



DEVELOPMENT and PLANNING SERVICES COMMITTEE

September 05, 2017

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 – 14	5.1	ZON-1101, Farm Home Plate Regulations – Text Amendment
15 – 28	5.2	ZON-1104, Arsenault, I. / Browne Johnson Land Surveyors, 1017 – 10 Avenue SE – R-1 to R-4
29 – 38	5.3	ZON-1106, Parrell, S., 4641 – 40 Avenue SE – A-2 to M-1
39 - 46	5.4	VP-463, Ancill, A. / Guenther, K., 4680 – 56 Street NW – Height Variance
	6.	<u>IN CAMERA</u>
	7.	<u>FOR INFORMATION</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
Memorandum from the Director of Development Services

TO: Her Worship Mayor Cooper and Council

DATE: August 28, 2017

SUBJECT: Zoning Amendment Application No. ZON – 1101 (City of Salmon Arm)
Farm Home Plate Regulations

STAFF RECOMMENDATION

THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1. Section 2 – Definitions – Add the following:

BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre lines of firewalls.

2. Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) – Add the following:

Maximum Residential Building Area

The maximum combined *building area* for all *dwelling units* (single family dwelling, detached suite and farm help) shall be no greater than 500 m² (5,382 ft²).

PURPOSE

The intent of this report is to recommend amendments to the agricultural zones of Zoning Bylaw No. 2303 which would restrict the maximum size of a principle dwelling and detached suites on agricultural lands both inside and outside of the Agricultural Land Reserve (ALR).

BACKGROUND

Staff review of Farm Home Plate (FHP) regulations began in early 2017 after Council directed staff to provide an informational report on the siting and size of residential buildings on agricultural land. An informational report was provided to Council (APPENDIX 1) at the Regular Council Meeting of June 12, 2017 where Council made a motion requesting staff to draft bylaw amendments for size and footprint of farm residential uses in conjunction with Ministry of Agriculture's recommended standards and similar BC local governments for all lands zoned for agriculture (A-1, A-2, A-3, CD-3, and CD-18 Zone), including lands in the ALR.

PLANNING

Staff are recommending simplified bylaw amendments to limit the footprint or building area of residential dwellings on agricultural land. The term building area, instead of footprint, was chosen as it is consistent with the BC Building Code and is intended to provide greater clarity. The term footprint can be used in multiple contexts which can cause confusion. The recommended building area for all permitted dwellings units on a subject property is suggested to be limited to 500 m² (5,382 ft²). Other FHP regulations that are recommended by the Ministry of Agriculture include setbacks and total footprint of all residential buildings and uses on a property. Staff do not recommend using these regulations for the following reasons:

1. Enforcement of a FHP area can be difficult due to landscaping, accessory buildings, driveways, pools etc. being included in the regulated area. Proper evaluation would require detailed information including site plans and all uses to be identified and outlined by the applicant.
2. Siting and setbacks of residential structures from a public road or highway would also involve greater level of staff review based on specific site characteristics, based on the premise of protecting the most capable agricultural soils. Determination of suitable building locations may involve reporting from a registered professional Agrologist at the applicant's expense.
3. The building area of dwelling units, as recommended, can be easily determined at the time of Building Permit and enforced through the issuance of the permit. This is intended to be a simple and efficient method of regulating residential impacts on agricultural land.



Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



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



City of Salmon Arm
Memorandum from the Director of Development Services

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: May 17, 2017

SUBJECT: Informational Report - Farm Home Plate Regulations

FOR INFORMATION

PURPOSE

At the regular Planning and Development Services Meeting of March 6, 2017 the Committee made a motion requesting staff to provide an information report on the siting and size of residential buildings on agricultural land. The purpose of this report is to provide Council with an overview of existing guidelines and potential regulations regarding residential and accessory residential buildings on agricultural lands commonly referred to as Farm Home Plate (FHP) regulations.

BACKGROUND

Currently, the City of Salmon Arm does not regulate the siting and size of residential buildings within the Agricultural Land Reserve (ALR) or agriculturally zoned lands beyond standard zoning setbacks. Further, the Agricultural Land Commission (ALC) and the BC Ministry of Agriculture also does not currently regulate the siting and size of residential buildings within the ALR. However, the Ministry has drafted documents which provide guideline standards (*Regulating the Siting and Size of Residential Uses in the ALR, September 2011* and *Guide for Bylaw Development in Farming Areas, 2015*). These documents provide the 'Ministers' Bylaw Standards' for local governments to implement and promote consistency for BC communities, without going as far as to implement them within provincial legislation.

COMMENTS

Agricultural Advisory Committee

The Report was reviewed by the Agricultural Advisory Committee (AAC) at its meeting of May 10, 2017. The Committee adopted the following resolution:

THAT: the Agricultural Advisory Committee believes it is important that we create a stable environment for the farming community to encourage long-term commitment and investment. The Committee recommends to Council that it adopt the Ministry of Agriculture's guidelines for farm residential use siting, footprint, and size with exemptions allowing for the use of poor agricultural land where appropriate.

Minutes from the May 10, 2017 AAC meeting are attached as APPENDIX 3.

Planning

The goal of implementing FHP regulations is to limit the impact of residential development on agricultural land. The Ministry of Agriculture recommends the following means to achieve this:

1. Regulating the siting of residential uses;
2. Restricting the size of the farm residential footprint; and
3. Restricting the size of the farm residence.

Farm residential uses include but are not exclusive to; farm residences, detached garages or carports, decorative landscaping, recreational facilities (i.e. swimming pools & tennis courts), and related infrastructure (i.e. sewage septic systems & residential water well systems).

Siting of Farm Residential Uses

The maximum setback of residential uses from a public road or highway is recommended to be restricted by Ministry standards. This would set maximum setbacks from the front parcel and exterior parcel line (when located on a parcel with multiple road frontages). The recommended setback for the FHP is 60 m, with the back of the dwelling restricted to 50 m to allow for a 10 m backyard. In the circumstance of a narrow lot width the maximum FHP is suggested to be extended to 100 m in depth from the road for accessory residential buildings however the maximum setback to the rear of the dwelling is maintained at 50 m.

Farm Residential Footprint

The Ministry's preferred approach to residential footprint is for the local government to establish farm residential footprint size be commensurate with urban or suburban lot areas. However, it is understood that the urban lot areas may be much smaller than what could be deemed appropriate for larger agricultural lots. City of Salmon Arm Zoning Bylaw No. 2303 requires a minimum lot size based on the residential zone as listed in the table below:

Zoning Bylaw No. 2303 Residential Zones	Minimum Lot Area M ²	Minimum Lot Area Ft ²
Medium Family (R-4)	300 m ²	3,229 ft ²
Single Family (R-1)	450 m ²	4,843 ft ²
Duplex Residential (R-2)	800 m ²	8,611 ft ²
Large Lot Single Family (R-7)	1,330 m ²	14,316 ft ²
Estate (R-9)	4,046 m ²	43,550 ft ²
<i>*Ministry of Agriculture Recommended Maximum Footprint</i>	<i>2,000m²</i>	<i>21,527 ft²</i>

The suggested maximum footprint area or FHP is 2,000 m² (21,527 ft²) plus 1,000 m² (10,763 ft²) for each additional dwelling unit permitted and another 35 m² (376 ft²) for farm worker accommodation. An example diagram of the Ministry of Agriculture's recommended residential footprint and maximum setbacks are shown in APPENDIX 1.

Size of Farm Residence

The Ministry's suggested maximum floor areas are 500 m² (5,382 ft²) for the principle farm residence, 300 m² (3,229 ft²) for each additional dwelling unit, and 15 m² (161.5 ft²) for additional farm worker accommodation. Residential footprint size statistics for Salmon Arm are not available; however staff estimates that the largest homes within the City have had footprints of approximately 278 m² or 3,000 ft², with some exceeding that size.

In review of other BC local governments there are approximately six or seven which have implemented similar FHP regulations and are concentrated mostly in the Lower Mainland. A list of known local governments who have adopted such regulations is shown below:

Local Government	Siting (Maximum Setback)	Footprint (Farm Home Plate)	Residence Size
Corporation of Delta	*60 m	3,600 m ²	330 m ² < 8 ha 465 m ² > 8 ha
District of Kent	*60 m	2,023 m ²	370 m ² < 8 ha 465 m ² > 8 ha
City of Surrey	*60 m	2,000 m ²	None
Port Coquitlam	*60 m	10 % of lot area or 2,000 m ² Max	500 m ²
City of Richmond	*60 m	None (Currently Under Review)	0.60 floor area ratio
Township of Spallumcheen	100 m (Properties < 5 ha)	None	None
City of Kelowna	**Farm Protection Development Permit	**Farm Protection Development Permit	**Farm Protection Development Permit
*Ministry of Agriculture Recommended Minimums	60 m	2,000 m ²	500 m ²

* Maximum Setback for the principle farm residence is 50 m with a 10 m backyard.

** The Farm Protection Development Permit involves application process, extensive guidelines (incorporated in the OCP) and staff review for all farm properties unless specifically excluded.

Local Government Act, Nonconforming Uses and Variances

As per the Local Government Act, any bylaw adopted by Council to further regulate the siting and size of residential farm buildings would come into effect immediately after adoption and apply to any new development. Any existing residential farm buildings which do not comply with the amended bylaws would be considered legal non-conforming. The structures would be permitted in their current state however bylaw changes could carry significant implications to future development and potentially external concerns such as home insurance, mortgage availability, reduced land value, etc.

In an overview analysis of existing agricultural properties in Salmon Arm, it is evident that a significant number of farm residences would be made legal non-conforming by adopting such regulations. Example mapping of existing rural areas including the Salmon Valley, Gleneden and North Broadview are shown in APPENDIX 2. In the scenario where existing or new development could not meet FHP regulations, an application for Development Variance Permit to reduce or waive those requirements could be made and would be subject to Council approval.

