



## DEVELOPMENT and PLANNING SERVICES COMMITTEE

June 05, 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-1094, 0762123 BC Ltd. / Micku, K., 1750 – 20 Avenue NE – R-1 to R-8
9 - 16	5.2	ZON-1095, 1074917 BC Ltd. / Browne Johnson Land Surveyors – R-1 to R-8 2021, 2020, 2031, 2040, 2080 – 14 Avenue SE (Lots 1 – 5); 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 – 14 Avenue SE (Lots 9 – 21); 400 – 20 Street SE (Remainder Lot B)
17 - 22	5.3	ZON-1096, Jamieson, K. & P. / Spencer, H., 441 – 34 Street SE – R-1 to R-8
23 - 36	5.4	VP-455, Choi, J. / Neudorf, W., 2901 – 20 Avenue NE – Servicing & Setback Variance
37 - 42	5.5	VP-460, Ingenhorst, R. & P. / Bernd Hermanski Architect Inc., 5501 – 11 Street NE – Height Variance
43 - 62	5.6	DP-410, 0931996 BC Ltd. / McDiarmid, I., 530 – 1 Avenue SE – Multi-Family Residential Development
	<b>6.</b>	<b><u>FOR INFORMATION</u></b>
63 - 74	6.1	Farm Home Plate Regulations
	<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: May 25, 2017

Subject: Zoning Bylaw Amendment Application No. 1094

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP54214

Civic: 1750 – 20 Avenue NE

Owner / Applicant: 0762123 BC Ltd / Micku, K.

### 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 24, Township 20, Range 10, W6M, KDYD, Plan EPP54214 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

### STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

### PROPOSAL

The approximately 580 square metre subject parcel is located at 1750 20 Avenue NE (Appendix 1 and 2) and presently contains an under-construction, new single family dwelling (the single family dwelling visible in the aerial images has been demolished). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a secondary suite within a new single family dwelling.

### BACKGROUND

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3). The subject parcel is located in an area largely comprised of R-1 zoned parcels containing single family dwellings. There are two R-8 zoned parcels within the proximity of the subject parcel.

The subject parcel meets the conditions as specified to permit a secondary suite within the proposed R-8 zone (but not a *detached suite*). Site photos are attached as Appendix 4. The intent of the applicant is to develop a conforming *secondary suite* within the new single family dwelling, as shown in a site plan attached as Appendix 5.

### **Secondary Suites**

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Medium Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property has potential to meet the conditions for the development of a *secondary suite* (but not a *detached suite*), including sufficient space for an additional off-street parking stall.

COMMENTSEngineering Department

No objections to the proposed rezoning.

Building Department

BC Building Code will apply. No concerns with proposed zoning.

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 secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





0 25 50 100 150 200 Meters



Subject Parcel



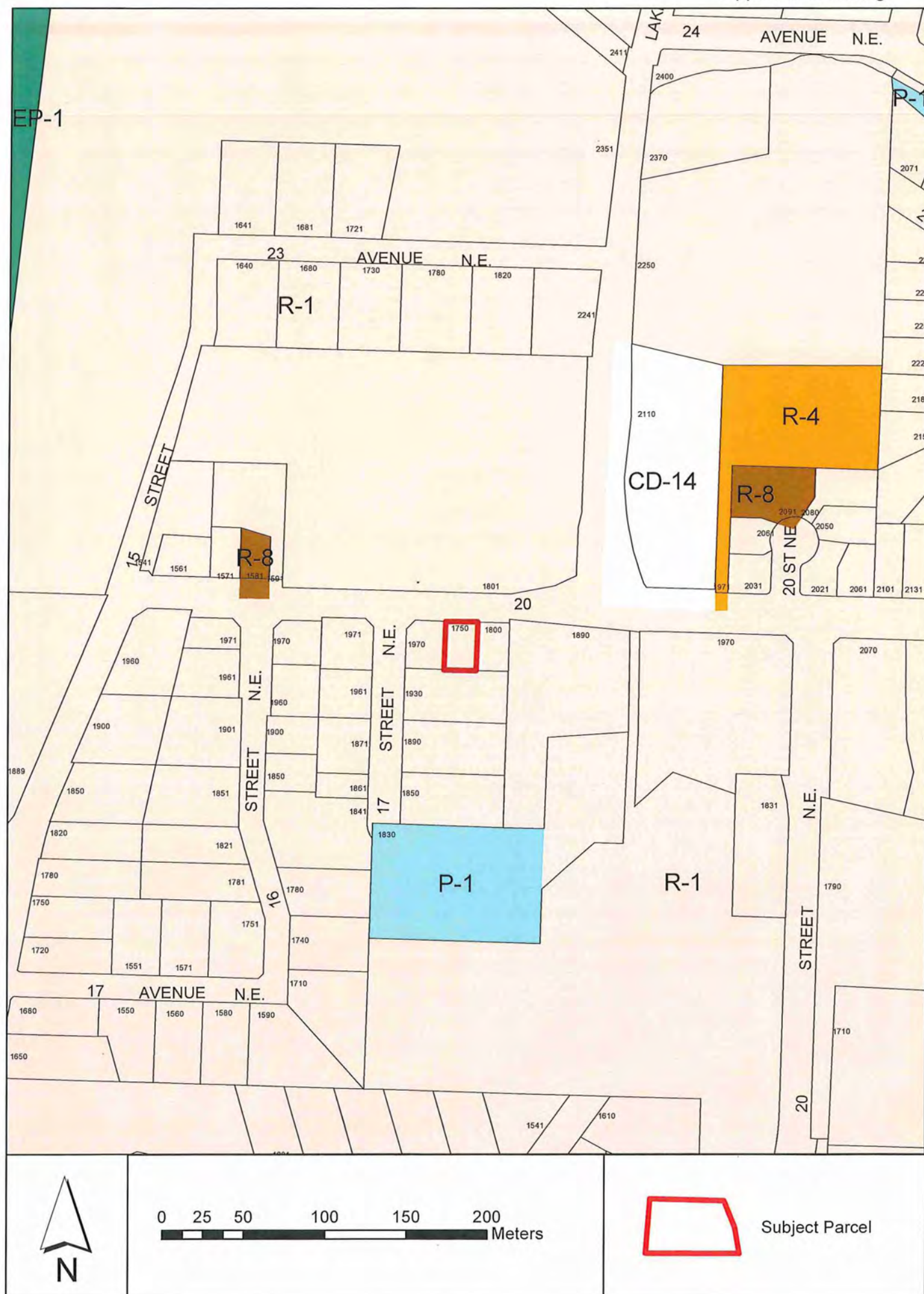


0 4.5 9 18 27 36 Meters



Subject Parcel







## Appendix 4: Site Photos

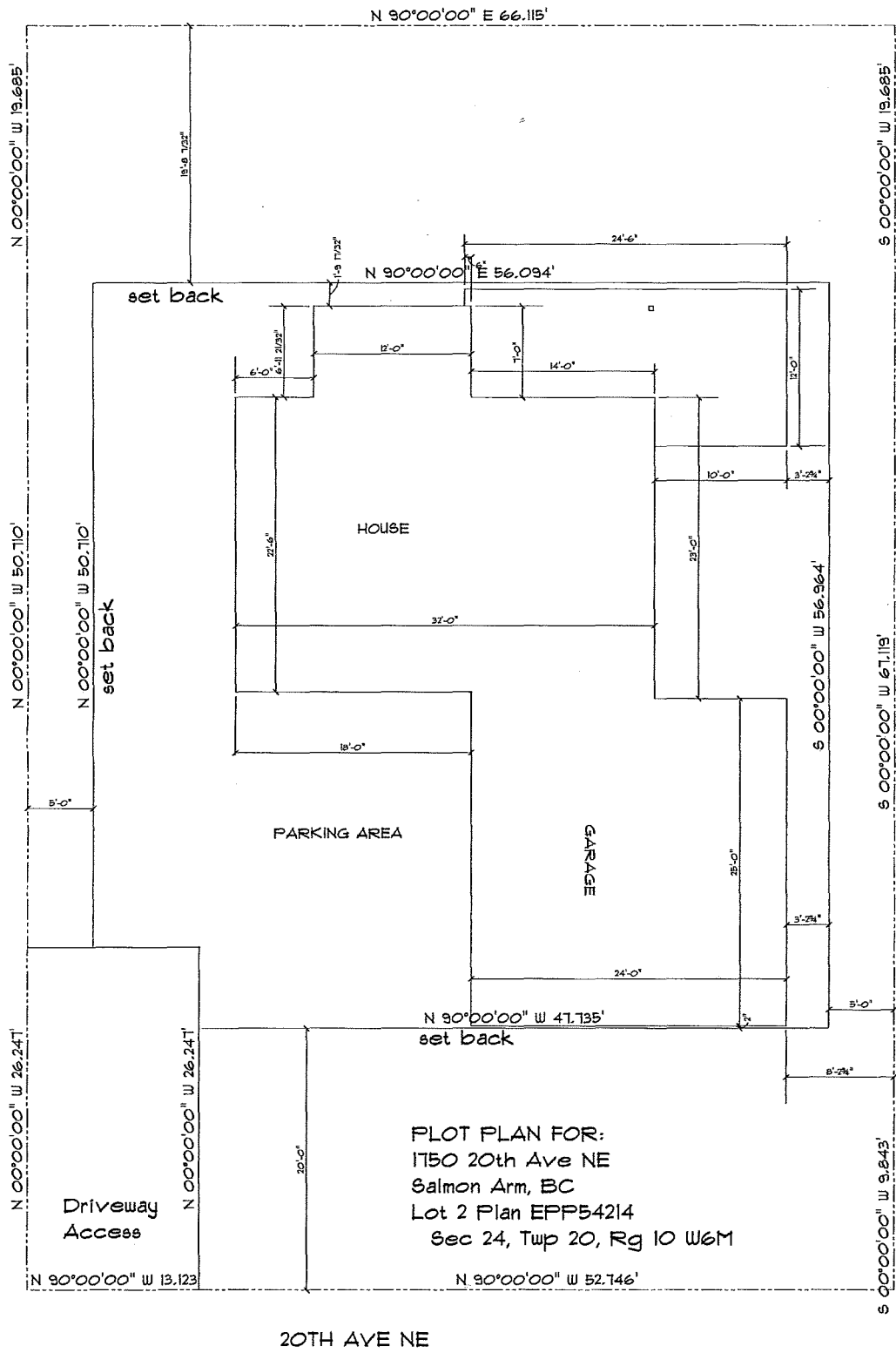


View of subject parcel looking south-west from 20 Avenue NE showing adjacent parcels.



View of subject parcel looking south-east from 20 Avenue NE showing adjacent parcels.





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## City of Salmon Arm

### Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 30, 2017

Subject: Zoning Bylaw Amendment Application No. 1095

Legal: Lots 1 - 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515; Lots 9 - 21, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP71301; Lot B, Section 12, Township 20, Range 10, W6M, KDYD, Plan 24221, Except Plans EPP32727, EPP67515 & EPP71301

Civic: 2021, 2020, 2031, 2040, 2080 – 14 Avenue SE (Lots 1-5); 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 – 14 Avenue SE (Lots 9 – 21); and 1400 – 20 Street SE (Remainder Lot B)

Owner/Applicant: 1074917 BC Ltd. / 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 Lots 1 - 5, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP67515; Lots 9 - 21, Section 12, Township 20, Range 10, W6M, KDYD, Plan EPP71301; Lot B, Section 12, Township 20, Range 10, W6M, KDYD, Plan 24221, Except Plans EPP32727, EPP67515 & EPP71301 (2021, 2020, 2031, 2040, 2080 14 Avenue SE; 2051, 2060, 2071, 2081, 2111, 2151, 2171, 2181, 2211, 2170, 2231, 2251, 2271 – 14 Avenue SE; and 1400 – 20 Street SE) 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 parcels are located at 1400 20 Street SE in the new Hillcrest Heights subdivision (Appendix 1 and 2), and combine to roughly 6 acres in area. The parent parcel is currently proceeding under a subdivision application (SUB-15.08) which would ultimately result in the creation of 32 parcels. The proposal is to rezone 18 recently created parcels and the remaining portion of the parent parcel (11 future lots) from R-1 (Single Family Residential) to R-8 (Residential Suite) to allow options for residential suite use and development.

#### BACKGROUND

The subject parcels are designated Low Density Residential in the City's Official Community Plan (OCP), zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3), and are currently vacant. The proposed layout concept (attached as Appendix 4) demonstrates how the subject parcels would be divided into 32 lots. 29 of these proposed lots are being considered for R-8 zoning under this application. The proposed minimum parcel sizes and minimum widths meet or exceed the minimum parcel specifications of the proposed R-8 zone for secondary suites.

The subject parcels are located on 20 Street SE, just south of Hillcrest School. Site photos are attached as Appendix 5. This area is largely comprised of R-1 and R-7 zoned parcels containing single family dwellings. There are currently twenty-one R-8 zoned parcels within close proximity of the subject parcel, including thirteen in the recently rezoned subdivision to the east (Appendix 3).

As the subject parcels are currently vacant, this amendment is to provide flexibility and facilitate future development and use. Any development of a secondary suite or detached suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

#### 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 parcel size requirements, 5 of the subject properties have potential for the development of either a secondary suite or a detached suite, while the rest would be limited to a secondary suite within a single family dwelling.

Note that in 2014, City Staff reviewed Policy 8.3.25 with respect to the processing of rezoning applications in recognition that a zoning amendment is not a development application, and may proceed without a building plan in anticipation of potential use or development in the future. As previously noted, any actual development on the vacant subject properties would require a building permit and be subject to meeting Zoning Bylaw and BC Building Code requirements.

#### COMMENTS

##### Engineering Department

No concerns with rezoning. Note that driveway access shall be limited to one with a maximum width of 6.0 metres (Appendix 6).

##### Building Department

No concerns with rezoning. 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 is consistent with the OCP and is therefore supported by staff. In staff's opinion, the intended subdivision and minimum parcel sizes would be well-suited for residential suite development. Any development would require a building permit and will be subject to meeting Zoning Bylaw, on-site servicing and BC Building Code requirements.

