



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, October 3, 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 - 12	1.	Development Variance Permit Application No. VP-561 [Weed, J. & Cockrill, E./Hindbo Construction; 2794 25 Street NE; Height requirements]
	6.	FOR INFORMATION
	7.	IN-CAMERA
	8.	ADJOURNMENT

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TO: His Worship Mayor Harrison and Members of Council

DATE: September 27, 2022

SUBJECT: Development Variance Permit Application No. VP - 561 (Height of Retaining Wall and Fence and Principal Dwelling)
 Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP119501
 Civic Address: 2794 25 Street NE
 Owners: James Weed and Elaine Crockrill
 Agent: Hindbo Construction (Coady Hindbo)

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP - 561 be authorized for issuance for Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP119501 which will vary Zoning Bylaw No. 2303, as follows:

- i) Section 4.12.1 (a) Height of a combined retaining wall and fence from 2.0m to 6.9m and;**
- ii) Section 6.5 increasing the height of a principal building from 10.0m to 10.8m.**

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The applicant is proposing to vary the permitted height for a retaining wall and fence from 2.0m to 6.9m and the height of a single family dwelling from 10.0m to 10.8m. A site plan and drawings submitted in support of the application are enclosed as Appendices 1 and 2. The applicant has also submitted a letter of rationale in support of their application (Appendix 3).

BACKGROUND

The subject property is approximately 1920m² in area and is currently vacant (Appendices 4). The property is designated Residential Low Density in the Official Community Plan (OCP) and is zoned R1 – Single Family Residential within Zoning Bylaw No. 2303 (Appendices 5 and 6).

In August 2022, a Development Variance Permit to reduce servicing was issued by Council (VP No. 542). The servicing variance reduced the off-site frontage works for the adjacent lot and the owners made a cash-in-lieu payment for frontage works along the subject property frontage. The issuance of the variance permit allowed the two lot subdivision to proceed.

Adjacent land uses include the following:

North: single family residence/R1

South: single family residence/R1

East: single family residence and single family residence with suite/R1 & R8

West: single family residence/R1 (Single Family Residential)

COMMENTS

Engineering 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.

Staff note that the impact of the variances would affect the development of the adjacent property to the south, which presently is under the same ownership as the subject property. From the street perspective (25 Street NE), the roof would be visible from the street; however, given the topography of the lot the proposed house and retaining walls would be located below the grade of the existing road (25 Street NE).

As shown in Appendix 1, the subject property is affected by steep slopes. The location of the proposed retaining wall and fence would affect the adjacent lot to the south. The impact of the proposed retaining wall and fence height are mitigated by the heavily treed area between the building area of the proposed house and the existing house on the south parcel, as well as, the topography of the lots. Staff do not see potential negative impacts along that section of the shared property lines. Staff note that the Zoning Bylaw governs the overall height of retaining walls but exempts the location of retaining walls in relation to the property line. To ensure that the wall can be maintained into the future, staff have asked that the applicant consider an easement over the adjacent property so that it may be constructed and accessed via adjacent lot without trespass. Given the height of the proposed retaining wall a Building Permit would be required prior to construction.

With regard to the proposed principal building height variance, staff are supportive of the request as the proposed building is located on lot with challenging topography. The definition of building height in the Zoning Bylaw is the average original grade of the building to the peak of the building. In areas with steeper slopes it is common for buildings to be designed with one storey on one side of the building and two to three storeys (walkout basement) on the opposite side in order to be "built into" the slope. The proposed building is an example of this design. Given that the proposed building at the street side will be mostly below the road level and the proposed building is not taller than an average principal building on flat land, the impact of the overall height would be minimal.

Should Council not support the variance request the applicant would have to redesign the retaining wall, terracing the wall to ensure each section of the wall is below the required height and redesign the house to adjust the roof pitch or wall heights.

Staff have no concerns with the variance requests and support the issuance of the Development Variance Permit.

