



DEVELOPMENT and PLANNING SERVICES COMMITTEE

February 19, 2018

City of Salmon Arm

Council Chamber

City Hall, 500 - 2 Avenue NE

8:00 a.m.

Page #	Section	Item#
	1.	<u>CALL TO ORDER</u>
	2.	<u>REVIEW OF THE AGENDA</u>
	3.	<u>DECLARATION OF INTEREST</u>
	4.	<u>PRESENTATION</u> n/a
	5.	<u>REPORTS</u>
1 - 8	5.1	ZON-1119, Chang, J. & P., 1370 – 47 Avenue NE – R-1 to R-8
9 - 16	5.2	ZON-1120, Butler, L., 1370 Auto Road SE – R-1 to R-8
	6.	<u>FOR INFORMATION</u> n/a
	7.	<u>IN CAMERA</u> n/a
	8.	<u>LATE ITEM</u> n/a
	9.	<u>ADJOURNMENT</u>

<http://www.salmonarm.ca/agendacenter>

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City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: February 7, 2018

Subject: Zoning Bylaw Amendment Application No. 1119

Legal: Lot 12, Section 25, Township 20, Range 10, W6M, KDYD, Plan 29590
Except Plan KAP62642

Civic: 1370 47 Avenue NE

Owner: Chang, J. & P.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 12, Section 25, Township 20, Range 10, W6M, KDYD, Plan 29590 Except Plan KAP62642 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 1370 47 Avenue NE and currently contains a single-family dwelling (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-8 (Residential Suite) in order to develop a *detached suite* in the form of a garage (contractor space) with suite above. Additionally, an application to subdivide has been submitted (SUB17-33) which would create the potential for a new residential lot to be developed including one single family dwelling with a *secondary suite*.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 and 4). The subject parcel is located in the Raven subdivision, a residential area largely comprised of R-1, R-4, and R-8 zoned parcels. There are currently 8 R-8 zoned parcels within close proximity of the subject parcel.

The large subject parcel is just under 0.5 acres in area and meets the conditions of minimum parcel area and minimum parcel width as specified by the proposed R-8 zone. Site photos are attached as Appendix 5. The intent of the applicant is to subdivide the parcel (concept attached as Appendix 6), which would allow for the creation of one new parcel of approximately 650 square metres and the future construction of a new single family dwelling potentially containing a *secondary suite* (in the proposed subdivision configuration, the lots proposed would both meet the R-8 Zoning Bylaw requirements, however while the parcel with the existing home would be large enough to permit a *detached suite*, the new lot proposed would not permit a *detached suite* based on area).

Any development of a single family dwelling, *secondary suite* or *detached suite* would require a building permit and will be subject to Zoning Bylaw regulations, BC Building Code requirements, and applicable Development Cost Charges.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on the parcel area, the lot as it presently exists has potential for the development of either a *secondary suite* or a *detached suite*, including sufficient parking to serve the suite.

COMMENTSEngineering Department

No objections. Onsite parking to be provided. Owner required to install water metre at time of building permit.

Building Department

No Concerns. Recommendation to consider any future setbacks related to proposed new lot. A secondary suite is subject to BC Building Code requirements.

Fire Department

No concerns.

