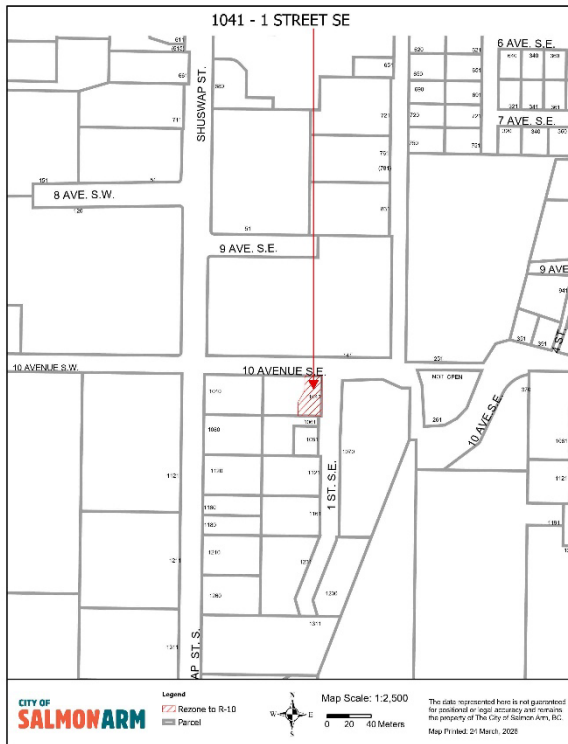


CITY OF SALMON ARM

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. 4753". The City of Salmon Arm Council considers Bylaw No. 4753 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>

April 1, 2026

NOTICE OF FIRST READING ZONING AMENDMENT APPLICATION ZON-1314

1041 1 Street SE, Salmon Arm

The Eastern portion of Lot 2, Section 11,
Township 20, Range 10, W6M, KDYD, Plan
9916

Bylaw No. 4753 affects the property as shown on the map to the left. The City of Salmon Arm intends to consider first reading of Bylaw No. 4753 at its Regular Council meeting:

Time & Date: Monday, April 13, 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. 4753 is to rezone the eastern portion of the subject property from R-14 (Compact/Strata Multi-Family Zone) to R-10 (Residential Zone) to support existing 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. 4753

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 the Eastern portion of Lot 2, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 located at 1041 1 Street SE, Salmon Arm, BC from R-14 (Compact/Strata Multi-Family Zone) to R-10 (Residential 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. 4753**”

