



## ***AGENDA***

**City of Salmon Arm  
Development and Planning Services  
Committee**

**Monday, February 3, 2020  
8:00 a.m.  
Council Chambers, City Hall  
500 – 2 Avenue NE**

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	REPORTS
1 - 10	1.	Development Variance Permit Application No. VP-507 [Bock, D. & M.; 5521 30 Street NE; Setback Requirements]
11 - 20	2.	Development Variance Permit Application No. VP-508 [Ewan, L./Scarini, D.; 940 9 Avenue NE; Setback Requirements]
	5.	PRESENTATIONS
	1.	B. Laird – Treble Clef Construction
	6.	FOR INFORMATION
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

*We acknowledge that we are gathering here on the traditional territory of the Secwepemc people,  
with whom we share these lands and where we live and work together*

This page intentionally left blank.



To: His Worship Mayor Harrison and Members of Council

Date: January 15, 2020

Subject: Development Variance Permit Application No. VP-507  
 Legal: Lot A, Section 36, Township 20, Range 10, W6M, KDYD, Plan 14845  
 Civic: 5521 – 30 Street NE  
 Owner / Applicant: D. & M. Bock

---

### **MOTION FOR CONSIDERATION**

**THAT: Development Variance Permit No. VP-507 be authorized for issuance for Lot A, Section 36, Township 20, Range 10, W6M, KDYD, Plan 14845, which will vary the provisions of Zoning Bylaw No. 2303 as follows:**

**Section 35.11.3 - reduce the minimum setback of the principal building from the interior side parcel line from 3.0 metres to 1.2 metres.**

---

### **STAFF RECOMMENDATION**

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

---

### **PROPOSAL**

The subject property is located at 5521 – 30 Street NE (Appendix 1 & 2). The variance request is to reduce the minimum setback of the southern interior parcel line from 3.0 metres to 1.2 metres to accommodate the construction of an attached carport. The applicant has submitted a letter of rationale which is attached as Appendix 3 and site photos are attached as Appendix 4.

### **BACKGROUND**

The subject property is designated Acreage Reserve in the City's Official Community Plan and zoned A-2, Rural Holding Zone (Appendix 5 & 6). The property is also included in the Agricultural Land Reserve (ALR). The surrounding properties are predominantly large, A-2 zoned properties and in the ALR.

The lot is approximately 91 metres x 24 metres in size and has the area of 0.55 acres. The existing house and detached garage/shop are sited meeting all the required setbacks as specified in the A-2 Zone. The southern wall of the existing house is 6.46 metres (well outside the required 3.0 metre setback) from the southern interior parcel line. The carport is proposed to be 5.28 metres wide, which will bring the southern wall of the carport 1.2 metres from the interior parcel line, as shown on the site plan (Appendix 7).

### **COMMENTS**

#### **Engineering Department**

Engineering comments attached as Appendix 8.

#### **Fire Department**

No Fire Department concerns.

Building Department

No concerns with 1.2 metre setback. Limiting distance limits glazed openings to maximum 7% of building face.

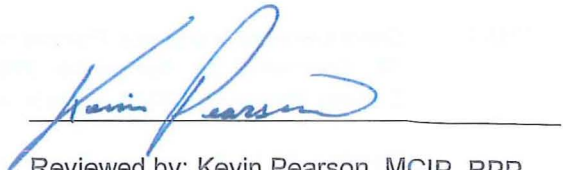
Planning Department

The existing house has been on the property for many years and there is an existing driveway and parking area where the carport is proposed. The property bordering the southern property line is a panhandle lot and there is a driveway on the panhandle portion providing access. Thus, the neighbouring property would not be affected by this setback variance.

Considering the property is within a rural neighbourhood and is surrounded by large acreage properties, this variance request would pose little, if any, impact to surrounding properties. Staff note this is a reasonable variance request.



Prepared by: Denise Ackerman  
Planner, Development Services



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





0 20 40 80 120 160  
Meters



Subject Parcel





0 3.25 6.5 13 19.5 26 Meters



Subject Parcel

Variance Permit Proposal  
Letter of Rationale

December 18, 2019

Dan and Meaghan Bock  
5521 30 St NE  
Salmon Arm BC, V1E 2A6  
250-803-5662  
250-253-6324 (cell)

City of Salmon Arm Development Services Department,  
P.O. Box 40, 500 2<sup>nd</sup> Ave NE  
Salmon Arm, BC, V21E 4N2

We are applying for a variance of the setback for the property located at 5521 30 St NE. The property is owned by Daniel and Meaghan Bock.

