



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, August 15, 2022
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>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.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 – 16	1.	Development Variance Permit Application No. VP-557 [Creasy, C. & J./Olafsson, B.; 530 20 Avenue SW; Height requirements]
17 - 26	2.	Zoning Amendment Application No. ZON-1251 [Murdoch, C. & K.; 1641 23 Avenue NE; R-1 to R-8]
	6.	FOR INFORMATION
	7.	IN-CAMERA
	8.	ADJOURNMENT

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TO: His Worship Mayor Harrison and Members of Council

DATE: August 15, 2022

SUBJECT: Development Variance Permit Application No. VP-557

Legal: Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 12331
 Civic Address: 530 – 20 Avenue SW
 Owner: C. & J. Creasy
 Agent: B. Olafsson

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-557 be authorized for issuance for Lot A, Section 11, Township 20, Range 10, W6M, KDYD, Plan 12331 to vary Zoning Bylaw No. 2303 as follows:

i) Section 6.6 Maximum Height of Accessory Building increase from 6.0 m to 8.3 m to facilitate construction of an accessory building on the subject property.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject parcel is located at 530 20 Avenue SW (Appendices 1 and 2). The proposal is to construct an accessory building (shop with a mezzanine/storage above) on the southwest portion of the property (Appendix 5). The proposed building requires a maximum height (of an accessory building) variance from 6.0 m to 8.3 m.

BACKGROUND

The parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP) and is zoned R-1 (Single Family Residential Zone) in the Zoning Bylaw (Appendices 3 and 4). The subject property is located on Foothill Road and has frontages onto Foothill Road and 20 Avenue SW. This area consists primarily of residential and agricultural uses. Nearby landmarks include 'The Ridge' subdivision to the southwest and The Mall at Piccadilly further to the northwest.

Land uses adjacent to the subject property include the following:

North: Foothill Road; single family dwelling and accessory buildings
 South: single family dwelling and accessory building
 East: single family dwelling
 West: single family dwelling and accessory buildings

Zoned R-1
 Zoned A-2/R-1
 Zoned R-1
 Zoned A-2/R-1

The property is 0.634 ac in area and currently contains a single family dwelling, which was built in 1962. The property owners/applicants are proposing a new 30'x38' accessory building (shop with mezzanine/storage above), which is 8.28 m in height. No other variances are being applied for. Conversion of the accessory building to a detached suite/dwelling would require setback variances given the proposed location. The applicant has not indicated any intent to convert the building into a detached suite (Appendices 6 and 7), which would require the following:

- 1) Approval to rezone the subject property to R-8 (Residential Suite Zone);
- 2) A separate Building Permit for a suite and meeting the BC Building Code, and;
- 3) Payment of Development Cost Charges (DCC's).

Site photos are attached, in Appendix 8.

COMMENTS

Engineering Department

No Engineering concerns.

Building Department

No concerns with height variance but suspect this could be a detached suite in the future. The upper storage area is almost 80 square metres. The building department is also dealing with non-compliant mezzanine and geotechnical issues in the debris flow area (Appendix 9).

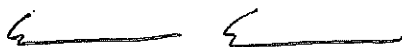
Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Development Variance Permit Procedures Bylaw* notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advise those with interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on August 22, 2022.

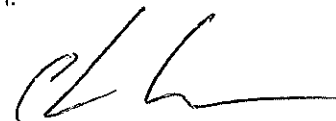
Planning Department

Development Variance Permits are considered on a case-by-case basis, and in doing so, a number of factors are taken into consideration. These factors include site-specific conditions, such as lot configuration, negative impact on the general form and character of the surrounding neighbourhood and potential negative impact(s) on adjacent properties. Building height requirements are intended to ensure uniform building development so that accessory buildings are of smaller stature than the principal building or use.

However, as the lot is located in a rural residential area, the development is relatively isolated. In addition, the proposed building will be located at the rear of the property, thus having a limited visual impact on neighbouring properties, as the parcels to the east and south have dwellings generally sited up-slope, above the proposed accessory building. The existing dwelling is smaller than the proposed height of the accessory building. The relationship of use and height would be maintained, therefore, staff believe that there would be little effect with regard to the site and the general form and character of the neighbourhood. As such, staff have no concerns with this application.



Prepared by: Evan Chorlton
Planner I

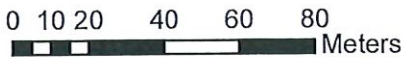


Reviewed by: Chris Larson, MCIP, RPP
Senior Planner

Subject Property Map

APPENDIX 1
(FOOT 431)


P3



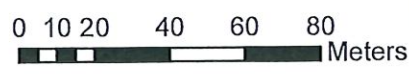
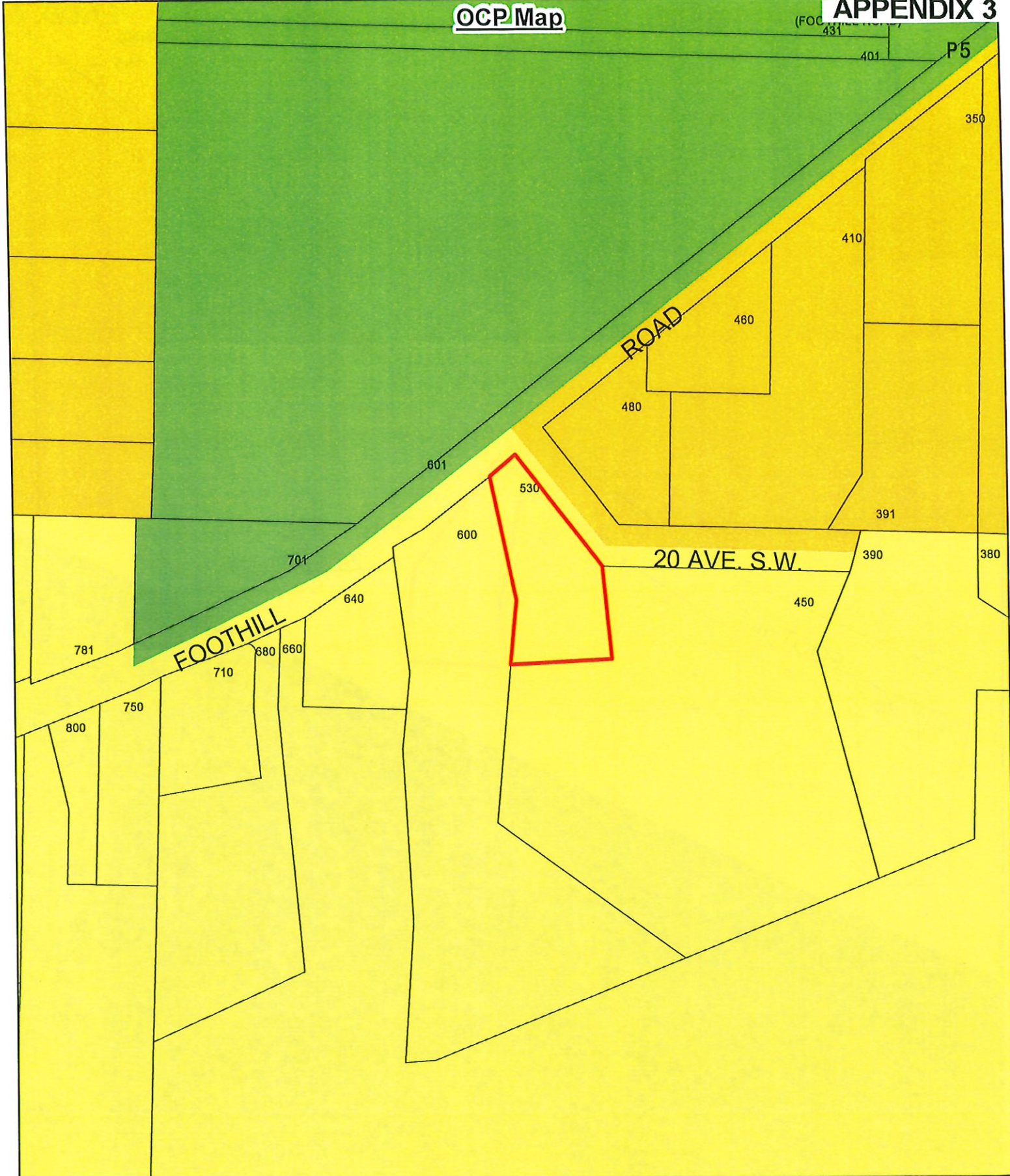
-  Subject Property
-  Parcels