Detached Suites in the ALR

At the Regular Meeting of March 27, 2017 Council adopted OCP and Zoning Bylaw amendments to allow for detached suites in the ALR in accordance with Policy #8 and the ALCA and Regulations. Staff expect to enforce the size of any Detached Suite based on the 90 m² (968 ft²) permitted habitable space similarly to properties outside of the ALR. The location of the Detached Suites is not regulated outside of standard Zoning Bylaw setbacks. Generally, in staff's opinion, suites and accessory residential buildings are built in close proximity to the principle dwelling for driveway access and servicing reasons (sewer, water, power

etc.). However, this may not always be the case. Regulations to restrict accessory residential structures could be reviewed to mandate secondary dwellings to be located in close proximity to the principle dwelling.

OPTIONS


Based on the information provided staff present the following three options to Council:

1. Direct staff to draft bylaw amendments for siting, size and footprint of farm residential uses in conjunction with Ministry of Agriculture's recommended standards and similar BC local governments for all lands zoned for agriculture (A-1, A-2, A-3 and CD-3 Zone) including lands within the ALR.
2. Direct staff to draft bylaw amendments for siting, size and footprint on a more limited scale, such as limiting distance from a principle dwelling to a secondary dwelling (i.e. Detached Suite, Second Dwelling for Farm Help).
3. Determine that Council does not wish to proceed with consideration of any bylaw amendments and maintain the current regulatory scheme.

STAFF RECOMMENDATION

Due to relatively low levels of residential farm development pressure in Salmon Arm compared to the lower mainland and the restrictiveness of FHP regulations; staff does not support implementing further regulatory schemes. Staff understands the objective of the FHP regulations to protect agricultural land and capable soils, however believe the requirements would be too restrictive for local farmers and land owners. An increase in Development Variance Permit applications for non-conforming structures and new development would be anticipated, in addition to an increase to staff time to manage related issues.

If Council chose to proceed with implementation, staff could draft bylaw amendments for review and adoption by Council. In review of other jurisdictions, staff have noted that a number of other local governments have proposed FHP regulations and in some cases have received strong public opposition, and in particular from rural land and farm owners. Further public input, specifically from the agricultural community and rural land owners would be recommended.


Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer


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

APPENDIX 1

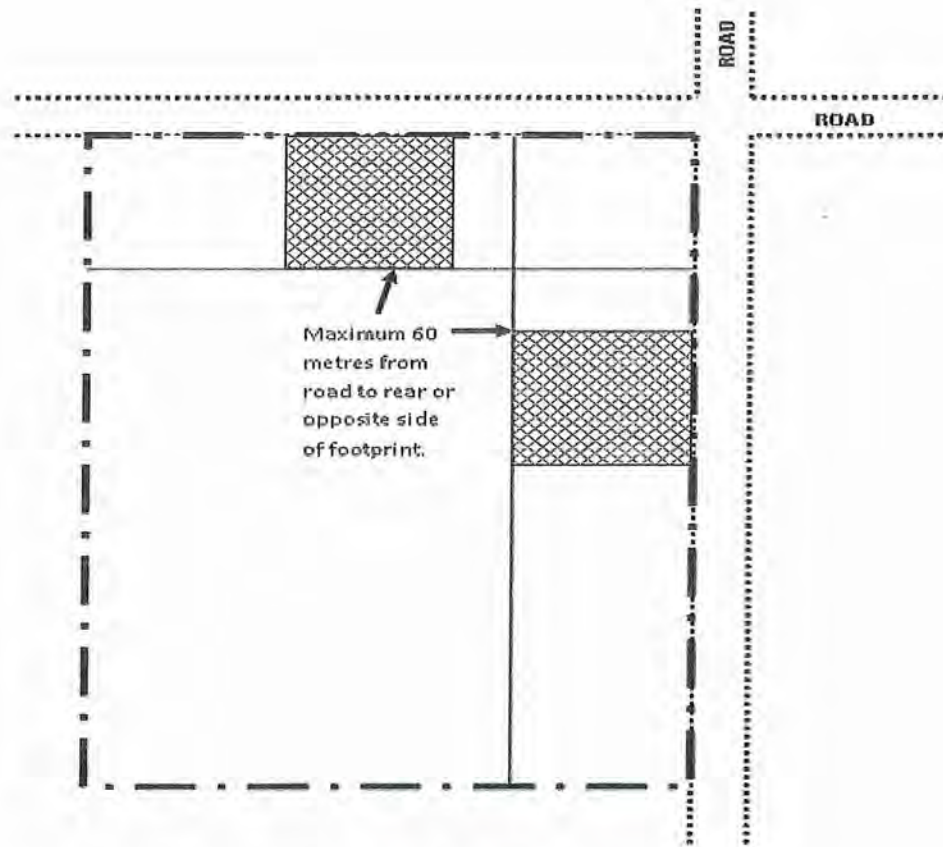


Figure 1: Example maximum setback - 60 metre for residential footprint.

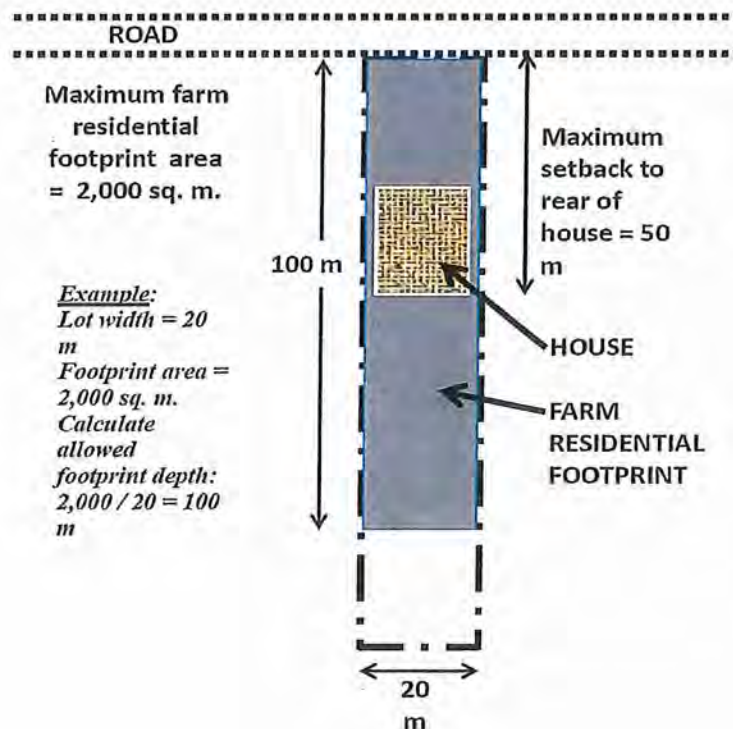
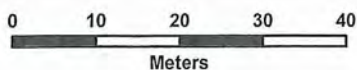



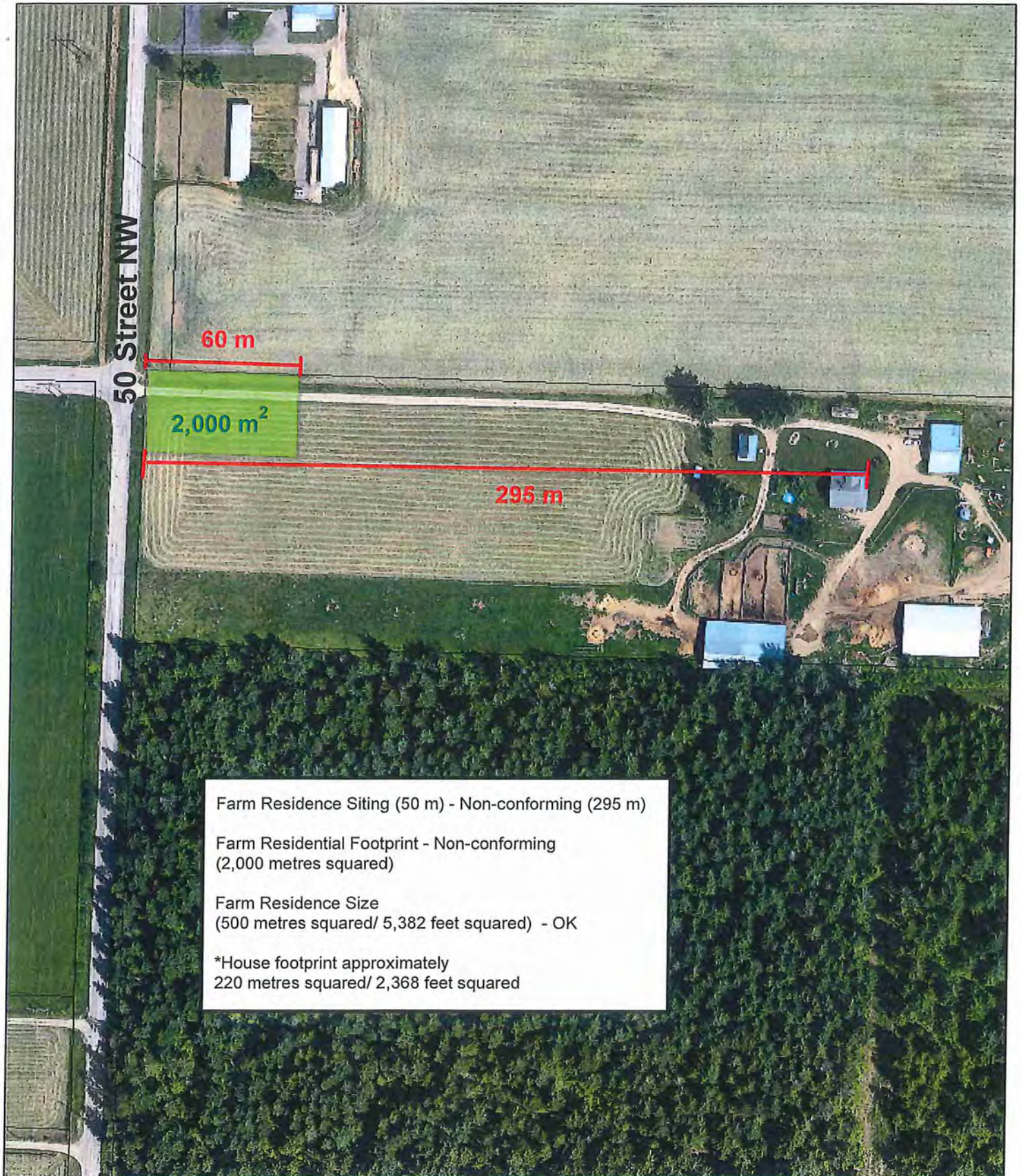
Figure 2: Example maximum setback for a narrow lot (< 33 metre width) – 50 metre dwelling setback.



