

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the **Council Chambers at City Hall**, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, May 12, 2025 at 7:00 p.m.**

Proposed Amendment to Zoning Bylaw No 2303:

- Rezoning of Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304 from C-3 (Service Commercial Zone) to C-6 (Tourist/Recreation Commercial Zone)

Civic Address: 1490 10 Avenue SW

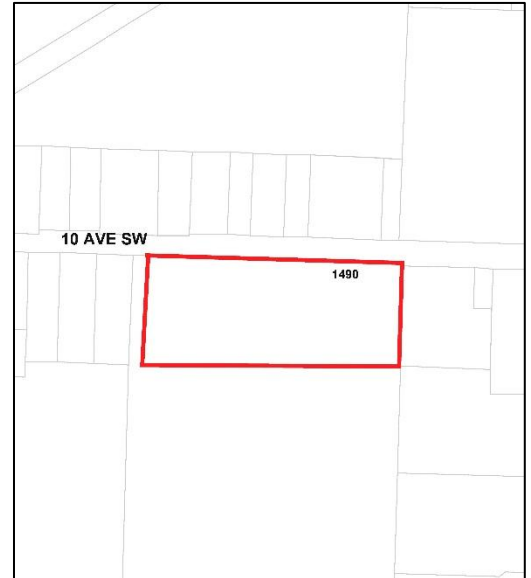
Location: Southeast of Trans Canada Highway and west of 10 Street SW on the south side of 10 Avenue SW

Present Use: Single Family Dwelling with Accessory Dwelling Unit and 2 Accessory Farm buildings

Proposed Use: To align with the Official Community Plan Commercial Highway Service/Tourist for future development

Owner / Agent: W.H. Laird

Reference: ZON-1305/ Bylaw No. 4693



The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices>, from May 1 to May 12, 2025 inclusive. If you are interested or affected by the proposed bylaw and wish to review the additional information, contact the Planning Department at 250.803.4010 or planning@salmonarm.ca prior to the hearing.

Meetings are being held in person and virtually. If you wish to attend virtually, a link to the virtual meeting is available in the Agenda section on our website at www.salmonarm.ca.

The City encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Rhonda West, Corporate Officer

SA Observer May 1 and 8

CITY OF SALMON ARM

BYLAW NO. 4693

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on May 12, 2025 at the hour of 7:00 p.m. was published in the _____, 2025 and _____, 2025 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

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 by rezoning Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304 from C-3 (Service Commercial Zone) to C-6 (Tourist/Recreation Commercial Zone) attached as Schedule "A".

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. 4693**”

READ A FIRST TIME THIS DAY OF 2025

READ A SECOND TIME THIS DAY OF 2025

READ A THIRD TIME THIS DAY OF 2025

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF , 2025

For Minister of Transportation & Transit

ADOPTED BY COUNCIL THIS DAY OF , 2025.

MAYOR

CORPORATE OFFICER

Schedule "A"





REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. 1305

Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304
Civic: 1490 10 Avenue SW
Owner: W. Laird
Agent: W. Laird

Date: April 22, 2025

Executive Summary/Purpose:

The purpose of this application is to rezone the subject property to allow for future development in alignment with the C-6 zoning regulations in Zoning Bylaw No. 2303.

Motion for Consideration:

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304 from C-3 (Service Commercial) to C-6 (Tourist/Recreation Commercial);

AND THAT: Final Reading of the Bylaw be withheld subject to Ministry of Transportation and Transit approval.

Staff Recommendation:

THAT: The motion for consideration be adopted.

Proposal:

This proposal is requesting a zoning amendment from C-3 (Service Commercial) to C-6 (Tourist / Recreation Commercial) in order to allow for future development in alignment with the C-6 zoning regulations in Zoning Bylaw No. 2303.

Background:

The subject property is located at 1490 10 Avenue SW (see Appendices 1 & 2). It is zoned C-3 (Service Commercial) and is designated Highway Service/Tourist Commercial in the City's Official Community Plan (OCP). The subject property is approximately 2.75 hectares (6.8 acres) in area and located directly north of the Agricultural Land Reserve and south of 10 Avenue SW (See Appendices 3 to 5). It is located within the floodplain.

Adjacent land uses include the following:

North: Commercial

C-6 (Tourist/Recreation Commercial)

South:	Agriculture (ALR)	A-1 (Agriculture)
East:	Mixed-use Commercial/Residential	C-2 (Town Centre Commercial)
West:	Commercial	C-3 (Service Commercial)

Existing buildings on the property include a Single-Family Dwelling, an Accessory Dwelling Unit, and two (2) accessory farm buildings. Attached as Appendix 6 are the site photos taken on February 28, 2025.