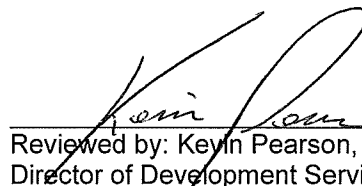
Planning Department

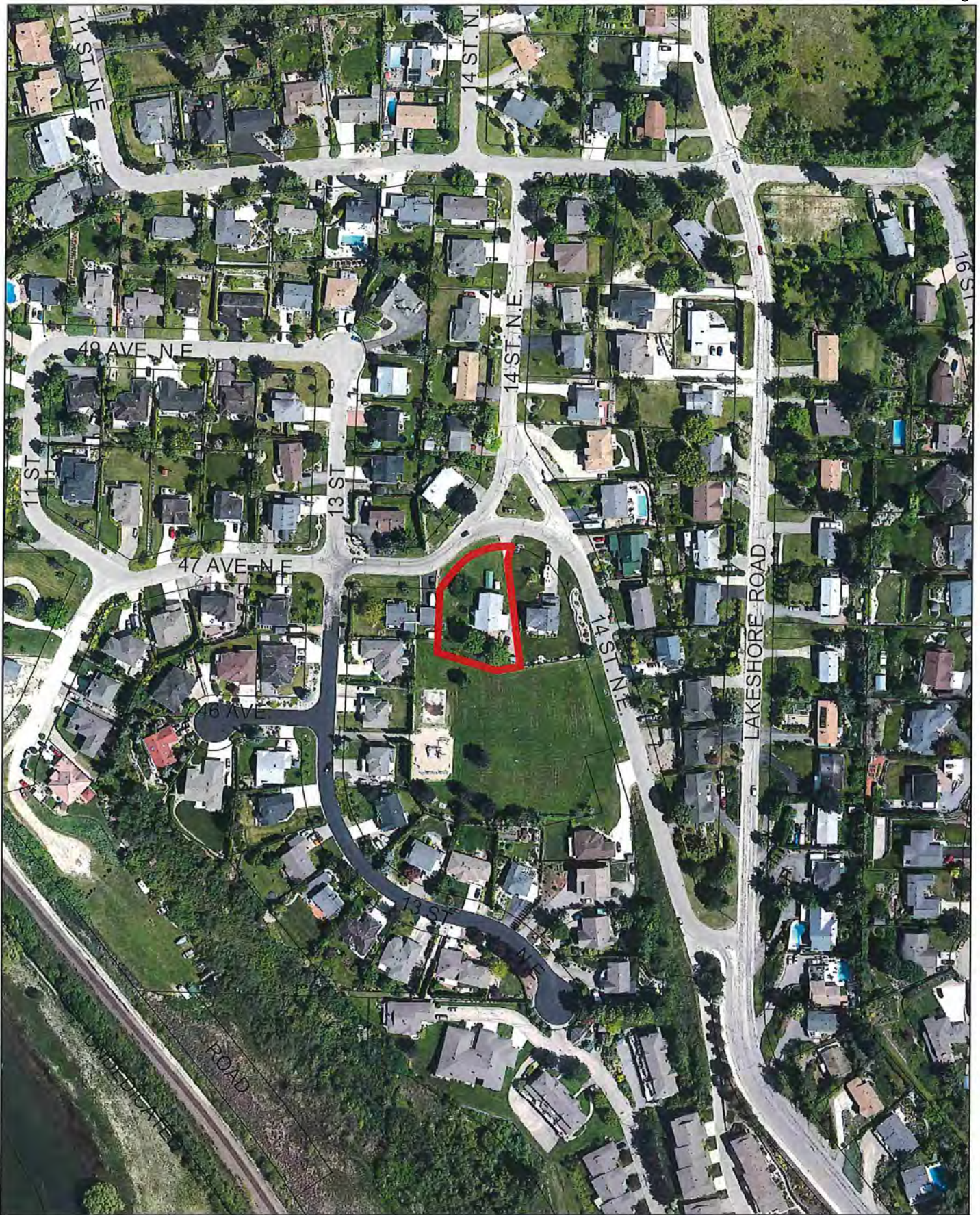
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a single family dwelling, a *secondary suite* or *detached suite* will require a building permit and will be subject to meeting Zoning Bylaw regulations, BC Building Code requirements, and applicable Development Cost Charges.

The proposed subdivision which would result in one new lot should the applicant proceed, substantially aligns with existing development patterns in the area.