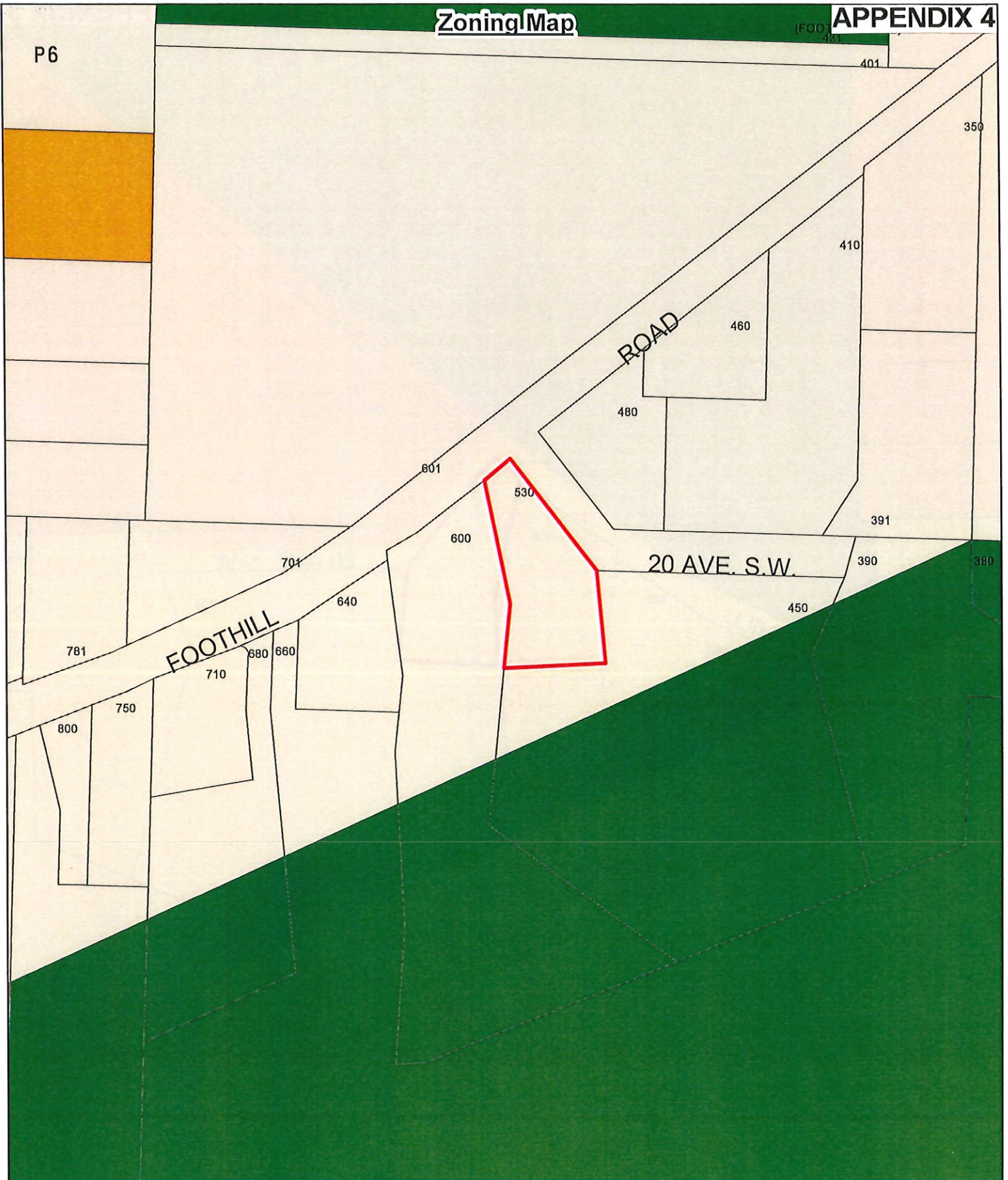
0 2.5 5 10 15 20
Meters

 Subject Property

 Parcels



- Subject Property
- Parcels
- Acreage Reserve
- Residential - Low Density
- Residential - Medium Density



P6

(FOO)