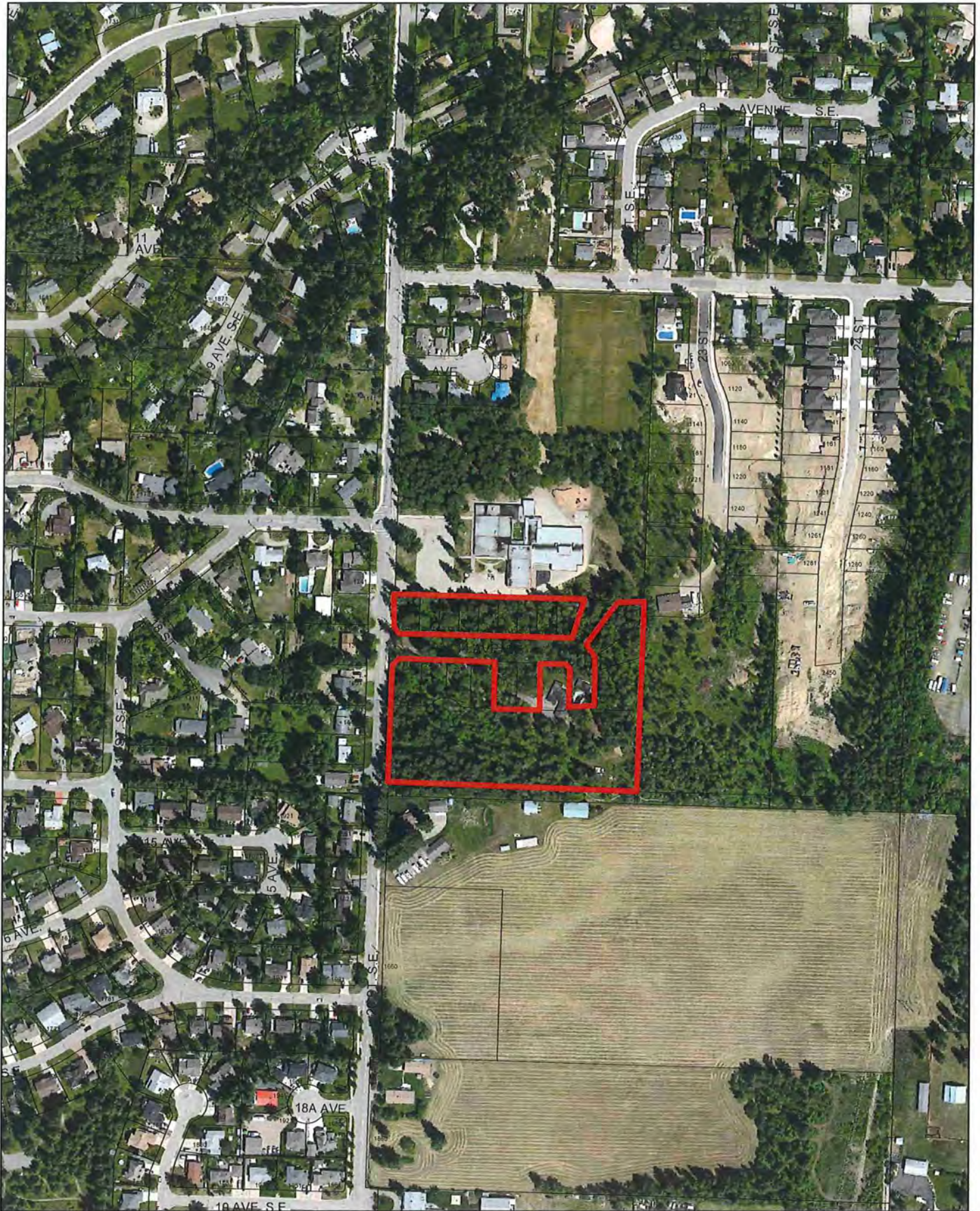


Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





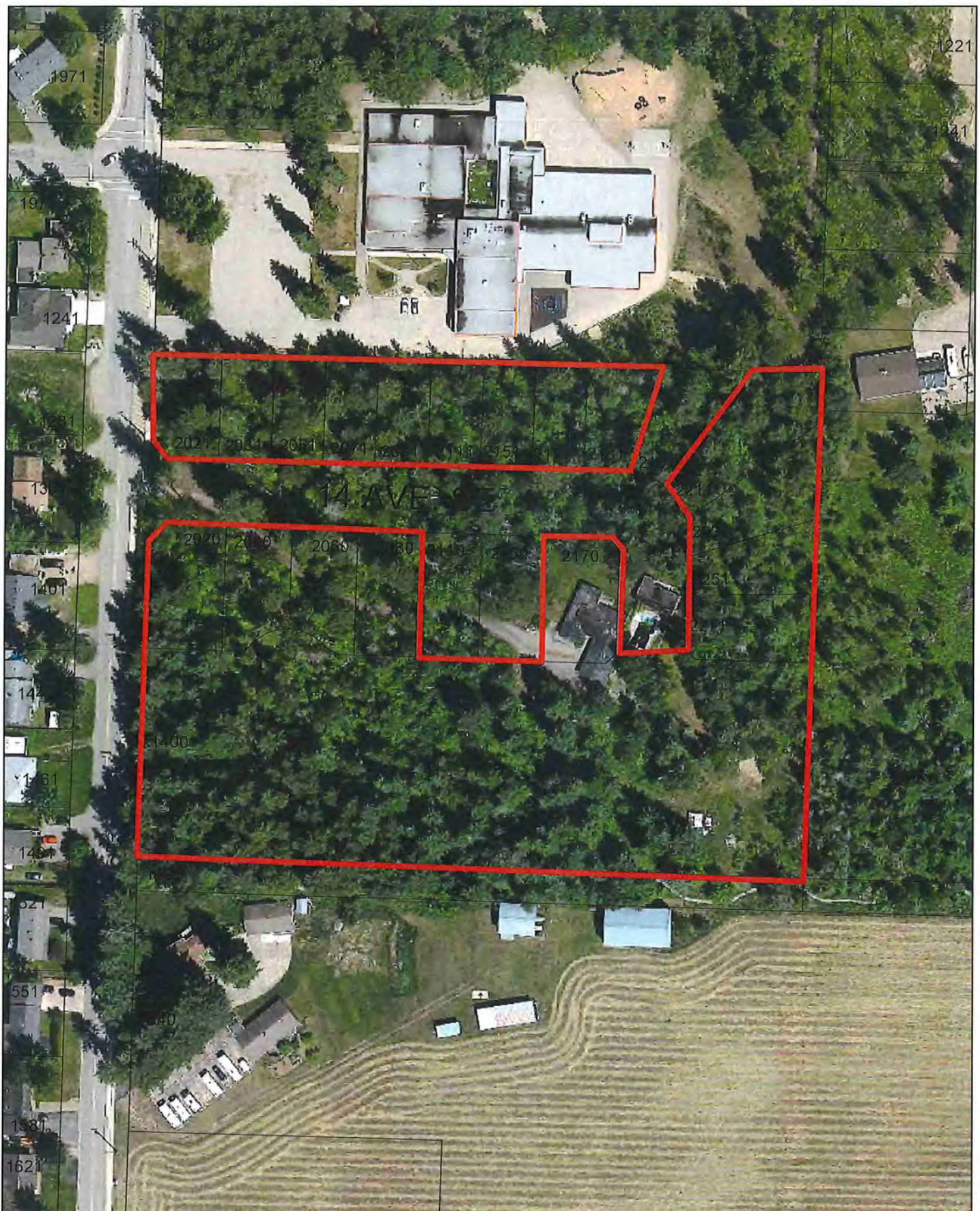
0 35 70 140 210 280 Meters

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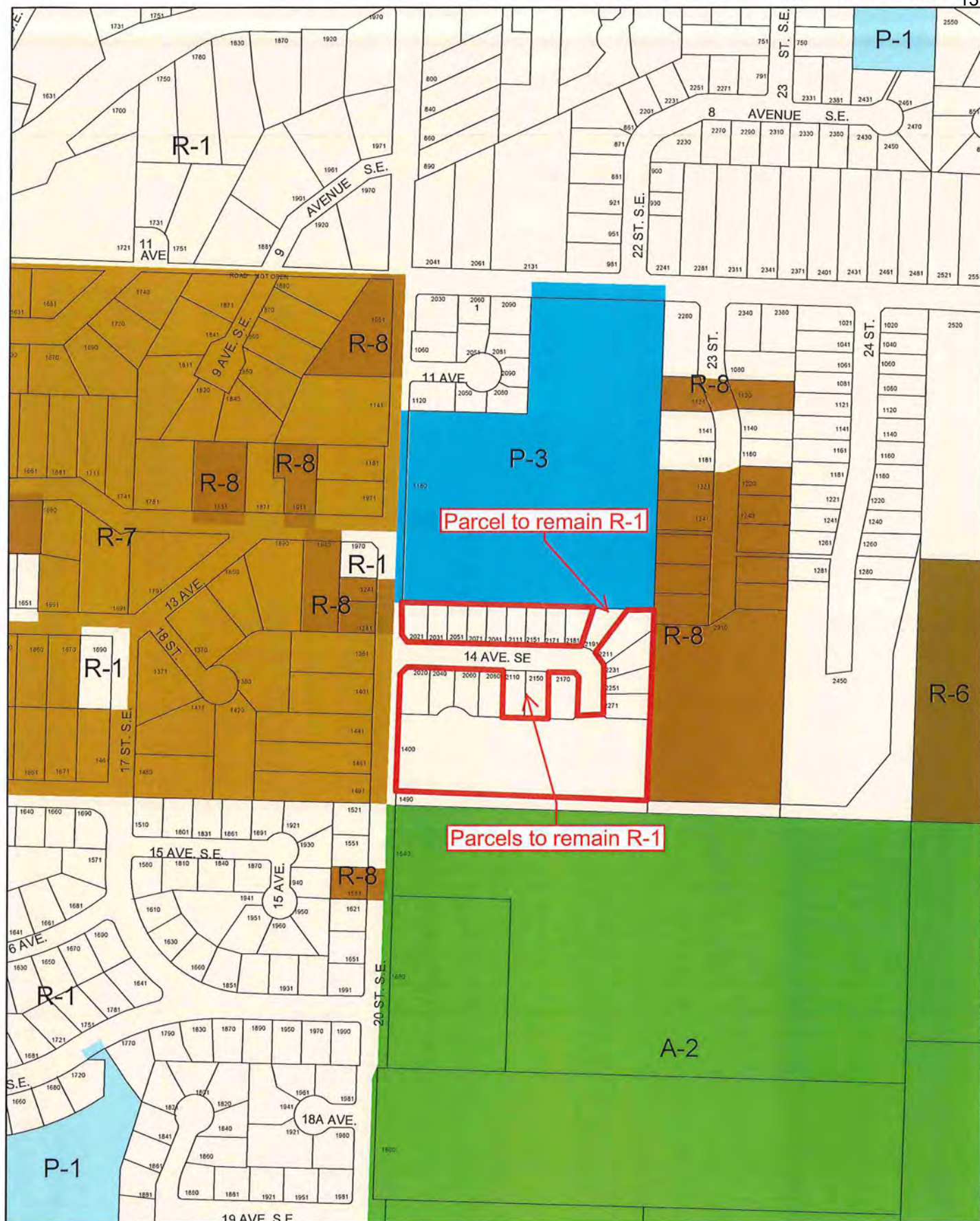
Subject Parcel





Subject Parcel

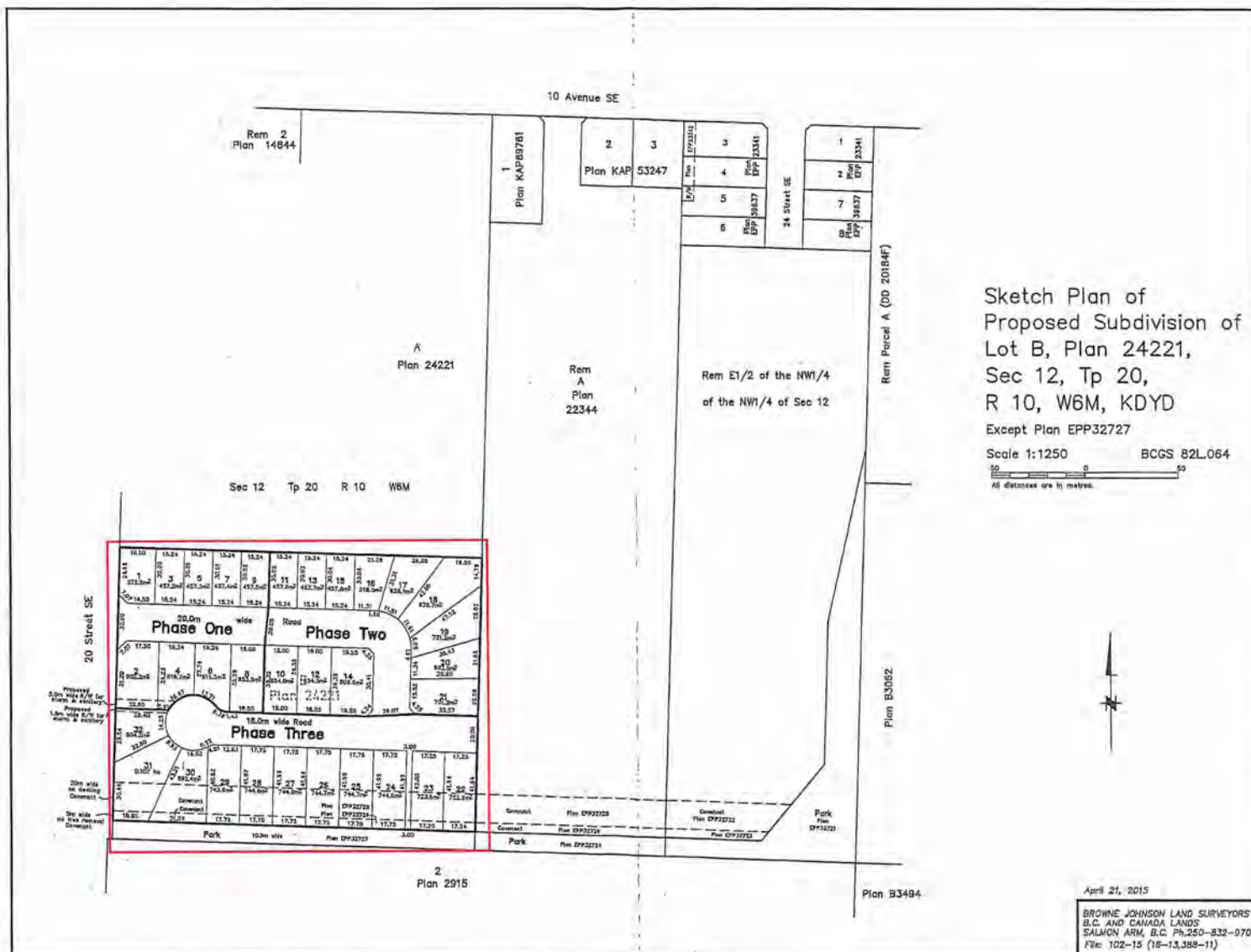




0 35 70 140 210 280 Meters



Subject Parcel





## Appendix 5: Site Photos



View south-east over the subject parcels.



View north-east over subject parcels.

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*City of Salmon Arm*  
*Development Services Department Memorandum*

To: Her Worship Mayor Cooper and Members of Council

Date: May 26, 2017

Subject: Zoning Bylaw Amendment Application No. 1096

Legal: Lot 3, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551

Civic: 441 34 Street SE

Owner/Applicant: Jamieson, K. & P.

Agent: Spencer, H.

**MOTION FOR CONSIDERATION**

**THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Section 18, Township 20, Range 9, W6M, KDYD, Plan EPP30551 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 441 34 Street SE (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit development and subsequent use of a secondary suite within an existing single-family home.

**BACKGROUND**

The subject parcel is located in a new subdivision just west of Little Mountain Park. The parcel is approximately 993 square metres, currently contains a single family home (constructed in 2015 with an unfinished basement), and designated Low Density Residential in the Official Community Plan (OCP).

The subject parcel is currently zoned R-1 (Single Family Residential) in the Zoning Bylaw (see Appendix 3). The surrounding area is largely comprised of R-1 and R-8 zoned parcels, with the P-1 zoned park parcels to the north and west. Twelve parcels within the surrounding area are zoned R-8.

Site photos are attached as Appendix 4. The subject parcel contains a home similar to other dwellings developed in the area. While the parcel is large enough to permit a detached suite, a secondary suite is proposed within the basement of the existing single-family home, limiting any impact on the streetscape.

**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 Zoning Bylaw requirements, the subject parcel has 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.

COMMENTSEngineering Department

No objections to the proposed rezoning, subject to provision of sufficient onsite parking.

Building Department

No concerns with rezoning. BC Building Code to apply.

