



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

**Tuesday, February 22, 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 – 20	1.	Zoning Amendment Application No. ZON-1229 [Angove, K./Franklin Engineering Ltd.; 2790 20 Avenue NE; R-1 to R-4]
21 – 30	2.	Zoning Amendment Application No. ZON-1230 [Whalley, B. & M.; 6840 46 Street NE; R-1 to R-8]
31 – 38	3.	Director of Development Services – Proposed Changes to the City of Salmon Arm Community Heritage Register
	6.	FOR INFORMATION
	7.	CORRESPONDENCE
	8.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: February 9, 2022

Subject: Zoning Bylaw Amendment Application No. 1229

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 24726, Except Plan KAP57693

Civic: 2790 20 Avenue NE

Owner: Angove, K.

Applicant/Agent: Franklin Engineering Ltd.

### **STAFF RECOMMENDATION**

**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 24726, Except Plan KAP57693 from R1 (Single-Family Residential Zone) to R4 (Medium Density Residential Zone).

### **BACKGROUND**

The subject parcel is located at 2790 20 Avenue NE, just north/east of Salmon Arm Secondary School (Sullivan Campus) and west of the Deo Lutheran Church (Appendix 1 and 2). The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and zoned R1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). This area is generally residential and institutional, with a mix of zones, predominantly Single Family Residential (R1) and Institutional (P3), with some additional residential and agricultural zoned parcels also in the vicinity.

The subject parcel is approximately 5.16 acres in area/size, has a somewhat irregular shape, and currently contains one single family dwelling and one accessory building/structure (i.e. a garage with a carport). Site photos are attached, as Appendix 5.

Land uses adjacent to the subject parcel include the following:

North: Single family residential uses	Zoned R1
South: Institutional use	Zoned P3
East: Single family residential and Institutional uses	Zoned R1 and P3
West: Institutional and Single family residential uses	Zoned P3 and R1

The proposal is to rezone the subject parcel to R4 (Medium Density Residential) to facilitate future medium density residential development. Because it is not required at this rezoning stage, a site concept has not yet been provided, and staff note that further details, including professional designs and subsequent analysis, will eventually be required to demonstrate feasibility and compliance with the applicable regulations.

### **OCP POLICY**

The subject parcel is designated Medium Density Residential in the OCP, which supports R4 zoning and is within Residential Development Area A, the highest priority area for development. The proposed density aligns well with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses. Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including but not limited to providing a variety of housing types, providing housing options, and supporting compact communities. In terms of



siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

## COMMENTS

### Fire Department

No concerns.

### FortisBC

No issue with zoning amendment.

### Building Department

No concerns. Future construction must meet all applicable BCBC code requirements.

### Ministry of Transportation and Infrastructure

Preliminary Approval has been granted.

### Engineering Department

Comments attached (Appendix 7).

### Planning Department

The surrounding neighbourhood is characterized by predominately older housing. The subject parcel is located in an area well-suited for higher density residential development, being within reasonable walking distance to many commercial highway businesses (such as Askew's Foods and Salmon Arm Savings and Credit Union), schools including Salmon Arm Secondary and Bastion Elementary, facilities including the SASCU Recreation Centre, and transportation/transit routes.

The maximum residential density permitted under R4 (Medium Density) zoning is 16.2 dwelling units per acre of land. As the existing lot is approximately 5.16 acres in area, the maximum permitted density under R4 would be roughly 83.6 (83) dwelling units assuming: 1) some form of strata development; 2) the present gross area of the subject parcel, and; 3) no density bonus. It is yet unknown if the eventual housing developments will consist entirely of rental units or not. However, if this is the case, the owner/applicant would then be eligible/qualify for the added density bonus of 2.0 units per acre for the provision of affordable rental dwelling units, provided the owner/applicant registered a rental Covenant on Title. This could then hypothetically increase the maximum permitted density under R4 to 93 dwelling units. The R4 Zoning regulations are attached, as Appendix 8.

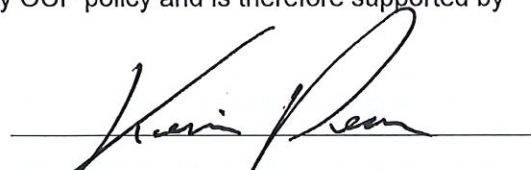
Staff note that if rezoned to R4, a number of residential development scenarios could present themselves, including single-family, duplex, triplex, and multi-family residential development scenarios, potentially involving subdivision or stratification. A multi-family development would require a Development Permit application, and such an application would be expected to address the form and character of the multi-family building designs and detail the proposed development concept, including a site plan, landscape plan, and building elevations. Frontage and servicing improvements as per the Subdivision and Servicing Bylaw will also be required at time of development/Building Permit stage.

## CONCLUSION

The proposed R4 zoning of the subject property is supported by OCP policy and is therefore supported by staff.



Prepared by: Evan Chorlton  
Planner I

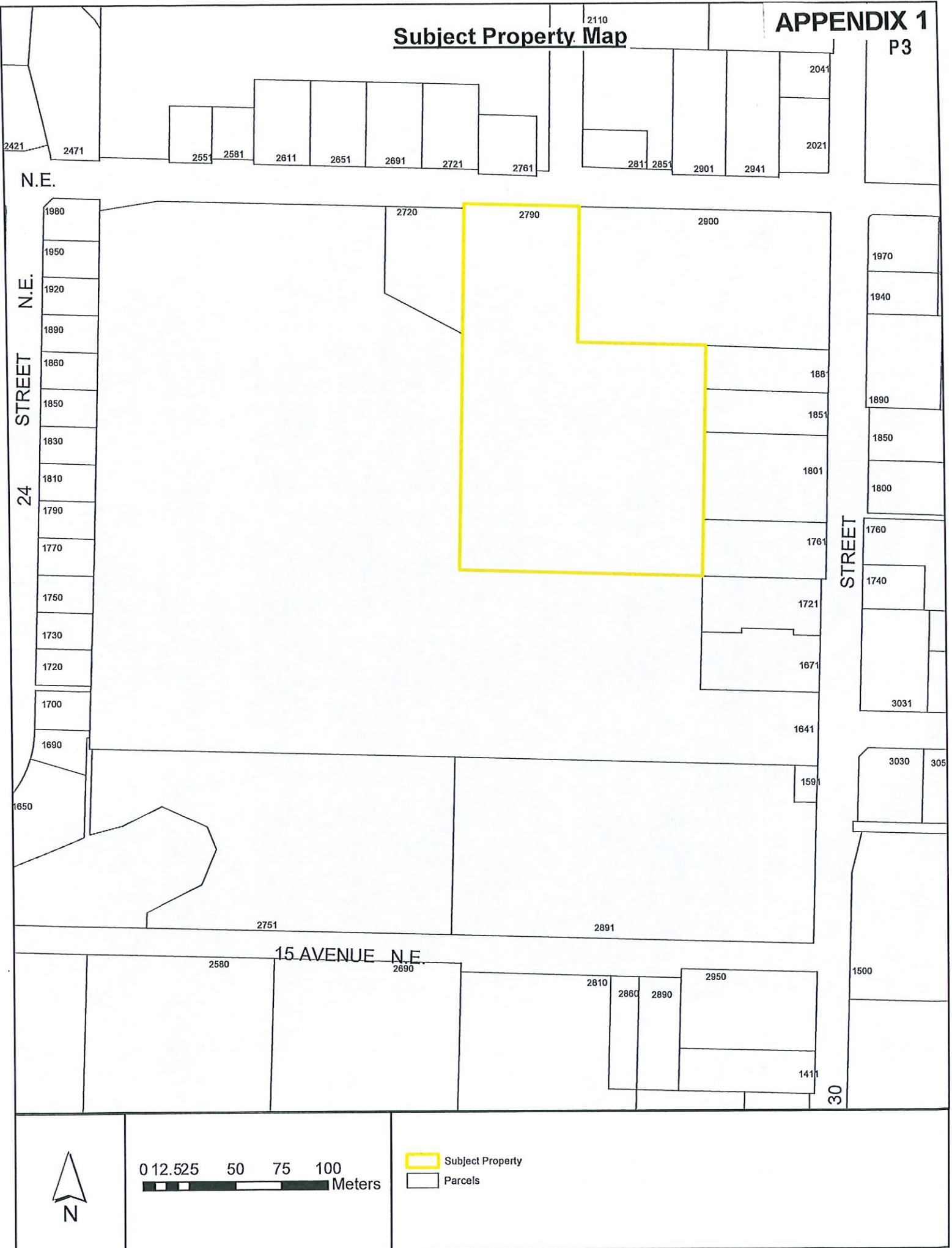


Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services

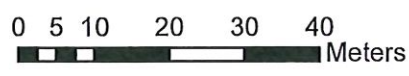
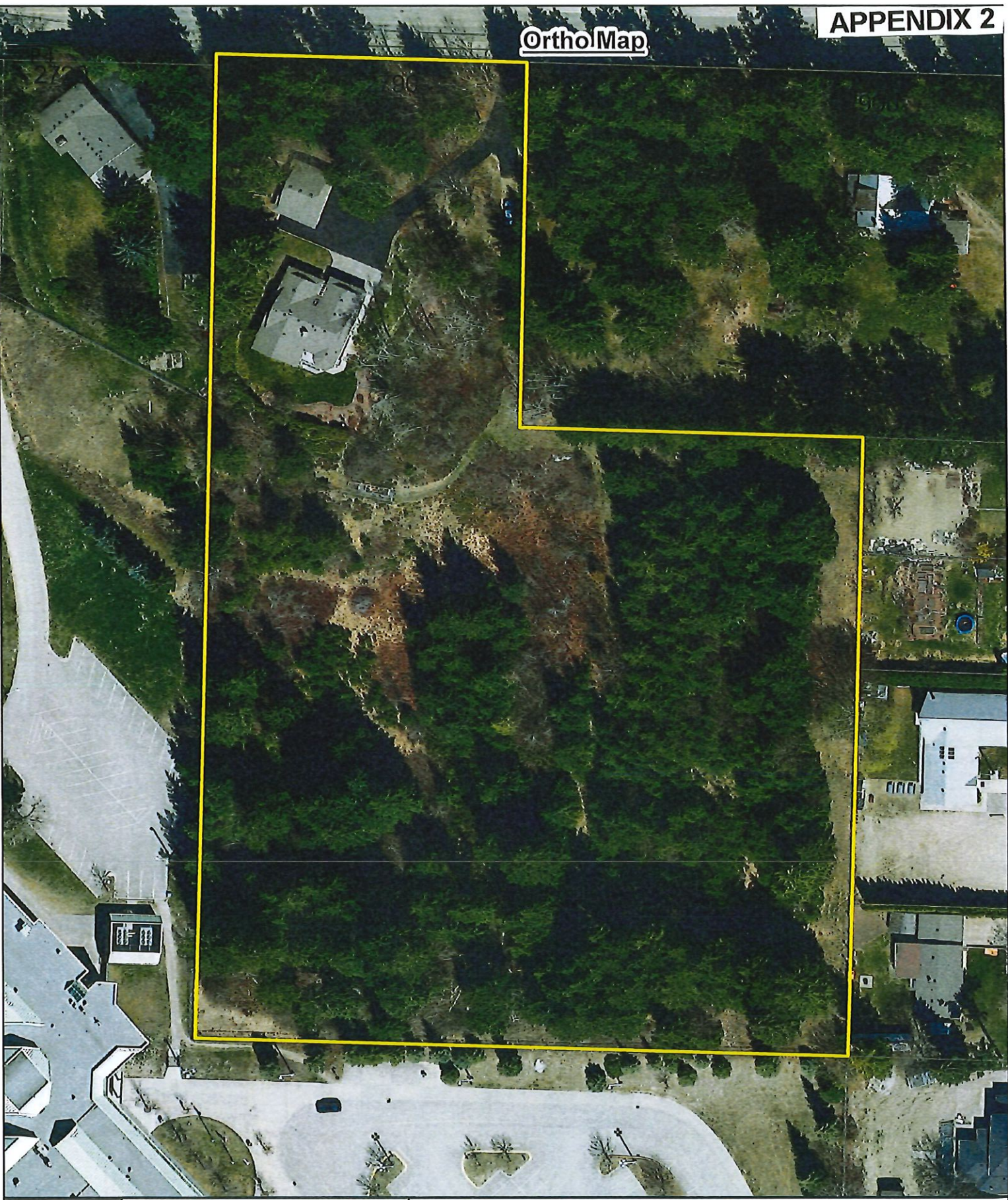