ROAD

20 AVE. S.W.

FOOTHILL

781

750

800

710

680

660

640

600

530

601

701

410

460

480

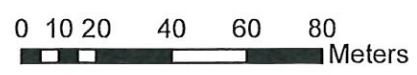
391

390

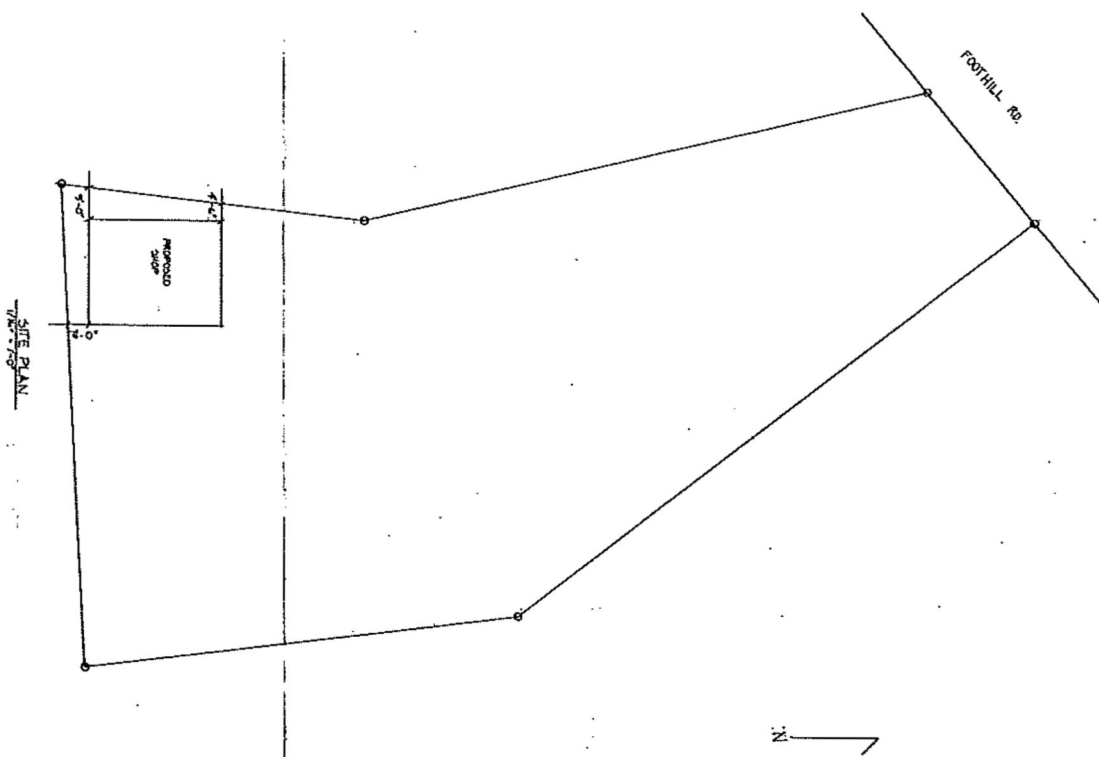
450

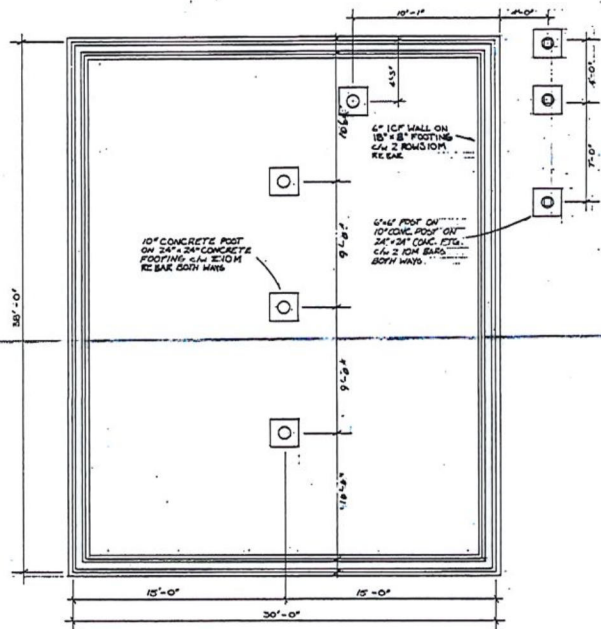
350

380

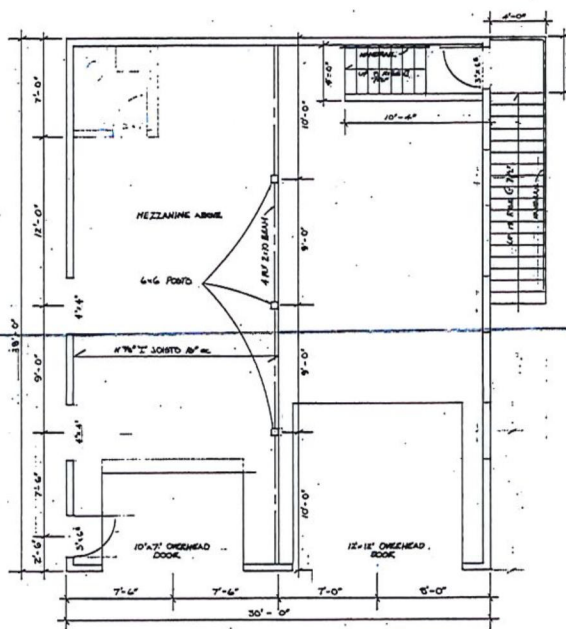


- Subject Property
- Parcels
- A-2
- R-4
- R-1
- R-8

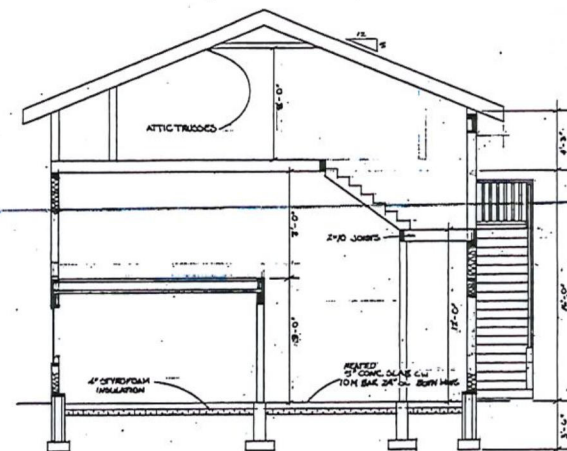




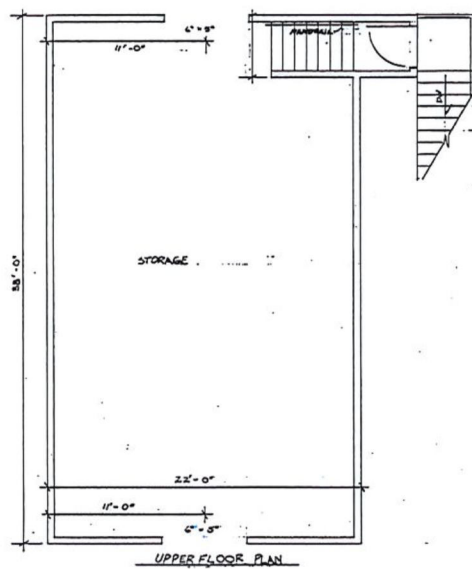
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



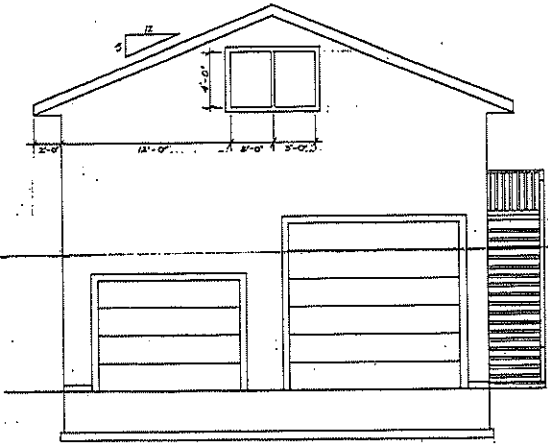
MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"



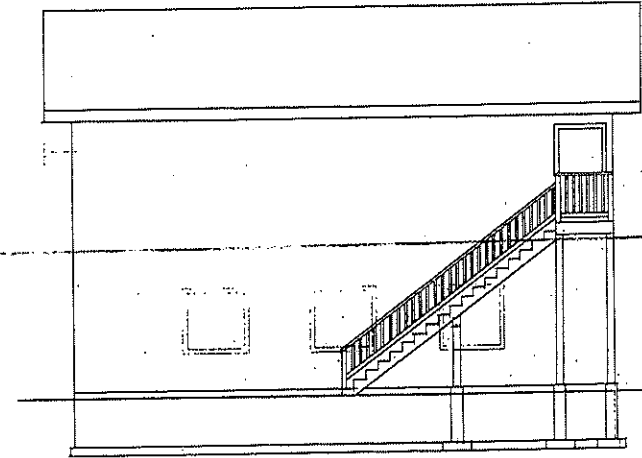
BUILDING SECTION
SCALE 1/4" = 1'-0"