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 *secondary suite* would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

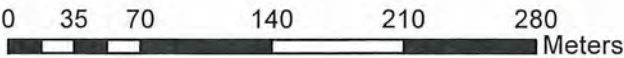
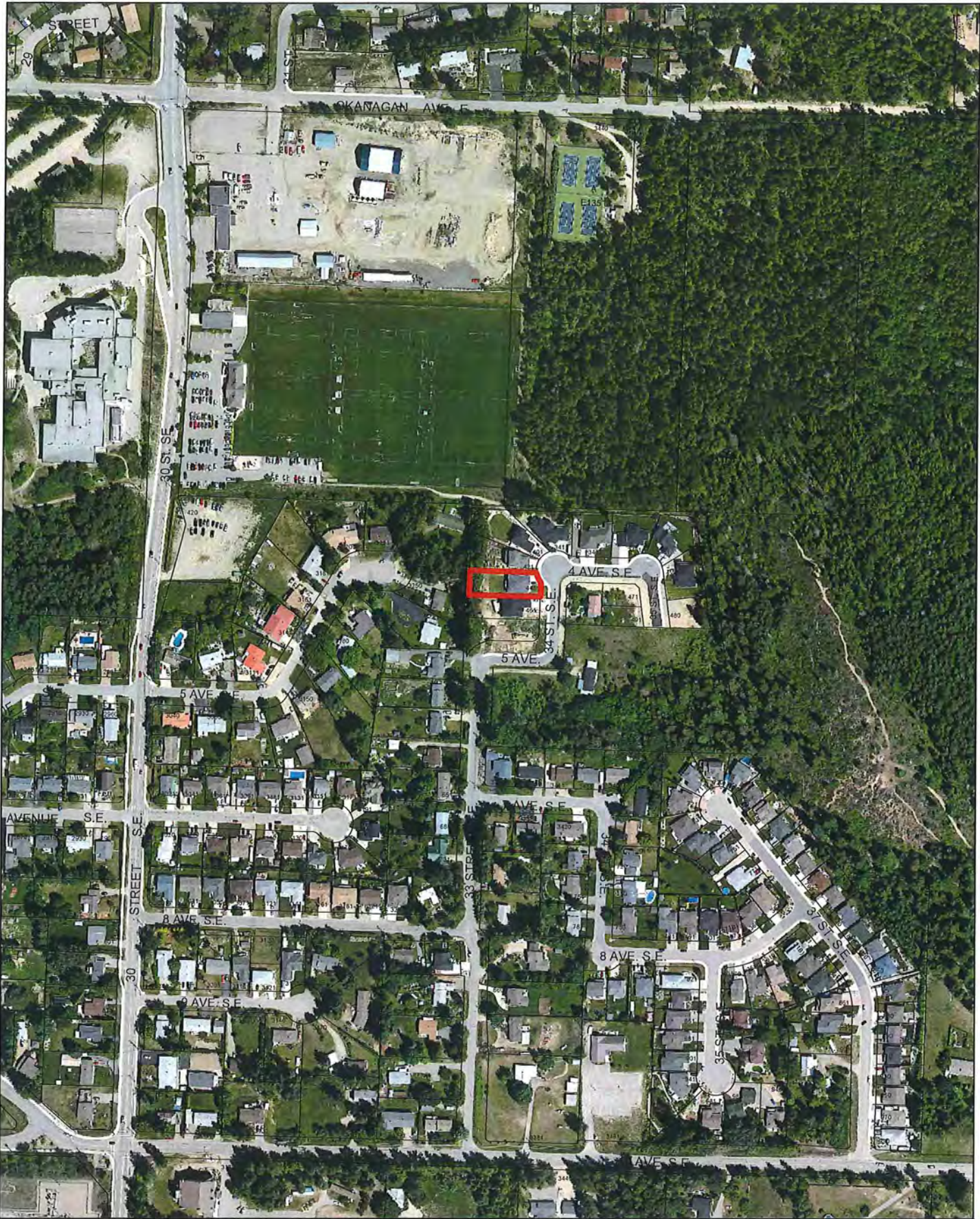


Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





Subject Parcel



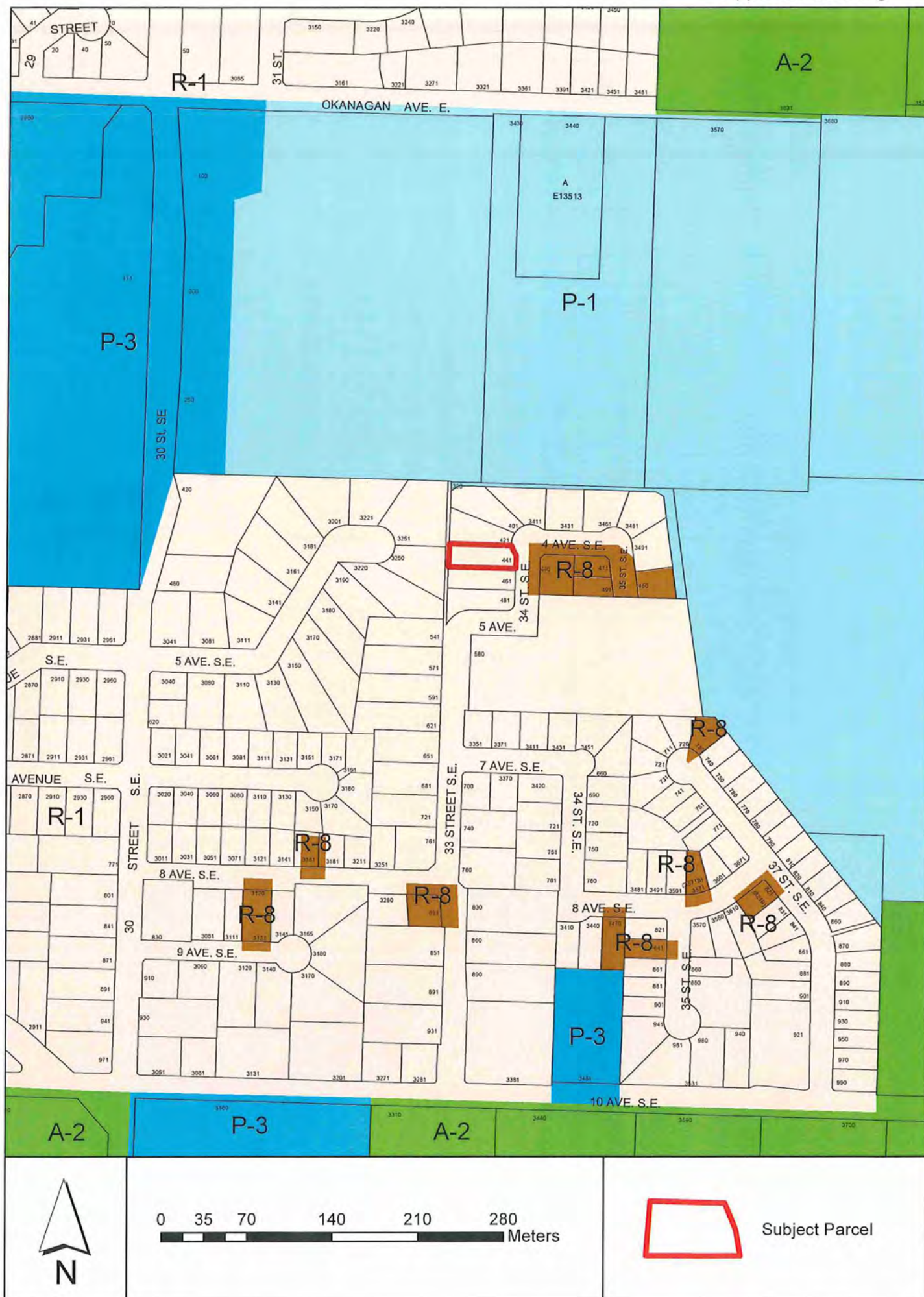


0 5 10 20 30 40 Meters



Subject Parcel







## Appendix 4: Site Photos



View of subject parcel looking south-west from 34 Street SE showing adjacent parcel.



View of subject parcel looking north-west from 34 Street SE showing adjacent parcels.





**City of Salmon Arm**  
**Development Services Department Memorandum**

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: May 29, 2017

SUBJECT: Development Variance Permit Application No. VP-455  
Lot 3, Plan 17056, Sec. 24, Tp. 20, R.10, W6M, KDYD  
2901 - 20 Avenue NE  
Owner: J. Choi  
Agent: W. Neudorf

**Motion for Consideration**

THAT: Development Variance Permit No. VP-455 be authorized for issuance for Lot 3, Plan 17056, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 4.0:
  - i) Reduce the requirement to provide a cash contribution equivalent to 100% of the estimated cost of upgrading the north half of the 20 Avenue NE frontage to the Local Urban Road standard (RD-2) to a 50% cash contribution

AND THAT: Development Variance Permit No. VP-455 be authorized for issuance for Lot 3, Plan 17056, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.10.3:
  - i) Reduce the minimum Interior Side setback requirement along the west side of the existing residence from 1.5 metres to 0 metres.

**Staff Recommendation**

THAT: The Motion for Consideration be defeated.

AND THAT: Development Variance Permit No. VP-455 be authorized for issuance for Lot 3, Plan 17056, Sec. 24, Tp. 20, R.10, W6M, KDYD to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 6.10.3:
  - i) Reduce the minimum Interior Side setback requirement along the west side of the existing residence from 1.5 metres to 0 metres subject to confirmation from a British Columbia Land Surveyor that there are no above or below ground trespasses into the panhandle.

## **Proposal**

The subject property is located at 2901 - 20 Avenue NE. The owner has received preliminary approval to subdivide the property into two parcels and is applying for a variance to Subdivision and Development Servicing Bylaw No. 4163 and a variance to Zoning Bylaw No. 2303. A location map, ortho photo and sketch plan of the proposed subdivision are attached as Appendices 1 through 3.

## **Background**

The property is located in Residential Development Area 'A' and is designated Low Density Residential in the Official Community Plan. The property is zoned R-1 (Single Family Residential) and is approximately 0.19 hectare in size. A residence is located on the southern portion of the property and as shown on Appendix 3, the owner is proposing to create a panhandle parcel on the northern portion of the property with the panhandle located along the west property boundary. A sanitary sewer main is also located along the west boundary in a 3.0 metre wide statutory right of way.

At this location, 20 Avenue NE is constructed to a paved standard. As a condition of subdivision approval, the owner is required to upgrade the north half of the 20 Avenue NE frontage to the Urban Local Road standard in accordance with City of Salmon Specification Drawing No. RD-2, see Appendix 4. Due to the limited scale of the proposed subdivision, the road upgrade requirement can be fulfilled by a cash contribution equivalent to 100% of the estimated costs of the upgrades. The owner is requesting that this be reduced to a 50% cash contribution.

Under Section 3.8.3 of Subdivision and Development Servicing Bylaw No. 4163, the minimum width for a panhandle is 6.0 metres and under Section 6.10.3 of Zoning Bylaw No. 4303, the minimum interior side setback requirement for a residence is 1.5 metres. As shown on Appendix 4, the existing residence is approximately 6.0 metres from the western interior side property line. This distance will accommodate the proposed panhandle but does not leave room to meet the setback requirement. The owner is therefore requesting that the setback from the panhandle be reduced to 0 metre.

A letter from the owner's agent together with an opinion of probable costs are attached as Appendix 5.

## **Discussion**

Staff have reviewed the proposal and provide the following:

### Fire Department

No concerns provided panhandle has clear width of 6 metres.

### Building Department

The garage wall at 0 metre setback must be upgraded to meet code requirements. A Building Permit will be required to complete the upgrades which will include fire rating the wall to achieve a 45 minute fire resistance rating and installing non-combustible cladding.

### Engineering Department

See Appendix 6.

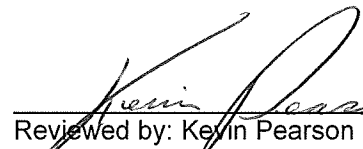
### Planning Department

Staff are not concerned with requested interior side yard setback variance provided the panhandle has a clear width of 6.0 metres and no portion of the existing residence encroaches into the panhandle. These provisions should ensure that vehicle access on the panhandle will not be impeded and, as noted in the



agent's letter (Appendix 5), the owner is prepared to cut back the footings and portions of the deck that currently encroach into the panhandle and fireproof the deck wall.

Staff do not support the servicing variance request. As highlighted in the Engineering Department's comments, the total approximate cost of works and services, less the service connections is \$31,084.50. The owner is requesting that this be reduced to a 50% cash contribution. Parcels to the east and west of the subject property also have subdivision potential and increasing the residential density in this area will increase the need for the upgrades. The estimated cost of the upgrades is not unreasonable when compared to other single lot subdivisions in the urban area and if these costs are not addressed at the time of subdivision they will create additional costs to the City when these services need to be installed.

  
Prepared by: Jon Turlock  
Planning & Development Officer  
Reviewed by: Kevin Pearson MCIP  
Director of Development Services

#### Appendices

1. Location map
2. Ortho photo
3. Sketch plan of proposed subdivision
4. Site plan
5. Agent's letter dated May 11/17
6. Engineering Dept. comments

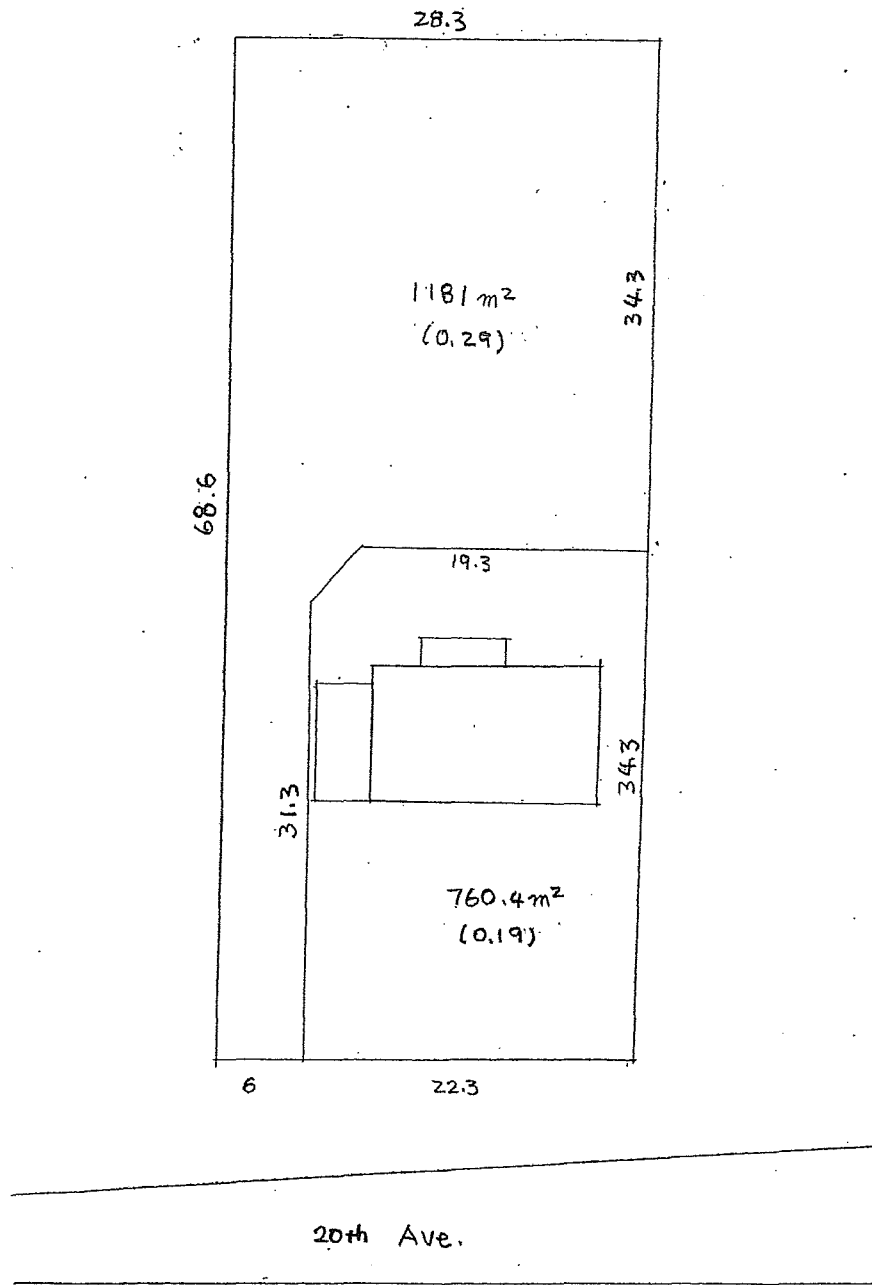




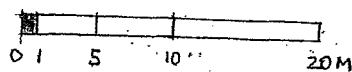


Subject Property

PRELIMINARY PLAN OF SUBDIVISION  
 of  
 Lot 3 Plan KAP17056 Section 24 Township 20, Range 10



Scale 1:500





**BROWNE JOHNSON LAND SURVEYORS\***

BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5 (250)832-9701

**BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE**

To: Wolfgang Neudorf,  
2450 21 Street NE,  
Salmon Arm, BC  
V1E 3Y3

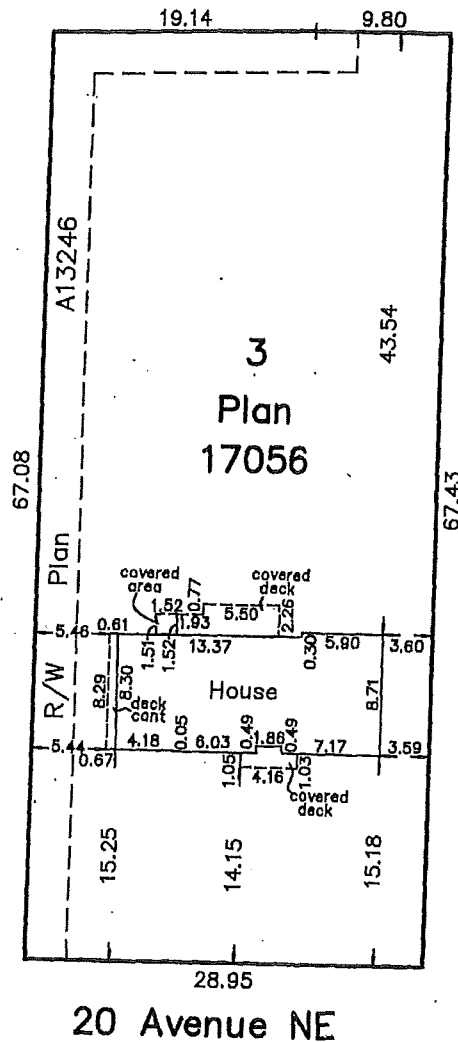
Your File:

Re: Lot 3, Section 24, Township 20,  
Range 10, W6M, KDYD, Plan 17056

Parcel Identifier(PID): 008-465-371

Civic Address: 2901 20 Ave NE

List of documents registered on title which may affect  
the location of improvements:  
R/W M66229



Scale 1:500

May 11 2017

To the Mayor and Councillors of Salmon Arm

I am a personal friend of the applicant and told him I would volunteer some of my time to help him in working through the process of development.

