

October 2, 2025

## Hearing Notice

### Council Consideration:

#### **Development Variance Permit No. VP-619**

- Beginning at 7:00 pm, Tuesday October 14, 2025 during the Regular City Council Meeting
- Council Chambers - Salmon Arm City Hall, 500 – 2 Avenue NE

### PROPERTY:

5871 – 10 Avenue NE

That Part of the Southeast ¼ of the Southwest ¼ of Section 20 shown on Plan B1746; Township 20 Range 9, W6M, KDYD, Except Plan B1912

### LOCATION:

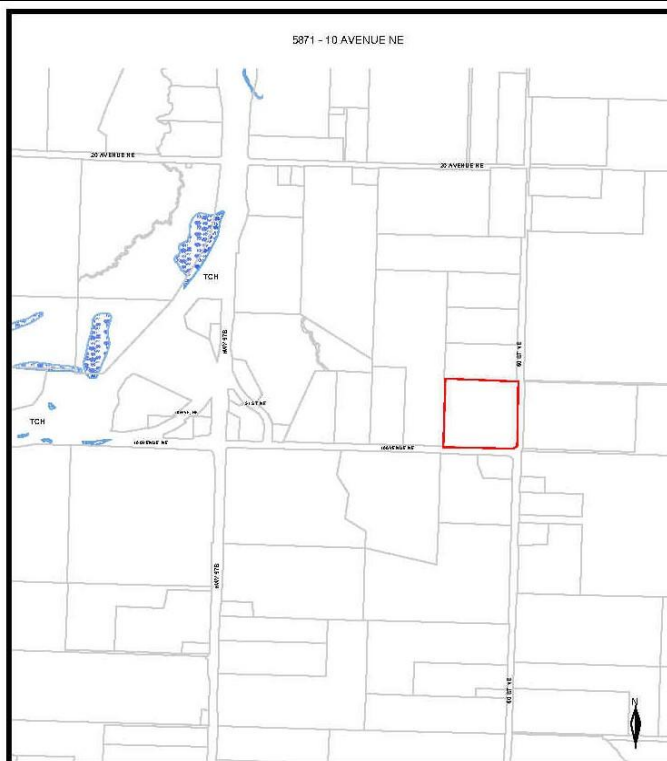
East of Trans Canada HWY and HWY 97B junction in the Northwest corner of intersection at 10 Avenue NE and 60 Street NE

### PROPOSAL:

Waive the requirements of the Subdivision and Development Servicing Bylaw 4293

### VARIANCE REQUEST:

1. Waive the requirement for Statutory Right-of-Way on 60 Street NE.
2. Waive the requirement for Statutory Right-of-Way on 10 Avenue NE



The City of Salmon Arm makes no representation as to the completeness, timeliness and accuracy of the information contained on this website. The City of Salmon Arm expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.

### INFORMATION:

The staff report for the proposed Development Variance Permit No. VP-619 is available for viewing on the City of Salmon Arm website at [Public Hearing Notices | Salmon Arm, BC - Official Website](#) from **October 2 - 14, 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:

- a) Written submission, that may be dropped off at City Hall in the drop box to the left of the main entrance;
- b) Email submission to [cityhall@salmonarm.ca](mailto:cityhall@salmonarm.ca);
- c) Appearing in person or electronically, or represented by an agent, at the Hearing on **Tuesday October 14, 2025.**

Please note written and/or email submissions must be presented to the Administration Department no later than **10:00am on Tuesday October 14, 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-619

Bylaw No. 4640

SCHEDULE "B"

TO: P. Christensen & H. Christensen

For Location at: 5871 – 10 Avenue NE (PID: 013-864-181)

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),  
**That Part of the Southeast ¼ of the Southwest ¼ of Section 20 shown on Plan B1746; Township 20, Range 9, W6M, KDYD, Except Plan B1912**
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:

THAT: Development Variance Permit No. VP-619 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No.4293, for That part of the Southeast ¼ of the Southwest ¼ of Section 20 shown on Plan B1746; Township 20, Range 9, W6M, KDYD, Except Plan B1912 as follows:

1. Waive the requirement for statutory right-of-way on 60 Street NE.
2. Waive the requirement for statutory right-of-way on 10 Avenue NE.

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.**

CORPORATE OFFICER  
Rhonda West



## REQUEST FOR DECISION

To: Mayor Harrison and Council

Title: Manager of Planning and Building – Supplemental Staff Report to Development Variance  
Permit No. VP-619

Legal: That part of the Southeast ¼ of the Southwest ¼ of Section 20 shown on Plan B1746; Township 20, Range 9, W6M, KDYD, Except Plan B1912  
Civic: 5871 10 Avenue NE  
Owner: Paula and Hanni Christensen  
Agent: TJ Christensen

Date: October 14, 2025

---

### **Motion for Consideration:**

THAT: Development Variance Permit No. VP-619 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No.4293, for That part of the Southeast ¼ of the Southwest ¼ of Section 20 shown on Plan B1746; Township 20, Range 9, W6M, KDYD, Except Plan B1912 as follows:

1. Waive the requirement for statutory right-of-way on 60 Street NE.
2. Waive the requirement for statutory right-of-way on 10 Avenue NE.