Legal description: LOT A SECTION 36 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN  
KAMLOOPS DIVISION YALE DISTRICT PLAN 14845.

The property is zoned A-2 which has a setback of 3.0 meters for interior side parcel lines. The proposed variance would adjust the setback on the south side of the property from 3.0 m to 1.2 m to allow for the addition of a carport attached to the existing dwelling in line with the existing driveway.

The adjacent property of 5501 30 St NE is a panhandle lot. It is clear that no building can conceivably be built along the driveway on the panhandle section of the property. In light of this, a variance to adjust the setback to the Building Code minimum of 1.2 meters seems reasonable.

Thank you for considering our proposal,

  
Daniel Bock



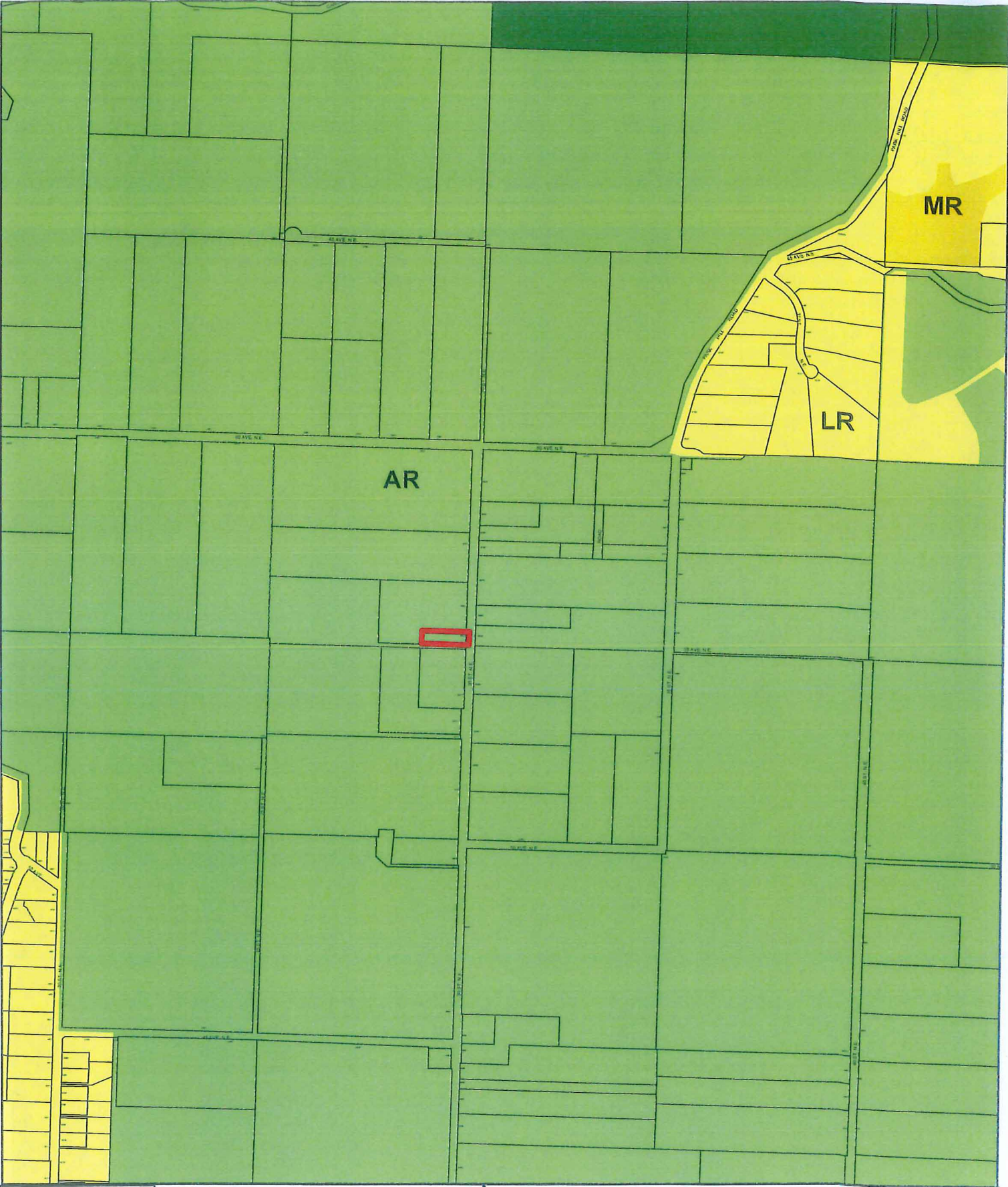


View of existing driveway, house and detached garage/shop in the foreground.



View of subject property and panhandle for access portion for neighbouring property.









