



## **DEVELOPMENT and PLANNING SERVICES COMMITTEE**

**April 18, 2017**

City of Salmon Arm

**Room 100**

City Hall, 500 - 2 Avenue NE

**8:00 a.m.**

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Page #	Section	Item#
	<b>1.</b>	<b><u>CALL TO ORDER</u></b>
	<b>2.</b>	<b><u>REVIEW OF THE AGENDA</u></b>
	<b>3.</b>	<b><u>DECLARATION OF INTEREST</u></b>
	<b>4.</b>	<b><u>PRESENTATION</u></b> n/a
	<b>5.</b>	<b><u>REPORTS</u></b>
1 – 8	5.1	ZON-1088, Raspberry, B. & W. / Browne & Johnson Land Surveyors, 921 & 941 Harbourfront Drive NE, R-7 to R-8
9 - 16	5.2	VP-453, 1001833 BC Ltd. / Browne Johnson Land Surveyors, 4580 – 71 Avenue NE, Setback Variance
	<b>6.</b>	<b><u>FOR INFORMATION</u></b>
17 - 18	6.1	How Municipalities Can Influence GHG Emissions
	<b>7.</b>	<b><u>IN CAMERA</u></b> n/a
	<b>8.</b>	<b><u>LATE ITEM</u></b> n/a
	<b>9.</b>	<b><u>ADJOURNMENT</u></b>

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<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: April 4, 2017

Subject: Zoning Bylaw Amendment Application No. 1088

Legal: Lot 3 & 4, Sections 14 & 23, Township 20, Range 10, W6M, KDYD, Plan KAP73359

Civic: 921 & 941 Harbourfront Drive NE

Owner/Applicant: Raspberry, B. & W.

#### MOTION FOR CONSIDERATION

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lots 3 & 4, Sections 14 & 23, Township 20, Range 10, W6M, KDYD, Plan KAP73359 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone).

**AND FURTHER THAT:** final reading of the zoning amendment bylaw be withheld subject to:

1. Registration of Section 219 *Land Title Act* covenant(s) registered on title ensuring compliance with Provincial Riparian Areas Regulation, saving the city harmless from any liability or damages that may arise in the future; and
2. Approval by the Ministry of Transportation and Infrastructure.

#### STAFF RECOMMENDATION

**THAT:** The motion for consideration be adopted.

#### PROPOSAL

The subject parcels are located at 921 and 941 Harbourfront Drive NE (Appendix 1 and 2). The proposal is to rezone both parcels from R-7 (Large Lot Single Family Residential) to R-8 (Residential Suite) to permit the development and subsequent use of a single-family home and secondary suite on each lot.

#### BACKGROUND

The subject parcels are located on the waterfront off of Harbourfront Drive to the east of Marine Park. They are both approximately 0.6 acres in size each, and currently undeveloped. The parcels are designated Low Density Residential in the City's Official Community Plan (OCP).

The subject parcels are zoned R-7 (Large Lot Single Family Residential) in the Zoning Bylaw. The surrounding area is largely comprised of R-7 and R-8 zoned parcels, with parcels zoned for commercial use further to the west. There are seven parcels within close proximity zoned R-8 (see Appendix 3).

A site plan of the parcels is attached as Appendix 4, while site photos are attached as Appendix 5. While the building massing has yet to be determined, it is expected to be similar to development on neighbouring properties along Harbourfront Drive. The applicant has reported to staff that a QEP has been contracted to address the siting with respect to the Provincial Riparian Areas Regulation.

**Secondary Suites**

Policy 8.3.25 of the OCP provides for the consideration of either a secondary or detached suite in Low Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on Zoning Bylaw requirements, both of the subject parcels have potential for the development of a secondary suite or a detached suite, including sufficient space for the required additional off-street parking stall to serve the suite.

**Riparian Areas Regulation**

As the properties are adjacent to Shuswap Lake, it is important to note that development within 30 m of the high water mark is subject to the Provincial Riparian Areas Regulation (RAR) and a Qualified Environmental Professional (QEP) must complete an assessment for the property on behalf of the applicant to guide the proposed development. The homes along Harbourfront Drive have largely been constructed within 30 m of the high water mark, and have all largely involved a QEP and RAR assessment report. As per the policies under section 5.4 of the OCP, a Section 219 Land Title Act covenant will be required to ensure either the protection of the RAR area or that any development within 30 metres of the high water mark complies with a QEP's RAR Assessment.

