

October 2, 2025

Hearing Notice

Council Consideration:

Development Variance Permit No. VP-621

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

PROPERTY:

15, 1330 - 10 Street SW

Strata Lot 17, Section 11, Township 20 Range 10, W6M, KDYD,
Strata Plan EPS3413

LOCATION:

South of 10 Avenue SW and North of Foothill Road SW on the East side of 10 Street SW

PROPOSAL:

Request to reduce both the rear & exterior parcel line setbacks to construct a single-family dwelling

BYLAW VARIANCE REQUEST:

Variance to Zoning Bylaw 2300

Section 7.10.2 – reduce the rear parcel line setback from 5 m to 3 m

Section 7.10.4 – reduce the exterior side parcel line setback from 5 m to 2.5 m



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INFORMATION:

The staff report for the proposed Development Variance Permit No. VP-621 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. 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;
- 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 or 250.803.4000

DEVELOPMENT VARIANCE PERMIT

Local Government Act (Part 14)

PERMIT NUMBER: VP-621

Bylaw No. 4640

SCHEDULE "B"

TO: Wellness Construction Ltd.

For Location at: 15, 1330 – 10 Street SW PID: 031-690-581

-
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),
Strata Lot 17, Section 11, Township 20 Range 10, W6M, KDYD, Strata Plan EPS3413
 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: the Committee recommends to Council that Development Variance Permit No. 621 be authorized for issuance for Strata Lot 17, Section 11, Township 20, Range 10, W6M, KDYD, Strata Plan EPS3413 (#15 1330 – 10 Street SW) to vary the provisions of Zoning Bylaw No. 2303 as follows:

- i. Section 7.10.2 – reduce the rear parcel line setback from 5 m to 3 m
- ii. Section 7.10.4 – reduce the exterior side parcel line setback from 5 m to 2.5 m

-
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: Development & Planning Services Committee

Title: Planner II - Variance Permit Application No. 621

Legal: Strata Lot 17, Section 11, Township 20, Range 10, W6M, KDYD, Strata Plan EPS3413
Civic: #15 1330 – 10 Street SW
Owner: Willness Construction Ltd.
Agent: Owner

Date: October 6, 2025

Executive Summary/Purpose:

The proposal is to reduce the rear parcel line setback from 5.0 m to 3.0 m and the exterior parcel line setback from 5.0 m to 2.5 m in order to construct a single-family dwelling.

Motion for Consideration:

THAT: the Committee recommends to Council that Development Variance Permit No. 621 be authorized for issuance for Strata Lot 17, Section 11, Township 20, Range 10, W6M, KDYD, Strata Plan EPS3413 (#15 1330 – 10 Street SW) to vary the provisions of Zoning Bylaw No. 2303 as follows:

- i. Section 7.10.2 – reduce the rear parcel line setback from 5 m to 3 m
- ii. Section 7.10.4 – reduce the exterior side parcel line setback from 5 m to 2.5 m

Staff Recommendation:

THAT: The motion for consideration be supported.

Proposal:

The proposal is requesting variances to sections 7.10.2 and 7.10.4 of Zoning Bylaw No. 2303. This would reduce the rear parcel line setback (adjacent to a parcel not zoned R-11) from 5.0 m to 3.0 m and the exterior parcel line setback (along 10 Street SW) from 5.0 m to 2.5 m in order to construct a single-family dwelling.

Background:

The subject property is located at #15 1330 10 Street SW (Appendices 1, 2 & 3). The subject property is designated Medium Density Residential (MR) in the City's Official Community Plan (OCP) and zoned R-11 (Existing Compact/Single Family Residential) in the Zoning Bylaw (Appendices 4 & 5). The subject property is approximately 352 m² (0.08 ac) in area and is currently vacant. The applicant is proposing to construct a single-family dwelling on the site. A site plan is

attached as Appendix 6. Site photos are attached as Appendix 7. The applicant has provided a letter of rationale which is attached as Appendix 8.

Adjacent land uses include the following:

North:	Single-family dwelling & accessory building	R-10 Zone
South:	Single-family dwelling	R-11 Zone
East:	Single-family dwelling	R-11 Zone
West:	Single-family dwelling & accessory buildings	R-10 Zone

Relevant Policy(ies):

n/a

Referral Comments:

Fire Department

No Fire Department concerns.