Prepared by: Chris Larson
Planning and Development Officer

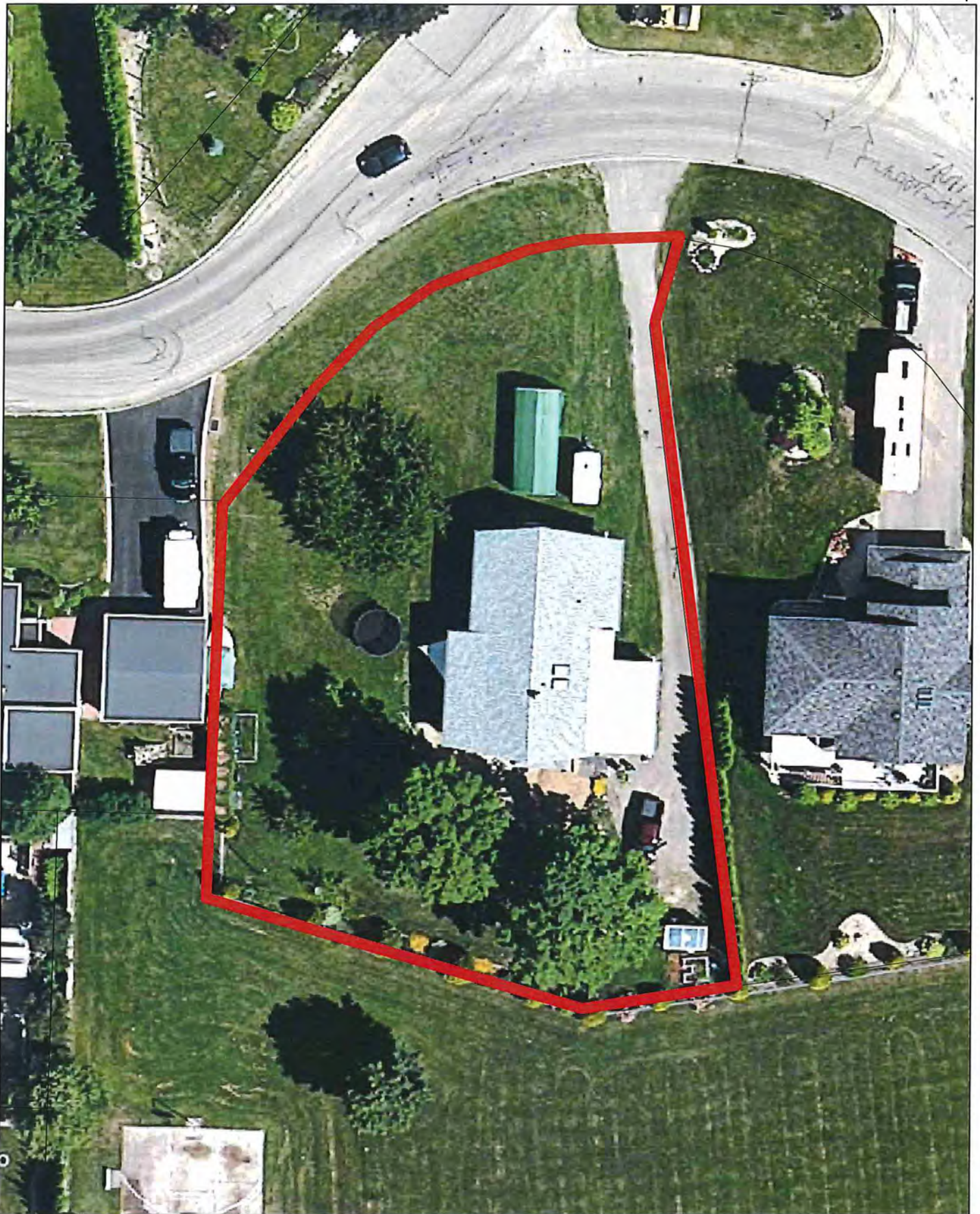

Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 20 40 80 120 160 Meters



Subject Parcel:



