**CITY OF SALMON ARM**

**BYLAW NO. 4655**

# A bylaw to amend “District of Salmon Arm Zoning Bylaw No. 2303”

WHEREAS pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of the City of Salmon Arm is legislated to enabled small-scale multi-unit housing across serviced, single family residential zoned lands within the Urban Containment Boundary and a more limited increase in housing outside of this boundary or on larger parcels;

AND WHEREAS as required by the Province of British Columbia, written submissions were accepted but no Public Hearing was held;

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. “District of Salmon Arm Zoning Bylaw No. 2303” is hereby amended as follows:
2. by replacing Section 8, the *R-3 Waterfront Residential Zone*, with Schedule “A,” attached hereto and forming a part of this Bylaw;
3. by replacing Section 12, the *R-7 Large Lot Single Family Residential Zone*, with Schedule “B,” attached hereto and forming a part of this Bylaw;

1. by replacing Section 14, the *R-9 Estate Residential Zone* with Schedule “C,” attached hereto and forming a part of this Bylaw;
2. by revising all Bylaw citations, including upon the *Scheduled Zoning Map*, as follows:

R-3 – Waterfront Residential to R-13 – Lakeshore Residential

R-7 – Large Lot Single Family

Residential to R-17 – Large Parcel Residential

R-9 - Estate Residential to R-19 – Estate Residential

e) by revising Section 5.1 to remove references to R3, R7 and R9 Zones from Columns I and II and add R-3, R-7 and R-9 under Column I, and remove Waterfront Residential, Large Parcel Residential, and Estate Residential under Column II;

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4655”**

READ A FIRST TIME THIS DAY OF 2024

READ A SECOND TIME THIS DAY OF 2024

READ A THIRD TIME THIS DAY OF 2024

ADOPTED BY COUNCIL THIS DAY OF 2024

MAYOR

CORPORATE OFFICER

**Schedule “A”**

**SECTION 8 – R13 – LAKESHORE RESIDENTIAL ZONE**

**Purpose**

8.1 The R-13 *Zone* provides for a limited number of serviced Shuswap Lake fronting properties accommodating cabins or dwellings, with or without one secondary suite, on the west side of Canoe*.*

**Regulations**

8.2 On a *parcel* *zoned* R-13, 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-13 *Zone* or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

8.3 The following uses and no others are permitted in the R-13 *Zone:*

.1 *single family dwelling with or without one secondary suite*

*.2 boarders*, limited to a maximum of two

.3 *accessory use*

.4 *home occupation*

**Maximum Number of Buildings and Dwellings Units**

8.4 No more than one *single family* *dwelling* with or without a *secondary suite* is permitted on a *parcel*.

**Maximum Height of Principal Building**

8.5 The maximum *height* of the *principal building* shall be 10 metres (32.8 feet).

**Maximum Height of Accessory Buildings**

8.6 The maximum *height* of an accessory *building* shall be 6 metres (19.7 feet).

**Maximum Building Parcel Coverage**

8.7 The total maximum *parcel coverage* for all *buildings* shall be 45% of *parcel area* of which no more than 10% may comprise any and all *accessory buildings.*

**Permeable Surface Parcel Coverage**

8.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 40% of *parcel area.*

**Minimum Parcel Area**

8.9 The minimum *parcel area* shall be 400 square metres (4,305.7 square feet).

**Minimum Parcel Width**

8.10 The minimum *parcel width* shall be 12 metres (39.4 feet).

**Minimum Setback of Principal Building**

8.11 The minimum *setback* of the *principal building* from the:

.1 *Front parcel line* shall be 3.0 metres (9.8 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)

Refer to Section 4.9 of this Bylaw for “Special Building Setbacks” which may apply

**Minimum Setback of Accessory Buildings**

8.14 The minimum *setback* of accessory *buildings* from the:

.1 *Front parcel line* shall be 3.0 metres (9.8 feet)

.2 *Rear parcel line* shall be 1.0 metre (3.3 feet)

.3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

**Parking**

8.15 Required off-street parking shall be as prescribed in Appendix I.

**Schedule “B”**

**SECTION 12 – R17 – LARGE PARCEL RESIDENTIAL ZONE**

**Purpose**

12.1 The R-17 *Zone* provides for ground-oriented residential uses comprising of *single family dwellings* and *duplexes,* *secondary suites,* and *accessory dwelling units,* on large serviced *parcels* within the Urban Containment Boundary*.*

**Regulations**

12.2 On a *parcel* *zoned* R-17, 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-17 *Zone* or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

