



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Tuesday, September 20, 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 - 6	1.	Zoning Amendment Application No. ZON-1250 [City of Salmon Arm; Text Amendment; Addition to R-4 (Medium Density Residential Zone) Definitions]
7 - 22	2.	Development Variance Permit Application No. VP-558 [Brown, A.; 1660 20 Street SE; Servicing requirements]
23 - 34	3.	Development Variance Permit Application No. VP-559 [Peasgood, T. & L.; 1461 16 Street NE; Setback requirements]
35 - 42	4.	Development Variance Permit Application No. VP-560 [Koleba, C.; 3081 28 Avenue NE; Setback requirements]
	6.	FOR INFORMATION
	7.	IN-CAMERA
	8.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: September 8, 2022

Subject: Zoning Bylaw Amendment No. 1250
R4 (Medium Density Residential Zone) - Bare Land Multi Family Strata Lot Regulations

STAFF RECOMMENDATION

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

i. Section 9.7 to ADD the following after Section 9.7.3:

- .4 *duplexes, triplexes and multiple family dwellings* may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single Development Permit.

ii. Section 9.8 to replace Section 9.8.4 with the following:

4. Notwithstanding Section 9.8.1, *duplexes, triplexes and multiple family dwellings* may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single Development Permit and no lot shall be less than 6.9m in width.

PURPOSE

To introduce Zoning Bylaw text amendments that would allow for smaller Bare Land strata lot areas and widths than currently permitted in order to accommodate more variety of residential housing types.

BACKGROUND

The R4 (Medium Density Residential Zone) is attached as Appendix 1 for reference. Aligned with the Urban Residential Objectives of the Official Community Plan (OCP), staff are proposing amendments to the zoning regulations that will open the zoning bylaw options, offering other types of tenure, in particular, multi-family bare land strata development.

The proposed bylaw amendments would encourage small lot subdivision of multi-family parcels with individual amenity areas, creating more variety on the housing market. The proposed amendment would offer more tenure options for multi-family development within the community.

Under the current regulations, staff have received comments from developers that maximizing density on R4 lots is challenging because the lot areas and widths under the current bylaw. Reducing the lot area and width would accommodate smaller units and allow for more units within a development. There are three primary forms of residential land tenure types (Fee Simple, Building Strata and Bare Land strata) in Salmon Arm and each has positive and negative considerations, in particular maintenance responsibility and market value.

Fee Simple

A Fee Simple residential subdivision is the most conventional form of subdivision. In this model, the land and buildings on the land are owned and are the responsibility of a single property owner.

P2

Building Strata

A Building Strata is the typical form of residential strata-type development common in the City. In this format, the building or unit within a building is owned privately but within the boundary of the development project the land, infrastructure and shared sections of buildings are maintained by the strata corporation.

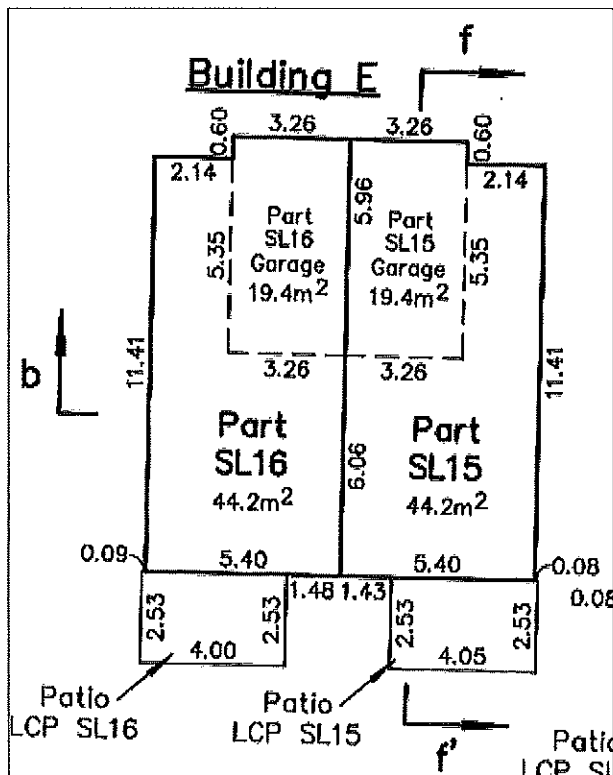
Bare Land Strata

The proposed Zoning Bylaw amendments focus on Bare Land Strata developments. In a multi-family building in a bare land strata development each lot would be comprised of the building (or portion of a multipart building) and yard space in the rear and front. The maintenance of the yard areas would be the responsibility of the individual lot owner with the strata corporation bylaws governing form and character of the fences and uses within the yard spaces.

The *Land Title Act* and *Strata Property Act* allow the stratification of either building(s) or parcels. To date the majority of strata type developments in the City have been building stratas. A building strata defines the building as the strata lot and the area around the building as "Common Property". An example of a Building Strata duplex is shown below in Figure 1. A strata development allows for the subdivision of lots but instead of the road within the development being owned and maintained by the City, the road is owned and maintained by the strata as with any other development infrastructure such as landscaping, sewer, water, etc. Examples of this ownership model are the Uptown Village development or the Copperview development.

In a multi-family bare land strata, the owner would own and maintain the front and/or rear yard areas, similar to a conventional lot. Strata bylaws are used to govern general form and character provided none of the strata bylaws conflict with City bylaws (i.e. fence heights or allocating parking stalls to a number less than required under the zoning). The responsibility of the strata corporation is lessened so that the strata corporation is responsible for the road and infrastructure maintenance but may not be responsible for yard spaces that are part of the individual lot. A *Land Title Act* Party Wall Agreement would be registered on the title at the time the lots are registered to address the responsibility and maintenance of shared walls within a multi-family building.

Figure 1: Example of Duplex (Building Strata)



Staff are supportive of the proposed changes to the R4 zone parcel area and parcel width regulations as a means to allow for more variety within the City's housing spectrum. The proposed amendments align with the OCP policies and objectives and the City's Housing Strategy. Staff also note that the proposed amendments are consistent with practices in other communities that have differing regulations for fee simple and strata type

developments. The changes proposed would allow for Bare land Strata lots of multi-family dwellings for those developments that are subject to Development Permit issuance and provides more variety in ownership models within the market.



Melinda Smyrl, MCIP, RPP
Planner III



Chris Larson, MCIP, RPP
Senior Planner

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE**Purpose**

- 9.1 The purpose of the R-4 Zone is to provide for medium *density*, *multiple family* and small lot *single family* residential developments. New *multiple family* developments zoned R-4 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act*, *British Columbia Building Code*, and other applicable legislation. #289, #3740

Regulations

- 9.2 On a *parcel zoned* R-4, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-4 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the R-4 Zone:

- .1 *assisted living housing*; #4336
- .2 *bed and breakfast* in a *single family dwelling*, limited to two let rooms;
- .3 *boarders*, limited to two;
- .4 *boarding home*; #2789
- .5 *commercial daycare facility*;
- .6 *dining area*; #4336
- .7 *duplexes*;
- .8 *family childcare facility*; #3082
- .9 *group childcare*; #3082
- .10 *home occupation*; #2782
- .11 *multiple family dwellings*;
- .12 *public use*;
- .13 *public utility*;
- .14 *single family dwelling*;
- .15 *triplexes*;
- .16 *accessory use*.

Maximum Height of Principal Buildings

- 9.4 The maximum *height* of a *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special amenity(ies) in Table 2 are provided.

Maximum Height of Accessory Buildings

- 9.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*. #2811

Minimum Parcel Area

- 9.7
- .1 The minimum *parcel area* for a *single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
 - .2 The minimum *parcel area* for a *duplex* shall be 600.0 square metres (6,458.6 square feet).
 - .3 The minimum *parcel area* for all other uses shall be 900.0 square metres (9,687.8 square feet).

Minimum Parcel Width

9.8

- .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet). #3740
- .2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family* lot shall be 10.0 metres (32.8 feet).
- .3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex* lot shall be 14.0 metres (45.9 feet).
- .4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex* lot shall be 20.0 metres (65.6 feet)).

Minimum Setback of Principal Buildings9.9 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line*
 - adjacent to a *parcel zoned*
R-4 shall be 3.0 metres (9.8 feet)
 - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned*
R-4 shall be 1.2 metres (3.9 feet) #3475
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum separation between residential *buildings* on the same lot of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the same lot of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding Sections 9.9.2 and 9.9.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- .8 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Accessory Buildings9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED**Maximum Density**

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

9.11

- .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre). #2789
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.
- .3 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 Zone may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 2

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 - 10 children 11 - 15 children 16 or more children	□ 3 units per hectare (1.2 units per acre) □ 4 units per hectare (1.6 units per acre) □ 7 units per hectare (2.8 units per acre)
3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental <i>dwelling unit</i>	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 #3218	□ 5 units per hectare (2.0 units per acre)

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.



TO: His Worship Mayor Harrison and Members of Council

DATE: September 1, 2022

SUBJECT: Development Variance Permit Application No. VP-558 (Servicing)
 Legal: Lot 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 2915
 Civic Address: 1660 20 Street SE
 Owner/Applicant: Arlene Brown

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP – 558 be authorized for issuance to vary the RD-3 Road Standard in Subdivision and Development Servicing Bylaw No. 4163, for frontage of Lot 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 2915, as follows:

- i) waive the requirement to replace the BC Hydro Lease Light and install 3 davit lights and;**
- ii) waive the requirement to install a bike lane.**

STAFF RECOMMENDATION

THAT: The motion for consideration be defeated.

PROPOSAL

The applicant is requesting to waive the road upgrade requirements for 20 Street SE that have been triggered with a proposal for the construction of a single family dwelling and detached garage. Letters submitted by the applicant in support of their application are attached as Appendix 1.

BACKGROUND

The subject property is located in the Hillcrest area and the total subject property is approximately 1.2ha (3.0ac) (see Appendices 2 and 3). The subject property is designated Acreage Reserve in the City's Official Community Plan (OCP) (Appendix 4) and 20 Street SE, fronting the subject property is identified as an Urban Collector Road. The subject property is zoned A3 (Small Holding Zone) in Zoning Bylaw No. 2303 (Appendix 5). The A3 zoning permits agricultural development and limits residential development to a single family dwelling and a Rural Detached Suite. The subject property is entirely within the Agricultural Land Reserve (ALR).

Adjacent land uses include the following:

North: A2 (Rural Holding Zone) – Agriculture and Single Family Residences
 South: A2 (Rural Holding Zone) – Agriculture and Single Family Residences
 East: A2 (Rural Holding Zone) – Agriculture and Single Family Residences
 West: R1 (Single Family Residential Zone) – Single Family Residences

In May 2022 the owner applied for a Building Permit to construct a single family dwelling (modular unit) and detached garage on the subject property. The Building Permit construction values for the single

family dwelling is \$399,095.36 and the detached garage is \$55,000.00. The elevation drawings and site plans submitted with the Building Permits are attached as Appendix 6. The single family dwelling Building Permit triggered the requirements of the Subdivision and Development Services Bylaw No. 4163 which include frontage upgrades to the RD-3 Road standard – including installation of street lights, replacement of BC Hydro Lease Lights and bike lane installation.