The proposed infill development at 2901 20 Avenue NE would allow the city of Salmon Arm to achieve part of the OCP's objectives of more efficient use of existing infrastructure. The goals of the development are to provide the applicant and his family a new home in a garden like setting and to allow the city to collect extra revenue.

There are however a few issues that have arisen and need your approval. I believe the requests are reasonable, and would ensure the feasibility of the proposal.

We are asking for a 0 setback for the west side of garage ( Lot B ) so that we can keep the existing small garage. Here is a list of the items we are prepared to do in order to ensure all potential issues can be avoided with this request:

- Ensure that there is no encroachment above or below grade ( cut footings and cantilevered portion of deck )
- Ensure all water from Lot B stays on Lot B
- Fireproof all necessary garage walls on Lot B
- Ensure structural stability of panhandle driveway ( lot A ) ( even if garage on lot B were removed )

Without this setback variance the existing house would take a large financial hit, and reducing the garage to accommodate the 1.5 meter set back would reduce the garage to caddie parking status.

Small infill developments are generally exempt from frontage improvements. So with this in mind we feel that it would be fair to ask that the applicant pay only 50% of the frontage improvements. The applicant will be giving the city the necessary road dedication. The estimated revenue generated from this development over 10 years will be to the tune of \$50,000. ( DCC's and property taxes ) Since the road improvements would not be done till other development happens in the area, means that there would be no financial burden to the city.

Finally this proposed development is very much in line with the OCP, and what the city wants to see for infill areas. We believe that with these proposed variances we can achieve a win, win situation for the applicant and the City of Salmon Arm.

Wolfgang Neudorf

for Jason and Joanna Choi



**J.G. CHOI**  
**MAY 2017**  
**2901 - 20th AVENUE NE SUBDIVISION**  
**OPINION OF PROBABLE COST**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES**

(\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				
	<b>SECTION 1</b>				
1.1	Cleaning & Grubbing	LS	1 *	\$ 1,500.00	\$ 1,500.00
1.2	Common Excavation & Disposal	m <sup>3</sup>	135 *	\$ 15.00	\$ 2,025.00
1.3	Supply & Place Sub-Base	m <sup>3</sup>	95 *	\$ 55.00	\$ 5,225.00
1.4	Supply & Place Base	m <sup>3</sup>	15 *	\$ 85.00	\$ 1,275.00
1.5	Supply & Place 100mm Asphalt	m <sup>2</sup>	150 *	\$ 30.00	\$ 4,500.00
1.6	Shouldering	m <sup>3</sup>	5 *	\$ 95.00	\$ 475.00
	<b>Sub-Total: Roads and Earthworks</b>				\$ 15,000.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				
	<b>SECTION 2</b>				
2.1	Supply & Install 25ø Water Service c/w Trace Wire	ea	2 *	\$ 1,500.00	\$ 3,000.00
	<b>Sub-Total: Water Distribution Works</b>				\$ 3,000.00
<b>3.0</b>	<b>SANITARY SEWER WORKS</b>				
	<b>SECTION 3</b>				
3.1	Supply & Install 100ø PVC Sanitary Service	ea	1 *	\$ 1,000.00	\$ 1,000.00
	<b>Sub-Total: Sanitary Sewer Works</b>				\$ 1,000.00
<b>4.0</b>	<b>STORM SEWER WORKS</b>				
	<b>SECTION 4</b>				
4.1	Supply & Install 150ø PVC Storm Service	ea	1 *	\$ 2,000.00	\$ 2,000.00
	<b>Sub-Total: Sanitary Sewer Works</b>				\$ 2,000.00
<b>5.0</b>	<b>CONCRETE, CURB, GUTTERS, SIDEWALKS, STAIRS</b>				
	<b>SECTION 5</b>				
5.1	Supply & Install 100mm Curb & Gutter	m	30 *	\$ 75.00	\$ 2,250.00
5.2	Supply & Install 100mm Concrete Sidewalk	m <sup>2</sup>	42 *	\$ 85.00	\$ 3,570.00
5.3	Supply & Install 150mm Reinforced Concrete Sidewalk	m <sup>2</sup>	18 *	\$ 95.00	\$ 1,710.00
	<b>Sub-Total: Concrete, Curb, Gutters, Sidewalks, Stairs</b>				\$ 7,530.00
<b>6.0</b>	<b>STREET LIGHTING</b>				
	<b>SECTION 6</b>				
6.1	Supply & Install Ornamental Street Light	ea	1 *	\$ 3,500.00	\$ 3,500.00
	<b>Sub-Total: Street Lighting</b>				\$ 3,500.00

**2901 - 20th AVENUE NE SUBDIVISION**  
**OPINION OF PROBABLE COST**

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>7.0</b>	<b>HYDRO, TELEPHONE, GAS, CATV SECTION 7</b>				
7.1	Hydro Civil Works (Allowance)	LS	1 *	\$ 1,500.00	\$ 1,500.00
7.2	Telus Civil Works (Allowance)	LS	1 *	\$ 1,500.00	\$ 1,500.00
7.3	Cable Civil Works (Allowance)	LS	1 *	\$ 1,000.00	\$ 1,000.00
	<b>Sub-Total: Hydro, Telephone, Gas, CATV</b>				\$ 4,000.00
<b>8.0</b>	<b>LANDSCAPING SECTION 8</b>				
8.1	Boulevard Restoration	LS	1 *	\$ 1,000.00	\$ 1,000.00
	<b>Sub-Total: Landscaping</b>				\$ 1,000.00
	<b>SUMMARY</b>				
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				\$ 15,000.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				\$ 3,000.00
<b>3.0</b>	<b>SANITARY SEWER WORKS</b>				\$ 1,000.00
<b>4.0</b>	<b>STORM SEWER WORKS</b>				\$ 2,000.00
<b>5.0</b>	<b>CONCRETE, CURB, GUTTERS, SIDEWALKS, STAIRS</b>				\$ 7,530.00
<b>6.0</b>	<b>STREET LIGHTING</b>				\$ 3,500.00
<b>7.0</b>	<b>HYDRO, TELEPHONE, GAS, CATV</b>				\$ 4,000.00
<b>8.0</b>	<b>LANDSCAPING</b>				\$ 1,000.00
	<b>SUB-TOTAL</b>				\$ 37,030.00
<b>9.0</b>	<b>ENGINEERING</b>				
	Design (5%)			\$ 1,851.50	
	Inspection (7%)			\$ 2,592.10	
	Records (1%)			\$ 370.30	
	Geotechnical Testing (2%)			\$ 740.60	\$ 5,554.50
	<b>SUB-TOTAL</b>				\$ 42,584.50
	<b>GST (5%)</b>				\$ 2,129.23
	<b>TOTAL</b>				\$ 44,713.73

**\*Opinion of Probable Cost Notes**

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors and materials at the time of construction, thereby affecting the final cost.
- 3) Prices do not include BC Hydro, Telus, Gas, Legal Survey (BCLS) and property/right-of-way acquisitions.
- 4) Prices do not include Geotechnical, Environmental and Archaeological studies, reviews and approvals.
- 5) Unit Prices are estimated in 2017 Canadian Dollars for similar works and exclude taxes.





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

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To: Kevin Pearson, Director of Development Services  
 Date: May 18, 2017  
 Prepared by: Darin Gerow, Engineering Assistant  
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 455E**  
 LEGAL: Lot 3, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17056  
 CIVIC: 2901 – 20 Avenue NE  
 Owner: Choi, J., 2901 – 20 Avenue NE, Salmon Arm, BC, V1E 3G5  
 Agent: Neudorf, W., 2450 – 21 Street NE, Salmon Arm, BC, V1E 3Y3

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Further to your referral dated April 5, 2017, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variances requested:

The applicant is requesting to vary City of Salmon Arm Zoning Bylaw No. 2303 as follows:

- 1) **Reduce the west interior parcel line from 1.5 meters to 0 meters.**

**Engineering Department has no objection to the proposed variance to reduce setbacks.**

The applicant is also requested to vary the City of Salmon Arm Subdivision and Development Servicing Bylaw No. 4163, section 4.0 as follows:

- 2) **Reduce the requirement for the 100% cash contribution for road upgrades on 20 Avenue NE to a 50% Cash Contribution.**

20 Avenue NE frontage is currently constructed to a Rural Local Road standard. Upgrading the subjects property frontage to an Urban Collector Road standard, in accordance with Specification Drawing No. RD-3 is required. Upgrading may include, but not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, bike lanes, street lighting, and street drainage.

Sidewalks shall be provided on both sides of all collector roads. Currently a sidewalk and curb and gutter is constructed on the south side of 20 Avenue NE only. Installation of sidewalk on along the property frontage is required, and will promote connection of existing sidewalks on 30 Street NE and potentially other future subdividing within the area. As this work is considered pre-mature, a cash contribution would be accepted for the supply and installation of concrete curb & gutter and sidewalk.

Proposed Variance Application VP-455E  
May 18, 2017  
Page 2

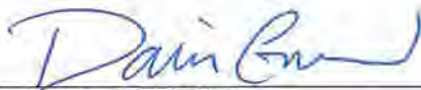
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Existing street lights are BC Hydro lease lights on the hydro poles on the south side of 20 Avenue NE. It is required to install post top Ornamental Street lighting along the property frontage.

An Opinion of Probable Costs from Gentech Engineering Inc. has been provided for the works required at time of Subdivision, totaling \$42,584.50. Attached OPC with highlighted lines is the requested items to be varied, totaling \$31,084.50 (includes design, inspections, records and testing).

**Recommendation:**

**The City of Salmon Arm Engineering Department recommends this variance request be denied and a cash contribution of 100% for the road upgrades be required.** City Engineering Department does not believe this amount is unreasonable for a subdivision of a lot within the City of Salmon Arm.



Darin Gerow, ASCT  
Engineering Assistant



Rob Nieuwenhuizen, ASCT  
Director of Engineering & Public Works



**J.G. CHOI**  
**MAY 2017**  
**2901 - 20th AVENUE NE SUBDIVISION**  
**OPINION OF PROBABLE COST**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES**

(\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				
	<b>SECTION 1</b>				
1.1	Cleaning & Grubbing	LS	1 *	\$ 1,500.00	\$ 1,500.00
1.2	Common Excavation & Disposal	m <sup>3</sup>	135 *	\$ 15.00	\$ 2,025.00
1.3	Supply & Place Sub-Base	m <sup>3</sup>	95 *	\$ 55.00	\$ 5,225.00
1.4	Supply & Place Base	m <sup>3</sup>	15 *	\$ 85.00	\$ 1,275.00
1.5	Supply & Place 100mm Asphalt	m <sup>2</sup>	150 *	\$ 30.00	\$ 4,500.00
1.6	Shouldering	m <sup>3</sup>	5 *	\$ 95.00	\$ 475.00
	<b>Sub-Total: Roads and Earthworks</b>				<b>\$ 15,000.00</b>
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				
	<b>SECTION 2</b>				
2.1	Supply & Install 25ø Water Service c/w Trace Wire	ea	2 *	\$ 1,500.00	\$ 3,000.00
	<b>Sub-Total: Water Distribution Works</b>				<b>\$ 3,000.00</b>
<b>3.0</b>	<b>SANITARY SEWER WORKS</b>				
	<b>SECTION 3</b>				
3.1	Supply & Install 100ø PVC Sanitary Service	ea	1 *	\$ 1,000.00	\$ 1,000.00
	<b>Sub-Total: Sanitary Sewer Works</b>				<b>\$ 1,000.00</b>
<b>4.0</b>	<b>STORM SEWER WORKS</b>				
	<b>SECTION 4</b>				
4.1	Supply & Install 150ø PVC Storm Service	ea	1 *	\$ 2,000.00	\$ 2,000.00
	<b>Sub-Total: Sanitary Sewer Works</b>				<b>\$ 2,000.00</b>
<b>5.0</b>	<b>CONCRETE, CURB, GUTTERS, SIDEWALKS, STAIRS</b>				
	<b>SECTION 5</b>				
5.1	Supply & Install 100mm Curb & Gutter	m	30 *	\$ 75.00	\$ 2,250.00
5.2	Supply & Install 100mm Concrete Sidewalk	m <sup>2</sup>	42 *	\$ 85.00	\$ 3,570.00
5.3	Supply & Install 150mm Reinforced Concrete Sidewalk	m <sup>2</sup>	18 *	\$ 95.00	\$ 1,710.00
	<b>Sub-Total: Concrete, Curb, Gutters, Sidewalks, Stairs</b>				<b>\$ 7,530.00</b>
<b>6.0</b>	<b>STREET LIGHTING</b>				
	<b>SECTION 6</b>				
6.1	Supply & Install Ornamental Street Light	ea	1 *	\$ 3,500.00	\$ 3,500.00
	<b>Sub-Total: Street Lighting</b>				<b>\$ 3,500.00</b>

## 2901 - 20th AVENUE NE SUBDIVISION

## OPINION OF PROBABLE COST

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>7.0</b>	<b>HYDRO, TELEPHONE, GAS, CATV SECTION 7</b>				
7.1	Hydro Civil Works (Allowance)	LS	1 *	\$ 1,500.00	\$ 1,500.00
7.2	Telus Civil Works (Allowance)	LS	1 *	\$ 1,500.00	\$ 1,500.00
7.3	Cable Civil Works (Allowance)	LS	1 *	\$ 1,000.00	\$ 1,000.00
	<b>Sub-Total: Hydro, Telephone, Gas, CATV</b>				\$ 4,000.00
<b>8.0</b>	<b>LANDSCAPING SECTION 8</b>				
8.1	Boulevard Restoration	LS	1 *	\$ 1,000.00	\$ 1,000.00
	<b>Sub-Total: Landscaping</b>				\$ 1,000.00
	<b>SUMMARY</b>				
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				\$ 15,000.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				\$ 3,000.00
<b>3.0</b>	<b>SANITARY SEWER WORKS</b>				\$ 1,000.00
<b>4.0</b>	<b>STORM SEWER WORKS</b>				\$ 2,000.00
<b>5.0</b>	<b>CONCRETE, CURB, GUTTERS, SIDEWALKS, STAIRS</b>				\$ 7,530.00
<b>6.0</b>	<b>STREET LIGHTING</b>				\$ 3,500.00
<b>7.0</b>	<b>HYDRO, TELEPHONE, GAS, CATV</b>				\$ 4,000.00
<b>8.0</b>	<b>LANDSCAPING</b>				\$ 1,000.00
	<b>SUB-TOTAL</b>				\$ 37,030.00
<b>9.0</b>	<b>ENGINEERING</b>				
	Design (5%)			\$ 1,851.50	1,351.50
	Inspection (7%)			\$ 2,592.10	1,992.10
	Records (1%)			\$ 370.30	270.30
	Geotechnical Testing (2%)			\$ 740.60	540.60
	<b>SUB-TOTAL</b>				\$ 42,584.50
	<b>GST (5%)</b>				\$ 2,129.23
	<b>TOTAL</b>				\$ 44,713.73

27,030.00

1,351.50

1,992.10

270.30

540.60

ENG. TOT.