12.3 The following uses and no others are permitted in the R-11 *Zone:*

.1 *single family dwelling* with or without *secondary suite(s)*;

.2 *duplex* with or without *secondary suite(s);*

.3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;

.4 *accessory use;*

.5 *bed and breakfast* limited to three let rooms within a *principal single family dwelling only;*

*.6 boarders*, limited to a maximum of two;

.7 *family childcare facility* within a *principal single family dwelling only*;

.8 *group childcare* within a *principal single family dwelling only;*

.9 *home occupation*;

**Maximum Number of Buildings and Dwellings Units**

12.4 No more than four *dwelling units* are permitted per *parcel*, where the largest *building* is deemed the *principal building.*

**Maximum Height of Principal Building**

12.5 The maximum *height* of the *principal building* shall be 10 metres (32.8 feet).

**Maximum Height of Accessory Buildings**

12.6

.1 The maximum *height* of an accessory *building* shall be 6 metres (19.7 feet).

.2 The maximum *height* of an *accessory building* containing one or more *accessory dwelling units* shall be 7.5 metres (24.6 feet).

**Maximum Building Parcel Coverage**

12.7 The total maximum *parcel coverage* for all *buildings* shall be 40% of *parcel area;* whereby, within this cap, up to 15% of *parcel* area may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise any and all other *accessory buildings.*

**Permeable Surface Parcel Coverage**

12.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 50% of *parcel area.*

**Minimum Parcel Area**

12.9 The minimum *parcel area* shall be 1330 square metres (14,316 square feet).

**Minimum Parcel Width**

12.10 The minimum *parcel width* shall be 22 metres (72.2 feet).

**Minimum Setback of Principal Building**

12.11 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 2.0 metres ( 6.6 feet)

.4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

**Minimum Setback of any Accessory Dwelling Unit**

12.12 The minimum *setback* of any building with one or more *accessory dwelling unit(s)* 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 4.0 metres (13.1 feet)

.4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

.5 *Parcel line* adjacent to a lane 2.0 metres (6.6 feet)

**Minimum Setback of Accessory Buildings**

12.13 The minimum *setback* of accessory *buildings* from the:

.1 *Front parcel line* shall be 6.0 metres (19.7 feet)

.2 *Rear parcel line* shall be 1.0 metre (3.3 feet)

.3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)

.4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

**Parking**

12.14 Required off-street parking shall be as prescribed in Appendix I.

**Schedule “C”**

**SECTION 14 – R19 – ESTATE RESIDENTIAL ZONE**

**Purpose**

14.1 The R-19 *Zone* provides for residential uses comprising of a *single family dwelling* and either a *secondary suite* or *accessory dwelling unit,* on a fully serviced *parcel* of one acre or larger.

**Regulations**

14.2 On a *parcel* *zoned* R-19, 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-19 *Zone* or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

14.3 The following uses and no others are permitted in the R-19 *Zone:*

.1 *single family dwelling*

.2 *secondary suite* or *accessory dwelling unit* in compliance with s. 4.2 of this Bylaw

.3 *accessory use*

.4 *bed and breakfast* limited to three let rooms within a *principal single family dwelling only*

*.5 boarders*, limited to a maximum of two

.6 *family childcare facility* within a *principal single family dwelling only*

.7 *home occupation*

**Maximum Number of Buildings and Dwellings Units**

14.4 No more than two *dwelling units* are permitted on a *parcel*, where the largest *building* is deemed the *principal building.*

**Maximum Height of Principal Building**

14.5 The maximum *height* of the *principal building* shall be 10 metres (32.8 feet).

**Maximum Height of Accessory Buildings**

14.6 The maximum *height* of any *accessory building*, including an *accessory dwelling unit,* shall be 7.5 metres (24.6 feet).

**Maximum Building Parcel Coverage**

14.7 The total maximum *parcel coverage* of *principal and accessory buildings* shall be 15% of *parcel area.*

**Permeable Surface Parcel Coverage**

14.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 60% of *parcel area.*

**Minimum Parcel Area**

14.9 The minimum *parcel area* shall be 0.4 hectares (0.99 acre).

**Minimum Parcel Width**

14.10 The minimum *parcel width* shall be 45 metres (147.6 feet).

**Minimum Setback of all Buildings**

14.11 The minimum *setback* of a *principal and any accessory building* from all *parcel line* shall be 6.0 metres (19.7 feet).

Refer to Section 4.9 for “Special Building Setbacks” and to “Pound and Animal Control Bylaw” for any special setbacks which may apply.

**Parking**

14.12 Required off-street parking shall be as prescribed in Appendix I.