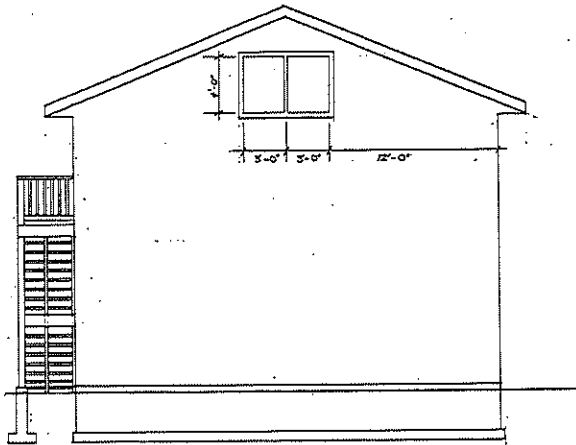
UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"



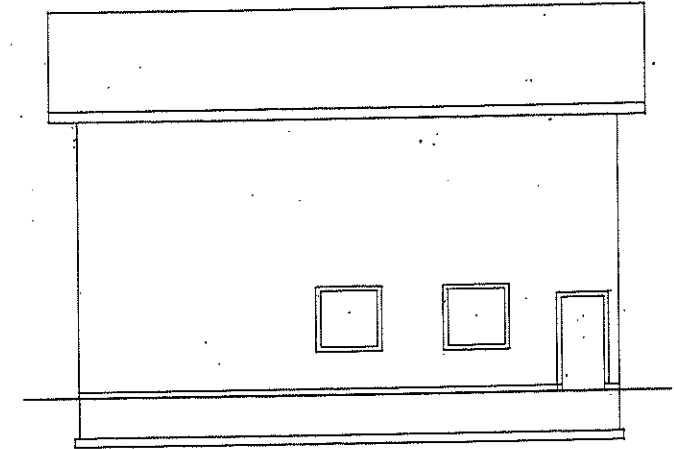
FRONT ELEVATION
SCALE 1/4" = 1'-0"



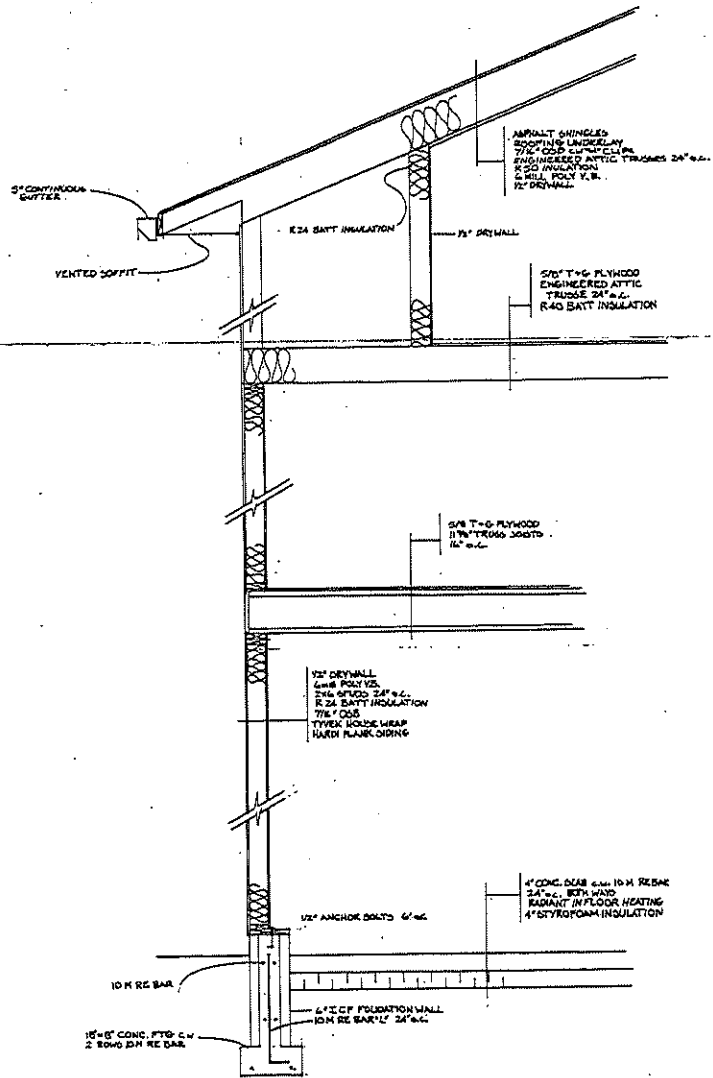
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

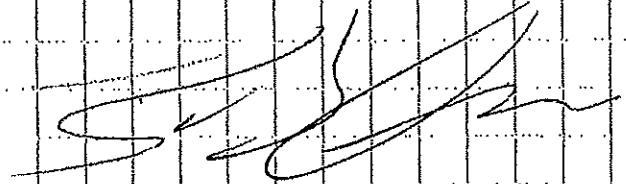


LEFT ELEVATION
SCALE 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE 1/4" = 1'-0"

VARIANCE REQUEST IS TO ALLOW THE PROPOSED
SHOP TO BE HIGHER THAN THE CITY BY LAW OF 6M.
THE PROPOSED SHOP IS TO BE 8.28M HIGH.

A handwritten signature in black ink, appearing to be 'S. J. K.', written in a cursive style.

JUNE 22, 2022

From: Evan Chorlton
Sent: Tuesday, August 2, 2022 2:48 PM
To: Evan Chorlton
Subject: RE: VP-557 - 530 20 Avenue SW

From: Clint <clintcreasy@me.com>
Date: July 6, 2022 at 9:27:50 PM PDT
To: Evan Chorlton <echorlton@salmonarm.ca>
Subject: Re: VP-557 - 530 20 Avenue SW

To whom it may concern,

The upper story of the proposed structure is for storage purposes only.

Regards,
Clint Creasy

From: Evan Chorlton
Sent: Wednesday, July 6, 2022 11:42 AM
To: clintcreasy@me.com; builderbob@hotmail.com
Cc: Kevin Pearson <kpearson@salmonarm.ca>
Subject: VP-557 - 530 20 Avenue SW

Good morning, Clint and Bob:

The reason for my email was to just get written confirmation from you that the upper floor of your proposed accessory building (shop with a mezzanine/storage above) will not be used as an illegal suite.

A suite would be considered a non-conforming use on the property under the current R-1 zoning regulations and would require a rezoning/zoning amendment application to R-8 (residential suite zone).

