

NOTICE OF FIRST READING

NOTICE IS HEREBY GIVEN under Section 467 of the *Local Government Act*, that the Council of the City of Salmon Arm will consider first reading of **“Zoning Amendment Bylaw No. 4738”** during their Regular Council meeting to be held at **1:00 p.m. on, Monday, February 23, 2026**. Council is authorized under Section 135 of the *Community Charter* and Section 480 of the *Local Government Act*, to give the Bylaw up to three readings at this meeting.

PURPOSE OF PROPOSED BYLAW

The purpose of the proposed Zoning Amendment Bylaw No. 4738 is to amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 11, Township 20, Range 10, W6M, KDYD Plan 9916 from R-10 (Residential Zone) to R-14 (Compact/Strata Multi-Family Zone).

Civic Address: 1041 1 Street SE

Location: East of Shuswap Street SE and 10 Avenue intersection on the West side of 1 Street SE

Present Use: Single Family Dwelling

Proposed Use: Rezone the western portion to R-14 to facilitate future Medium Density Residential Development

Owner / Agent: Matejka Property Management and Developments Inc./1528681 BC Ltd.
Agent: G. Simmons



Reference: ZON-1309/ Bylaw No. 4738

HOW DO I GET MORE INFORMATION?

A copy of the Bylaw and staff report for the proposal can be viewed online on the City of Salmon Arm website at <https://www.salmonarm.ca/468/Bylaw-Notices>. The Bylaw and Staff Report can also be viewed in the Planning Department at City Hall, 500 2 Avenue NE, Salmon Arm, Monday to Friday (excluding statutory holidays) from February 12 to February 23, 2026 between 8:30 a.m. and 4:00 p.m. Inquiries or written comments may be directed to planning@salmonarm.ca.

This notice is given as required by Section 467 of the *Local Government Act*.

The City encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Rhonda West, Corporate Officer

**CITY OF
SALMON ARM**

CITY OF **Salmon Arm**

Pursuant to Section 464(2) and 467(2) of the *Local Government Act*, a Public Hearing is not being held for proposed "City of Salmon Arm Zoning Amendment Bylaw No. 4738". The City of Salmon Arm Council considers Bylaw No. 4738 to be consistent with "City of Salmon Arm Official Community Plan Bylaw No. 4707".



For more information:

Phone: 250.803.4010

Email: planning@salmonarm.ca

Website:

<https://www.salmonarm.ca/468/Bylaw-Notices>

February 12, 2026

NOTICE OF FIRST READING ZONING AMENDMENT APPLICATION ZON-1309

1041 1 Street SE, Salmon Arm

Lot 2, Section 11, Township 20, Range 10,
W6M, KDYD, Plan 9916

Bylaw No. 4738 affects the property as shown on the map to the left. The City of Salmon Arm intends to consider first reading of Bylaw No. 4738 at its Regular Council meeting:

Time & Date: Monday, February 23, 2026 at 1:00 p.m.

Location: Council Chambers, City Hall, 500 2 Avenue NE, Salmon Arm, BC

PURPOSE OF PROPOSED BYLAW

The purpose of Bylaw No. 4738 is to rezone the subject property from R-10 (Residential Zone) to R-14 (Compact/Strata Multi-Family Zone) to permit future multi-family residential development.

WHERE CAN I INSPECT THE BYLAW?

A copy of the proposed bylaw and staff report may be inspected at <https://www.salmonarm.ca/468/Bylaw-Notices> or at City Hall located at 500 2 Avenue NE, Salmon Arm, BC. Office hours are Monday to Friday, 8:30 a.m. to 4:00 p.m. excluding public holidays.

CITY OF SALMON ARM

BYLAW NO. 4738

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

The Council of the City of Salmon Arm, in open meeting assembled, enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

Rezone Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 located at 1041 1 Street SE, Salmon Arm, BC from R-10 (Residential Zone) to R-14 (Compact/Strata Multi-Family Zone) attached as Schedule "A".

2. **SEVERABILITY**

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. **ENACTMENT**

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. **EFFECTIVE DATE**

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This bylaw may be cited as "City of Salmon Arm Zoning Amendment Bylaw No. 4738"