Building Department

The Building Department has no concerns with the variance requests. The BC Building Code prescribes allowable construction materials and limits the number of building openings on the portion of the building within the reduced setback, this will be reviewed at the time of Building Permit.

Engineering Department

No Engineering Department concerns.

Planning Department

Development Variance Permits are considered on a case-by-case basis and in doing so several 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 potential negative impact(s) on adjacent properties.

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.

The proposed setbacks are consistent with the rest of the strata development. The general building form of the strata is single storey buildings with rear patio spaces at ground level. The exterior side parcel line is irregular as it cuts in at the northwest corner of the strata lot. Most of the proposed single family dwelling complies with the minimum 5.0 m setback, only a small area at the northwest corner projects into the setback. The required minimum rear parcel line setback would be 3.0 m if the property to the north was zoned R-11; however, it is zoned R-10 the Zoning Bylaw requires a minimum setback of 5.0 m. The 3.0 m setback is consistent with the surrounding development and does not significantly impact adjacent properties.

In considering the factors noted above, staff are not concerned with the variance request.

Financial Considerations:

N/A

Committee Recommendations:

None.

Public Consultation:

Pursuant to the *Local Government Act* and City of Salmon Arm Development Procedures Bylaw notices are mailed to landowners within a 30 m 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 at 7:00pm.

Alternatives & Implications:

N/A

Prepared by: Planner II

Reviewed by: Manager of Planning & Building

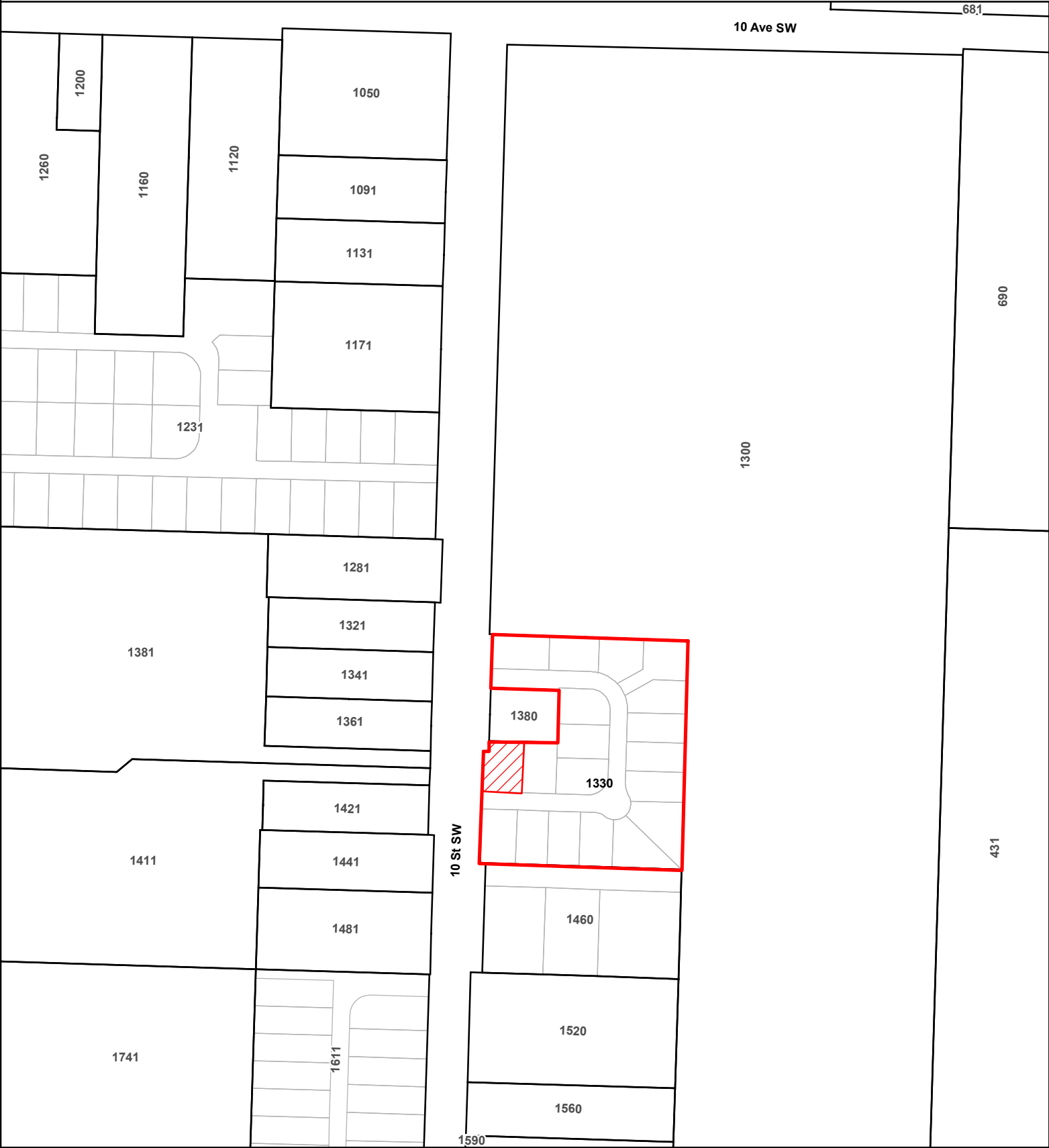
Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Property
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan
- Appendix 7 – Site Photos
- Appendix 8 – Letter of Rationale
- Appendix 9 – R-11 Zone

