



March 25, 2021

NOTICE TO PROPERTY OWNERS/OCCUPIERS

Early Termination of Land Use Contract N71309

Civic Address: 4121, 4141, 4161, 4181, 4221 & 4241 - 45 Street SE
Location: As shown on ATTACHMENT 1
Present Use: Industrial
Proposed Use: No Change
Reference: Land Use Contract No. N71309

Further to our letter dated October 8, 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. Attachment 2 is a map that shows the M1 - General Industrial zoning as it applies to the area and the zoning regulations for the M1 - General Industrial Zone is enclosed as Attachment 3.

Note that the City is obligated to address the LUC Termination under provincial legislation; therefore, the LUC Termination Bylaw will not require any fees or costs to be paid on your part. There are no anticipated impacts to existing development or uses on your property as a result of this process.

Please feel free to contact me should you have any questions regarding the LUC termination process and how you can submit input to City Council regarding the proposed changes. My contact information is noted below. It is anticipated that Council will consider 1st and 2nd Reading of the LUC Termination Bylaw in April 2021. Following that meeting a Statutory Public Hearing will be scheduled, likely May 2021. You will be advised on the specific dates and time of the Public Hearing, by mail, once it has been scheduled and invited to comment more formally on the LUC Termination Bylaw at that time if you wish.

All staff reports and information regarding the LUC Termination Bylaw will be available at City Hall at the front counter after March 30, 2021 and on the City's website (www.salmonarm.ca) under Land Use Contracts - Early Termination. Information will continue to be updated as it becomes available.

Yours truly,

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

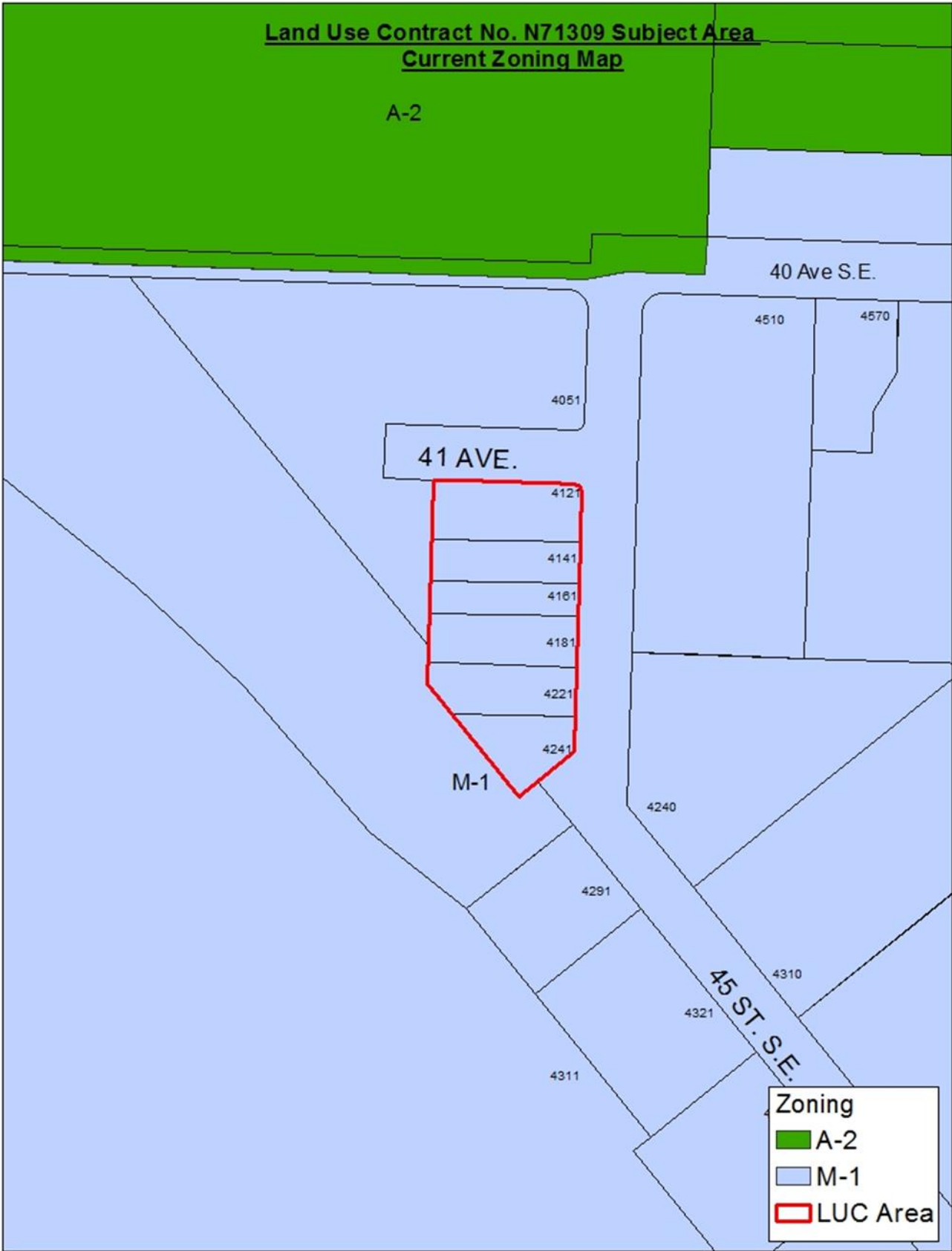
ATTACHMENTS:

