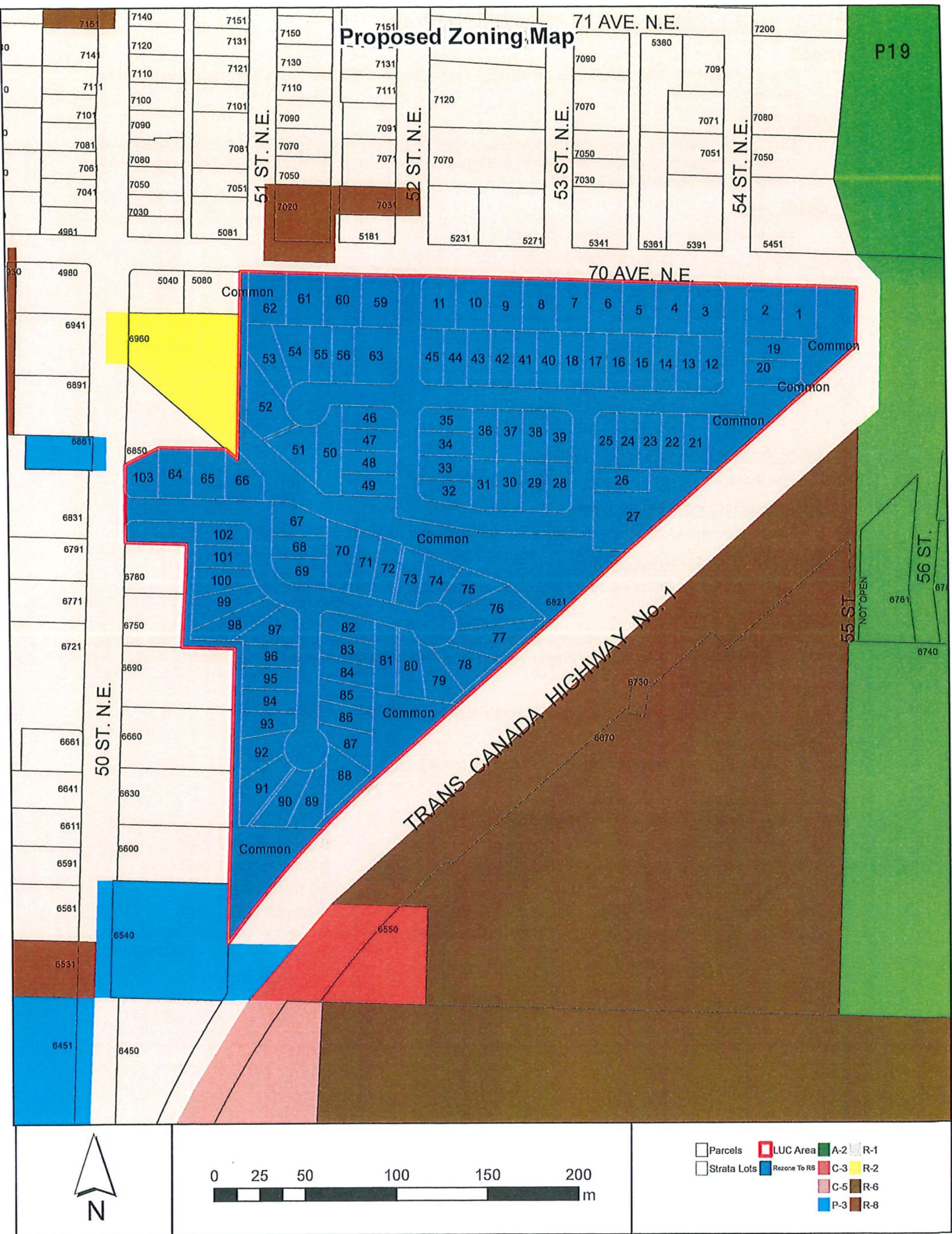
0 12.5 25 50 75 100
m

- ☒ LUC Area
- ☐ Mobile Home Space
- ☐ Common Areas - Buffer, Riparian Areas, Parks and Trails
- ☐ Parcels

Current Zoning Map



71511 Proposed Zoning Map



SECTION 6 - R-1 - SINGLE-FAMILY RESIDENTIAL ZONE**P20 Purpose**

- 6.1 The purpose of the R-1 Zone is to provide for *single-family* residential areas developed to an urban density.

Regulations

- 6.2 On a *parcel zoned* R-1, 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-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 6.3 The following uses and no others are permitted in the R-1 Zone:

- .1 *bed and breakfast*, limited to two let rooms;
- .2 *boarders*, limited to two;
- .3 *family childcare facility*; #3082
- .4 *group childcare*; #3082
- .5 *home occupation*;
- .6 *public use*;
- .7 *public utility*;
- .8 *shelter*; #3275
- .9 *single family dwelling*;
- .10 *accessory use*.

Maximum Number of Single-Family Dwellings

- 6.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

- 6.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

- 6.6 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 6.7 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 *accessory buildings*. #2811

Minimum Parcel Area

- 6.8 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).

Minimum Parcel Width

- 6.9 The minimum *parcel width* shall be 14.0 meters (45.9 feet).

Minimum Setback of Principal Building

- 6.10 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 6.10.2 and 6.10.3, 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).
- .6 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings

6.11 The minimum *setback* of an accessory *building* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811 | |

Maximum Floor Area Ratio

6.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

6.13 Parking shall be required as per Appendix I.

P22 Purpose

- 11.1 The purpose of the R-6 Zone is to accommodate *mobile homes* in a planned *development* where pads are rented to the *owners* of the *mobile home*, or for the *development* of a strata title *mobile home park*. *Mobile home parks* are also subject to the provisions of the *Municipality's Mobile Home Park Bylaw*.

Regulations

- 11.2 On a *parcel zoned R-6*, 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-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 11.3 The following uses and no others are permitted in the R-6 Zone:

- .1 *boarders*, limited to two;
- .2 *family childcare facility*; #3082
- .3 *group childcare*; #3082
- .4 *home occupation*;
- .5 *mobile home*;
- .6 *mobile home park*;
- .7 *public use*;
- .8 *public utility*;
- .9 *single family dwelling* for the manager or caretaker of the *mobile home park*;
- .10 *accessory use*.

Maximum Number of Single Family Dwellings

- 11.4 Only one *single family dwelling* shall be permitted in a *mobile home park* for the manager or caretaker.

Minimum Parcel Area

- 11.5
- .1 The minimum *parcel area* for a *Mobile Home Park* shall be 2.0 hectares (4.9 acres);
 - .2 The minimum *parcel area* for a Bare Land Strata Lot within a *Mobile Home Park* shall be 420.0 square metres (4,520.9 sq. ft.) for single wide *mobile homes* and 450.0 square metres (4,832.9 sq.ft.) for double wide *mobile homes*.

Minimum Width of Mobile Home

- 11.6 The minimum width of a *mobile home* shall be 4.0 metres (13.1 feet) measured over its entire length.

Maximum Density

- 11.7 The maximum *density* shall be 17 *dwelling units* per hectare (6.8 *dwelling units* per acre).

Maximum Floor Area Ratio

- 11.8 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Mobile Home Park Bylaw

- 11.9 All *mobile home parks* shall be designed, approved and developed in accordance with the *Municipality's Mobile Home Park Bylaw* and amendments thereto.

Parking

- 11.10 Parking shall be required as per Appendix I.