

August 28, 2025

## Hearing Notice

### Council Consideration:

#### **Development Variance Permit No. VP-620**

- Beginning at 7:00 pm, Monday September 8, 2025, during the Regular Council Meeting
- Council Chambers - Salmon Arm City Hall, 500 – 2 Avenue NE

### PROPERTY:

2270 – 10 Avenue SW

Lot A, Section 10, Township 20, Range 10, W6M, KDYD,  
Plan 22795, Except Plans 25227, EPP72884, and  
EPP81913

### LOCATION:

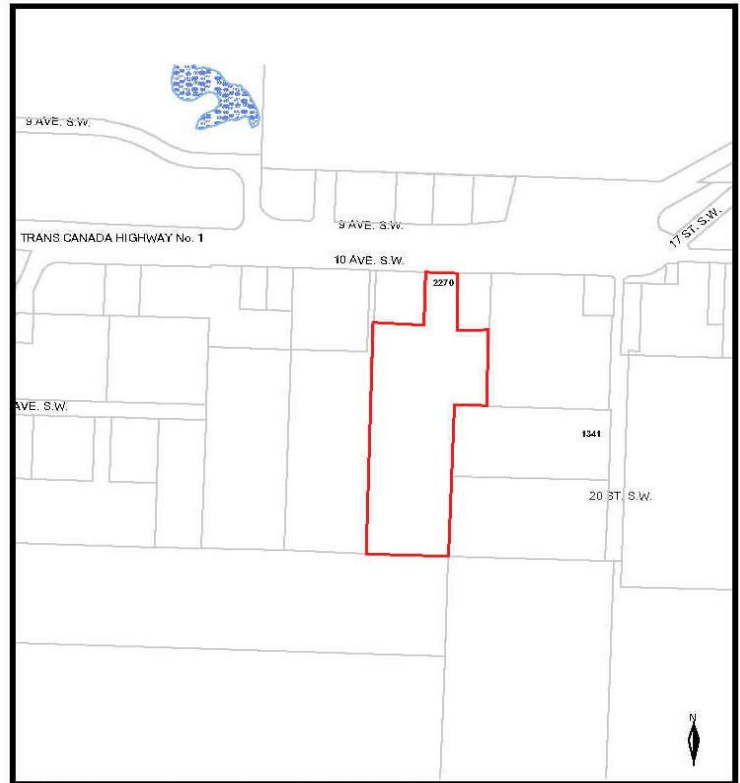
South of Trans Canada HWY between 30 Street SW and 20 Street SW on the South side of 10 Avenue SW

### PROPOSAL:

To reduce the interior side parcel line setback from 3.0 metres to 2.17 metres to retain the existing storage shed.

### VARIANCE REQUEST:

Zoning Bylaw No.2303, Section 34.10.3



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### INFORMATION:

The staff report for the proposed Development Variance Permit No. VP-620 is available for viewing on the City of Salmon Arm website at [Public Hearing Notices | Salmon Arm, BC - Official Website](http://www.salmonarm.ca/public-hearing-notices) from **August 28 - September 8, 2025** inclusive.

If you wish to participate electronically, a link to the virtual meeting is available in the Agenda section on the City's website at [www.salmonarm.ca](http://www.salmonarm.ca). Electronic participation is accommodated through computer with internet access or telephone.

All persons who wish to register an opinion to Council for consideration on the proposed Development Variance Permit may do so either by:

- Written submission, that may be dropped off at City Hall in the drop box to the left of the main entrance;
- Email submission to [cityhall@salmonarm.ca](mailto:cityhall@salmonarm.ca);
- Appearing in person or electronically, or represented by an agent, at the Hearing on **Monday September 8, 2025**.

Please note written and/or email submissions must be presented to the Administration Department no later than **10:00am on Monday September 8, 2025**.

Respectfully,

Development Services // For more information contact: [planning@salmonarm.ca](mailto:planning@salmonarm.ca) or 250.803.4000

## DEVELOPMENT VARIANCE PERMIT

Local Government Act (Part 14)

PERMIT NUMBER: VP-620

Bylaw No. 4640

SCHEDULE "B"

TO: W.H. Laird and 546531 BC Ltd.