A mixed use commercial and residential development is currently under construction on the parcel to the east of the subject property. This development is not depicted in the attached Ortho Maps, as the ortho photo predates the construction (Appendix 2).

Relevant Policy(ies):

The proposed zoning amendment is consistent with the Highway Service/Tourist Commercial (HC) designation outlined in the OCP. This amendment supports the Commercial Objectives and Policies identified in the OCP, including the promotion of commercial activities within the City's primary commercial zones.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Ministry of Transportation and Transit

Preliminary Approval is granted for the rezoning on February 21, 2025.

Engineering Department

No concerns with the rezoning. Servicing requirements for Subdivision Application No. 25.01 have been provided to the applicant and are attached as Appendix 7.

Planning Department

The purpose of the C-6 zone is to accommodate pedestrian oriented tourist/recreation businesses. Some of the permitted uses within the C-6 zone include retail stores and upper floor dwelling units. The key distinction between the C-3 and C-6 zones is the maximum building height—19.0 metres in the C-6 zone, compared to 6.0 metres in the C-3 zone. This height difference allows for a greater number of upper floor dwelling units. The C-6 zone would also allow the building to be located 3.0 metres from the front property line compared to the 6.0 metres requirement in the C-3 zone. C-6 zoning regulations attached as Appendix 8.

Regulations	C-3 (Service Commercial Zone)	C-6 (Tourist/Recreation Commercial Zone)
Height	10.0 metres (32.8 feet)	19.0 metres (62.3 feet)
Setback - Front	6.0 metres (19.7 feet)	3.0 metres (9.8 feet)
Setback - Exterior side	6.0 metres (19.7 feet)	N/A
Setback - Interior side	1.0 metres (3.0 metres adjacent to residential zones) 3.3 feet (9.8 feet adjacent to residential zones)	N/A
Setback - Rear	1.0 metres (3.0 metres adjacent to residential zones) 3.3 feet (9.8 feet adjacent to residential zones)	3.0 metres (9.8 feet)

A subdivision application has been submitted in conjunction with the rezoning application. That application proposes to divide the subject property into three (3) separate lots (Appendix 5).

Future development or redevelopment of the parcel will be subject to the guidelines established for the Highway Service/Tourist Commercial Development Permit Area. Any future site development would require a Development Permit, at which point detailed considerations regarding siting, building size, landscaping and screening, as well as access, circulation, and parking requirements, will be addressed. Future development will also be subject to the floodplain provisions of Zoning Bylaw No.2303.

The Highway Service/Tourist Commercial designation outlined in the OCP aligns with the proposed C-6 zoning. Staff considers the subject parcel to be well suited for the intended C-6 uses, given its location along the 10 Avenue SW corridor and its proximity to other mixed use commercial areas. As the C-6 rezoning aligns with the OCP, staff are supportive of the proposal.

Financial Considerations:

None.

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the Local Government Act and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30 metres radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. A Notice of Development Sign will be posted by the applicant on the subject parcel. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on May 12, 2025.

Alternatives & Implications:

