

CITY OF SALMON ARM

BYLAW NO. 4741

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

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:

SECTION 45 - CD- 7 - COMPREHENSIVE DEVELOPMENT ZONE – 7 is deleted in its entirety and replaced with the following:

SECTION 45 - CD-7 - COMPREHENSIVE DEVELOPMENT ZONE - 7

Purpose

- 45.1 The purpose of the CD-7 Zone is to provide for medium density, *single-family dwellings with or without secondary suites and duplex units with or without secondary suites. CD-7 Zone provides zoning compliance for historically developed detached single family dwellings, primarily on strata lots, with minimal yards where secondary suites may be added within these dwellings. Where single family dwellings are on fee simple parcels, secondary suites and/or accessory dwelling units may be developed to a density governed by parcel area.*

The CD-7 zone will not be considered for future single-family development on other lands.

Regulations

- 45.2 On a *parcel* zoned CD-7, no *building or structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-7 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 45.3 The following uses and no others are permitted in the CD-7 Zone:
- .1 *bed and breakfast, limited to two letrooms;*
 - .2 *boarders, limited to two;*
 - .3 *home occupation;*
 - .4 *single family dwelling with or without secondary suite(s);*
 - .5 *duplex with or without secondary suite(s);*
 - .6 *accessory dwelling unit(s) in compliance with s. 4.2 of this Bylaw ;*
 - .7 *accessory use, including secondary suite.*

Maximum Height of Principal Building

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

Maximum Height of Accessory Building

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

Maximum Parcel Coverage

45.6 The total maximum parcel coverage for all buildings shall be 65% of parcel area; whereby, within this cap, if permitted in this zone, up to 20% of parcel area may comprise accessory buildings containing one or more accessory dwelling units; and up to 10% may comprise all other accessory buildings.

Minimum Parcel Area

45.7 The minimum *parcel area* shall be 325.0 square metres (3,498 square feet).

Minimum Parcel Width

45.8 The minimum *parcel width* shall be 11.0 meters (36 feet).

Minimum Setback of Principal Building

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

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.2 metres (3.9 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 5.0 metres (16.4 feet) |
| .5 | Notwithstanding Sections 6.10.2 and 6.10.3, a <i>principal building</i> on a corner <i>parcel</i> may be sited not less than 1.5 metres (4.9 feet) from the rear parcel line provided the combined total of the <i>rear</i> and <i>interior side yards</i> shall be not less than 5.0 metres (16.4 feet). | |

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

Minimum Setback of Accessory Buildings

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

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|----|--|------------------------|
| .1 | <i>Front parcel line</i> shall be | 5.0 metres (16.4 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 | 5.0 metres (16.4 feet) |
| .5 | Refer to "Pound and Animal Control Bylaw" for special <i>setbacks</i> which may apply. | |

Maximum Floor Area Ratio

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

Parking

45.12 Parking shall be required as per Appendix I.

SEVERABILITY

2. 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.

ENACTMENT

3. 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.

EFFECTIVE DATE

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

CITATION

5. This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4741**”

READ A FIRST TIME THIS	DAY OF	2025
READ A SECOND TIME THIS	DAY OF	2025
READ A THIRD TIME THIS	DAY OF	2025
ADOPTED BY COUNCIL THIS	DAY OF	2025

MAYOR

CORPORATE OFFICER