4,054.50

TOTAL

431,084.50

## \*Opinion of Probable Cost Notes

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors and materials at the time of construction, thereby affecting the final cost.
- 3) Prices do not include BC Hydro, Telus, Gas, Legal Survey (BCLS) and property/right-of-way acquisitions.
- 4) Prices do not include Geotechnical, Environmental and Archaeological studies, reviews and approvals.
- 5) Unit Prices are estimated in 2017 Canadian Dollars for similar works and exclude taxes.





*City of Salmon Arm*

*Development Services Department Memorandum*

TO: Her Worship Mayor Cooper and Members of Council

DATE: May 25, 2017

SUBJECT: Development Variance Permit Application No. 460 (Building Height)  
Civic: 5501 – 11 Street NE  
Owner: R. & P. Ingenhorst  
Applicant / Agent: Bernd Hermanski Architect Inc.

**MOTION FOR CONSIDERATION**

**THAT:** Development Variance Permit No. VP-460 be authorized for issuance for Lot 2, Sections 35 & 36, Township 20, Range 10, W6M, KDYD, Plan KAP46199, Except Plan EPP38479 which will vary Zoning Bylaw No. 2303 as follows:

**Section 36.6 – A-3 Small Holding Zone – increase the maximum height of a single family dwelling from 10.0 metres to 13.6 metres, for a variance of 3.6 meters, as shown in Schedule A.**

**STAFF RECOMMENDATION**

That the motion for consideration be adopted.

**BACKGROUND**

The 2.7 ha (6.6 acre) subject property is located north of the Raven subdivision and was established as a remainder lot of a subdivision back in 2014. The subject property is accessed from 11 Street NE via easement over the large lot to the southeast and it has legal frontage on to 54 Avenue NE. Location and aerial image mapping and a site plan are attached as Appendix 1.

The owners are proposing to build a two-storey, single family dwelling above a basement with a footprint of approximately 163 m<sup>2</sup> (1,750 ft<sup>2</sup>) plus a two vehicle garage on the main level. The height of the dwelling is proposed to be 13.6 m (44.6 ft) which would be 3.6 m (11.8 ft) higher than the maximum 10 m (32.8 ft) permitted in the A-3 zone.

Schedule A is attached as Appendix 2 and shows a yellow highlighted line on the building elevations depicting the portions of the roof that exceed the maximum height. As can be seen, the owners are hoping to incorporate a very high pitched roof design.

**ANALYSIS**

Height regulations are intended to ensure consistency generally within zones and more specifically between buildings sited on adjoining lots; consistency in terms of aesthetics, privacy and view preservations. Typically, staff discourages those seeking height variances, although in some site specific circumstances, a variance request can be considered favourably.

Ingenhorst/Hermanski – VP-460

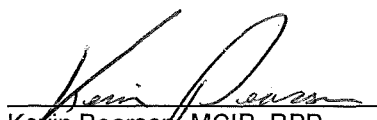
The subject property and adjacent lots are designated Low Density Residential in the Official Community Plan. The subject property and the neighbouring lot to the north is zoned A-3, while the adjacent lot to the south is zoned A-2. The options for building sites on the subject property are very limited due to numerous rights of ways, easements, and a large "no build" covenanted area over the western steep slope leading down to the CP Railway.

The proposed dwelling would be sited anywhere from 110 m (328 ft) to 136 m (446 ft) from the nearest residences/dwellings on the adjacent lots and well beyond the setback areas of the subject property. In terms of local topography the proposed building would not appear to obstruct any views, and would be more or less screened from other neighbouring residences/dwelling by existing stands of mature trees.

### CONCLUSION

The magnitude of this variance request is significant; however, staff is of the opinion that the proposed dwelling height would have minimal, if any, negative impact on the neighbouring lots. The design of the house and high roof pitch is aesthetically pleasing and in scale with the lots size.

Furthermore, as the subject property and surrounding lots are likely to remain in their existing, large-lot configuration for the foreseeable future, staff does not have the same concerns with this proposal as would be the case if the lot were located in a higher density / smaller lot subdivision (e.g. Raven, Byers View, Maplewoods, Parks Edge, Willow Cove, etc.).



  
Kevin Pearson, MCIP, RPP  
Director of Development Services

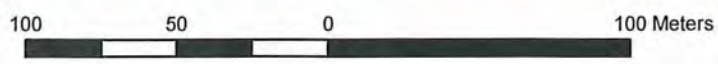








 Subject Property  
 Approximate Site of Proposed Dwelling

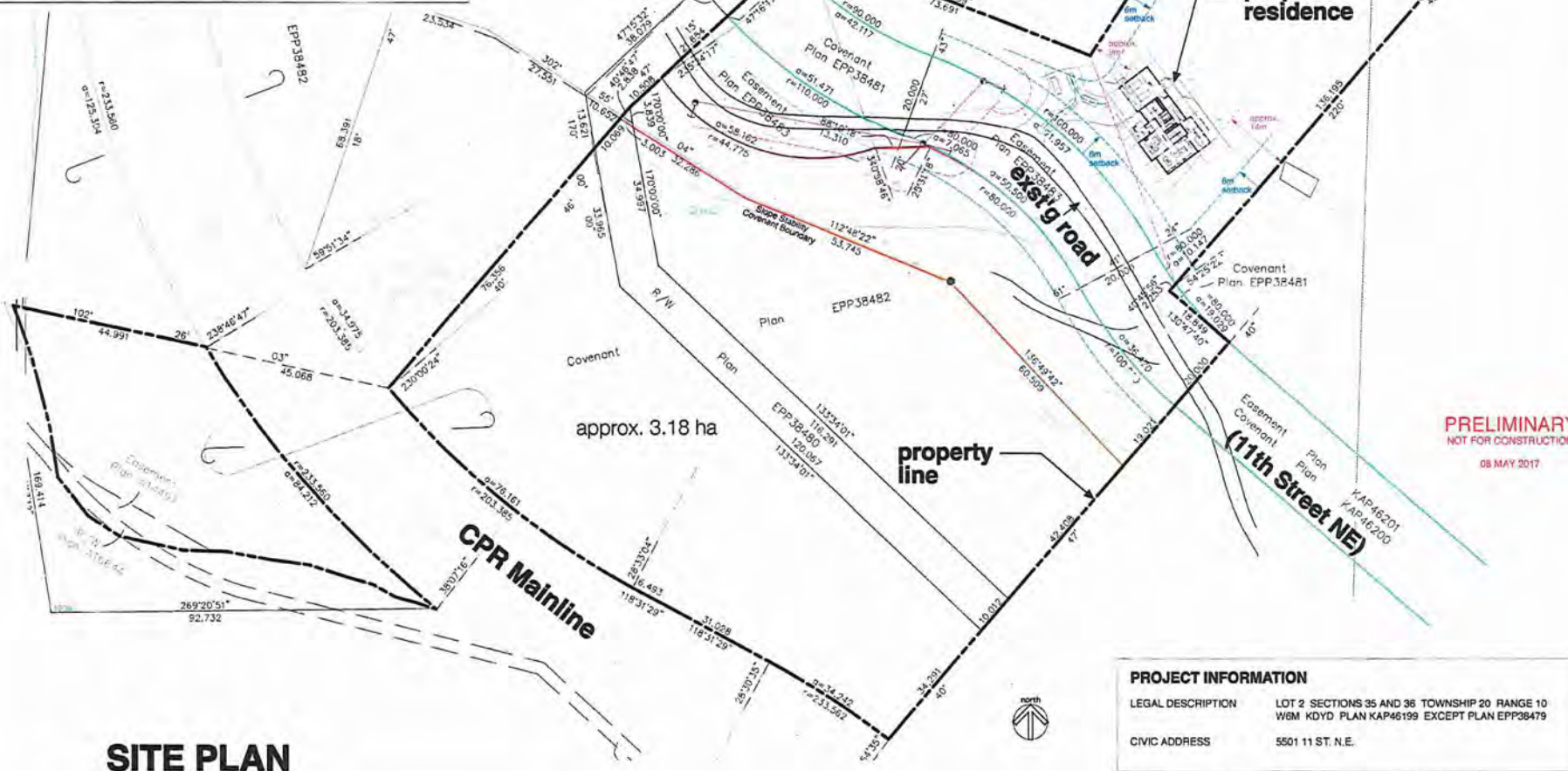




CPR LINE  
SUBJECT PROPERTY  
EXST'G ROAD  
RAVEN SUBDIVISION & 11TH ST. N.E.  
SHUSWAP LAKE  
LAKESHORE RD.



OVERVIEW PLAN

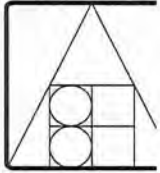


SITE PLAN  
1 : 500

PROJECT INFORMATION

LEGAL DESCRIPTION LOT 2 SECTIONS 35 AND 36 TOWNSHIP 20 RANGE 10 W8M KDYD PLAN KAP46199 EXCEPT PLAN EPP38479  
CIVIC ADDRESS 5501 11 ST. N.E.

DATE: 03 MAY 2017  
DRAWN: [signature]  
DATE: JUN 2017  
SCALE: 1:500



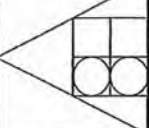
BERND HERMANS  
ARCHITECTS  
INCORPORATED  
102 - 20 HUDSON AVE. N.E.  
P.O. BOX 1428  
SALMON ARM, B.C. V1E 4P  
TEL (250) 832 7400  
FAX (250) 832 7400  
E-MAIL archtype@tdm.net

PROJECT 17-0  
PROPOSED  
INGENHORST  
RESIDENCE  
SALMON ARM, B.C.

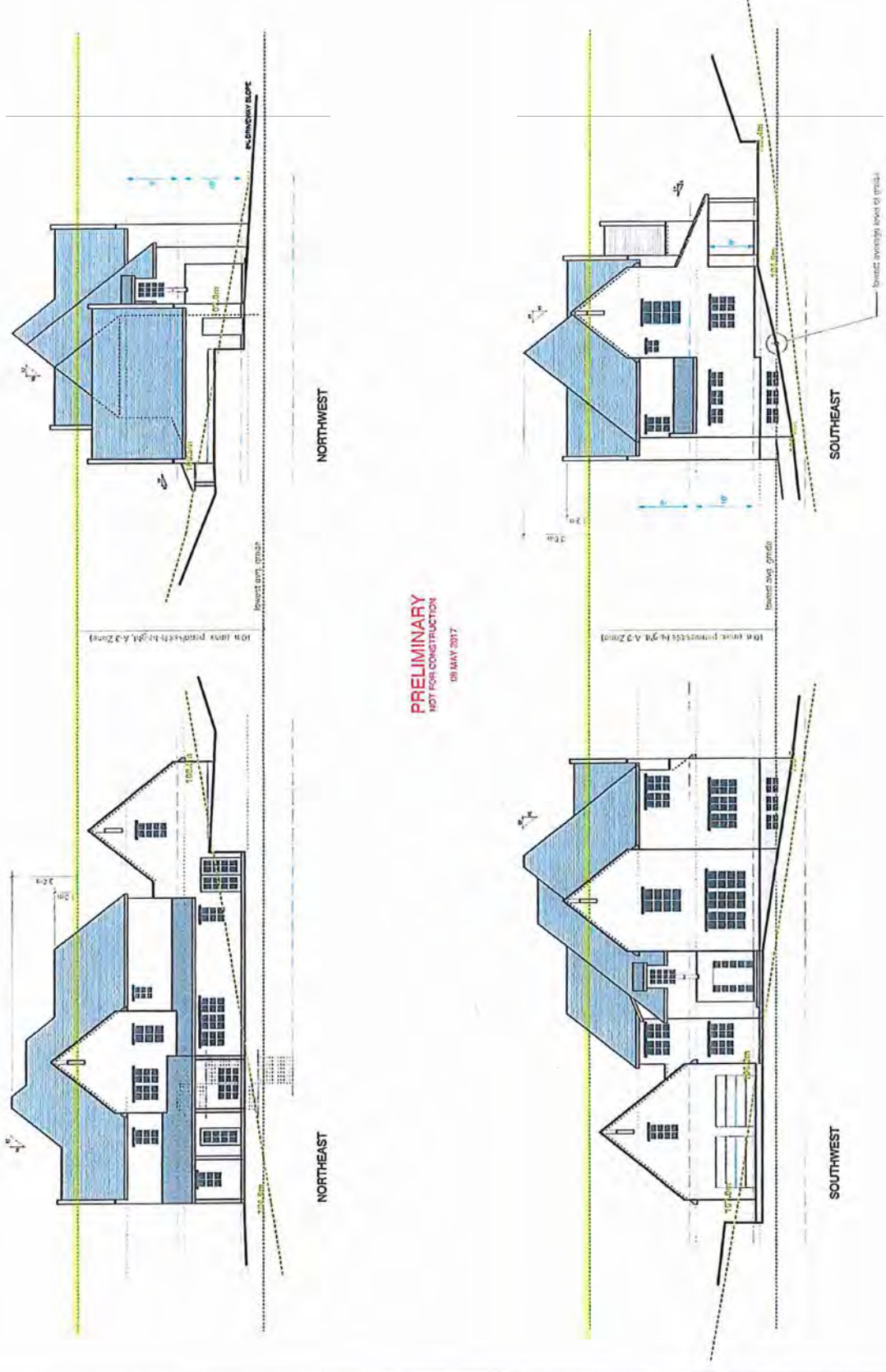
DRAWING TITLE:  
SITE PLAN

DRAWING NO.  
A1 VAR.  
OF 2  
41

PRELIMINARY  
NOT FOR CONSTRUCTION  
08 MAY 2017

		SHEET NO. 09 MAY 2017 PROJECT NO. 09 MAY 2017 DATE: 09 MAY 2017 SCALE: 1/8" = 1'-0" (Typ.) DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: 17-00 PROPOSED INGENHOFST RESIDENCE SALMON ARM B.C. PLANNING TITLE: ELEVATIONS PREPARED BY: [Name] A2 VAR. 2	
		BERND HERMANSEN ARCHITECT INCORPORATED 16-28 HUDSON AVE. N.E. VANCOUVER, B.C. V6L 2G6 TEL: (604) 681-7888 FAX: (604) 681-7889 E-MAIL: bernd@berndhermannsen.com	

Schedule A: APPENDIX 2







*City of Salmon Arm*

*Development Services Department Memorandum*

TO: Her Worship Mayor Cooper and Members of Council

DATE: May 16, 2017

SUBJECT: Development Permit Application No. DP-410 (Residential)

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP25162  
 Civic: 530 – 1 Avenue SE  
 Owner/Applicant: 0931996 BC Ltd. / McDiarmid, I.

**MOTION FOR CONSIDERATION**

**THAT:** Development Permit No. 410 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP25162 (530 – 1 Avenue SE) in accordance with the drawings received March 9, 2017;

**AND THAT:** Development Permit No. 410 include the following variances to Zoning Bylaw No. 2303:

1. Schedule A, Section 1 – Residential Offstreet Parking Requirement - reduce the number of required parking spaces from 13 to 12; and
2. Schedule A, Section 4 – Small Car Parking Spaces – increase the amount of permitted small car parking spaces from 20% (2) to 42% (5).

**AND FURTHER THAT:** Issuance of Development Permit No. 410 be withheld subject to:

1. Registration of Section 219 Land Title Act covenant on title restricting development to a total of 10 rental units and prohibits stratification of the development on the subject parcel; and
2. receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

**STAFF RECOMMENDATION**

That the motion for consideration be adopted.

**PROPOSAL**

The subject parcel is located at 530 – 1 Avenue SE (Appendix 1 and 2) and presently contains a 3-unit multi-family dwelling. This application is to permit the development of a new 7-unit building as an addition to the existing building as shown on the site plan and building elevations attached as Appendix 3.

**BACKGROUND**

The subject property is 0.23 acres and contains an existing residential building, which appears to have been constructed around the mid-20<sup>th</sup> Century and was at one point used as a nurses' residence. The subject parcel is designated High Density Residential (HDR) in the City's Official Community Plan (OCP)

and is currently zoned R-5. The mix of zones in the immediate area is predominantly R-1 and R-5 with institutional and commercial zoned properties further north (Appendix 4). Site photos are attached as Appendix 5. The subject property has been under the consideration of Council recently, with zoning application ZON-1017 approved in 2014.