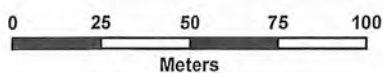
**Farm Home Plate - Example Map
Salmon Valley**




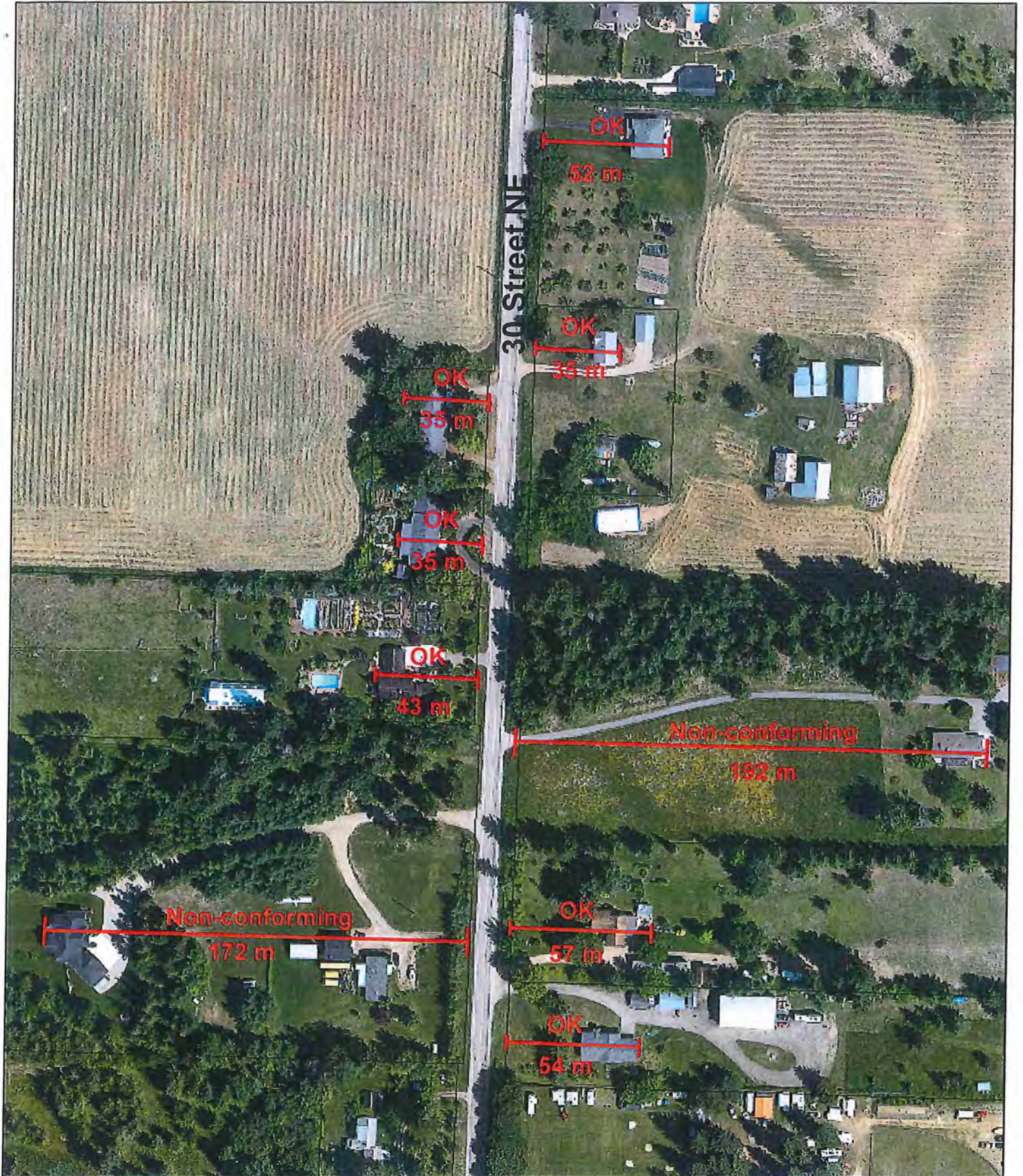
 Recommended Farm Residential Footprint



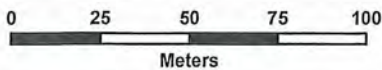
**Farm Home Plate - Example Map
Gleneden**



 Recommended Farm Residential Footprint



Farm Home Plate - Example Map
North Broadview



Status
 Setback to Rear of Farm Residence
Length (m)

AGRICULTURAL ADVISORY COMMITTEE

Minutes of a Meeting of the Agricultural Advisory Committee of the City of Salmon Arm held in Room 100 of City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, on **Wednesday, May 10, 2017**.

PRESENT:

Councillor Ken Jamieson, Chair
 Matt Henrie
 James Hanna
 Don Syme
 John McLeod
 Joy De Vos – 4H BC Leader (non-voting guest)
 Wesley Miles, Planning & Development Officer - staff/recorder (non-voting)

ABSENT: Lana Fitt, Ernest Moniz, John Schut, James Olafson, Ron Ganert

1. Call to Order

Councillor Jamieson called the meeting to order at 3:02 p.m.

2. Declaration of Interest

n/a

3. Presentations / Delegations

n/a

4. Previous Meeting Minutes

n/a

5. Items

1. Farm Home Plate Regulations – Informational Report to Council

Moved: James Hanna
 Seconded: Don Syme

THAT: the Agricultural Advisory Committee believes it is important that we create a stable environment for the farming community to encourage long-term commitment and investment. The Committee recommends to Council that it adopt the Ministry of Agriculture's guidelines for farm residential use siting, footprint, and size with exemptions allowing for the use of poor agricultural land were appropriate.

Carried

Opposed: John McLeod

Staff outlined the purpose of the report which was requested by Council for information. Staff explained the details of the report including the Ministry of Agriculture's guidelines and provided information on other local governments who have implemented similar regulations. The potential implications to farmers and landowners from Farm Home Plate regulations were also outlined. The Committee discussed items such as: development pressures in Salmon Arm versus the Lower Mainland, potential for lack of regulation to leave the door open for further development, past applications for additional farm worker residences, appropriate size and footprint of farm residences, flexibility in siting of residential buildings to use land with poorer soil conditions, potential implications for existing and non-conforming structures, and potential for even greater regulation through a more extensive farm bylaw.

2. Crannog Ales Support Letter – FOR INFORMATION

Staff distributed a letter from the Agricultural Land Commission to the owners of Crannog Ales in regards to their farm business. The Committee discussed its general support for Crannog Ales and noted that, as per its letter, the ALC would permit the business to operate under its current ownership and size however it could not be expanded without further permission.

6. Late Items

1. Committee Membership

Staff noted that the terms for all Committee Members are up at the end of May and distributed application forms. The applications will be made available to the public and advertisements would be made in the Salmon Arm Observer. Deadline for applications is June 16, 2017.

7. Adjournment

The meeting adjourned at 4:15 p.m.

Wesley Miles, Recording Secretary
(Endorsed By Meeting Chair)

City of Salmon Arm Regular Council Meeting of June 12, 2017

11. STAFF REPORTS

1. Director of Development Services – Farm Home Plate Regulations

0252-2017

Moved: Councillor Harrison

Seconded: Councillor Eliason

THAT: Council direct staff to draft bylaw amendments for size and footprint of farm residential uses in conjunction with Ministry of Agriculture's recommended standards and similar BC local governments for all lands zoned for agriculture (A-1, A-2, A-3 and CD-3 Zone), including lands within the ALR.

CARRIED UNANIMOUSLY

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City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: August 21, 2017

Subject: Zoning Bylaw Amendment Application No. 1104

Legal: Lot 2, Section 13 & 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228

Civic: 1017 – 10 Avenue SE

Owner/Applicant: Arsenault, I. L. / Browne Johnson Land Surveyors

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 13 & 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The 0.508 hectare triangular subject parcel is located at 1017 – 10 Avenue SE. The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) to facilitate an 8-unit development.

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) as shown in Appendix 3, and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4). This area is comprised of a mix of residential zoned parcels (R-1, R-4, and R-6), generally containing single family dwellings. The parcel is currently undeveloped.

Land uses adjacent to the subject parcel include the following:

- North: Road (Auto Road SE), with Single-Family Residential (R-1) parcels beyond,
- South: Single-Family Residential (R-1) parcels,
- East: Medium Density (R-4) parcels, and
- West: Road, with Mobile Home (R-6) and Park (P-1) parcels beyond.

A conceptual site plan illustrating a total of 8 lots has been provided (Appendix 5). Site photos are attached as Appendix 6.

OCP POLICY

The subject parcel is designated Medium Density Residential in the OCP, and is within Residential Development Area A, the highest priority area for development. The proposal appears to align with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses. Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities.

In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing. OCP Map 11.2 designates a pedestrian corridor (greenway / sidewalk) along the Auto Road frontage of the subject property, while OCP Map 12.2 also designates a bike route along this frontage.

As per OCP residential policy, a multi-family development is subject to a future Development Permit application, however single family homes on strata lots as proposed are exempt from the DP process.