Thank you,

Evan Chorlton | Planner I | Development Services
Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2 | P 250.803.4021 | F 250.803.4041
E echorlton@salmonarm.ca | W www.salmonarm.ca

CITY OF
SALMON ARM



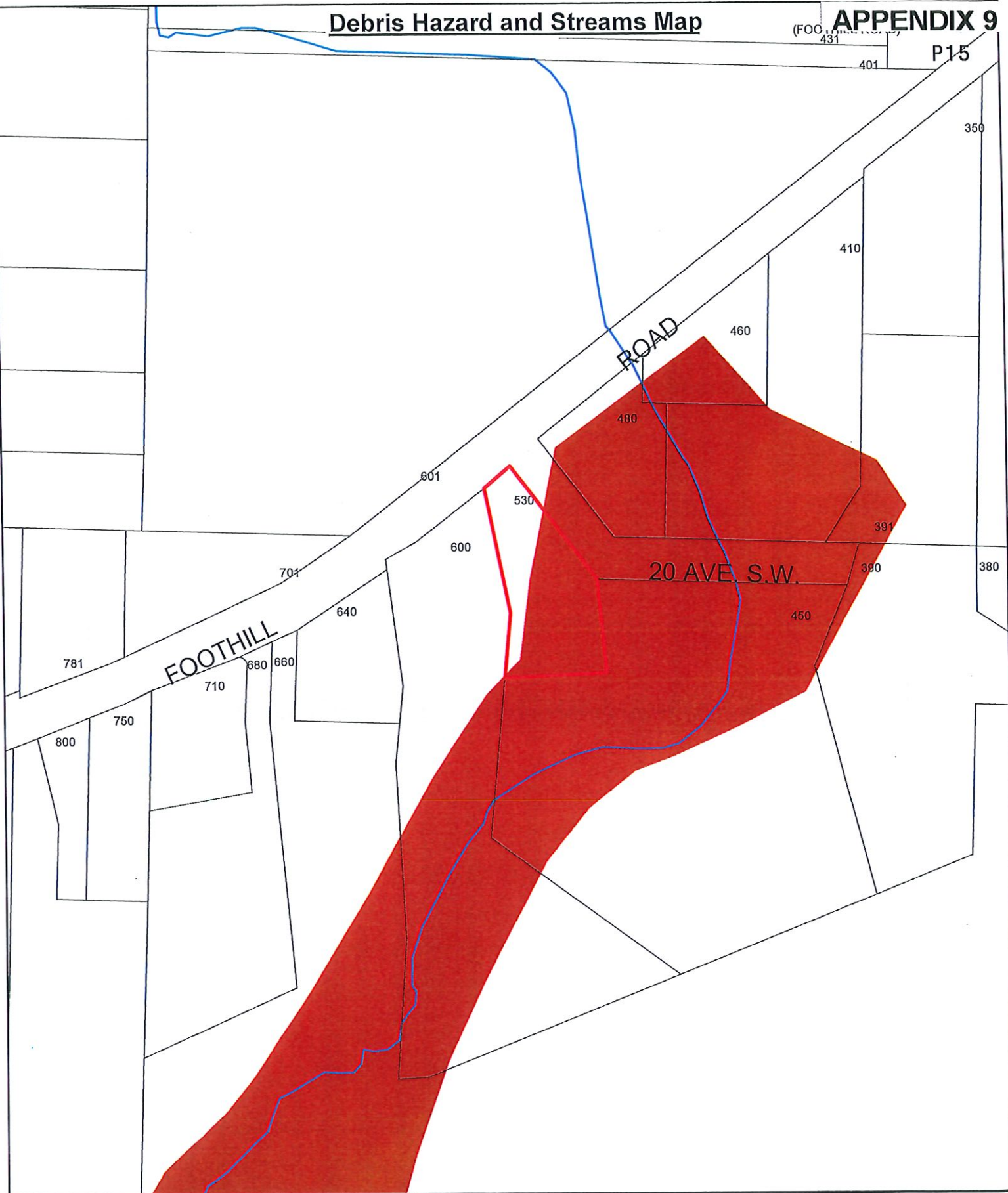
APPENDIX 8





(FOOTHILL TRACT, 1977)

P15



0 10 20 40 60 80 Meters

-  Subject Property
-  Debris Hazard Area
-  Stream
-  Parcels

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To: His Worship Mayor Harrison and Members of Council

Date: August 15, 2022

Subject: Zoning Bylaw Amendment Application No. 1251

Legal: Lot A, Section 24, Township 20, Range 10, W6M, KDYD, Plan 11367
 Civic Address: 1641 – 23 Avenue NE
 Owner/Applicant: C. & K. Murdoch

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot A, Section 24, Township 20, Range 10, W6M, KDYD, Plan 11367 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

To rezone an R-1 (Single Family Residential Zone) property to R-8 (Residential Suite Zone) to permit the development of a detached suite.

BACKGROUND

The subject property is located on 23 Avenue NE (Appendix 1 & 2). The parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North:	single family dwelling and accessory buildings	Zoned R-1
South:	23 Avenue NE and single family dwelling	Zoned R-1
East:	single family dwelling	Zoned R-1
West:	single family dwelling and accessory buildings	Zoned R-1

The subject property is 0.5 ac in area. A 940ft² (including a 66 ft² storage loft above and a 40 ft² outdoor bike storage) detached suite is being proposed. Documentation provided in support of the rezoning application is attached as Appendix 5. Parking is to be provided on the southeast portion of the site on the existing driveway.

To date, there are currently no other properties on 23 Avenue NE that have also been rezoned to R-8. However (and as seen in Appendix 4), there are three (3) other R-8 zoned properties within the greater vicinity, including one to the north, which also just recently rezoned from R-1 to R-8 to permit a Detached Suite (ZON-1222; 2621 – 17 Street NE). Site photos are attached in Appendix 6.

Policy 8.3.25 of the OCP supports detached suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSBuilding Department

No concerns. BCBC applies.

Fire Department

No Fire Department concerns.

BC Hydro

BC Hydro has no concerns with this zoning change.

Engineering Department

The existing water service will have to be upgraded at the building permit stage. Installing a water meter will also be required at the building permit stage.

Public Consultation

Pursuant to the *Local Government Act* and *City of Salmon Arm Zoning Bylaw* notices are mailed to landowners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. R-8 rezoning for parcels < 0.4 ha does not require the post of a Notice of Development sign. It is expected that the Hearing for this application will be held on September 26, 2022.

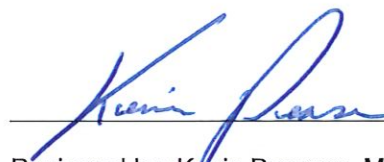
Planning Department

Based on the parcel area of 0.5 acres, the subject property has the potential to meet the conditions for the development of a detached suite, including sufficient space to meet the parking requirement. The detached suite is supported by OCP policy, and the site plan and dimensions of the unit are compliant with zoning requirements.

Staff support the rezoning of the subject property from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).