### **Staff Recommendation**

THAT the Motion for Consideration be approved.

### **Background:**

This report has been prepared in order to remain consistent with previous applications under the Subdivision and Development Servicing Bylaw No. 4293 and to correct information provided in the original staff report. Specifically, the requested variance relates to a statutory right-of-way (SROW), not a road dedication.

### Engineering Department

The Engineering Department has submitted an updated response, including the corrected variance request. As indicated in the comments, the City requires a SROW to be registered in order to secure the land necessary to accommodate the ultimate Rural Collector Road standard. The SROW allows the City to construct, maintain, and upgrade roads and associated infrastructure in the future, while legal ownership of the land remains with the property owner. However, given the state of surveys in the area and uncertainty of existing road widths, Engineering staff are supportive of waiving the requirements. The Engineering Comments are attached as Appendix 1.

### Planning Department

Staff recommend that the motion under consideration be supported. In response to the request made at the Development and Planning Services Committee meeting on August 18, 2025, staff also wish to clarify that the area required for the SROW is approximately 0.38 acres (0.15 hectares). Since the August 18, 2025 Development and Planning Services meeting staff have undertaken a more comprehensive review of the existing legal plans in the area and note that due to the age of many adjacent survey plans and data, it is unclear if additional statutory right of way is needed in this location and obtaining right of way this time may be premature.

### 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 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 October 14, 2025.

Prepared by: Planner I

Reviewed by: Manager of Planner and Building

Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

- Appendix 1 – Engineering Comments, dated September 25, 2025
- Appendix 2 – Staff Report, dated August 18, 2025

---

TO: Gary Buxton, Director of Planning  
DATE: 25 September 2025  
PREPARED BY: Nate Johnson, Engineering Assistant  
APPLICANT: **P. & H. Christensen - 5871 – 10 Ave NE Salmon Arm, BC V1E 1Y1**  
SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 619**  
LEGAL: That Part of the Southeast ¼ of the Southwest ¼ of Section 20 shown on Plan B1746; Township 20 Range 9, W6M, KDYD, Except Plan B1912  
CIVIC: **5871 – 10 Ave NE**

---

Further to the request for variance dated 27 May 2025, the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances.

Based on new information regarding previous dedications, it is confirmed that all City infrastructure is currently contained within the existing dedication. It is further understood that rectifying the legal survey issues to confirm whether full dedication is in place would be excessive in both effort and cost. No future upgrades are anticipated in this location that would require additional dedication.

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4293 (SDSB):

**A. Waive the requirement for additional dedication on 60 St NE**

60 St NE, on the subject property's eastern boundary, is designated as a Rural Collector Road standard requiring a 20.0 m road dedication (10.0 m on either side of the road centerline). Available records previously indicated that an additional 5.486 m dedication may have been required from the subject property (to be confirmed by a BCLS).

**Recommendation:**

Based on the new information noted above, the Engineering Department **supports the requested variance** to waive the requirement for additional SROW on 60 St NE.

**VARIANCE PERMIT APPLICATION FILE NO. VP- 619**

25 September 2025

Page 2

---

**B. Waive the requirement for additional dedication on 10 Ave NE**

10 Ave NE, on the subject property's southern boundary, is designated as a Rural Collector Road standard requiring a 20.0 m road dedication (10.0 m on either side of the road centerline). Available records previously indicated that an additional 2.438 m dedication may have been required from the subject property (to be confirmed by a BCLS).

**Recommendation:**

Based on the new information noted above, the Engineering Department **supports the requested variance** to waive the requirement for additional dedication on 10 Ave NE.



---

**Nate Johnson**  
Engineering Assistant



---

**Jenn Wilson P.Eng.**  
Manager of Engineering



## REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Planner I – Development Variance Permit No. VP-619

Legal: That part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20 shown on Plan B1746; Township 20, Range 9, W6M, KDYD, Except Plan B1912  
Civic: 5871 10 Avenue NE  
Owner: Paula and Hanni Christensen  
Agent: TJ Christensen

Date: August 18, 2025

---

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

The applicant is requesting to waive the requirements of the Subdivision and Development Servicing Bylaw No.4293 for road dedication on 60 Street NE and 10 Avenue NE triggered by a Building Permit for a proposed single-family dwelling.