COMMENTS

Engineering Department

While not conditions of rezoning, full municipal services are required, including frontage improvements to Auto Road SE, as well as sanitary sewer main and storm sewer main extensions. The attached comments have been provided to the applicant (Appendix 7).

Building Department

No concerns with rezoning. Potential grade concerns: retaining walls may be necessary. Further review may be required at time of development.

Fire Department

No Fire Department concerns.

Planning Department

Keeping in mind the Medium Density Residential OCP designation, the subject parcels are located in an area well-suited for medium density residential development with R-4 zoning as proposed, within a reasonable walking distance to the City Centre. The maximum residential density permitted under R-4 (Medium Density) zoning is 40 dwelling units per hectare of land. As the subject property is 0.508 hectares in area, the maximum permitted density under R-4 would be 20 dwelling units assuming: 1) some form of strata development; 2) the present gross areas of the subject parcel; and 3) no density bonus. The minimum parcel area for a single family dwelling is 300 square metres. 8 units are proposed each on its own lot in a bare-land strata configuration, with a minimum lot size of 377 square metres.

While from a growth management perspective, the best use and density would be a slightly more dense form of multi-family development, it is the opinion of Staff that the proposal represents a reasonable balance between growth management principles while respecting existing land uses: the proposed density (8 units) appears sensitive to established neighbouring land uses, while representing an increase in present density.

As Auto Road is a Designated Urban Arterial Road, frontage improvements along the subject property are an important consideration, including sidewalk facilities. Staff note the significant length of frontage, almost 150 metres.

In terms of a future development scenario, the shape and grade of the parcel presents some challenges. The site presents some potential concerns relative to snow clearance, emergency access and turn-around traffic, not to mention the feasibility of building envelopes on the proposed strata lots 6 and 7. Opportunity for on-street parking at this site is very limited, thus it is important that the proposed development meet (or exceed) parking requirements. Additionally, a screened refuse/recycling area is required. Review at later stages of development (Development Permit and/or Building Permit) will be required to illustrate how the applicant's proposed development would address such requirements relative to the subject parcel.

As previously noted, if rezoned to R-4, a form and character development permit application may be required prior to development to demonstrate how the proposed buildings, lot grading, site and landscape designs will address the various requirements. Review of such an application would proceed through City staff, the Design Review Panel, and Council for consideration of approval.


Staff note that single family homes on strata lots as proposed are exempt from the DP process. Should development proceed as proposed, City staff will review the proposal at the Building Permit stage to ensure that the various requirements previously discussed are met.

CONCLUSION

The proposed R-4 zoning of the subject property is supported by OCP policy and is therefore supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



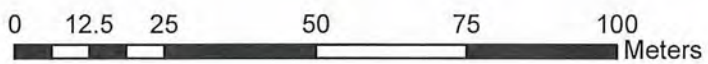
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



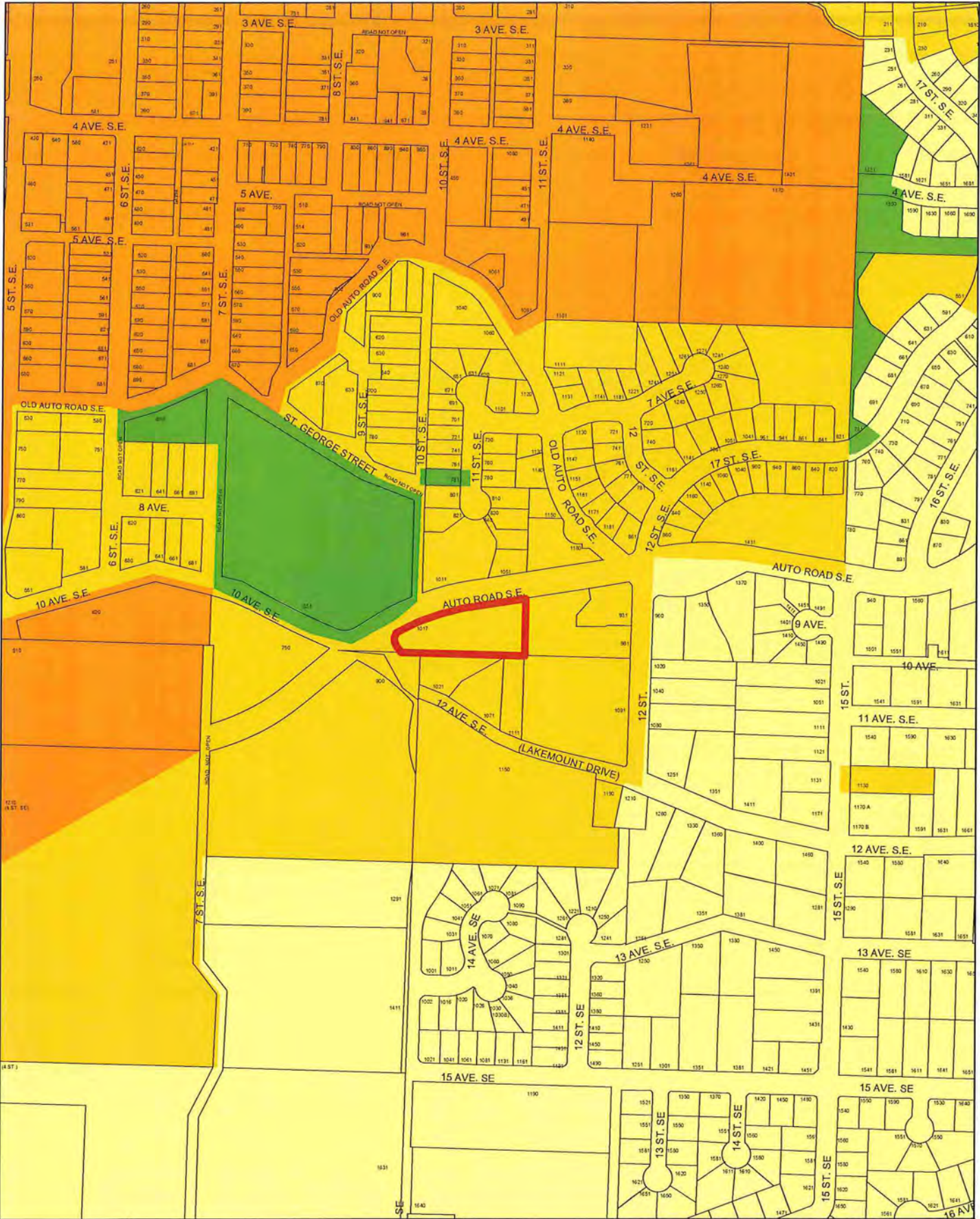
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Subject Parcels

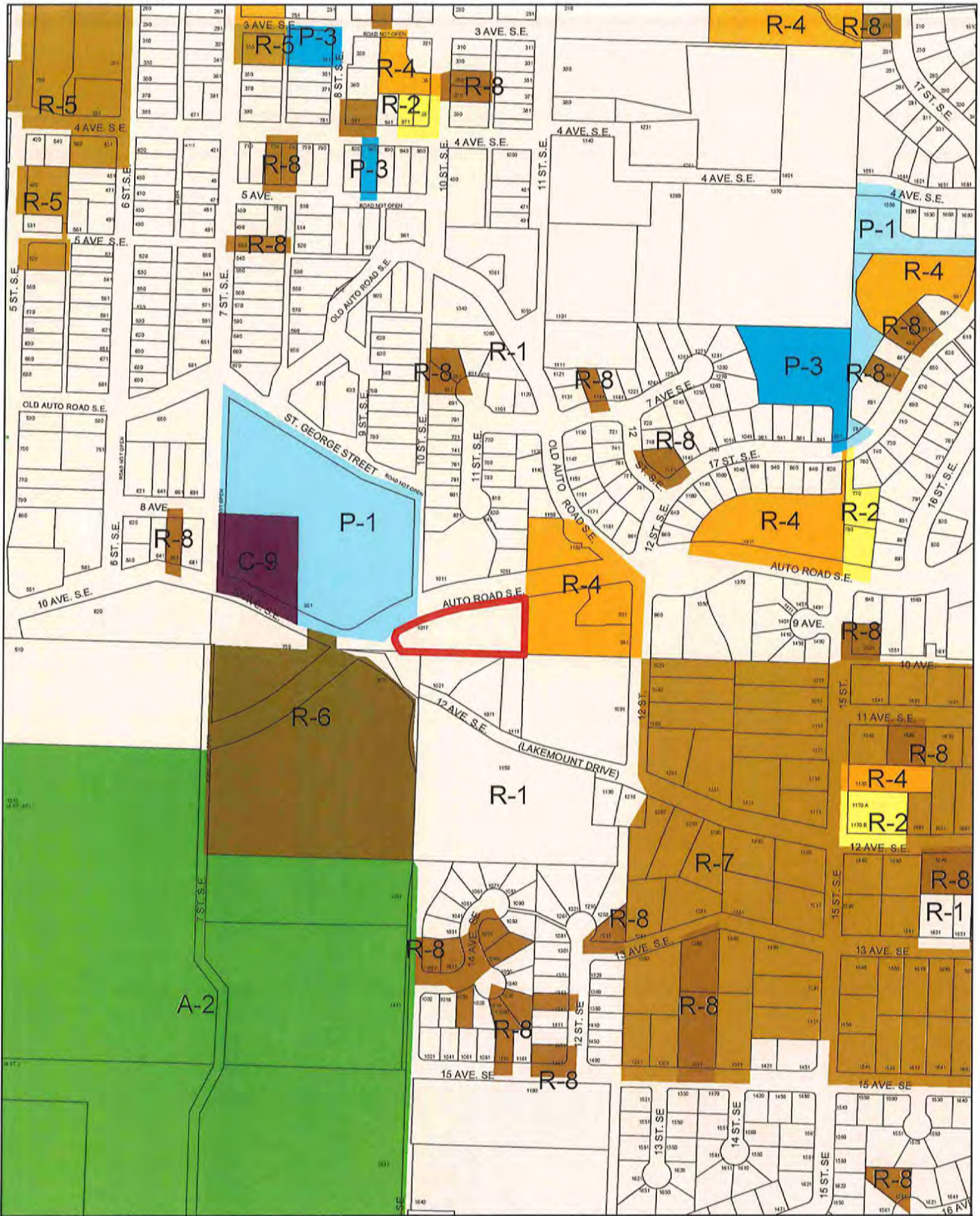


Subject Parcels



0 25 50 100 150 200 Meters

- | | |
|--|--|
|  High Density Residential |  Park |
|  Medium Density Residential |  Subject Parcel |
|  Low Density Residential | |



Subject Parcels

Appendix 6: Site Photos



View east of subject property from 10 Avenue SE.