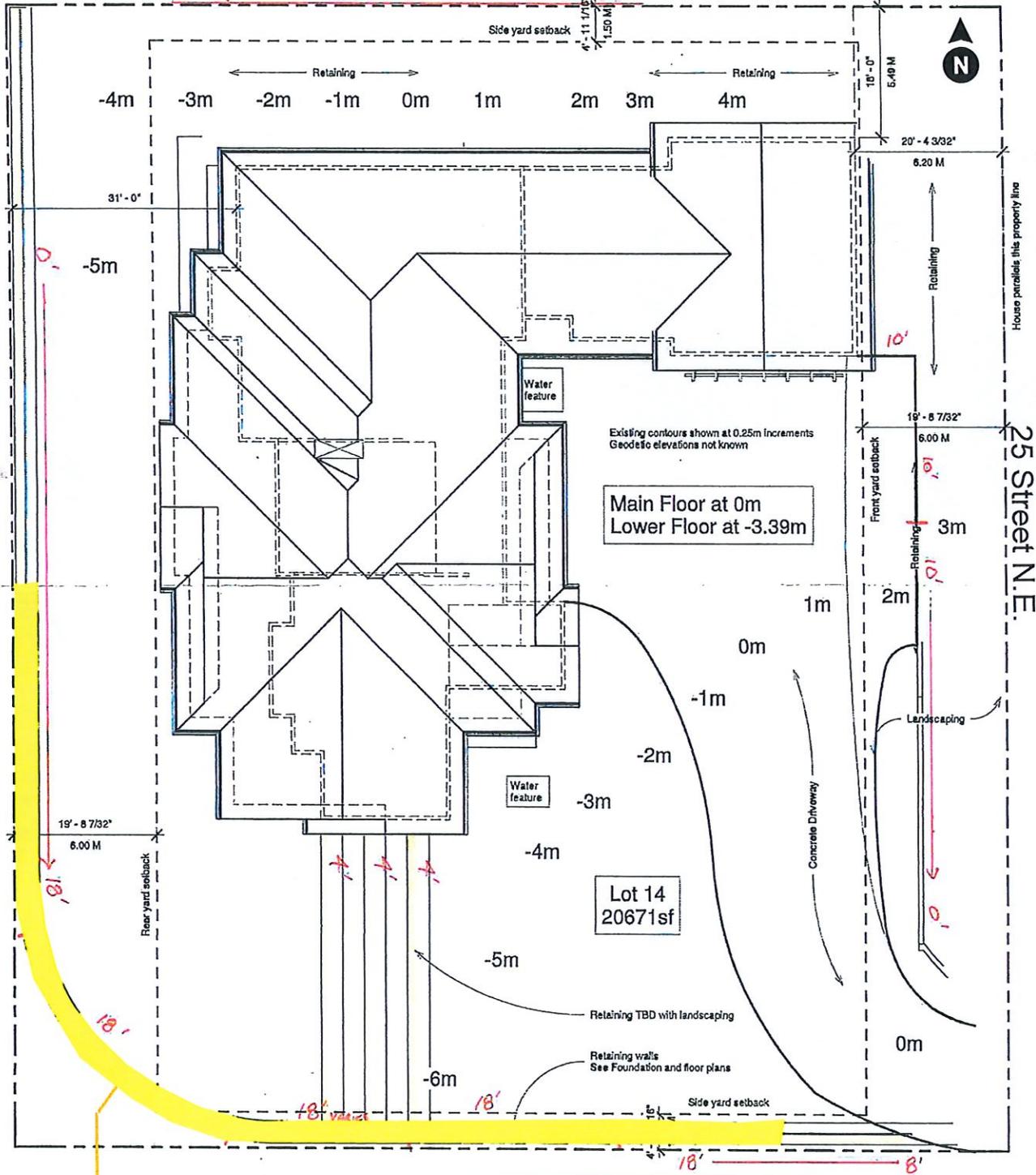


Prepared by Melinda Smyrl, MCIP, RPP
Planner



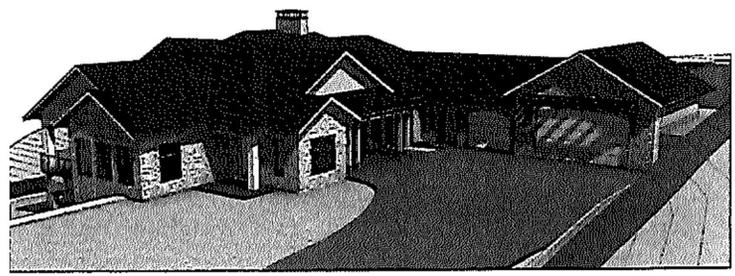