Subject Parcel

0 50 100 200 300 400



Meters



AR - Acreage Reserve

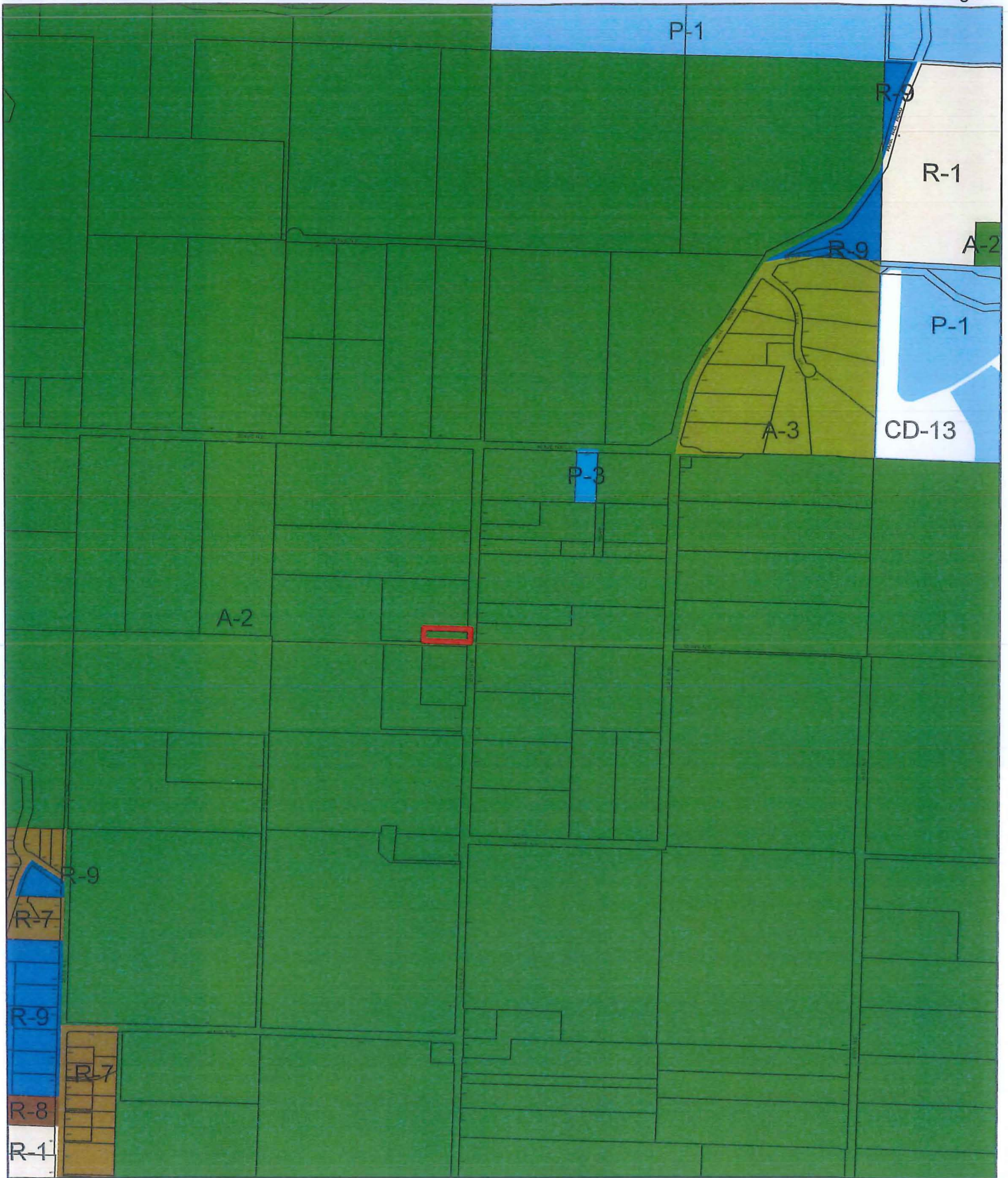



LR - Low Density Residential



MR - Medium Density Residential



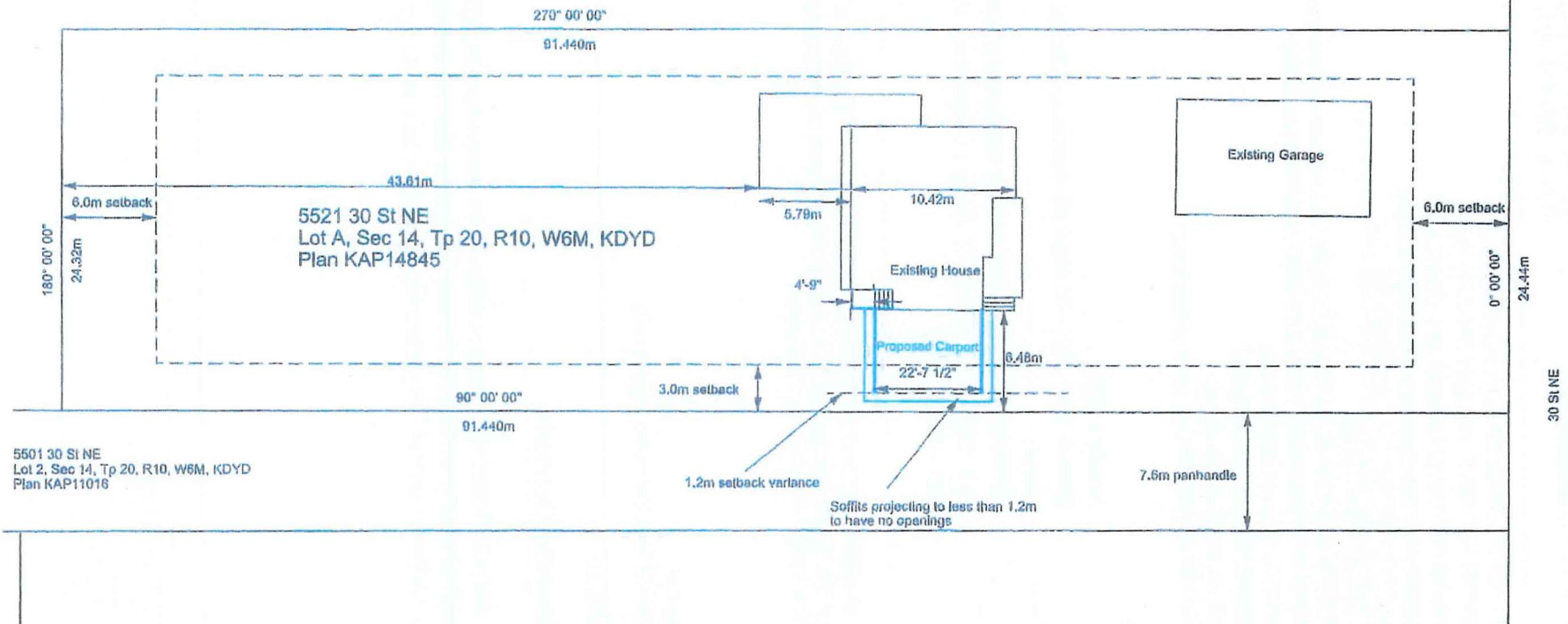


	<div data-bbox="357 1837 470 1900" data-label="Image"> </div> <div data-bbox="487 1848 673 1879" data-label="Text"> <p>Subject Parcel</p> </div> <div data-bbox="316 1932 722 1995" data-label="Figure"> </div>	<div data-bbox="852 1848 974 1900" data-label="Image"> </div> <div data-bbox="990 1858 1291 1900" data-label="Text"> <p>A-2, Rural Holding Zone</p> </div> <div data-bbox="852 1921 974 1984" data-label="Image"> </div> <div data-bbox="990 1932 1291 1974" data-label="Text"> <p>A-3, Small Holding Zone</p> </div>
---	---	---