**Subject Property Map**

**APPENDIX 1  
P3**







-  Subject Property
-  Parcels





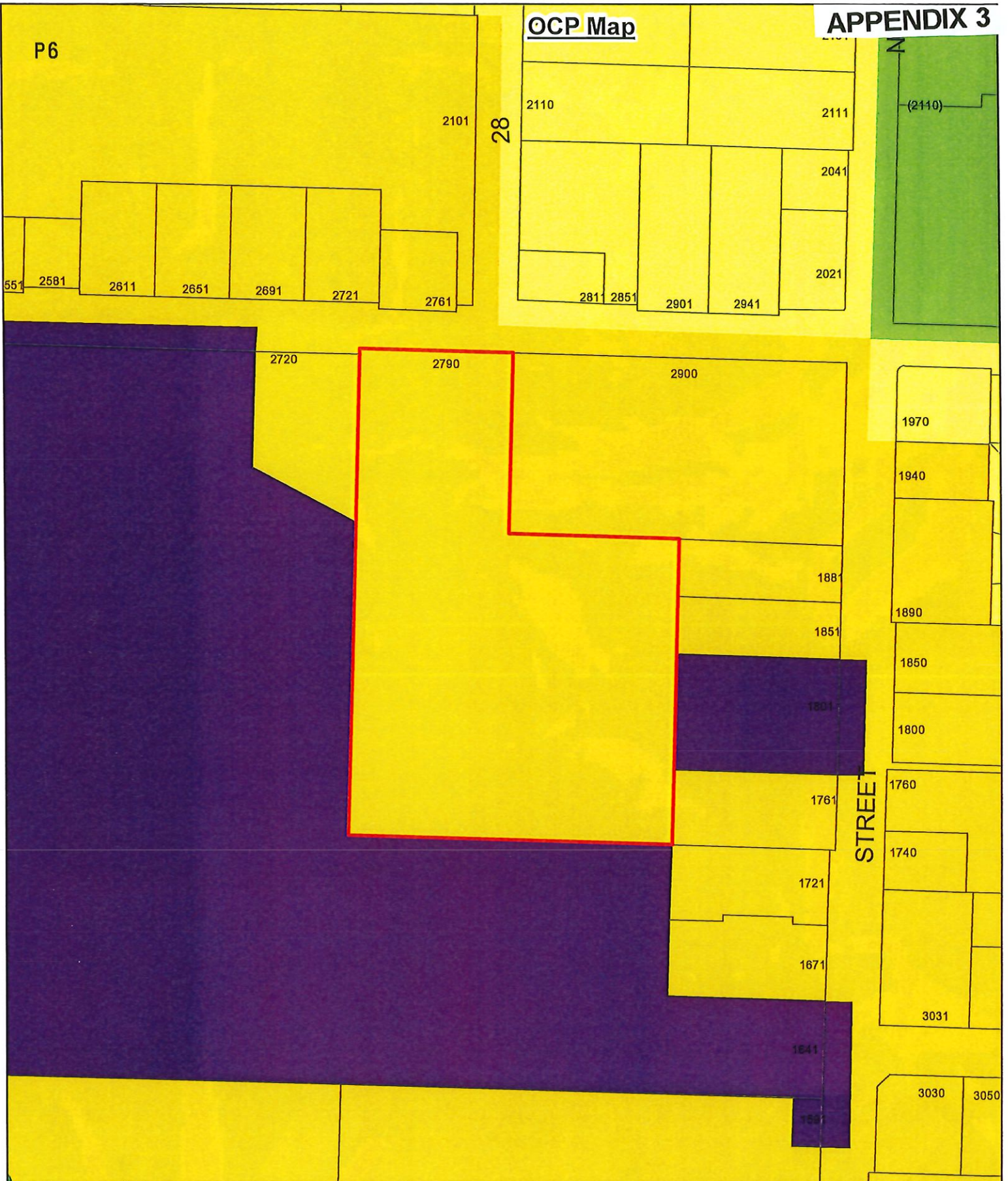
0 5 10 20 30 40 Meters

20 - 30% Slope

30% + Slope

Parcels





0 10 20 40 60 80 Meters

Subject Property

Parcels

Neighbourhood Park

Acreage Reserve

Park

Institutional

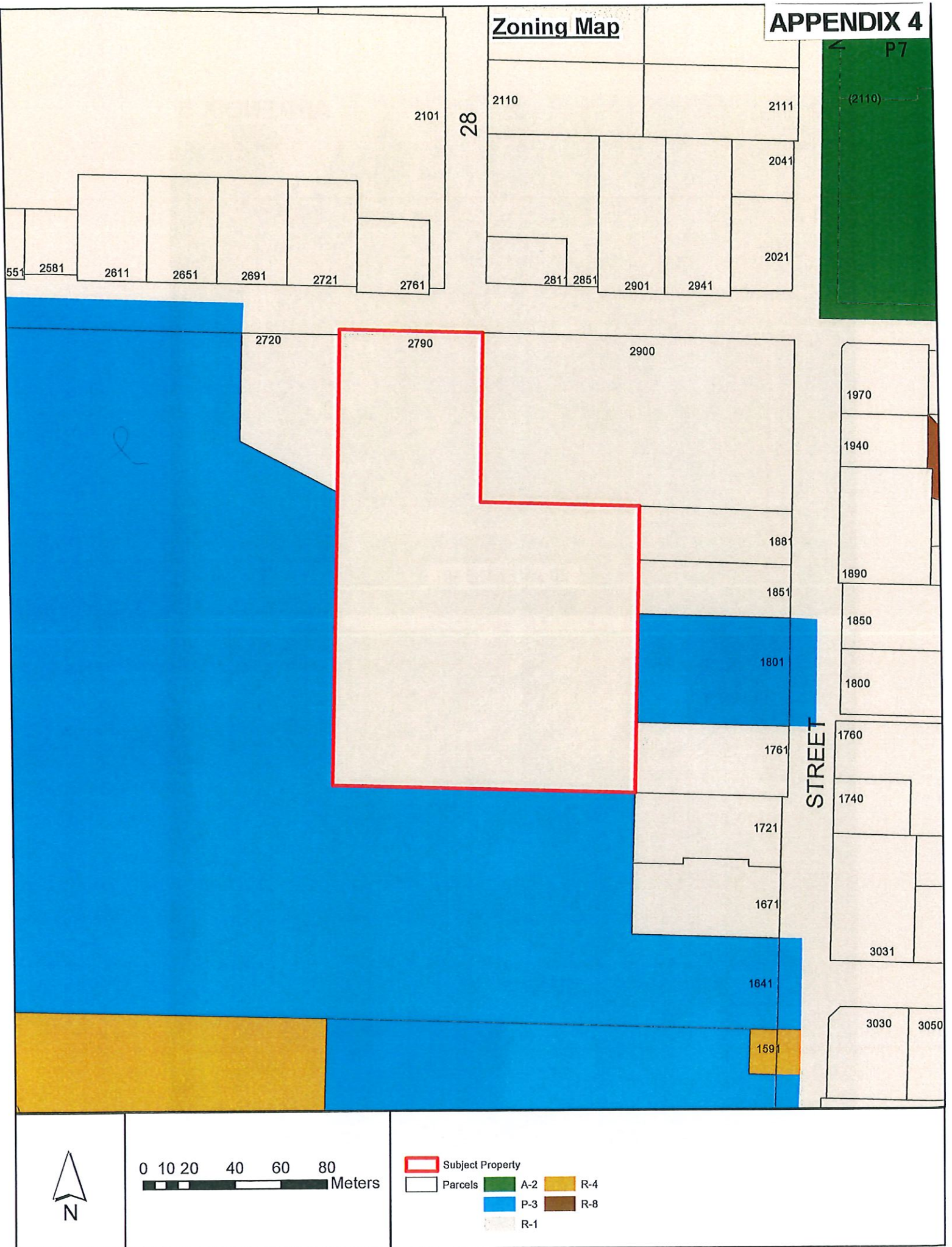
Residential - Low Density

Residential - Medium Density



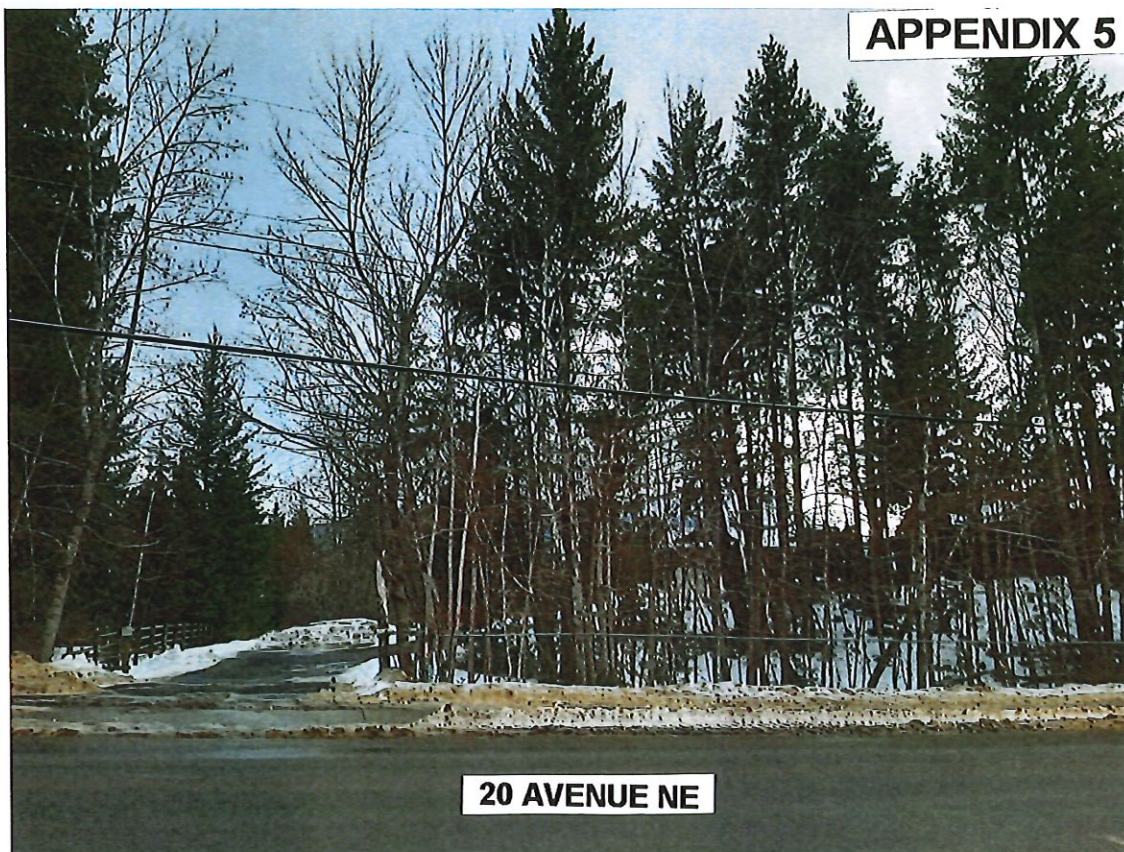
# Zoning Map

## APPENDIX 4

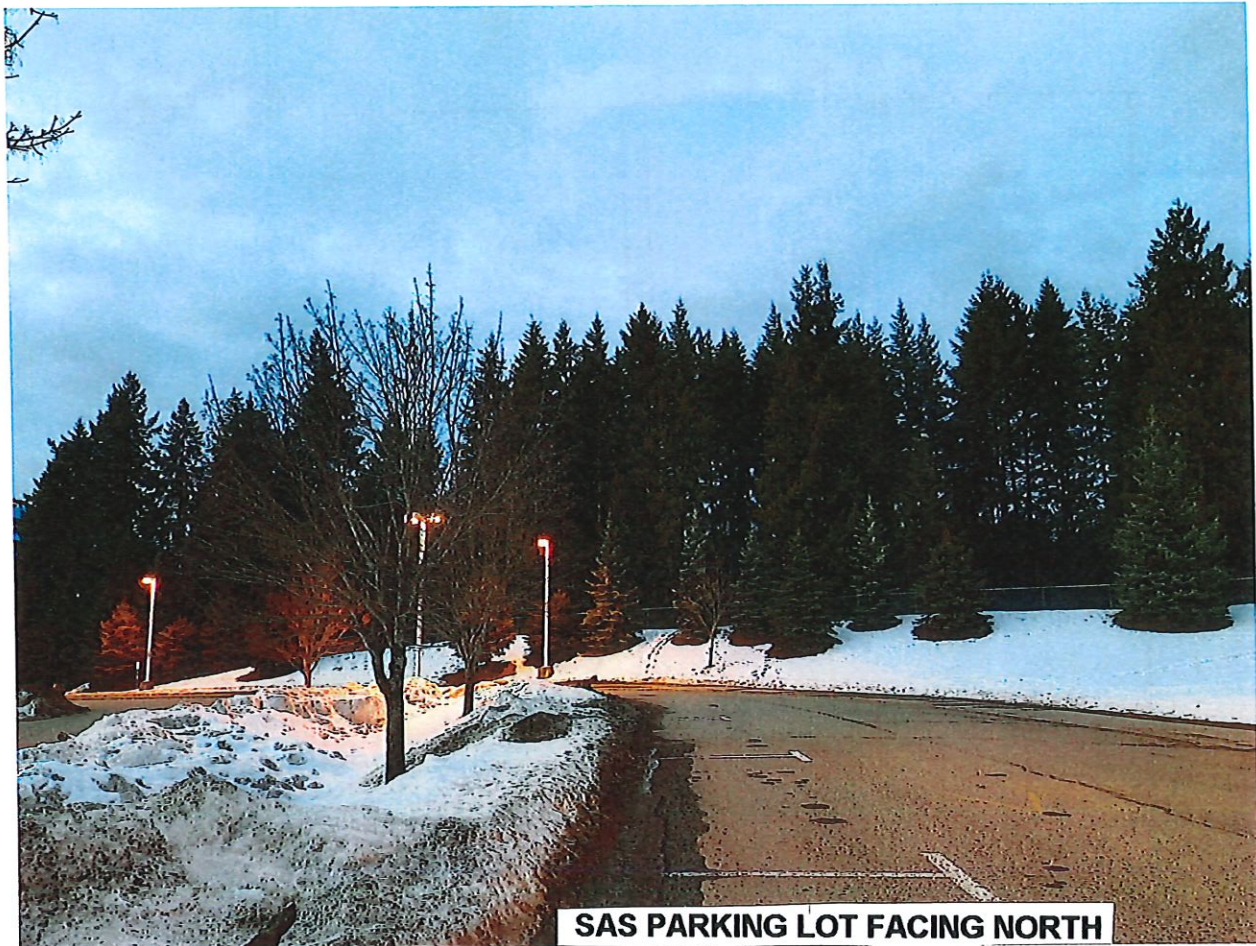




APPENDIX 5

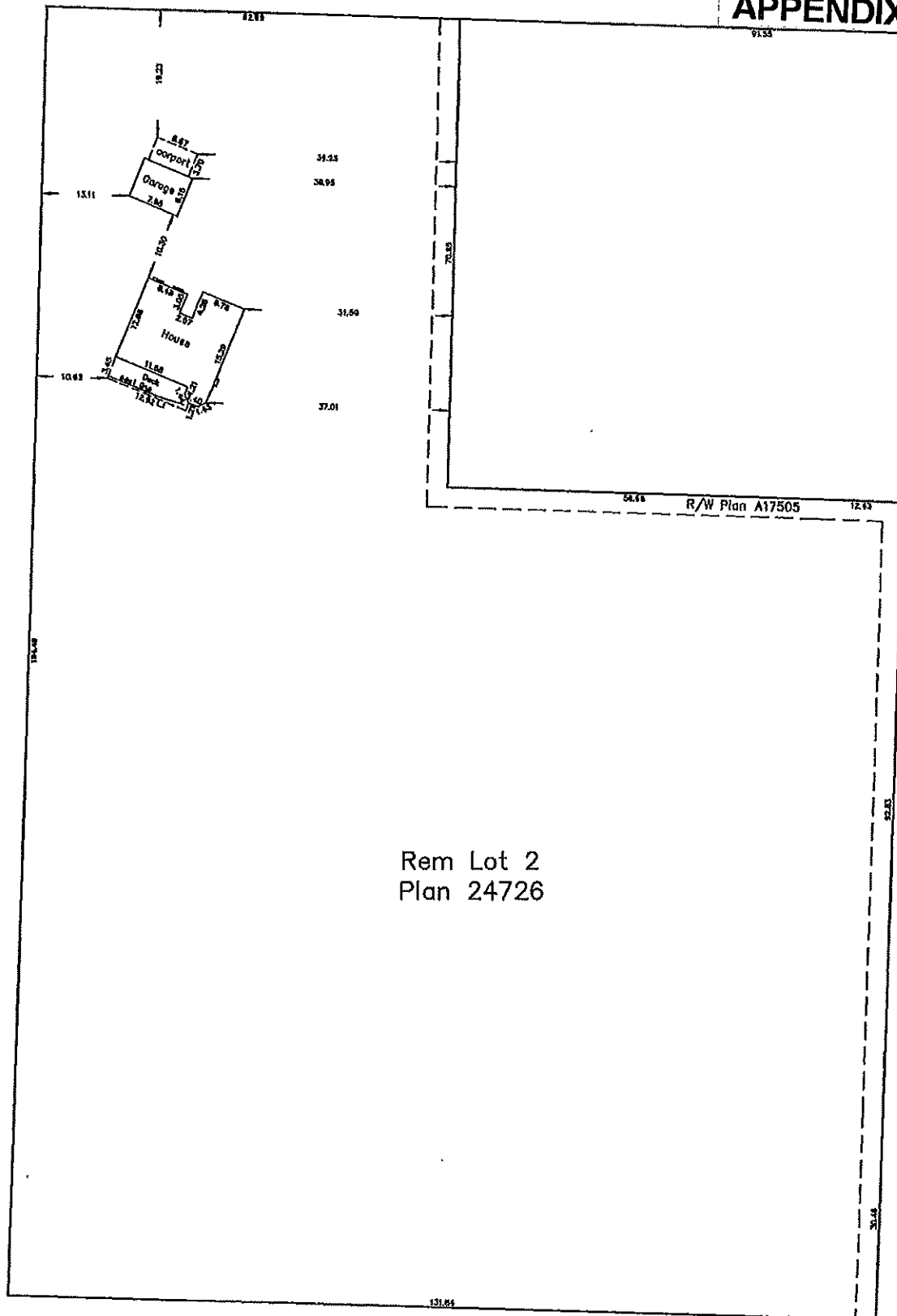




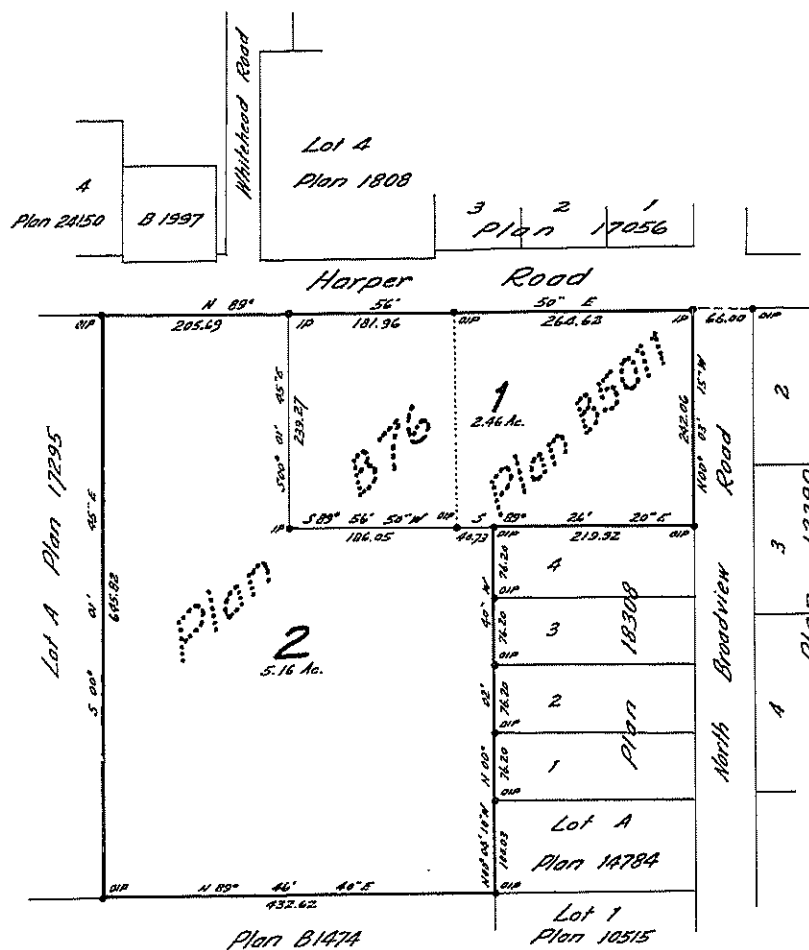


20 Ave NE

APPENDIX 6



Plan of Subdivision of that Part of the  
South East ¼ of Section 24 as shown on  
Plan B76 (Except Plans B5011, 14784 & 18308)  
and Plan B5011 Being Part of that Part of  
the South East ¼ of Section 24 as shown on  
Plan B76. Township 20, Range 10, W6M. K.D.Y.D.  
Scale: 1 inch = 100 feet.



No. 24726

DEPOSITED IN THE LAND REGISTRY OFFICE AT *Vancouver*, B.C. THIS 11<sup>TH</sup>  
DAY OF JANUARY, 1974

*[Signature]*  
REGISTRAR

THIS SPACE FOR LAND REGISTRY OFFICE USE ONLY

## LEGEND

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM Plan 17295.

• O.I.P. DENOTES OLD IRON POST FOUND

• I.P. DENOTES IRON POST SET

## APPROVAL

APPROVED UNDER THE LAND REGISTRY ACT THIS 11<sup>TH</sup> DAY OF NOVEMBER 1973.

*[Signature]*  
APPROVING OFFICER FOR THE  
District of *Salmon Arm*.

THIS PLAN LIES WITHIN *Columbia-Shuswap* REGIONAL DISTRICT

WITNESS

OWNER

*[Signature]*  
*[Signature]*  
DAVID LEWIS MILLER

*[Signature]*  
*[Signature]*  
HENRY BEAUCOEUR

SALMON ARM SAVINGS AND CREDIT UNION

TREASURER

*[Signature]*  
SECRET

I, *Mervin Browne* OF THE District of  
*Salmon Arm*, BRITISH COLUMBIA LAND SURVEYOR, MAKE OATH AND  
SAY THAT I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY  
REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE  
SAID SURVEY WAS COMPLETED ON THE 20<sup>TH</sup> DAY OF November,  
1973.

SWORN BEFORE ME THIS 22<sup>ND</sup>  
DAY OF November, 1973.

*[Signature]*  
A. COMMISSIONER FOR TAKING  
AFFIDAVITS FOR BRITISH COLUMBIA

M. D. BROWNE  
B.C. Land Surveyor  
Salmon Arm, B.C.  
#241-73, P.R. 11 a. 32



**APPENDIX 7**


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TO:	Kevin Pearson, Director of Development Services
DATE:	27 January 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	<b>K.Angove/ Franklin Engineering Ltd</b>
SUBJECT:	<b>SUBDIVISION APPLICATION NO. 22-03</b>
LEGAL:	Lot 2, Section 24 Township 20, Range 10, W6M, KDYD, Plan 24726 Except Plan KAP 57693
CIVIC:	<b>2790-20 Ave NE</b>

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Further to your referral dated January 27, 2022, we provide the following servicing information. The following comments and servicing requirements are not conditions for Rezoning but are required as a condition of subdivision or development:

**General:**

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. 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. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City 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 prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of subdivision 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.

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27 January 2022

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9. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.
  10. For the off-site improvements at the time of subdivision, the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of subdivision approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

**Roads / Access:**

1. 20 Ave NE, on the subject property's Northern boundary, is designated as Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS)
2. 20 Ave NE is currently constructed to an Interim Collector Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Three-phase electric power is permitted to remain as overhead. Poles may require relocation to allow for any required infrastructure. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of any proposed City owned road and 20 Ave NE