Appendix 1 - Location Map



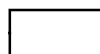
0 20 40 80 120
Meters

- Parcels
- Strata Lots
- Subject Property
- Subject Strata Lot

Appendix 2 - Ortho Map



0 20 40 80 120
Meters



Parcels



Strata Lots

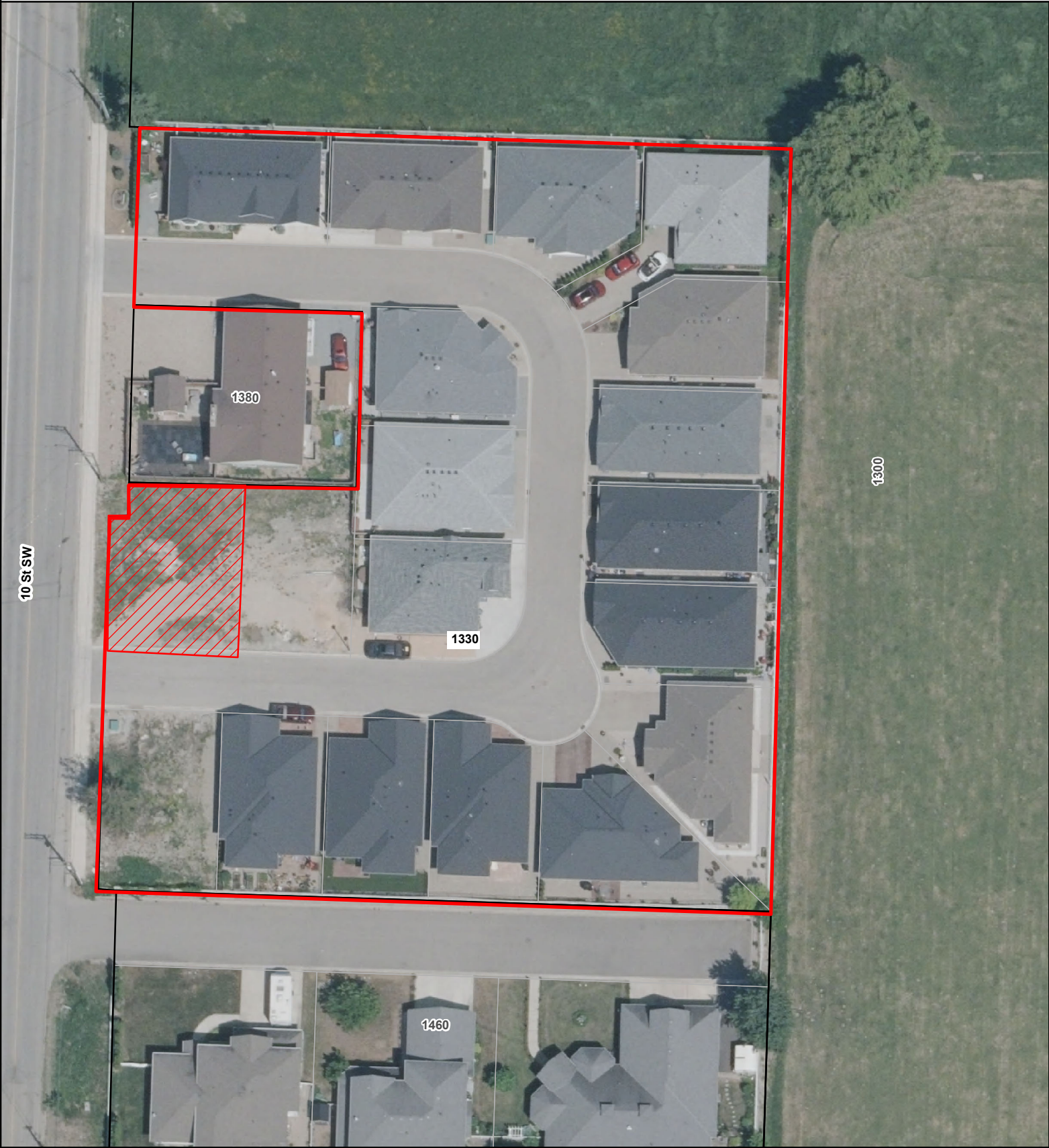


Subject Property



