

April 1, 2026

Hearing Notice

Council Consideration:

Development Variance Permit No. VP-624

- Beginning at 7:00 pm, Monday April 13, 2026, during the Regular Council Meeting
- Council Chambers - Salmon Arm City Hall, 500 – 2 Avenue NE

PROPERTY:

4811 – 45 Street SW

Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750, Except Plans 6555 and EPP53189

LOCATION:

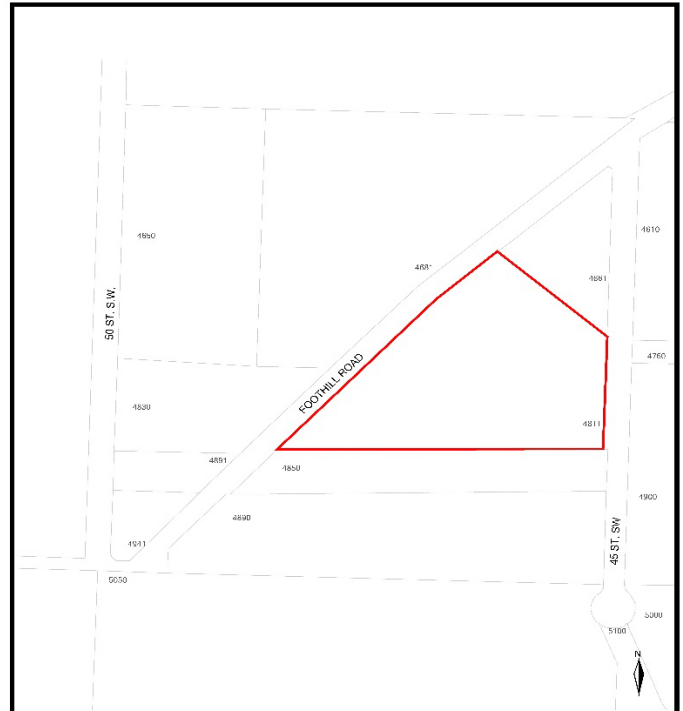
East of 50 Street SW and Foothill Road SW intersection on the West side of 45 Street SW.

PROPOSAL:

To vary Subdivision and Development Servicing Bylaw No. 4293 requesting to waive the installation of a fire hydrant along Foothill Road SW.

VARIANCE REQUEST:

Subdivision and Development Servicing Bylaw No.4293, Section 5.8.1 Fire Hydrants - Spacing



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INFORMATION:

The staff report for the proposed Development Variance Permit No. VP-624 is available for viewing on the City of Salmon Arm website at [Public Hearing Notices | Salmon Arm, BC - Official Website](#) from **April 1 – 13, 2026** 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 **Monday April 13, 2026**.

Please note written and/or email submissions must be presented to the Administration Department no later than **10:00am on Monday April 13, 2026**.

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-624
4640

Bylaw No.

SCHEDULE "B"

TO: N. Harrison & K. Carvlho

For Location at: 4811 – 45 Street SW PID: 010-954-635

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),
Lot 5, Section 4, Township 20, Range 10, W6M KDYD, Plan 2750 Except Plans 6555 and EPP53189
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 to issue Development Variance Permit No. 624, which varies Subdivision and Development Servicing Bylaw No. 4293 waiving the requirement to install a fire hydrant on the south side of Foothill Road SW for the subject property legally described as Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750, Except Plans 6555 and EPP53189 (4811 45 Street SW)

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 _____ 2026.

ISSUED this ____ day of _____ 2026.

CORPORATE OFFICER
Rhonda West



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Manager of Planning & Building and Director of Engineering & Sustainability –
Development Variance No. 624

Legal: Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750, Except Plans
6555 and EPP53189
Civic: 4811 45 Street SW
Owner: Nicholas Harrison and Karlene Carvalho
Agent: N/A

Date: April 7, 2026

Executive Summary/Purpose:

To review a request to waive the requirement to install a fire hydrant on the south side of Foothill Road SW.

Motion for Consideration:

THAT: the Committee recommends to Council that Development Variance Permit No. 624, be authorized for issuance for Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750 Except Plans 6555 and EPP53189 (4811 45 Street SW) to vary the provisions of the Subdivision and Development Servicing Bylaw No. 4293 by waiving the requirement to install a fire hydrant on the south side of Foothill Road SW.

Staff Recommendation

That the motion for consideration be adopted.

Proposal:

The applicant is requesting to vary the Subdivision and Development Servicing Bylaw No. 4293 in order to waive the requirement to install a fire hydrant on the south side of Foothill Road SW. The requirement has been triggered by the submission of a building permit for a single family dwelling to be located at 4811 45 Street SW.

