



AGENDA

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

**Monday, March 1, 2021
8:00 a.m.
By Electronic Means**

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.	Agricultural Land Commission Application No. ALC-403 [Miller, S./Lawson Engineering Ltd.; 2240 Highway 97B SE; Subdivision]
15 - 20	2.	Recommendation to File Notice of Infraction of Building Bylaw No. 3939 [Grigorjew, S.; 2240 26 Avenue NE]
21 - 28	3.	Zoning Amendment Application No. ZON-1199 [Burgi, M. & S.; 2891 25 Avenue NE; R-1 to R-8]
	6.	FOR INFORMATION
	7.	CORRESPONDENCE
	8.	ADJOURNMENT

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 24, 2021

Subject: Agricultural Land Commission Application No. 403 (Subdivision)
 Legal: Lot 3, Section 8, Township 20, Range 9, W6M. KDYD, Plan 1888A, Except
 Plans M13835, H251 and H10964
 Civic Address: 2240 Highway 97B SE
 Owner: Sharleen Miller
 Agent: Lawson Engineering Ltd. (Jessica Johnson)

STAFF RECOMMENDATION

THAT: Agricultural Land Commission Application No. ALC. 403 be authorized for submission to the Agricultural Land Commission

PROPOSAL

The applicant is proposing a 2 lot subdivision in the Agricultural Land Reserve. The subdivision is intended for a relative.

BACKGROUND

The applicant is proposing a two (2) lot subdivision of the subject property (Appendix 7). The proposed lot boundary is a tributary of Canoe Creek, traversing south to north approximately 120m east of Highway 97B. The proposed Lot 1 would be approximately 3.8ha (9.4ac) and the proposed Remainder Lot would be approximately 14.8ha (36.6ac). The Proposed Lot 1 is the location for the most active part of the existing farm operation (cattle and hay operations) and single family dwelling. The proposed Remainder Lot is used for hay-making operations and grazing. The applicant has stated in the ALC application that in accordance with Section 514 of the *Local Government Act* the proposed Remainder Lot is to provide a residence for her child. The expectation is that the property will continue to be used for farming operations by the family. The ALC application is enclosed as Appendix 8.

The subject property is approximately 18.9ha (46.7ac) in area and comprises of a large portion on the east side of Highway 97B and a smaller portion on the west side of Highway 97B (Appendices 1 and 2). It is within the Agricultural Land Reserve (ALC), designated in the Official Community Plan as Acreage Reserve and zoned A-2 Rural Holding Zone (see Appendices 3, 4 and 5). The subject property is outside of the Urban Containment Boundary. The Soil Class Map (Appendix 6) shows class 4 and class 5 soils.

Adjacent land uses include the following:

North: A2 – Rural Holding Zoning/Rural Residential
 South: A2 – Rural Holding Zoning/Rural Residential
 East: A2 – Rural Holding Zoning/Rural Residential
 West: A2 – Rural Holding Zoning/Rural Residential

In terms of growth management the OCP specifically discourages subdivision outside of the Urban Containment Boundary as a means to maintain large parcels within the Rural areas and keep urban development contained. The only alternative to these strict growth management policies is subdivision under Section 514 and/or the ALC Homesite Severance Policy. As per the OCP, these application types are only considered on ALR properties larger than 8.0ha.

Local Government Act Section 514 – Subdivision to Provide Residence for a Relative

A Section 514 subdivision is a special clause in the Local Government Act (LGA) that allows for the subdivision of a parcel that would otherwise be prevented by minimum parcel size requirements set out by a zoning bylaw and may be approved provided that:

- 1) No parcel created under Section 514 can be less than 2ha;
- 2) The land owner must have owned the property for at least 5 years prior to application;
- 3) The purpose of the subdivision is to provide a separate residence for a relative and;
- 4) A parcel created under Section 514 cannot be further subdivided under the same Section.

The legislation allows local governments to set parcel size limits in relation to Section 514 subdivisions and as previously mentioned, the OCP supports 514 subdivision applications within the ALC provided that the parent parcel is greater than 8.0ha. Zoning Bylaw No. 2303, Section 4.16 sets the same 8.0ha minimum parent parcel area for these types of subdivision.

In considering subdivision applications in the ALR, the ALC reviews Section 514 subdivision applications under the ALC Homesite Severance policy. The application must meet the minimum requirements of Section 514 but in the case of a Homesite Severance application, the land owner must prove that they owned the property prior to 1972 and may be required to register a Land Title Act Section 219 Covenant preventing the sale of the subject property for a five year period after a parcel is created under Section 514. In addition, the ALC also considers good land use criteria and may refuse a subdivision application on the basis that the subdivision may compromise agricultural integrity of the area. Despite this the ALC may still consider this application even though the owners purchased the property after 1972.

In considering subdivision applications a number of factors are considered by City staff, including access, servicing, environmental, and geotechnical requirements. With regard to the proposal, in May 2020 a Preliminary Layout Review Letter was issued that itemized the conditions of approval for a two (2) lot subdivision of the subject property. Through that application it was determined that access to proposed Lot 1 would utilize the existing access from Highway 97B and access for the proposed Remainder Lot would be from the north east portion of the subject property, via 20 Avenue SE. The subject property is bisected by a potentially fish bearing creek. The subdivision is proposed along the creek. In compliance with OCP the 30m Riparian Streamside Protection and Enhancement Area on either side of the creek is to be covenanted to ensure that there no development, encroachments or disturbances occur within the 30m area. It should be also be noted that as a condition of subdivision, should the ALC not support the application the subdivision may not proceed.

COMMENTSEngineering Department

No concerns with ALC application.

Building Department

No concerns.

Fire Department

No concerns.

Agricultural Advisory Committee

The Agricultural Advisory Committee reviewed the application at their February 10, 2021 meeting and passed the following resolution:

THAT: The AAC recommends that ALC Application No. 403 be forwarded to the ALC.

Planning Department

The application to subdivide the subject property for a relative is supported by the OCP and the proposed lot sizes are consistent with the A2 (Rural Holding) Zone. Given preliminary assessment of the proposed subdivision staff support the ALC application.