5. As 20 Ave NE is designated as a Collector Road, accesses shall be designed by keeping to a minimum number. Only one (1) driveway access will be permitted onto 20 Ave NE and a reciprocal access agreement will be required to service lots. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.
6. The maximum allowable cul-de-sac or T-Turn around length in the urban areas is 160 meters. This measurement shall be measured along centerline from the centre of the first intersection having access from two alternate routes to the center of the cul-de-sac or T-Turn around. Where the maximum cul-de-sac or T-Turn around length is exceeded a secondary emergency access shall be provided. Emergency accesses are to be constructed in conformance with Policy 3.11 (Emergency Accesses).
7. Permanent dead-end roads shall be terminated in a cul-de-sac in accordance with Specification Drawing No. RD-11. Temporary dead-end roads internal to the subdivision may be terminated with a paved temporary T-turn around in accordance with Specification Drawing

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No. RD-13. Temporary dead-end roads at the limits of the subject property shall be terminated with temporary cul-de-sacs in accordance with Specification Drawing No. RD-11a (attached).

8. A retaining wall currently existing along the edge of sidewalk. Grading of any future subdivision/development should make every effort to eliminate the retaining wall. It is also noted that the retaining wall is not located on property line and may require relocating to allow room for required infrastructure within the boulevard.

**Water:**

1. The subject property fronts a 200 mm diameter Zone 2 watermain on 20 Ave NE and a 300 mm diameter Zone 2 water main along the eastern property boundary. No upgrades will be required at this time; however, the right of way on the eastern boundary shall be widened to 6.0 m width.
2. The existing lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10) adequately sized to satisfy the proposed use. Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a service of unknown size from the 200mm diameter watermain on 20 Ave NE. Due to the size and / or age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. The proposed parcels are to be serviced each by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.
7. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the appropriate density spacing requirements.



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**Sanitary:**

1. The subject property fronts a 200 mm diameter sanitary sewer on 20 Ave NE. No upgrades will be required at this time.
2. The remainder and proposed parcel(s) are each to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. A right of way exists over the school district property to the west which will enable a future gravity connection to the city sanitary sewer from any proposed development.
4. Sanitary main is to be extended to front the properties on the eastern side of the proposed development up to (1801 south corner), this would follow the existing watermain right-of-way. The bylaw requires the water main right-of-way to be widened to 7m.
5. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).
6. Records indicate that the existing property is serviced by an unknown size service from the sanitary sewer on 20 Ave NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Drainage:**

1. The subject property fronts a 675 mm diameter storm sewer on 20 Ave NE. No upgrades will be required at this time.
2. Records indicate that the existing property is currently not serviced from the city storm sewer.
3. 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.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

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27 January 2022

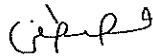
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6. A right of way exists over the School District property to the west, in favor of the subject property, which will enable a future gravity connection to the City storm sewer from any proposed development.

**Geotechnical:**

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