COMMENTS

Engineering Department

The subject property is located on the boundary between an "Urban Development Area" and "Rural Development Area" and pursuant to the Subdivision and Servicing Bylaw No. 4163 the entire right of way is deemed to be within the "Urban Development Area"; therefore, the frontage improvements are required to be compliant with those standards of the "Urban Development Area".

The Engineering Department response is included as Appendix 7. In response to the request to waive the requirement to replace the BC Hydro Lease light and install three davit lights along the frontage the Engineering Department is recommending that that Council not support the request. The provision of the street lighting enhances vehicular and pedestrian traffic safety and in an area that is not being considered for capital improvements, developers should install enhanced safety measures for community benefit.

With regard to the request to waive the requirement to install a bike lane fronting the subject property, the Engineering Department has stated that a Cash in Lieu payment would be acceptable; however, given that this section of 20 Street SE has been identified as an important link from residential areas to an elementary school and other trail systems, waiving the bike lane requirement is not supported. It should be noted that the installation of a bike lane in this section of 20 Street SE would require road dedication and the relocation of existing sidewalk and curb and gutter in order to accommodate the bike lane within the road right of way. At the time a bike lane is installed it will likely be constructed within a multi-use path. Given that the servicing requirements are being triggered by a Building Permit application road dedication is not required.

Estimates for the installation of the streets lights is \$29,000.00 and the estimate to fulfill the bike lane requirement is \$72,025.00. The estimates do not include service connections for the proposed single family dwelling.

Building Department

No concerns

Fire Department

No response

Planning Department

When considering servicing variances a number of factors are taken into consideration, including – physical or legal constraints such as ALR status, scale of proposed development and growth potential in the area.

In Map 12.2 Cycling Network Map in the OCP, the subject property is along an identified bike route. There is a sidewalk on the west side of 20 Street SE and the east side of 20 Street SE does not have pedestrian infrastructure. Photos of 20 Street SE fronting the subject property are included in Appendix 7. Given the proximity to the residential area, school and trail systems a multiuse path at this location is ideal. Reducing requirements to waive pedestrian and vehicular safety measures such as streetlights and dedicated paths for bikes or multi-use paths is contrary to the Subdivision and Servicing Bylaw No. 4163 and other City projects supporting non-vehicular community connections and staff are not supportive of the request.

In this instance, development on the west side of 20 Street SE has been fully built-out and no further development is anticipated. On the east side of 20 Street SE development potential is limited by the ALR status of the adjacent and subject land(s).

Staff recognize that there are other constraints on that development potential; however, completely offsetting the cost of upgrading and construction of 20 Street SE onto the future developer/land owners or the City is problematic. Waiving the requirements would place additional financial burden on the City for the road improvements in the future or increase costs to future developers of adjacent properties. Staff do not recommend the variances as requested by the applicant be granted.



Prepared by: Melinda Smyrl, MCIP, RPP
Planner III



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

BROWN Family :
Variance Request :
1660 20th Street S.E.

We are putting a single family home on the farmland that our family has owned since 1963. We would like a reduction on the cost to supply services to this dwelling at 1660 20th Street S.E.

We are not developing a subdivision for multiple buildings or profit. We are simply returning to Salmon Arm to assist our elderly mom maintain the currently active farm. And in fact, wish to keep the land as close to it's natural state as possible.

The extra cost for street lighting is unreasonable. We are simply adding a home to the property and there is already existing street lighting where this home is to be built.

As the pavement adjacent to the corner where services would come in is already cut up, it would seem reasonable to do the servicing now and take advantage of what could be additional savings to all involved.

**Additionally, if and when there is a new subdivision developed on this property, the current side walk and roadway, including the street lighting in question, would all need to be changed anyway. Making the cost of adding new lights now a wasteful purchase and effort for all.

The first quote of \$20,000 was a high cost to our endeavors to return to our family home and raising it beyond double to \$54,000 most certainly makes our move even more challenging.

Thank you for considering our request for this variance.

F. Arlene Brown

Gary Brown

Verna Brown

Variance Request Addition to VP-558
Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 2915
PID: 010-936-653
Brown Family Home Build
1660 20st. S.E. , Salmon Arm, V1E 2N2

July 19, 2022,

ATT: Mustafa Zakreet , Melinda Smyrl

We currently have a requested variance submitted to the city as per our upcoming home build and have received an email from your offices, att: Mustafa Zakreet, that a bike lane is now being added to the city requirements.

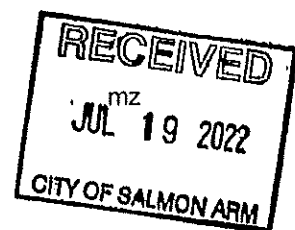
We would like to add varying the construction of this bike lane to our current request.

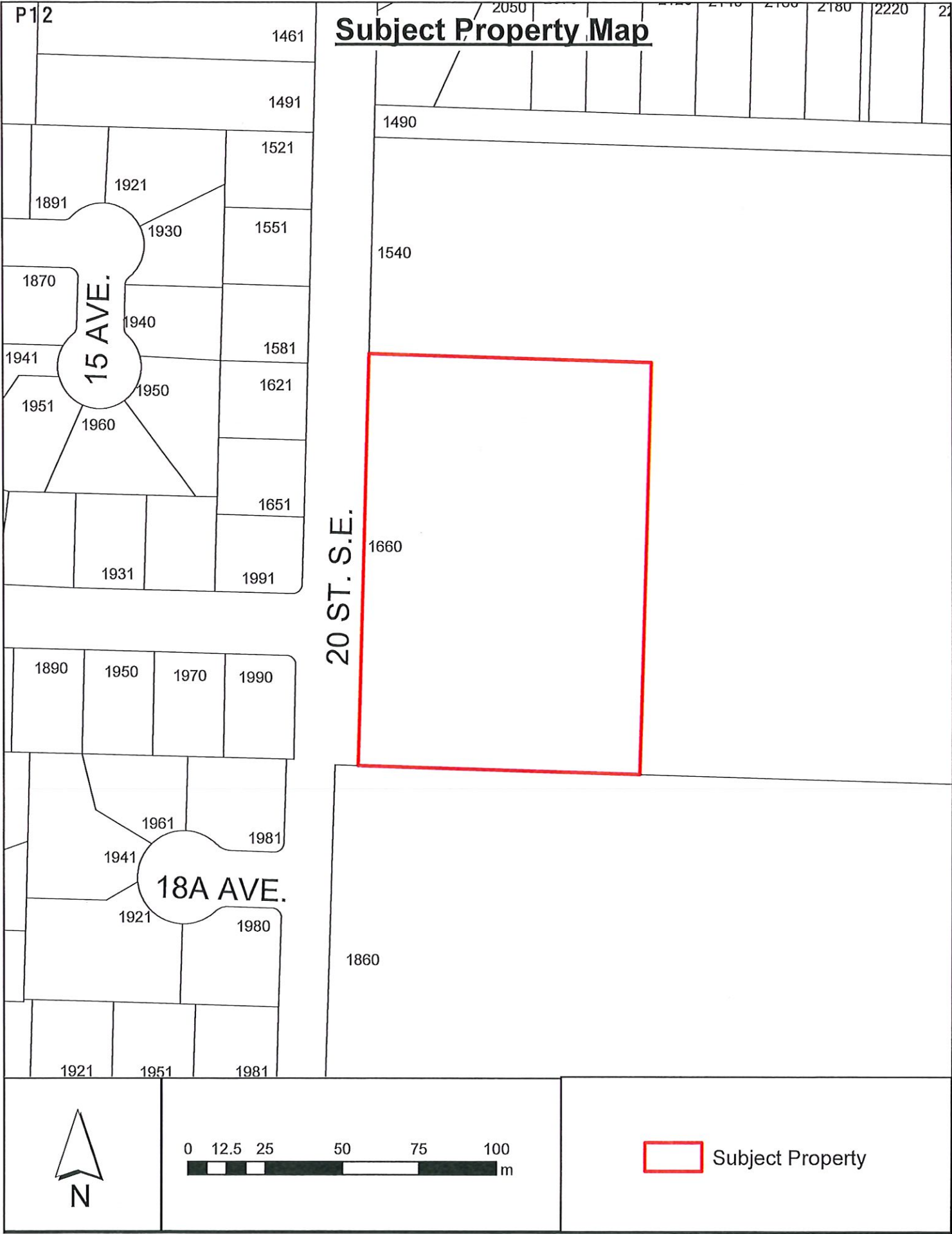
Thank You,

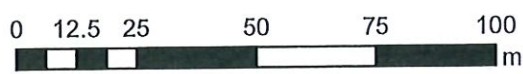
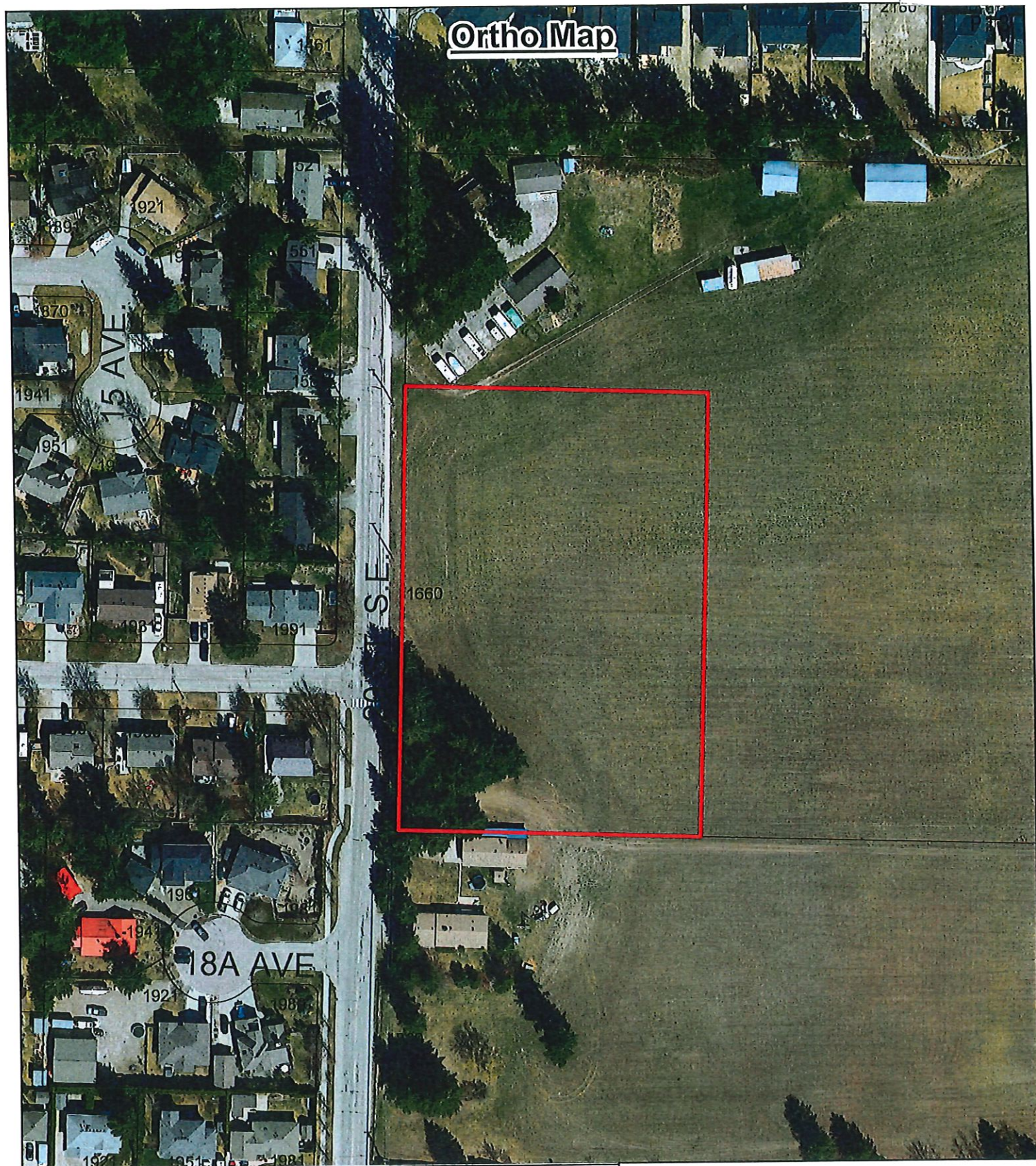
Gary Brown