Subject Strata Lot

Appendix 3 - Subject Property



0 5 10 20 30
Meters



Parcels



Strata Lots

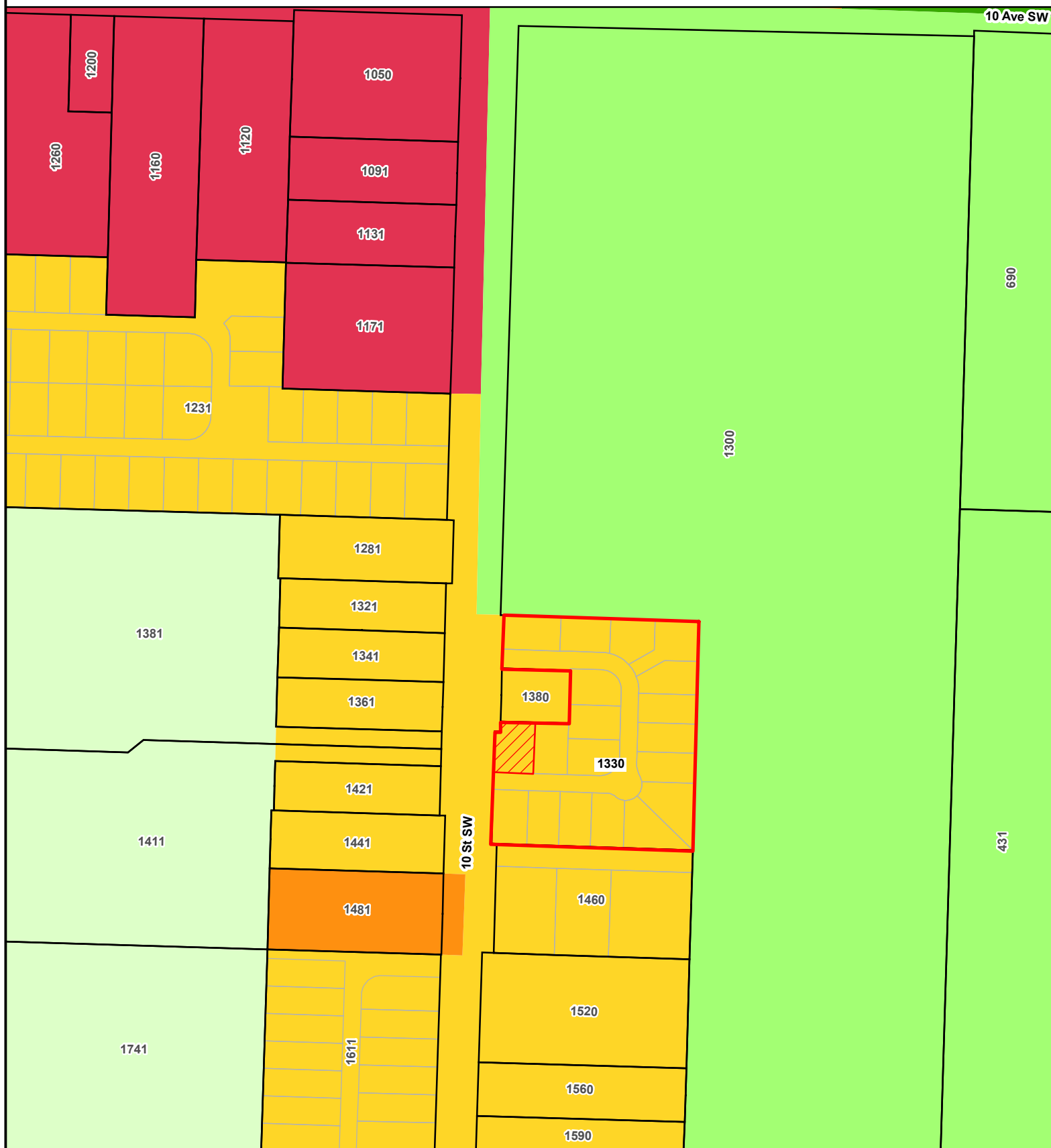


Subject Property



Subject Strata Lot

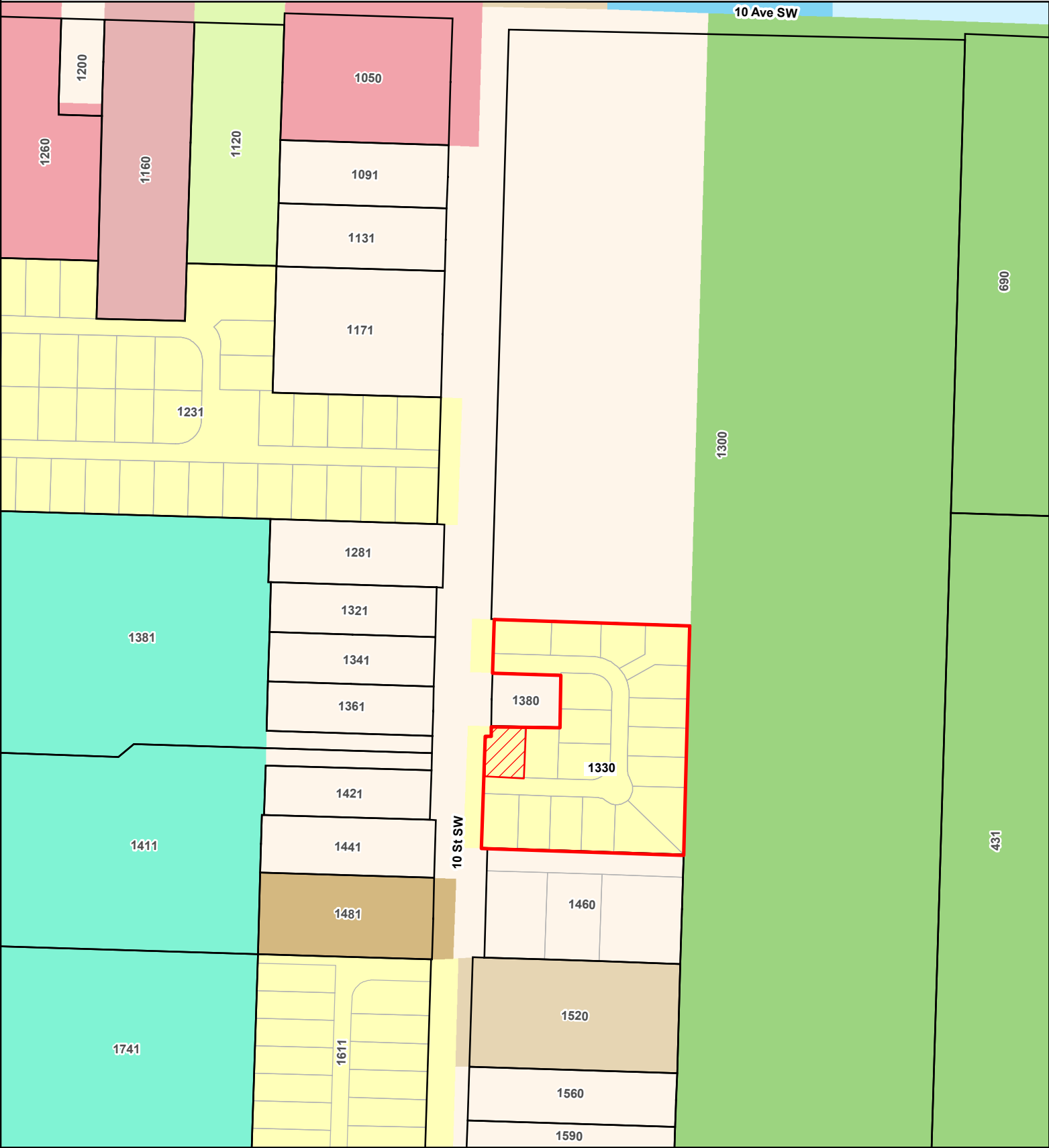
Appendix 4 - OCP Map



0 20 40 80 120 Meters

- | | | | |
|--|--------------------|--|------------------------------|
| | Parcels | | Acreage Reserve |
| | Strata Lots | | Salmon Valley Agriculture |
| | Subject Property | | Park |
| | Subject Strata Lot | | Residential - Medium Density |
| | | | Residential - High Density |
| | | | Commercial - City Centre |