READ A FIRST TIME THIS DAY OF 2026

READ A SECOND TIME THIS DAY OF 2026

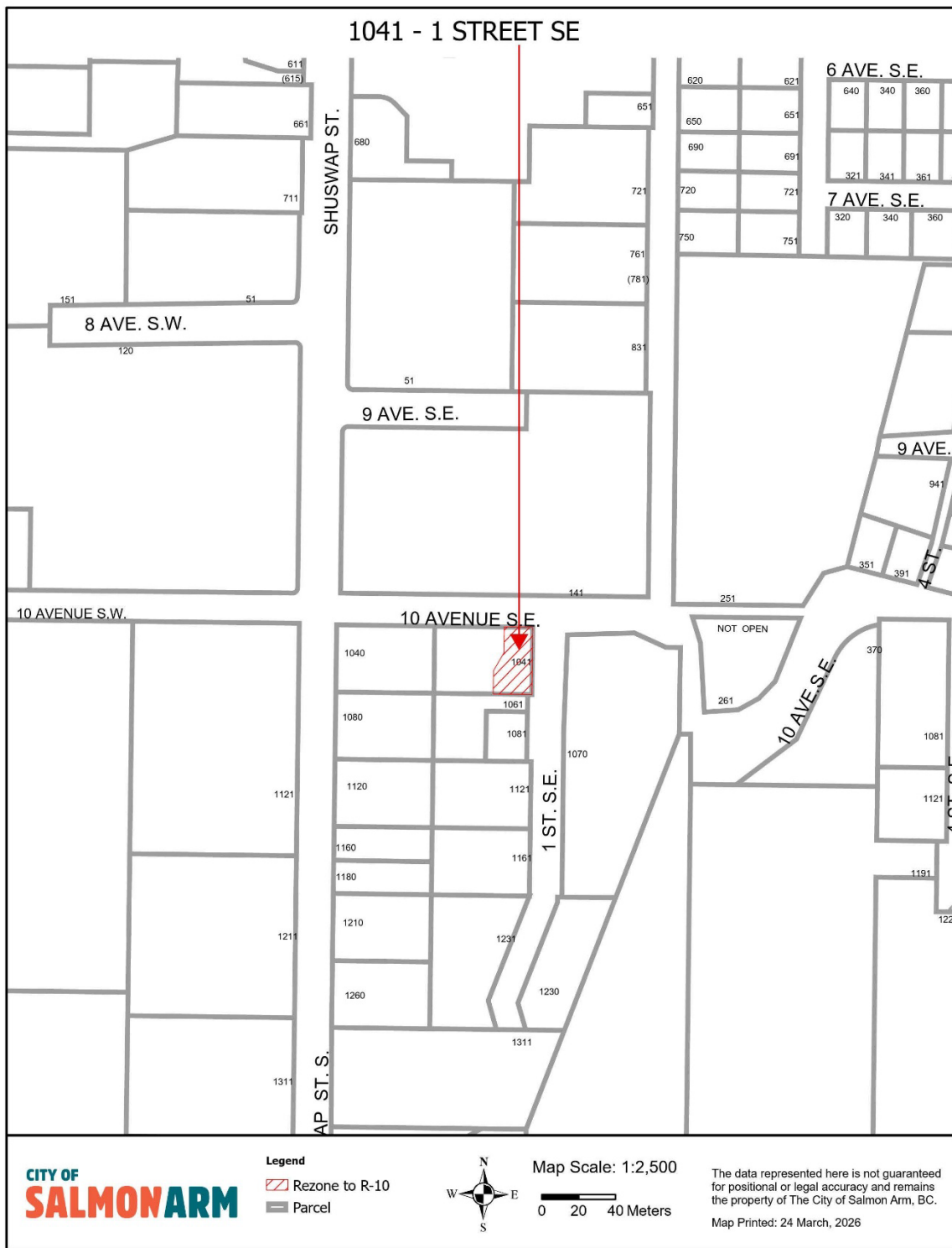
READ A THIRD TIME THIS DAY OF 2026

ADOPTED BY COUNCIL THIS DAY OF 2026

MAYOR

CORPORATE OFFICER

Schedule "A"





REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. 1314

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: City of Salmon Arm

Date: April 13, 2026

Executive Summary/Purpose:

This proposal is to rezone the eastern portion of the parcel from R-14 (Compact/Strata Multi-Family Residential Zone) to the R-10 (Residential Zone) to support the existing residential development.

Motion for Consideration:

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4753 be read a first, second and third time.

Staff Recommendation:

That the motion for consideration be adopted.

Proposal:

This proposal is to rezone the eastern portion of the parcel from R-14 (Compact/Strata Multi-Family Residential Zone) to the R-10 (Residential Zone) to support the existing residential development.

Background:

The subject parcel is located at 1040 1 Street SE (Appendix 1 & 2). This proposal is to rezone the eastern portion of the parcel from R-14 (Compact/Strata Multi-Family Residential Zone) to the R-10 (Residential Zone) to support the existing residential development.

This parcel was recently considered by Council. Through that process, the entire subject parcel was erroneously rezoned to R-14, as it was intended for the eastern portion of the parcel to remain R-10. This request is being advanced by staff to align applicable regulations with the original intent of the owner.

The parcel is designated Medium Density Residential (MR) in the City's Official Community Plan (OCP), and zoned R-14 (Compact/Strata Multi Residential Zone) in the Zoning Bylaw (Appendix 3&4). The subject property is located near the 1 Street SE 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 downtown.

The property located at 1040 1 Street SE is approximately 0.2 hectares in size and currently contains a single family dwelling and accessory buildings. This proposal would split-zone the parcel, rezoning the eastern portion of the parcel (approximately 0.07 hectares) to R-10 (Appendix 5). It is intended that the existing single family dwelling will remain and the R-10 portion of the parcel will be severed from the parcel through a subdivision application (SUB-25.10). Site photos are attached (Appendix 6).

Relevant Policy(ies):

OCP Policy:

This property is designated Medium Density Residential (MR) in the OCP. A multi-family development would trigger a Residential Development Permit application. The proposed R-10 Zone would permit up to 3 additional dwelling units (4 total) through the redevelopment (potentially involving removal of the existing building), aligned with MR policies.