N/A

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

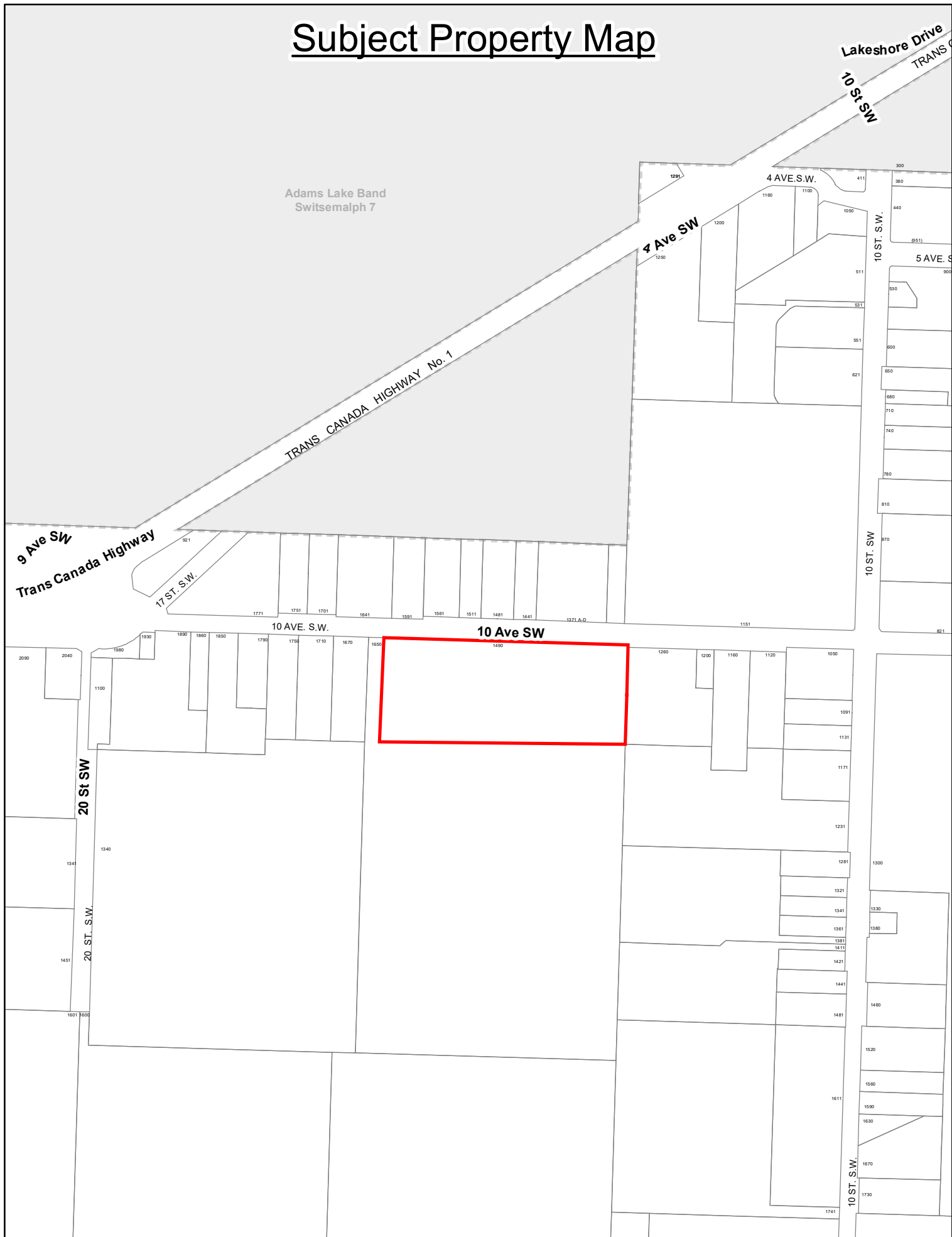
Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Subject Property Map
- Appendix 2 – Ortho Map
- Appendix 3 – OCP Maps
- Appendix 4 – Zoning Map
- Appendix 5 – Sketch Plan
- Appendix 6 – Site Photos
- Appendix 7 – Engineering Comments
- Appendix 8 – C-6 Zone