Prepared by: Evan Chorlton
Planner I



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

Subject Property Map

2353
LAKESHORE RD
WALKWAY

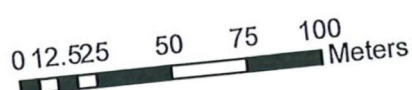
LAKESHORE

15 STREET

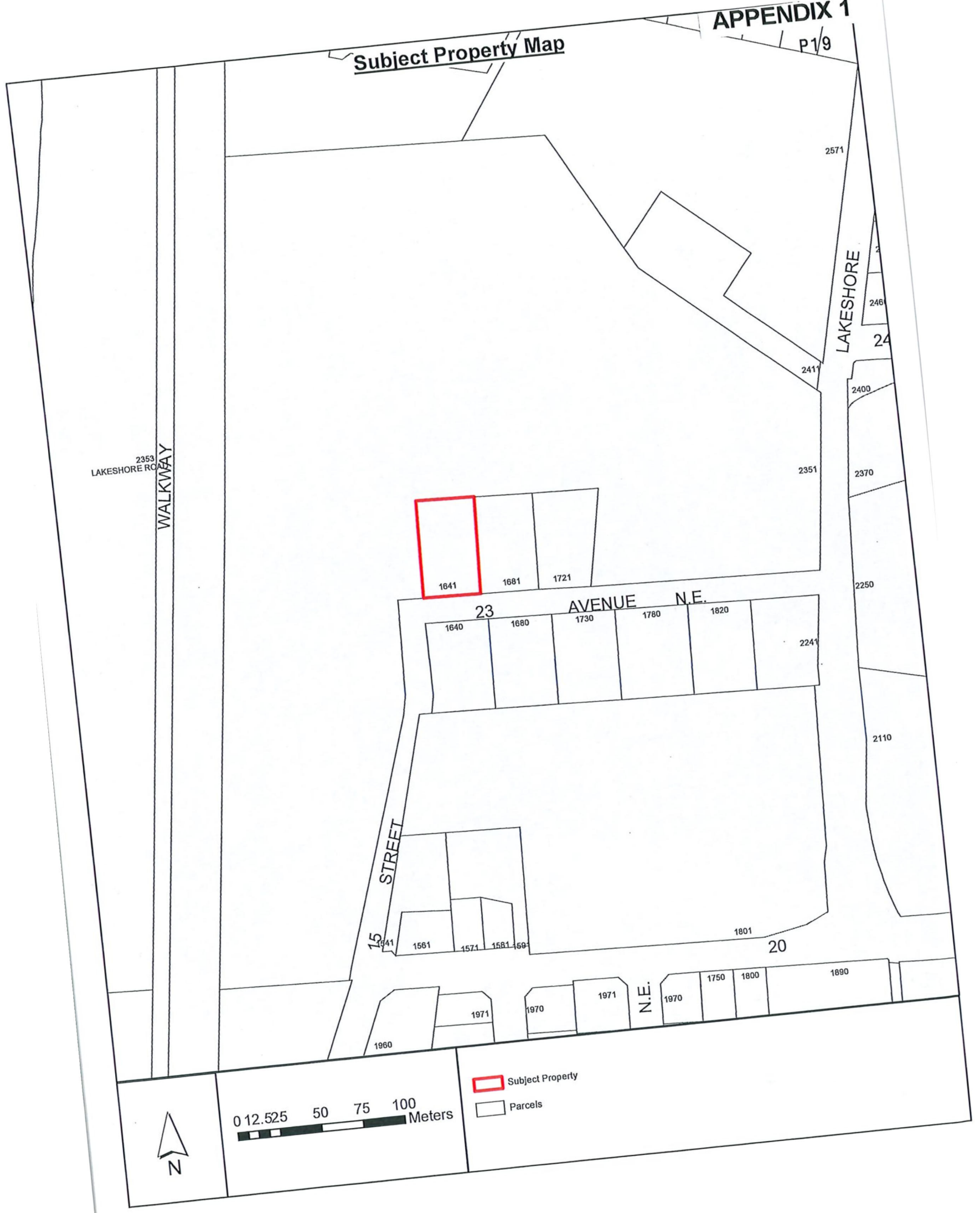
23 AVENUE N.E.

20

N.E.



-  Subject Property
-  Parcels



P20



0 2 4 8 12 16 Meters

 Subject Property
 Parcels

2353
LAKESHORE ROAD

WALKWAY

LAKESHORE



1641

1681

1721

23

AVENUE N.E.

1640

1680

1730

1780

1820

2241

15 STREET

1541

1561

1571

1581

1591

1801

20

1960

1971

1970

1971

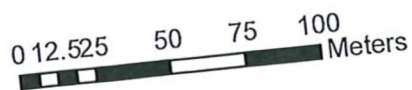
N.E.

1970

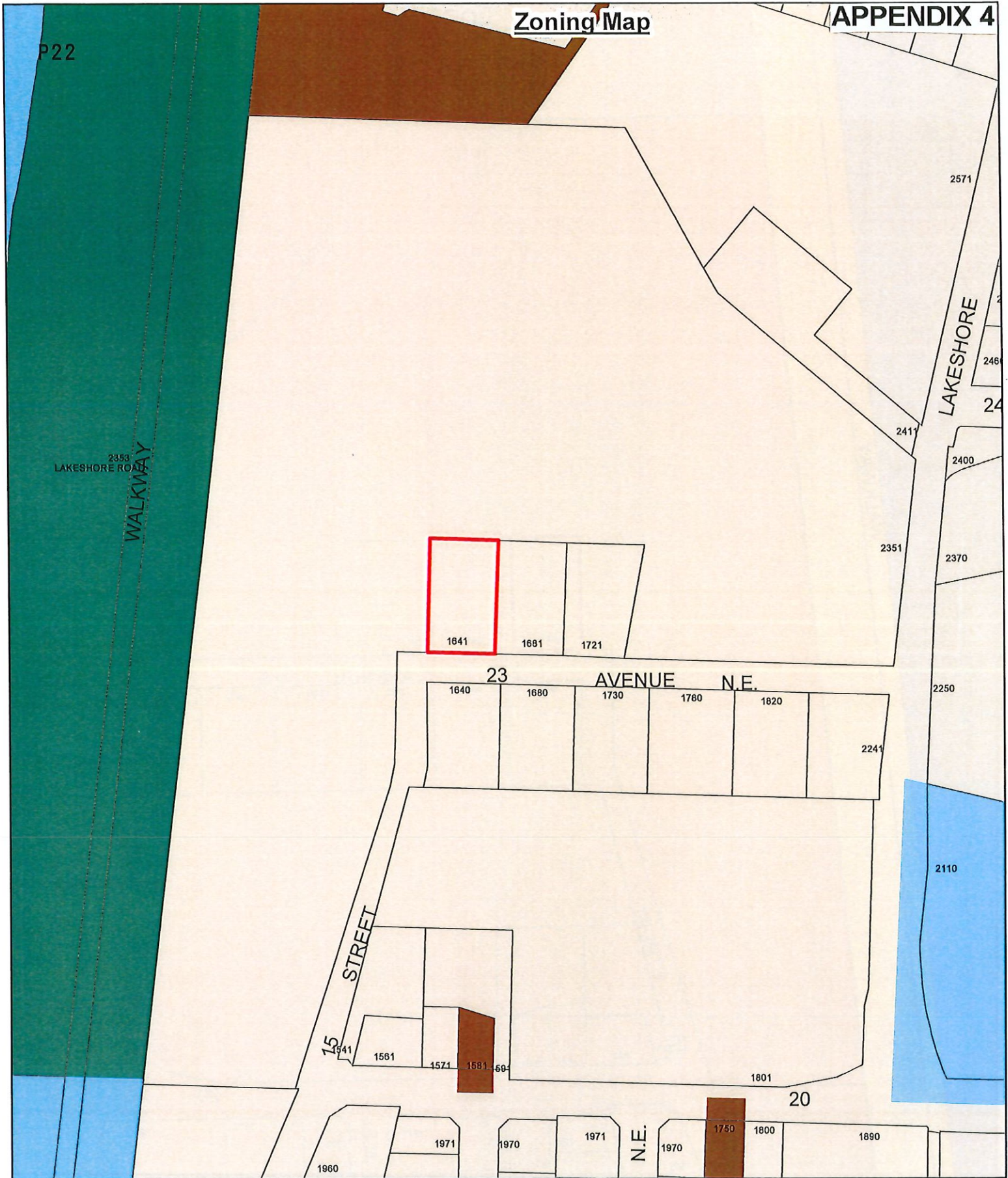
1750

1800

1890



- Subject Property
- Parcels
- Park
- Environmentally Sensitive Lake Areas
- Residential - Low Density
- Residential - Medium Density