**COMMENTS****Ministry of Transportation and Infrastructure**

Pursuant to Section 52 of the *Transportation Act*, approval of the zoning amendment bylaw by the Ministry is required, as the parcel is within 800 m of a Controlled Access Highway (Trans Canada Highway). The Ministry has granted Preliminary Approval for this rezoning.

**Engineering Department**

No objections to the proposed rezoning.

**Building Department**

No concerns with rezoning. BC Building Code to apply.

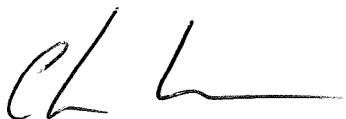
Development Cost Charges (DCCs) are payable at the time of Building Permit for a Detached Suite in the amount of \$6,064.31 (same as the DCCs for a High Density Residential Unit).

**Fire Department**

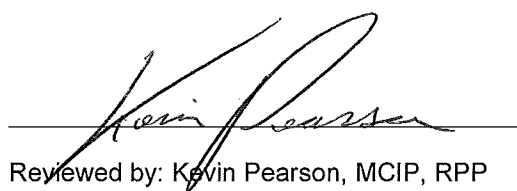
No concerns.

**Planning Department**

The proposed R-8 zoning of the subject parcels is consistent with the OCP and is therefore supported by staff. Any development of a secondary suite (either within a home or detached) would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements. The owner/applicant has been advised of the City's policies with respect to the Provincial Riparian Areas Regulations.