Subject Property Map



0 45 90 180 270 360 Meters

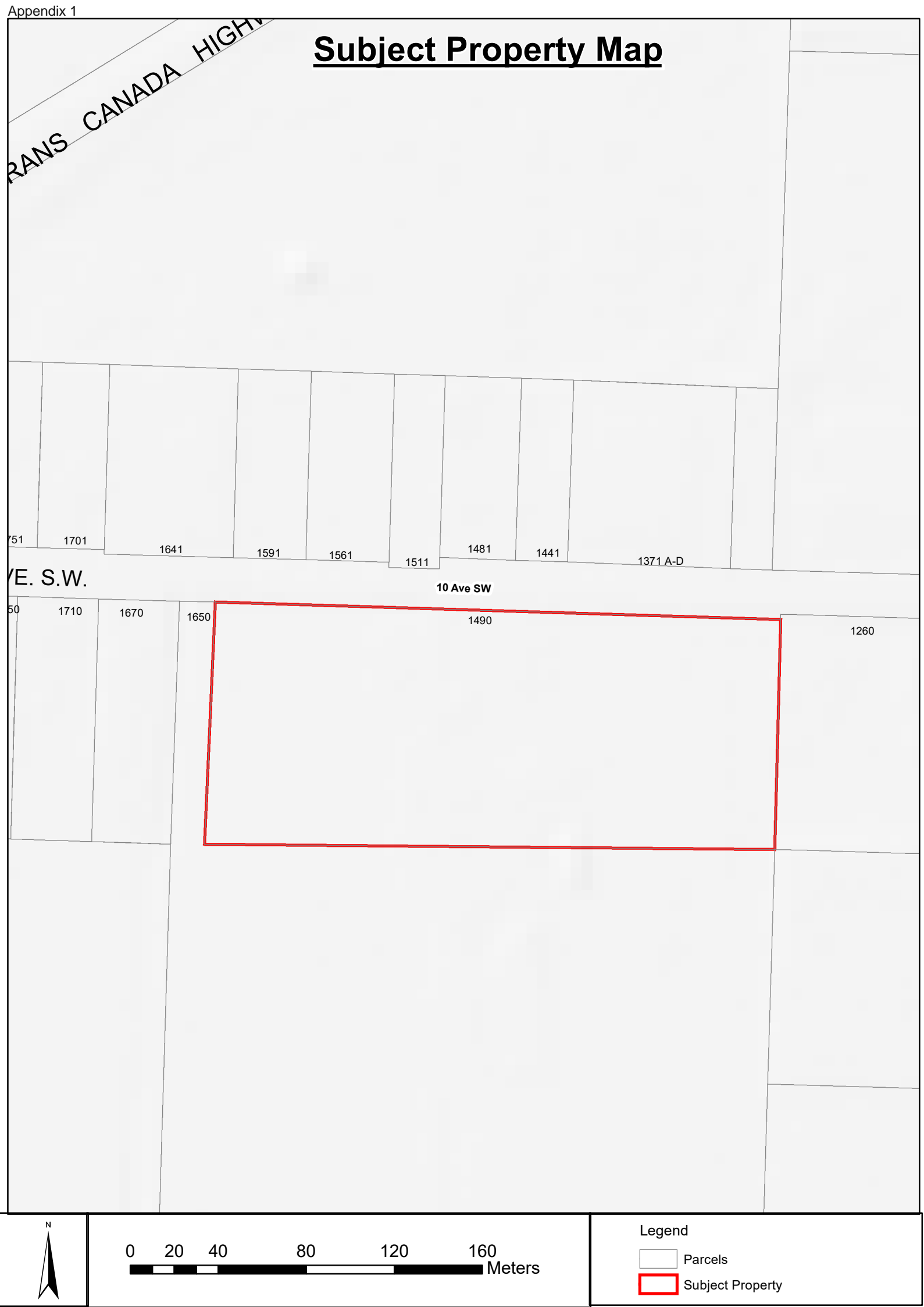
Legend

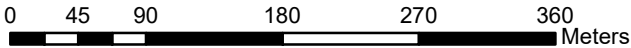


Subject Property



Parcels





Legend



Subject Property



Parcels

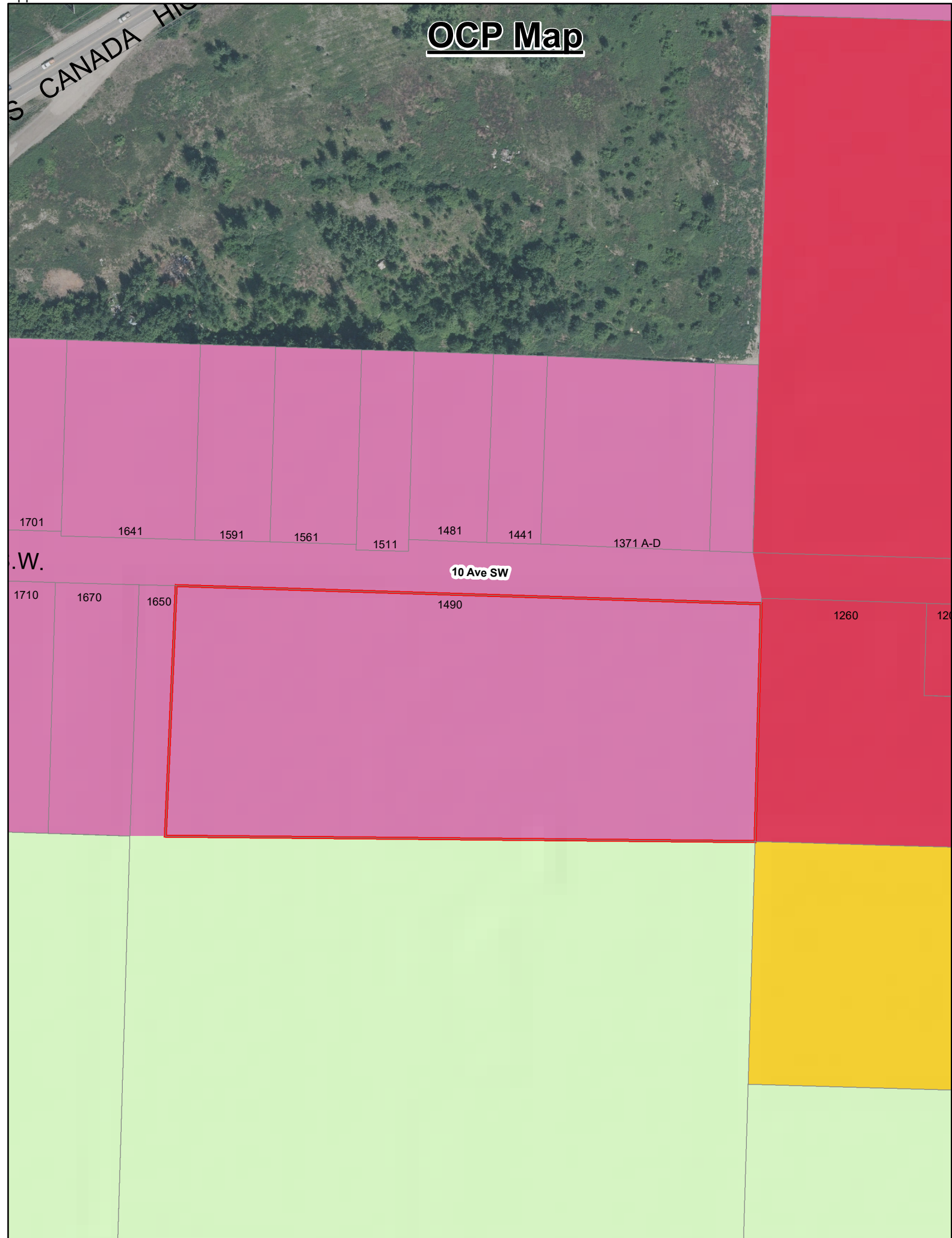
Ortho Map