- Subject Property
- Parcels
- CD-14
- EP-1
- P-1
- R-1
- R-8

MURDOCH
Detached Suite
1641 23rd Avenue NE
Salmon Arm, BC

21-05
11-APR-2022
D.Lowe

SITE PLAN

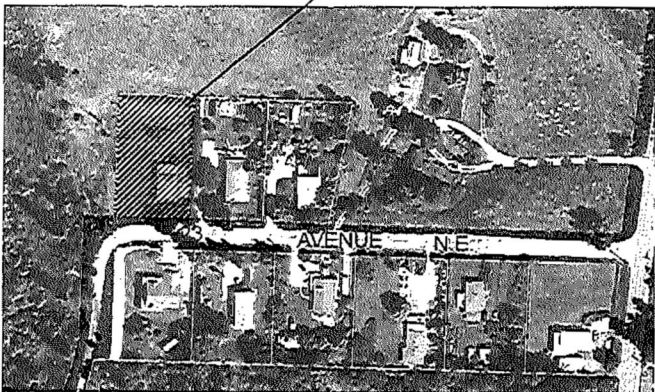
S1

APPENDIX 5

P23



subject property - 1641 23rd Avenue NE



S1 - site plan
M - suite plans, sections, exterior

LEGAL DESCRIPTION

Lot: Lot A
Section 24, Township 20, Range 10, W6M, T21P
Plan: 1267

Cave Address: 1641 23rd Avenue NE, Salmon Arm, BC
Parcel Identifier (PID): 002-809-201

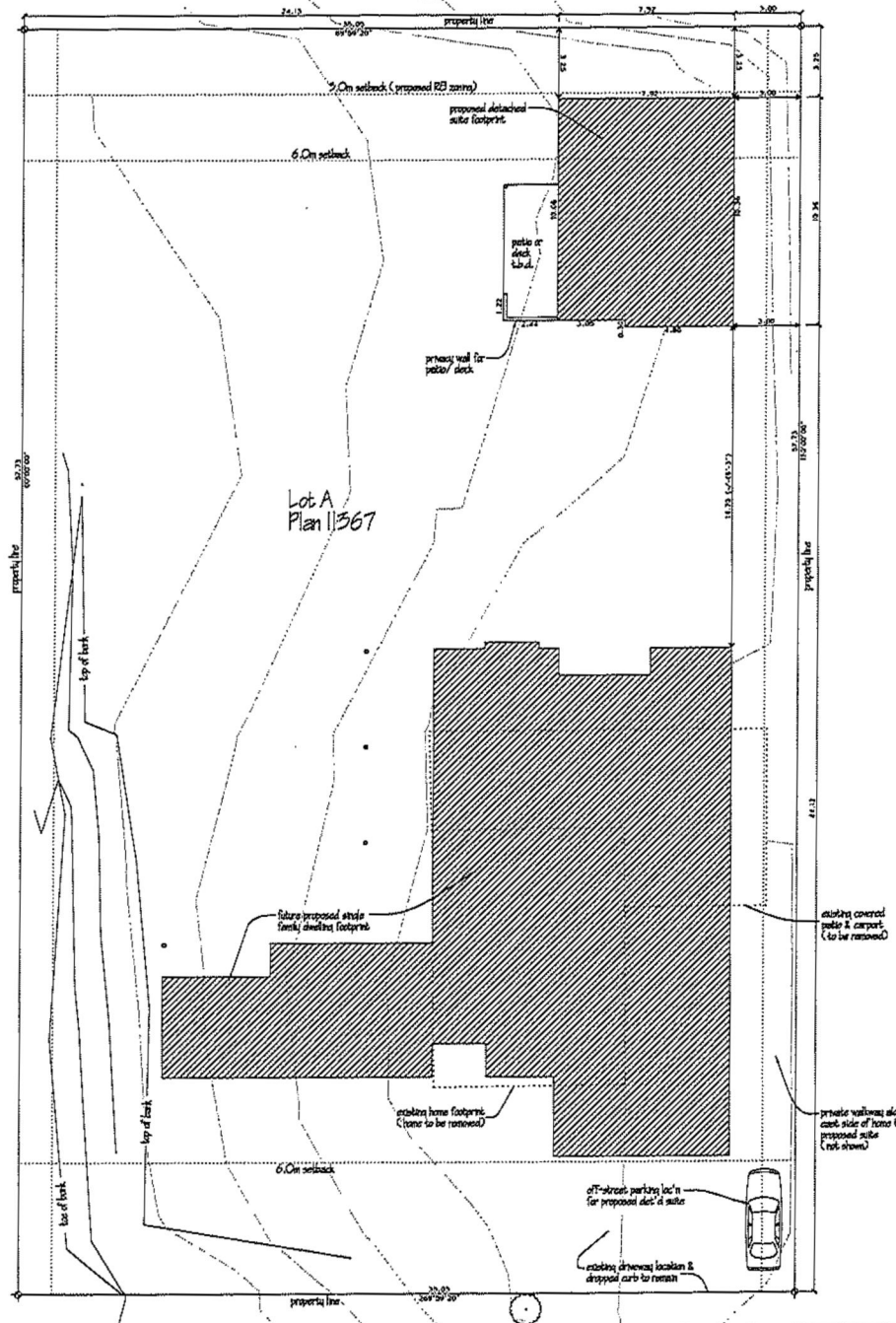
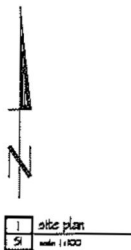
DEVELOPMENT INFO

Zoning: R2 - Residential Medium Density

Lot Area: 2029.52m² (0.50 Acres)

Lot Coverage: 490.70m² - 24.2% (House & Det'd Suite)

House: 2029.52m² Det'd Suite: 81.20m²

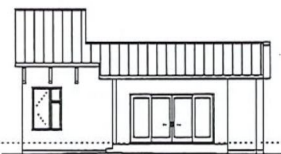




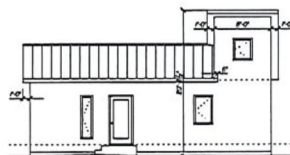
northwest perspective



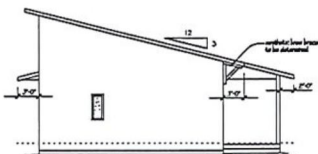
southwest perspective



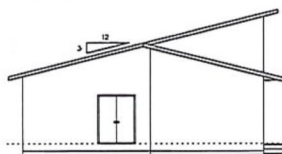
9	front (west) elev.
M	scale 1/8" = 1'-0"



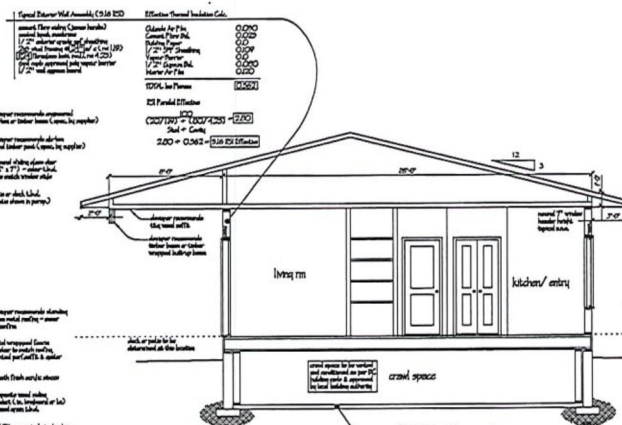
B	rear (east) elev.
AA	note $1/8" = 1'-0"$