Verna Brown

Arlene Brown

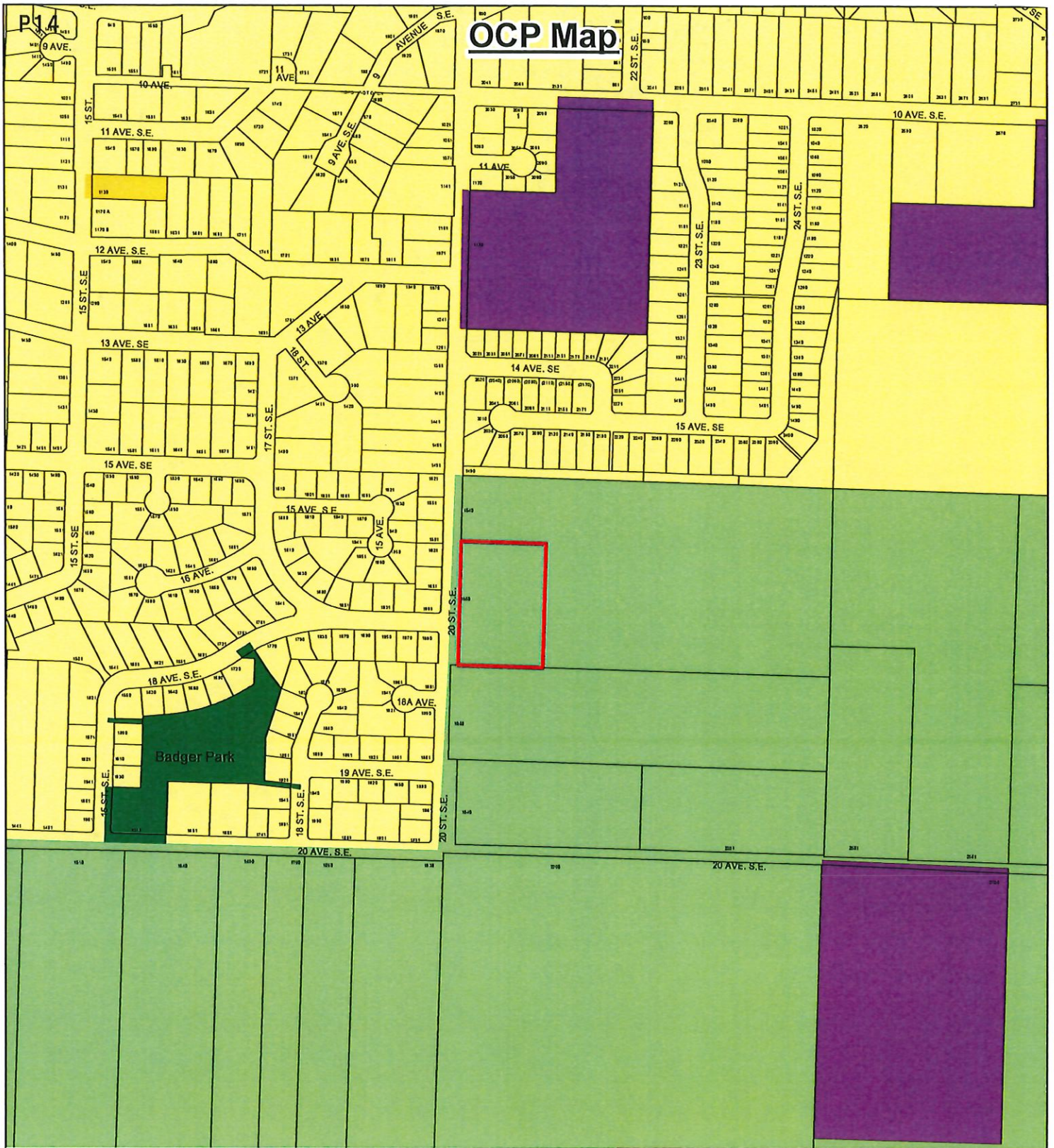




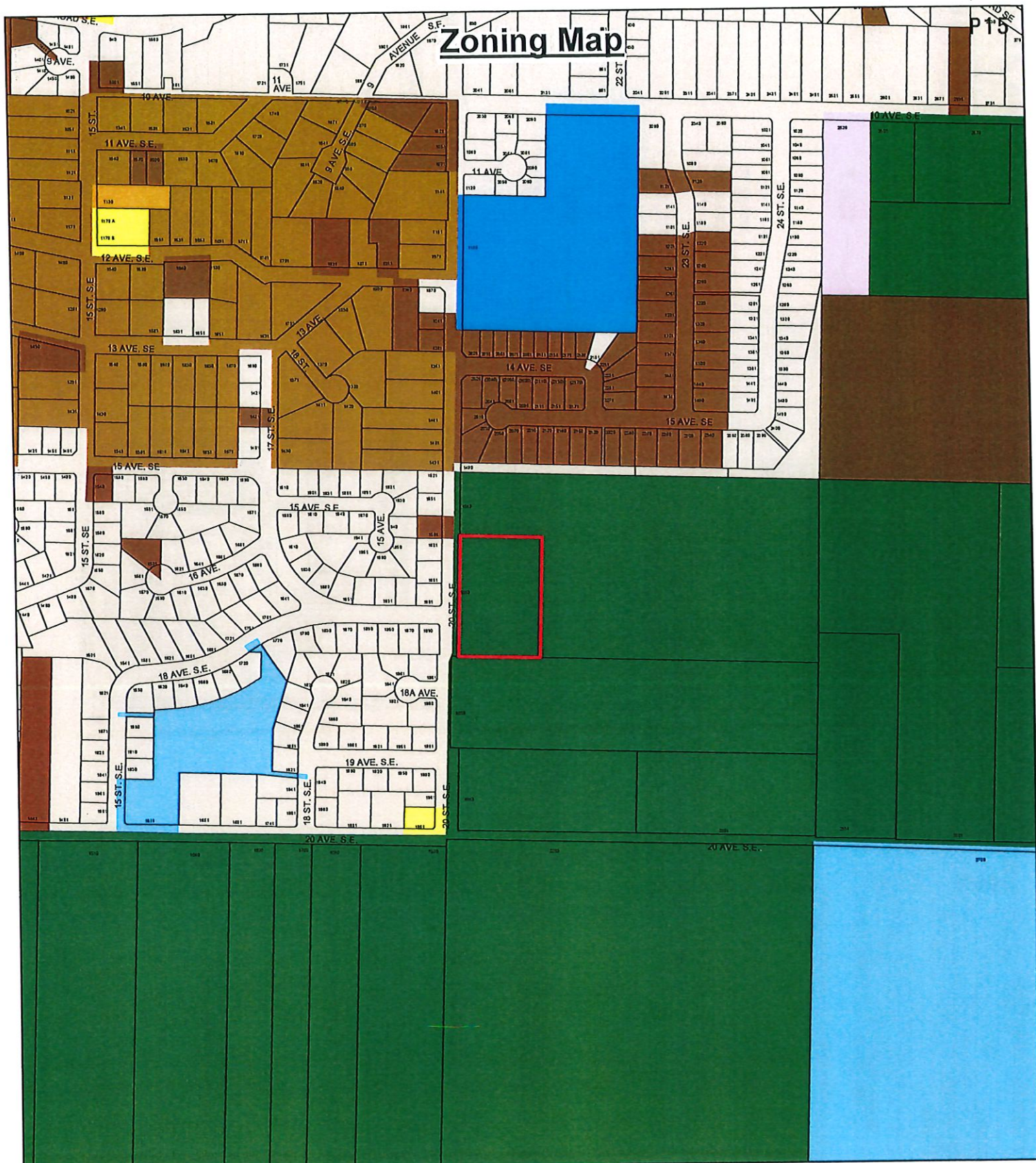


 Subject Property

OCP Map

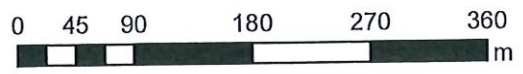


- Subject Property
- Acreage Reserve
- Park
- Institutional
- Residential - Low Density
- Residential - Medium Density



Zoning Map

P15



 Subject Property	 A-2	 P-3	 R-4
	 CD-19	 R-1	 R-6
	 P-1	 R-2	 R-7
			 R-8

250.804.5403
MRGDESIGN.CA

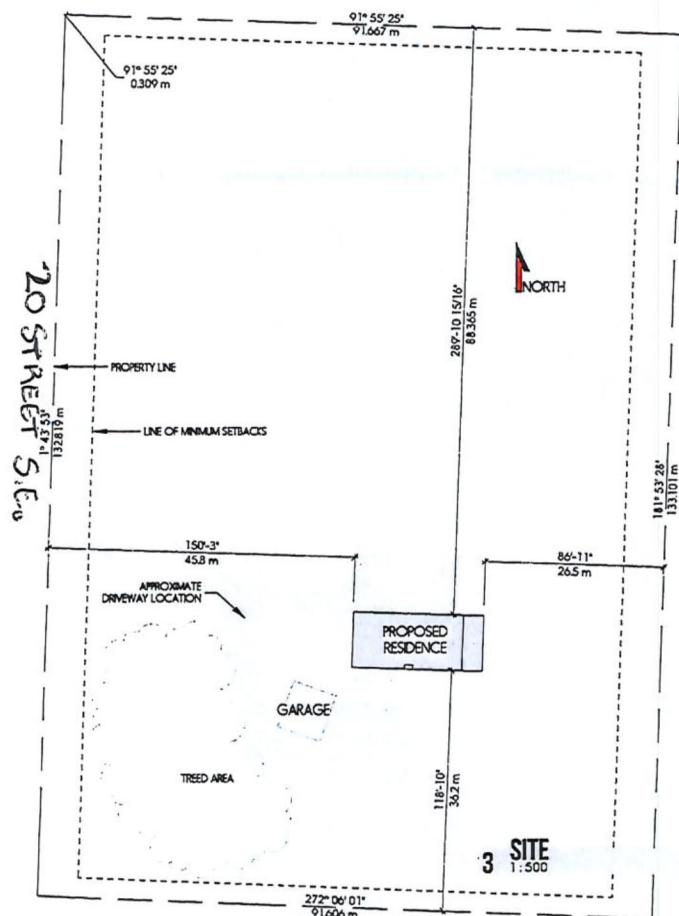
FOUNDATION WALL: 8" CONCRETE 2X6 @ 16" O.C. R20 BATT (NO HRV)