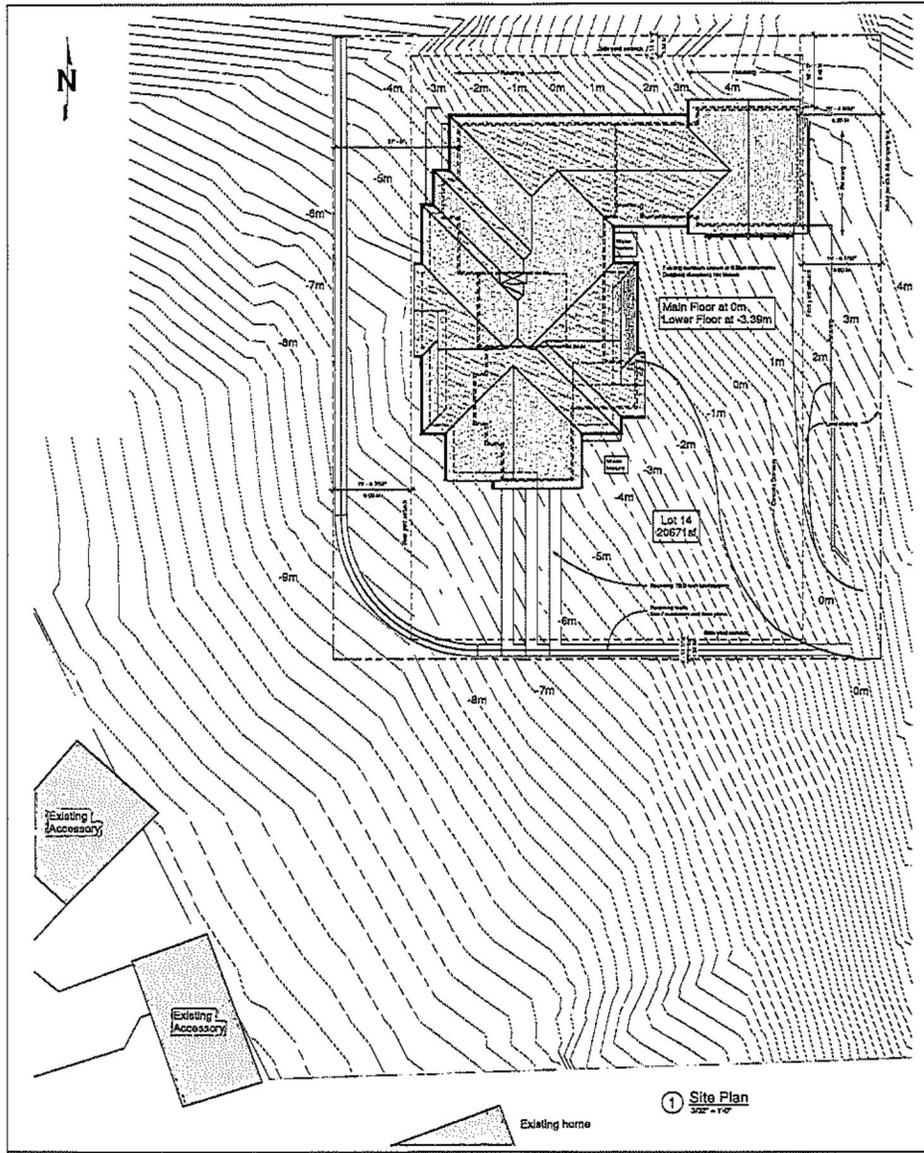
Reviewed by Kevin Pearson, MCIP, RPP
Director of Development Services