READ A FIRST TIME THIS **DAY OF** **2026**

READ A SECOND TIME THIS **DAY OF** **2026**

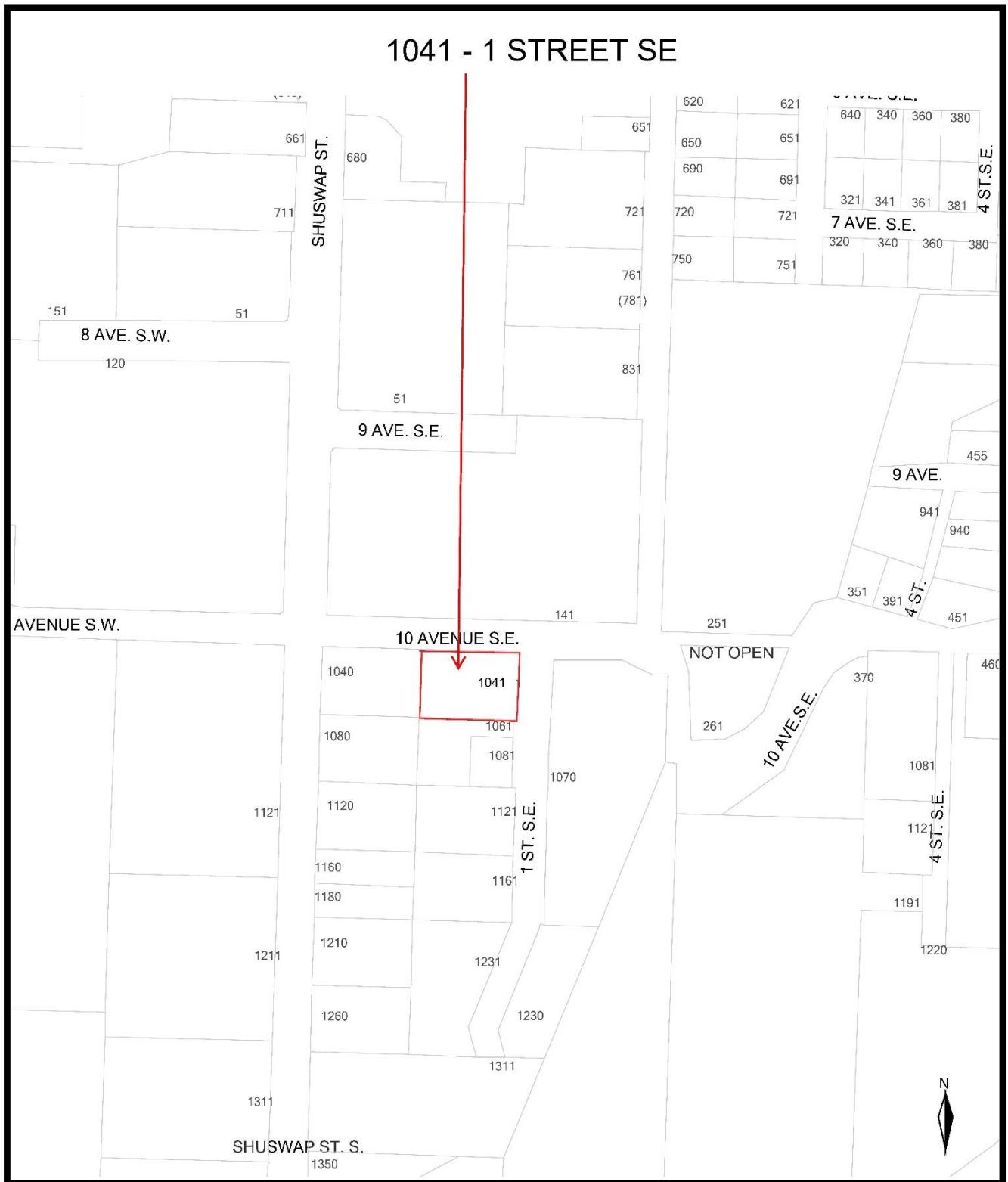
READ A THIRD TIME THIS **DAY OF** **2026**

ADOPTED BY COUNCIL THIS **DAY OF** **2026**

MAYOR

CORPORATE OFFICER

Schedule "A"



**CITY OF
SALMONARM**

REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. 1309

Legal: Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916
Civic: 1041 1 Street SE
Owner: Matejka Developments Inc & 1528681 BC LTD.
Agent: Simmons, G.

Date: February 2, 2026

Executive Summary/Purpose:

The proposal is to rezone the western portion of the parcel located at 1040 1 Street SE from R10 (Residential) to the R14 (Medium Density) zone to facilitate future medium density residential development.

Motion for Consideration:

THAT: the Committee recommends to Council that a Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the western portion of Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 from R10 (Residential Zone) to R14 (Compact/Strata Multi-Family Residential Zone).

Staff Recommendation:

The motion for consideration be adopted.

Proposal:

The proposal is to rezone the western portion of the parcel located at 1041 1 Street SE from R10 (Residential) to the R14 (Medium Density) zone to facilitate future medium density residential development.