LAYER	MATERIAL	RSI @ FRAMING	RSI @ CAVITY	RSI CONTINUOUS
OUTSIDE AIR FILM				0.030
FOUNDATION	8" 25 MPA CONCRETE			0.081
DAMP-PROOFING				0.210
AIR SPACE	1" AIR SPACE			0.180
FRAMING	38x140 SPF STUDS @ 409MM O.C.	1.190		
INSULATION	140MM R20 BATT		3.522	
VAPOUR BARRIER	6 MIL POLY *AIR BARRIER			0
INTERIOR AIR FILM				0.120
TOTAL		1.190	3.522	0.621
FRAMING/CAVITY PERCENTAGE		16%	84%	100%
AVERAGE ASSEMBLY RSI		3.09 RSI EFFECTIVE (MIN 2.98)		

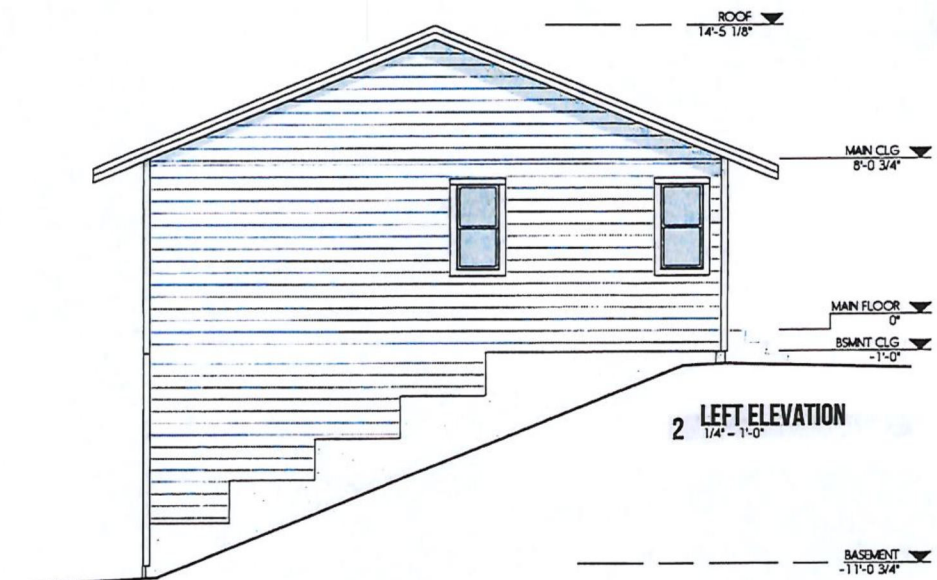
UNHEATED SLAB ABOVE FROST LINE, R12 INSULATION INSIDE OF FOUNDATION WALL (NO HRV)

LAYER	MATERIAL	RSI @ FRAMING	RSI @ CAVITY	RSI CONTINUOUS
INTERIOR AIR FILM				0.030
CONC WALL	MIN 4" 28MPA CONCRETE			0.033
INSULATION	R12 RIGID INSULATION (MIN 1.2M BELOW GRADE)			2.113
*R6 THERMAL BREAK AT SLAB EDGE				
TOTAL				2.176
FRAMING/CAVITY PERCENTAGE				100%
AVERAGE ASSEMBLY RSI		2.17 RSI EFFECTIVE (MIN 1.96)		

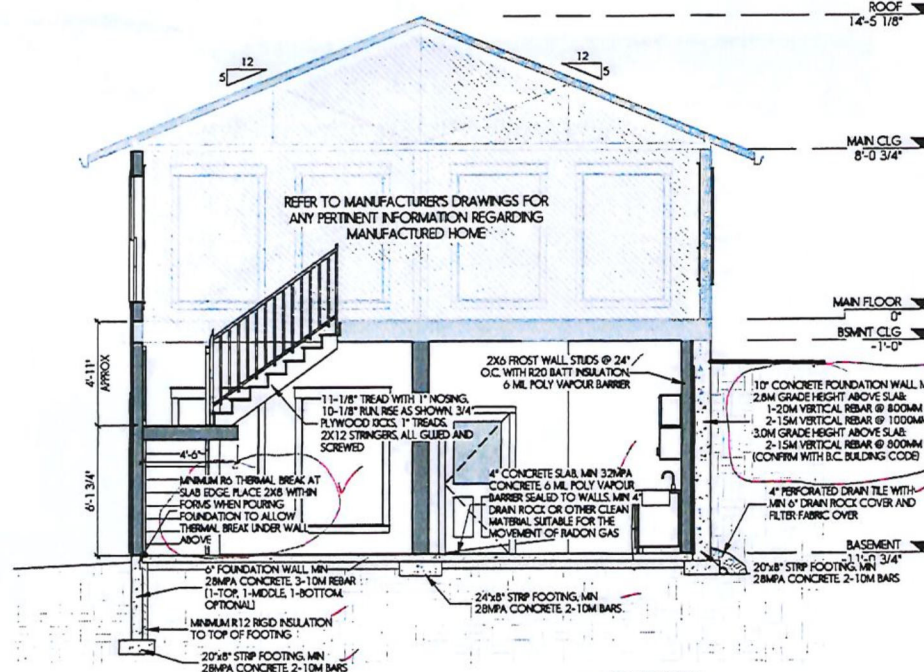
1 ENERGY CALCS SCALE N/A



3 SITE 1:500



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



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

CLIENT COUNTRYSIDE

JOB BROWN RESIDENCE

1660 20 ST SE
SALMON ARM, B.C.

JOB # 7785

REVISIONS
CONCEPT JUNE 18 2022
PERMIT JUNE 20 2022
PERMIT JUNE 23 2022

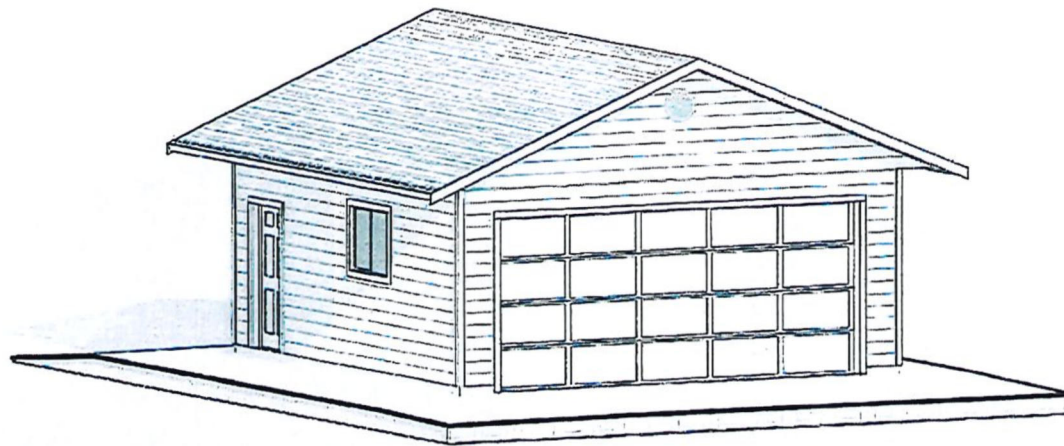
DATE JUN 23 2022

DRAWING SITE/SECTION

SCALE AS INDICATED

PAGE

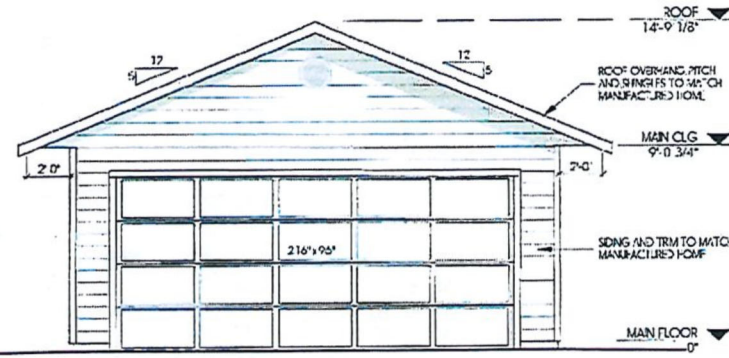
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1 3D VIEW



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



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

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES, ZONING AND BYLAWS THAT MAY APPLY.
2. THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO MRG IMMEDIATELY.
3. ALL DRAWING MATERIAL TO BE 5/8" x 2' OR 2 1/2" x 36".
4. CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS, FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 25MPA @ 28 DAYS.
5. ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
6. DAMPROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
7. 5 MIL ULTRAVIOLET RESISTANT POLY VAPOR BARRIER ON A 6" OF GRANULAR COMPACTED FILL UNDER EXTERIOR GARAGE SLABS OR 2" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS.

GENERAL NOTES

8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED PVC WITH FILTER CLOTH AND MINIMUM 9" DRAIN ROCK DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS.
9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING.
10. ALL "TRUSSES", JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION.
11. CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RANING SERVICES WITHIN BUILDING ENVELOPE.
12. ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1:1000, A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT.
13. DOOR THRESHS AT ENTRANCES AND EXTERIOR DOORS TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DOOR THRESH TO RESIST BREACHING.
14. ALL GLASS IN DOORS, SEDJUTS OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.

GENERAL NOTES

15. RAINWATER FALLS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE.
16. ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
17. APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY.
18. REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM, ROOF, AND FOOTING LOCATIONS AND SIZES, AND FLOOR ROOF BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON MRG PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.
19. MRG RESIDENTIAL DESIGN ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS WITHIN THESE DRAWINGS. IT MAY NEGATIVELY AFFECT CONSTRUCTION. IF ERRORS ARE FOUND, PLEASE CONTACT MRG AT YOUR EARLIEST CONVENIENCE.

SHEET LEGEND

- A1 NOTES/SITE
A2 MAIN/ROOF
A3 SITE/SECTION

CITY/MUNICIPALITY: SALMON ARM
ZONING: A2 RURAL HOLDING ZONE
BYLAW: ZONING BYLAW 2303

GENERAL REGULATIONS:
HEIGHT: 4.5M (12.0M MAXIMUM MEASURED FROM AVERAGE GRADE TO TOP OF ROOF)

BUILDING SETBACKS (S.B.):
WEST SR: 3.0M (6.0M MINIMUM)
NORTH SR: 9.0M (10.0M MINIMUM)
EAST SR: 4.8M (6.0M MINIMUM)
SOUTH SR: 2.4M (3.0M MINIMUM)

2 ZONING ANALYSIS 1/4" = 1'-0"

OFFICE COPY

NOTICE

to: City Permit No. 172638
The City of Salmon Arm, depends upon the owner, contractor and designer to provide compliance with B.C. Building Regulations for work performed in and throughout the City. Proper City inspections do not replace the owner's ability.

SURVEY CERTIFICATE REQUIRED FOR FOUNDATION LOCATION

INSPECTION DUTIES IN 0.0.0.0
The owner of a building or structure shall have the building at the point of inspection inspected and approved by the Building Inspector as per Section 15.4 of Building Bylaw No. 3525.