Zoning Regulations:

The proposed eastern R-10 portion would support continued use of the existing dwelling as well as additional development (up to 3 additional dwelling units) as noted above.

Referral Comments:

Fire Department

Fire hydrant installation required as per code. No other concerns.

Building Department

No concerns. Geotechnical reporting required.

Engineering Department

Through previous applications, the applicant has been provided with the Engineering Servicing Report detailing related requirements, which include road frontage upgrades.

Other

NA

Planning Department

As the proposed zoning of the subject parcel is consistent with the intent of the original proposal and largely aligns with the OCP, 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:

NA

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 at the April 13, 2026, Regular Council Meeting. 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

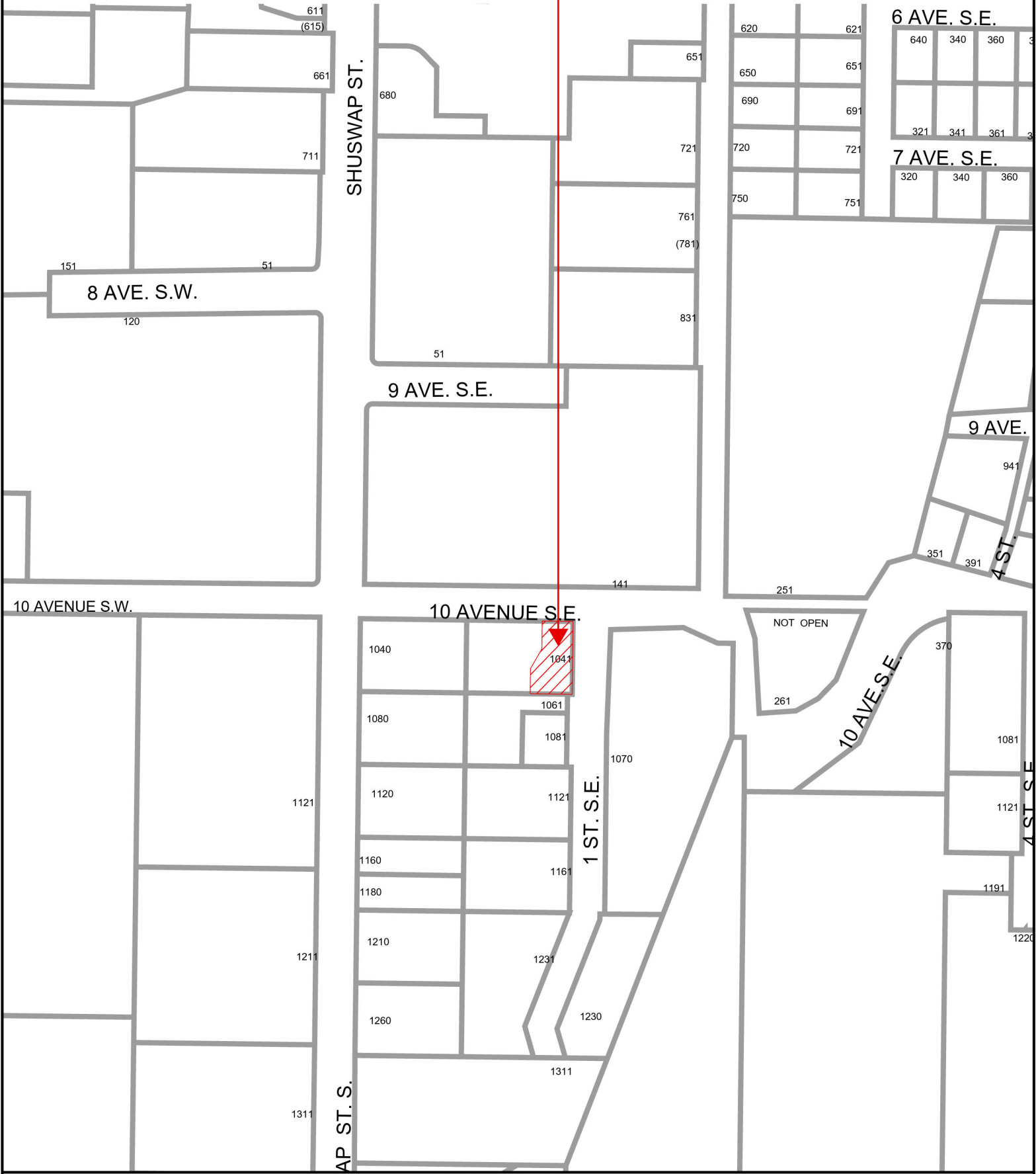
Reviewed by: Director of Planning and Community Services

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

1041 - 1 STREET SE





9 AVE. S.E. 9 Ave SE

10 AVENUE S.E.

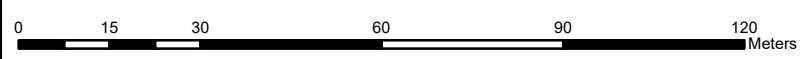
1 ST. S.E.