Background:

The parcel is designated Medium Density Residential (MR) in the City's Official Community Plan (OCP), and zoned Residential (R10) in the Zoning Bylaw (Appendix 3 &4). The subject property is located near the 1 Street and 10 Avenue SE intersection, in a residential area south of the downtown area.

The surrounding land uses largely consist of single family and medium density residential development, with high density residential sites to the north, towards the downtown area. There are several R14 zoned parcels in the vicinity, including parcels directly north, east and south.

Land uses directly adjacent to the subject property include the following:

North: 10 Ave SE with Medium Density beyond	Zoned R14
South: Medium Density Residential	Zoned R10 and R14
East: Medium Density Residential	Zoned R14
West: Medium Density Residential	Zoned R10

1041 1 Street SE is approximately 0.2 hectares in size and currently contains a single family dwelling and accessory buildings. The proposal is to rezone the western portion of the parcel (approximately 0.13 hectares) to R14 (Medium Density Residential) in order to facilitate future medium density residential development. The existing single family dwelling would remain on a portion of the parcel which is proposed to be severed from the parcel through a subdivision application (SUB-25.10) and remain zoned R10. While no detailed development plans have been submitted, a preliminary concept has been provided to illustrate the intent of the applicant (Appendix 5). Such a concept would be subject to detailed consideration through the Development Permit application process. Site photos are attached as Appendix 6.

Relevant Policy:

The parcel is designated Medium Density Residential (MR) in the City's Official Community Plan (OCP) Bylaw No. 4707. The OCP policies encourage residential development within the Urban Containment Boundary that created a mix of residential housing types, tenures and densities. The proposed rezoning would meet this guideline.

Referral Comments:

Fire Department

Fire hydrant installation would be required as per Bylaw. No other concerns.

Building Department

No concerns. Geotechnical reporting would be required.

Engineering Department

Appendix 7 attached details servicing requirements for future development on the assumption that this rezoning is approved. The applicant has been provided a copy of the Engineering Servicing Report. The report notes that road upgrade improvements are required on both 10 Avenue SE and 1 Street SE.

Other

None

Planning Department

This property is designated Medium Density Residential (MR) in the OCP which supports the requested R14 zoning. A multi-family development as proposed would trigger a Residential Development Permit application to demonstrate compliance with OCP guidelines.

OCP Bylaw No. 4707 supports a density of 88 units per hectare in medium density residential designated areas including the subject parcel. The resulting maximum density permitted is 11 units based on the area (0.13 hectares) of the subject parcel. A total of 6 units are illustrated in the current development concept, well within the density supported by the OCP.

The R14 zone (Appendix 8) permits a variety of different forms of multi-family development. The proposed development concept shows 2 triplex buildings, which aligns with the intent of R14 Zone.

As the proposed zoning of the subject parcel is consistent with the OCP Medium Density Residential land use designation for this property, the proposal is supported by staff.

Financial Considerations:

At the time of Building Permit, Development Cost Charges would be charged for the medium density rate.

Committee Recommendations:

None.

Public Consultation:

Pursuant to the *Local Government Act* bylaw amendment notices are mailed and hand delivered to occupiers and land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper. The notices advise of the date that Council is to consider first reading of the bylaw. Given that the subject property is within the Urban Containment Boundary, the OCP designation is consistent with the proposed zoning and the purpose of the rezoning is to provide residential units, Council is prohibited from holding a Public Hearing on the bylaw.

Alternatives & Implications:

Council may defeat the proposal or provide conditional support subject to some revisions.