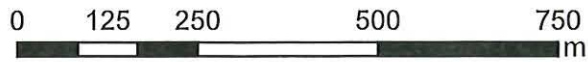
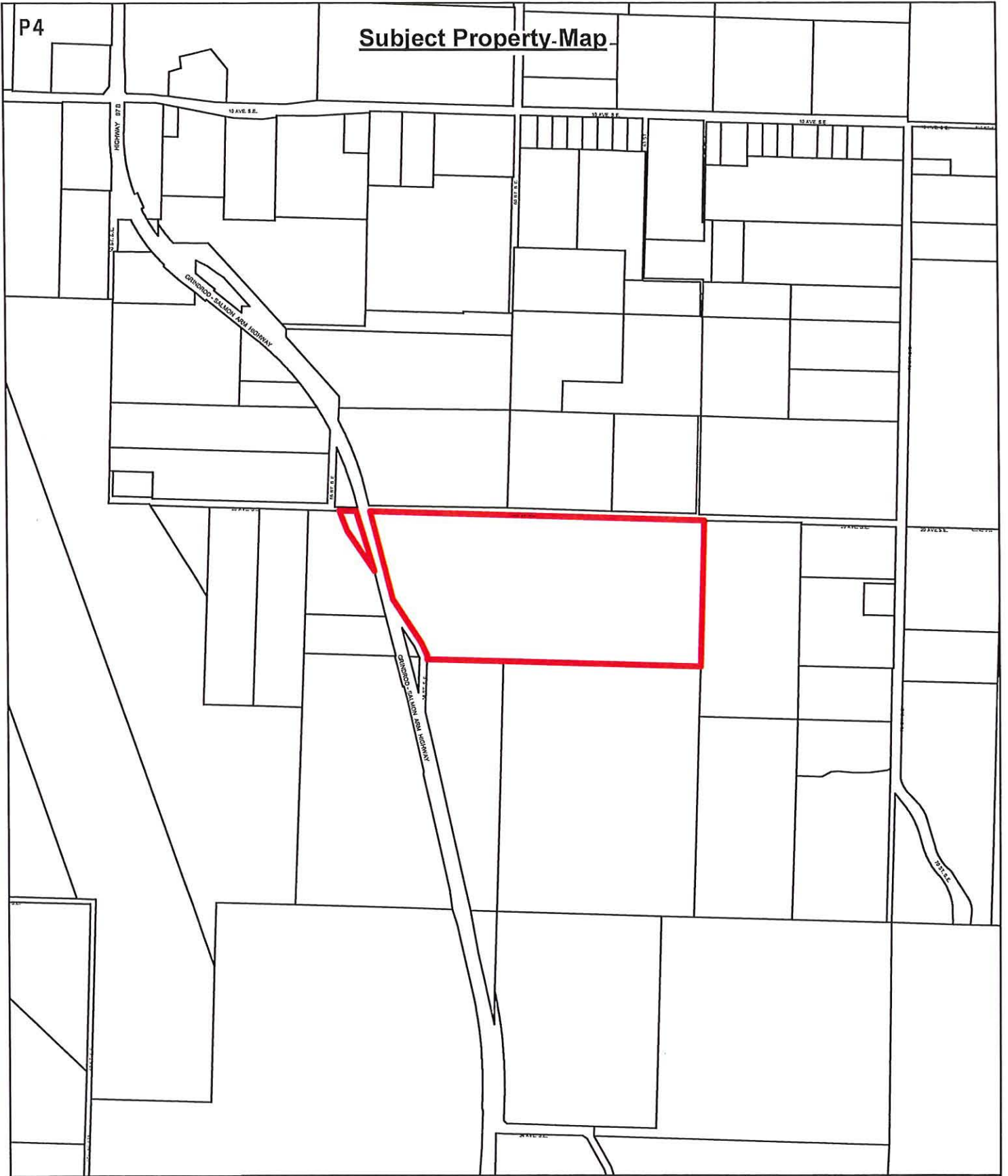
Prepared by: Melinda Smyrl, MCIP, RPP
Planner



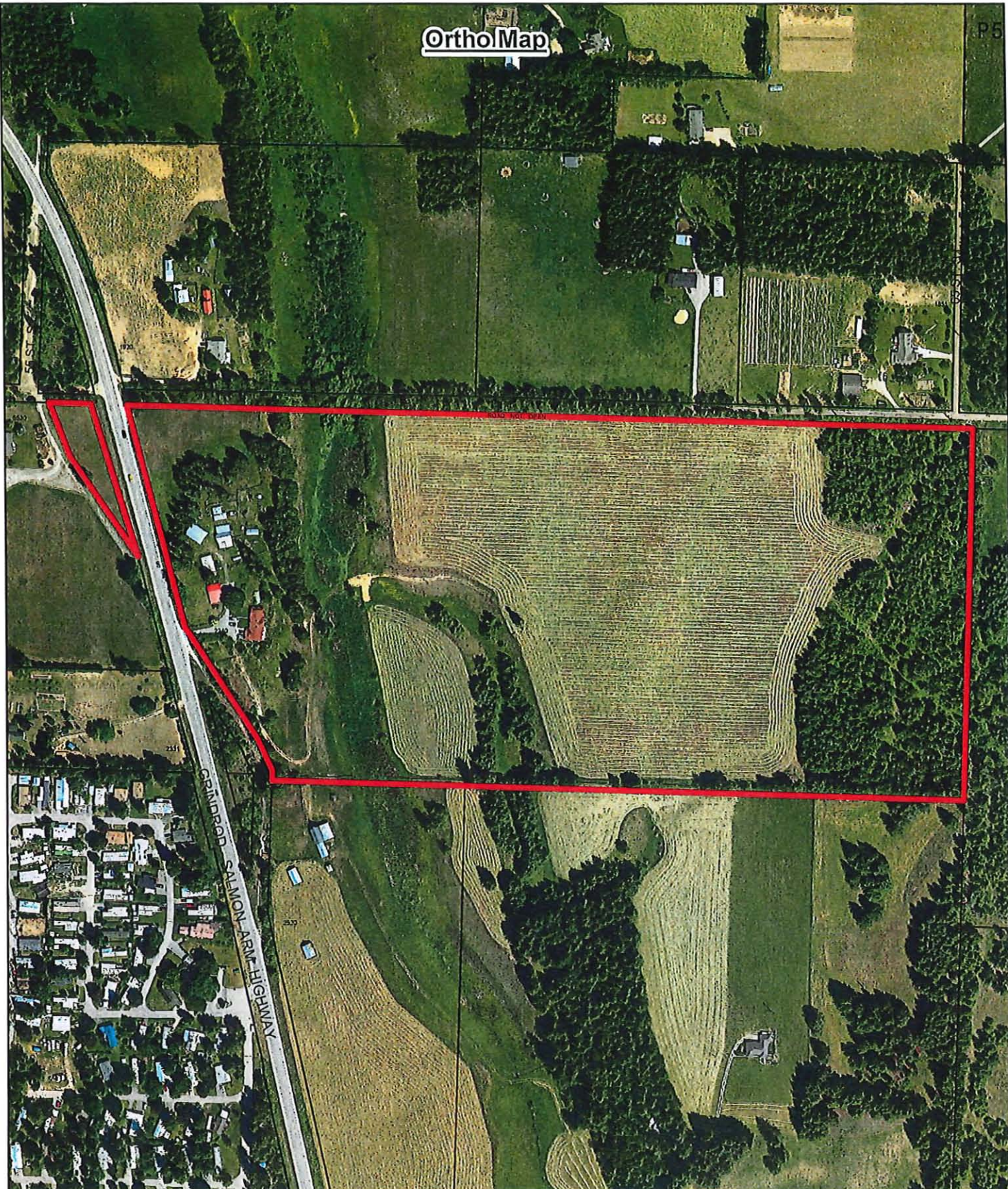
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