0 3.75 7.5 15 22.5 30 Meters



Subject Parcel



0 15 30 60 90 120
Meters



Subject Parcel



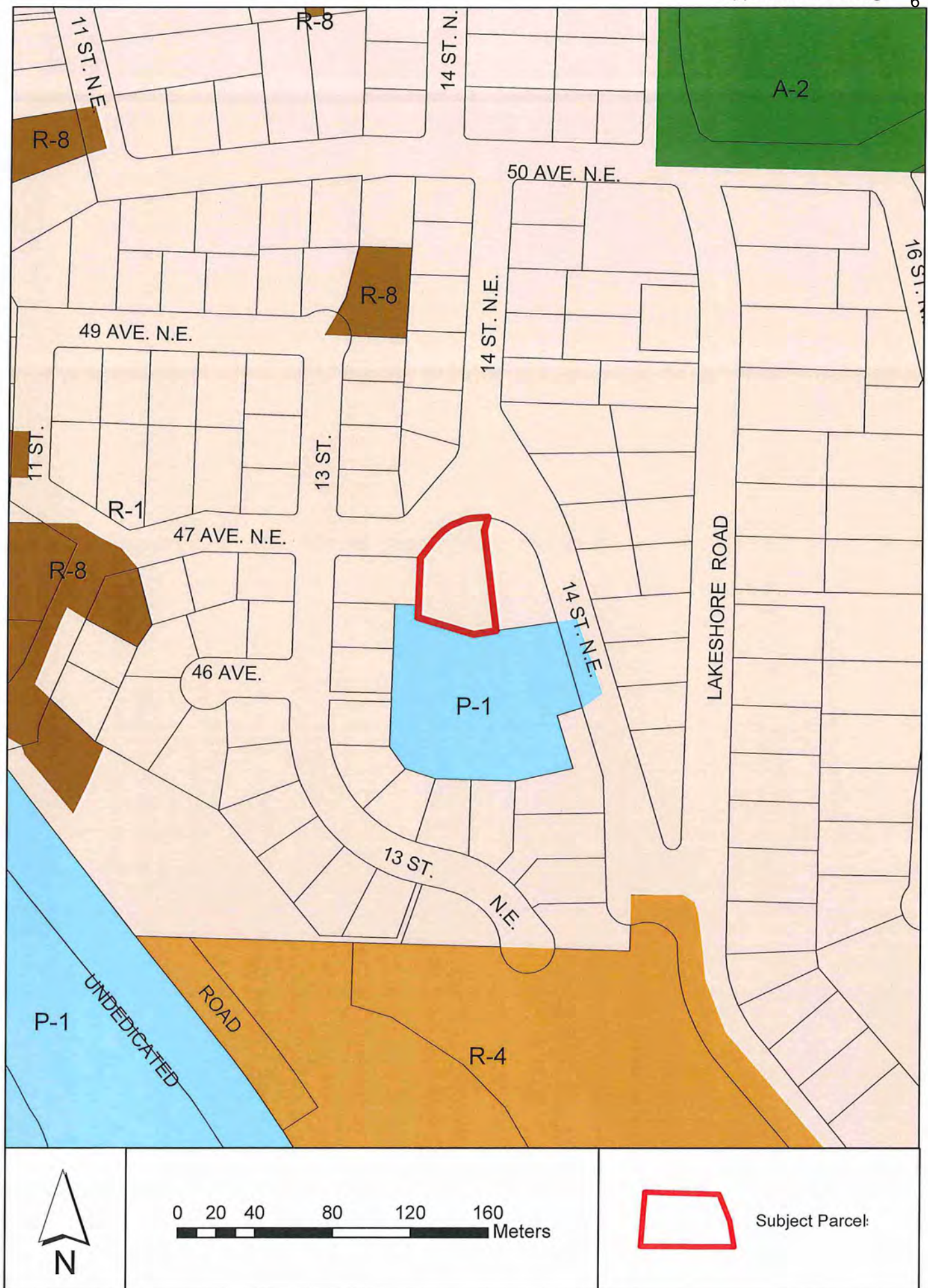
Low Density
Residential



Park



Acreage Reserve



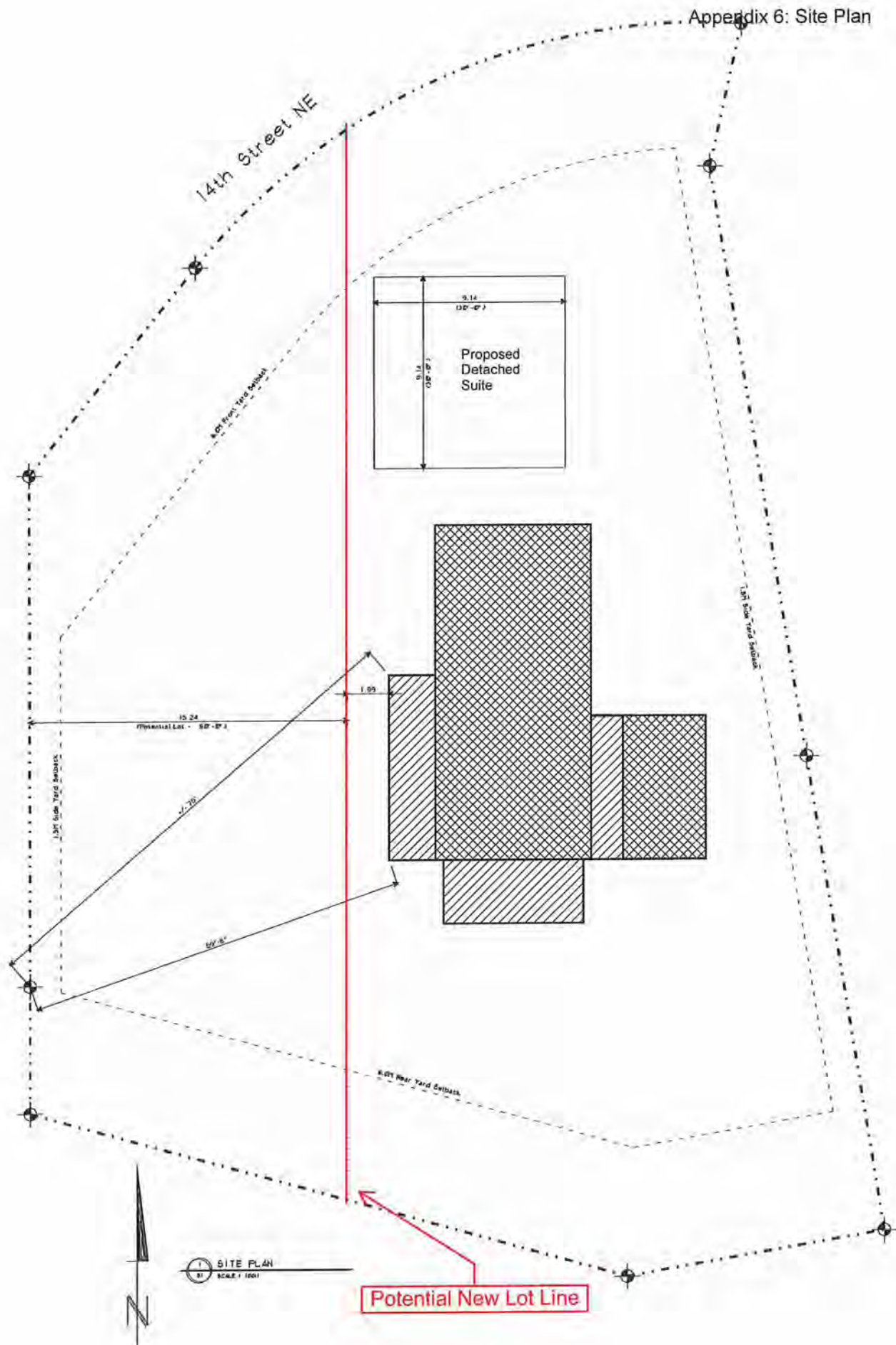
Appendix 5: Site Photos



View east of subject parcel from 47 Avenue NE.



View south-west of subject parcel from 14 Street NE.





City of Salmon Arm
Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: February 9, 2018

Subject: Zoning Bylaw Amendment Application No. 1120

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 42698
 Civic: 1370 Auto Road SE
 Owner: Butler, L

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 13, Township 20, Range 10, W6M, KDYD, Plan 42698 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 1370 Auto Road SE and currently contains a single-family dwelling (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-8 (Residential Suite) in order to permit development of a *detached suite* (form to be determined). Additionally, an application to subdivide has been submitted (SUB18-01). The applicant intends to potentially build a *detached suite*, and to create the potential for a new residential lot to be developed including one single family dwelling with either a *secondary suite* or *detached suite*.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 and 4). The subject parcel is located in the Hillcrest area which is largely comprised of a mix of residential (R-1, R-4, R-7 and R-8) zoned parcels. There are currently 12 R-8 zoned parcels within close proximity of the subject parcel.