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

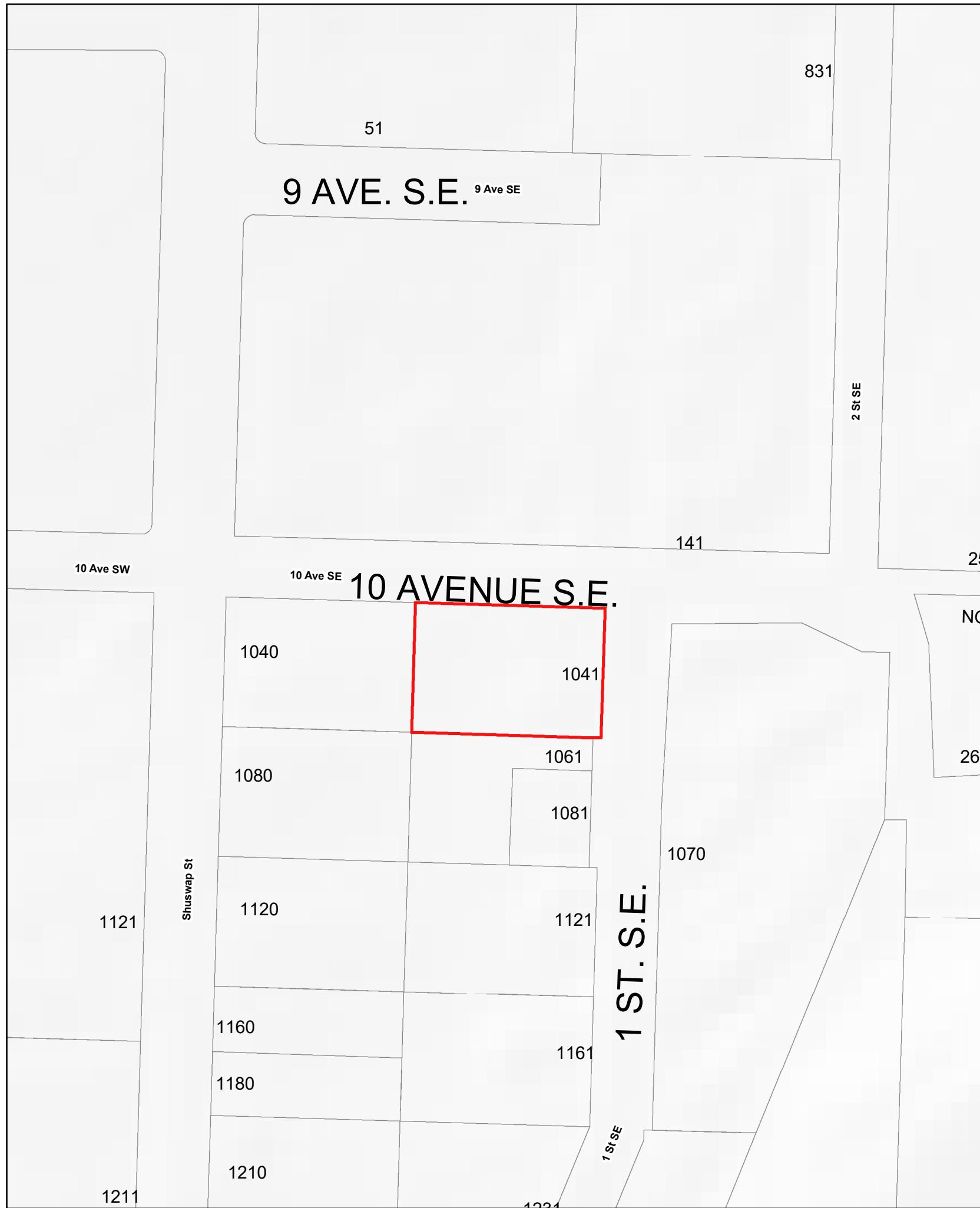
Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Location
- Appendix 2 – Ortho
- Appendix 3 – OCP
- Appendix 4 – Zoning
- Appendix 5 – Development Concept
- Appendix 6 – Site Photos
- Appendix 7 – Engineering Report
- Appendix 8 – R14 Zone Regulations