### **Motion for Consideration:**

THAT: the Committee recommends to Council that Development Variance Permit No. VP-619 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No.4293, for That part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20 shown on Plan B1746; Township 20, Range 9, W6M, KDYD, Except Plan B1912 as follows:

1. Waive the requirement for road dedication on 60 Street NE.
2. Waive the requirement for road dedication on 10 Avenue NE.

### **Staff Recommendation:**

The motion for consideration be defeated. Alternate motions are provided in a later section of this report.

### **Proposal:**

The applicant is requesting to waive the requirement to provide road dedication on 60 Street NE and 10 Avenue NE. The requirement has been triggered by a Building Permit for a proposed Single-Family Dwelling on the subject property. A letter submitted by the applicant in support of their application is attached as Appendix 1.

### **Background:**

The subject Property is located at 5871 10 Avenue NE as shown in Appendices 2 & 3. The subject property is designated Acreage Reserve in the City's Official Community Plan (OCP) and zoned A-2 (Rural Holding Zone) in the Zoning Bylaw No.2303 and is entirely within the Agricultural Land

Reserve (ALR) as shown in Appendices 4 - 6. The subject property is approximately 9.81 acres (3.9 hectares). Site photos are attached as Appendix 7.

Adjacent zoning and land uses include the following:

North:	Agriculture/ Single Family Residence and Agriculture	Zone A-2
South:	Agriculture/ Single Family Residence and Agriculture	Zone A-2
East:	Agriculture/ Single Family Residence and Agriculture	Zone A-2
West:	Agriculture/ Single Family Residence and Agriculture	Zone A-2

The applicant has submitted a Building Permit application for a single-family dwelling. This triggers the provision of the Subdivision and Development Servicing (SDS) Bylaw No.4293 for dedication of the road to accommodate future road widening. The frontage along both 60 Street NE and 10 Avenue NE are each approximately 195 metres in length. The applicant is required to dedicate approximately 5.486 metres of land along 60 Street NE, and 2.438 metres along 10 Avenue NE.

**Relevant Policy(ies):**

The SDS Bylaw identifies the requirements of a Rural Collector Road standard.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

The Engineering Department has provided comments which form the basis for the staff recommendation to defeat the requested variance. The Engineering Department comments are attached as Appendix 8.

As noted in the comments, the subject property is a corner lot, bordered by 60 Street NE to the east and 10 Avenue NE to the south. Both roads are designated as Rural Collector Roads under the SDS Bylaw. The standard width for a Rural Collector Road is 20.0 metres, with 10.0 metres measured from the centreline on each side. Staff's review of the Building Permit application identified the need for future road widening along both roads, which will require road dedication along both frontages.

The Engineering Department recommends that the requested variance to waive the requirement for additional dedication on 60 Street NE and 10 Avenue NE be denied. This dedication is required to allow for the current and future construction of 60 Street NE and 10 Avenue NE and the development of adjoining properties. There is no specific timeline for the road improvements.

The applicant has provided security to allow the building permit process to advance. Should Council approve the variance application, the security will be returned to the applicant.

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. The subject property is located outside the Urban Containment Boundary

and within the ALR. As a result, future growth in this area is constrained by the ALR designation and OCP policies that prioritize farmland protection and limit urban development.

Staff note that, although this area is not designated for active transportation improvements in the Active Transportation Network Plan, it is used by both equestrian and multi modal users as a route to Klahani Park, South Canoe School and South Canoe trail system.

Staff recognize the financial constraints on development; however, waiving the requirements of the SDS Bylaw No. 4293 would place an additional financial burden on the City for those improvements in the future or increase costs onto future developers of adjacent properties. As such, staff recommend the requested variance to waive the requirement of road dedication be denied.

Should Council choose to proceed in accordance with the staff recommendation outlined above, staff will submit a subdivision application to the Agricultural Land Commission to obtain all necessary approvals.

**Financial Considerations:**

Waiving servicing requirements may place additional financial burden on the City for the improvements in the future.

**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 August 25, 2025 at 7:00pm.

**Alternatives & Implications:**

As noted in the Planning and Engineering sections of this report, staff do not recommend waiving the road dedication requirements; however, Council may wish to consider alternatives.

Following their consideration, Council may wish to require some section or portion of road dedication (for example, require the dedication along 10 Avenue NE and waive the 60 Street NE dedication).

THAT: Council authorizes the issuance of Development Variance Permit No. VP-619 to vary the Subdivision and Development Servicing Bylaw No.4293, for That part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20 shown on Plan B1746; Township 20, Range 9, W6M, KDYD, Except Plan B1912 as follows:

1. Waive the requirement for road dedication on \_\_\_\_ Street NE.

Alternatively, should Council wish to waive the required road dedication but still provide some option for future road construction, Council may alternatively ask for a Statutory Right of Way agreement along both frontages. This would keep the frontage land as a part of the legal parcel, while allowing for road construction in the future should the City advance such works.