250.804.5403
MRGDESIGN.CA

Building Regulations of BC
(BCBC 2018 to Apply)
Check Field Copy Drawing Notes

CUSTOMER: COUNTRYSIDE

JOB: BROWN GARAGE

1660 20 ST SE
SALMON ARM, B.C.

JOB #: 7785

REVISIONS
CONCEPT: JUNE 18 2022
PERMIT: JUNE 20 2022
PERMIT: JUNE 23 2022

DATE: JUN 23 2022

DRAWING: NOTES/SITE

SCALE: 1/4" = 1'-0"

PAGE: A-1

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: July 27, 2022
 PREPARED BY: Mustafa Zakreet, Engineering Assistant
 OWNER: G& V. Brown.
 APPLICANT: G& V. Brown.
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 558**
 LEGAL: Lot 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 2915
 CIVIC: **1660 – 20 Street SE**

Further to the request for variance dated July 13, 2022; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

The applicant is requesting that Council waive the requirements of installing street lights and constructing a bike lane along the frontage of the subject property as it is required per the Subdivision and Development Servicing Bylaw No. 4163 (SDSB).

General Information:

The subject property is located about 250m south of Hillcrest Elementary School in the rural area fronting 20 Street SE which is designated as an urban collector street standard.

The applicant submitted a building permit for a new house on the subject property which triggers a full frontage upgrade as per the SDSB.

20 Street SE fronting the subject property is currently constructed as an Interim Urban Collector Road. Upgrading to an Urban Collector Road standard is required in accordance with specification drawing RD-3.

The upgrade will include bike lane and streetlights.

The cost of the requirements is included in Appendix A and B.

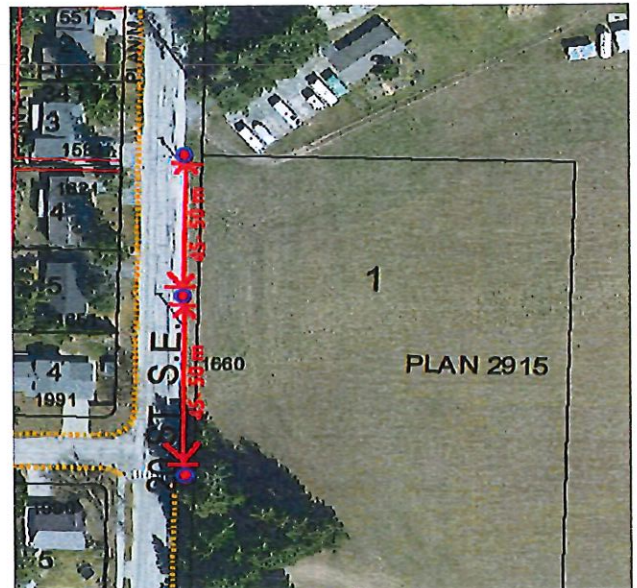


Figure 1

1. Waive the requirement to install streetlights on 20 Street SE along the entire frontage of the subject property.

Currently, there is only one street light on a BC hydro pole at the marked location (+) shown in Figure 2. The City Capital Works Supervisor has provided the design and estimate to include three davit street lights as marked on Figure 1. Since the City owned street lights cost the City a fraction of the cost of hydro lights annually, the City has been working to reduce the amount of hydro lease lights and ensuring that developers install City owned lights. The provided estimate of \$24,800 includes the replacement of the already existed BC hydro street light with a City davit street light and adding two more street lights to cover the frontage of this property.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install street lights along the frontage of the subject property be denied.

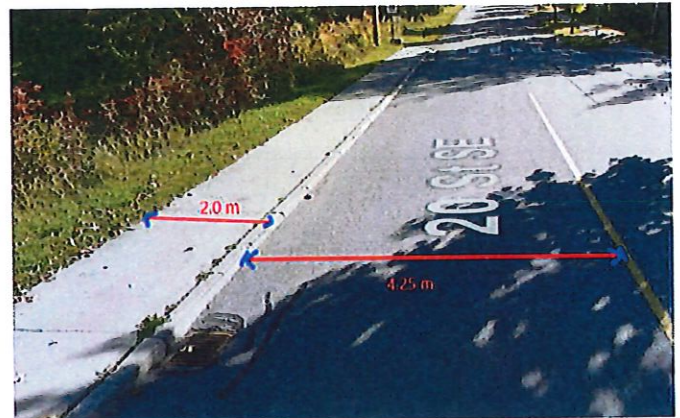


Figure 2

2. Waive the requirement to construct a bike lane on 20 Street SE along the entire frontage of the subject property.

20 Street SE is designated as collector road and is an important link from residential areas to an elementary school as well as to the trail network at Shuswap Memorial Cemetery. The east lane of 20 Street SE requires widening by approximately 0.75m to accommodate a bike lane. The sidewalk, curb and gutter which would require relocating not to the City standard (location and style).

The cost estimate provided by the City capital work supervisor for the described work is \$72,000 (see appendix B). The City has been moving towards changing the Collector Roadway standard from a bike lane and sidewalk to a separated Multi-use pathway. As such we would recommend a Cash-in-lieu payment for the bike lane to be put towards replacing the sidewalk with a multi-use path in the future.



Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install a bike lane along the frontage of the subject property be denied.

Should Council grant variances to the above, staff recommend requiring a covenant to be placed on title limiting future subdivision and development until such time as the required frontage upgrades are completed. Without the covenant, future subdivision would still trigger the bylaw requirements; however, any development would likely fall under existing bylaw exemptions.




Mustafa Zakreet
Engineering Assistant



Jenn Wilson P.Eng., LEED ® AP
City Engineer

Appendix A



CITY OF SALMON ARM
ENGINEERING AND PUBLIC WORKS DEPARTMENT

2022 WORKS ESTIMATE
Class 'C'

Date: June 01, 2022

Project No.: 1660 20 St SE

Prepared By: TCP

PROJECT DESCRIPTION

Supply & Install 3 CoSA standard Davit Street Lights fronting 1661 20 Street SE

PROJECT DETAILS

Davit Spacing of 45-50m with one power base north light, last light south at cross walk 18 Ave SE

DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION
1 BC Hydro Connection Fee	1	LS	\$ 800	\$ 800
2 Davit c/w Power Base	1	ea.	\$ 7,500	\$ 7,500
3 Davit Light	2	ea.	\$ 5,000	\$ 10,000
4 Conduit and Conductor	100	m	\$ 50	\$ 5,000
5 Pole Dip to Power Base c/w Conduit & Conductor	1	ea.	\$ 1,500	\$ 1,500
SUBTOTAL			\$	24,800
CONTINGENCY			15%	\$ 3,720
TOTAL COST			\$	28,520
ESTIMATE			\$	29,000

Appendix B

Bike Lane Estimate:

- 135m x 0.75m road widening c/w new base @ \$90/m = \$12,150
- 135m CGS-1 Curb & Gutter c/w new base @ \$140/m = \$18,900
- 135m – 2m x 150mm sidewalk c/w new base @ \$285/m = \$38,475
- Relocate CB - \$2,500

Total = \$72,025

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To: His Worship Mayor Harrison and Members of Council

Date: September 19, 2022

Subject: Development Variance Permit Application No. VP-559 (Setback)

Legal: Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 10172
 Civic Address: 1461 – 16 Street NE
 Owner/Applicant: T. & L. Peasgood

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-559 be authorized for issuance for Lot 7, Section 24, Township 20, Range 10, W6M, KDYD, Plan 10172 to vary Zoning Bylaw No. 2303 as follows:

Section 6.10.3 Interior Side Parcel Line Setback reduction from 1.5 m to 0.5 m to facilitate reconstruction of a roof over a carport/storage area on this property.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject parcel is located at 1461 – 16 Street NE (Appendices 1 and 2). The proposal is to reconstruct a roof over the existing carport/storage area on the northeast side of the property. Due to the age of the single family dwelling (built in 1962), this repair requires an interior side parcel line setback variance from 1.5 m to 0.5 m along the north property line.

BACKGROUND

The parcel is designated Medium Density Residential (MR) 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 16 Street NE and has frontage onto only 16 Street NE. This area consists almost entirely of residential uses. Nearby uses include the Willow Cove subdivision to the northeast and the Foreshore Trail to the west.

Land uses adjacent to the subject property include the following:

North: park (Sinclair Park)	Zoned R-1
South: single family dwelling	Zoned R-1
East: 16 Street NE and single family dwellings	Zoned R-8 & R1
West: single family dwelling	Zoned R-1

The property is approximately 0.51 ac in area and currently contains a single family dwelling with a carport/storage area. The property owners/applicants are proposing a new roof over the existing carport/storage area. No other variances are being applied for.

Site photos are attached, in Appendix 6.

COMMENTSFire Department

No Fire Department concerns.

BC Hydro

BC Hydro has no concerns.

Engineering Department

No Engineering concerns.

Building Department

A small portion of the wall (within 1.2 m of the property line) will require a 45-minute fire resistance rating if not already done so. No concerns otherwise.

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 September 26, 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.

As described in the letter of rationale submitted by the owners/applicants (Appendix 7), the owners/applicants wish to replace the failing roof over the carport/storage area. The new roof would be constructed with wood framing and shingles, and would match the existing roof lines over the main part of the dwelling. The current roof consists of tar and gravel, and is at a point where it needs to be replaced. The owners/applicants have done a couple of patch repairs over the years, but the roof is now at a point of deterioration, to the point where water is draining towards the rest of the building.

Although two (2) separate portions of the existing dwelling (corner of the dwelling and eaves) encroach/trespass onto the city-owned adjacent property (1481 16 Street NE; Sinclair Park; Appendix 5), an encroachment agreement already exists from 2001 acknowledging these areas. In addition, this proposal will stay within the property lines, thus the owners/applicants applying for an interior side parcel line setback variance.

This request is to permit the maintenance of the roof of an existing structure, with a minor 0.2 m addition. Given the relatively old age of the existing dwelling (built in 1962), the current state of the roof in question (failing), the already-encroaching portions of the dwelling, and the existing trees, which limit visual impacts, staff feel that this variance request will not unreasonably or significantly affect the character of the parcel, and have no major concerns with this application.