P4

Subject Property-Map



-  Subject Property
-  Parcels



-  Subject Property
-  Parcels

OCP Map

P6

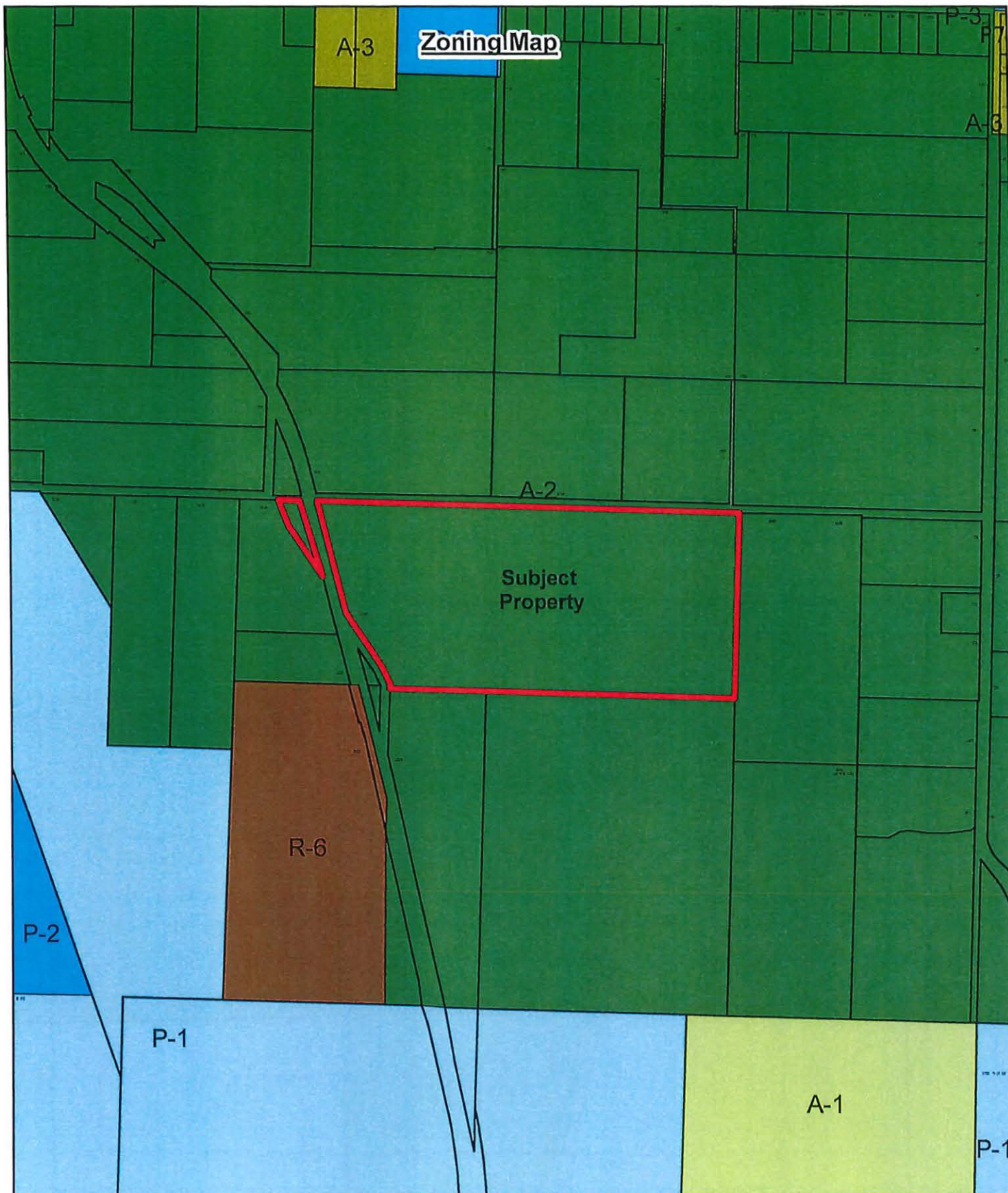
Subject Property



0 100 200 400 600 m

-  Subject Property
-  Parcels
-  Acreage Reserve
-  Park
-  Institutional
-  Industrial - Airside
-  Suspected Fish Bearing Stream

Zoning Map

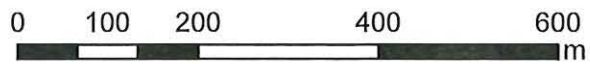


Subject Property	A-1	P-2
Parcels	A-2	P-3
	A-3	R-6
	P-1	

P8

ALR Map

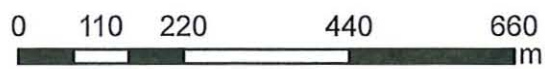
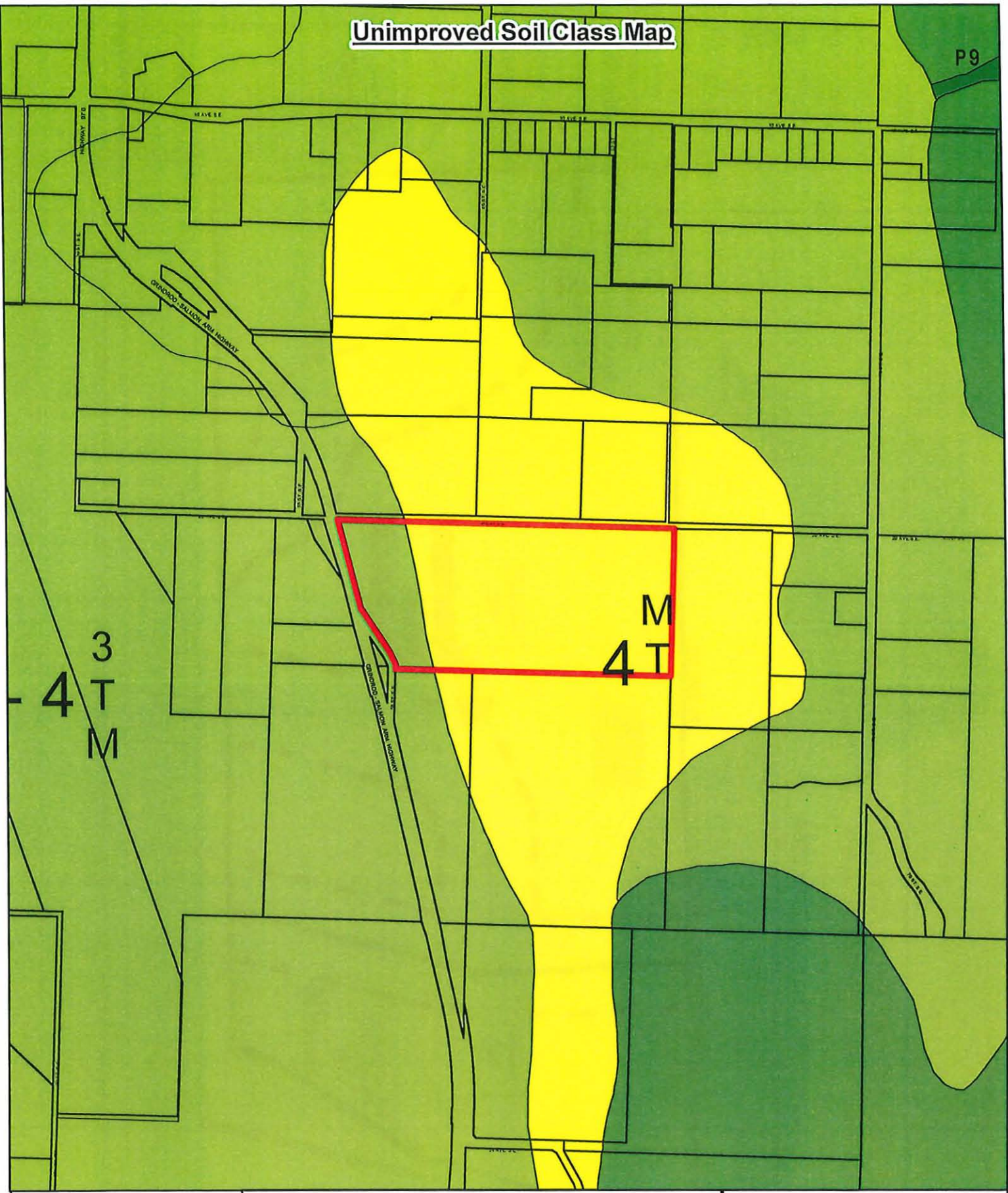
Subject Property