Prepared by: Chris Larson, MCP  
Planning and Development Officer

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





0 45 90 180 270 360 Meters



Subject Parcel



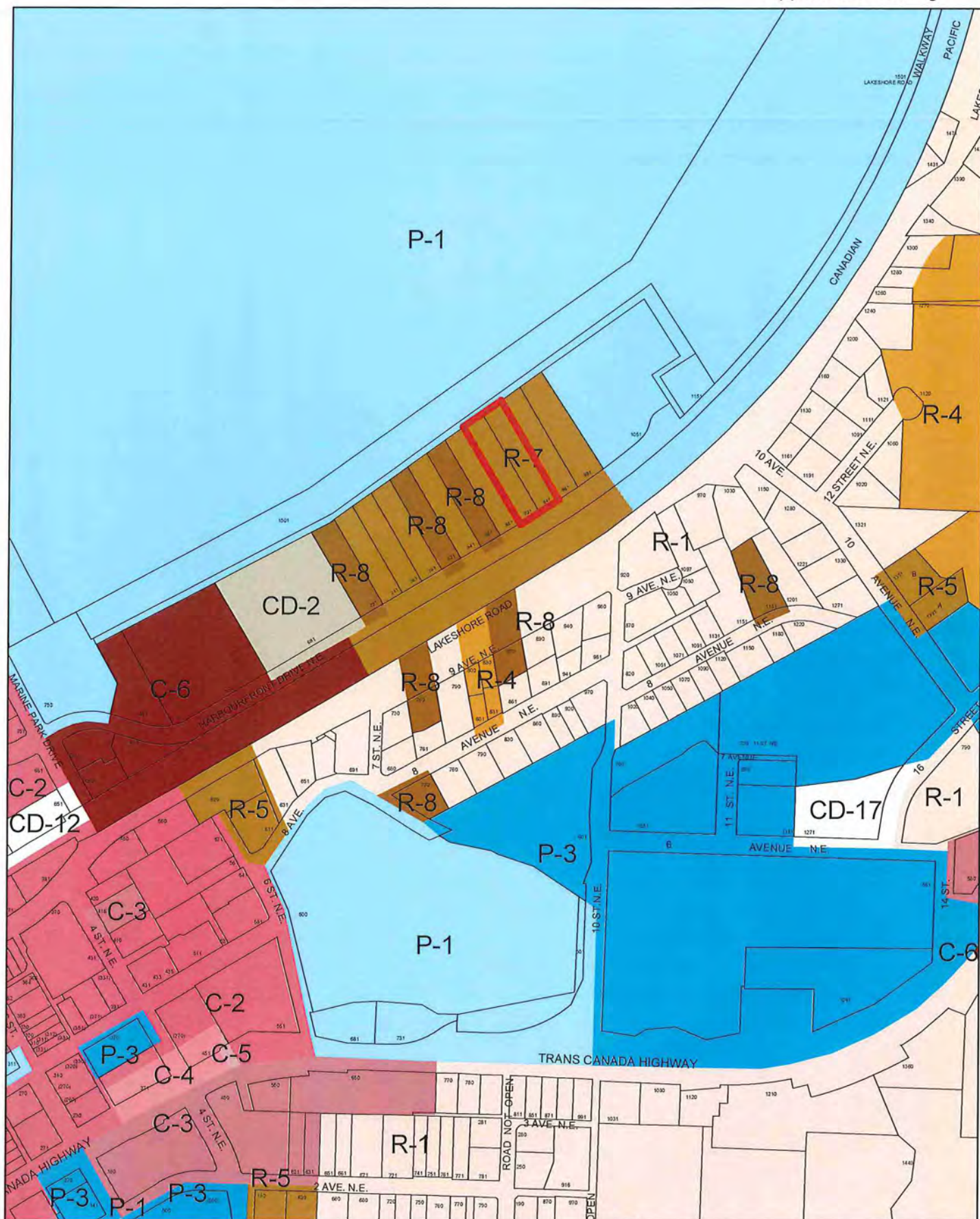


0 5 10 20 30 40  
Meters



Subject Parcel





0 45 90 180 270 360 Meters



Subject Parcel

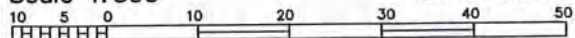


# Site Plan of Lots 3 & 4, Sec 14 & 23, Tp 20, R 10, W6M, KDYD, Plan KAP73359

Appendix 4: Site Plan

Scale 1:500

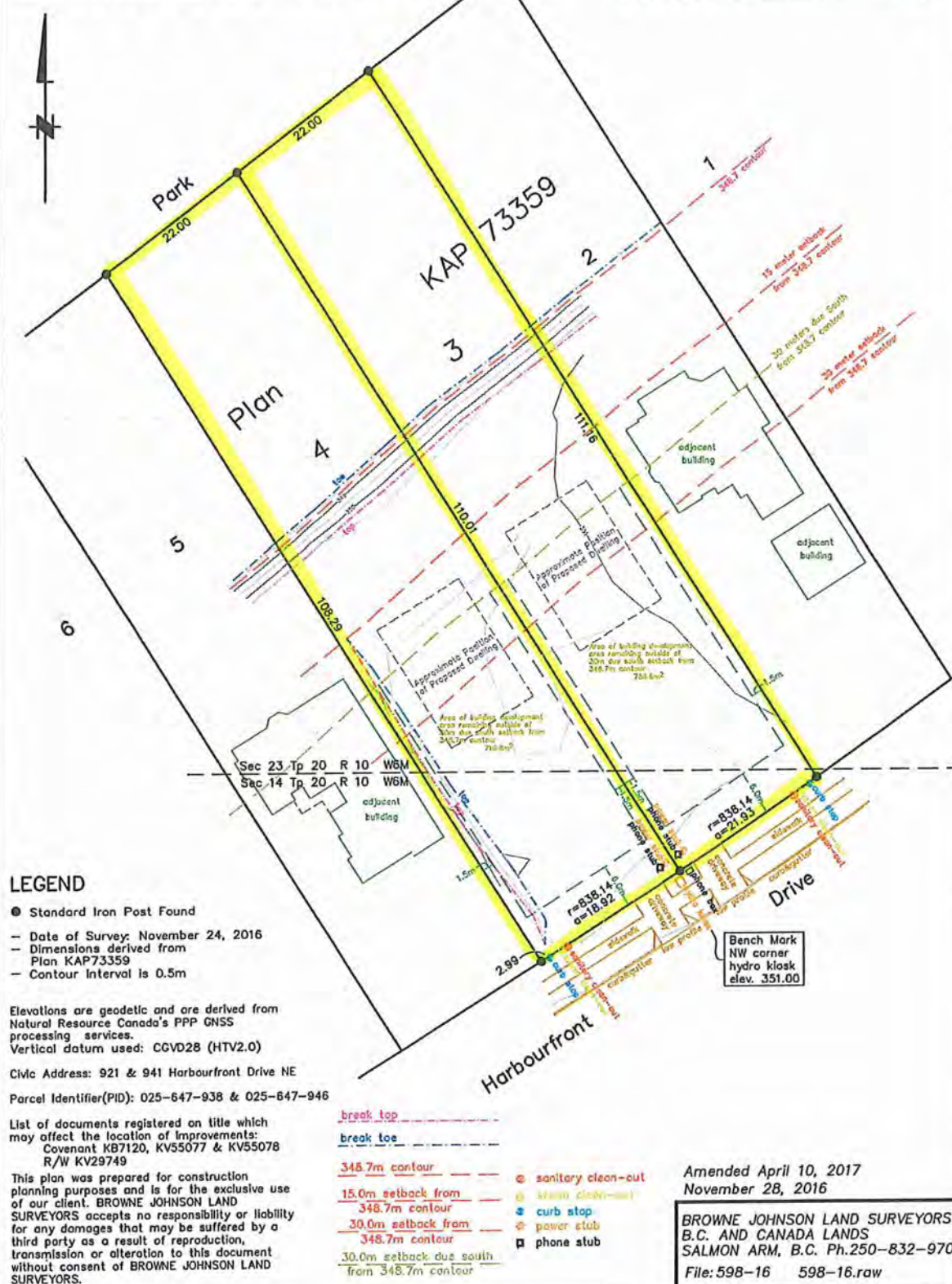
BCGS 82L.074



All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500

NOTE:  
Setbacks per R8 Zoning







View north over subject parcels showing adjacent properties.



View west over subject parcels showing adjacent properties.

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*City of Salmon Arm*

*Development Services Department Memorandum*

TO: Her Worship Mayor Cooper and Members of Council

DATE: April 11, 2017

SUBJECT: Variance Permit Application No. VP-453 (Setbacks)  
 Legal: Lot 15, Section 6, Township 21, Range 9, W6M KDYD, Plan EPP67163  
 Civic Address: 4580 -71 Avenue NE  
 Owner: 1001833 BC Ltd. (Dave Barnard)  
 Applicant: Browne Johnson Land Surveyors

**MOTION FOR CONSIDERATION**

THAT: Development Variance Permit No. VP-453 be authorized for issuance for Lot 15, Section 6, Township 21, Range 9, W6M, KDYD, Plan EPP67163 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 6.10.1 Minimum Setback of Principle Building - decrease the minimum setback of a principle building from the front parcel line from 6.0 m to 5.0 m.
2. Section 6.10.2 Minimum Setback of Principle Building - decrease the minimum setback of a principle building from the rear parcel line from 6.0 m to 4.0 m.

**STAFF RECOMMENDATION**

THAT: The motion for consideration be adopted.