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**Mustafa Zakreet**  
Engineering Assistant



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

**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).

**SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED****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 Buildings**9.9 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 Buildings**9.10 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



**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.

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To: His Worship Mayor Harrison and Members of Council

Date: February 10, 2022

Subject: Zoning Bylaw Amendment Application No. 1230

Legal: Lot 2, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597  
 Civic Address: 6840 46 Street NE  
 Owner/Applicant: B. & M. Whalley

### **STAFF RECOMMENDATION**

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 31, Township 20, Range 9, W6M, KDYD, Plan EPP106597 from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).

**AND THAT:** final reading of the zoning amendment bylaw be withheld subject to approval by the Ministry of Transportation and Infrastructure.

### **PROPOSAL**

To rezone an R1 (Single Family Residential Zone) property to R8 (Residential Suite Zone) in order to permit the development of a secondary suite within the single family dwelling currently under construction.

### **BACKGROUND**

The subject property is located in the new Turtle Ridge subdivision in the Canoe neighbourhood (Appendix 1 & 2). The parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4).

Adjacent land uses include the following:

North: single family dwellings	Zoned R1
South: vacant lot	Zoned R1
East: city park (John Lund Park)	Zoned P1
West: vacant lots	Zoned R1 and R8

The subject property is approximately 0.219 ha in area/size. An approximate 3,106ft<sup>2</sup> (including the garage) single family dwelling is currently being constructed. The proposed basement suite is 426ft<sup>2</sup>. The plans show that the entrance to the proposed suite will be on the south side of the building. Drawings provided in support of the rezoning application are attached as Appendix 5. Parking is to be provided onsite in both the garage and driveway.

The site contains a Statutory Right of Way along the east side of the property (adjacent to and associated with John Lund Park). The registered owner of the Right of Way is the City of Salmon Arm, and the SRW is in place for the operation and maintenance of the undertakings of the City. The development will not impact this Right of Way area. To date, there is currently one other property in this subdivision also in the process of rezoning from R1 to R8 (6821 46 Street NE) and approximately ten (10) other R8 properties within the greater Canoe community. Site photos are attached, as Appendix 6.

There is also a Riparian Areas Covenant on title stipulating a "Streamside Protection and Enhancement Area" from the pond along the eastern portion of the property.



Policy 8.3.25 of the OCP provides for the consideration of secondary 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.

### COMMENTS

#### Fire Department

No concerns.

#### Shaw Cablesystems

Approve suite proposal. Interests are not affected.

#### Engineering Department

No concerns.

#### Building Department

No concerns. Building Permit is required. BCBC 2018 is also applicable.

#### Ministry of Transportation and Infrastructure

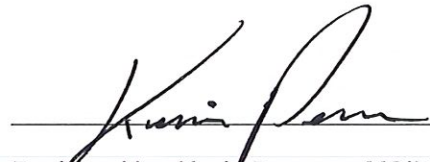
Preliminary Approval has been granted.

#### Planning Department

Based on parcel area, the subject property has the potential to meet the conditions for the development of a secondary suite, including sufficient space to meet the parking requirement. The secondary suite is supported by OCP policy, and the proposed layout of the unit is compliant with zoning requirements, including an additional off-street parking space for the suite (on the proposed driveway). Staff support the rezoning of the subject property from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone).