Subject Property Map



Legend

Subject Property Parcels

Ortho Map



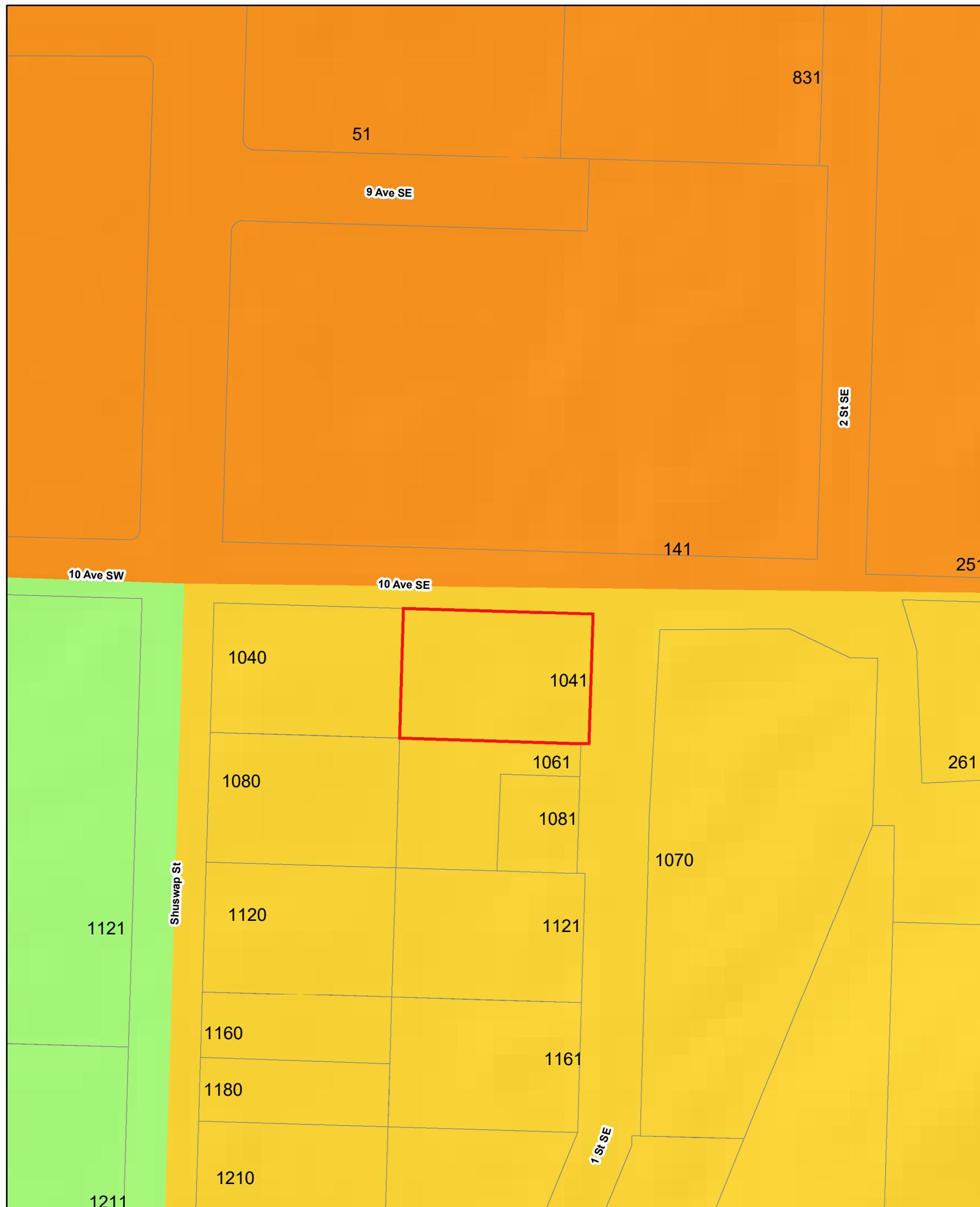
Legend

Subject Property Parcels



0 15 30 60 90 120 Meters

OCP Map