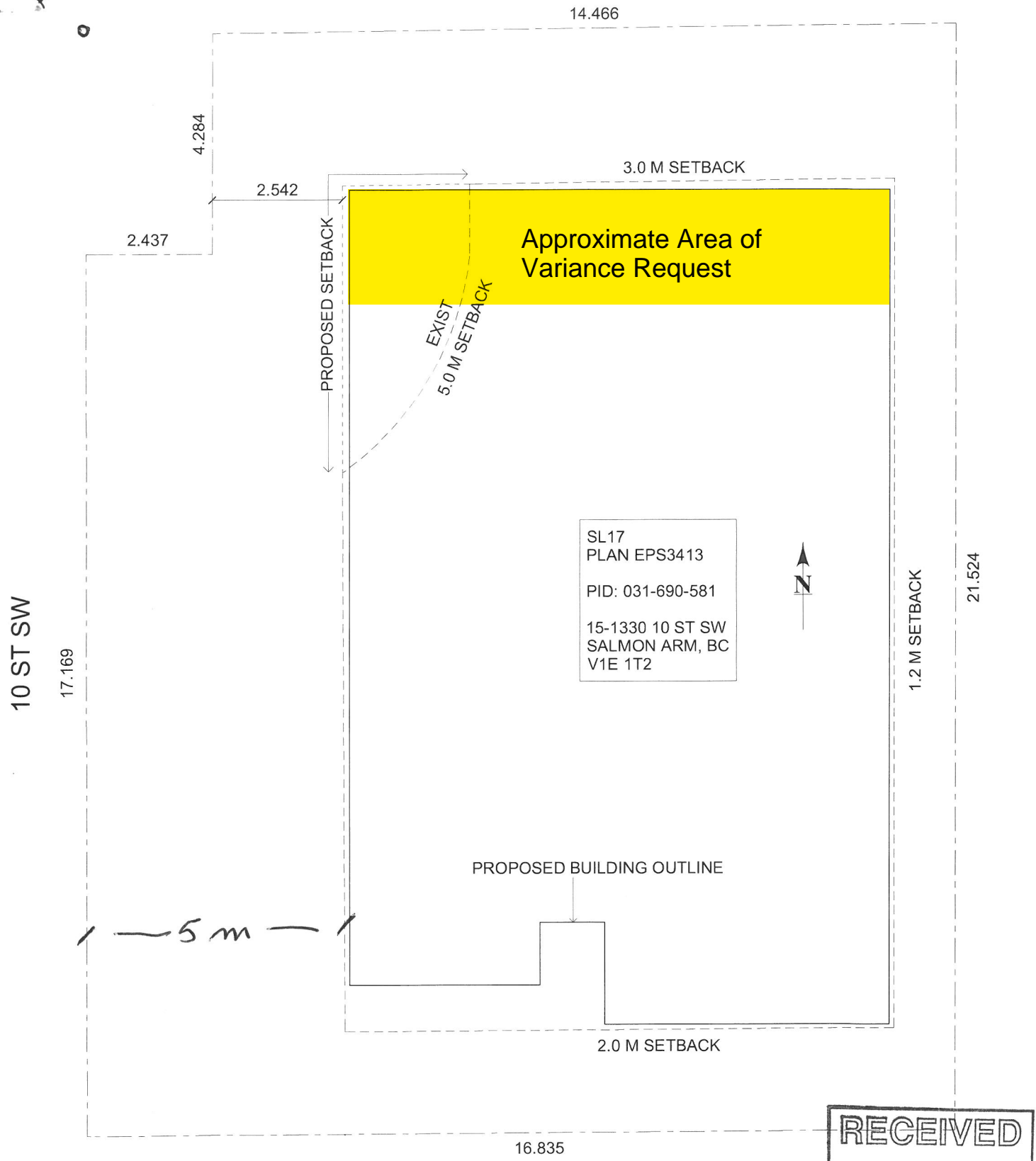
Appendix 5 - Zoning Map



0 20 40 80 120 Meters

- | | | | |
|--------------------|-----|-------|------|
| Parcels | A-1 | CD-11 | R-10 |
| Strata Lots | A-2 | P-1 | R-11 |
| Subject Property | C-2 | P-3 | R-14 |
| Subject Strata Lot | C-3 | R-5 | |

Hydro Pole.



PROPOSED SETBACK VARIANCE

SCALE 1:00

Willness Construction

RECEIVED
AUG 14 2025
CITY OF SALMON ARM

Appendix 7 - Site Photos

Photos Taken: September 12, 2025



View of subject strata lot facing northwest.



View of rear parcel line setback facing east from 10 Street SW.



View of exterior side parcel line setback facing south from 1380 10 Street SW.



View of exterior side parcel line setback facing north from internal access road.

Appendix 8 - Letter of Rationale

Reason for variance permit application:

I would like to ask that the 5 meter setback be reduced to 2.542 meters at the northwest corner of the property to facilitate the construction of a rectangular single family retirement home. Due to the already limited area for a small retirement home on this small lot is the reason for requiring a variance setback.

Please note the variance is for a **small portion** at the rear part of the house.



SECTION 7 - R-11 – EXISTING COMPACT/SINGLE-FAMILY RESIDENTIAL ZONE

Purpose

- 7.1 The R-11 Zone provides *zoning* compliance for historically developed detached *single family dwellings*, primarily on strata lots, with minimal yards where *secondary suites* may be added within these dwellings. Where single family dwellings are on fee simple *parcels*, *secondary suites* and/or *accessory dwelling units* may be developed to a density governed by *parcel* area.

The R-11 Zone will not be considered for future or further single family development on other lands.

Regulations

- 7.2 On a *parcel* zoned R-11, 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-11 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 7.3 The following uses and no others are permitted in the R-11 *Zone*:
- .1 *single family dwelling* with or without *secondary suite(s)*
 - .2 *accessory dwelling unit(s)* on fee simple *parcels* in compliance with s. 4.2 of this Bylaw