Shuswap St

2 St SE

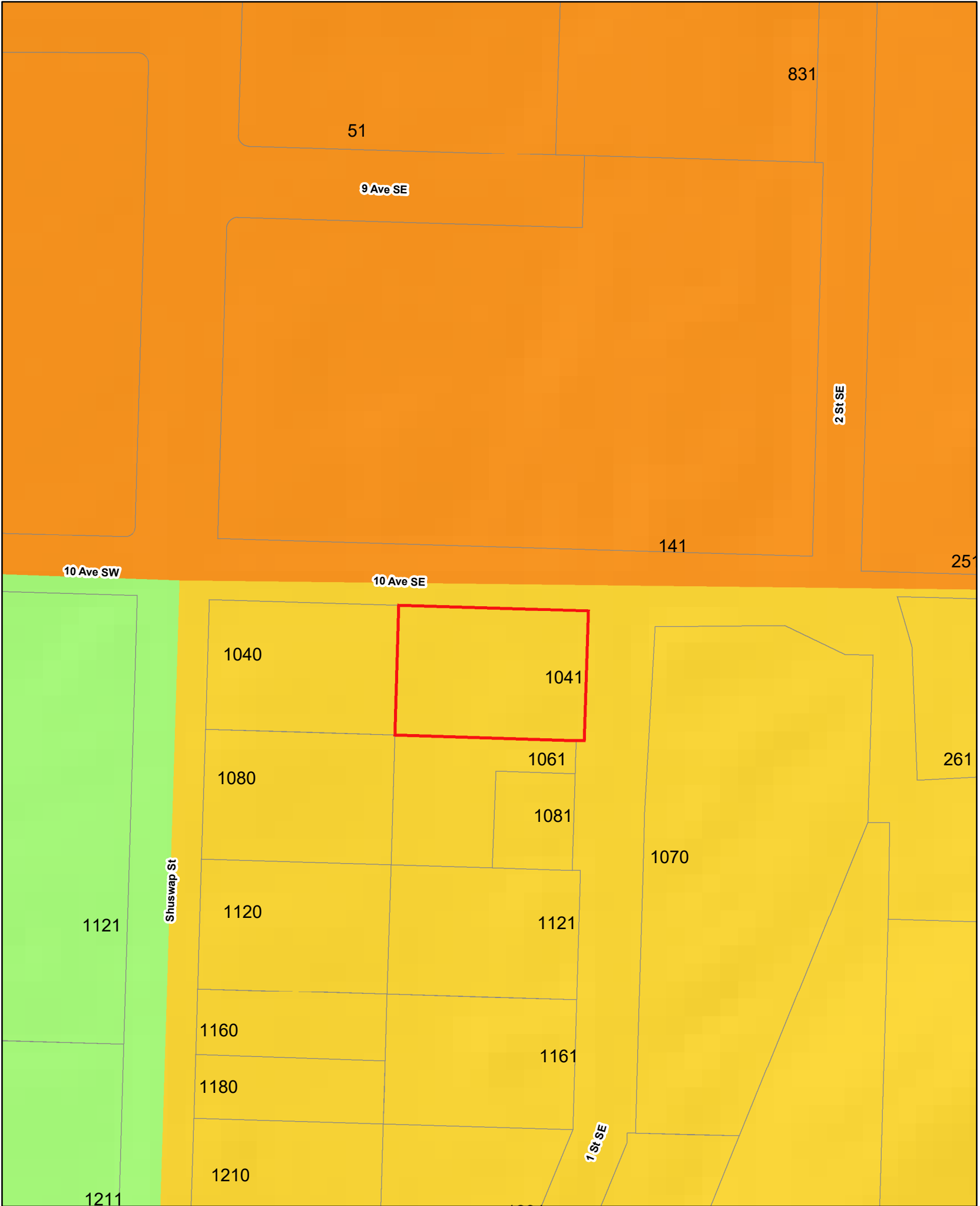
1st SE

N



Legend

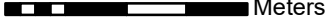
-  Subject Property
-  Parcels






N



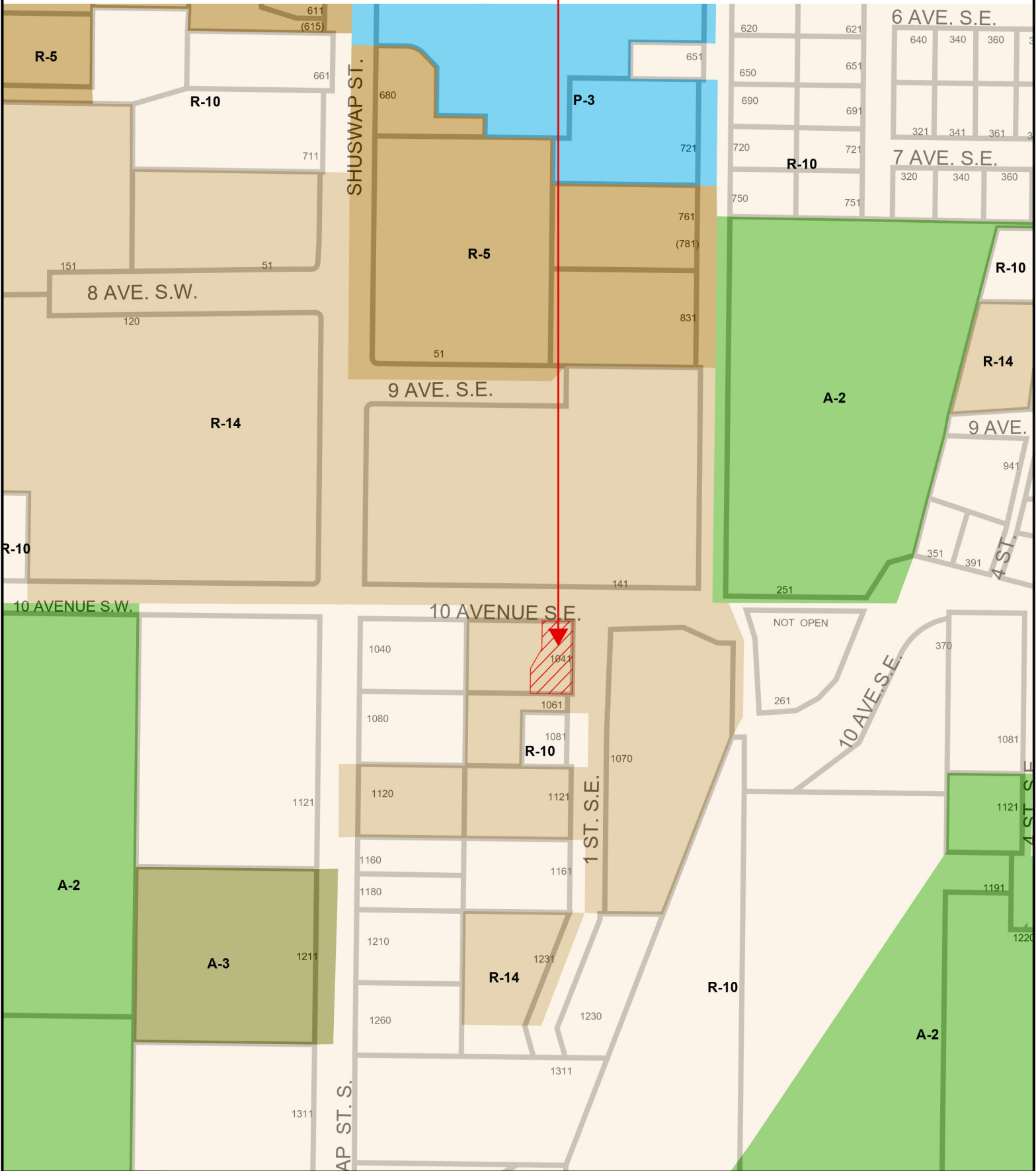
0 5 10 20 30 40 Meters












Legend

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

1041 - 1 STREET SE

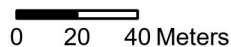


Legend

-  Rezone to R-10
-  Parcel
-  zoning
-  A-2
-  A-3
-  P-3
-  R-5
-  R-10
-  R-14