Location: 2270 – 10 Avenue SW (PID: 006-721-745)

- 
1. This Development Variance Permit is issued subject to compliance with all applicable City of Salmon Arm Bylaws except as specifically varied by the Permit.
  2. This Development Variance Permit applies to, and only to, (legal description),  
(2270) Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795, Except Plans 25227, EPP72884, and EPP81913
  3. The City of Salmon Arm  
☒ Zoning Bylaw No. 2303  
☐ Subdivision and Development Servicing Bylaw No. 4293  
☐ Sign Bylaw No. 2880  
☐ Required under Development Permit Areas (Official Community Plan Bylaw No. 4000)

is hereby varied as follows:

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THAT: the Development and Planning Services Committee recommend to Council the issuance of the Development Variance Permit No. VP- 620 for Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795, Except Plans 25227, EPP72884, and EPP81913 (2270 10 Avenue SW) to retain the existing accessory building, varying Zoning Bylaw No. 2303, Section 34.10.3 reducing the interior side parcel setback from 3.0 metres to 2.17 metres.

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4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
  5. This Permit is not a Building or Sign Permit.
  6. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
  7. The terms of the Permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the Permit.
  8. **If the holder of a land use permit does not substantially start any construction with respect to which the permit was issued within 2 years after the date it is issued, the permit lapses.**

AUTHORIZING RESOLUTION ADOPTED BY COUNCIL on the \_\_\_\_ day of \_\_\_\_\_ 2025.

ISSUED this \_\_\_\_ day of \_\_\_\_\_ 2025.

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CORPORATE OFFICER  
Rhonda West



## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Planner I - Development Variance Permit Application No. VP- 620

Legal: Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795 Except Plans 25227, EPP72884, and EPP81913  
Civic: 2270 10 Avenue SW  
Owner: 546531 B.C. Ltd, INC., M. Blackburn, and D. Blackburn  
Agent: William Laird

Date: September 2, 2025

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### **Executive Summary/Purpose:**

The proposal is to reduce the interior side parcel line setback from 3.0 metres to 2.17 metres in order to retain the existing storage shed through a boundary adjustment (subdivision application).

### **Motion for Consideration:**

THAT: the Development and Planning Services Committee recommend to Council the issuance of the Development Variance Permit No. VP- 620 for Lot A, Section 10, Township 20, Range 10, W6M, KDYD, Plan 22795, Except Plans 25227, EPP72884, and EPP81913 (2270 10 Avenue SW) to retain the existing accessory building, varying Zoning Bylaw No. 2303, Section 34.10.3 reducing the interior side parcel setback from 3.0 metres to 2.17 metres.

### **Staff Recommendation:**

That the motion for consideration be adopted.

### **Proposal:**

The proposal is to reduce the interior side parcel line setback from 3.0 metres to 2.17 metres in order to retain the existing storage shed. A letter provided by the applicant is included as Appendix 1. The subject property is currently under application for a boundary adjustment (subdivision application) and both parcels must conform prior to approval. The existing storage shed is sited as non-conforming.

### **Background:**

The subject property is located at 2270 10 Avenue SW (see Appendix 2 & 3). The northern most portion of the property, approximately 0.762 hectares (1.8 acres), is designated as Highway Service Tourist Commercial, while the remaining 4.83 hectares (11.9 acres) to the south is designated Salmon River Valley under the City's Official Community Plan. The subject property is also split zoned. The northern portion is zoned C-3 Service Commercial, while the remainder

is zoned A-1 Agriculture. The south portion is additionally within the Agricultural Land Reserve. (see Appendices 4 - 6).

Adjacent land uses include the following:

North:	Commercial / Trans Canada Highway	Zoned C-3
South:	Agriculture/Single Family Residence and Agriculture	Zoned A-1(ALR)
East:	Westgate Public Market/ Commercial/ Agriculture	Zoned C-3 / A-1(ALR)
West:	Commercial/ Single Family Residence and Agriculture	Zoned C-3/ A-1(ALR)

The subject property is approximately 5.5 hectares (13.7 acres) in area and is comprised of a variety of commercial building on the northern portion, and agricultural in the south. The existing shed, located 2.17 metres from the interior side parcel line, sits on the east side of the property near the northern corner of the ALR boundary. The existing (accessory) storage shed encroaches in the setback area with the north and east sides of the building. The site plan and site photos are attached as Appendix 7 & 8.

The subject property recently received approval to rezone the northern most portion to C-3 (Service Commercial) from C-5 (Tourist Commercial). A subdivision application was also submitted for the subject property to facilitate a boundary adjustment, combining the A-1 zoned portion with the adjacent property located at 1341 20 Street SW. A Preliminary Layout Review (PLR) letter regarding the boundary adjustment proposal was issued on April 1, 2025. Conformance with setback regulation or a variance permit is a condition of final approval for the boundary adjustment.

**Relevant Policy(ies):**

N/A

**Referral Comments:**

Fire Department

No concerns.

Building Department

No concerns.

Engineering 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 and existing structures, negative impact to general form and character of the surrounding neighbourhood and, potential negative impact(s) on adjacent properties.