 - .3 *accessory use*
 - .4 *bed and breakfast* in a *single family dwelling*, limited to two let rooms
 - .5 *boarding home*
 - .6 *family childcare facility*
 - .7 *group childcare*
 - .8 *commercial daycare facility*

Maximum Density and Number of Dwelling units

- 7.4 The maximum *density* shall be 40 *dwelling units* per hectare (16.2 per acre), calculated based upon *gross parcel area*.

Maximum Height of Principal Buildings

- 7.5 The maximum *height* of any *principal building* shall be 10 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 7.6 The maximum *height* of an accessory *building*, including an *accessory dwelling unit*, shall be 6 metres (19.7 feet).

Maximum Parcel Coverage

- 7.7 The total maximum *parcel coverage* for all *buildings* shall be 55% of *parcel area*; whereby, within this cap, if permitted in this zone, up to 20% of *parcel area* may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise all other *accessory buildings*.

Minimum Parcel Area

- 7.8 The minimum *parcel area* for a *single family dwelling* shall be 300 square metres (3,229.3 square feet).

Minimum Parcel Width

- 7.9 The minimum *parcel width* shall be 30 metres (98.5 feet); and, the minimum *parcel width* for a *single family* strata lot shall be 10 metres (32.8 feet).

SECTION 7 - R-11 – EXISTING COMPACT/SINGLE-FAMILY RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Principal Building, Single Family Dwelling and Accessory Dwelling Unit

7.10 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-11 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-11 shall be 1.2 metres (3.9 feet)
 - 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 parcel of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the parcel of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding the preceding, 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).

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Non- Residential Accessory Buildings

7.13 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Parking

7.14 Required off-street parking shall be as prescribed in Appendix I.