-  Subject Property
-  Parcels

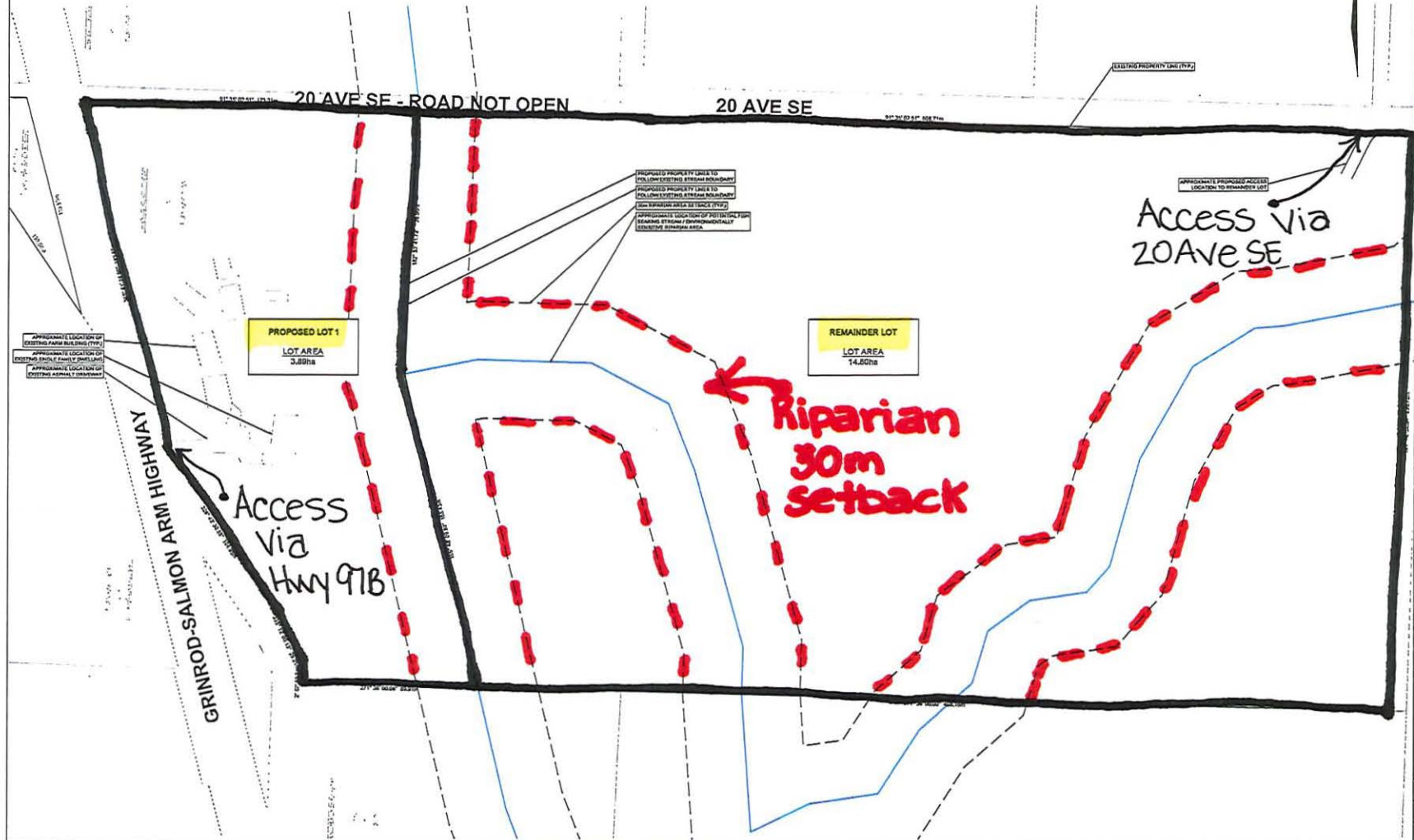
Unimproved Soil Class Map

P9



- | | | | |
|---|------------------|---|---------|
|  | Subject Property |  | CLASS 4 |
|  | Parcels |  | CLASS 5 |
| | |  | CLASS 6 |
| | |  | CLASS 7 |

LOT 3 SECTION 8 TOWNSHIP 20 RANGE 9
 WEST OF THE 6TH MERIDIAN KAMLOOPS
 DIVISION YALE DISTRICT PLAN 1888A
 EXCEPT PLANS M13835, H251 AND H10964



LEGEND

EXISTING:
 POWERLINE/PHONE LINE
 POWER/TELEPHONE POLE/CONDUIT
 TELEPHONE POLE
 HYDRO POLE
 HYDRO POLE/CONDUIT
 POLE/POLE SUPPORT
 CUP
 BURNING/STAINABLE
 SCUMBLANGLER
 CATCHMENT
 PRE-PANTRY
 GAS/STOVE
 BATHROOM
 DOWNLAW
 WASTEWATER
 UTILITY
 UNDERGROUND TELEPHONE
 POLE
 DRAINAGE/STORMWATER
 FENCE
 HEDGE

PROPOSED:
 BURNING/STAINABLE
 SCUMBLANGLER
 CATCHMENT
 PRE-PANTRY
 GAS/STOVE
 BATHROOM
 DOWNLAW
 WASTEWATER
 UTILITY
 MULTIFUNCTIONAL
 END CAP
 WHEEL CHAIR/STAIR
 DRIVEWAY/LEISURE

NOTES:
 1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
 2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
 3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON ARM SUBDIVISION AND DEVELOPMENT REGULATIONS BY-LAW 4145.

NO.	DATE REVISION	DESCRIPTION	BY	APP'D
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

REVISIONS

DESIGN: JJJ
 DRAWN: JJJ
 DATE: 2020-03-19
 CHECKED: BTL

DRAFT

SCALE: 0 10 20 30 40 METERS
 1:1000

LAWSON
 SUBDIVISION DEVELOPMENT
 8532 LAKESHORE DRIVE W
 PO BOX 108 SALMON ARM, BC V1E 4N2

SHARLEEN MILLER

2240 GRINROD-SALMON ARM HIGHWAY
 SALMON ARM, BC

SECTION 514
 PROPOSED
 SUBDIVISION
 SKETCH PLAN

PROJECT No. 178-2
 SHEET 1 of 1
 DWG. No. S-1 REV. No. 0



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61847

Application Status: Under LG Review

Applicant: Sharleen Miller

Agent: Lawson Engineering Ltd.

Local Government: City of Salmon Arm

Local Government Date of Receipt: 12/11/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: The purpose of the proposal is to subdivide one 18.9 Ha lot, located completely in the ALR, into two proposed lots. The proposal is to be reviewed under Section 514 of the Local Government Act, as such the owner proposes to subdivide the remaining lot to provide a residence for her child.

Agent Information

Agent: Lawson Engineering Ltd.

Mailing Address:

825C Lakeshore Drive W

Salmon Arm, BC

V1E 1E4

Canada

Primary Phone: (250) 832-3220

Email: jessica@lawsondevelopments.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 007-883-668

Legal Description: LOT 3 SECTION 8 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1888A EXCEPT PLANS M13835, H251 AND H10964

Parcel Area: 18.9 ha

Civic Address: 2240 Grinrod-Salmon Arm Highway

Date of Purchase: 10/01/1999

Farm Classification: Yes

Owners

1. **Name:** Sharleen Miller

Address:

2240 Grinrod-Salmon Arm Highway

Salmon Arm, AB

V1E 1X6

Canada

Phone: (250) 832-9367

Email: j_smiller@shaw.ca

Applicant: Sharleen Miller

Ownership or Interest in Other Lands Within This Community

- 1. Ownership Type:** Fee Simple
Parcel Identifier: 004-496-477
Owner with Parcel Interest: Sharleen Miller
Parcel Area: 0.2 ha
Land Use Type: Residential
Interest Type: Full Ownership
-

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

The agriculture that currently takes place on this parcel is primarily hay crops and the rearing of cattle for beef.

Approximately 9.12 Ha is used as hay crops.