The proposed building addition is a contemporary style. At 11.5 metres tall, the building is below the 12 m maximum height permitted, and the proposed siting does not encroach into required setback areas.

There are variances requested associated with the parking required for the proposal. While 13 parking spaces are required (1.25 spaces per unit), 12 are proposed. Furthermore, while 20% (7) of the total parking stalls are permitted to be "small car" spaces, the proposal is for 42% (5) small car parking spaces.

## COMMENTS

### Building Department

Subject to Architects Act. No concerns with requested variances.

### Fire Department

No concerns.

### Engineering Department

No concerns with proposed development or total parking space reduction variance (13 to 12 spaces). Concerns noted with the location of small car spaces adjacent to lane. Comments attached (Appendix 6).

### Design Review Panel

With the proposal for development of a medium density residential building, the application was referred to the Design Review Panel (DRP) for review. The Panel was supportive of the proposal and appreciative of the design of the building presented, subject to the shifting of the refuse area to the rear of the parcel. The April 26, 2017 DRP meeting minutes are attached as Appendix 7.

Staff agree with the DRP recommendation, noting this reduces the "small car" variance requested. The applicant has adopted the suggestion in response. The attached site plan reflects this change.

### Planning Department

The proposed development is subject to the Zoning Bylaw and the guidelines of the "Residential Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, access, circulation and parking area, as well as landscape and screening guidelines.

### *Siting and Building*

The applicant is proposing a 7-unit addition to be developed in the form of a four-level (11.5 m tall), multi-family addition to an existing three-level building, bringing the total number of units to 10. The building will ultimately have a footprint of 277 square metres in area, and a maximum height of 11.5 metres above grade. The addition is situated along the south parcel boundary, aligned with setback requirements.

The building design is a contemporary style with varied facades and a linear roofline. The linear addition contrasts to some degree with the more traditional existing building (as described in the applicant's letter of rationale). OCP Residential Development Permit Area policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, consistent with the primary building. While subjective, a more traditional peaked roofline and articulation on the southern facade could align more consistently with the existing building, neighbouring single family dwellings and recent multi-family development. However, the articulation of the facades and the small size of the addition relative to the existing building limit the overall contrast of the proposed rectangular form. As such, staff feel the design is within the range of acceptability with respect to OCP guidelines. Staff note that the DRP was supportive and appreciative of the design.

### *Access and Parking Area*

The parcel is adjacent to a lane along the south parcel line. Dual vehicle access is proposed for the residential building via the lane to the south and from 1 Avenue SE to the north. The 12 parking spaces



as proposed is just shy of the 13 required (1.25 parking spaces per dwelling unit), while the 42% (5) small parking spaces proposed is greater than the 20% (2) permitted, as specified by the Zoning Bylaw. Variances have been requested to address these deficiencies. Given the proximity of the subject property to downtown, staff feels the request for a reduced total number of parking spaces (13 to 12) is reasonable, however it is of note that street parking and snow storage are very limited at this location. Planning staff are not concerned with the request for an increased number small car parking spaces, however, aligned with the Engineering Department's comments, note that the location adjacent to the lane is not ideal and would require diligent attention from the building manager with respect to allotting the spaces to small cars only, and in removing snow during the winter so the depth of the parking stalls is not seasonally reduced.

#### *Landscape and Screening*

The landscape plan has been completed and prescribes a range of trees and hedging for screening along the parcel lines, as well as decorative ground cover, aligned with OCP guidelines.

#### *Height and Density*

The proposal includes an amenity provision of 10 rental units. The maximum residential density permitted under R-5 zoning is 40.5 dwelling units per acre of land. The resulting maximum density permitted is 9 units based on the area of the subject parcel. With a density bonus under R-5 zoning for the provision of rental units, the maximum number of units can be increased to 46.9 units per acre, or 11 units on the subject parcel (minimum residential density permitted under R-5 zoning is 3 units in the form of a triplex). 10 units are proposed.

The intent of the Covenant referred to as a condition for Development Permit issuance is to better ensure the amenity being offered (rental units) for a density bonus of 1 unit is secured in perpetuity. If, for example, the proposed new 7-unit addition was stratified post-construction and prior to occupancy, these units could be sold and the rental component would be lost.

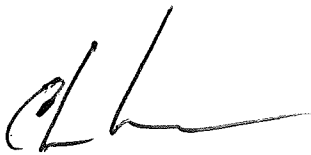
In reference to Zoning Bylaw regulations (see Table 1 below) the proposed 11.5 m height proposed may be considered as favourable relative to surrounding dwellings and in comparison to a maximum permitted height of 12 m, which is increased to 15 m with the amenity of rental housing.

Table 1 – R-5 Zoning Analysis

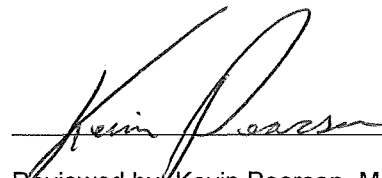
<b><u>R-5 Zoning</u></b>	<b><u>Permitted</u></b>	<b><u>Max with Density Bonus</u></b>	<b><u>Proposed</u></b>
<b>Density</b>	9 units	11 units	10 units
<b>Height</b>	12 m	15 m	11.5 m
<b>Parcel Coverage</b>	55%	n/a	29.6 %
<b>Setback – north (road)</b>	5 m	n/a	5 m
<b>Setback – east</b>	2.4 m	n/a	2.4 m
<b>Setback – south (lane)</b>	5 m	n/a	5 m
<b>Setback - west</b>	2.4 m	n/a	2.4 m
<b>Parking</b>	13	n/a	12
<b>Small Car Spaces</b>	20 % (2)	n/a	42 % (5)

#### CONCLUSION

Staff recommends approval of Development Permit No. 410.

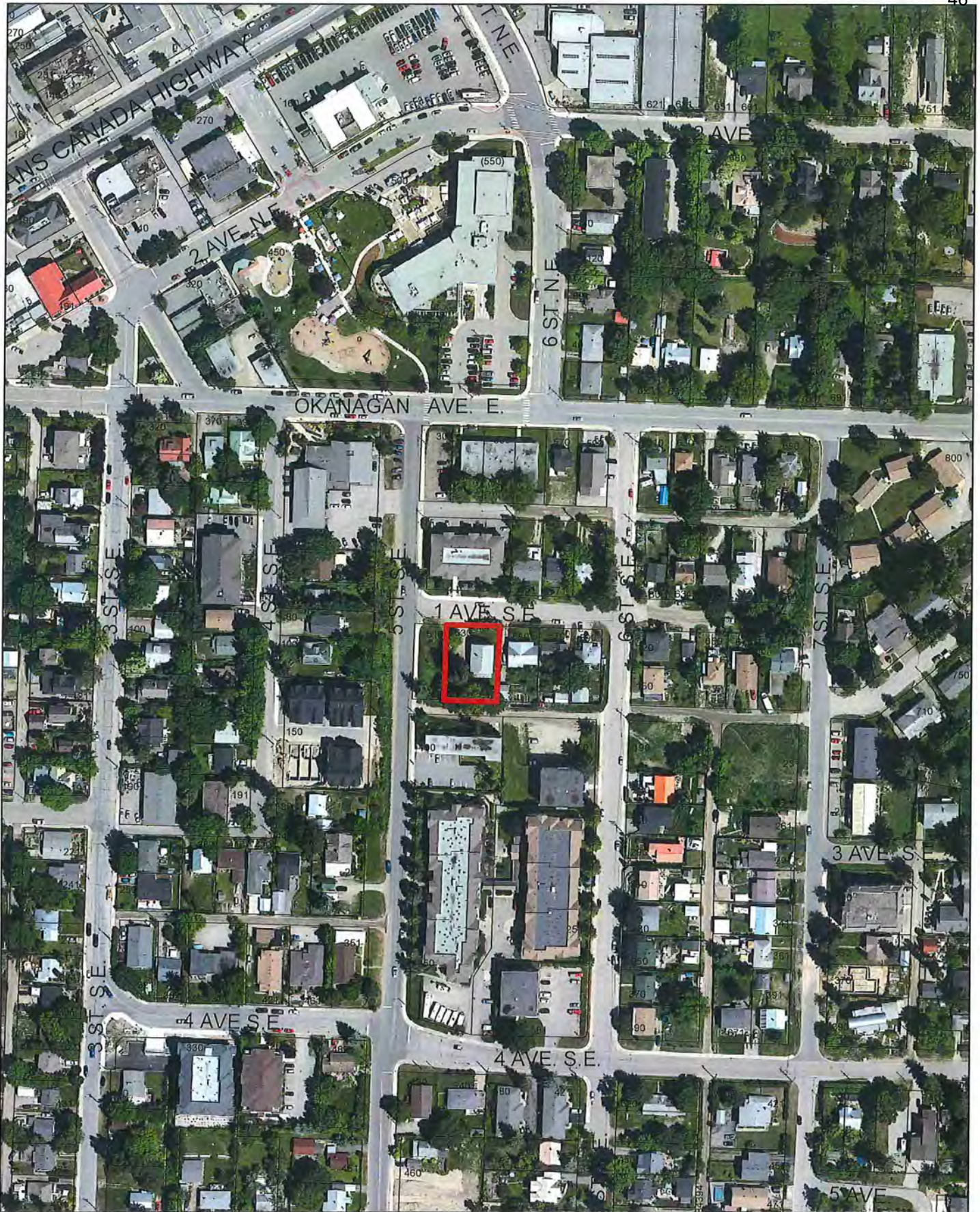


Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





0 20 40 80 120 160 Meters

A horizontal scale bar with markings at 0, 20, 40, 80, 120, and 160 meters. The bar is black with white markings and numbers.



Subject Parcel





0 4.5 9 18 27 36 Meters



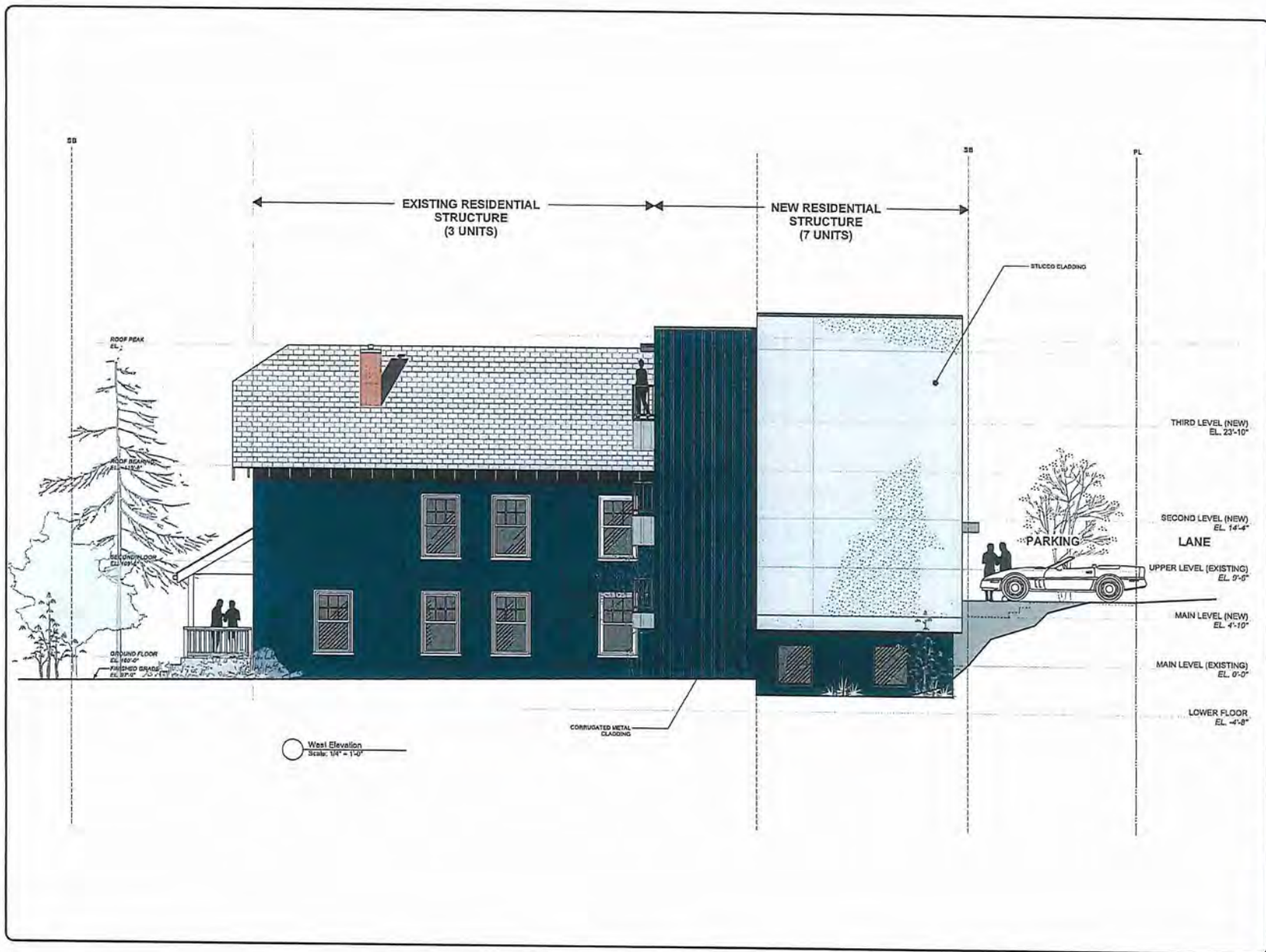
Subject Parcel





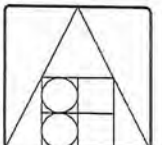






DATE	DATE
Development Permit	March 29, 2017
Revised	April 20, 2017

DRAWN BY	ML
DATE	Apr. 20, 2017
SCALE	AS SHOWN
<small>THIS DOCUMENT IS THE PROPERTY OF BERND HERMANSKI ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BERND HERMANSKI ARCHITECT INC.</small>	



**BERND HERMANSKI  
ARCHITECT  
INCORPORATED**

SUITE 102 - HUDSON AVE. NE  
P.O. BOX 1438  
SALMON ARM, B.C. V1E 4P6  
TEL: (250) 832 7499  
FAX: (250) 832 7468  
EMAIL: info@bha.ca

PROJECT: 16-021  
530 - 1st Ave. SE  
SALMON ARM, B.C.

DRAWING TITLE:  
ELEVATIONS

DRAWING NO.  
**A07**  
OF  
18

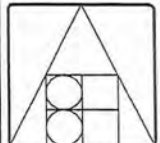
Appendix 3  
Site Plans & Elevations





ISSUE	DATE
Development Permit	March 29, 2017
Revised	April 20, 2017

DRAWN:	HL
DATE:	Apr. 20, 2017
SCALE:	as noted
<small>           I am not responsible for the accuracy or completeness of the information provided in this drawing. I am responsible for the accuracy and completeness of the information provided in this drawing.         </small>	



**BERND HERMANSKI  
ARCHITECT  
INCORPORATED**

SUITE 102 - HUDSON AVE. NE  
P.O. BOX 1438  
SALMON ARM, B.C. V1E 4P5  
TEL (250) 832 7468  
FAX (250) 832 7468  
EMAIL: info@bernski.ca

PROJECT: 16-021  
530 - 1st Ave. SE  
SALMON ARM, B.C.