**PROPOSAL**

The subject property is located at 4580 – 71 Avenue NE (APPENDICES 1 and 2). The property is located in the Parks Edge subdivision in Canoe and is currently vacant. The applicant is requesting that the front parcel line be reduced from 6.0 metres to 5.0 metres and the rear parcel line setback be reduced from 6.0 metres to 4.0 metres to accommodate a single family dwelling. The existing lot dimensions and the proposed building envelope is shown in APPENDIX 3.

The applicant has provided a rationale letter attached as APPENDIX 4 and site photos are attached as APPENDIX 5.

**BACKGROUND**

The property is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the City's Zoning Bylaw. Adjacent land uses include the following:

North: 71 Avenue NE / Dedicated Park  
 South: Single Family Residential (R-1) / Dedicated Park  
 East: 71 Avenue NE / Single Family Residential (R-1)  
 West: Dedicated Park

COMMENTSFire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns.

Planning Department


The applicant is requesting two variances to the Zoning Bylaw to allow for the construction of a single family dwelling. The subject property is currently vacant and is part of the recently subdivided Parks Edge development. The lot is 581.1 m<sup>2</sup> in size, and has 28.2 m of frontage along 71 Avenue NE. The property is quite wide and narrow in depth however is well above the 450 m<sup>2</sup> minimum lot size allowed for the R-1 (Single Family Residential) zone.

In general, setbacks help ensure adequate separation between building sites on adjoining properties for privacy, aesthetics and fire safety reasons. In this case the variances are to the front yard, fronting 71 Avenue NE, and the rear yard, which backs onto dedicated parkland. If the variances were granted it would provide for a building envelope of 298.3 m<sup>2</sup> (3,210.8 ft<sup>2</sup>).