Prepared by: Evan Chorlton
Planner I



Reviewed by: Chris Larson, MCIP, RPP
Senior Planner

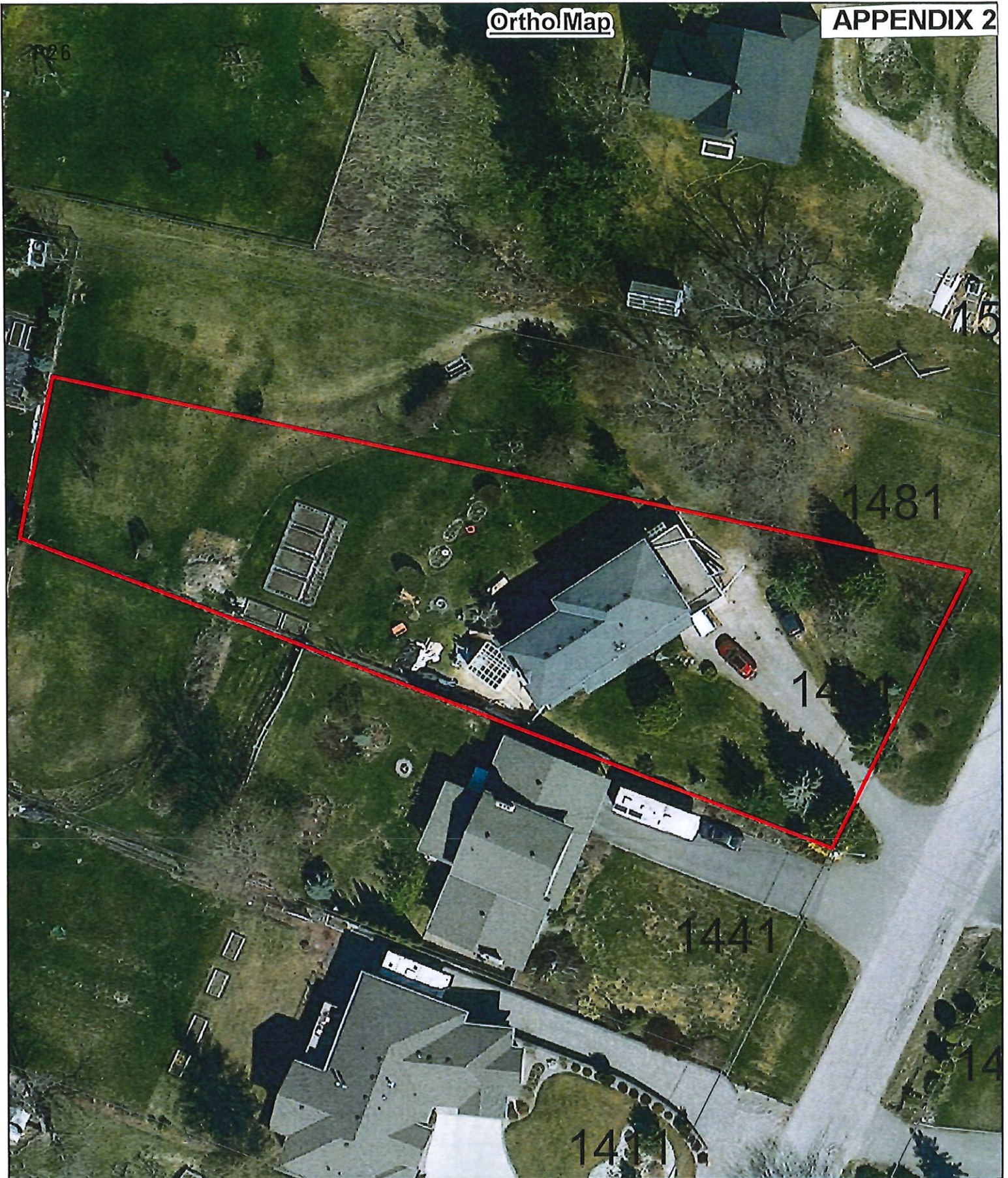
Subject Property Map

APPENDIX 1



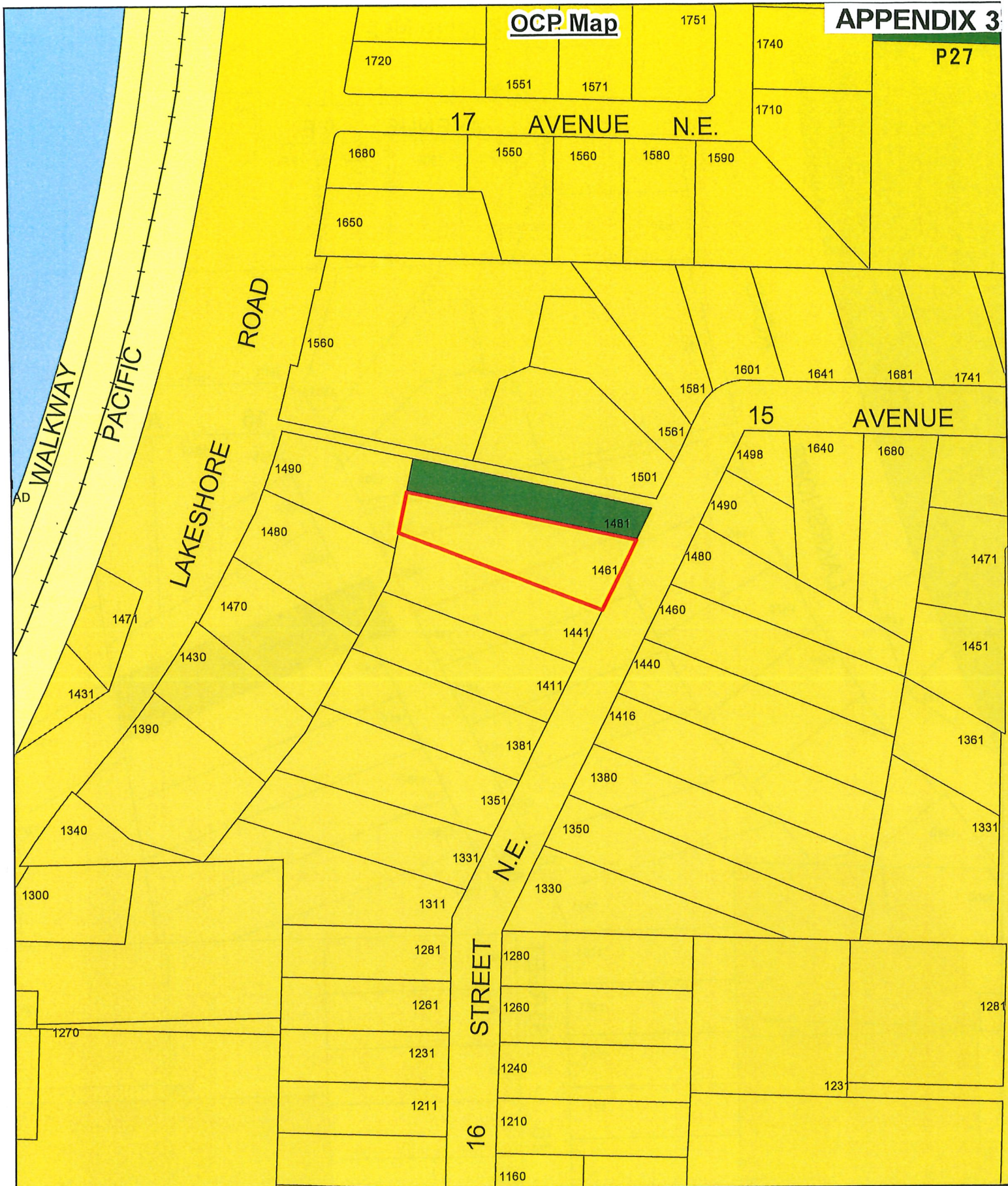
0 10 20 40 60 80 Meters

Subject Property
 Parcels



0 2.5 5 10 15 20 Meters

 Subject Property
 Parcels



0 10 20 40 60 80 Meters

Subject Property

Parcels

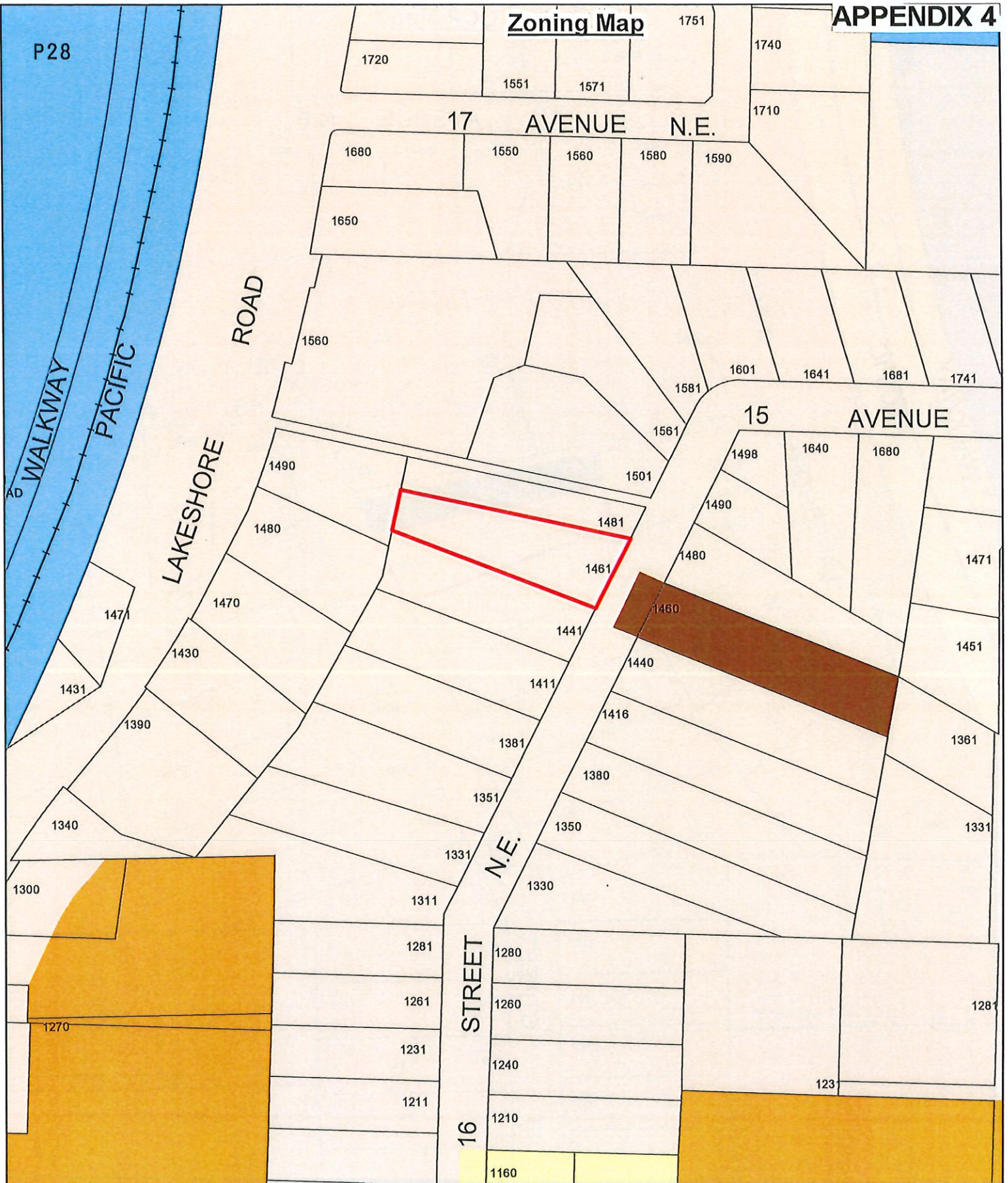
Park

Environmentally Sensitive Lake Areas

Residential - Low Density

Residential - Medium Density

Zoning Map



0 10 20 40 60 80 Meters

- Subject Property
- Parcels
- CD-7
- R-4
- P-1
- R-8
- R-1

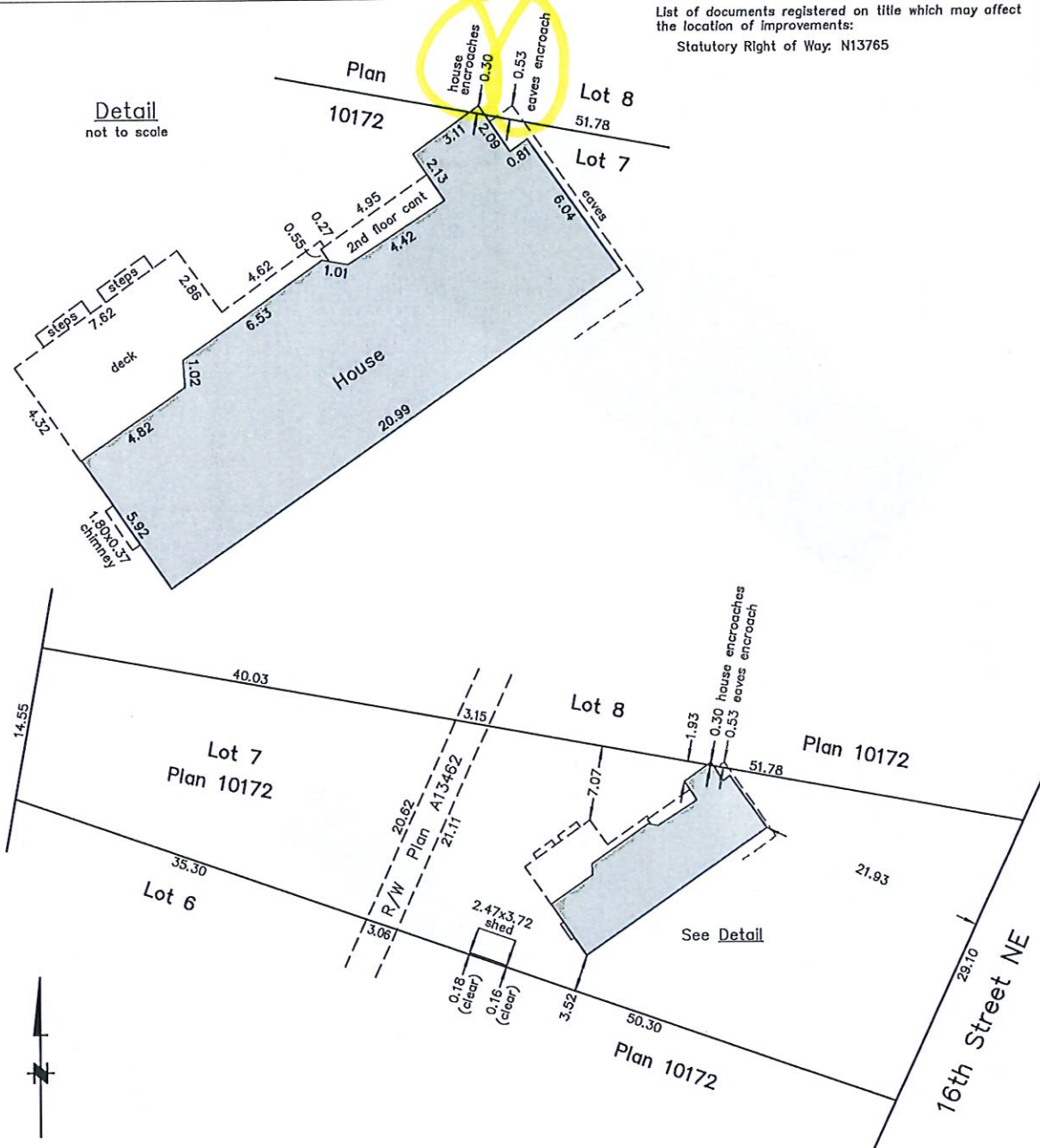
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Peasgood, Tom
1461 16 St NE
Salmon Arm, BC, V1E 2T8

Re: Lot 7, Sec 24, Tp 20, Rge 10,
W6M, KDYD, Plan 10172

Parcel Identifier (PID): 009-613-803
Civic Address: 1461 16 St NE, Salmon Arm

List of documents registered on title which may affect
the location of improvements:
Statutory Right of Way: N13765



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 31st day of May 2022.

BCLS

Offsets from property line to building are measured from the siding.

COPYRIGHT © BROWNE JOHNSON 2022
LAND SURVEYORS

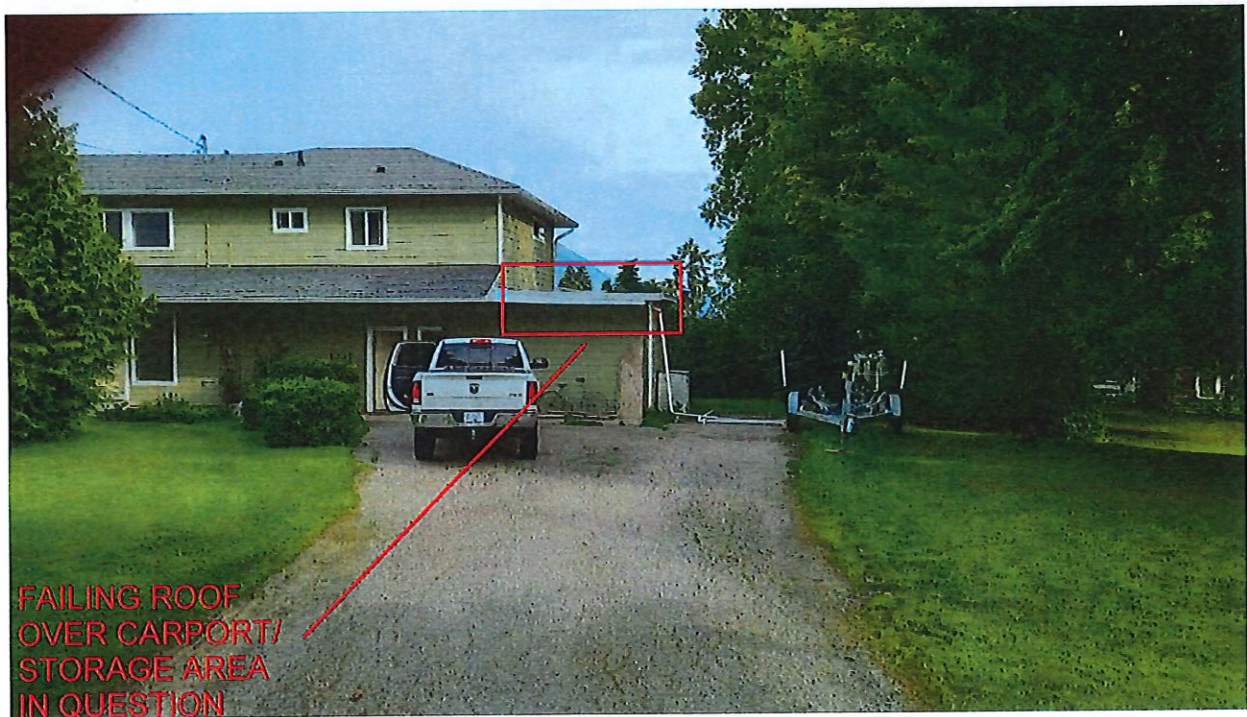
All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the prior written consent of BROWNE JOHNSON LAND SURVEYORS.

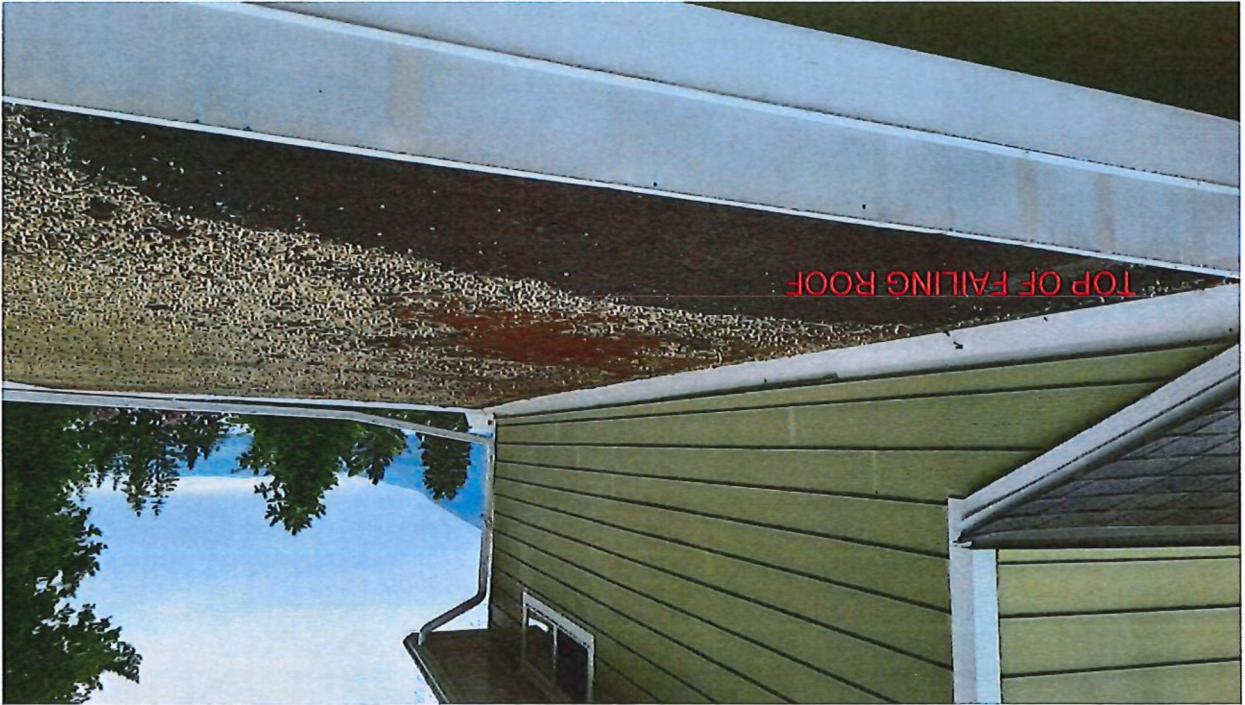
**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY or DIGITALLY SIGNED.**

Our File: 291-22

Fb: 291-22.raw

APPENDIX 6





APPENDIX 7

Proposal

This applicant is proposing a setback variance from 1.5m to .5m, in order to replace a failing roof over a storage area. New roof to be constructed of wood framing and shingles, and to match the existing roof lines over the main part of the house. The current roof is tar and gravel, and is at the point that it needs to be replaced. We have done a couple of patch repairs, but now the roof has deteriorated to the point where water is draining toward the building.

Background

The subject property is approximately 2064 msq, and is comprised of a single family dwelling. Subject property is located on 16st NE, Salmon Arm, adjacent to a City owned right of way and green space with a community path. The path connects users to Lakeshore Dr from 16 Av. We do not feel the adjusted roof line will affect the community usage of the path and green space. Our property is designated Residential Low Density and Zoned R1.

Adjacent land uses include the following: North City Owned Green Space and Right of Way, South R1, East R1, West R1.

The current owners bought the property in 2001. Updated and reno-ed the property 2007-10. The main building reno included removing of a tar and gravel roof, and updating the roof to a peaked style roof. The new roof allowed us to properly update electrical to the upper floor, update the look of the building, and to increase the insulation value of the roof from a 4-5 R Value to 30 R Value. The renovation roof repair will also added value to the property.