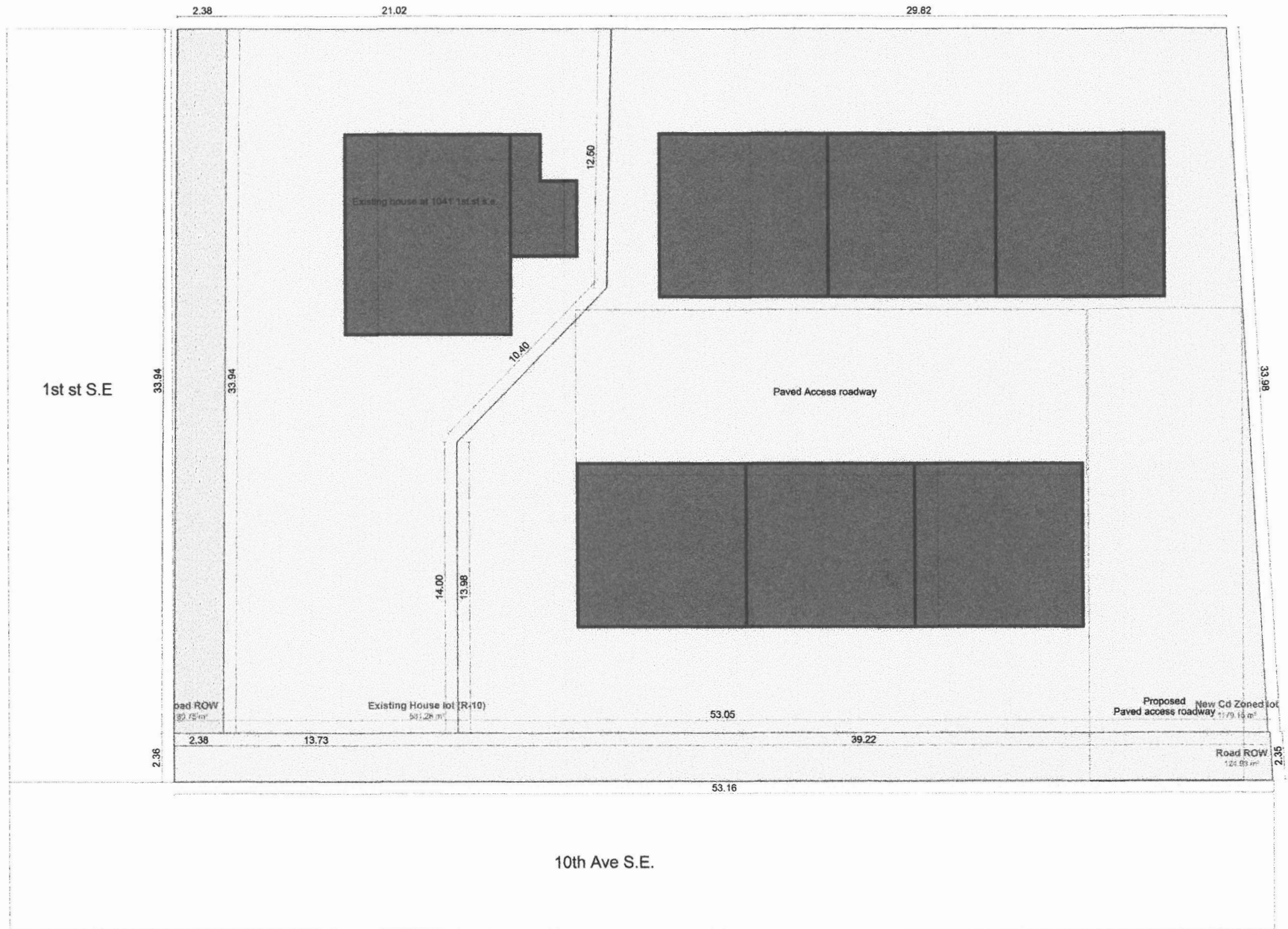


Map Scale: 1:2,500



The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Map Printed: 24 March, 2026





View of subject parcel southeast from 10 Avenue SE.



View of subject parcel southwest from 10 Avenue SE.