PROPOSED RETAINING WALL HEIGHTS

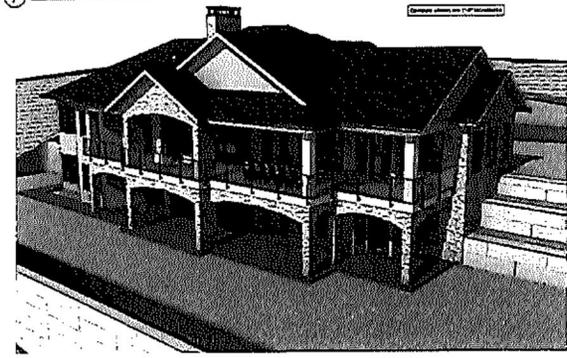


Variance Request: Combined Height of Retaining Wall and Fence from 2.0m to 6.9m

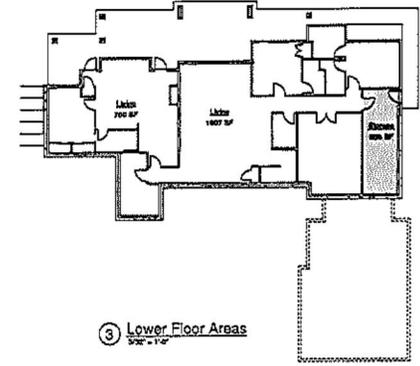
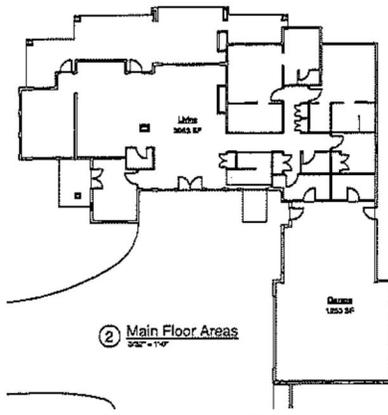
Drawing Index	
Drawing Number	Drawn Name
1	Site Plan
2	Main Floor Areas
3	Lower Floor Areas
4	Perspective 1
5	Perspective 2
6	Perspective 3
7	Front Perspective
8	Rear Perspective



7 Front Perspective



8 Rear Perspective



Legal Address
Lot 14

Civic Address
256 Street SE
Madison, AL, SC

Zoning

R1	Single Family
1.5m	50k sqft 40' max
6.0m	Front yard setback
6.0m	Front yard setback
15.0m	Side yard setback
45%	Building coverage
0.63	Floor area ratio

This building was designed and prepared in accordance with the South Carolina Building Code (SCBC) 1518.
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General Notes

All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumbing codes and all local building code and bylaws which may have provisions.

All work shall be performed in all respects to good building practice. Written dimensions to be followed. Do not scale from the drawings.

50' Building location to be verified by surveyor prior to construction.

- Foundation to be poured in unshored, unbraced building pad.
- All measurements, grades and levels to be verified on site before commencing construction.

Finishing and Foundations

- All dimensions to face of wall unless otherwise noted.
- All masonry, masonry, columns and supporting structures to be confirmed by the roof truss and floor system supplier.
- Roof truss and floor joist layout will be provided by the manufacturer.
- All suspended slabs and foundations walls over 8" must be designed and/or approved by a professional engineer.
- All standard foundations to conform with engineering, soil conditions and local practices.
- All concrete to have a minimum compressive strength of 20mpa at 28 days. Do not install foundation until their installation is complete.
- Engineered design of each slab to be supplied by the manufacturer.
- All joists square more than 7'-0" shall be bridged at mid span using 302 aluminum bridging installed as per N.E.C.C.
- Flashing to be installed at all penetrations in roof system and changes in roof planes.
- Flashing to be installed at all changes in horizontal exterior finishes and cover all operational openings. Flashing to be installed around all unframed exterior openings.