The current failing roof was to be replaced, back in 2007, but we ran out of funds as the project was larger than expected. As the roof was fine at the time, we decided to wait to replace the roof. Now that the roof is failing, we would like to replace current the tar and gravel roof, to a similar roof style matching the main part of the building. This will increase our buildings insulation value and reducing home owners heat costs, keep the space below dry, and add value to the property.

The challenge with our roof repair is, the North West corner of the building encroaches within current City set backs, due to how the building is situated on the property. The NW corner of the current roof encroaches .8m, on a side property set back of 1.5m. The new proposed roof line will encroach another .2m towards the City property. The planned overhang on new roof facing the City land is 18" along the side of the building facing the park. We are requesting a variance of the set back to allow us to replace the roof.

We have been informed Development Variance Permits are considered on a case-by-case basis and in doing so a number of factors are taken into consideration when the City reviews a request. These factors may include site specific conditions such as pre-existing building location, or negative impact to general form and character of the surrounding neighborhood and/or negative impact(s) on adjacent properties. With regards to negative impact to City property, the building is currently of out view from the green space area, as the building is hidden behind large mature trees. The City right of way and green space usage with the path, and maintenance of the space will stay the same, and will not be affected. Neighbour sight lines will not be directly affected or changed, again due to the number of large mature trees near the building.

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TO: His Worship Mayor Harrison and Members of Council

DATE: August 19, 2022

SUBJECT: Development Variance Permit Application No. VP - 560
 Legal: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan 18220
 Civic Address: 3081 28 Avenue NE
 Owner/Applicant: Corinne Koleba

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP – 560 be authorized for issuance for Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan 18220 which will vary Zoning Bylaw No. 2303, Section 13.12.3 as follows:

- i) reduce the interior side parcel line setback from 1.5m to 1.2m.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The applicant is proposing to vary the side parcel line setback from 1.5m to 1.2m for the existing principle dwelling on the subject property. Related to the Development Variance Permit, the applicant has also made application for a two-lot subdivision. The proposed subdivision is shown on the site plan attached as Appendix 1. At the time of final subdivision approval, the setbacks of existing buildings must meet the zoning bylaw regulations or be sanctioned by the issuance of a Development Variance Permit.

BACKGROUND

The subject property (proposed Lot B as shown on Appendix 5), after final subdivision approval, is approximately 785m². The subject property was rezoned from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone) in 2017 and carriage house constructed in 2018. The subject property is designated in the Official Community Plan (OCP) as Residential Low Density. Subject property maps are enclosed as Appendices 1 to 4.

This variance application is accompanied by a concurrent two-lot subdivision application that is being considered by the City's Approving Officer. The subdivision application indicates that the existing house and carriage house would remain; however, in order to retain a fence and mature tree long the property line, the variance is required. The proposed property line sites the existing house 1.27m from the proposed property line. Should the subdivision be finalized the status of the carriage house would be converted to be considered a Principle Dwelling on the proposed Lot A.

Adjacent land uses include the following:

North: R1 (Single-Family Residential Zone)
 South: R1 (Single-Family Residential Zone) & R8 (Residential Suite Zone)
 East: R1 (Single-Family Residential Zone)
 West: R1 (Single-Family Residential Zone)

COMMENTSEngineering Department

No concerns.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

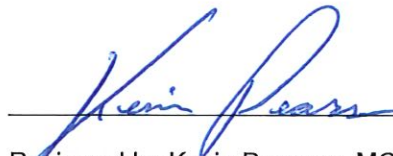
Development Variance Permits are considered on a case-by-case basis and in doing so, a number of factors are taken into consideration when reviewing a request. These factors include site-specific conditions such as lot configuration, negative impact to general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

In this instance, the irregular lot line created by the subdivision is to retain and established gate. A site photo of the affected area is attached as Appendix 6. The applicant, prior to final subdivision approval, must relocate any portions of shared access or protect the access area by way of a reciprocal easement agreement. The proposed lot line and variance do not present any perceived negative impact to the general form and character of the surrounding neighbourhood.

Should Council not support the variance application, the applicant would have to establish a property line that conforms to the zoning bylaw regulations. This may result in the realignment of an existing fence along the proposed property line.



Prepared by Melinda Smyrl, MCIP, RPP
Planner



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

Subject Property Map

P37

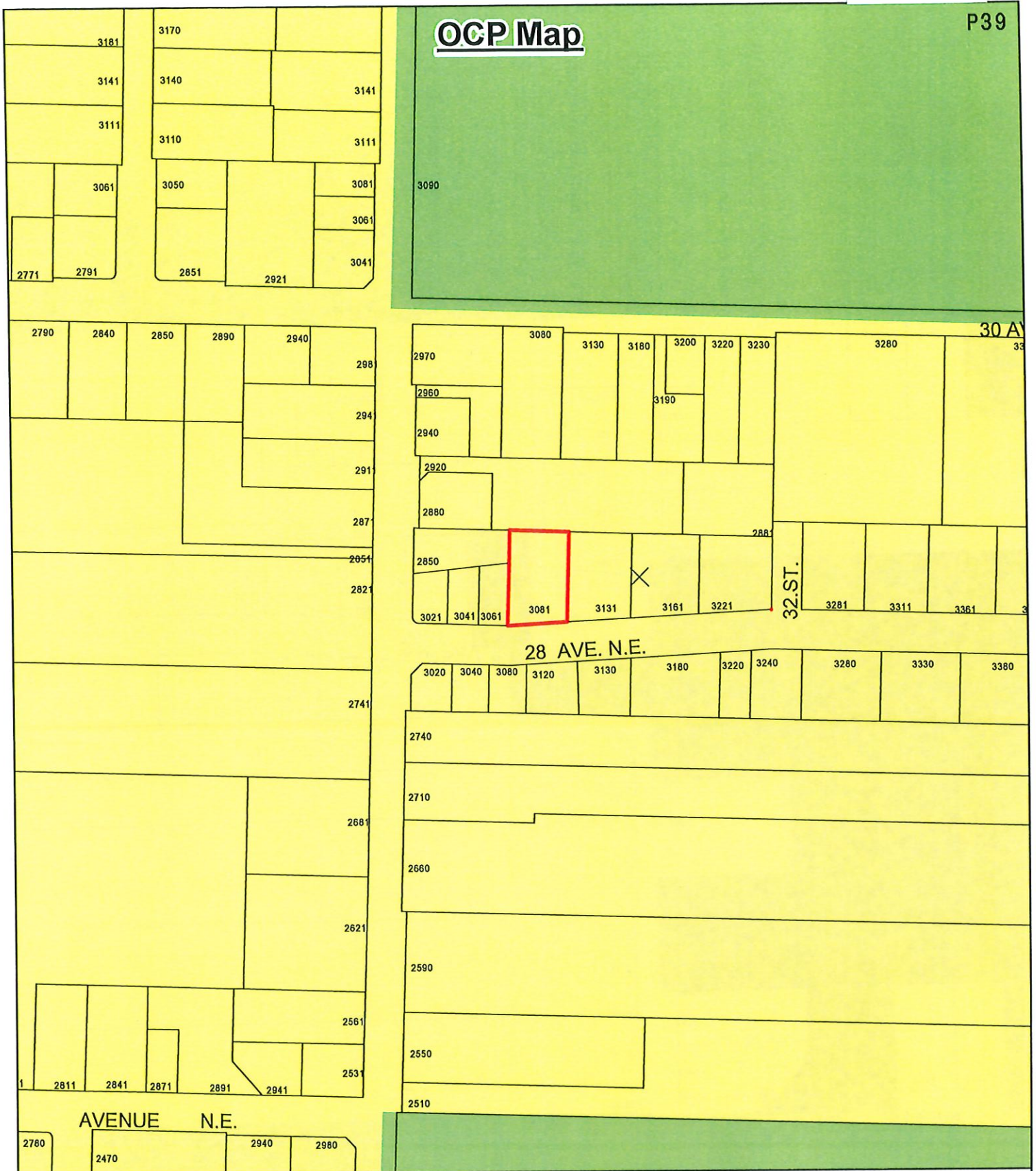


OrthoMap



Subject Property

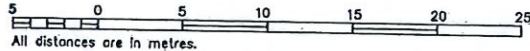
Ortho Photo Date: 2021



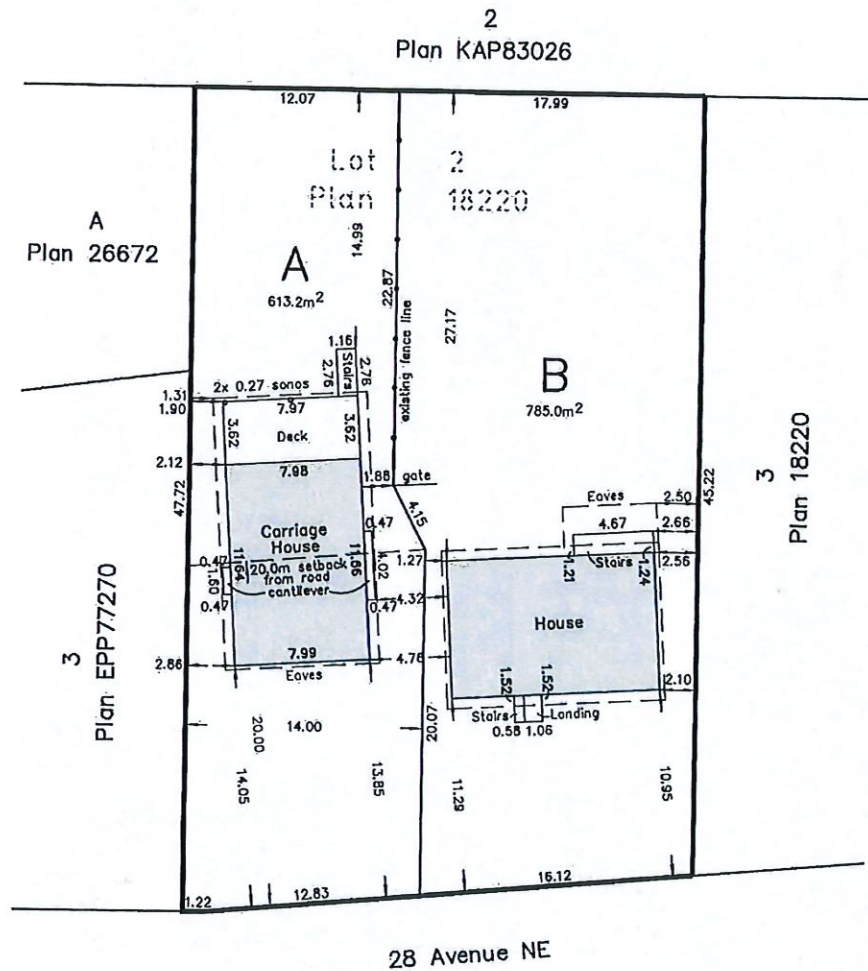


Sketch Plan of Proposed Subdivision of Lot 2, Sec 19, Tp 20, Rge 9, W6M, KDYD, Plan 18220

BCGS 82L.074



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250



July 11, 2022

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 357-22

P42