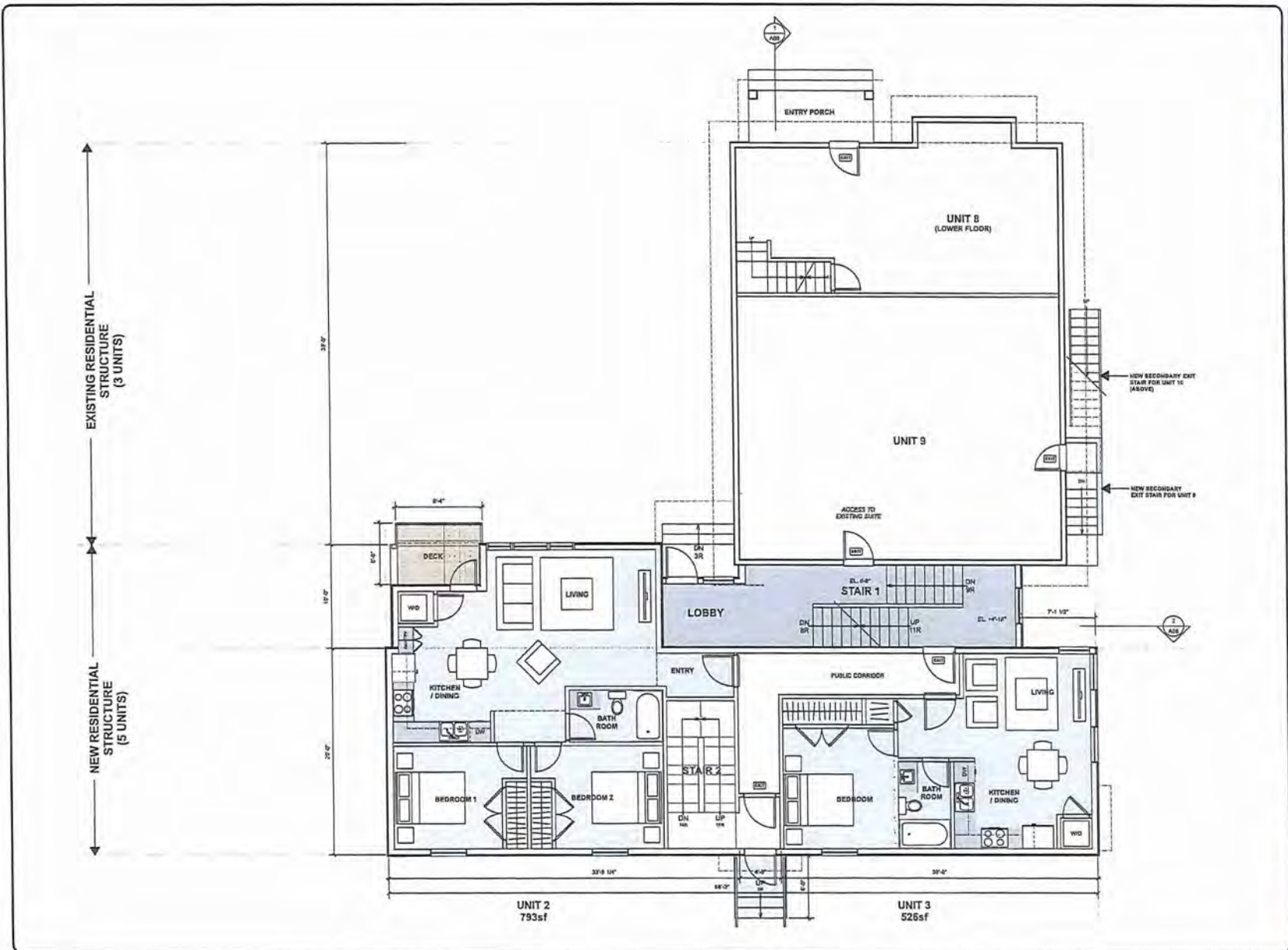
DRAWING TITLE:  
ELEVATIONS

DRAWING NO.  
**A08**  
OF  
10

Appendix 3: Site Plans & Elevations

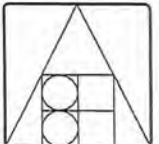






DATE	DATE
Development Permit	March 29, 2017
Reviewed	April 20, 2017

DRAWN:	ML
DATE:	Apr. 20, 2017
SCALE:	1/8" = 1'-4"
<small>FOR PRELIMINARY USE, THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ARCHITECT. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.</small>	



**BERND HERMANSKI**  
**ARCHITECT**  
 INCORPORATED  
 SUITE 102 - HUDSON AVE. NE  
 P.O. BOX 1438  
 SALMON ARM, B.C. V1E 4P6  
 TEL (250) 832-7488  
 FAX (250) 832-7488  
 EMAIL: bernd@berndski.com

PROJECT: 10-021  
 530 - 1st Ave. SE  
 SALMON ARM, B.C.

DRAWING TITLE:  
**SECOND FLOOR PLAN**

DRAWING NO.  
**A03**  
 OF  
 11

Appendix 3: Site Plans & Elevations



NO. 12	DATE
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DP SUBMISSION 12MARCH2017
---------------------------

DESIGN: 12-1
DATE: March 13, 2017
SCALE: 1"=10'

ERIC REYNARD Landscape Architect
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BERND HERMANSKI ARCHITECT INCORPORATED
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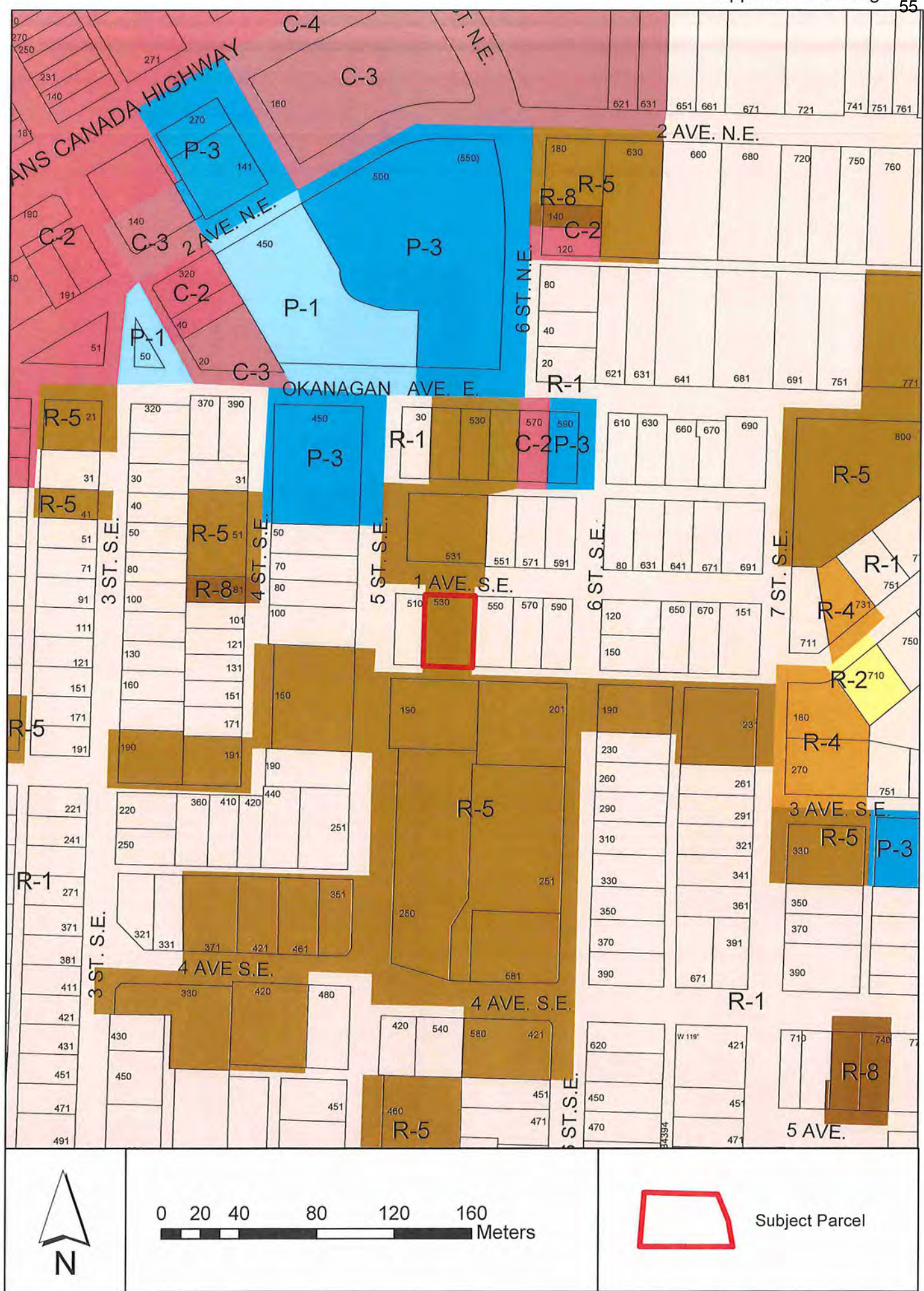
PROJECT: 531 1st Avenue SE
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DRAWING TITLE: PROPOSED LANDSCAPE PLAN
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DRAWING NO. L1 OF 1
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Appendix 3: Site Plans & Elevation









View south-east of subject property from 1 Avenue SE.



View north-east of subject property from lane.





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

To: Kevin Pearson, Director of Development Services  
 Date: April 26, 2017  
 Prepared by: Darin Gerow, Engineering Assistant  
 Subject: **Development Permit Application DP-410E**  
 Civic: 530 – 1 Avenue SE  
 Legals: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan DPP52162  
 Owner: 0931996 BC Ltd., 726 Abbington Lane, Tappen, BC, V0E 2X3  
 Applicant: Owner

Further to your referral dated March 24, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development; 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.

## DEVELOPMENT PERMIT APPLICATION DP - 410E

April 26, 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. 1 Avenue SE on the subject properties north boundary is designated as an Urban Local Road and requires 20.0 meters dedication (10.0 meters from centerline). Available records indicate that further dedication is required from the subject property; however this is not required for Development.

1 Avenue SE is currently constructed to an interim Urban Local Road standard. Upgrading the property's frontage to the Urban Local Road standard (RD-2) is required. Upgrading may include, but not limited to, road widening, curb & gutter, sidewalk, boulevard construction, street lights and underground hydro and telecommunications.

2. There is a laneway exists on the subject properties south boundary laneway which requires 7.3 meters dedication. Available records indicate that no further dedication is required.

The existing laneway is currently constructed to an interim gravel laneway standard. Upgrading the property's frontage to the 7.3 meter R/W Lane standard (RD-12A) is required. Upgrading may include, but not limited to lane widening & construction and asphalt paving and road drainage.

3. The proposed parking from the laneway must ensure that parking is feasible without an overhang into public roadway; submission drawings currently show overhang. As per Zoning Bylaw No. 2303 parking stalls shall have a length of 5.8 meters
4. All boulevards shall slope towards roadway at minimum 2.0%

**Water:**

1. The subject property fronts on a 200mm diameter Zone 1 water main on the 1 Avenue SE. No upgrade requirements 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. Subject property to be serviced by single metered water service connection, complete with approved backflow prevention device, adequately sized (minimum 25 mm diameter) to



## DEVELOPMENT PERMIT APPLICATION DP - 410E

April 26, 2017

Page 3

satisfy the proposed use (Specification Drawing No. W-11). City records indicate that the subject property is currently serviced with a 12.5mm diameter water service from 1 Avenue SE. Meter(s) will be provided by the City at the builder's expense. All existing inadequate/unused services must be abandoned at the main. Where a new service is required the City will install the new service to property line at the owner/developers cost. Owner/developer is responsible for all associated costs.

**Sanitary Sewer:**

1. The subject property fronts a 200mm diameter sanitary sewer main on 1 Avenue SE, a 150mm diameter sanitary sewer main along the 2.43 meter wide Statutory Right of Way along the western property boundary and a 150mm diameter sanitary sewer main along the laneway to the south of the subject property. All mains sized 150mm diameter must be upgraded to a 200mm diameter.
2. It should be noted that the minimum width for a right of way with two utilities is 6.5 meters. The current right of way width is 2.43 meters with a sanitary sewer and storm sewer located within. Additionally Engineering department has concerns with the building location being proposed on the edge of the existing right of way and due to the location of the existing storm main within the easement. Please contact Engineering Department for further clarification.
3. City Engineering Department will be required to review the Landscaping plan to ensure no large, deep rooted, vegetation is planted in existing Right of Way.
4. Subject property to be serviced by a single sanitary service connection adequately sized (minimum 100 mm diameter) to satisfy the servicing requirements of the development. City records indicate that the existing is serviced from 1 Avenue SE. All existing inadequate/unused services must be abandoned at the main. Where a new service is required the City will install the new service to property line at the Owner/developers cost. Owner/developer is responsible for all associated costs.

**Drainage:**

1. The subject property fronts a 250mm diameter storm sewer main on 1 Avenue SE, a 200mm diameter storm sewer main along the 2.43 meter wide Statutory Right of Way along the western property boundary and a 200mm which transitions to a 250mm diameter storm sewer main along the laneway to the south of the subject property. No upgrades are anticipated.
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

## DEVELOPMENT PERMIT APPLICATION DP - 410E

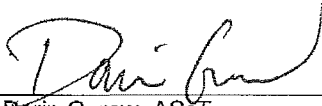
April 26, 2017

Page 4

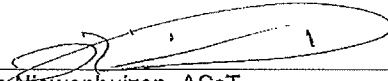
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3. Subject to item 2, the proposed lots may be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. All existing inadequate/unused services must be abandoned at the main; applicant is responsible for all associated costs.

**Geotechnical:**

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



Darin Gerow, ASCT  
Engineering Assistant



Rob Nieuwenhuizen, ASCT  
Director of Engineering and Public Works





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

---

To: Kevin Pearson, Director of Development Services  
 Date: May 3, 2017  
 Prepared by: Darin Gerow, Engineering Assistant  
 Subject: **Development Permit Application DP-410E - VARIANCE**  
 Civic: 530 – 1 Avenue SE  
 Legals: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan DPP52162  
 Owner: 0931996 BC Ltd., 726 Abbington Lane, Tappen, BC, V0E 2X3  
 Applicant: Owner

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Further to your referral dated March 24, 2017, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variances requested:

The applicant is requesting to vary City of Salmon Arm Zoning Bylaw No. 2303 as follows:

**1) Reduce the overall required parking spaces from 13 to 12.**

Engineering Department has no objection to the proposed variance to reduce parking spaces from 13 to 12.

**2) Increase the number of small car parking spaces permitted from 20% to 50%.**

The small car parking spaces that are proposed are perpendicular and directly adjacent to the laneway on the southern property boundary. Engineering Department has concerns that these parking spaces will be utilized by vehicles other than small cars and will create a situation where parked vehicles are over-hanging into City of Salmon Arm road dedication, creating complaints and safety hazards.

**The City of Salmon Arm Engineering Department recommends this variance request be denied due to the potential safety hazards.**

Darin Gerow, ASCT  
 Engineering Assistant

Rob Nieuwenhuizen, ASCT  
 Director of Engineering and Public Works



## CITY OF SALMON ARM

### DESIGN REVIEW PANEL MINUTES

April 26, 2017  
Room No. 100, City Hall

**Present:** Bill Laird (Panel Chair)  
Lianne Longdo (Panel Member)  
Bill Remphrey (Panel Member)  
Marc Lamerton (Panel Member)

Kim Kinnee (Applicant DP-410)  
Ross McDiarmid (Applicant DP-410)

Wes Miles (Planning and Development Officer)  
Chris Larson (Planning and Development Officer)

**Absent:** Warren Welter (Panel Member)  
Paul Burrows (Panel Member)  
John Coulson (Panel Member)

**Applications:** Proposed Multiple Family Residential Development at 530 – 1 Avenue SE  
Development Permit Application No. DP-410

Proposed Commercial Development at 1190 – 51 Street NE  
Development Permit Application No. DP-411

The meeting was called to order at 2:30 p.m.

Marc Lamerton (Panel Member) recused himself from the meeting for the review of DP-410.

#### Development Permit Application No. DP-410

The Applicants summarized the proposal, referring to the site plans and building elevations. They are attempting to maintain and preserve the existing structure.

Panel members discussed the proposal, noting the need for this form of housing. Panel members sought clarification on the proposed garbage/recycling collection area, the sloping topography, landscaping, and parking. It was noted that snow would likely have to be hauled away, while the prominent position of the garbage collection area was questioned. The panel was supportive of the form and character, noting the challenge of matching existing rooflines without seeming artificial, and were appreciative of the purposeful modern design of the addition.

#### Panel Recommendation

THAT the application drawings under review for application DP-410 be supported, encouraging the adaptive reuse of the existing building, subject to:

- shifting the refuse area to the lane, exchanging position with one of the parking spaces.