Prepared by: Evan Chorlton  
Planner I



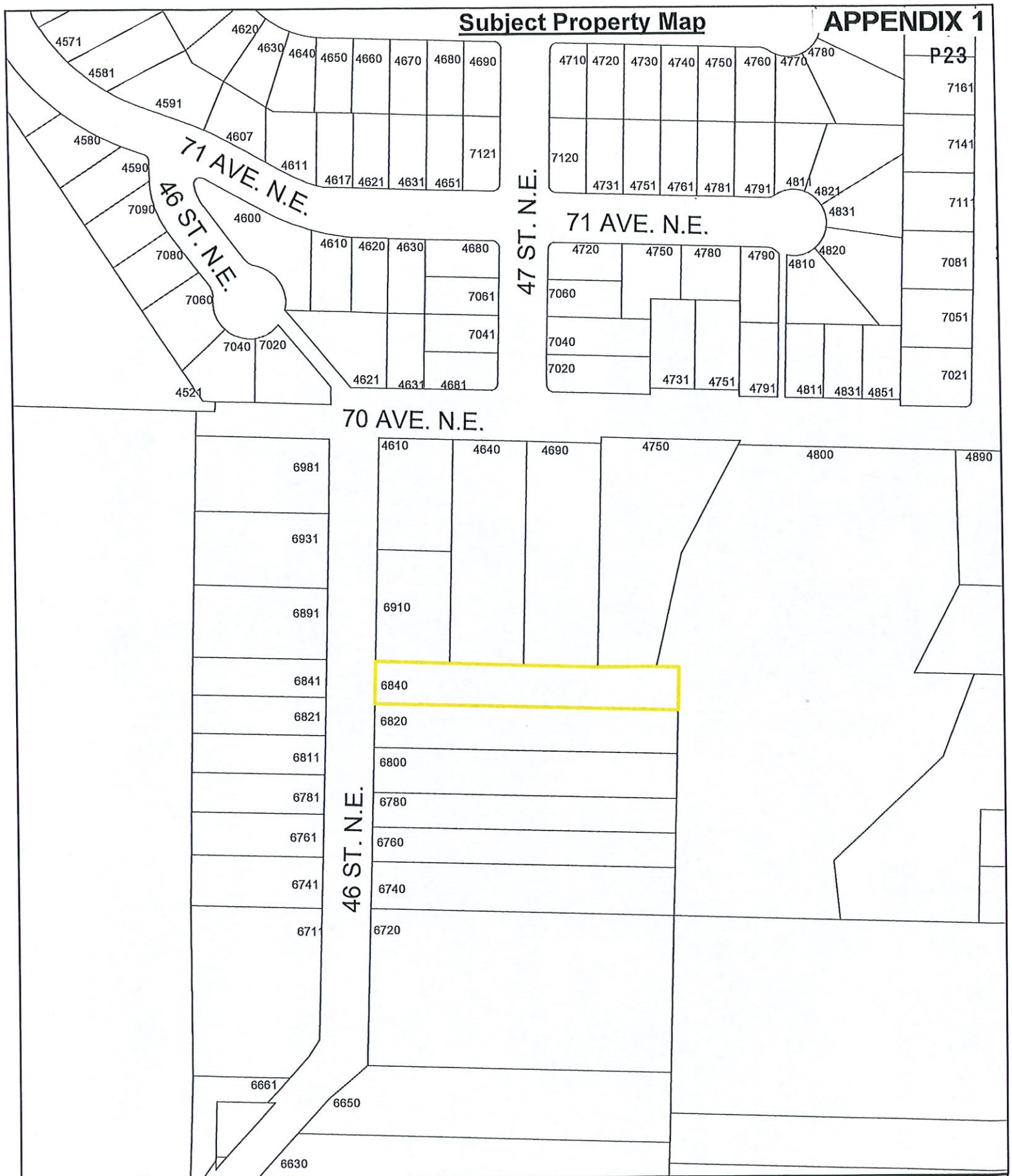
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