The large subject parcel is just under 0.7 acres in area and meets the conditions of minimum parcel area and minimum parcel width as specified by the proposed R-8 zone. Site photos are attached as Appendix 5. The intent of the applicant is to subdivide the parcel (concept attached as Appendix 6), which would allow for the creation of one new parcel of approximately 950 square metres and the future construction of a new single family dwelling potentially containing a *secondary suite* or a *detached suite*.

As shown in the conceptual site plan, the subject parcel is affected by a road reserve covenant for a future road to provide access to a portion of the subject parcel, as well as to lands beyond. This remains in place to support future development.

Any development of a single family dwelling, *secondary suite* or *detached suite* would require a building permit and will be subject to Zoning Bylaw regulations, BC Building Code requirements, and applicable Development Cost Charges.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on the parcel area, the lot as it presently exists has potential for the development of either a *secondary suite* or a *detached suite*, including sufficient parking to serve the suite.

COMMENTSEngineering Department

No concerns. Full comments provided with associated subdivision application. Owner required to install water metre(s) at time of building permit

Building Department

No Concerns with rezoning. With no site plan provided to illustrate proposal, unable to determine setbacks or limiting distance.

Recommendation to consider any future setbacks related to proposed new lot. A secondary suite is subject to BC Building Code requirements.

Fire Department

No concerns.