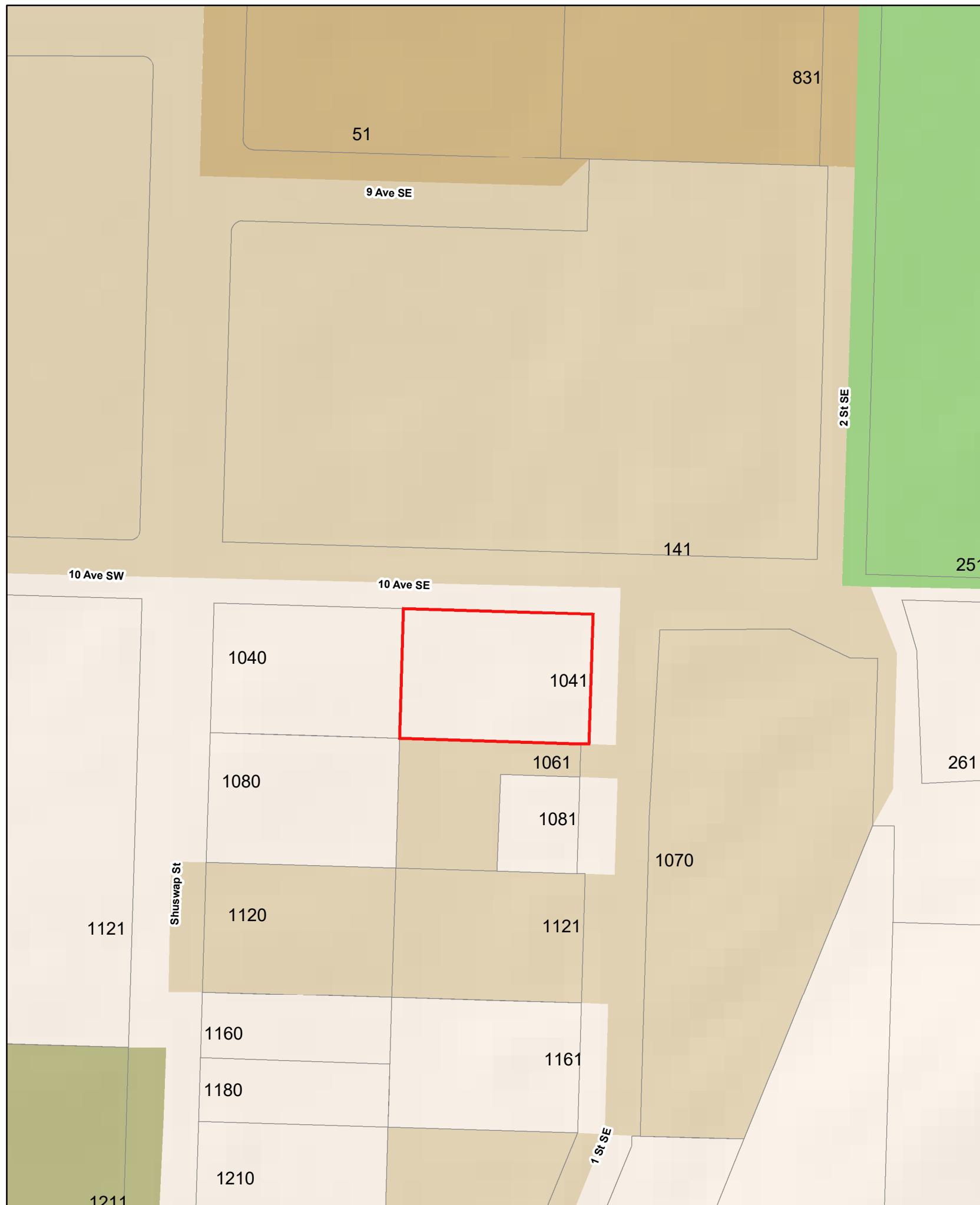


0 5 10 20 30 40 Meters

Legend

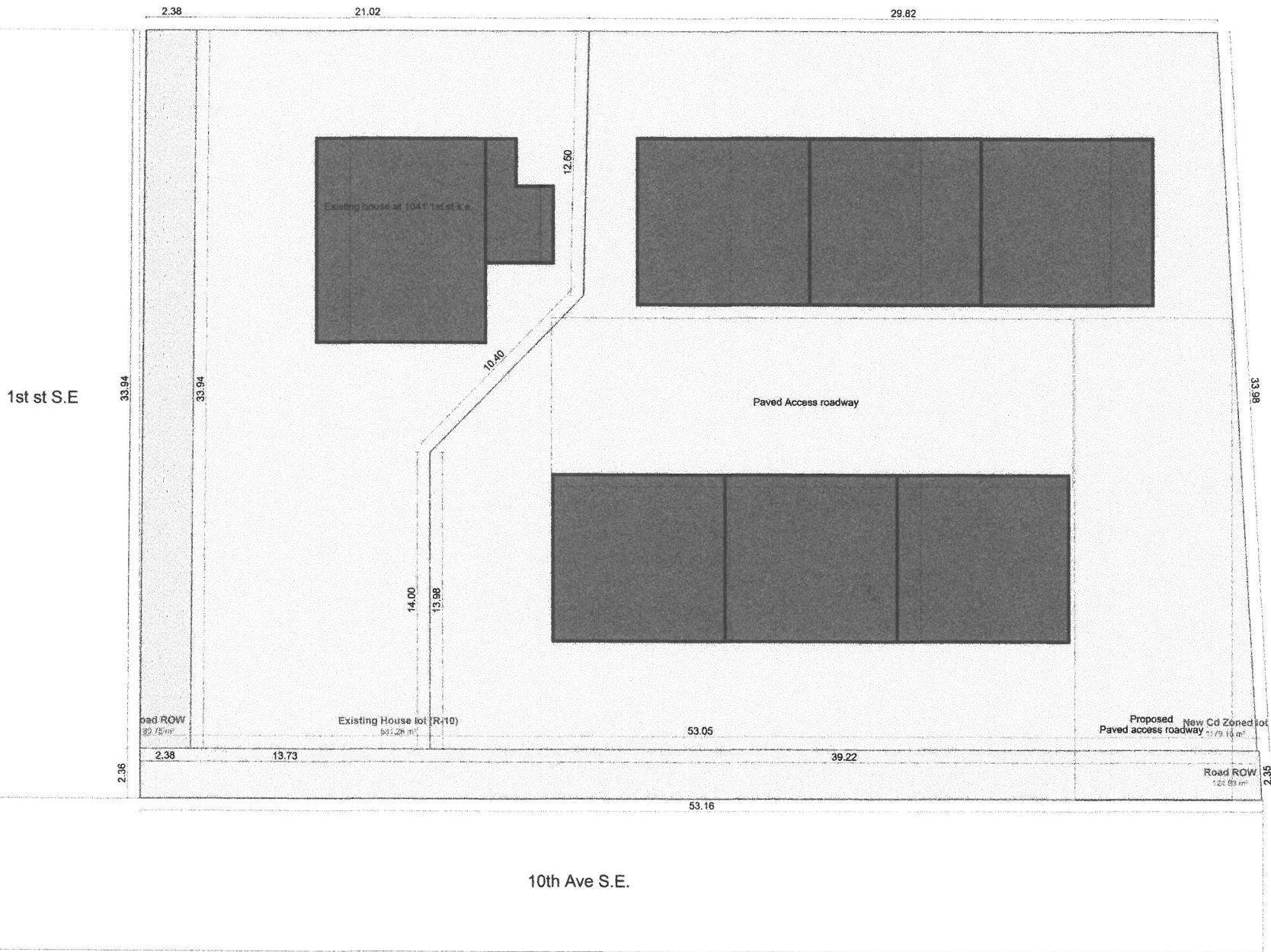
- Subject Property
- Acreage Reserve
- Residential - Medium Density
- Residential - High Density
- Parcels