Staff note that the applicant has recently taken steps to bring the shed into compliance by removing an extension on the east side and a carport that was attached to the north side of the structure. These additions needed to be removed as they were encroaching onto the neighbouring parcels. This action was taken to satisfy the requirements of the rezoning and boundary adjustment applications.

The accessory storage building has been in place for several years and there is existing vegetation along the eastern property line that provides visual screening for the adjacent property. Staff note that there is not record of a building permit for the structure and an estimate of the building area (taken from ortho photos) is approximately 220 m<sup>2</sup> (2300 ft<sup>2</sup>). In Staff's opinion, the requested variance is relatively minor (approximately 28% variance from A-1 regulations). Should Council approve the request, the storage shed would be permitted to remain in its current location otherwise, demolition would be required.

Minimum setback requirements in the Zoning Bylaw are in place to ensure minimum distances between buildings across parcel lines and to ensure continuity of development amongst multiple parcels in a given area of similar zoning. Staff believe that the requested variance poses little impact on the adjacent property. In considering the factors noted above, staff are not concerned with variance request.

**Financial Considerations:**

N/A

**Committee Recommendations:**

N/A

**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 notice outlines the proposal and advises those with an 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 8, 2025 at 7:00pm.

**Alternatives & Implications:**

N/A

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

**Attachments:**

- Appendix 1 – Letter of Intent
- Appendix 2 – Subject Property Map
- Appendix 3 – Ortho Maps
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – ALR Map
- Appendix 7 – Site Photos
- Appendix 8 – Site Plan

PROPERTY DEVELOPMENT ■ COMMERCIAL & RESIDENTIAL RENTALS ■ CONSTRUCTION



June 27, 2025

Mayor and Council.

Re: SUB-24.09 - 1341 20 Street SW and 2270 10 Ave SW

The undersigned is in the process of amalgamating the southerly portion of 2270 10<sup>th</sup> Ave SW., with 1341 20<sup>th</sup> St SW., both are in the ALR.

10 th Ave. property is currently part of Blackburn Excavating yard. This parcel will no longer be used as an equipment or construction yard. We are requesting a variance to reduce the setback in A1 (35.10.2) from 3m to 2.13m as shown in the attached sketch plan to allow retention of an existing storage shed.

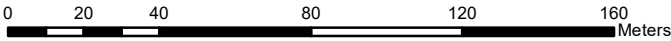
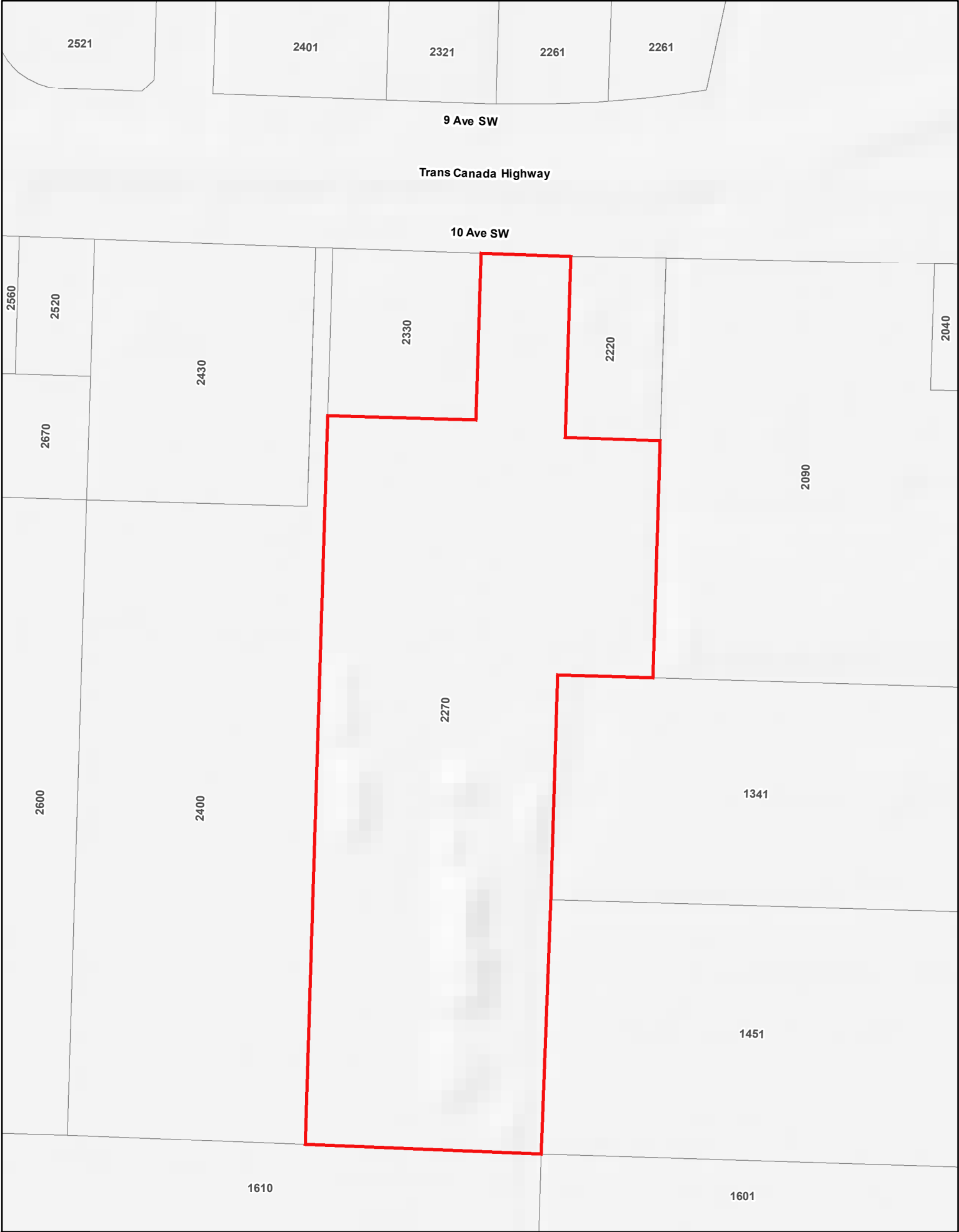
Attached is a sketch plan of the ALR land and existing buildings.