View east of subject property along Auto Road SE.



View west of forested subject property along Auto Road SE.



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

TO: Kevin Pearson, Director of Development Services
 DATE: 18 August, 2017
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Arsenault, Ida, Via Poggio Pudano 9, Crotone, Italy 88900
 APPLICANT: Browne Johnson Land Surveyors, Box 362, Salmon Arm, BC V1E 4N5
 SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON-1104E
 LEGAL: Lot 2, Sections 13 & 14, Township 20, Range 10, W6M, KDYD, Plan KAP87228
 CIVIC: 1017 – 10 Avenue SE

Further to your referral dated July 27, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for the rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages. These comments are generalized; more specific servicing requirements will be identified at a future stage:**

General:

1. Full municipal services are required as noted herein. 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. Development properties to be serviced completely by underground electrical and telecommunications wiring.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City of Salmon 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 measures will be required at time of construction. ESC Plans to be approved by the City of Salmon Arm
7. The applicant will be required to submit for City review and approval a detailed site servicing/lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1104E

18 August, 2017

Page 2

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8. The applicant will be required to submit for City review and approval an engineered design (plan/profile) for any off-site improvements or works within City owned lands. Design must be prepared and submitted by a qualified professional engineer. Refer to the sections below for more information. The applicant is requested to contact the Engineering Department should additional information be required. Securities equal to 125% of the estimated off-site servicing costs will be required as a condition of development.

Roads/Access:

1. Auto Road SE on the subject property's north boundary is designated as an Urban Arterial Road, requiring an ultimate road right of way dedication of 25.0 meters (12.5 meters on either side of road centerline). Based on review of existing records, no road dedication is required (to be confirmed by BCLS).

Auto Road SE is currently constructed to an interim Urban Arterial Road standard. Upgrading to the Urban Arterial Road Standard will be required (RD-4). Upgrades may include, but are not limited to sidewalk, boulevard, curb and gutter, streetlights and road drainage.

2. 10 Avenue SE on the subject property's west boundary is designated as an Urban Local Road and requires an ultimate road right of way dedication of 20.0 meters (10.0 meters from centerline). Available records indicate that further dedication is not required from the subject property.

10 Avenue SE is currently constructed to an interim Urban Local Road standard. Upgrading to the Urban Local Road Standard will be required. Upgrades may include, but are not limited to sidewalk, boulevard, curb and gutter, streetlights and road drainage.

3. Internal roadways are recommended to be a minimum of 7.3m measured from face of curb (per City standard RD-12). Truck turning movements shall be properly analysed to ensure internal road network will allow emergency and service vehicle access.

Water:

1. The site fronts a 250mm watermain (Zone 2) in a right of way along the south property line. No upgrades are anticipated at this time.
2. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
3. Fire protection requirements to be confirmed with the Building and Fire Departments.
4. Fire Hydrant spacing is insufficient; developer is responsible for installing hydrants as needed to meet the spacing requirements.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1104E

18 August, 2017

Page 3

-
5. The property shall be serviced by single metered water service connection (as per Specification Drawings No. W-10) adequately sized to satisfy the servicing requirements for the proposed use. Water meters will be provided by the City at the owner/developers cost.
 6. Strata developments with ground oriented access have the option of a bulk water meter at property line with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
 7. Records indicate that the existing property is currently serviced by a single 19mm service. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

Sanitary Sewer:

1. The site fronts a 200mm diameter sanitary main which terminates at the west property line. The sanitary sewer shall be extended along the frontage of the development on Auto Road SE to the east property line. Owner/Developer is responsible for all associated costs.
2. Property to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Records indicate that the existing lot is currently un-serviced. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

Drainage:

1. The site fronts a 450mm diameter storm main which terminates at an inlet structure at the north-west corner of the property. The storm sewer shall be extended along the frontage of the development on Auto Road SE to the east property line to collect the road drainage from Auto Road. Owner/Developer is responsible for all associated costs.
2. 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. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development
3. Subject to item 2, the proposed lots may be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Records indicate that the existing lot is currently un-serviced. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1104E

18 August, 2017

Page 4

Geotechnical:

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



Chris Moore
Engineering Assistant



Rob Nieuwenhuizen, ASCT
Director of Engineering and Public Works

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City of Salmon Arm
Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: August 17, 2017

SUBJECT: Zoning Amendment Application No. ZON.1106
Lot 4, Plan 14760, Sec. 6, Tp. 20, R. 9, W6M, KDYD
4641 - 40 Avenue SE
Owner/Applicant: S. J. Parrell

Motion for Consideration

THAT:

A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 as follows:

1. Rezone Lot 4, Plan 14760, Sec. 6, Tp. 20, R. 9, W6M, KDYD from A-2 (Rural Holding) Zone to M-1 (General Industrial) Zone.

Staff Recommendation

THAT: The Motion for Consideration be adopted.

Proposal

The subject property is located at the intersection of Auto Road SE and 40 Avenue SE. The owner is applying to have the property rezoned to permit construction of an industrial building for the use of a workshop. A location map and ortho photo are attached as Appendices 1 and 2.

Background

The subject property is designated Industrial in the Official Community Plan and is currently zoned A-2 (Rural Holding). The property is approximately 0.6 hectare in size and contains a residence. O.C.P. and Zoning map are attached as Appendices 3 and 4.

The property is within the Agricultural Land Reserve but is not subject to the restrictions of the A.L.C. Act as it was created in 1964 and is only 0.6 ha. in size. Section 23(1) of the A.L.C. Act exempts parcels that were in existence prior to December 21, 1972 and were less than 2 acres (0.8 ha.) in size. In addition, the Agricultural Land Commission has approved the City's Official Community Plan which as previously noted, designates the property for industrial use. An A.L.R. map is attached as Appendix 5.

Site Context:

North: Rural residential parcel designated Industrial and zoned A-2 (Rural Holding)
 South: 40 Avenue SE; then parcels designated and zoned M-1 (General Industrial)
 East: Auto Road SE; then parcels designated Industrial and zoned A-2 (Rural Holding)
 West: Rural agricultural/residential parcel designated Acreage Reserve and zoned A-2 (Rural Holding)

Staff have reviewed the proposal and provide the following:

Building Department

No concerns.

Fire Department

No concerns.

Engineering Department

See Appendix 6.

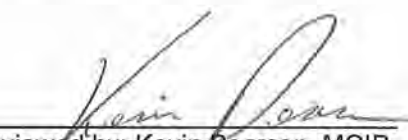
Planning Department

The proposed zoning complies with the Official Community Plan and the intended expansion of the Industrial Park northward along Auto Road SE to 45 Street SE.

The application will make additional land available for industrial development and is consistent with existing industrial development in the area.

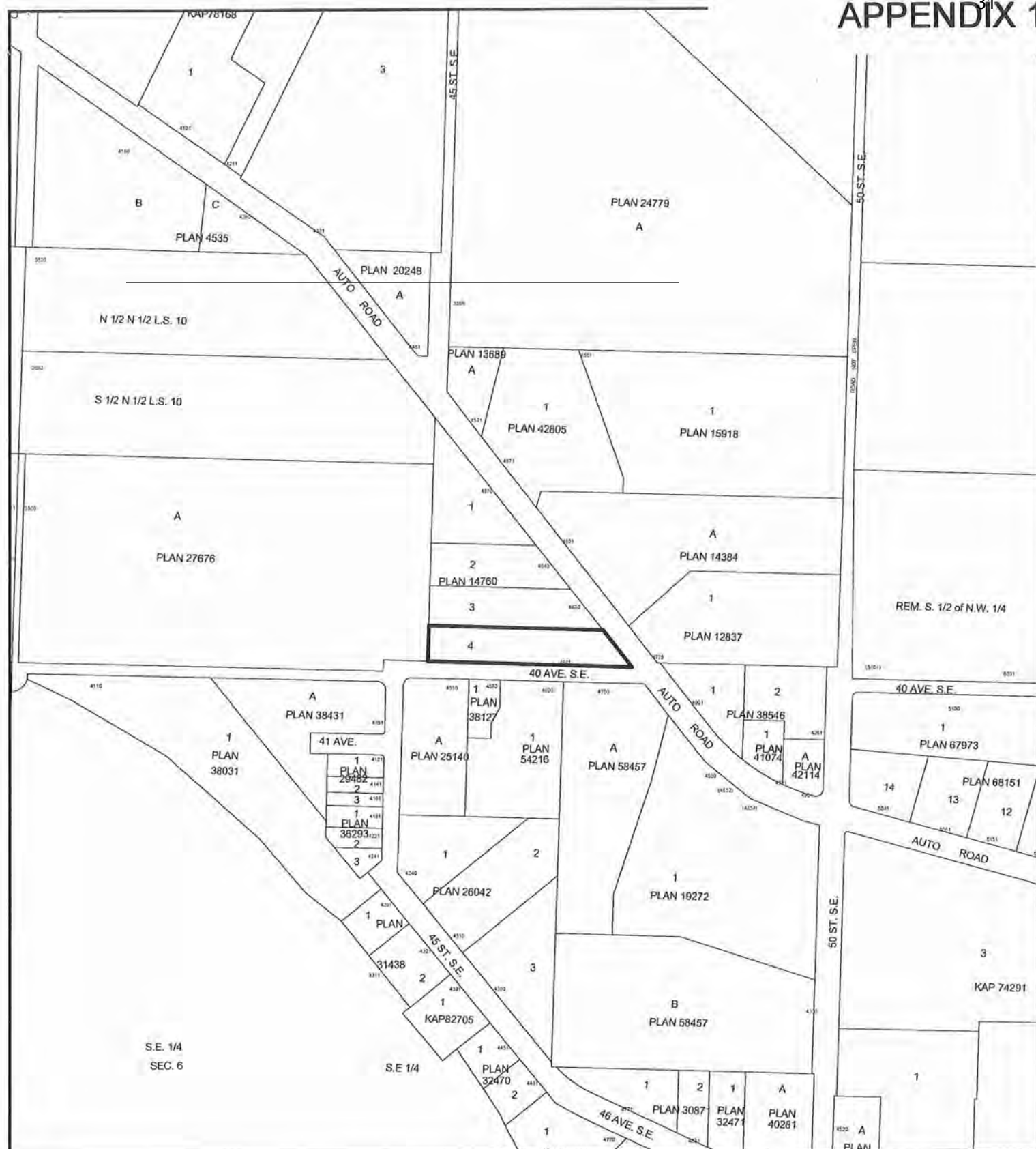
The property can be serviced to City standards and has good access for industrial vehicles.