*City of Salmon Arm*  
*Memorandum from the Director of Development Services*

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TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: May 17, 2017

SUBJECT: Informational Report - Farm Home Plate Regulations

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**FOR INFORMATION**

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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 were 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 <sup>2</sup>	Minimum Lot Area Ft <sup>2</sup>
Medium Family (R-4)	300 m <sup>2</sup>	3,229 ft <sup>2</sup>
Single Family (R-1)	450 m <sup>2</sup>	4,843 ft <sup>2</sup>
Duplex Residential (R-2)	800 m <sup>2</sup>	8,611 ft <sup>2</sup>
Large Lot Single Family (R-7)	1,330 m <sup>2</sup>	14,316 ft <sup>2</sup>
Estate (R-9)	4,046 m <sup>2</sup>	43,550 ft <sup>2</sup>
<i>*Ministry of Agriculture Recommended Maximum Footprint</i>	<i>2,000m<sup>2</sup></i>	<i>21,527 ft<sup>2</sup></i>

The suggested maximum footprint area or FHP is 2,000 m<sup>2</sup> (21,527 ft<sup>2</sup>) plus 1,000 m<sup>2</sup> (10,763 ft<sup>2</sup>) for each additional dwelling unit permitted and another 35 m<sup>2</sup> (376 ft<sup>2</sup>) 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 m<sup>2</sup> (5,382 ft<sup>2</sup>) for the principle farm residence, 300 m<sup>2</sup> (3,229 ft<sup>2</sup>) for each additional dwelling unit, and 15 m<sup>2</sup> (161.5 ft<sup>2</sup>) 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 m<sup>2</sup> or 3,000 ft<sup>2</sup>, 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 Residence Only)	Residence Size
Corporation of Delta	*60 m	3,600 m <sup>2</sup>	330 m <sup>2</sup> < 8 ha 465 m <sup>2</sup> > 8 ha
District of Kent	*60 m	2,023 m <sup>2</sup>	370 m <sup>2</sup> < 8 ha 465 m <sup>2</sup> > 8 ha
City of Surrey	*60 m	2,000 m <sup>2</sup>	None
Port Coquitlam	*60 m	10 % of lot area or 2,000 m <sup>2</sup> Max	500 m <sup>2</sup>
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 <sup>2</sup>	500 m <sup>2</sup>

\* 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 m<sup>2</sup> (968 ft<sup>2</sup>) 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

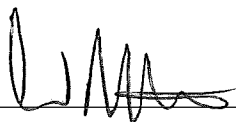
Based on the information provided staff present the following three options to Council:

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.

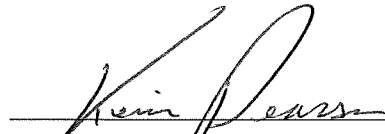
#### STAFF RECOMMENDATION

Do 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

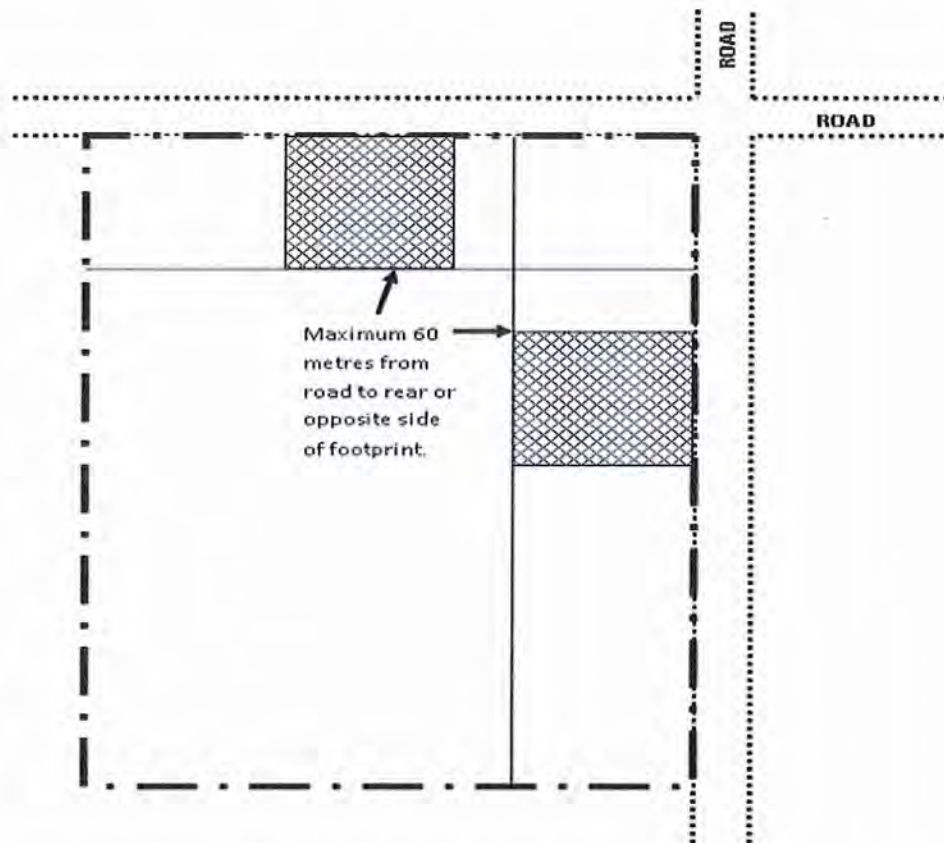


Figure 1: Example maximum setback - 60 metre for residential footprint.

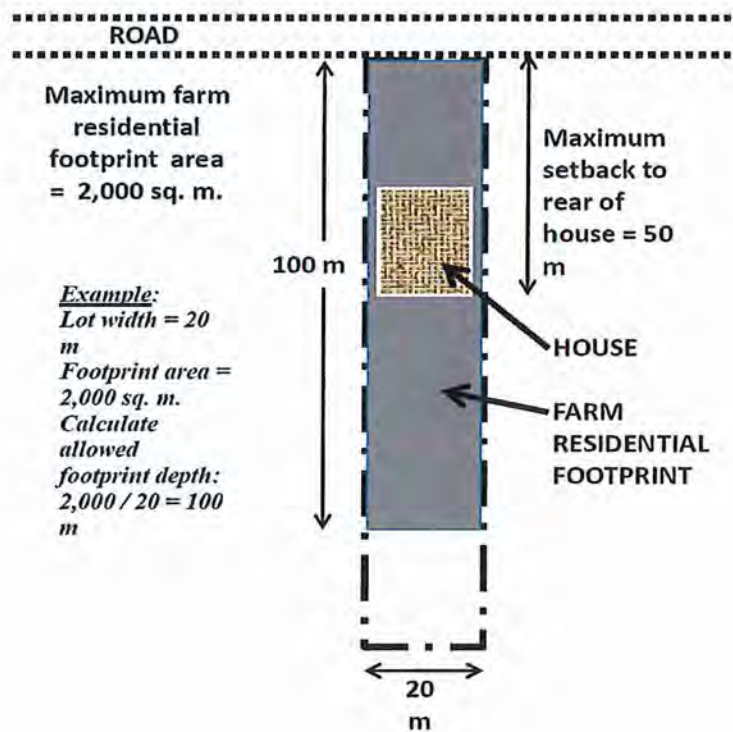
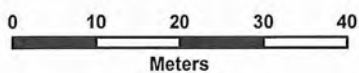



Figure 2: Example maximum setback for a narrow lot (< 33 metre width) – 50 metre dwelling setback.



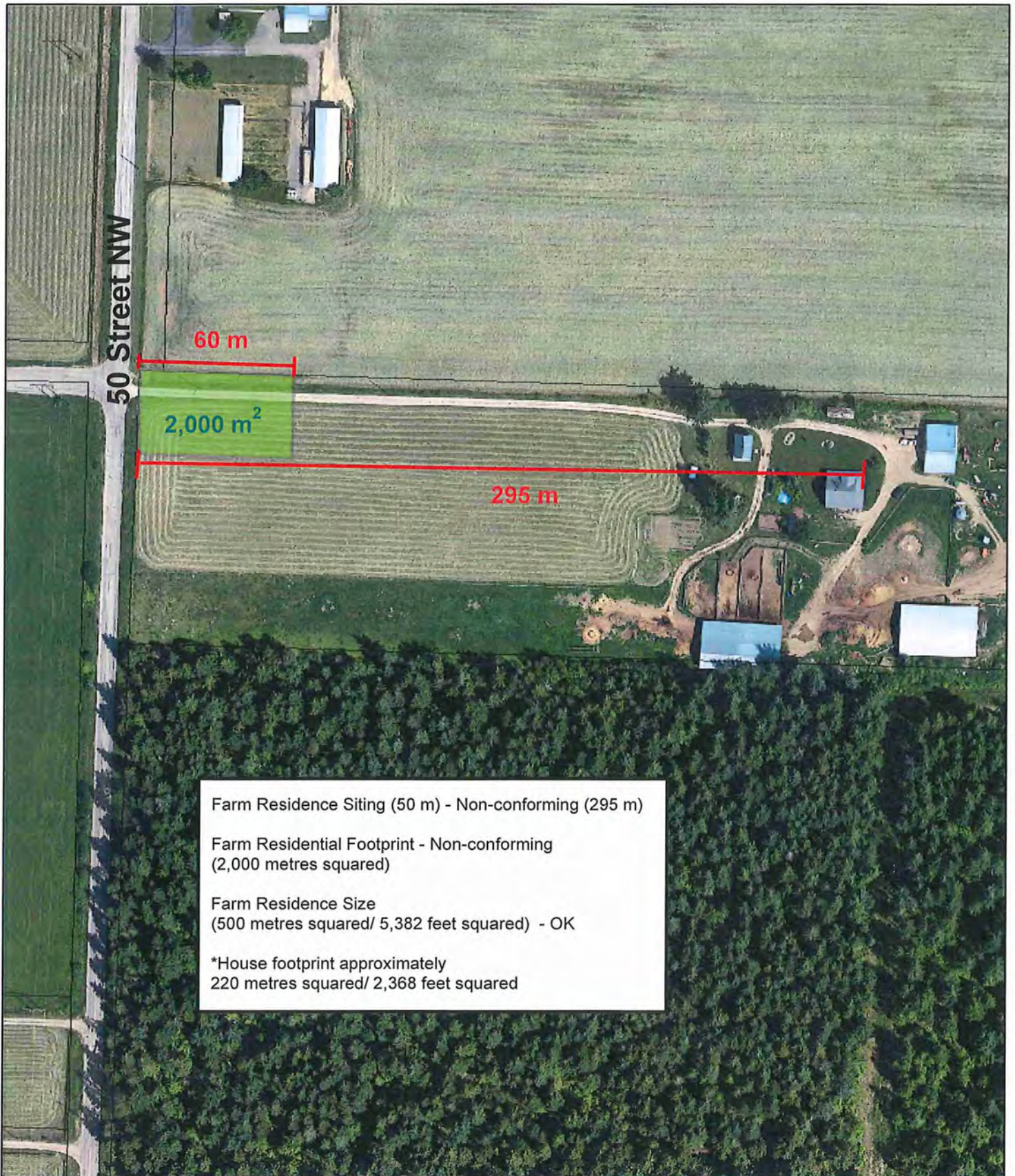


**Farm Home Plate - Example Map  
Salmon Valley**

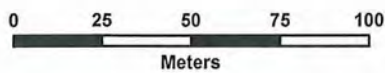


 Recommended Farm Residential Footprint





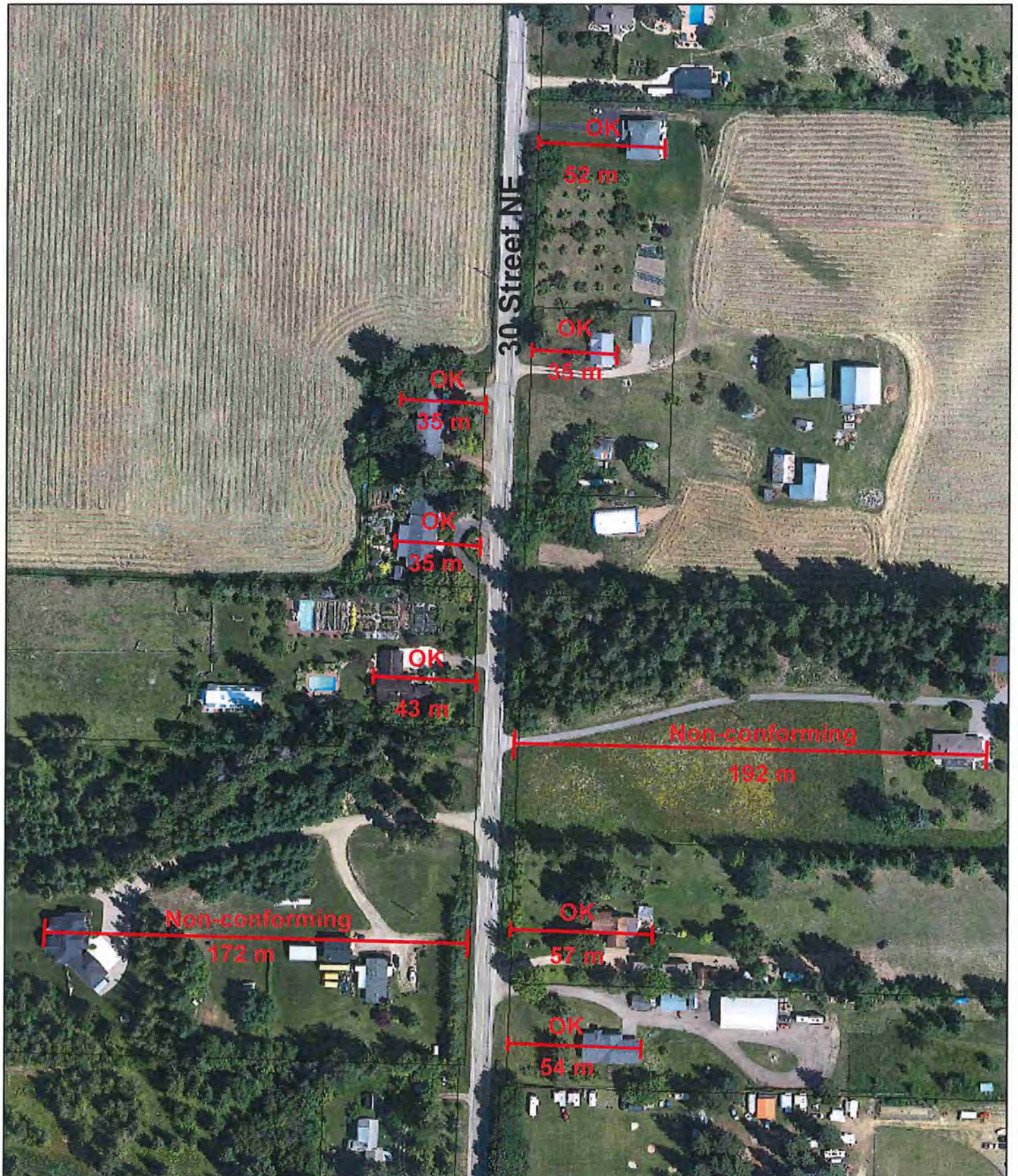
**Farm Home Plate - Example Map**  
**Gleneden**



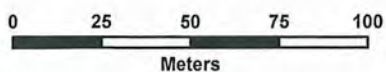
Recommended Farm Residential Footprint


\*This map was created for explanatory purposes only and is not intended for any other use.





**Farm Home Plate - Example Map  
North Broadview**



**Status**  
 **Setback to Rear of Farm Residence**  
**Length (m)**

\*This map was created for explanatory purposes only and is not intended for any other use.



## 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.

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Wesley Miles, Recording Secretary  
(Endorsed By Meeting Chair)



Design Review Panel – April 26, 2017 Meeting Minutes

Marc Lamerton (Panel Member) rejoined the meeting

Development Permit Application No. DP-411

Staff summarized the proposal by referring to the site plan and building elevations.

Panel members discussed the proposal, commenting positively on the context of the area as well as the form and character of the building, questioning the building materials and the plantings required within the ALR buffer, and noting the potential benefit of including boulevard trees.

**Panel Recommendation**

THAT the application drawings under review for application DP-411 be supported, subject to:

- the addition of boulevard trees; and
- encouraging the incorporation of high-end building finishes (stone and fibre cement siding).

The DRP noted the lack of detail in the elevation drawings provided with respect to building finishing materials and the ALR landscaping, and encourage inclusion of this information in future applications.

The meeting adjourned at 3:15 p.m.



Bill Laird, Panel Chair

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