It is our intention to reinstate agricultural use on this property in the short term.



A handwritten signature in black ink, appearing to read 'W.H. Laird', is written over a light blue circular stamp. The signature is fluid and cursive.

W H Laird.

# Subject Property Map

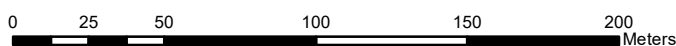
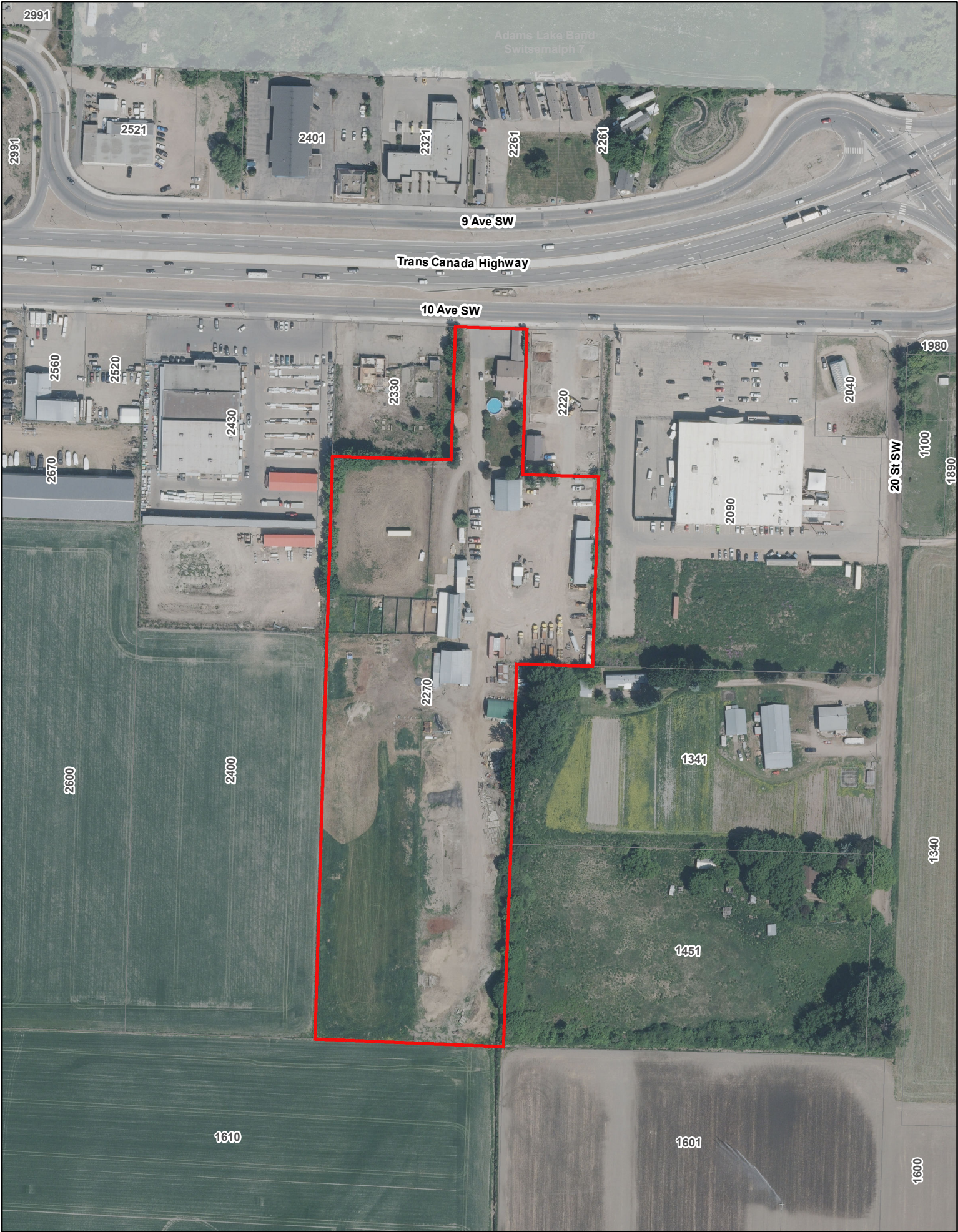