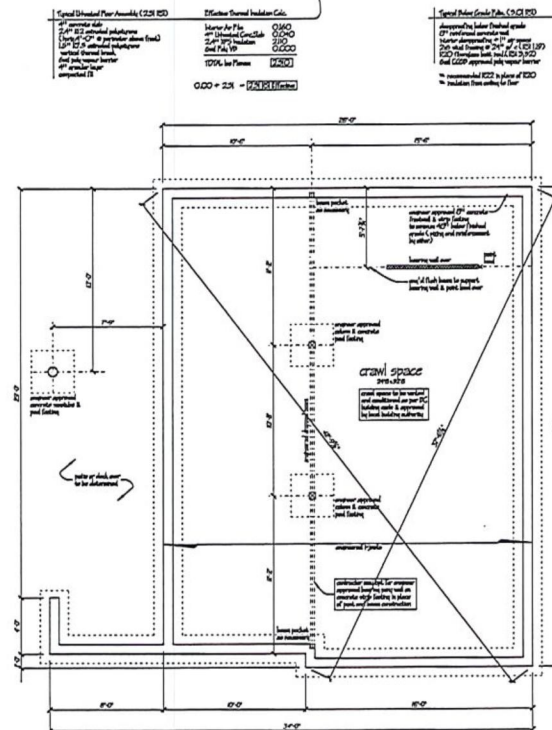
6	left (north) elev.
MA	note $V \cdot O^1 = 1^{\circ} \cdot O^1$



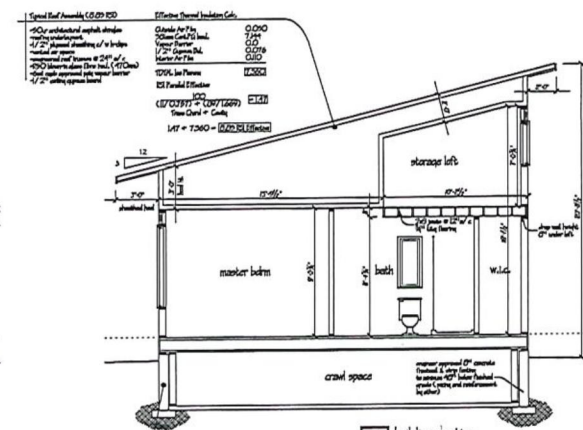
5	right (south) elev.
AA	width $1/8" = 1'-0"$



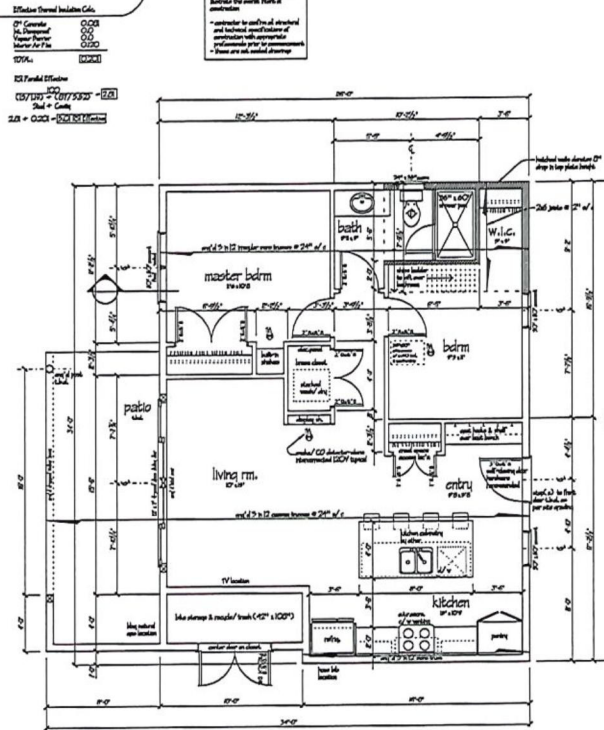
3	building section
A4	note 1/4" = 1'-0"



2	suite cribbing plan
AA	note $V_1 = 1.0$



4	building sect
A4	note 1/4" = 1'-0"



1	suite floor plan
At	note 1/4" = 1'-0"

MURDOCH
Detached Suite

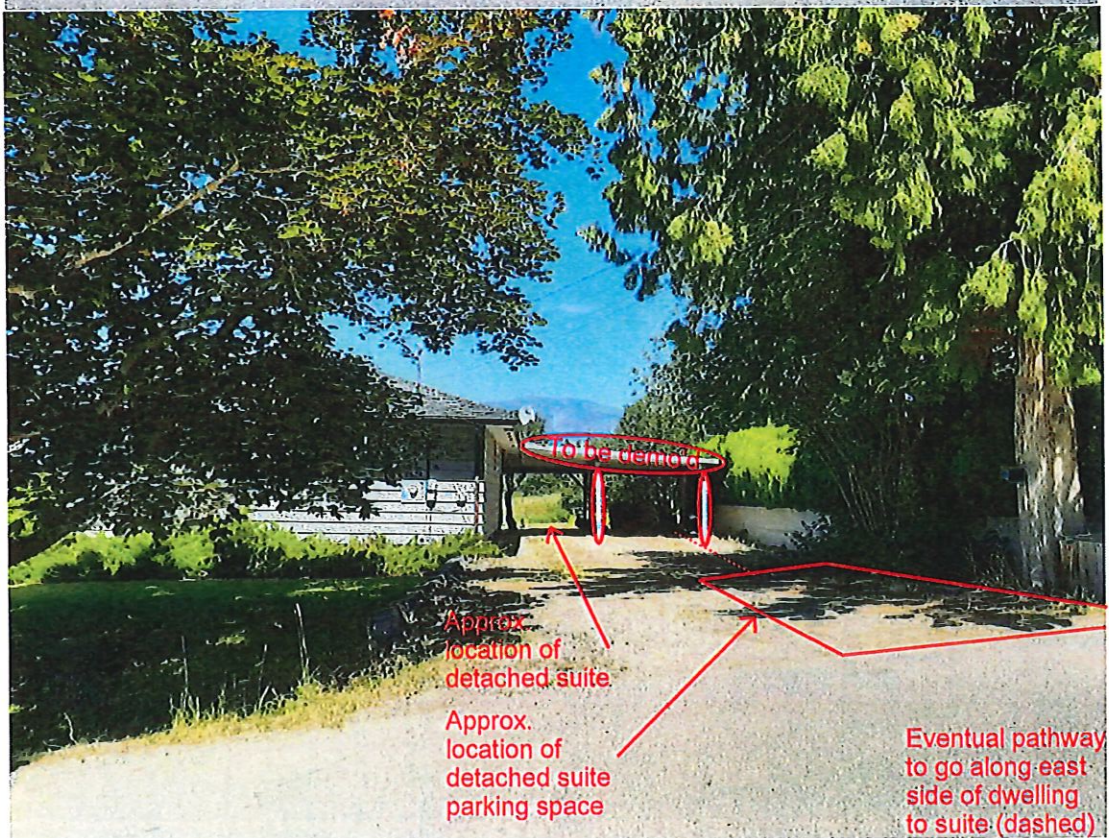
1641 23rd Street NE
Salmon Arm, BC

15-07
11-APR-2022
D.Lowe

SUITE PLANS

A4

APPENDIX 6



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