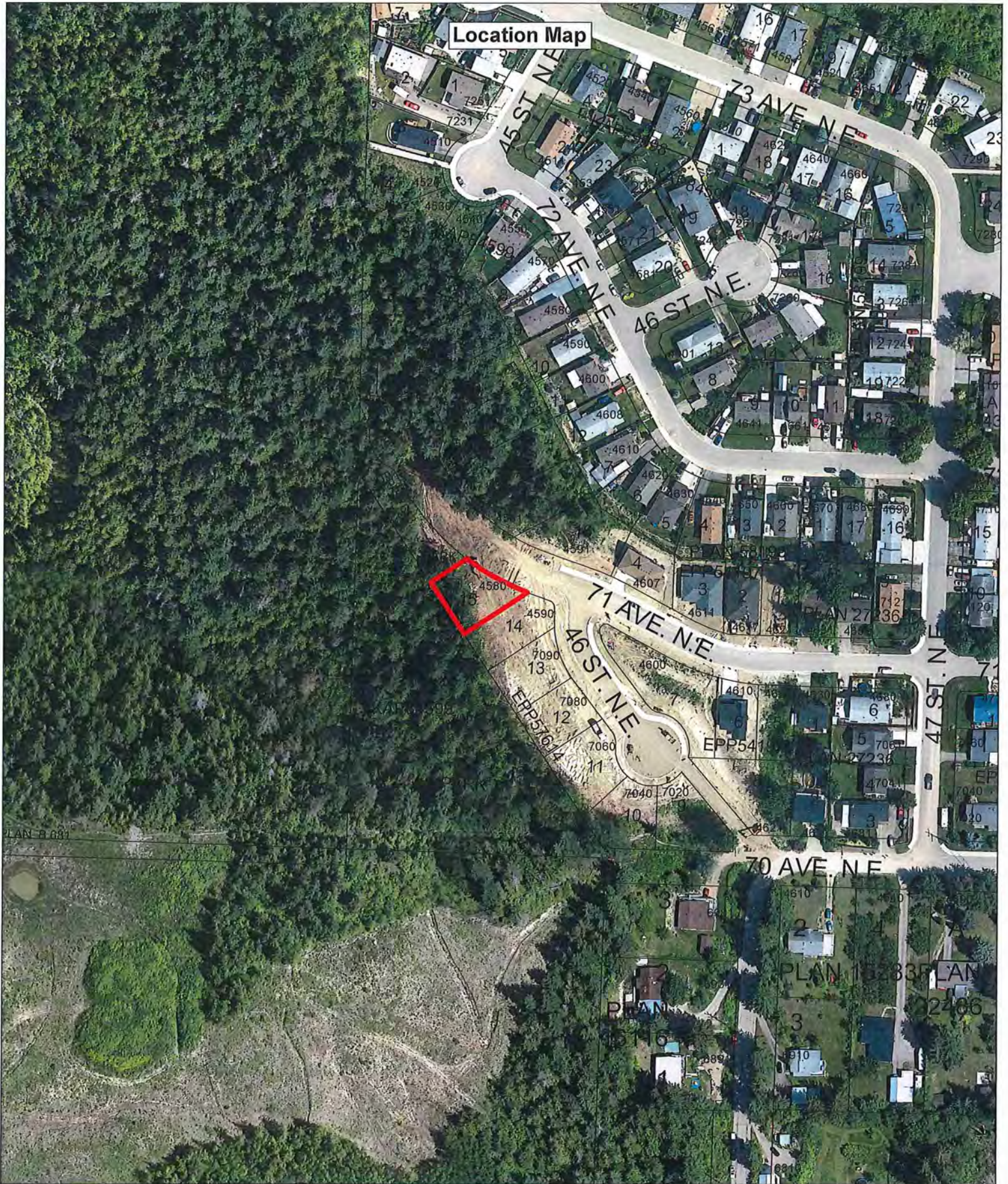
CONCLUSION

The requested variance to reduce the front and rear parcel lines to accommodate the construction of a single family dwelling are recommended for approval by staff for the following reasons:

1. The requested variances would create an expanded building envelope for construction with no anticipated negative impacts to aesthetics, privacy, or fire safety.
2. The subject property is next to dedicated park on the north and west boundaries and has only one directly adjacent neighbor to the south. The shape and building envelope of the neighboring lot is longer and narrower than the subject property which creates an offset in front yard setbacks regardless of any variances. Therefore, there are no anticipated negative impacts to the streetscape.