Approximately 4 cattle are raised each year. The owner has also pastured cattle for neighbours in recent years.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

The agricultural improvements made to the property include the complete fencing and cross fencing of the parcel. The creek has been fenced near the culvert to protect the cattle. The land has been updated to include fixtures such as loafing pens, a hay barn, an agricultural equipment shed, and a shop for repairs of agricultural equipment and land fixtures.

Improvements have been made to the stream crossing to protect the stream and safe passage to the hayfields and cattle pastures.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

The non-agricultural uses that currently take place on the parcel include a single-family residential home located along the western property boundary. The home is occupied by the owner of the lands who maintains the agricultural uses.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Hay crops and beef cattle rearing

East

Land Use Type: Unused

Specify Activity: Treed area

South

Land Use Type: Agricultural/Farm

Specify Activity: Hay Crops and beef cattle rearing

West

Applicant: Sharleen Miller

Proposal

1. Enter the total number of lots proposed for your property.

4.1 ha
14.8 ha

2. What is the purpose of the proposal?

The purpose of the proposal is to subdivide one 18.9 Ha lot, located completely in the ALR, into two proposed lots. The proposal is to be reviewed under Section 514 of the Local Government Act, as such the owner proposes to subdivide the remaining lot to provide a residence for her child.

3. Why do you believe this parcel is suitable for subdivision?

The parcel is suitable for subdivision as it is in full accordance with section 514 of the Local Governance Act. The following are examples of compliance with the Local Government Act: the owner has owned the property for 21 years; the proposal is made for the purpose of providing a separate residence for her child; the parcel is not under assessment; the parcel has not been created by subdivision under this section and the minimum lot size is great than 2.0 Ha.

Additionally, the subdivision promotes the purposes of the commission. The proposal preserves agricultural land as it does not seek to remove or negatively impact the existing agricultural abilities of the land. The proposal encourages farming as the owner is finding the workload arduous to maintain on her own and may not be able to maintain the same level of agricultural output without family assistance.

4. Does the proposal support agriculture in the short or long term? Please explain.

In the short term, the lands will be able to function as they currently do as a contributing asset to agriculture. The owner would like to maintain the agricultural output of her farm however she currently feels as though the workload is becoming a burden. Through the application, the subdivision of the property would provide a residence for the owner's child. The owner will be able to share the workload and land area with her child who will continue to provide agricultural services to the Columbia Shuswap region. The owner has proven to the community of the Shuswap area over the past 21 years that she takes pride in her farm status and the agricultural output of her property. The owner would like to maintain this agricultural output through means of generational support ensuring the long term pride in agricultural output. The owner is confident that through the subdivision of the lands she and her family can continue to serve the community of the Shuswap and North Okanagan as opposed to selling to a new buyer who may not value and care for the land as she does. The owner has shown great dedication to the land through continued improvements and care from large scale projects such as maintain fencing and riding vermin who are continually threatening to harm the agricultural output of the land. In the uncertain times our world is currently facing the owner feels as though it is critical for her family to maintain self-sufficiency and promote the farm-to-table mentality in her community.

Currently, the eastern portion of the land is unused. This area of land is heavily treed. It is in the eastern portion of the parcel that the proposed Remainder Lot would propose to locate the single-family residence. In this location, the single family residential building would not negatively affect any of the existing agriculture. The proposed lot lines for the subdivision of the subject parcel follow the existing topography of the stream. Subdividing the property at this location does not negatively impact the existing hay crops or cattle pastures.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

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Applicant Attachments

- Agent Agreement - Lawson Engineering Ltd.
- Proposal Sketch - 61847
- Certificate of Title - 007-883-668

ALC Attachments

None.

Decisions

None.

CITY OF
SALMON ARM

TO: His Worship Mayor Harrison and Council

DATE: February 16, 2021

SUBJECT: Recommendation to File Notice of Infraction of Building Bylaw No. 3939, Sections 15.4 (failure to request house final inspection) and 3.1.1 (failure to obtain retaining wall permit) against Title of Lot 1, Plan EPP30784, Section 24, Township 20, Range 10, W6M, KDYD (2240 – 26 Avenue NE).

Property Owner: Sergei Grigorjew

STAFF RECOMMENDATION:

THAT: A notice be filed against Title of Lot 1, Plan EPP30784, Section 24, Township 20, Range 10, W6M, KDYD (2240 – 26 Avenue NE) pursuant to Section 57 of the Community Charter.

BACKGROUND:

1. A building permit to construct a single family dwelling was issued on November 03, 2015 with a subsequent permit to construct a secondary suite issued on August 18, 2016.
2. Inspections proceeded as normal up to and including the insulation and vapour barrier, although a structural repair to a deck beam and a surveyors siting certificate remained outstanding.
3. On June 13, 2016 an occupancy inspection was completed and a substantial list of safety related items were recorded on the inspection record. On November 23, 2016 a provisional occupancy certificate was issued however a number of the outstanding deficiencies remained to be completed.
4. On November 03, 2017 the building permit expired with no change in status for the outstanding deficiencies. It was further discovered at that time that, without a building permit, a retaining wall had been constructed for which an engineer's design and approval is required.
5. The building permit was renewed on February 20, 2018 and remained inactive until the renewal permit expired on November 03, 2019. The owner was contacted to make an appointment for review of the property. He advised that he needed a few weeks to finish a few items and he would call for an inspection.

5.2

.../2

6. On March 03, 2020 an inspection appointment was arranged and the subsequent inspection revealed that little progress had been made on the list of outstanding deficiencies. A section 57 notice on title process was commenced on March 09, 2020 but was left unattended due to the extra work-load brought on by the outbreak of the Covid-19 pandemic.
7. On January 05, 2021 the file was reactivated and the Section 57 process resumed. The inspection record of June 13, 2016 was refined to letter format and was mailed to the property owner. (attached as appendix 1) The owner was given until February 05, 2021 to address the outstanding issues.
8. The owner has failed to provide any documentation or request any inspections for outstanding deficiencies within the allotted time frame.
9. No municipal tickets have been issued in this regard.

CONCLUSION:

It is recommended that the City of Salmon Arm proceed with the filing of a Section 57 Notice on the title of the subject property. Once registered on title the Notice will provide warning to prospective buyers of the bylaw infraction. The Notice on title may be removed provided all outstanding objections are rectified and the appropriate fee is paid as indicated in the City Fee for Service Bylaw.



Prepared by: Maurice Roy, RBO CRBO
Manager of Permits & Licensing



Reviewed by: Kevin Pearson, MCIP
Director of Development Services

:mr

Appendices

1. Letter of January 05, 2021
2. Checklist
3. Location Map

January 05, 2021

Sergei Grigorjew
2240 – 26 Avenue NE
Salmon Arm, BC V1E 3Y4

VIA REGISTERED MAIL

FINAL NOTICE

Dear Sir:

RE: Failure to obtain a building permit to construct a retaining wall at 2240 – 26 Avenue NE
RE: Lapsed Building Permit #15619B to construct a single family dwelling and secondary suite at 2240 – 26 Avenue NE

This letter serves as **FINAL NOTICE** that the above referenced matters remain outstanding and unresolved. In the matter of the retaining wall, you have been advised that a building permit is required for the construction and of the requirement for professional review and approval. The application form submittal remains outstanding. Section 3.1 of Building Bylaw 3939 states that a building permit is required prior to commencing construction of structures. Constructing without a permit is subject to a Municipal Ticket and subsequent fine of \$150.00, which can be applied daily.

In the matter of lapsed building permit 15619B, and after a comprehensive review of your file, the following is a detailed list of outstanding requirements.