 Prepared by: Jon Turlock
 Planning & Development Officer


 Reviewed by: Kevin Pearson, MCIP
 Director of Development Services

Appendices

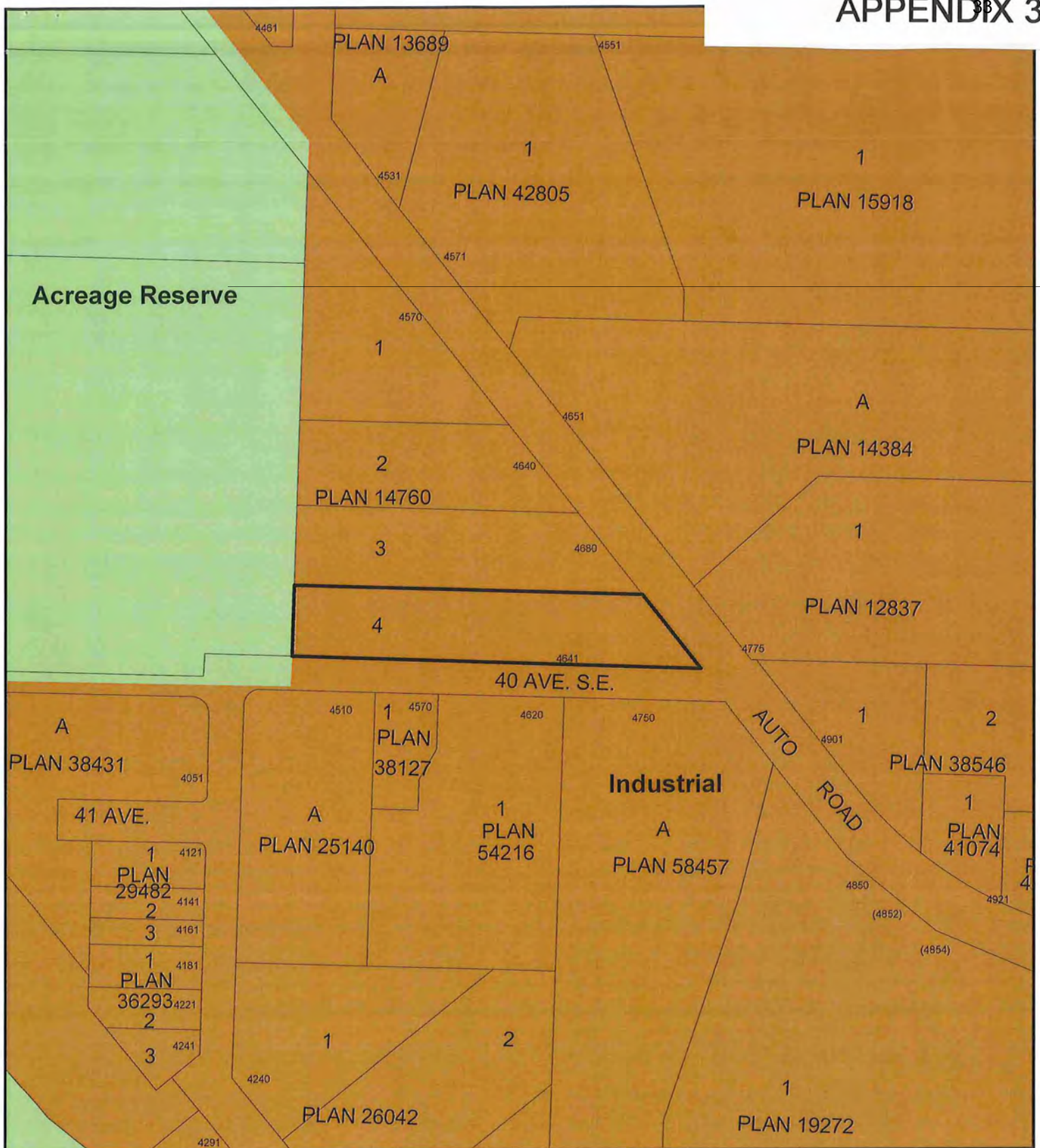
1. Location map
2. Ortho photo
3. OCP map
4. Zoning map
5. A.L.R. map
6. Engineering Dept. comments