THAT: Council authorize the issuance of Development Variance Permit No. VP-619 to varying the Subdivision and Development Servicing Bylaw No.4293, for That part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20 shown on Plan B1746; Township 20, Range

9, W6M, KDYD, Except Plan B1912, subject to the registration of a Statutory Right of Way along 60 Street SE and 10 Avenue SE fronting the subject property.

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

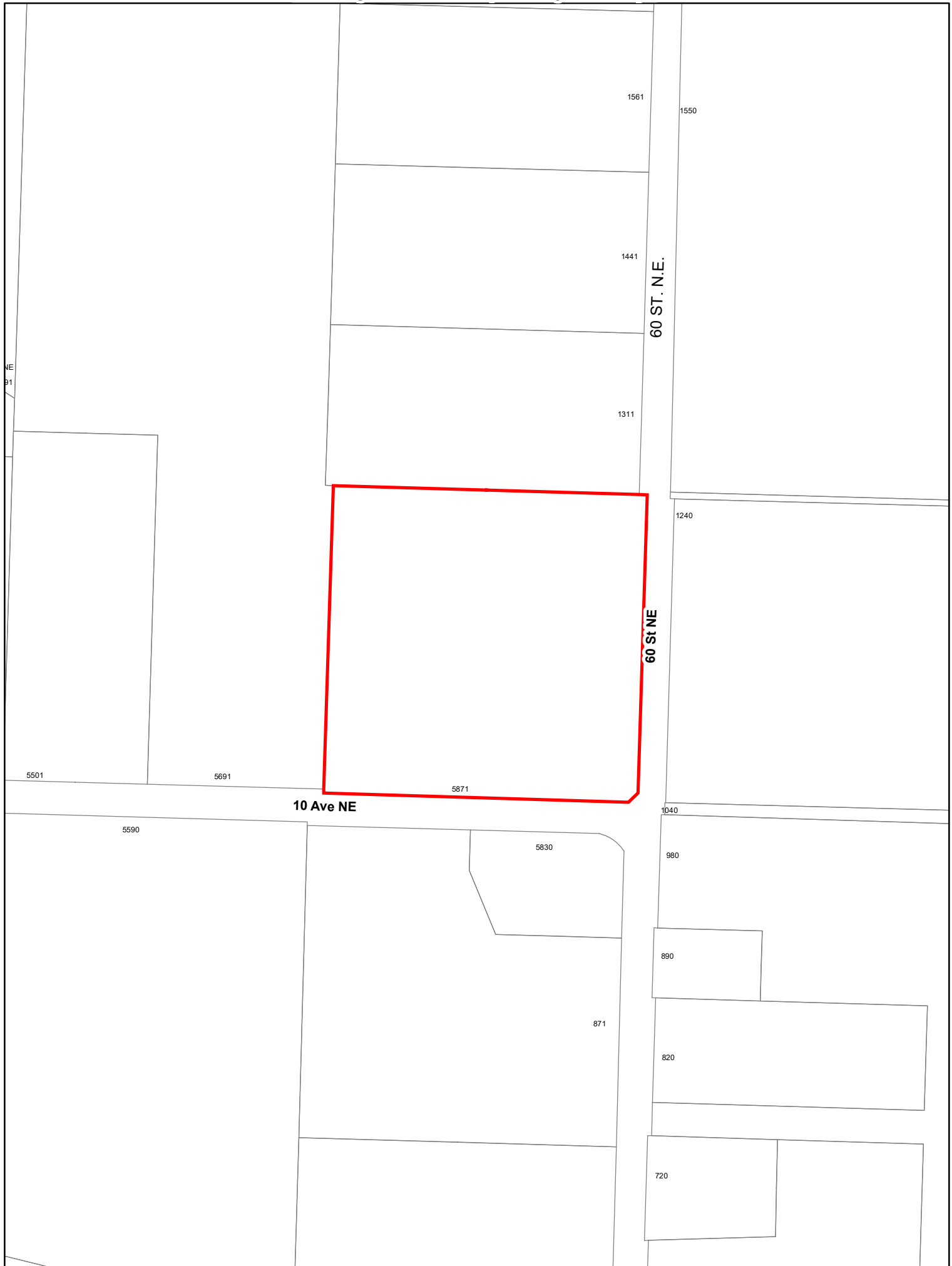
Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Letter from Applicant
- 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 – Engineering Comments

# Subject Property Map

Appendix 2



0 20 40 80 120 160  
Meters

## Legend

 Subject Property  Parcels

## Ortho Map



A scale bar labeled "Meters" with markings at 0, 20, 40, 80, 120, and 160. The bar is divided into segments of 20 meters each, with alternating black and white segments.