1. Surveyors siting certificate.
2. Confirmation of the registration on the property title of an on-site storm covenant.
3. Structural engineers approval of noncompliant beam splices in deck beam.
4. Structural engineers approval of a topless glass guardrail at an upper deck.
5. Verification of the water meter installation as being in a horizontal and upright position.
6. Submittal of a ventilation check sheet for both the suite and the main dwelling.
7. Verification of the installation of handrails for all stairs.
8. Verification that a noncompliant riser was corrected at the lower step of interior stairs.

As the permit has now lapsed and works remain incomplete and as the retaining wall has been constructed without a building permit, the process to invoke Section 57 of the Community Charter has been reinitiated. If completed and approved by City Council, this action will result in the filing of a bylaw infraction notice on the property title at the BC Land Titles Office. Find enclosed a copy of Section 57 and its related checklist for your review. Please ensure remedial action within 30 days of this notice (**on or before February 05, 2021**).

Should you have any questions or require further information, please do not hesitate to call the undersigned at 250-803-4013.

Yours truly,

Maurice Roy RBO CRBO
Manager of Permits and Licensing

/sg

encl.

cc: Kevin Pearson Director of Development Services

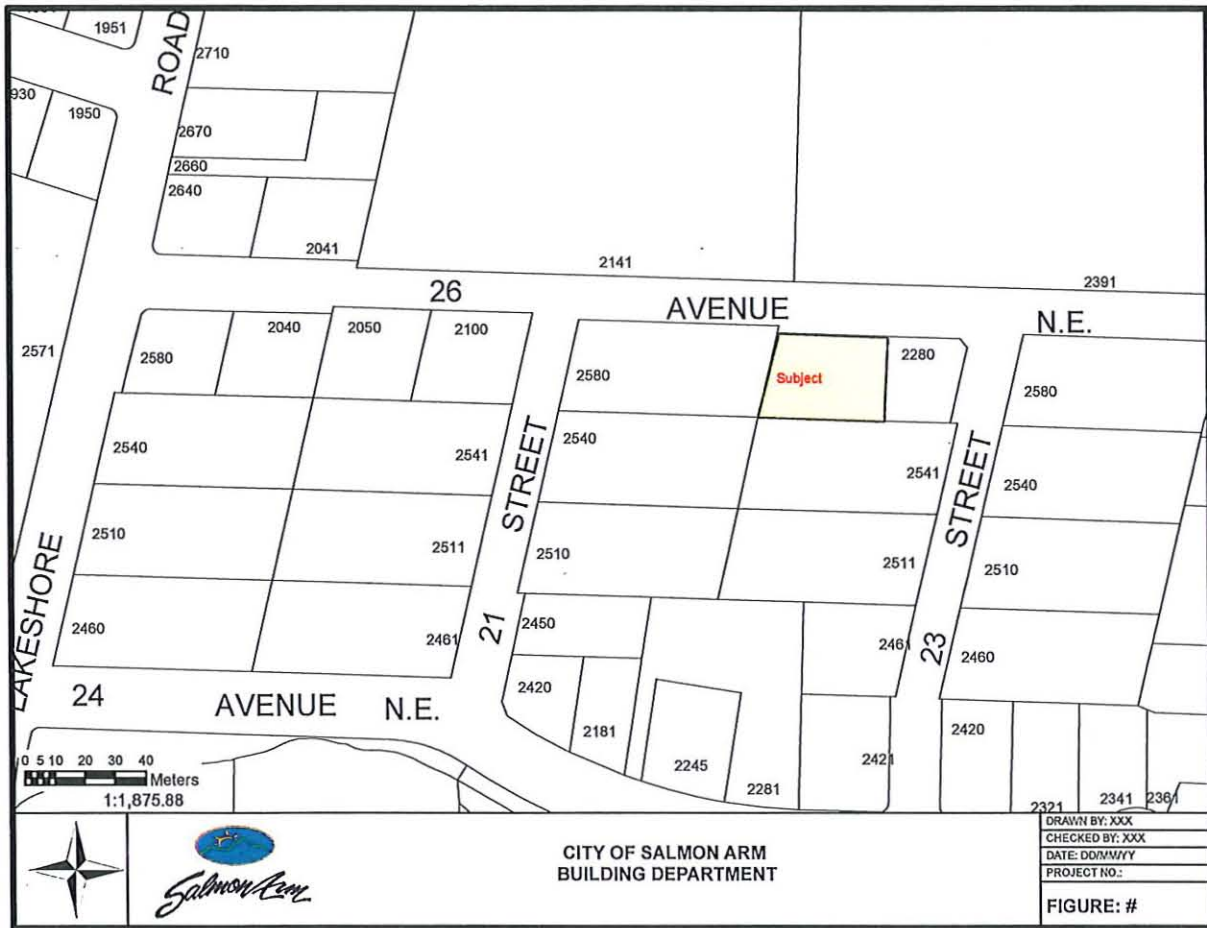
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**CHECKLIST FOR SECTION 57 OF THE COMMUNITY CHARTER
 FILING NOTICE IN LAND TITLE OFFICE OF BUILDING BYLAW
 CONTRAVENTIONS**

Premise: Legal Description LOT 1 PLAN RPP 30784 24-20-10
 Civic Address 2240 - 26 AV NE.
 Registered Owner(s) SERGEI GRIGORJEV

Date:

- JAN. 5 / 2021 1. Building Inspector should inspect property. Take photos, date and sign, note details of contraventions of Building Bylaw or other regulations relating to buildings and structures and how contravention renders the building unsafe (if applicable). If building is unsafe, a review with the Clerk and the Director of Planning is required to evaluate "time frame".
- JAN. 5 / 2021 2. Inspector should send letter "Via Courier" or "Registered Mail" to owner and occupier detailing contraventions, citing contravened regulations and directing remedial action within a "time frame" of thirty (30) days or otherwise court action to enforce the regulation or Section 57 of the Community Charter. Send a copy of Section 57.
- FEB 05 / 2021 3. On the thirtieth (30th) day, inspect again. Note condition of property. Take photos if any change.
- FEB 16 / 2021 4. If no change or further contraventions, Inspector prepares report and recommendation that a resolution to file notice again Title pursuant to Section 57(3) be considered by Council and files it with the Municipal Clerk.
- _____ 5. Municipal Clerk sends owner a notice of Meeting of Council where Inspector's report and recommendation will be considered, together with copy of report and recommendation, by Registered Mail or Courier. Clerk should prepare resolution (see form).
- _____ 6. On day of Council Meeting, item should be announced and Mayor should ask if owner of property present and wishes to make representations. Council should listen fairly to owner, as well as to Inspector. If Council decides that a notice should be filed against Title, Council should pass resolution (see form).
- _____ 7. Clerk should prepare notice of resolution and send or deliver to Registrar of Land Titles with payment of prescribed fee.



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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: February 24, 2021

Subject: Zoning Bylaw Amendment Application No. 1199

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198
 Civic Address: 2891 – 25 Avenue NE
 Owner/Applicant: Burgi, M. & S.

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning a portion of Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 23198 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

PROPOSAL

The subject parcel is located at 2891 – 25 Avenue NE (Appendix 1). The proposal is to rezone the portion of the parcel proposed to become a new lot from R-1 (Single Family Residential) to R-8 (Residential Suite).

BACKGROUND – SECONDARY SUITES

The parcel is designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-1) in the Zoning Bylaw (Appendix 2 & 3).

The subject parcel is located in the Upper Lakeshore residential neighbourhood, largely comprised of R-1 and R-8 zoned parcels. There are currently seven R-8 zoned parcels within the proximity of the subject parcel, including the parcel directly to the north.

The entire property is approximately 0.24 hectares (2,400 square metres) in size, and contains an existing single family dwelling. The applicant has submitted a subdivision application (SUB-20.13), with preliminary conditional approval granted in November 2020 for the creation of a new parcel (Appendix 4). Recently, the applicant has submitted a Variance Application requesting reduced frontage and servicing requirements which will be before Council for consideration soon.