Site Plan of 5521 30 St NE  
 Lot A, Sec 14, Tp 20, R10, W6M, KDYD  
 Plan KAP14845

5591 30 St NE  
 Rem Lot 1, Sec 14, Tp 20, R10, W6M, KDYD  
 Plan KAP11016



5501 30 St NE  
 Lot 2, Sec 14, Tp 20, R10, W6M, KDYD  
 Plan KAP11016

5371 30 St NE  
 Lot 1, Sec 14, Tp 20, R10, W6M, KDYD  
 Plan KAP6395

Bock Carport Site Plan

December 16, 2019

Scale 1/32" = 1'

Drawn by: A. L. L. L.



DEVELOPMENT SERVICES DEPARTMENT  
Box 40, 500 - 2nd Avenue NE, Salmon Arm, BC, V1E 4N2  
Phone: 250-803-4010 FAX: 250-803-4041

**TO:**

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)  
PLANNING AND DEVELOPMENT OFFICER (Scott)  
PLANNING AND DEVELOPMENT OFFICER (Chris)  
PLANNING AND DEVELOPMENT OFFICER (Denise)  
MANAGER OF PERMITS & LICENSING (Maurice)  
FIRE DEPARTMENT (Brad)  
ENGINEERING & PUBLIC WORKS DEPARTMENT (Shelly for Engineering Dept)  
MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (Via eDAS)  
BC HYDRO, via email utilities group  
FORTISBC, via email utilities group  
TELUS, via email utilities group  
SHAW CABLESYSTEMS, via email utilities group

**SUBMIT FORM****PRINT****REFERRAL:**

DATE: January 6, 2020  
OWNER: **Bock, D. & M.** 5521 – 30 Street NE, Salmon Arm, BC V1E 2A6  
APPLICANT: **Owner**  
SUBJECT: **DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-507**  
LEGAL: Lot A, Section 36, Township 20, Range 10, W6M KDYD, Plan 14845  
CIVIC: **5521 – 30 Street NE**

Attached is an application and supporting documentation. The applicant is requesting a variance to Zoning Bylaw No. 2303, Section 35.11.3, reduce the setback of an accessory building from the interior side parcel line from 3.0 metres to 1.2 metres.

Thank you

Denise Ackerman  
Planner, Development Services Department

**COMMENTS for VP-507:**

No Engineering Concerns

Second non-conforming access exists from accessory building at the NE corner of the subject property onto 30th Street. Because there is no change to usage or traffic with this variance permit, Engineering will allow this existing access to remain.

SIGNATURE: Matt Gienger

DATE: Jan 22 2020





To: His Worship Mayor Harrison and Members of Council

Date: January 27, 2020

Subject: Development Variance Permit Application No. 508

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP5318

Civic: 940 – 9 Avenue NE

Applicant: Ewan, L. & Scarini, D.

---

### MOTION FOR CONSIDERATION

**THAT:** Development Variance Permit No. 508 be authorized for issuance for Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP5318 (940 9 Avenue NE) to vary the provisions of Zoning Bylaw No. 2303 as follows:

1. Section 13.14.2 – R-8 Residential Suite Zone – reduce the minimum setback from a rear parcel line from 3.0 m (9.8 ft) to 1.0 m (3.2 ft) to allow for the siting of a detached suite in an existing accessory building, as shown in Schedule A; and
2. Section 13.14.3 – R-8 Residential Suite Zone – reduce the minimum setback from an interior side parcel line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft) to allow for the siting of a detached suite in an existing accessory building, as shown in Schedule A.

---

### STAFF RECOMMENDATION

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

---

### PROPOSAL

The subject parcel is located at 940 9 Avenue NE (Appendix 1 and 2) and presently contains an existing single family dwelling and accessory building. The subject parcel is designated High Density Residential in the City's Official Community Plan (OCP) and currently zoned R-1 (Single Family Residential) in the Zoning Bylaw. An application (ZON-1163) to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the repurposing of the existing accessory building under Building Permit to a *detached suite* has recently been under consideration, and is supported by staff.