Zoning Map



Legend

	Subject Property		A-2		R-5		R-14
	Parcels		A-3		R-10		





View of subject parcel southeast from 10 Avenue SE.



View of subject parcel southwest from 10 Avenue SE.

TO: Gary Buxton, Director of Planning
DATE: August 6, 2025
PREPARED BY: Nate Johnson, Engineering Assistant
APPLICANT: George Simmons
SUBJECT: SUB-25.10 & ZON-1309
LEGAL: Lot 2, Section 11, Township 20, Range 10, W6M KDYD, Plan 9916
CIVIC: 1041 1 Street SE

Further to your referral dated July 9, 2025, we provide the following servicing information.

The following comments and servicing requirements are not conditions for Rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

Comments are based on the Subdivision/Development as proposed in the referral. If the development plans for the property change significantly, comments below may change

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 4293. 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 (ESC) 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

SUB-25.10 & ZON-1309

August 6, 2025

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grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

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 4293. 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. 10 Ave SE, on the subject property's northern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.38m of additional road dedication is required (to be confirmed by a BCLS).
2. 1 St SE, on the subject property's eastern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.38m of additional road dedication is required (to be confirmed by a BCLS).
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. A 3.0m by 3.0m corner cut is required to be dedicated at the intersection of 10 Ave SE and 1 St SE.
5. Although 10 Ave SE is designated as a Local Road, access shall be limited by keeping to a minimum number. This is due to the current function of 10 Avenue SE acting as a temporary collector, with high seasonal traffic volumes. Only one driveway access will be permitted onto 10 Ave SE. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 300mm diameter Zone 1 watermain on 10 Ave SE and a 200mm diameter Zone 1 watermain on 1 St SE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by an unknown-size connection from the 200 mm diameter watermain on 1 Street SE. Due to the age and uncertainty of the existing

service, a new metered water service (minimum 25 mm) is required. The water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. All existing inadequate or unused services must be abandoned at the main. The Owner / Developer is responsible for all associated costs.

3. The proposed parcel 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 (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.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer on 10 Ave SE, 1 St SE and along the west property line. Although no upgrades will be required at this time, an additional 3m sewer right of way will be required along the western property boundary.
2. Records indicate that the existing property is serviced by an unknown-size connection from the sanitary sewer along the western property line. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. 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.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

1. The subject property fronts a 450mm diameter storm sewer on 10 Ave SE and a 250mm to 375mm storm sewer on 1 St SE. No upgrades will be required at this time.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

4. The subject property is fronting a location highlighted by potential flooding issues within the COSA Stormwater Master Plan. 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 by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer will be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. Based on available information, it is expected that site retention and release at 2 to 5-year pre-development flows will be required. All existing services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

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



Nate Johnson, AScT
Engineering Assistant



Jenn Wilson P.Eng.
Manager of Engineering

SECTION 9 - R-14 – COMPACT/STRATA MULTI-FAMILIY RESIDENTIAL ZONE

Purpose

9.1 The purpose of the R-14 Zone is to provide for ground-oriented attached dwellings on strata lots or for rental occupancy, in rowhouses, clusters or duplex building forms on lands designated in the OCP as medium and high density.

Regulations

9.2 On a *parcel zoned* R-14, 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-14 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

9.3 The following uses and no others are permitted in the R-14 Zone:

- .1 *multiple family dwellings*
- .2 *triplexes*
- .3 *duplexes*
- .4 *assisted living housing* with or without a *dining area*
- .5 *secondary suites*
- .6 *boarding home*
- .7 *commercial daycare facility*
- .8 *group childcare*
- .9 *family childcare facility*
- .10 *home occupation*
- .11 *accessory use*

Maximum Height of Principal Buildings

9.4 The maximum *height* of any *principal building* shall be 10 metres (32.8 feet), except where this may be increased up to 13 metres (42.7 feet) via the Development Permit process, subject to provision of an amenity listed in Table 9.1.