Thermal Performance

- All new construction must conform to CBC 9.30 thermal performance code.

Plumbing, Electrical and Mechanical Systems

- All planning to be completed and installed and future planning codes and by a qualified plumber.
- Confirm layout and dimensions with supplier of all fixtures, bars, washrooms, laundry rooms, utility rooms, in-floor heating, etc.
- All fixtures to be approved by the owner, leading and working conditions and system design by engineer, supplier or qualified installer.
- Electric system to be designed and installed by qualified electrician.

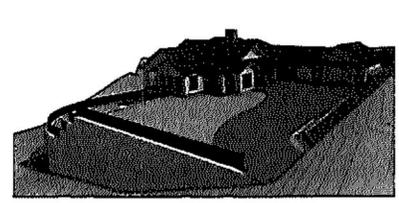
Load Bearer and Foundation Requirements

- All construction will be within local bylaw requirements. These include design restrictions, height restrictions, load carrying, water and all construction, water construction, landscaping, etc.
- Any changes required to these designs should be reported to Meyer Design.
- Designs.
- Provision drainage shall be installed where required by local authorities having jurisdiction and to their approval.

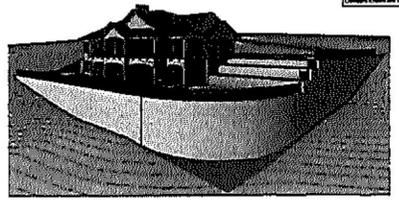
Meyer Design shall not be responsible for any variances from the structural drawings and specifications, or requirements required, resulting from conditions encountered at the job site, and is the sole responsibility of the owner and contractor.

Meyer Design makes every effort to provide complete and accurate construction drawings. However, we assume no liability for errors or omissions which may affect construction. It is the responsibility of all trades to check and verify all dimensions and details before commencing with their portion of the construction. Check all dimensions to be laid out these plans please advise Meyer Design as the necessary corrections can be made.