# Subject Property Map

# APPENDIX 1

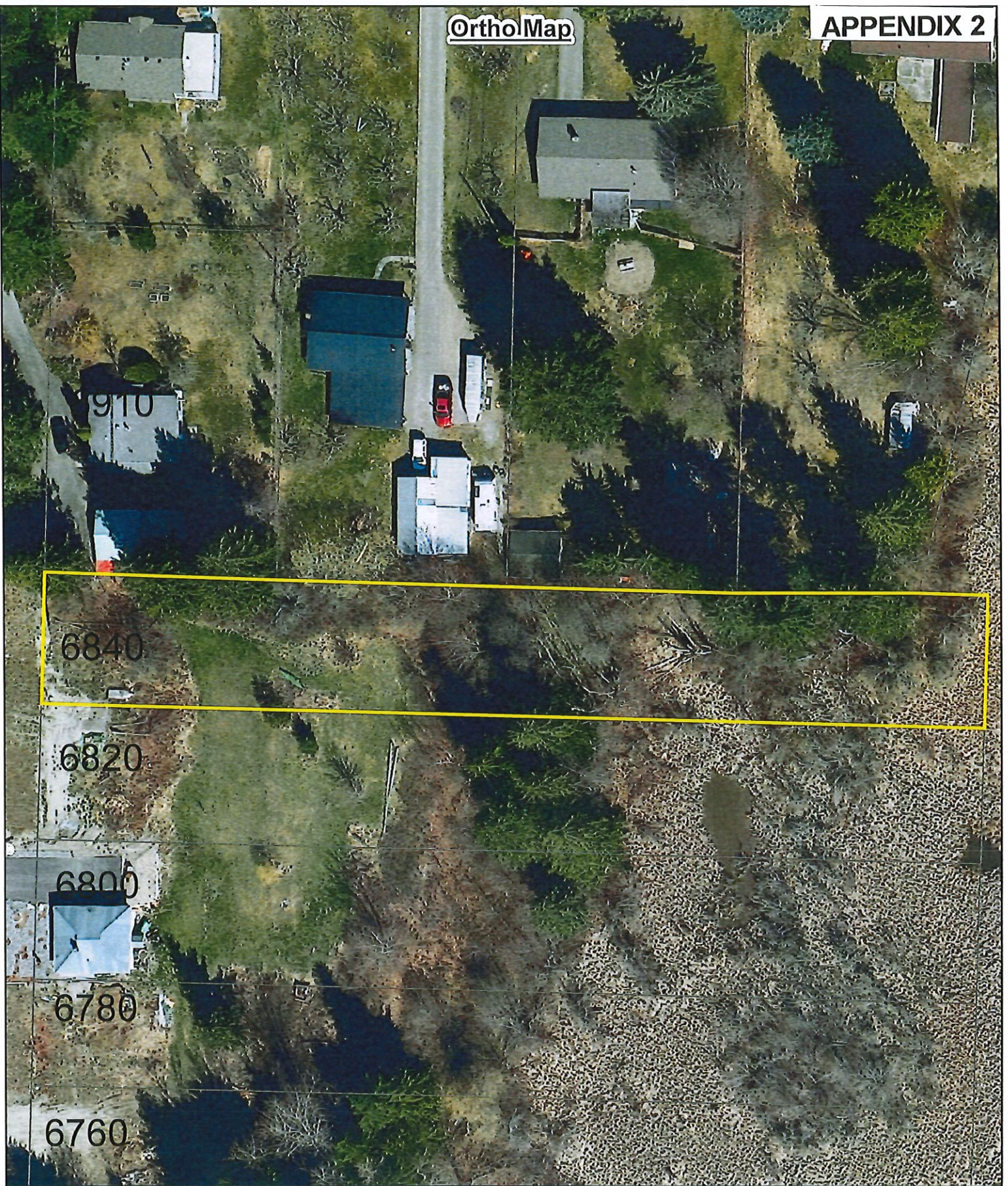
P23




0 10 20 40 60 80 Meters

 Subject Property  
 Parcels

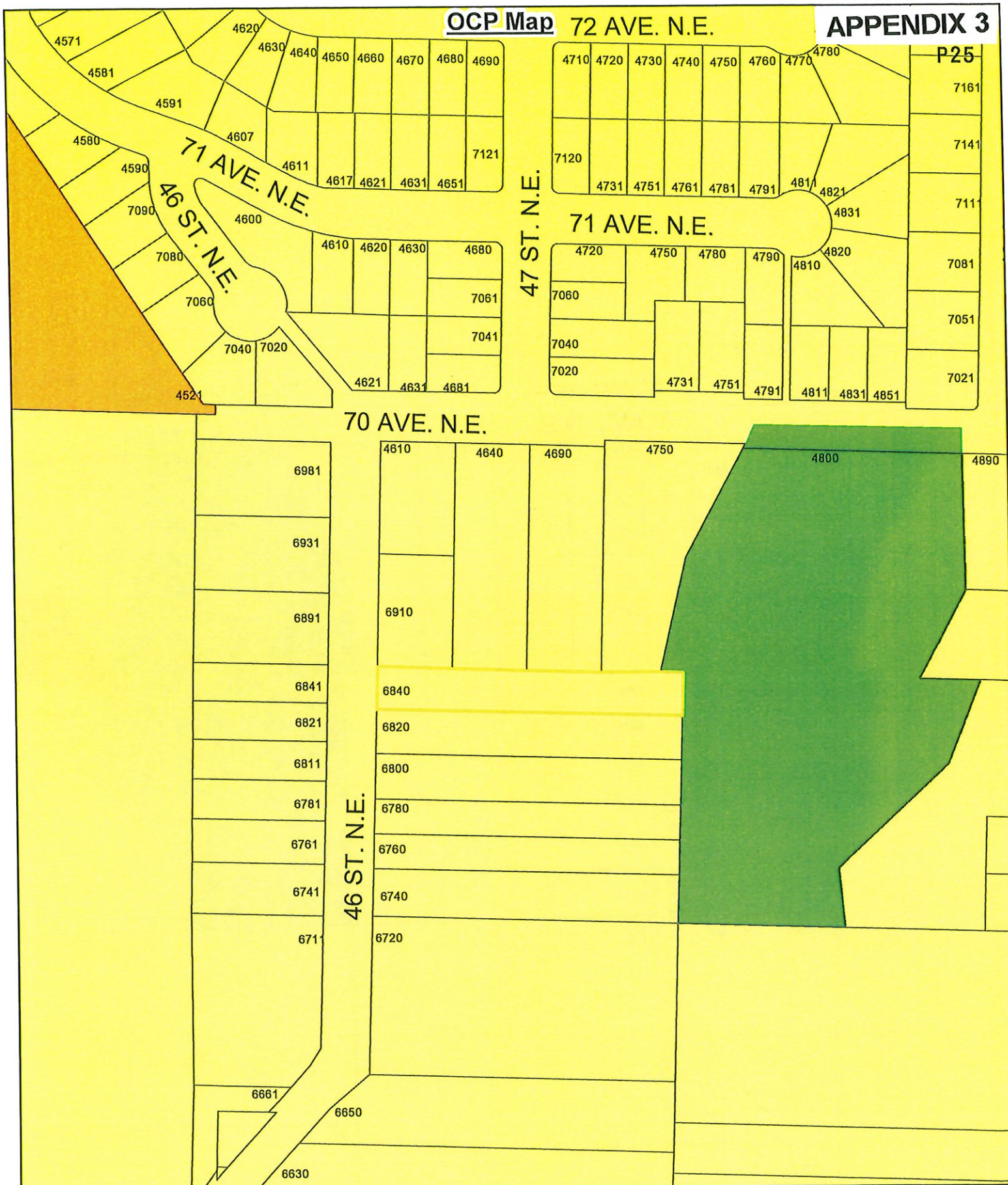




0 3.25 6.5 13 19.5 26 Meters

 Subject Property  
 Parcels

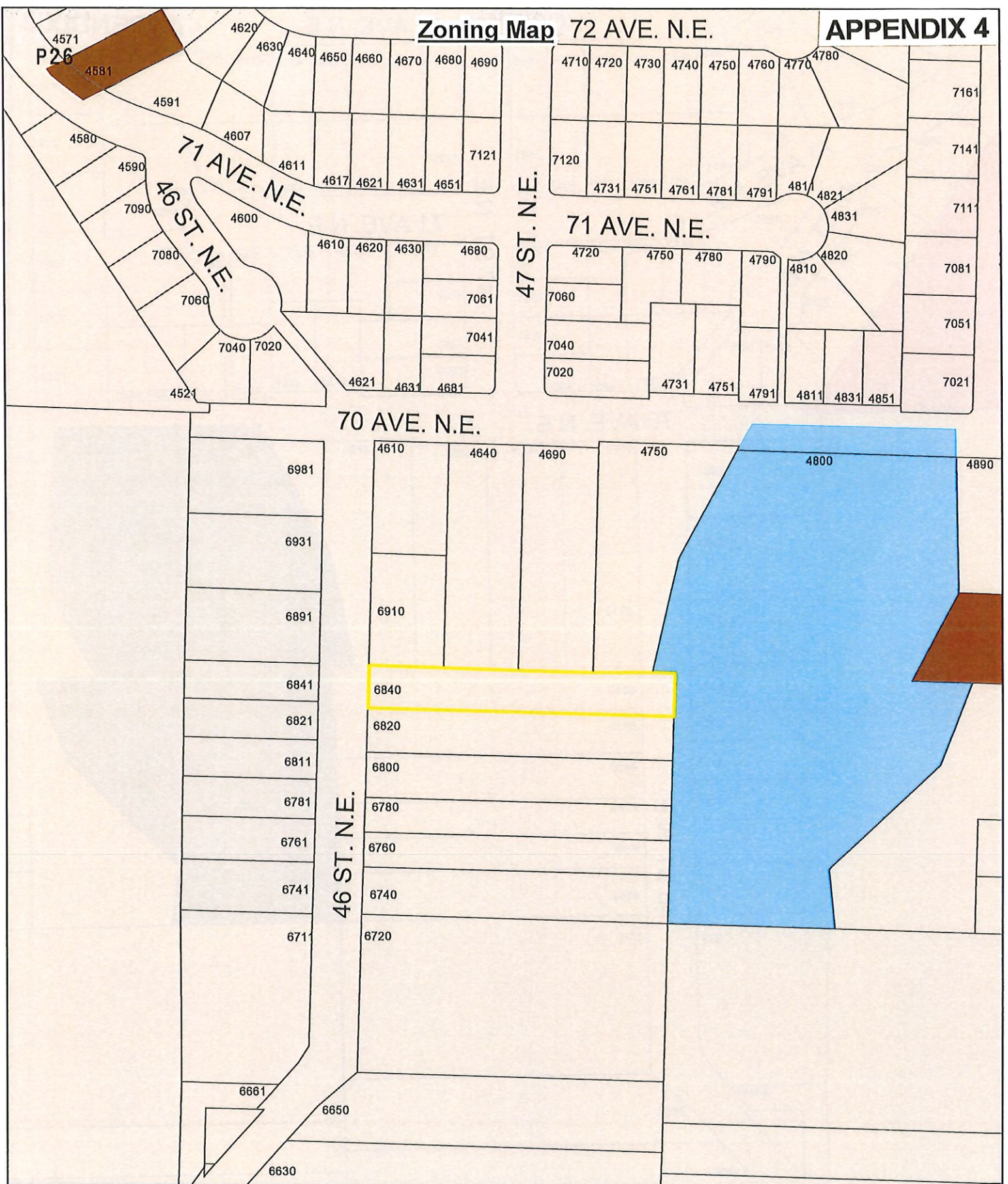




0 10 20 40 60 80 Meters

- Subject Property
- Parcels
- Community Park
- Neighbourhood Park
- Park
- Residential - Low Density



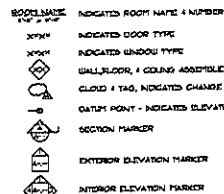


0 10 20 40 60 80 Meters

- Subject Property
- Parcels
- P-1
- R-8
- R-1

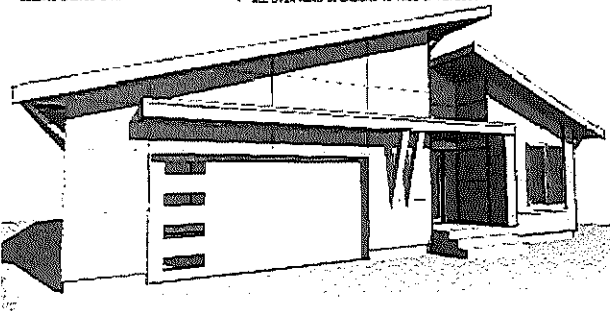


SHEET	DESCRIPTION
A1.0	COVER, SITE PLAN & NOTES
A2.0	FOUNDATION PLAN
A2.1	BASEMENT FLOOR PLAN
A2.1	MAIN FLOOR PLAN
A3.0	FRONT & LEFT ELEVATIONS
A3.1	REAR & RIGHT ELEVATIONS
A4.0	BUILDING CROSS SECTIONS 'A'
A4.1	BUILDING CROSS SECTIONS 'B'
A5.0	BUILDING CONSTRUCTION DETAILS
A6.1	BUILDING CONSTRUCTION DETAILS
A6.2	BUILDING ENVELOPE DETAILS 'A'
A6.3	BUILDING ENVELOPE DETAILS 'B'



**NOTES:**

- ALL EXTERIOR DIMENSIONS ARE MEASURED FROM FACE OF STUD
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM END FACE
- ALL OVERHANG DIMENSIONS TO FACE OF PLYWOOD

[illegible]

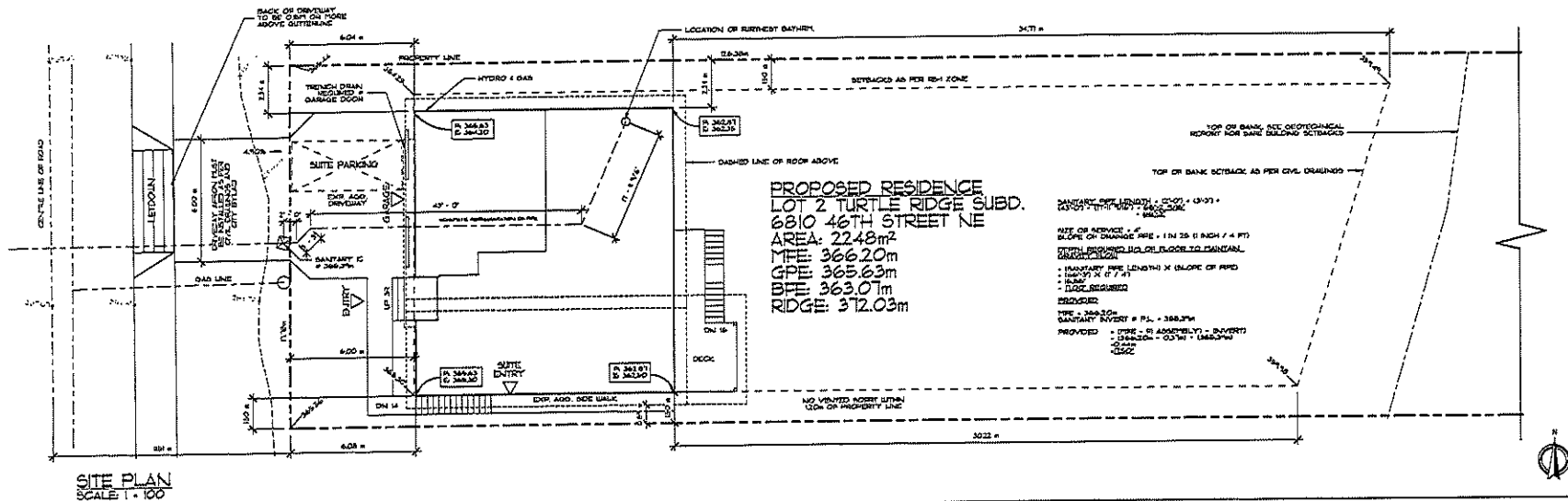
GIVE ADDRESS	-
LEGAL ADDRESS	-
PID	-
ZONING	- R01 - SINGLE FAMILY RESIDENTIAL ZONE
LOT SIZE / AREA	- 2348-sq (24417.7) SQ. FT.
LOT WIDTH	- 170m (560.33 FT)
LOT DEPTH	- 2638m (8653.97 FT)

PERMITTED - 45%  
 PROPOSED - 63.3%  
 VARIANCE - 18.8%  
 PERMITTED - 146120 sq. ft.  
 PROPOSED - 260,577 (114,457 sq. ft.)  
 RETAIL/RECREATION

FRONT NETBACK	- 2.0m	(1.6m NETT)
REAR NETBACK	- 2.0m	(1.6m NETT)
INTERIOR DOG	- 1.0m	(.8m NETT)
EXTERIOR DOG	- 2.0m	(1.6m NETT)
HEIGHT		
PERMITTED	2.0m	
UNDERGROUND	2.0m	

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PER LOCAL AUTHORITY HAVING JURISDICTION. IF  
NEEDED, PLEASE NOTIFY ARC HOME DESIGN  
BEFORE CONSTRUCTION IMMEDIATELY.