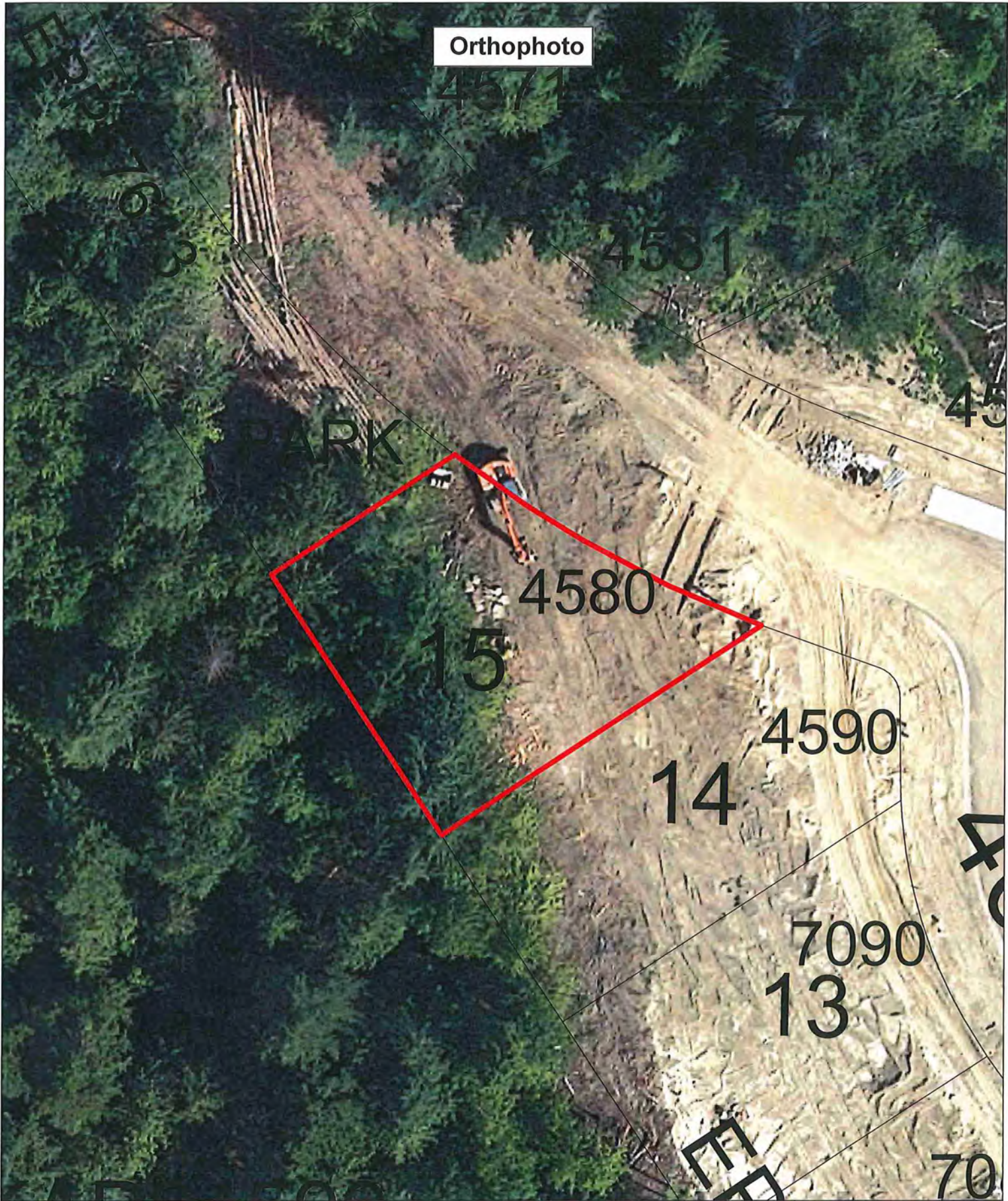
  
Prepared by: Wesley Miles, MCIP, RPP  
Planning and Development Officer  
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services