The proposed portion of land under application is vacant and 511 square metres in size. This proposed lot area is large enough to permit a *secondary suite* within a new single family dwelling, but would not permit a *detached suite*. Site photos are attached as Appendix 5.

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

No concerns with rezoning.

Based on the parcel area which is substantially greater than the minimum required for two additional parcels, the Infill Exemption of the Subdivision and Servicing bylaw does not apply. Full works and services are required for subdivision to the Urban Standard.

A Development Variance Application requesting reduced frontage and servicing requirements was received on February 16, 2021.

Building Department

No concerns. BC Building Code requirements must be met to construct a *secondary suite*.

Fire Department


No concerns.

Planning Department

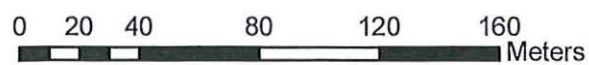
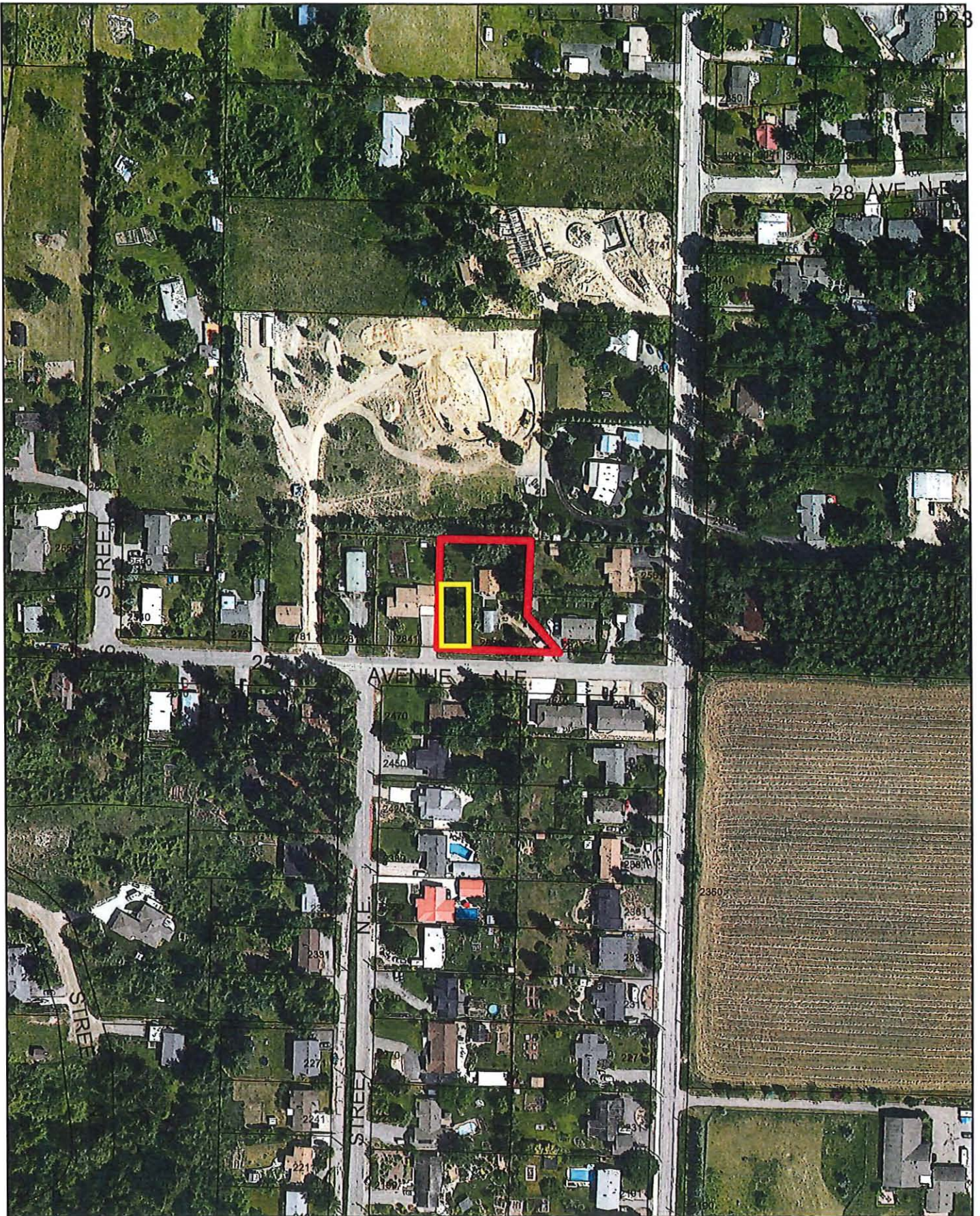
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.




Prepared by: Chris Larson, MCIP, RPP
Senior Planner

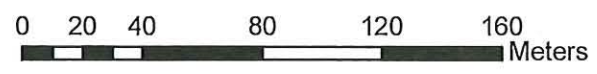
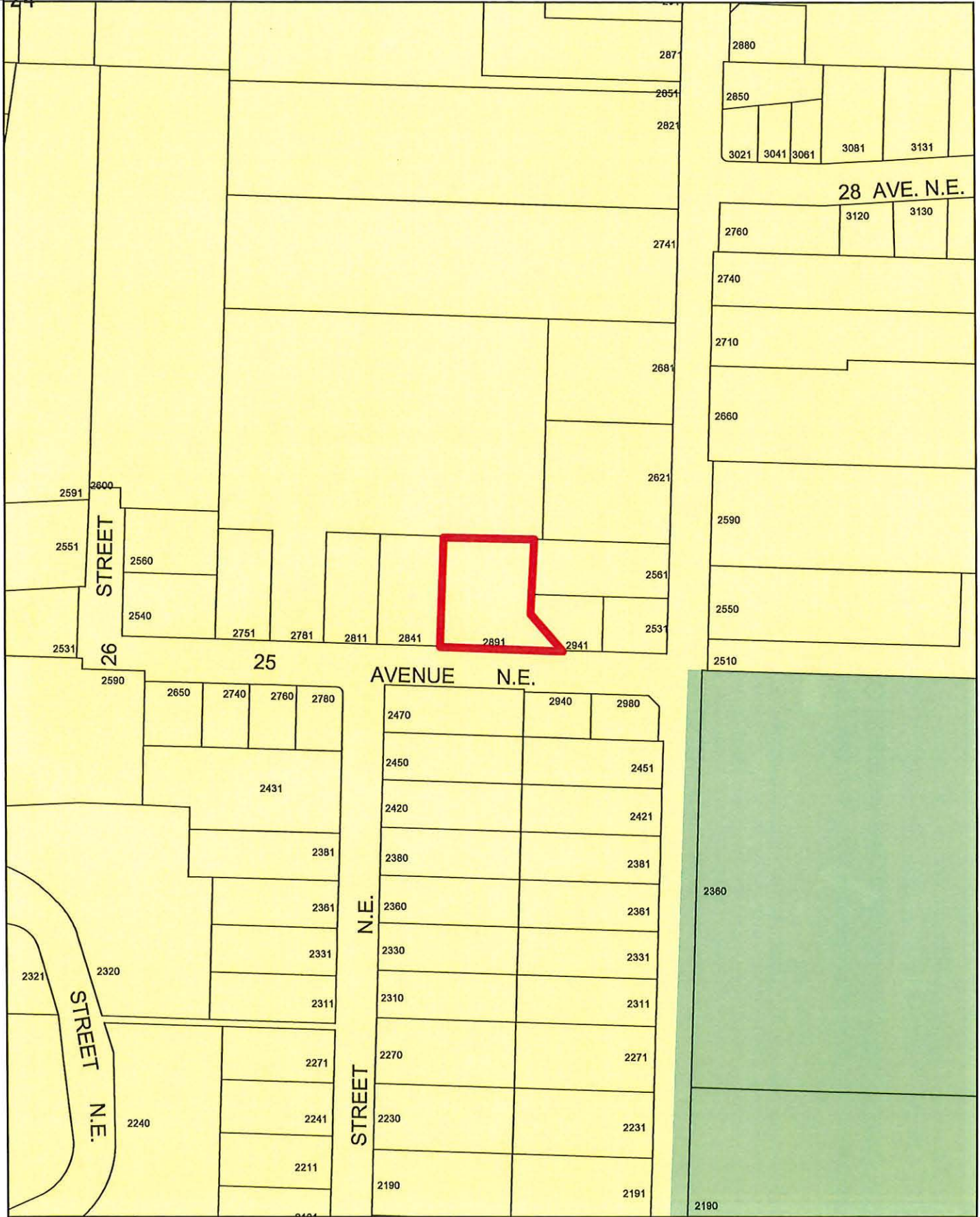