0 20 40 80 120 160 Meters







Legend

- Parcels
- Subject Property

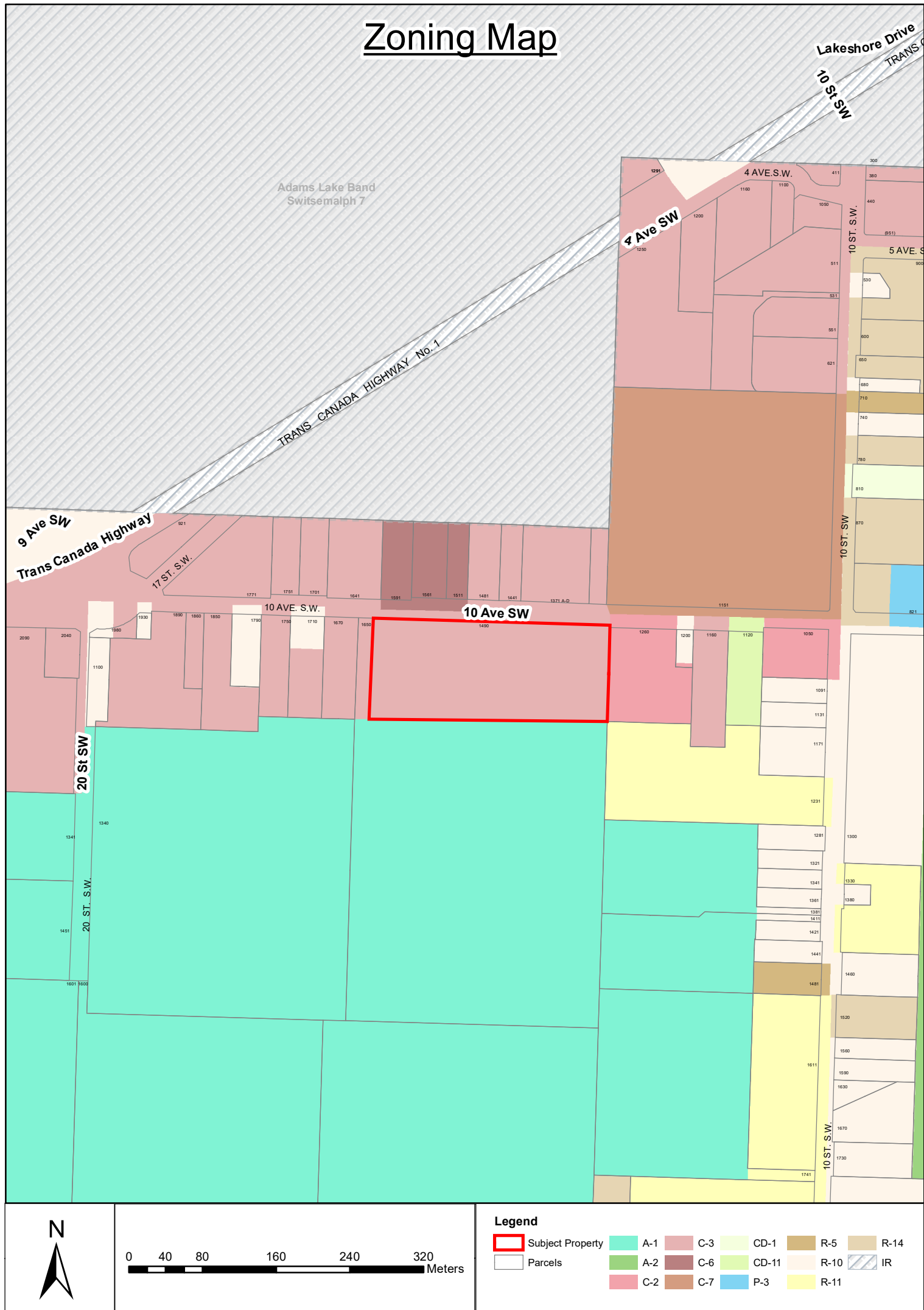


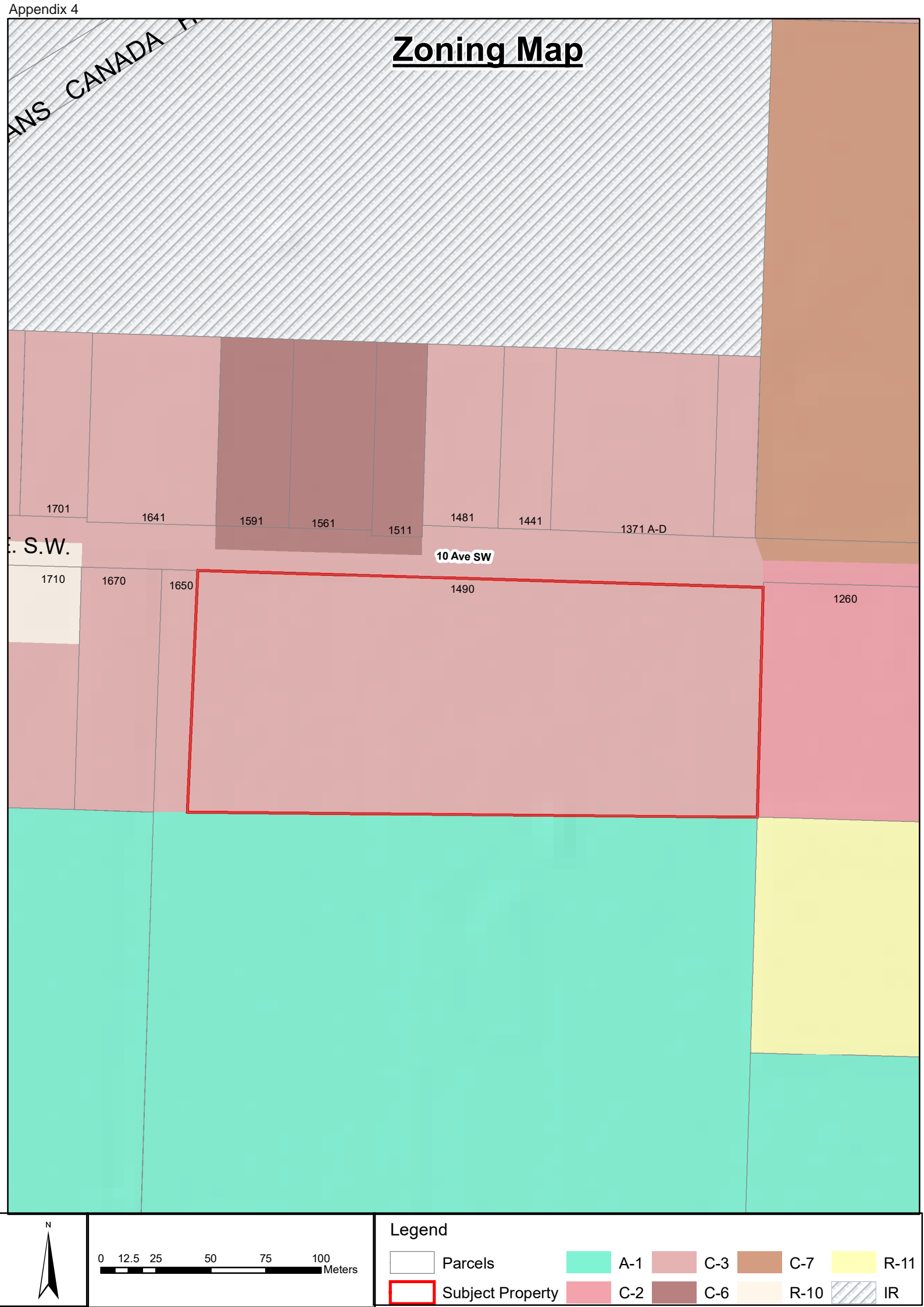
0 12.5 25 50 75 100 Meters

Legend

- | | | |
|--|--|--|
|  Parcels |  Salmon Valley Agriculture |  Commercial - City Centre |
|  Subject Property |  Residential - Medium Density |  Commercial - Highway Service / Tourist |

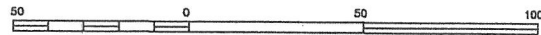
Zoning Map





Sketch Plan of Proposed Subdivision of Lot 1, Sec 10, Tp20, Rge 10, W6M, KDYD, Plan EPP99304

BCGS 82L.064



All distances are in metres.