## Legend

 Subject Property  Parcels



# Ortho Map



## Legend

-  Subject Property
-  Parcels



# Ortho Map

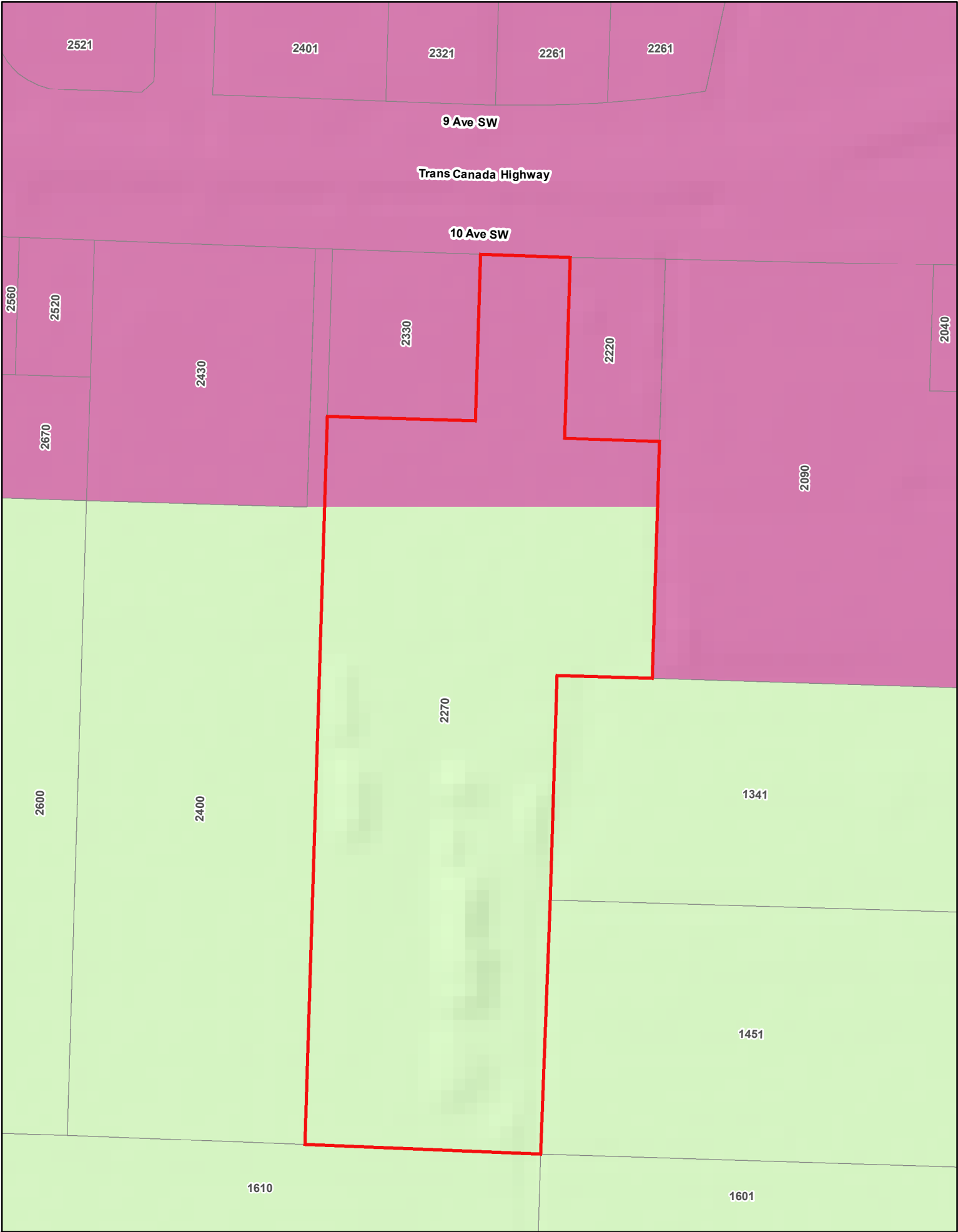



0 12.5 25 50 75 100 Meters

## Legend

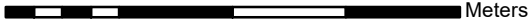