 Subject Property

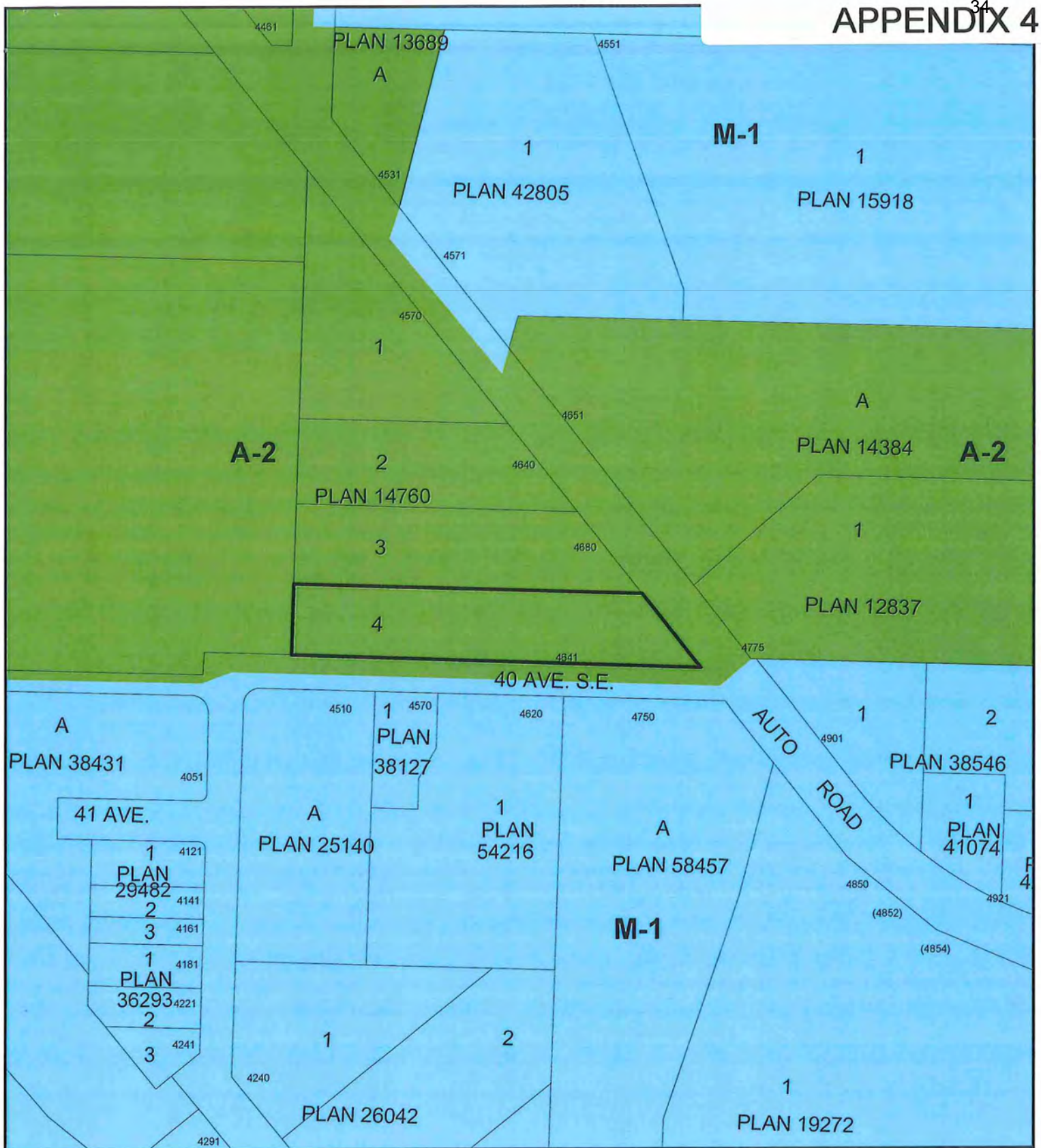


Subject Property



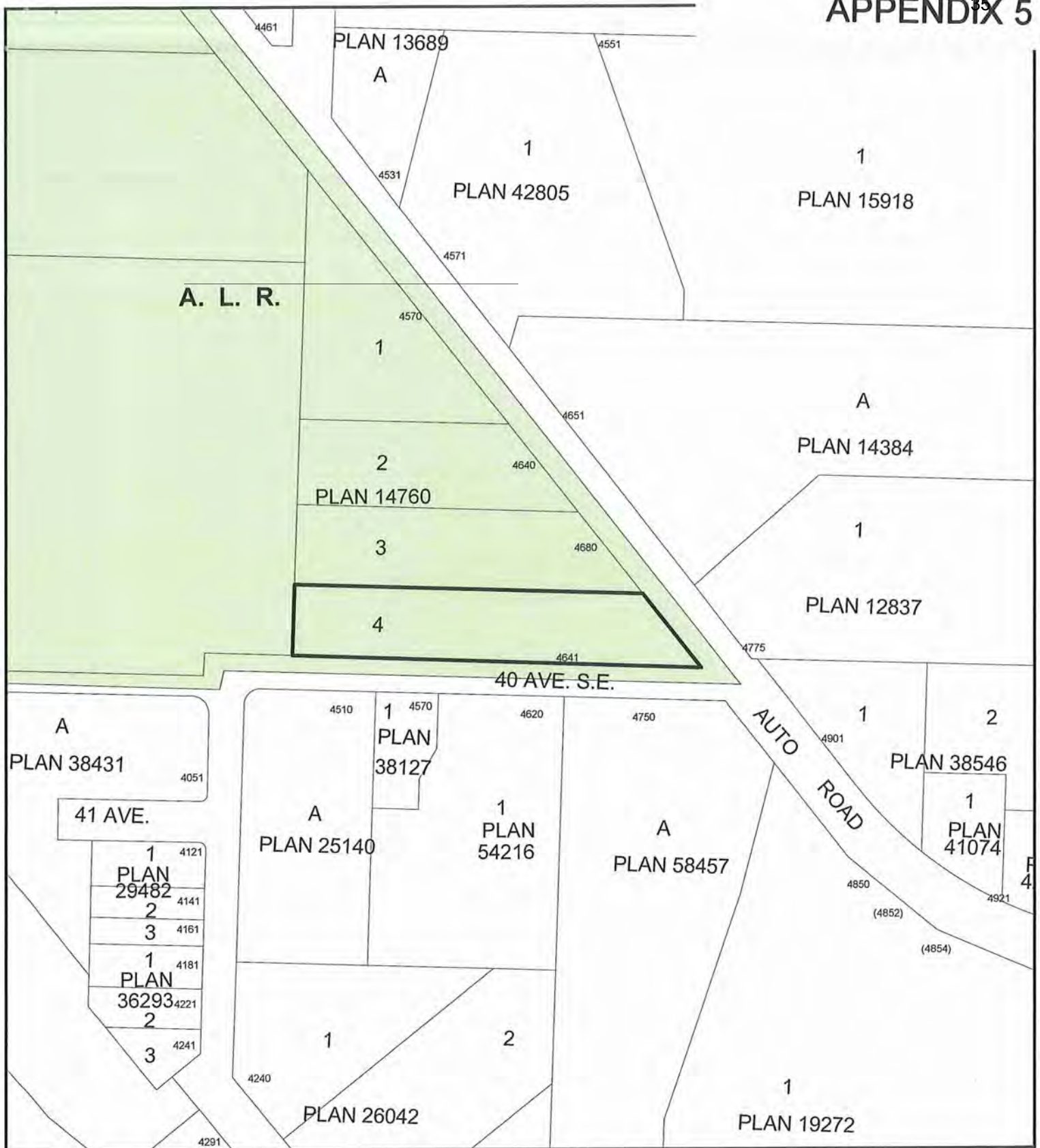
Subject Property

O.C.P.



Subject Property

Zoning



Subject Property

A.L.R.



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

To: Kevin Pearson, Director of Development Services
 Date: August 9, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: Proposed Rezoning Application ZON-1106E
 Legal: Lot 4, Section 6, Township 20, Range 9, W6M, KDYD, Plan 14760
 Civic: 4641 – 40 Avenue SE
 Owner: Sheldon Parrell, 4641 – 40 Avenue SE, Salmon Arm, BC, V1E 4M3
 Applicant: Owner

Further to your referral dated July 31, 2017, the Engineering Department has thoroughly reviewed the site and has no objections to the proposed rezoning.

The following comments and servicing requirements are not conditions for rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

General:

1. Full municipal services are required as noted herein. 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. Development properties to be serviced completely by underground electrical and telecommunications wiring.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City of Salmon 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 measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. The applicant will be required to submit for City review and approval a detailed site servicing/lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

Proposed Rezoning Application ZON-1106E
 August 9, 2017
 Page 2

8. The applicant will be required to submit for City review and approval an engineered design (plan/profile) for any off-site improvements or works within City owned lands. Design must be prepared and submitted by a qualified professional engineer. Refer to the sections below for more information. The applicant is requested to contact the Engineering Department should additional information be required. Securities equal to 125% of the estimated off-site servicing costs will be required as a condition of development.

Roads/Access:

1. Auto Road SE on the subject properties east boundary is designated as a Rural Arterial Street and requires an ultimate 25.0 meters dedication (12.5 meters from centerline). Although the City only requires an interim total of 20 meters of dedication at this time (10.0 meters on either side of road centerline), all building setbacks will be required to conform to the ultimate 25.0 meter cross section. No additional dedication is required.

Auto Road SE is currently constructed to an interim Rural Arterial Road. Upgrading the property's frontage to Rural Arterial Standard (RD-9) is required. Upgrading may include, but not limited to, road widening, bike lane and boulevard construction.

2. 40 Avenue SE on the subject properties south boundary is designated as an Industrial Area Road, requiring a 20.0 meter road dedication (10.0 meters from centerline). Available records indicate that additional dedication is required, to be confirmed with BCLS.

40 Avenue SE is currently constructed to a Rural Local Road standard. Upgrading the property's frontage to an Industrial Area Road Standard (RD-6A) is required. Upgrading may include, but not limited to, road widening, shouldering, ditching and boulevard construction.

3. Access to the subject lot shall be in accordance with the Subdivision and Development Servicing Bylaw No. 4163, Section 4.13, multiple accesses may be considered to an industrial lot, provided the distance between accesses is greater than 10.0 meters and there are no safety issues created. Each access shall have an approved culvert supplied and placed by the City of Salmon Arm at the owners expense.
4. A 5.0m x 5.0m corner cut is required at the intersection of Auto Road SE and 40 Avenue SE.

Water:

1. The subject property fronts on a 350mm and partially a 150mm diameter (Zone 5) watermain on 40 Avenue SE and a 250mm diameter (Zone 5) watermain on Auto Road SE. No upgrades are anticipated at this time.
2. The subject property is in an area with sufficient fire flows and pressures according to the 2011 water Study (OD&K 2012)

Proposed Rezoning Application ZON-1106E
August 9, 2017
Page 3

3. All fire protection requirements to be confirmed with the Fire and Building Inspection Departments.
4. Subject lot is to be serviced by single metered water service connection (as per Specification Drawing No. W-10) adequately sized (minimum 25mm) to satisfy the proposed use. Existing records indicate that the existing lot currently has a 19mm diameter water service installed in 1973. Upgrading existing water service will be required. All existing inadequate/unused services must be abandoned at the main. Owner/developer is responsible for all associated costs.

Sanitary Sewer:

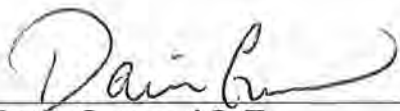
1. The subject property does not front on a City sanitary sewer main. Subject to the required approvals from Interior Health Authority, private on-site disposal system will be required

Drainage:

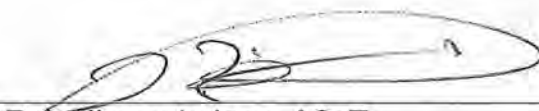
1. The subject property does not front on an enclosed storm sewer system. Site drainage is by overland and ditch draining systems. Drainage issues related to a development to be addressed at time of development.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building Foundation and Site Drainage).



Darin Gerow, ASCT
Engineering Assistant



Rob Niewenhuizen, ASCT
Director of Engineering & Public Works



City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: August 28, 2017

SUBJECT: Variance Permit Application No. VP-463 (Height)
 Legal: Lot 11, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703
 Civic Address: 4680 – 56 Street NW
 Owner: Raymond & Angela Ancill
 Applicant: Kelly Guenther

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-463 be authorized for issuance for Lot 11, Section 29, Township 20, Range 10, W6M, KDYD, Plan KAP85703, which will vary Section 41.6 of Zoning Bylaw No. 2303 by increasing the maximum height of a single family dwelling from 10.0 meters to 12.1 meters.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 4680 – 56 Street NW (APPENDICES 1 and 2). The proposal is to construct a single family dwelling on the vacant lot. The applicants are requesting that the maximum permitted height of the dwelling be increased from 10.0 m to 12.1 m. The proposed siting, building elevations and contour mapping are shown in APPENDIX 3. Site photos are attached as APPENDIX 4.

BACKGROUND

The subject property is located in the Gleneden area, is approximately 1.4 ha (3.46 acres) in size, and is currently vacant. The subdivision was created in 2007 as a comprehensive development zone for rural lots less than 2 ha (5 acres). The lot slopes moderately downward west to east and has had some preliminary grading work completed.

A similar height variance was granted by Council (VP-414) in 2015, for a single family dwelling two lots north of the subject property. The site had similar topography and a characteristic, the height was increased from 10.0 m to 12.16 m. The property is designated Acreage Reserve in the City's Official Community Plan (OCP) and is zoned CD-3 (Comprehensive Development Zone – 3) in the City's Zoning Bylaw. Adjacent zoning and land uses include the following:

North: Comprehensive Development Zone – 3 / Single Family Dwelling
 South: Comprehensive Development Zone – 3 / Vacant
 East: Rural Holding (A-2) / Vacant / Single Family Dwelling
 West: Comprehensive Development Zone – 3 / Single Family Dwelling

COMMENTSFire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns.