### BACKGROUND

The subject parcel is located in the residential portion of the city centre and contains an existing single family dwelling and accessory building, similar to surrounding development (site photos are attached as Appendix 3). A 1.5 metre easement restricting any buildings is in place on the parcel to the south, as described in the Applicant's letter of intent (Appendix 4).

The parcel has potential to meet the conditions for the development of a *detached suite*, including sufficient space for an additional off-street parking stall, with the exception of the siting of the accessory building (Schedule A – Appendix 5). While conforming to the requirements for an accessory building, this existing building does not meet the more restrictive setbacks which apply to a detached suite (2 metres from the interior side parcel line, and 3 metres from the rear, as opposed to 1 metre setbacks for an accessory building).

COMMENTSEngineering Department

No concerns.

Building Department

No concerns. Limiting distance requirements accounted for.

Fire Department

No concerns.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the parcel's High Density Residential land use designation and residential policies within the OCP, and is supported by staff. The proposal involves a building that has been in place since 2001, thus it is the opinion of staff that the character of the parcel will not be unreasonably or significantly altered by approval of the proposed variances. Staff note that the existing building presently conforms to setback requirements for an accessory building, with the proposed change in use to allow a detached suite triggering the stricter requirements which the variance request attempts to address.

The variances requested are reasonable in size and the parcel meets the other zone requirements, including on-site parking. The easement in place limits potential conflicts between the existing accessory building and future development on the adjacent parcel to the south.

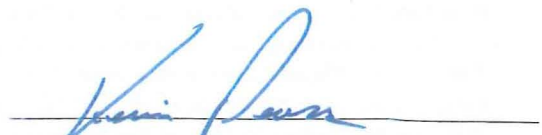
CONCLUSION

Considering current OCP policy including the High Density land use designation, the easement in place, the size of the variances requested, and that the proposal involves an existing building in place for almost 20 years, Staff support the requested variances.

Staff note that the variances are only in regards to the siting of the existing accessory building and do not permit any new or additional use of the building other than what is permitted under the Zoning Bylaw.



Prepared by: Chris Larson, MCP  
Planning and Development Officer

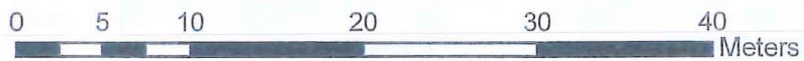
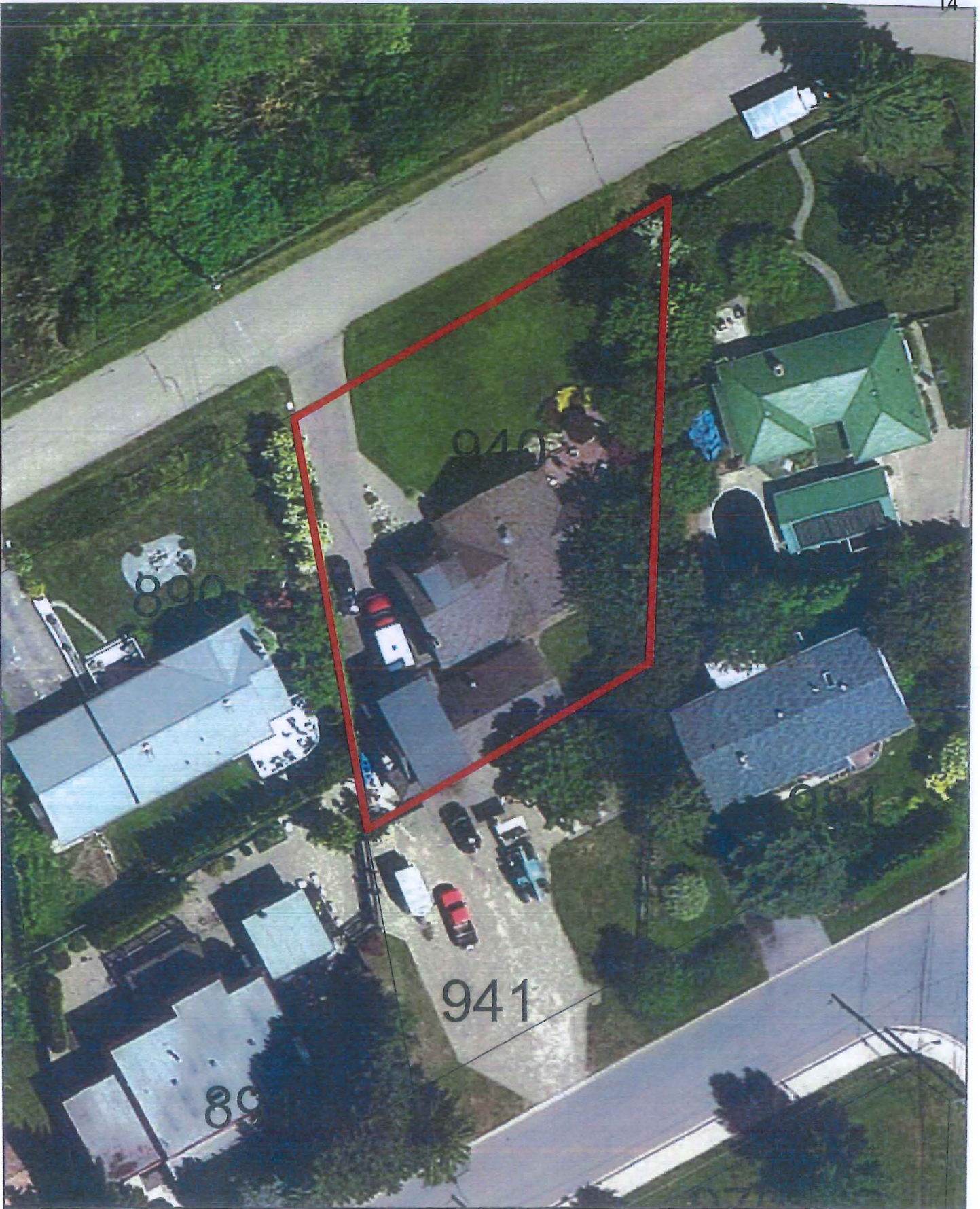


Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services













View looking southeast of subject parcel from 9 Avenue NE.



View looking north of subject parcel from 8 Avenue NE.

We would like to convert the existing room above our garage into a detached suite.  
This will not involve moving any exterior walls.

To do this we will need two (2) variances.

The rear parcel line will have to be changed from 3.0 meters (9.8 feet) to 1.22 meters (4 feet)

941 8th. Ave the lot to the south has a easement on it in our favour of 1.6 meters

PID: 009-385-851 Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP71482

2. The Transferor will not make, place, erect, construct or maintain on the Servant Tenement any building, structure or foundation or plant any growth which might interfere with access to easement area:

The interior side parcel line will have to be changed from 2.0 meters (6.5 feet) to 1.94 metres (6.3 feet) 2.4 inches.

I have attached a copy of the easement agreement for you to look at.



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

To: Marvin Skjerpen  
566562 Ltd  
Box 399  
Salmon Arm, V1E 4N5

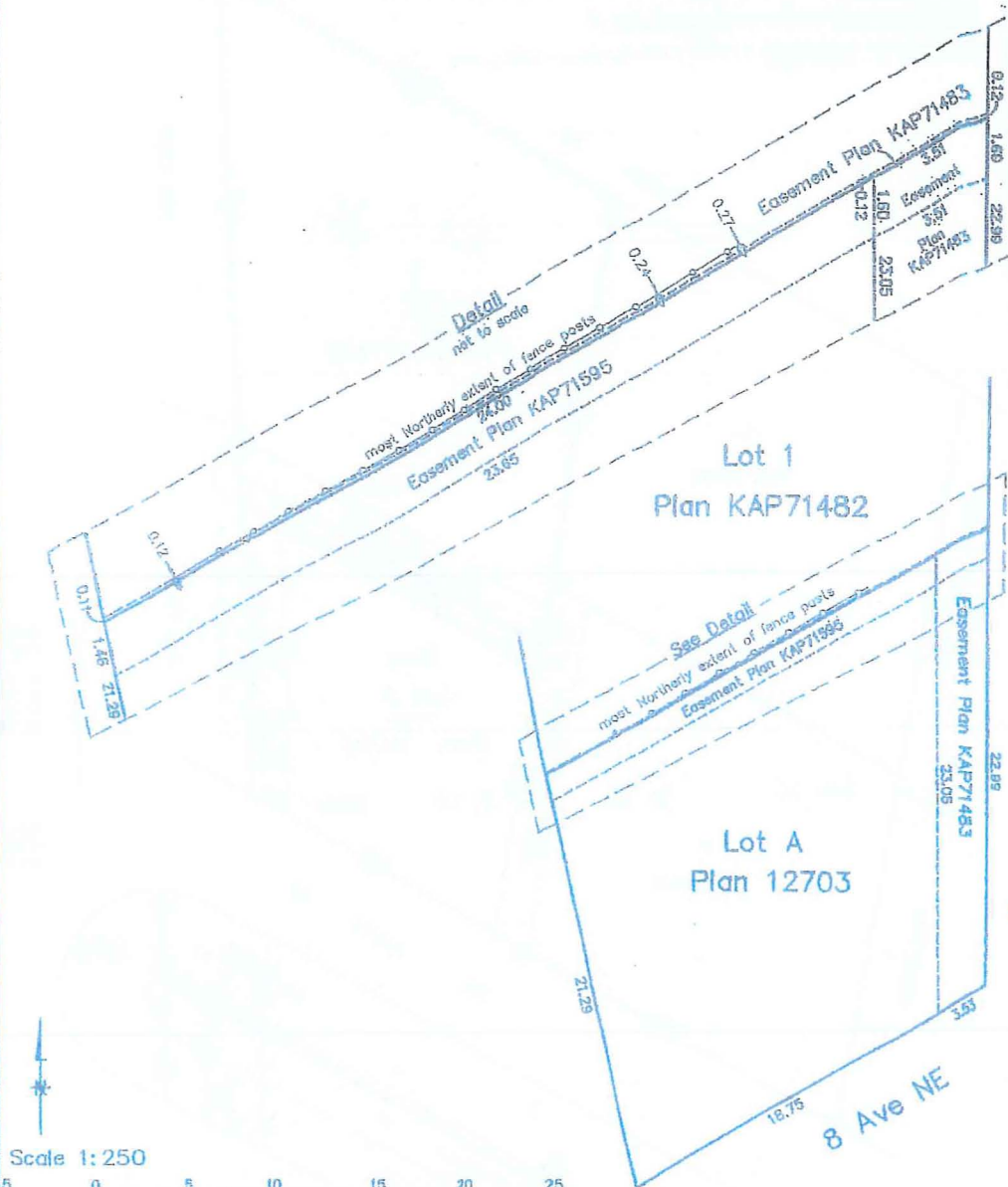
Re: Lot A, S 14, Tp 20, R 10,  
W6M, KDYD, Plan 12703 Except Plans KAP71482 and EPP5318