1. Land Use Contract No. N71309 Subject Area
2. Existing Zoning Map
3. M1 - General Industrial Zone regulation

ATTACHMENT 1: LUC Area Map



ATTACHMENT 2: LUC Area & Current Zoning Map



SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE

Purpose

28.1 The M-1 *Zone* provides for the location of general industrial and manufacturing uses to be located in areas where conflict with other uses is unlikely to occur.

Regulations

28.2 On a *parcel zoned* M-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 M-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

28.3 The following uses and no others are permitted in the M-1 *Zone*:

- .1 auction yards; #2736
- .2 automotive and truck repair shop, including body repair and painting;
- .3 building supply establishment; #2736
- .4 bulk petroleum products sales and limited retail fuel sales, maximum two [2] pumps;
- .5 *cafe*; #2736
- .6 *commercial daycare facility*; #3724
- .7 concrete products and readi-mix concrete;
- .8 distillery and brewery;
- .9 farm equipment sales and rentals; #2736
- .10 greenhouses, nurseries, including retail sales; #2736
- .11 *high technology research and development*; #4368
- .12 *home occupation*; #2782
- .13 *key lock fuel installation*;
- .14 laboratory, scientific and research; #2736
- .15 *light industry*;
- .16 machinery sales, rental; #2736
- .17 *mini warehousing*;
- .18 *mobile food vending*; #4240
- .19 *mobile home* manufacturing and sales;
- .20 moving and storage establishment; #2736
- .21 *office*, *storage building*, workshop and yard for general contractor and trade contractor;
- .22 *outside vending*; #2837
- .23 *private utility*;
- .24 *public use*;
- .25 *public utility*;
- .26 radiator repair shop; #2736
- .27 *recreation facility - indoor*; #2736
- .28 recreation vehicle sales and rental lots, and showroom (new and used); #2736
- .29 *recycling depot*;
- .30 rental and repair of tools, small equipment; #2736
- .31 sale and repair of machinery, farm implements, and heavy equipment;
- .32 *storage building*, warehousing and wholesale establishment, packing and crating, cold storage;
- .33 storage yard;
- .34 *transportation use*;
- .35 truck and truck-tractor sale or rental lot;
- .36 veterinary hospital; #2736
- .37 welding, machine or metal fabrication;
- .38 wood products manufacturing;
- .39 *ancillary retail sales*; #2736
- .40 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*. #2761

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE - CONTINUED

Maximum Height of Principal and Accessory Buildings

28.4 The maximum *height* of *principal* and *accessory buildings* shall be 15.0 metres (49.2 feet).

Maximum Parcel or Site Coverage

28.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 60% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

28.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

28.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

28.8 The minimum *setback* of the *principal* and *accessory buildings* from the:

- | | | |
|----|--|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i>
- adjacent to a <i>parcel</i> not zoned
industrial shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 4.0 metres (13.1 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Accessory Retail Use

28.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

28.10 Outside storage shall be screened from any adjacent *parcel* not zoned Industrial as per Appendix III.

Parking and Loading

28.11 Parking and loading shall be required as per Appendix I.