Proposed Residence for Jim Weed and Elaine Cockrill



4 Perspective 1



5 Perspective 2



6 Perspective 3

For Permit v1.3

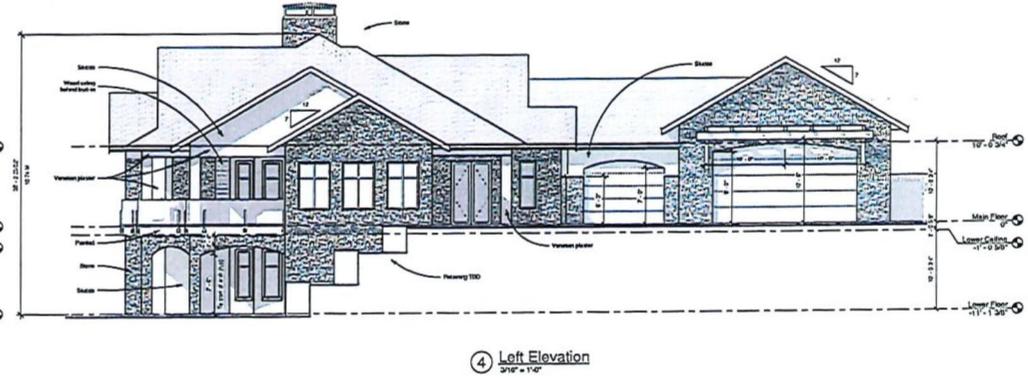
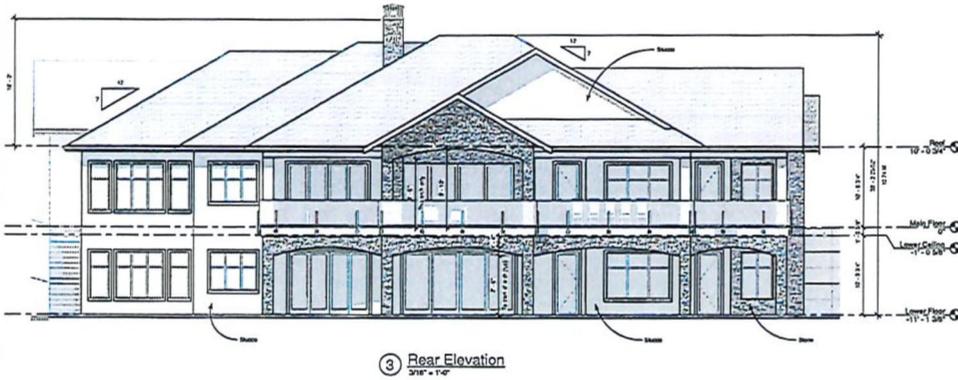
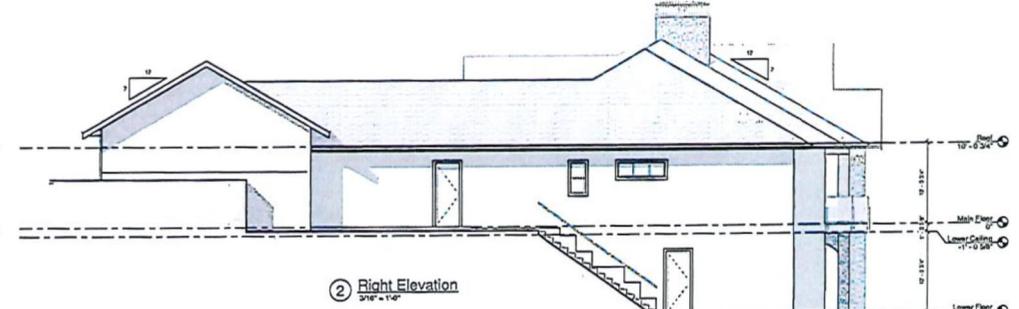
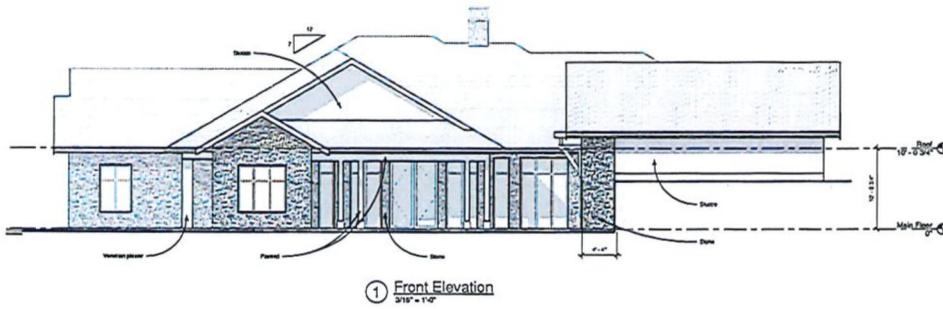
Meyer
MEYER DESIGN LTD
300 Mt Todd Drive
Cullman, AL, SC
256-933-4278
14702Avenue Drive
Madison, AL, SC