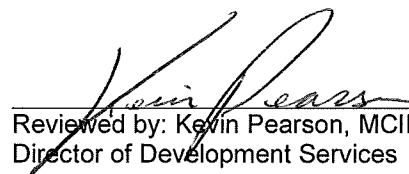
Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a single family dwelling, a *secondary suite* or *detached suite* will require a building permit and will be subject to meeting Zoning Bylaw regulations, BC Building Code requirements, and applicable Development Cost Charges.

The large parcel is well-suited to R-8 development from the perspective of staff. The proposed subdivision which would result in a new lot should the applicant proceed, substantially aligns with existing development patterns in the area.



Prepared by: Chris Larson
Planning and Development Officer



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



0 25 50 100 150 200 Meters



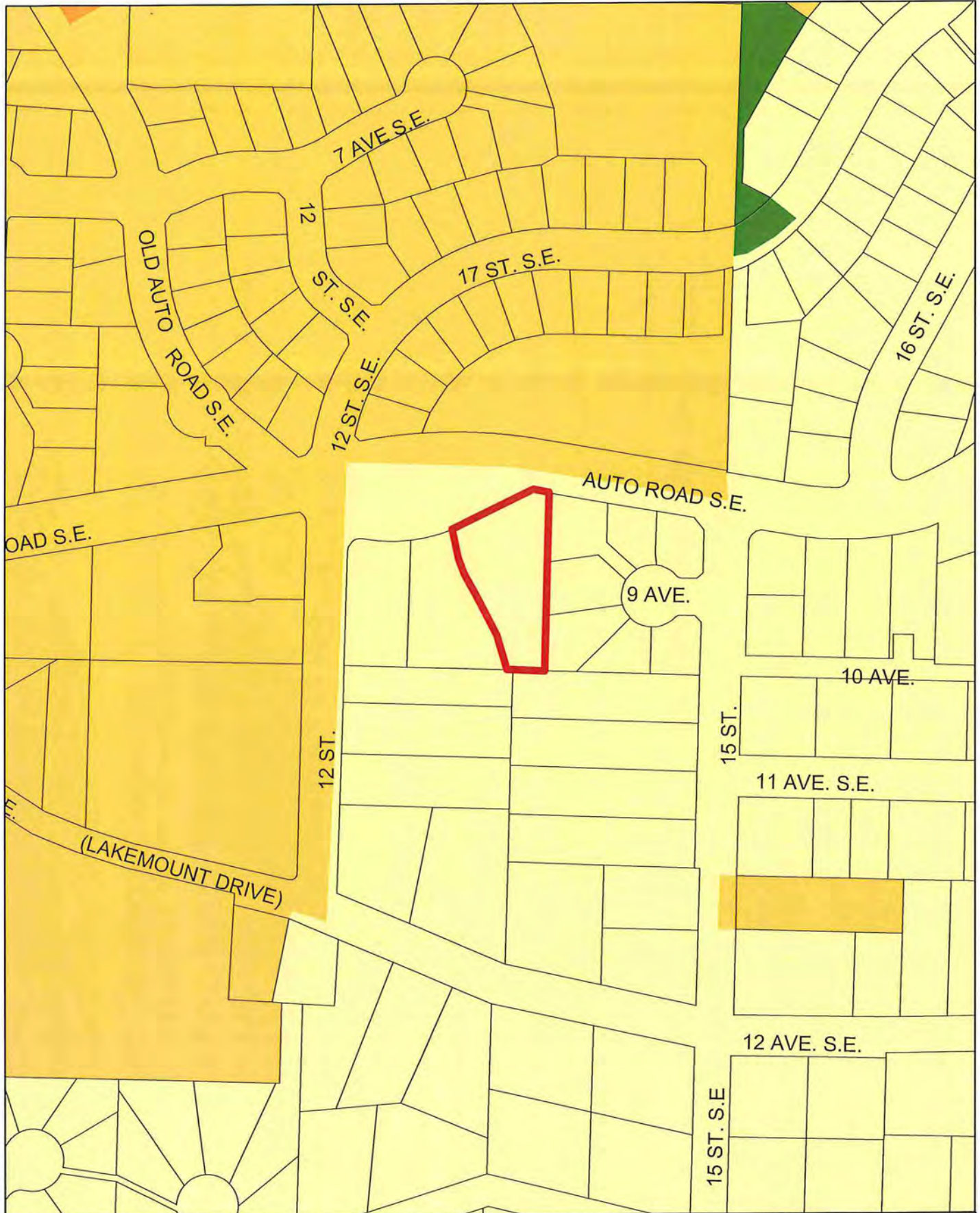
Subject Parcel



0 5 10 20 30 40 Meters



Subject Parcel



0 15 30 60 90 120 Meters



Subject Parcel



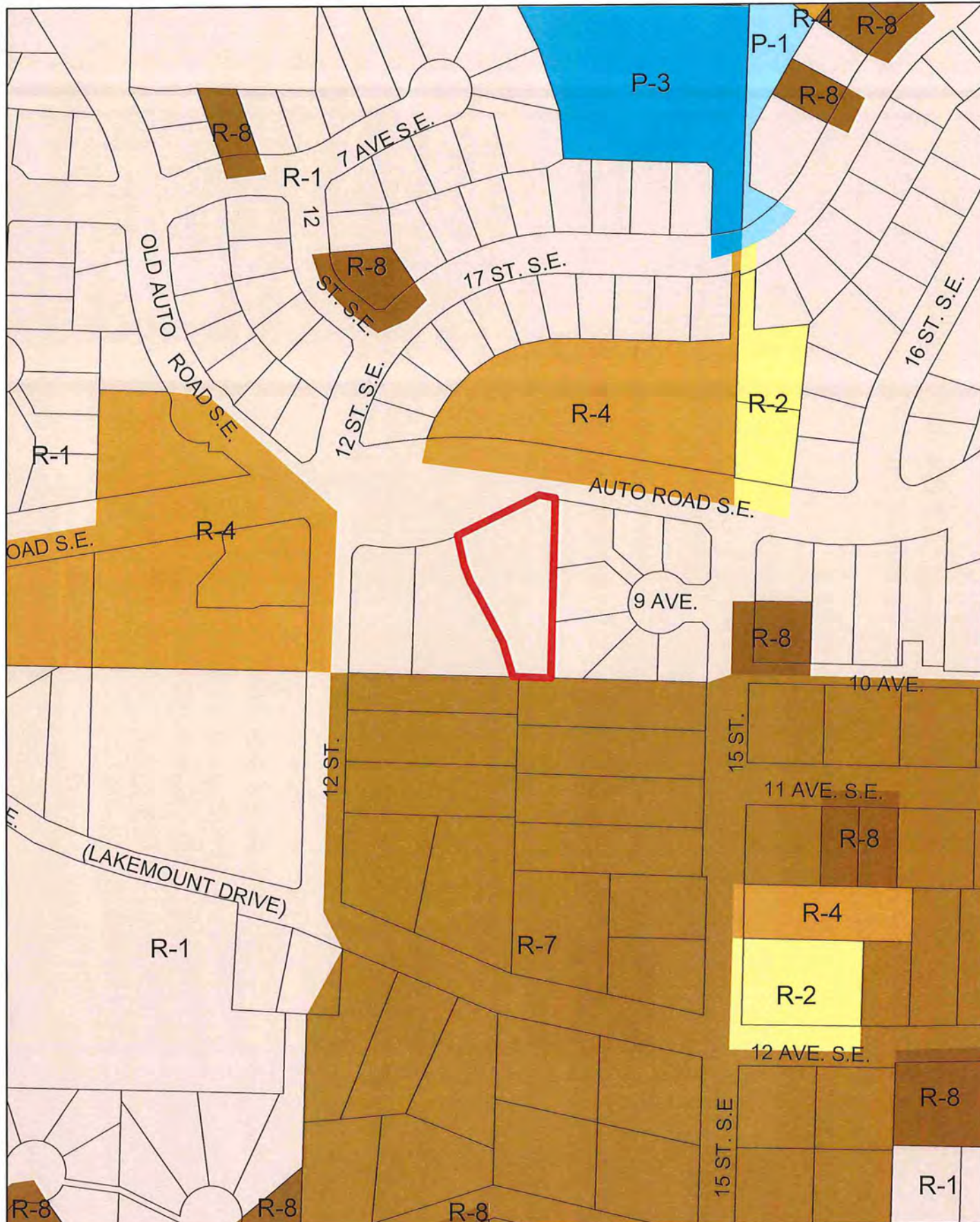
Park



Low Density Residential



Medium Density Residential



0 25 50 100 150 200 Meters



Subject Parcel



View of subject parcel south from Auto Road.



View of subject parcel south-east from Auto Road.