Location Map





Orthophoto

4571

4581

45

PARK

4580

15

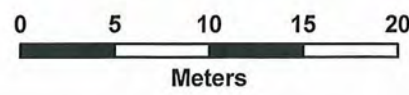
4590

14

7090

13

70

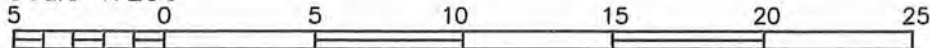


Subject Parcel

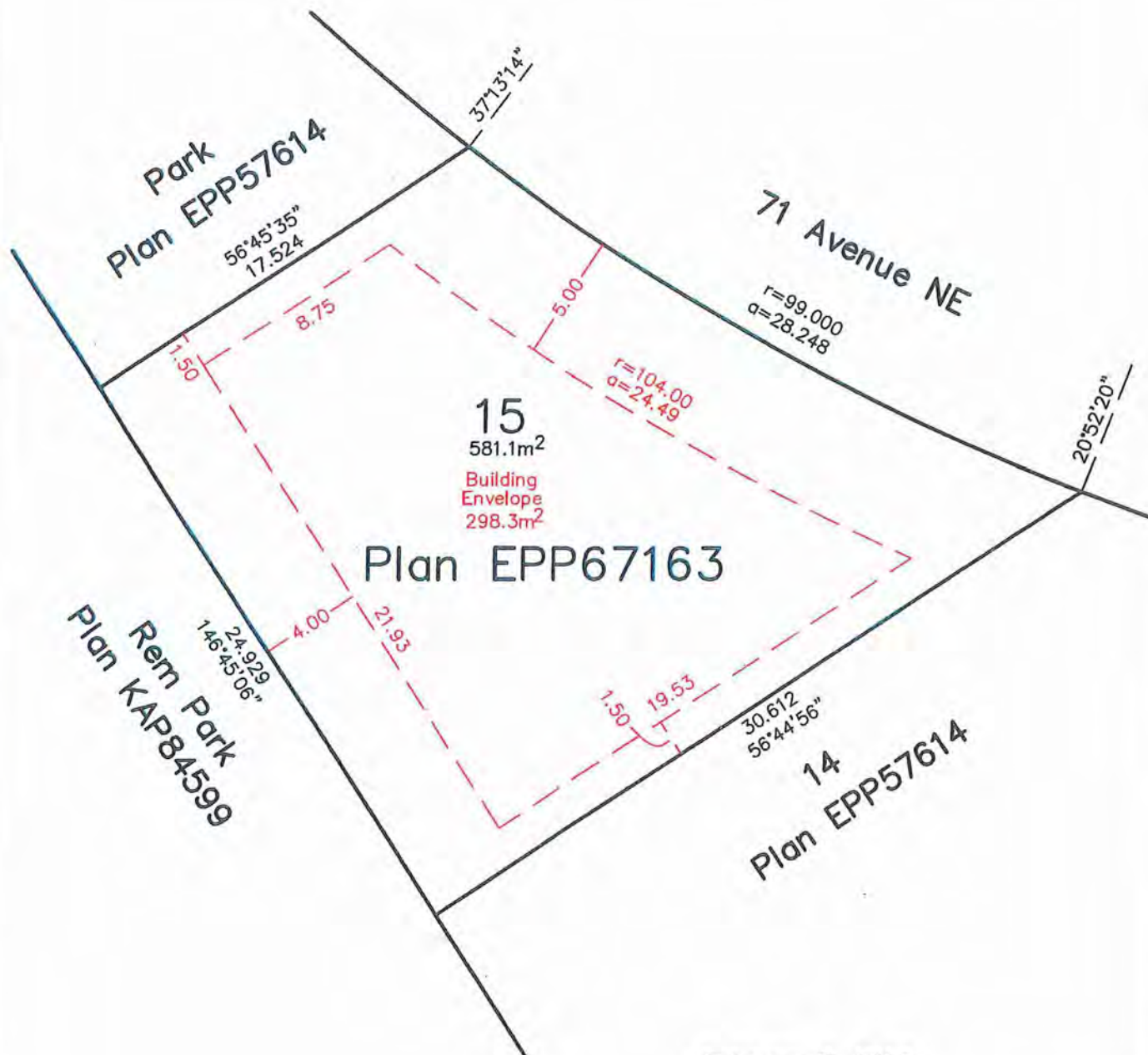


Plan Showing Building Envelope  
on Lot 15, Sec 6, Tp 21, R 9,  
W6M, KDYD, Plan EPP67163

Scale 1:250



All distances are in metres.



February 7, 2017

BROWNE JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. Ph.250-832-9701  
File: 639-16 sketch 244-16.raw

## **BROWNE JOHNSON LAND SURVEYORS\***

British Columbia and Canada Lands  
Salmon Arm, B.C. V1E 4N5

OFFICE: 201-371 Alexander St.  
MAIL: P.O. BOX 362  
TELEPHONE: (250) 832-9701  
FAX: (250) 832-8004  
EMAIL: office@brownejohnson.com

Our File 639-16  
Your File

January 24, 2017

Kevin Pearson  
Director of Development Services  
City of Salmon Arm  
Box 40 500 2<sup>nd</sup> Ave SE  
Salmon Arm, BC V1E 4N2

Re: Variance Permit Application for Lot 15, Section 6, Township 21, Range 9,  
W6M, KDYD, Plan EPP67163

Dear Kevin:


Further to the attached variance permit application regarding the above described property,  
I offer the following:

1. Variance to Zoning Bylaw (section 6.0). We are requesting the required frontage setback of 6.0m be varied to 5.0m and rear setback of 6.0m be varied to 4.0m for Lot 15, Plan EPP67193.