Maximum Height of Accessory Buildings

9.5 The maximum *height* of any *accessory building* shall be 6 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*.

Minimum Parcel Area

9.7

- .1 The minimum *parcel area* for a *duplex* shall be 600 square metres (6,458.6 square feet).
- .2 The minimum *parcel area* for all other uses shall be 900 square metres (9,687.8 square feet).
- .3 *Duplexes, triplexes and multiple family dwellings* may be subdivided into strata lots smaller than the preceding provided the *parcel* is comprehensively developed under a single Development Permit.

SECTION 9 - R-14 – COMPACT/STATA MULTI-FAMILY RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Width

9.8

- .1 The minimum *parcel width* shall be 30 metres (98.5 feet).
- .2 The minimum *parcel width* for a *duplex parcel* shall be 14 metres (45.9 feet).
- .3 Notwithstanding the preceding, *duplexes*, *triplexes* and *multiple family dwellings* may be subdivided into narrower strata lots provided the *parcel* is comprehensively developed under a single Development Permit.

Minimum Setback of Principal Buildings

9.9 The minimum *setback* of *principal buildings* from the:

.1	<i>Front parcel line</i>	
	- adjacent to a <i>highway</i> shall be	5.0 metres (16.4 feet)
	- adjacent to an <i>internal access route</i> shall be	2.0 metres (6.6 feet)
.2	<i>Rear parcel line</i> shall be	5.0 metres (16.4 feet)
.3	<i>Interior side parcel line</i>	
	- adjacent to a <i>parcel zoned R-14</i> shall be	1.2 metres (3.9 feet)
	- all other cases shall be	1.8 metres (5.9 feet)
.4	<i>Exterior side parcel line</i>	
	- adjacent to a <i>highway</i> shall be	5.0 metres (16.4 feet)
	- adjacent to an <i>access route</i> shall be	2.0 metres (6.6 feet)
.5	Minimum clear driveway length for accessing any garage or carport shall be 5 metres (16.4 feet).	
.6	Minimum separation between residential <i>buildings</i> on the same <i>parcel</i> of not more than one storey in height shall be 1.5 metres (4.9 feet)	
.7	Minimum separation between residential <i>buildings</i> on the same <i>parcel</i> of more than one storey in height shall be 3 metres (9.8 feet)	

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

Minimum Setback of Accessory Buildings

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

.1	<i>Front parcel line</i> shall be	5.0 metres (16.4 feet)
.2	<i>Rear parcel line</i> shall be	1.0 metre (3.3 feet)
.3	<i>Interior side parcel line</i> shall be	0.6 metre (1.9 feet)
.4	<i>Exterior side parcel line</i> shall be	5.0 metres (16.4 feet)

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

SECTION 9 - R-14 – COMPACT/STATA MULTI-FAMILY RESIDENTIAL ZONE - CONTINUED

Maximum Density

9.11 The maximum permitted *density* based on the gross *parcel* area, shall be as follows:

- .1 40 *dwelling units* per hectare (16.2 per acre); or
- .2 50 *dwelling units* or *sleeping units* per hectare (20.2 per acre) for *Assisted Living Housing*; and
- .3 subject to providing the specified amenity(ies) listed in Table 9.1, permitted density may increase as specified up to a maximum of 50 *dwelling units* per hectare (20.2 per acre); and

for the purposes of the R-14 Zone, *secondary suites* shall not be included in the calculation of *density*.

Parcel Specific Single Family Dwellings (detached)

9.12 To recognize zoning compliance, the following strata lot developments are permitted to retain existing detached single family dwellings:

- .1 231 - 20 Street NE, Plan EPP126010 (PID 031 983 855)
- .2 2751 - 15 Avenue, NE, Plan EPS 8 (PID 027 455 327)
- .3 111 Harbourfront Drive NW, PLAN KAS881 (PID 016 997 905)

Parking

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

TABLE 9.1

AMENITY TO BE PROVIDED	ADDED DENSITY
1. Provision of each fully accessible dwelling unit (e.g. wheelchair access)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 to 10 children 11 to 15 children 16 or more children	<input type="checkbox"/> 3 units per hectare (1.2 units per acre) <input type="checkbox"/> 4 units per hectare (1.6 units per acre) <input type="checkbox"/> 7 units per hectare (2.8 units per acre)
2. Provision of <i>below grade</i> parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
3. Provision of each <i>rental dwelling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
4. Provision of affordable <i>rental dwelling units</i> in accordance with special agreement under s. 483 of the Local Government Act	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)