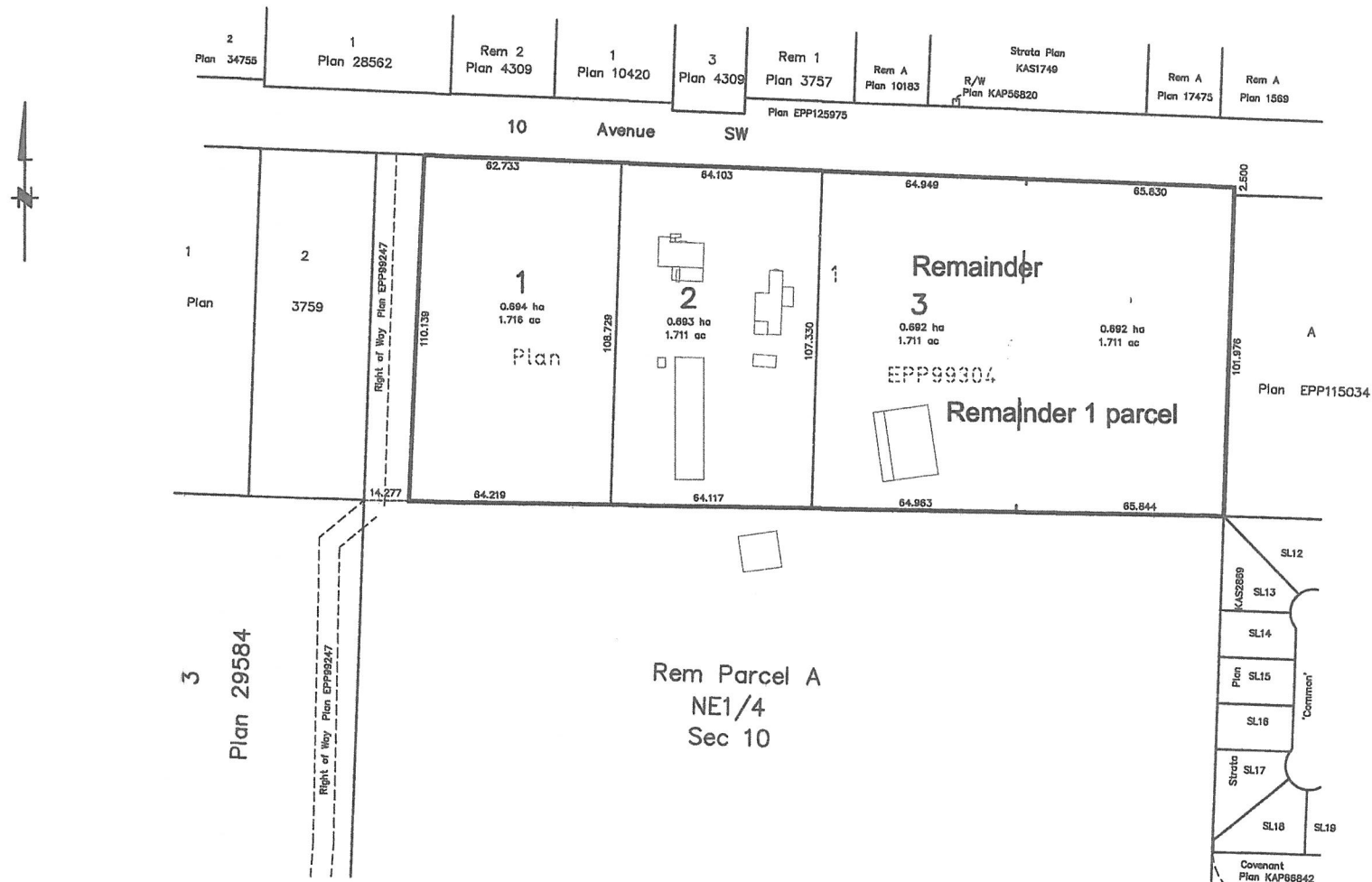
The intended plot size of this plan is 580mm in width by
864mm in height (D size) when plotted at a scale of 1:1000



Photo 1: Facing south from 10 Avenue SW towards subject property. View of existing buildings.



Photo 2: Facing southwest. View of the western most portion of the subject property.



Photo 3: Facing west. View of front property line parallel to 10 Avenue SW from the western most portion of the subject property.



Photo 4: Facing west. View of front property line parallel to 10 Avenue SW.



Photo 5: Facing east. View of front property line parallel to 10 Avenue SW.



*Memorandum from the
Engineering and Public
Works Department*

TO:	Gary Buxton, Director of Planning
DATE:	February 20, 2025
PREPARED BY:	Chris Moore, Engineering Assistant
APPLICANT:	W. Laird
SUBJECT:	SUB-25.01 & ZON-1305
LEGAL:	Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304
CIVIC:	1490 10 Ave SW

Further to your referral dated January 10, 2025, we provide the following servicing information.