 Subject Property  Parcels

# OCP Map









0 15 30 60 90 120 Meters

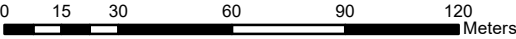
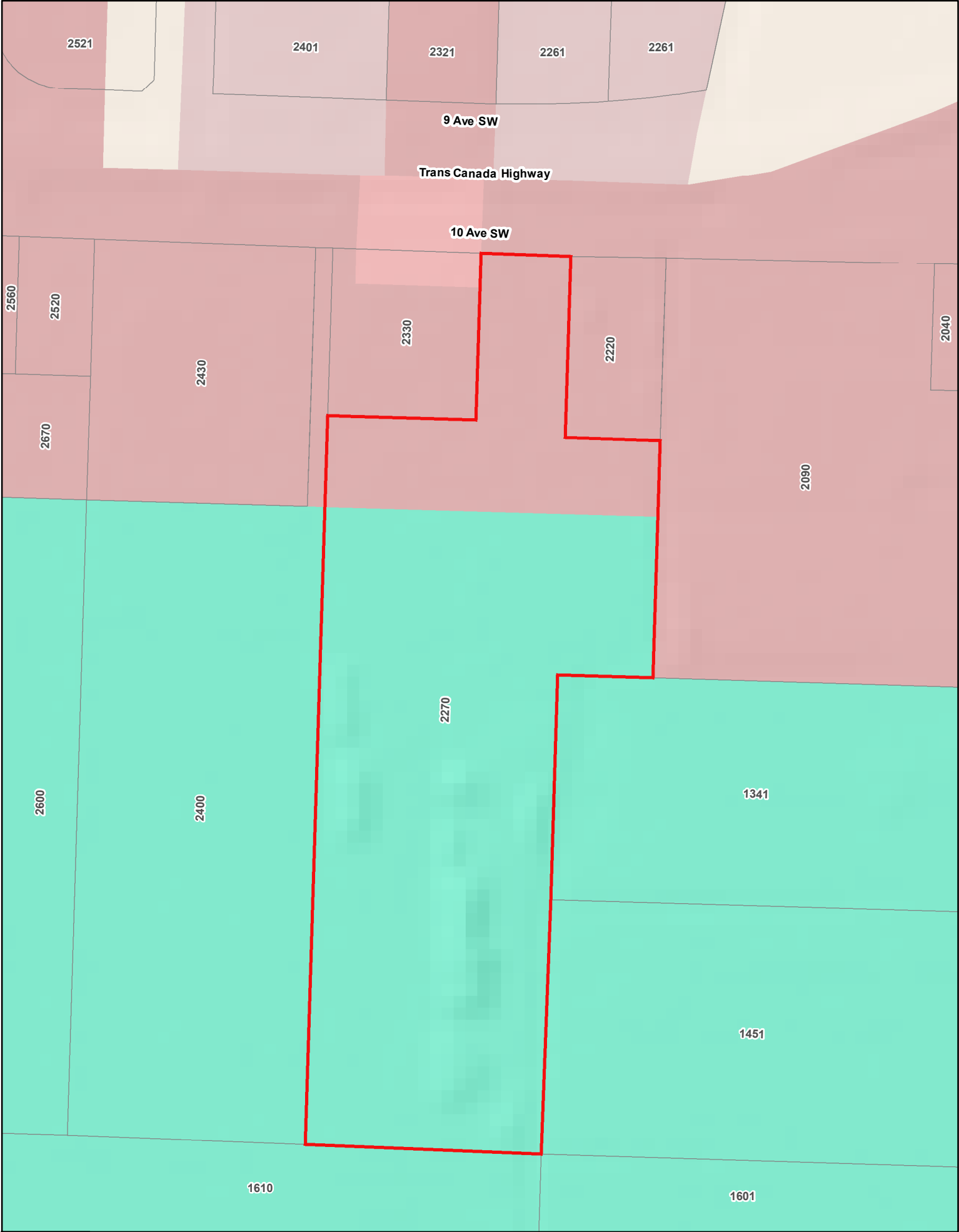


### Legend

	Subject Property		Salmon Valley Agriculture
	Parcels		Commercial - Highway Service / Tourist