Parcel Identifier (PID): 009-385-851

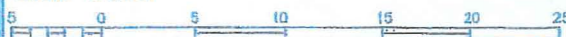
Civic Address: 941 8th Ave NE, Salmon Arm

List of documents registered or title which may affect the location of improvements:

Covenants: KT73181, KT73182,  
Easement: KT73185, KT80630  
Statutory Right of Way: KT73186



Scale 1:250



All distances are in metres.

Dimensions derived from Plan EPP5318

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property boundaries.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 18th day of July, 2019.

Mark  
Mason  
88BCMC

Digitally signed  
by Mark Mason  
88BCMC  
Date:  
2019.08.01  
09:12:04-07'00'

BCLS

Offsets from property line to fences are measured from the edge of fence posts.

COPYRIGHT © BROWNE JOHNSON 2019  
LAND SURVEYORS

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.

THIS DOCUMENT NOT VALID UNLESS  
ORIGINALLY OR DIGITALLY SIGNED.

Our File: 310-19

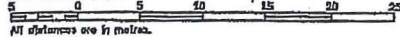
Fb: 319-19.raw

**Status: Filed**

Plan #: EPP5318 App #: CA1497113 Clr #: 126-159-5222

RCVD: 2010-03-24 RQST: 2017-07-03 1;

Subdivision Plan of  
Lot 1, Plan KAP71482 and  
Part of Lot A, Plan 12703  
(Except Plan KAP71482),  
Sec 14, Tp 20, R 10, W6M, KDYD

BCGS 82L074  
5 0

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:250

PLAN EPP5318