Engineering Department does not have any concerns related to the re-zoning and recommends that re-zoning be approved.

Comments are based on the Subdivision as proposed in the referral. If the development plans for the property change significantly, comments below may change

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. For the off-site improvements at the time of subdivision the applicant will be required to submit for City review and approval, detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

SUBDIVISION APPLICATION FILE: 25-01 & ZON 1305

February 20, 2025

Page 2

Roads / Access:

1. 10 Avenue SW, on the subject properties northern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Available records indicate that no additional dedication is required, to be confirmed by BCLS.
2. 10 Avenue SW is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, multi-use path, boulevard construction, street lighting, street drainage, fire hydrants, and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. As 10 Avenue SW is designated as an Arterial Road, only one access (maximum 8.0m wide) will be permitted from 10 Avenue SW to each lot. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 10 Avenue SW. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by two water services from the 200mm diameter watermain on 10 Avenue SW. Due to the size and age of the existing services, upgrading to a new metered service (minimum 25mm) is required. Only one water service per lot is permitted, second service must be abandoned at the main. The owner/developer is responsible for all associated costs.
3. The proposed parcels are each to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the commercial density spacing requirements of 90 meters.

SUBDIVISION APPLICATION FILE: 25-01 & ZON 1305

February 20, 2025

Page 3

Sanitary:

1. The subject property fronts a 300mm diameter sanitary sewer and a 200mm diameter sanitary sewer on 10 Avenue SW. Extension of the 200mm diameter sanitary sewer to the west property line will be required since connection to the 300mm diameter sanitary sewer is not possible due to the elevation of the large diameter storm sewer.
2. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 10 Avenue SW. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed parcels are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016). At time of building permit, Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sani System to receive the proposed discharge from the development, including review of the lift station at 681 10 Ave SW. Any necessary upgrades will be the responsibility of the Owner / Developer.

Drainage:

1. The subject property fronts a 1730mm diameter storm sewer on 10 Avenue SW. No upgrades will be required at this time. However the City is aware of limited capacity issues within the existing storm sewer.
2. Records indicate that the existing property is not serviced with City storm.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Geotechnical reports in this area recommend against rock pits. Site should connect into the municipal system; however storm drainage should be designed such that in the event of capacity issues in the main line, stormwater will daylight on site and have a safe flow route off the site and onto 10 Avenue SW.
5. Discharge into the Municipal Stormwater Collection System shall be in accordance with Section 7.3. Each lot be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of future development. Storm infrastructure in this area is known to have capacity issues; Owner's engineering to review optimal discharge options and rates to avoid discharging at peak storm flows. If discharge at peak flows is unavoidable, controlling to 2 year pre-development storm flows is required at

SUBDIVISION APPLICATION FILE: 25-01 & ZON 1305

February 20, 2025

Page 4

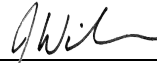
time of development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.



Chris Moore
Engineering Assistant



Jerin Wilson P.Eng.
City Engineer

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE

Purpose

- 20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

- 20.2 On a *parcel* zoned C-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 C-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 20.3 The following uses and no others are permitted in the C-6 Zone:
- .1 art gallery;
 - .2 banking kiosk;
 - .3 boat and marine sales, repair and rental, including outside covered or screened storage;
 - .4 *commercial daycare facility* #3637
 - .5 convention centre;
 - .6 craft making and sales;
 - .7 farmers market;
 - .8 *health service centre*;
 - .9 *high technology research and development*; #4368
 - .10 *home occupation*; #2782
 - .11 *hotel*;
 - .12 library;
 - .13 *licensee retail store*; #3223
 - .14 *mobile food vending*; #4340
 - .15 motel;
 - .16 museum;
 - .17 night club;
 - .18 *offices*; #3426
 - .19 *outside vending*; #2837
 - .20 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw. #3163
 - .21 *personal service establishment*;
 - .22 pub;
 - .23 *private utility*; #3060
 - .24 *recreation facility - indoor*;
 - .25 *recreation facility - outdoor*;
 - .26 *resort accommodation*; #3517
 - .27 *restaurant*;
 - .28 *retail store*; #4005
 - .29 theatre;
 - .30 *upper floor dwelling units*; #2554
 - .31 *work/live studios*; #3167 and
 - .32 *accessory use*.

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

Accessory Uses

20.4

- .1 Outside storage and *warehouse* facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw. #2554 #3426

Maximum Height of Principal Buildings

20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet). #2748

Maximum Height of Accessory Buildings

20.6 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

20.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

20.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

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

- .1 *Rear parcel line* adjacent to a residential zone shall be 3.0 metres (9.8 feet)
- .2 *Interior side parcel line* adjacent to a residential zone shall be 3.0 metres (9.8 feet)

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

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