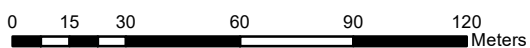
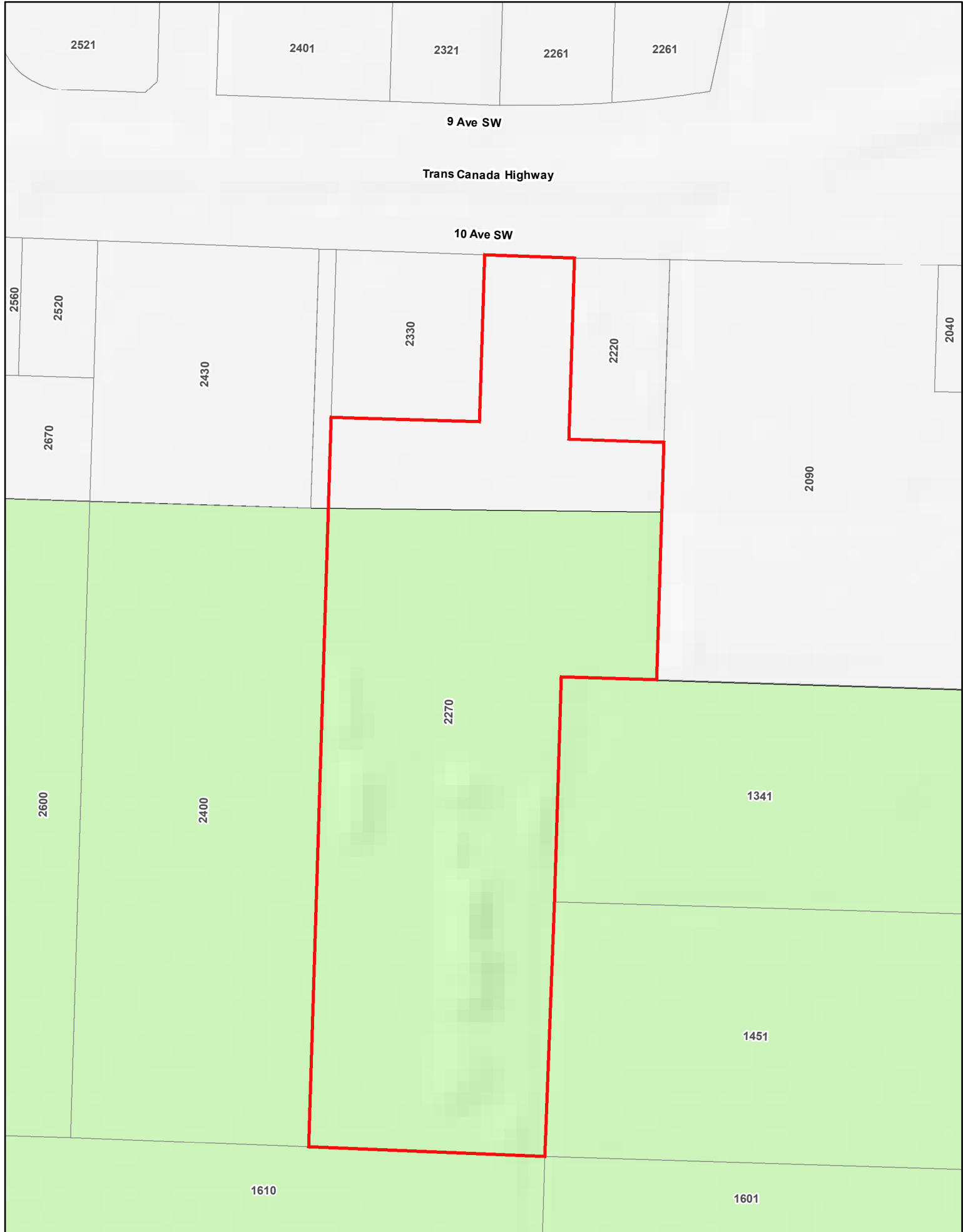
# Zoning Map



## Legend

- |                  |     |     |      |
|------------------|-----|-----|------|
| Subject Property | A-1 | C-4 | R-10 |
| Parcels          | C-3 | C-5 |      |