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

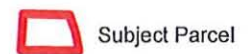
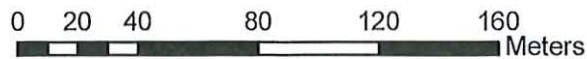
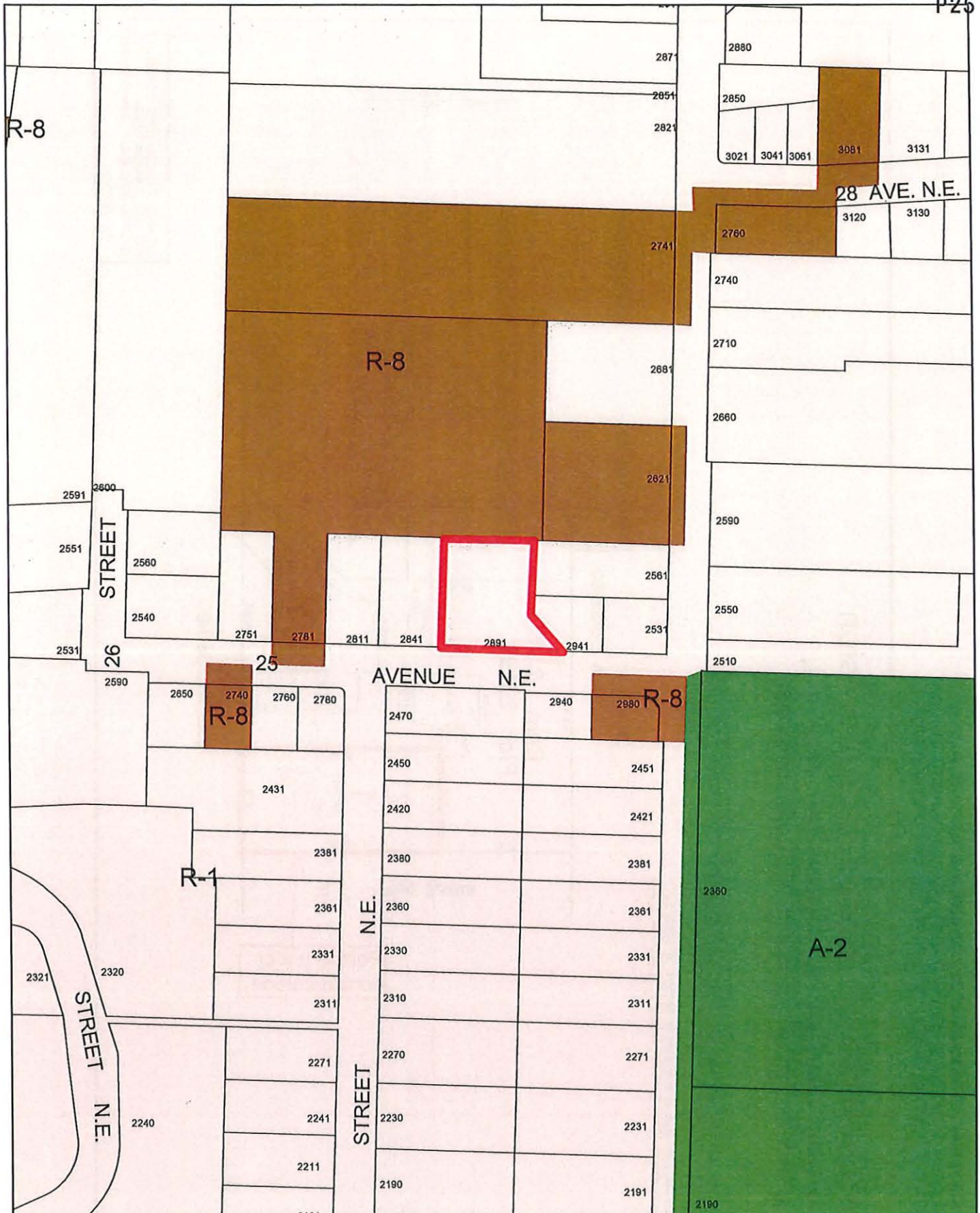


 Subject Parcel

P-24

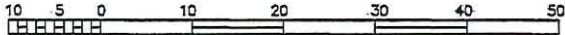


-  Residential Low Density
-  Acreage Reserve
-  Subject Parcel



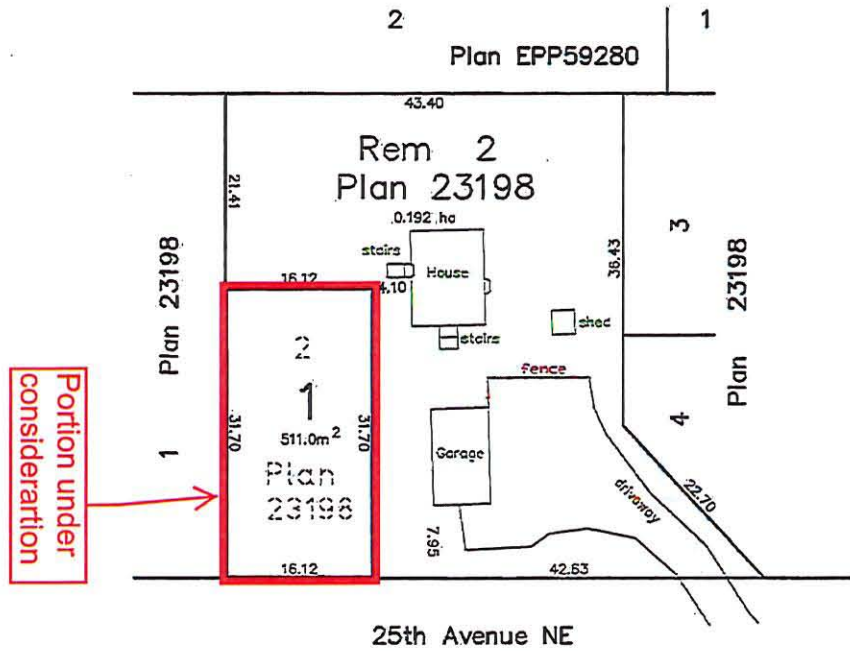
Sketch Plan of Proposed Subdivision of Part of Lot 2, Sec 24, Tp 20, Rge 10, W6M, KDYD, Plan 23198

Scale 1:500



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:500



BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 379-20



View northeast over subject parcel.



View northwest over subject parcel (portion under application is west/left of the evergreen trees).

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