Cover Page Site Pla

Project Number: _____
Client: _____
Drawn: _____
Checked: _____
Date: _____

View-Correl
Madison
350 Street SE
Madison, AL, SC

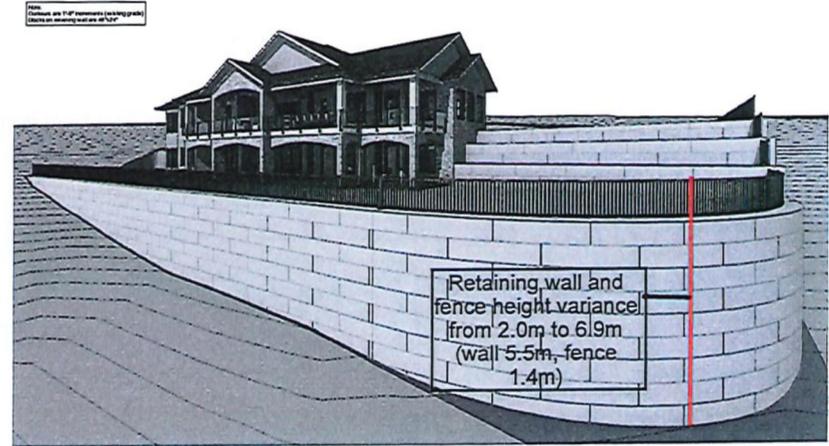
APPENDIX 2



5 Front Left Perspective



6 Front Entry Perspective



9 Rear Right Perspective



8 Rear Left Perspective



7 Garage Perspective

Typical Cladding

- Stone**
Cedar shingles as shown above
- Stone/brick**
Red or natural stone masonry per manufacturer
- Cladding**
Cedar shingles
- Paint**
White
- Roof**
Asph/Flt Shingles
- Deck**
Composite decking material per manufacturer
- Fence and Wall**
As shown
- Retaining wall**
As shown
- Garage**
As shown
- Stair**
As shown
- Deck**
As shown
- Deck railing**
As shown

Windows and Doors

All doors and windows shown, including hardware, shall be installed in accordance with the manufacturer's instructions. The type and hardware shall be as shown on the drawings. The type and hardware shall be as shown on the drawings.

M
MEYER
SIGNA LTD
600 Mt Tied Drive
Columbia, DC
21038
250-503-4579
kathy@meyersigna.com

Elevations and Details

Project number: 2021-044
Date: June 13, 2022
Owner: Kathy Meyer

Wendy Coakley
Residence
Lot 14
250 Great Hill
Salmon Arm, BC

5

For Permit v1.3

Dear Mayor, Councilors, and City of Salmon Arm Staff:

Hindbo Construction Group Inc. is seeking a height variance for two items, roof line and retaining walls for proposed single-family residence located at 2791 25th Street NE.

Current zoning rules state a variance is required if the roof height exceeds 10 meters (32' 9 11/16") and a retaining wall exceeds 2.0 meters (6.5ft.). We respectfully request a roof height of 10.74 meters (35' 3") and a retaining wall height up to 5.5 meters (18').

Due to the grade/slope at 2791 25th Street NE (the property) where the proposed single-family residence will be built, we feel the extra .74 meters of roof height will not negatively affect views while traveling on 25th Street NE. In fact, with the trees removed to create a building site for the house, the view should be enhanced.

Due to the grade/slope of the property, we require several retaining walls. One of which, below the house will vary from 0 to 18' in height. Another retaining wall, adjacent to the garage will be from 0 - 10' in height. The balance of retaining walls do not require a variance.

We hope you agree with our request that the proposed home's roofline and retaining walls will not obscure the view or impact the landscape.