The main reason for requesting the setback variance is that the lot has reduced depth along the northerly side and the variance will provide better utilization of the land and allow for a home that will conform to the form and character of the development. Reducing the front set back from 6.0m to 5.0m will still allow sufficient depth for off street parking within the lot. The variances should have little impact on adjoining property owners, as the north and west boundaries of the lot are adjacent to Parklands.

Based on the information outlined above, we respectfully request that the city consider granting the requested variances. Please let me know if you have any questions or require more information.

Thank you for your consideration of this matter.



J.C. Johnson BCLS, CLS



## APPENDIX 5



Photo 1: Photo looking south-east down 71 Avenue NE and the neighboring single family development.

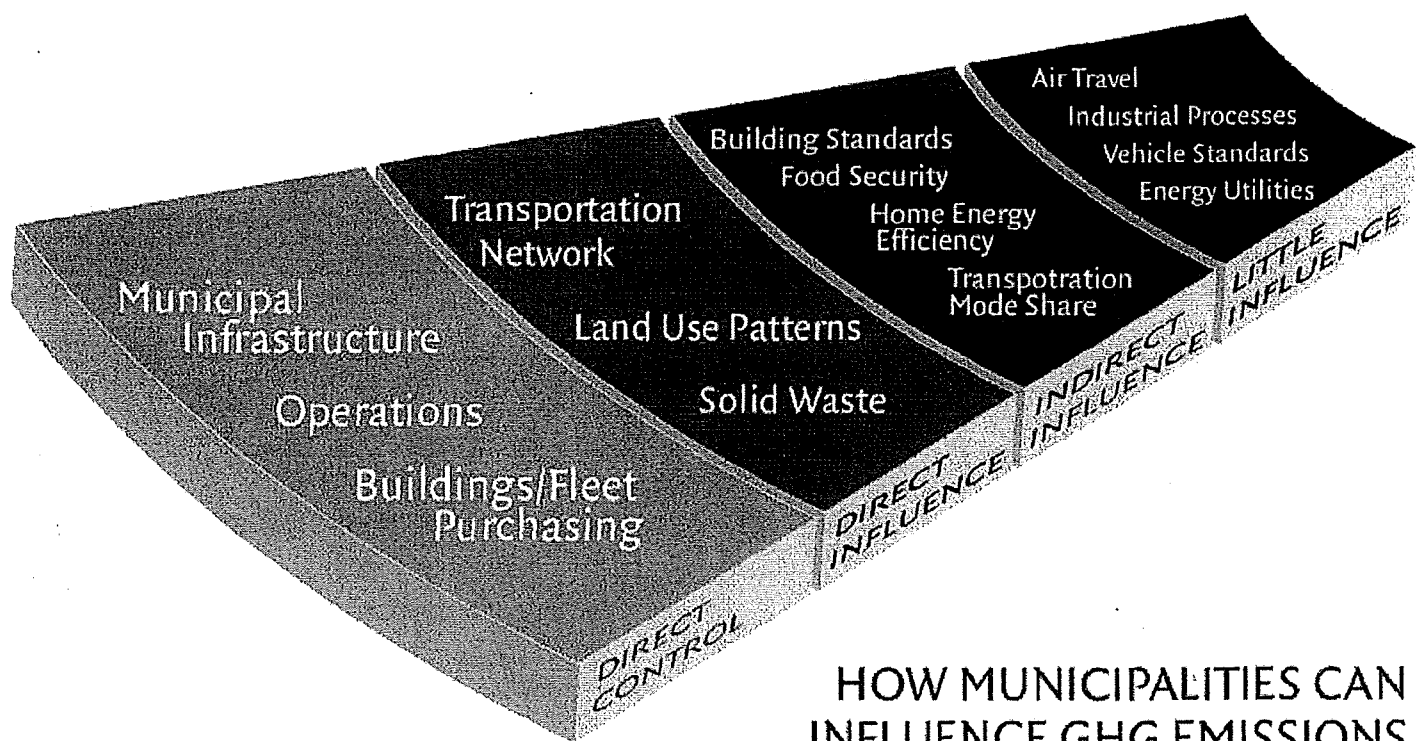


Photo 2: Photo looking west at the subject property and dedicated parkland to the north-west.

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Local government influence ranges from control to light influence



## HOW MUNICIPALITIES CAN INFLUENCE GHG EMISSIONS

BC MAYORS  
CLIMATE  
LEADERSHIP  
COUNCIL

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