### Legend

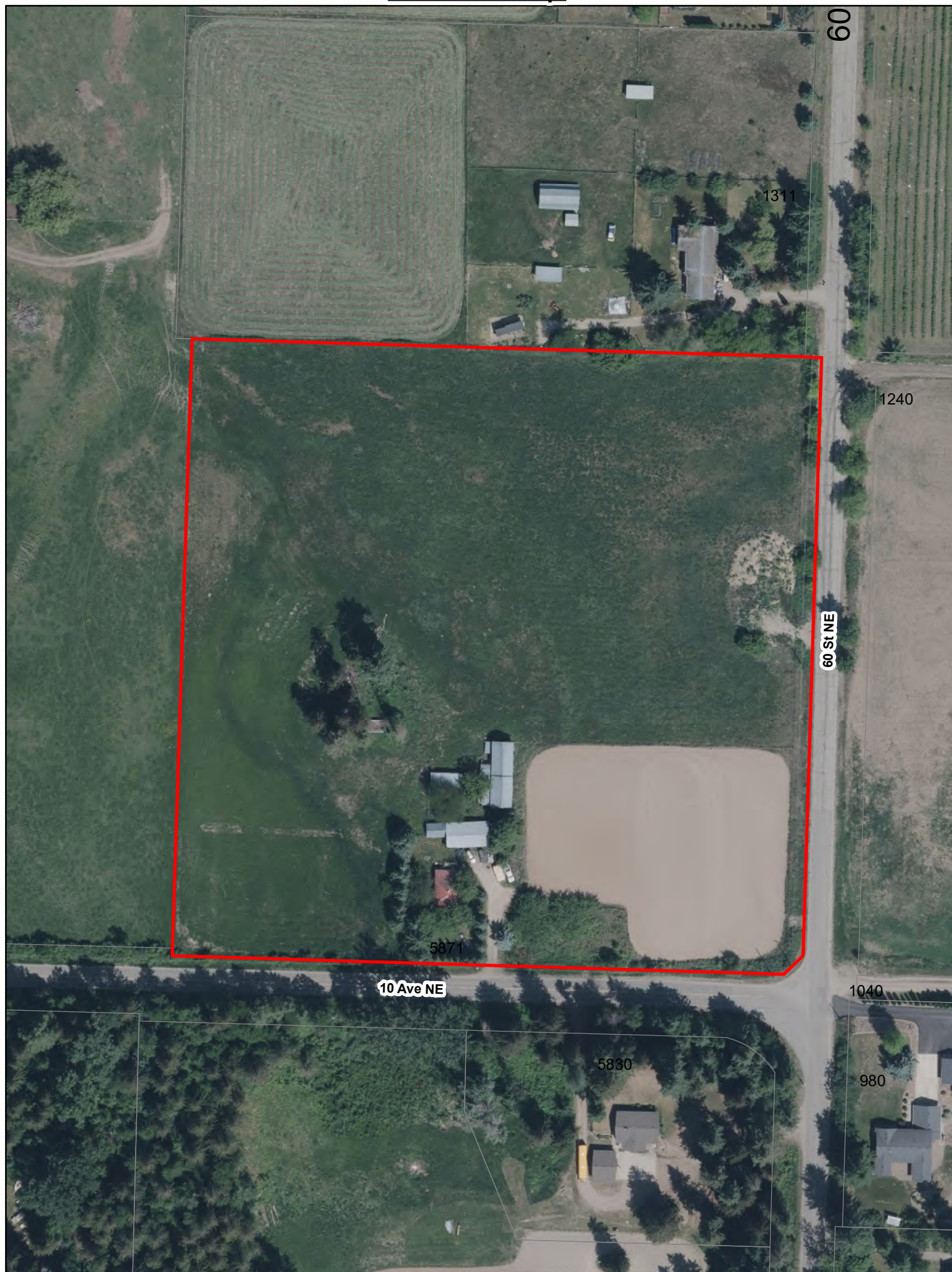


Subject Property



## Parcels

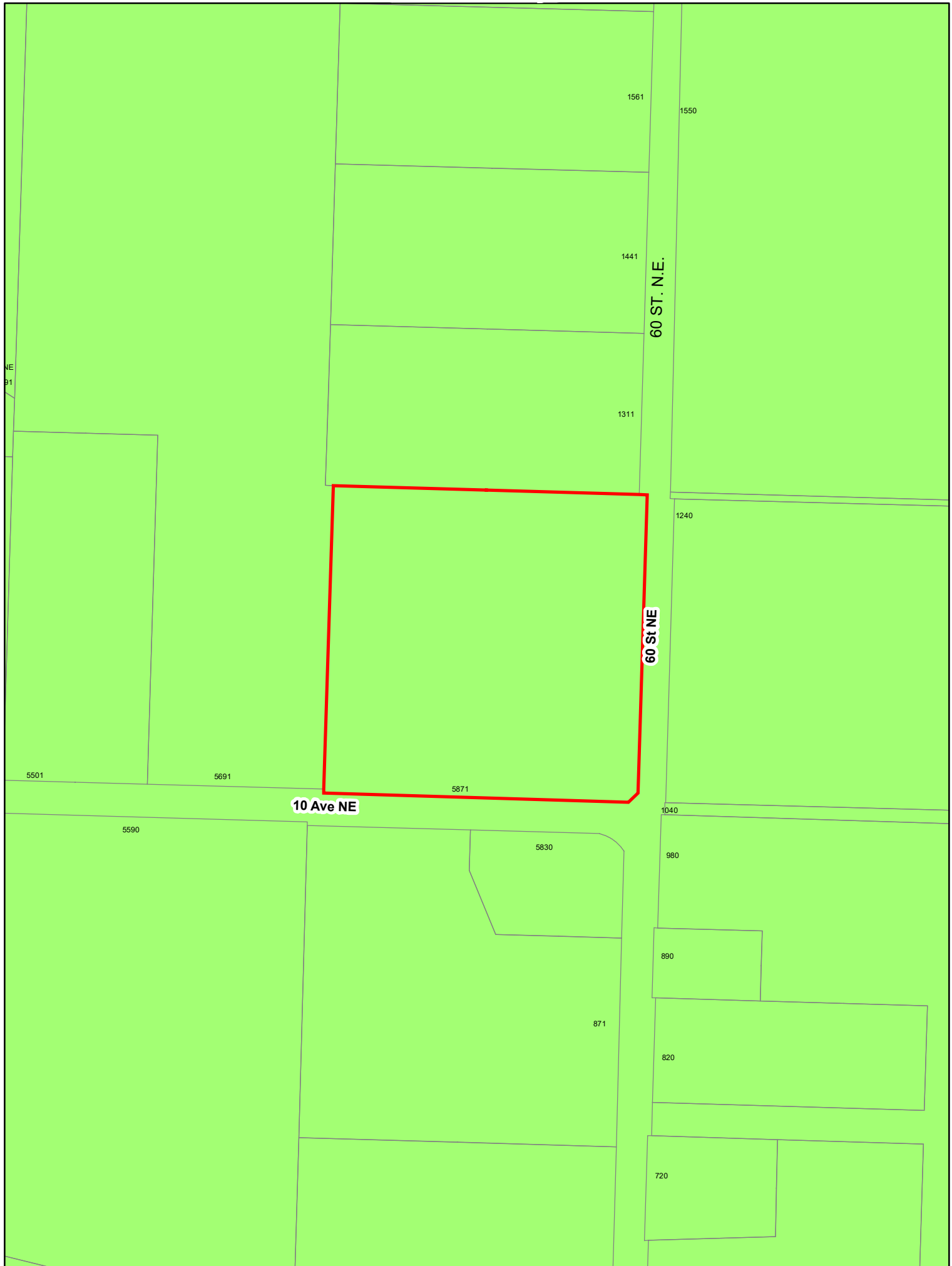
# Ortho Map



0 10 20 40 60 80 Meters

## Legend

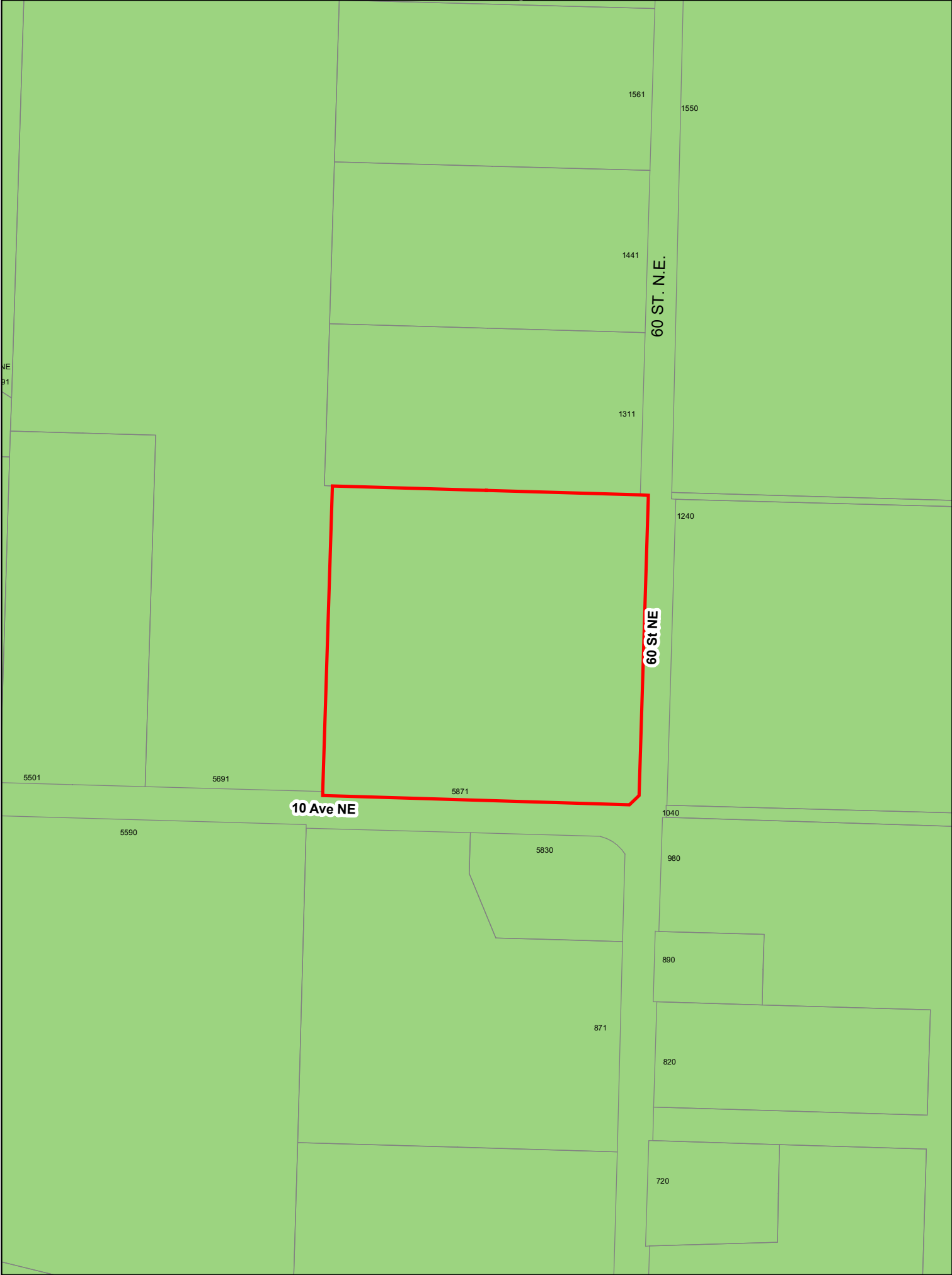
Subject Property  Parcels



0 20 40 80 120 160 Meters

## Legend

 Subject Property  Parcels  Acreage Reserve





02550100150200

Meters

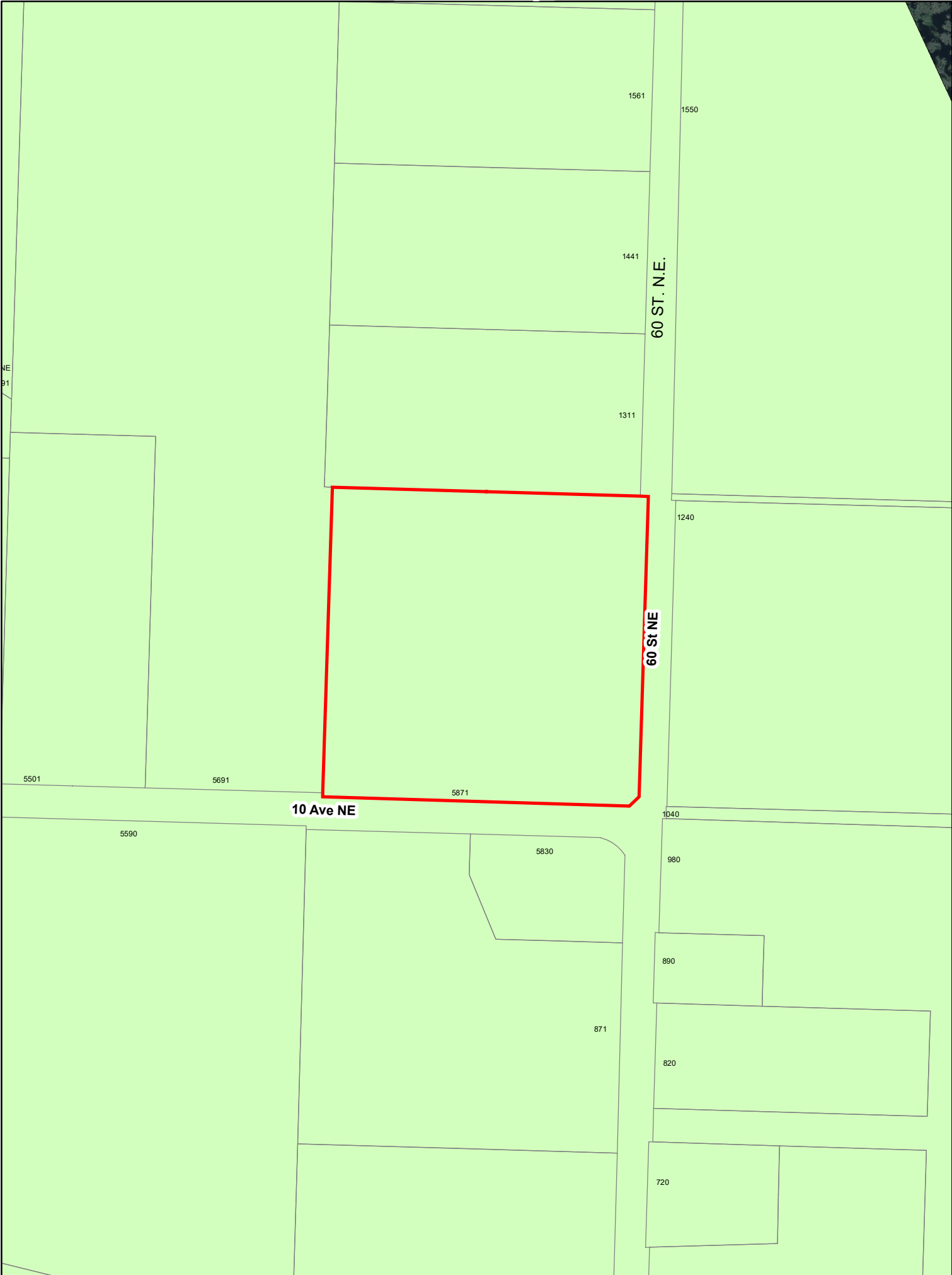
Legend

Subject Property

Parcels

A-2

# ALR Map



0 25 50 100 150 200 Meters

**Legend**

- Subject Property
- Parcels
- ALR



1. View from the 60 Street NE and 10 Avenue NE Junction - Facing north.



2. View from the View from the 60 Street NE and 10 Avenue NE Junction – Facing west.



3. View from 10 Avenue NE – Facing north towards subject property.



4. View from driveway along 10 Avenue NE – facing east towards 60 Street NE junction.



***Memorandum from the  
Engineering and Public  
Works Department***

---

TO: Gary Buxton, Director of Planning  
 DATE: 25 July 2025  
 PREPARED BY: Nate Johnson, Engineering Assistant  