Planning Department

The applicant is requesting an increase to the maximum height of a principle dwelling from 10.0 m to 12.1 m, for a variance of 2.1 m. In general terms, building height is measured from the mid-point of the lowest existing grade level adjacent to the building's foundation.

An increase in height of 2.1 m would be considered to have a greater impact in the more urbanized neighbourhoods; however, in this location, the rural lots are relatively spacious allowing for greater view corridors and buffers. Also, the dwelling would be situated a few meters below the grade of 56 Street NW which limits the impact of an increased building height. After discussions with staff, the applicant agreed to lower the pitch of the roof from a 12/12 to a 10/12 and effectively reduced the building height by approximately 1.2 m.

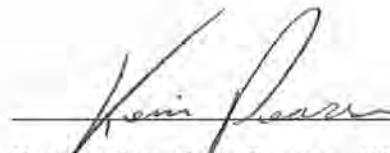
The nearest dwelling is located on the adjacent lot to the north. As can be seen in APPENDIX 3, the main and lower floor elevation of the adjacent dwelling is a few metres lower than the proposed dwelling. With setbacks, as shown, the two dwellings would be sited approximately 20 m from each other. There is also a stand of mature trees along the north side-yard of the subject property which if retained would offer a natural buffer.

The variance request is supported by staff for the following reasons:

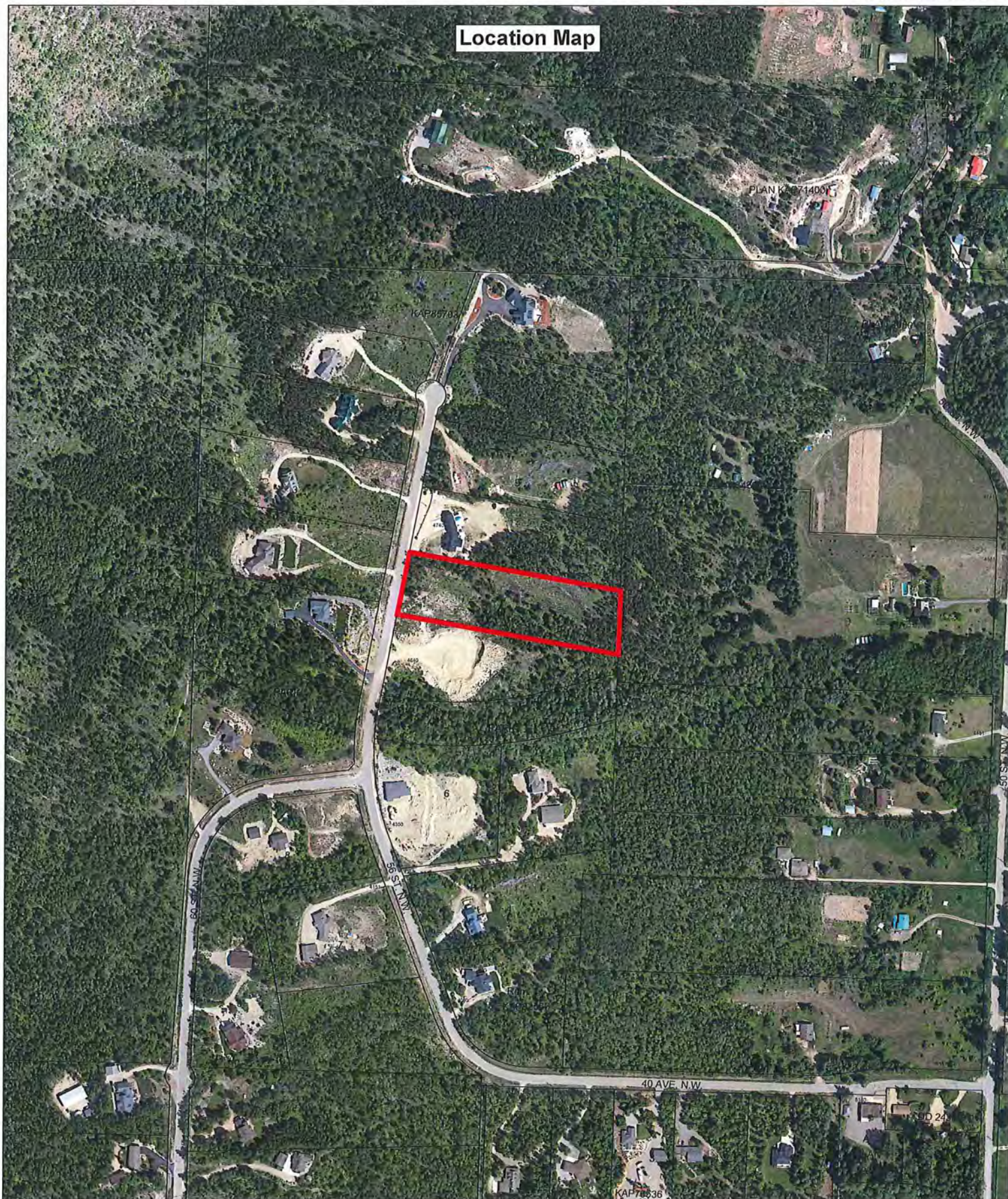
1. The subject property and surrounding properties are relatively large rural lots. Staff does not believe there will be negative impacts on the views of surrounding residences due to the surrounding property size, terrain and existing dwelling locations.
2. Due to the existing site grades and elevation of 56 Street NW the height increase is considered reasonable.
3. A similar variance was granted (VP-414) for a single family dwelling two lots north of the subject property.




Prepared by: Wesley Miles, MCIP RPP
Planning and Development Officer



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



0 50 100 150 200
Meters

 Subject Parcel



Orthophoto



0 25 50 75 100
Meters

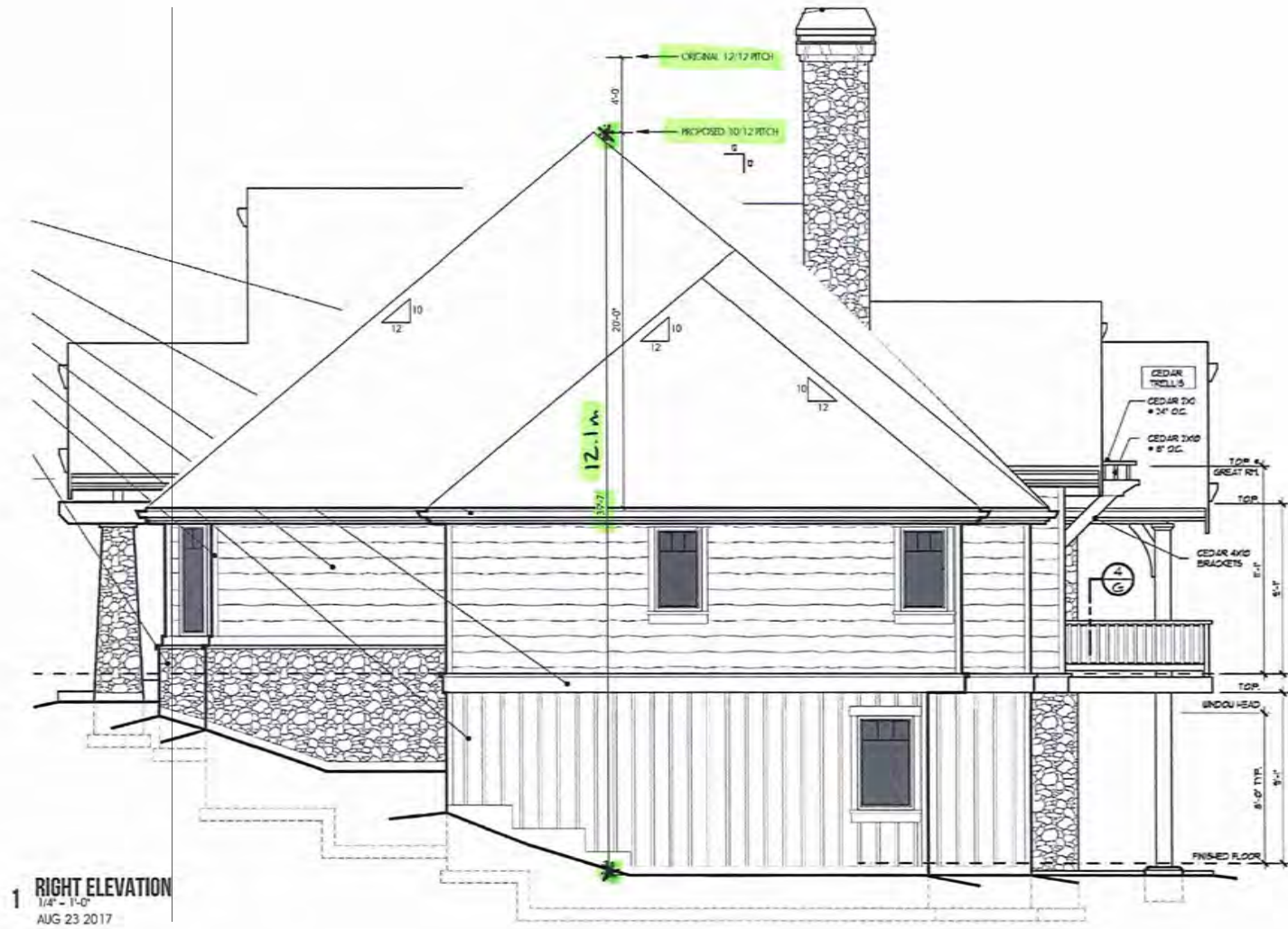


Subject Parcel



30 15 0 30 Meters





APPENDIX 4



Photo 1: Photo looking north at the subject property and proposed building site.



Photo 2: Photo looking north on 56 Street NW.



Photo 3: Photo looking west at the adjacent property and upslope residence.