1. ALL SITEWORK AND GRADE LEVELS SHOWN ARE TO BE APPROVED BY LOCAL CITY AND SUBMITTED BY OWNER TO CONSTRUCTION.
2. OWNER AND BUILDER TO PROVIDE POSITIVE INFORMATION REQUIRED FOR SITE PLAN.
3. ANY RETAINING WALLS TO BE BUILT ACCORDING TO CITY CODES.
4. GRADE TO BE MAINTAINED AT GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF.
5. BUILDER IS RESPONSIBLE TO APPROVE ALL ELEVATIONS PRIOR TO CONSTRUCTION AND TO CO-ORDINATE TO REQUIRED SLOPES AND GRADIENT FOR DRAINAGE.
6. ALL GRADE AND DEVELOPMENT ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION WITH NO CHGS.
7. BUILDER TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITH ALL UTILTY COMPANIES PRIOR TO DIGGING.
8. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF BALTIMORE AIRP



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32719 UNGER COUNTY, MISSOURI, 645 089  
Tel: 604.825.9747

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NO	DESCRIPTION	BY	DATE
	ASSED FOR ME	V	APR 20 1964

[illegible]

PROJECT	WUHALLEY RESIDENCE
	SALMON ARM
DRAWING TITLE	COVER, SITE PLAN & N

DATE:	2021-04-06
SCALE:	As indicated
DRAWN BY:	GV
CHECKED:	GV
PROJECT NUMBER:	SHEET NO:
P2106	A1.0

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SECONDARY SUITE NOTES:

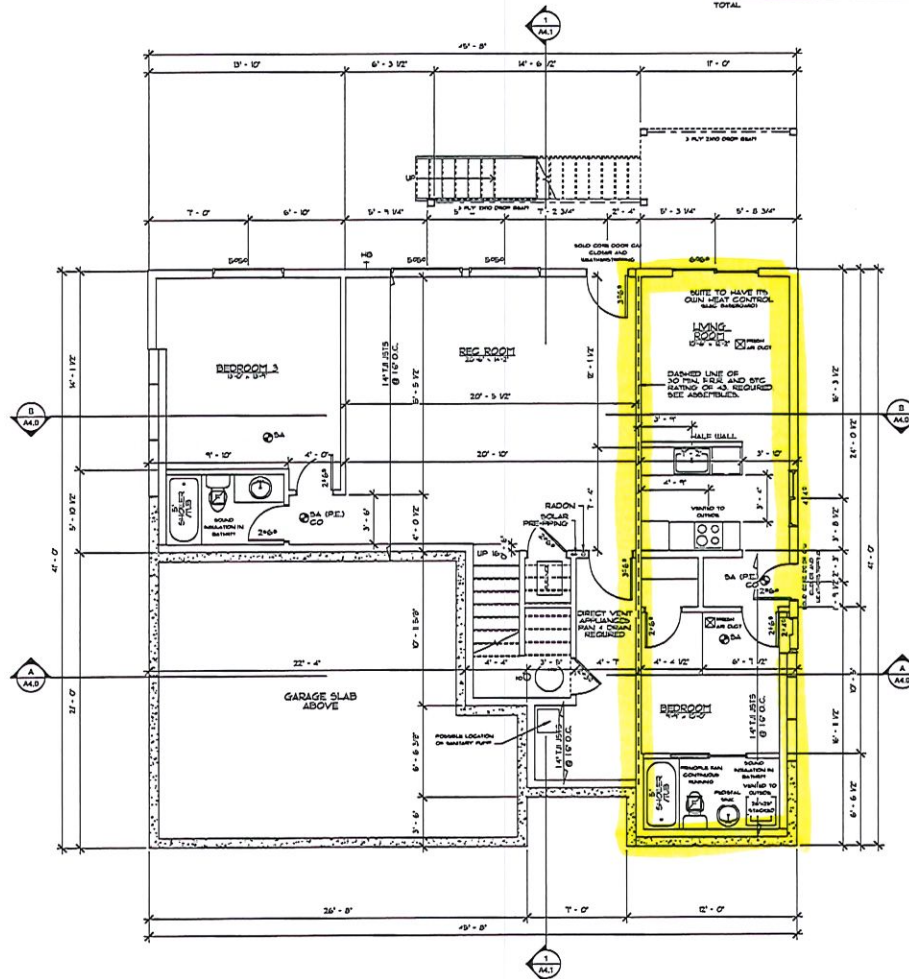
- [illegible]

NOTES:

- [illegible]

FLOOR AREA

MAIN FLOOR	28025 sq./t.
GARAGE	508.04 sq./t.
OPEN TO BELOW	6453 sq./t.
<hr/>	
TOTAL (MAIN FLOOR + GARAGE)	78929 sq./t.
<hr/>	
Basement	0%01 sq./t.
Subt.	426.07 sq./t.
<hr/>	
TOTAL	13790 sq./t.



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



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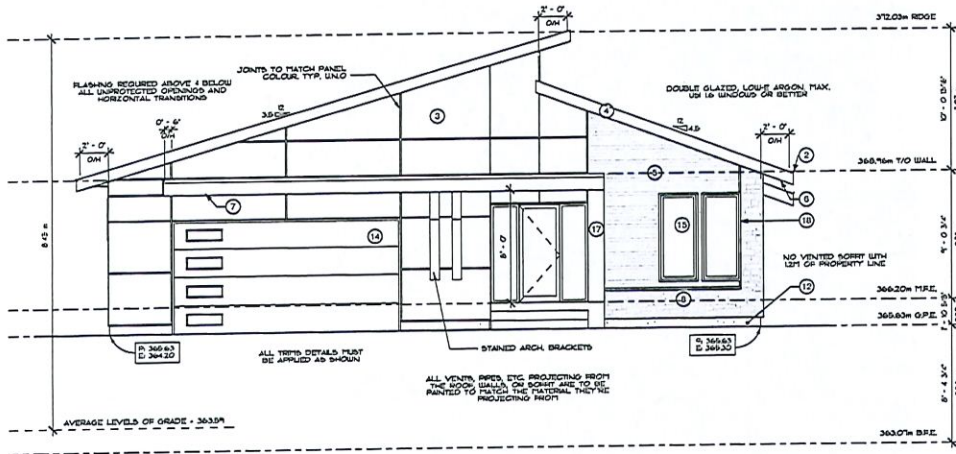
NO	DESCRIPTION	BY	DATE
1	ISSUED FOR UP	C.V.	APR-06-2021

PROJECT  
WHALLEY RESIDENCE  
SALMON ARM

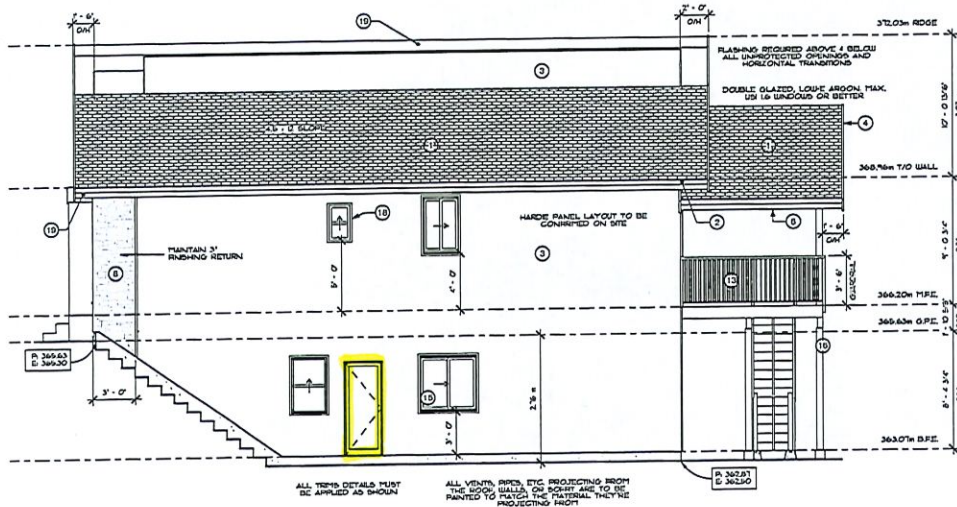
DRAWING TITLE  
BASEMENT FLOOR PLAN

DATE: 2023-04-06	
SCALE: As indicated	
DRAWN BY:	
CHECKED:	
PROJECT NUMBER: P2106	SHEET NO: A2.1





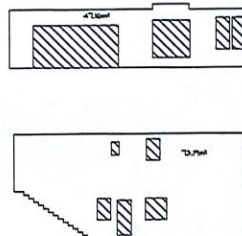
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



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

# BUILDING EXPOSURE AND SPATIAL SEPARATION (9.10.15)

COMPARTMENT CLADDING	AREA OF FACADE	LIFTING DISTANCE	UNPROTECTED OPENINGS		CONSTRUCTION OR BLDG. FACE	
			ALLOWED	PROVIDED		
RIGHT FACADE	73.7m <sup>2</sup>	15m to PL	0.00%	73%	CHL, C	C
LEFT FACADE	60.30m <sup>2</sup>	2.34m to PL	12.54%	3.70%	CHL, C	C
REAR FACADE	66.80m <sup>2</sup>	30.22m to SB	100%	35.65%	CHL, C	C
FRONT FACADE	47.96m <sup>2</sup>	17.57m to CL Road	100%	40.78%	CHL, C	C



## SCHEDULE OF FINISHES

- 1 BLACK ARCHITECTURAL LAMINATE ROOF SHINGLES
- 2 SURFACE MOUNTED ALUMINUM METAL GUTTER
- 3 FIBRE CEMENT PANEL - COLOUR TO OWNERS SPEC
- 4 PAINTED 2x4 BARGE BOARD - COLOUR TO OWNER SPEC
- 5 PVC WOOD CLADDING
- 6 PRECASTED WHITE SORBIT, UNLO
- 7 WOOD SORBIT
- 8 DRY STACK CULTURED STONE - TO OWNERS SPEC
- 9 STONE CAP - TO OWNERS SPEC
- 10 PAINTED 1x4 TRIM - COLOUR TO OWNERS SPEC
- 11 PAINTED 1x6 TRIM - COLOUR TO OWNERS SPEC
- 12 EXPOSED CONCRETE
- 13 PRE-FINISHED SDC MOUNTED METAL RAILING - COLOUR TO OWNERS SPEC, UNLO
- 14 PAINTED 16x28 BARGE BOARD - TO OWNERS SPEC
- 15 NAL ON VINYL WHITE WINDOWS
- 16 UNWRAPPED BEAM & POST - BY ENGINEER
- 17 METAL FLASH
- 18 1 X 2 WINDOW TRIM
- 19 PAINTED 2x6 FASCH BOARD - COLOUR TO OWNER SPEC

## NOTES

- \* ANY CHANGES TO FINISHES MUST BE CONFIRMED BY OWNER

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NO. DESCRIPTION BY DATE

1 ISSUED FOR BP [C.V. APR-09-2021]

PROJECT  
WHALLEY RESIDENCE  
SALMON ARM  
SHEETS TITLE  
FRONT & RIGHT ELEVATION

DATED: 2021-04-06  
SCALE: As Indicated  
DRAWN BY: OV  
CHECKED: OV  
PROJECT NUMBER: P2106  
SHEET NO: A3.0



APPENDIX 6







---

To: His Worship Mayor Harrison and Members of Council

Date: February 16, 2022

Subject: Proposed Changes of the City of Salmon Arm Community Heritage Register

---

**STAFF RECOMMENDATION**

**THAT: City Council authorize the amendments to the Community Heritage Register proposed by the Community Heritage Commission that were received February 4, 2022.**

---

The Community Heritage Register was first adopted by Council in February 2010. The properties and Statements of Significance of the Register were added in three separate phases, with Phase I occurring in 2010, Phase II in 2011, and finally Phase III in 2013. Since this time, there have been few changes to the document.