 APPLICANT: **P. & H. Christensen - 5871 – 10 Ave NE Salmon Arm, BC V1E 1Y1**  
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 619**  
 LEGAL: That Part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20 shown on Plan B1746; Township 20 Range 9, W6M, KDYD, Except Plan B1912  
 CIVIC: **5871 – 10 Ave NE**

---

Further to the request for variance dated 27 May 2025, the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances.

In accordance with the City of Salmon Arm Subdivision and Development Servicing Bylaw No. 4293, the construction of a new dwelling rural land typically requires the dedication of full road right-of-way to accommodate future road widening upgrades.

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4293 (SDSB):

**A. Waive the requirement for additional dedication on 60 St NE**

60 St NE on the subject property's eastern boundary is designated as a Rural Collector Road standard, requiring 20.0m road dedication, with 10.0m on either side of road centerline. Available records indicate that 5.486m additional dedication is required from the subject property for the road (to be confirmed by a BCLS).

Road dedication is required for the construction and maintenance of existing and proposed City roads and infrastructure. Failure to secure dedication through subdivision limits the ability for development and expansion of City roads in the future.

While it cannot be confirmed without legal survey, available information suggests that the existing edge of asphalt along 60 Street NE may be near or at the current property boundary. If so, existing road operations such as snow clearing and stormwater drainage may already rely on the use of private land.

**Recommendation:**

**The Engineering Department recommends that the requested variance to waive the requirement for additional dedication on 60 St NE be denied.** This dedication is required to allow for the current and future construction of 60 St NE and the development of adjoining properties.

**B. Waive the requirement for additional dedication on 10 Ave NE**

10 Ave NE, on the subject property's southern boundary, is designated as a Rural Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.438m additional dedication is required from the subject property (to be confirmed by a BCLS).

Road dedication is required for the construction and maintenance of existing and proposed City roads and infrastructure. Failure to secure dedication through subdivision limits the ability for development and expansion of City roads in the future.

**Recommendation:**

**The Engineering Department recommends that the requested variance to waive the requirement for additional dedication on 10 Ave NE be denied.** This dedication is required to allow for the current and future construction of 60 St NE and the development of adjoining properties.



---

**Nate Johnson**  
Engineering Assistant



---

**Jenn Wilson P.Eng.**  
Manager of Engineering

**VARIANCE PERMIT APPLICATION FILE NO. VP- 619**

25 July 2025

Page 3

---