# ALR Boundary Map



## Legend



Subject Property



Parcels



ALR

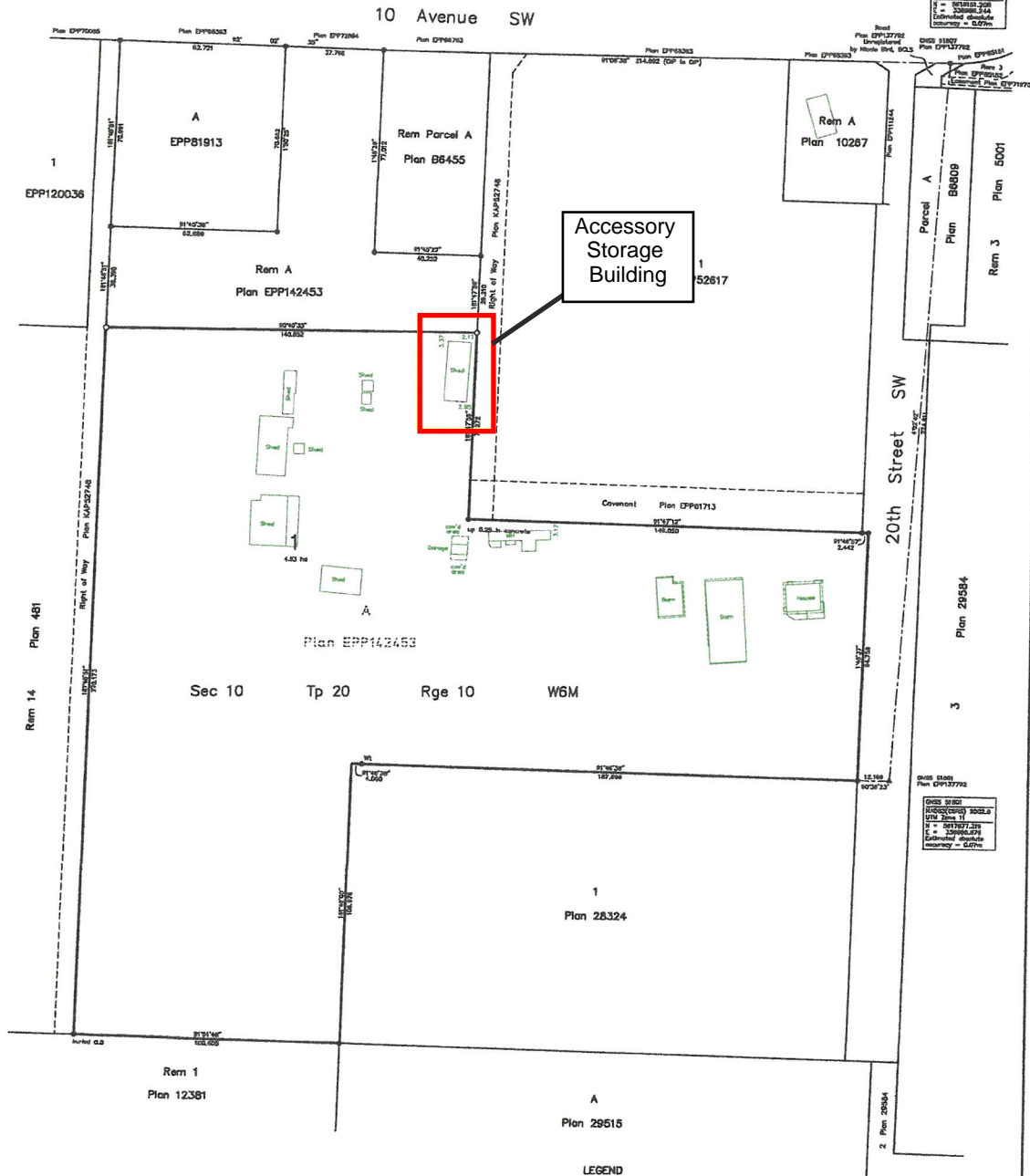


Subdivision Plan of Part of  
Lot A, Sec 10, Tp 20, Rge 10,  
W6M, KDYD, Plan EPP142453  
Rge 10, W6M, KDYD

PLAN EPP142454

Scale 1:750 BCGS 82L064

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:750.



LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9998738. The average combined factor has been determined based on an ellipsoidal elevation of 333.2 metres.

The UTM coordinates and estimated absolute accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

- Standard Iron Post Found (Oil)
- Standard Iron Post Placed (IP)
- △ Traverse Hub Found
- W Denotes Offense

Note: This plan shows one or more witness posts which are not set on the true corner(s).

This plan lies within the Agricultural Land Reserve.

This plan lies within the jurisdiction of the  
Approving Officer for the City of Salmon Arm

This plan lies within the Columbia Shuswap Regional District

The field survey represented by this plan was completed on the 28 day of November, 2024  
Joseph Charles Johnson, BOLS (604)

BROWNE JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. 250-832-9701  
File: 152-24 152-24.rtf



1. View of accessory shed – facing east.





2. View of property interior side parcel line – facing south.





3. View of property interior side parcel line – facing east.