In November/December of 2021, members of the Community Heritage Commission began working on a list of housekeeping amendments to the Register. The list of housekeeping amendments has been reviewed by the Commission at the November 2021, December 2021, January 2022, and February 2022 meetings. All of the proposed changes and recommendations are relatively minor and include a few name changes. The complete list is attached.

Since the Register is not an official Bylaw, the amendments would need to be approved by Council with a Resolution. If approved, pursuant to Part 15, Section 598 of the *Local Government Act*, the amended Register would be forwarded to the Provincial Heritage Branch for deposit.

Staff have no concerns with the approval of this list of proposed changes.

A blue ink signature of Evan Chorlton, consisting of a stylized 'E' followed by a horizontal line and a small flourish.

Prepared by: Evan Chorlton  
Planner I

A blue ink signature of Kevin Pearson, written in a cursive style.

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

Heritage Register Principles

- Register name, if possible, should be the original owner (not the builder) of the property. If this is not possible, then what is/was the property most commonly known as.
- Correct major errors in fact, not wordsmith or change grammatical errors or spacing etc.
- The address should be the current address so people can find the property. However, if the original address was different than the current address, put the former address in brackets e.g., 680 2 Avenue NE (formerly Harris Street)
- If the exact date of construction is not known, then put Circa in front of the year—this gives it 5 years either side of that date
- Standard format is Name, Address, Year of construction—do NOT put st or th after address e.g., not 1<sup>st</sup> Avenue just 1 Avenue (some have it and some don't so let's start leaving them out as post office doesn't want them either!!)

Page	Issue	Recommendation
10	The Women's Institute constructed a community retirement home in 1982. Do we know where it was / is?	First paragraph add Pioneer Lodge "The Women's Institute turned its attention to construction of a community retirement home, <b>Pioneer Lodge</b> , which opened in 1982. "
18	First sentence  SOS list page 18 and 19	"... have been prepared for <i><b>The City of</b></i> Salmon Arm Community Heritage Register:"  Change: 13. Skelton House/Gabe's Bunkhouse to <b>Matthews House</b> 20. Salmon Arm Elementary to <b>Salmon Arm Consolidated High School</b> 22. Schultis House to <b>Bromham House</b> 26. Duxbury House to <b>Reader House I</b> 28. Reader House to <b>Reader House II</b> 33. Salmar Classic Theatre to <b>Salmar Theatre</b> 36. Edwardes House to <b>Simpson House</b> <b>37. (Number not used)</b> 38. Canoe <b>United</b> (correct spelling) Church <b>45. (Number not used)</b> 46. Hanna and Hanna Orchards to <b>Dodd/Hanna Orchards</b> 49. Heart's Haven/Ball House to <b>Ball House</b>
20	20 Hudson Avenue NE should be 31	Change to <b>31</b> Hudson Avenue NE (formerly Hudson Street)
20-23	references re Hudson Street throughout the descriptions. Physical address of Municipal Hall, Courthouse & Art Gallery are 'Hudson Ave.' Do we want to go with either Street or Avenue?	Change to Hudson Avenue and Shuswap Street  Paragraph 1, Hudson Avenue NE



		Paragraph 3 Hudson Avenue NE and Shuswap Street NE Character Defining Elements Hudson Street to Hudson Avenue NE (x 2)
22	"	Change to Hudson Avenue and Shuswap Street  Paragraph 1, Hudson Avenue NE Paragraph 3 Hudson Avenue NE and Shuswap Street NE Character Defining Elements Hudson Street to Hudson Avenue NE
23	"	Change to Hudson Avenue and Shuswap Street  Paragraph 1, Hudson Avenue NE and Shuswap Street NE Paragraph 4 Hudson Avenue NE and Shuswap Street NE
27	1912, 1906-07 for first section should say circa 1906. Also, name should be first	Change to:  Haydock House 550 6 Street SE Salmon Arm, BC Circa 1906
32	Name should be first and then change address to 2 Avenue NE	Bank Manager's House <b>660 2 Avenue NE (formerly Harris Street)</b>
33	Name should be first and then change address to 2 Avenue NE	Lyman House <b>680 2 Avenue NE (formerly Harris Street)</b>
34	Name should be first and then change address to 2 Avenue NE and Circa added	R.H. Neelands House <b>671 2 Avenue NE (formerly Harris Street)</b> Salmon Arm, B.C. Circa 1911
35	Name should be first and then change address to 2 Avenue NE	Collier House <b>720 2 Avenue NE (formerly Harris Street)</b>
36	Name should be first and then change address to 2 Avenue NE	M.M. Carroll House <b>721 2 Avenue NE (formerly Harris Street)</b>
37	Skelton House/ Gabe's Bunkhouse change to Matthews House	Change heading to:  <b>Matthews House</b> <b>251 5 Street SE</b> <b>Salmon Arm, B.C.</b> <b>1912</b>  Values Matthews House is significant....  Paragraph 3: Matthews House....

<b>B94</b>	1913-14	<b>Circa 1913</b>
41	Remove hyphen in address	Change to 250 8 Street NE
44	Remove hyphen in address	Change to 490 10 Avenue SE
46	Salmon Arm Elementary	Change to <b>Salmon Arm Consolidated High School</b>  Paragraph 1 Paragraph 2 Paragraph 4 change wording In 2003, despite strong protests from parents, students, and educators, <i>the school</i> closed its doors..... Paragraph 5  Character Defining Paragraph 6
47	Remove hyphen in address	351 3 Street SW, 421 5 Avenue SW, 441 3 Street SW, 481 5 Avenue SW 511 5 Avenue SW, 471 10 Avenue SW
49	Schultis change to Bromham House  Remove hyphen in address	Change heading to:  <b>Bromham House</b> <b>1670 10 Street SW</b> <b>Salmon Arm, B.C.</b> <b>Circa 1905</b>  Change paragraph 1 from Schultis House to Bromham House  Under Values, first line change to Bromham  Fifth paragraph: "Originally constructed by Frank Bromham, the house has passed....." Character Defining Elements: First line change to Bromham
51	1620 Lakeshore Rd NE but now addressed off of 16 Street NE	Change to <b>1501 16 Street NE (formerly 1620 Lakeshore Rd NE)</b>
53	Remove hyphen in address	<b>551 21 Street SE</b>
56	Duxbury change to Reader House I	Change Heading to:



	Remove hyphen in address C1913-c 1916 Change to Circa 1914	<p><b>Reader House I</b>  <b>91 1 Street SE</b>  <b>Salmon Arm, B.C.</b>  <b>Circa 1914</b></p> <p>Change Duxbury to Reader House I in :  Description x2,  Values 1<sup>st</sup> paragraph: "Constructed Circa 1914, Reader House I is valued...."  2<sup>nd</sup> Paragraph: "Reader House I...."  3<sup>rd</sup> paragraph, line 3: "...Shuswap Street known as Reader House II...."  3<sup>rd</sup> paragraph, line 4: put 'd' at and of Drummon(d). Reader also <i>built</i> (not build)</p> <p>'Character Defining Elements' – "...define the heritage character of Reader House I ....".</p>
57	Remove hyphen in address	51 1 Street SE
58	<p>Change Reader House to Reader House II</p> <p>Change address to include 'SE'</p>	<p>Change Heading to:</p> <p><b>Reader House II</b>  <b>230 Shuswap Street SE</b>  <b>Salmon Arm B.C.</b>  <b>Circa 1922</b></p> <p>Change in:  Description, first line: "Reader House II is a ...."</p> <p>Values, first sentence:  "Constructed prior to the spring of 1922 <i>by William Reader as his personal residence</i>, the house is valued...."</p> <p>Change to <b>Reader House II</b> in 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> paragraphs and in</p> <p>Character Defining Elements, first sentence.</p>
59	Remove hyphen in address	401 20 Street SE
60	Remove hyphen in address	1890 20 Avenue NE
65	Salmar Classic Theatre	Change to Salmar Theatre
69	Correct house number (change from 1150 to 1550) and remove hyphen in address	1550 15 Avenue SE
71	Edwardes House	<p>Change to Simpson House</p> <p>Change Heading to:</p>

<b>P36</b>	Remove hyphen from address	<p><b>Simpson House</b>  <b>5051 11 Street NE</b>  <b>Salmon Arm, B.C.</b>  <b>1903</b></p> <p>Change Edwardes to Simpson in:  Description,</p> <p>in 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> paragraphs, and in  ‘Character Defining Elements’ – “...define  the heritage character of the Simpson  House....”.</p>
72	Remove hyphen from address	6861 50 Street NE
73	Remove hyphen from address	7210 51 Street NE
76	Remove hyphen from address	500 6 Street NE 501 10 Street NE
80	Remove hyphen from address  Circa 1884-1894	2131 50 Street NW 2291 50 Street NW  Change to <b>Circa 1895</b>
81	Remove hyphen from address	3421 30 Street SW
83	Hanna and Hanna is name in Register  Remove hyphen from address	Change heading to:  <b>Dodd/Hanna Orchards</b> <b>3181 11 Avenue NE</b> <b>Salmon Arm, B.C.</b> <b>1907</b>  In Description,  Values: 1 <sup>st</sup> , 2 <sup>nd</sup> , 4 <sup>th</sup> paragraphs, and in ‘Character Defining Elements’ – “...define the heritage character of Dodd/Hanna Orchards....”.  Site (last sentence): Association with the Dodd/Hanna family
86	Ball House	Change heading to: <b>Ball House</b> <b>1651 2 Avenue NE</b> <b>Salmon Arm, B.C.</b> <b>Circa 1910</b>



		<p>Description: "Ball House, originally named Heart's Haven by the Ball family, is a .... bungalow facing Okanagan Avenue NE (originally known as Deer Park Trail) which defines the eastern border of Uplands Estates Subdivision of Salmon Arm."</p> <p>Values (paragraph 2) change Maude to Maud.</p>
--	--	--

#### Next Steps

1. Submit final changes to HC
2. Once all approved by HC then present to Council for approval of changes.

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