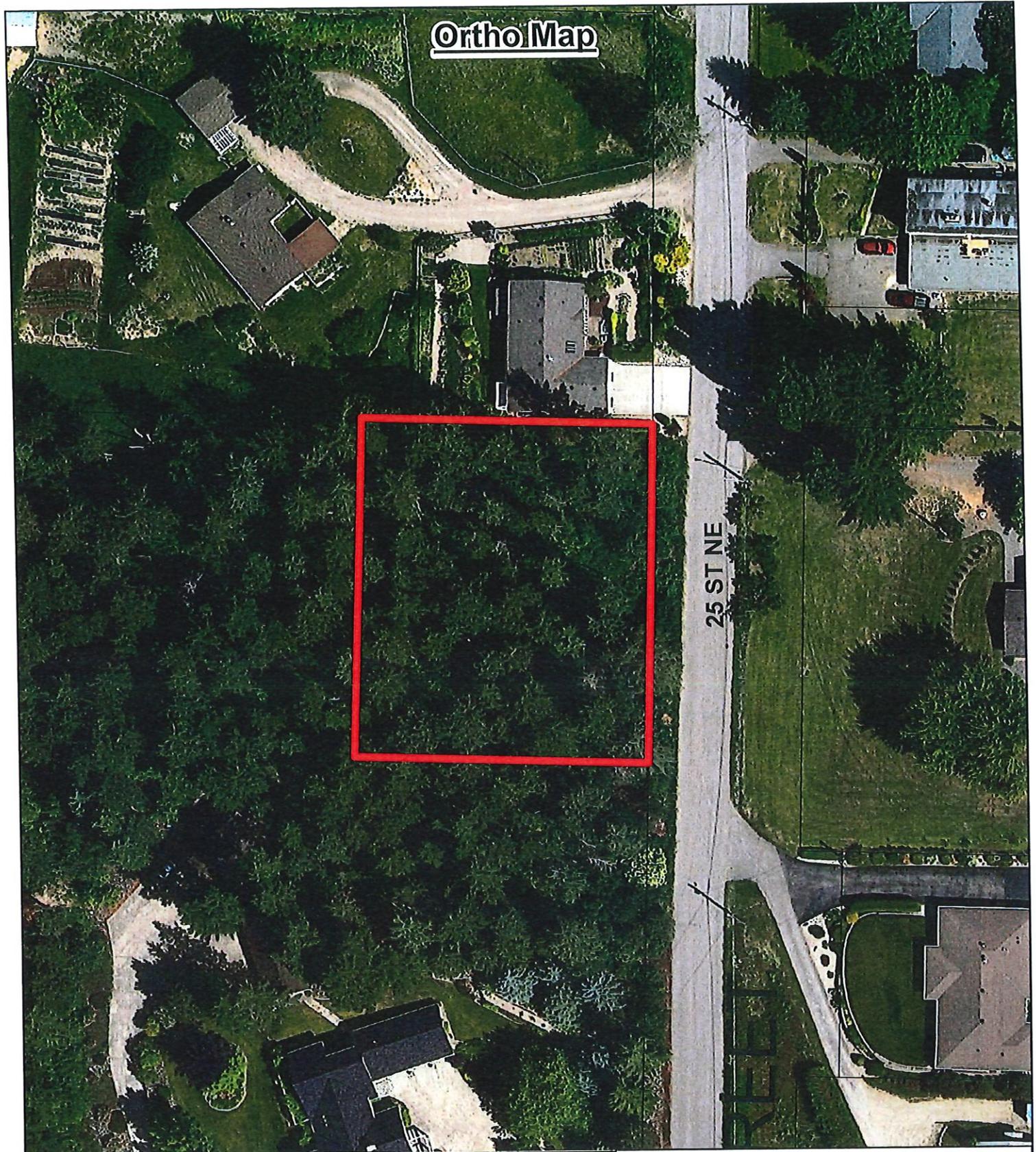
Regards,

Coady Hindbo

Hindbo Construction Group Inc.

250 804 3571

Ortho Map



25 ST NE



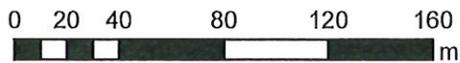
Subject Property



Parcels

Ortho Photo Date: 2021

OCP Map



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

Zoning Map

P11

30 AVENUE

N.E.

N.E.

STREET

AVENUE

N.E.

25

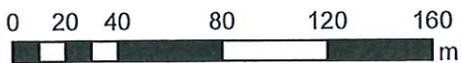
STREET

26

25

25

24 A



- Subject Property
- Parcels
- A-2
- P-1
- R-1
- R-7
- R-8

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