Background:

The subject property is approximately 2.65 ha (6.57ac) in area and double fronts 45 Street SW and Foothill Road SW (Appendices 1 to 3). The subject property is designated in the Official Community Plan as Salmon River Valley Agriculture and A-1 (Agriculture Zone) in Zoning Bylaw No. 2303 and is entirely within the Agricultural Land Reserve (Appendix 4 and 6).

Adjacent land uses include the following:

North:	City Park (Mt Ida Park)	Zoned P-1
South:	Single family Dwelling/Residential	Zoned A-1
East:	Single Family Dwelling and Gravel Extraction Site	Zoned A-1
West:	Single Family Dwelling/ Residential	Zoned A-1

As noted in the Engineering Servicing Report, attached as Appendix 9, the spacing of the existing fire hydrants located at the intersections of Foothill Road SW and 45 Street SW and Foothill Road SW and 50 Street SW illustrate a gap in service that affects partially the subject property and three adjacent parcels. The mapping highlights the range of coverage for both hydrants and demonstrates the gap in coverage between the two locations. The installation of the fire hydrant in the proposed location on Foothill Road would provide adequate coverage for the subject property and overlapping coverage for the adjacent parcels. The same report includes a \$25,350.00 estimate to install the fire hydrant (provided by the City).

In order to advance the construction of the single family dwelling the owner has provided the City with payment/security of \$25,350.00 which, should Council support this variance request, would be returned to the applicant. The site plan provided with the building permit application is attached as Appendix 7. A letter submitted by the applicant in support of the variance request is attached as Appendix 8.

Relevant Policy(ies):

Pursuant to *Local Government Act* section 506(b), a local government may, by bylaw, regulate and require the provision of works and services in respect of the development of land, and for that purpose may, by bylaw, do on or more of the following: (b) require that a water distribution system, a **fire hydrant system**, a sewage collection system, a sewage disposal system, a drainage collection system or a drainage disposal system be provided, located and constructed in accordance with the standards established in the bylaw (emphasis added).

The Subdivision and Development Servicing Bylaw No. 4293, the bylaw which the City regulates and requires the provision of works and services with respect of the development of land, reads as follows:

5.8 Fire Hydrants

5.8.1 Spacing For developments, additional fire hydrants shall be located and spaced in accordance with the requirements of the British Columbia Building Code and the City of Salmon Arm Fire Department.

For subdivision and developments, fire hydrant spacing shall be approximately, and in all cases shall not exceed 150 meters in low density residential zones and 90 meters in medium and high density residential zones, commercial, industrial and institutional zones and **300 meters in ALR/Rural zones**.

The calculation for fire hydrant spacing and the distance to the principal entrance of a building shall be measured along centreline of the fronting road and shall not be separated by a controlled access highway for commercial, industrial or institutional zoned land.

As noted in Appendix 8, the requirement to install the proposed hydrant was identified as part of the building permit review and to ensure adequate spacing of hydrants as per the Fire Underwriters Survey best practices.

Official Community Plan Policy: Rural & Agriculture

7. Municipal utilities in the Acreage Reserve, Salmon Valley Agriculture, and Forest Reserve designations should not exceed the existing standard or be extended, except for the municipal water system outlined in Section 15 Utilities & Infrastructure and when supported by the ALC.

Referral Comments:

Fire Department

The Fire Department supports the variance request and notes that there is a fire hydrant within sufficient distance of this property and to the proposed building location. Fire protection could be provided from the existing hydrant. The Fire Department response is attached as Appendix 10.

Building Department

No concerns.

Engineering Department

The Engineering Services Report dated December 2, 2025 is attached and includes the estimate for the installation of the fire hydrant and a hydrant spacing map (Appendix 9). The Engineering Department does not support the variance request.

Other

N/A

Planning Department

Variances are considered on a case-by-case basis and a number of factors are taken into consideration, including – site conditions, adjacent land uses, development potential and land use polices.

The subject property and adjacent parcels are heavily treed with limited development potential. Additionally, the Official Community Plan discourages development in the Salmon River Valley Agriculture area.

Staff recognize the gap in fire hydrant coverage in this area. In this instance, staff are in support of the variance request for the following reasons:

- Increased or extending services in the Rural area (in particular Salmon River Valley Agriculture in the OCP) is discouraged as this increases pressure for development in the Rural areas.
- Fire hydrants are principally used to fight structure fires. There are limited structures within the vicinity of the proposed hydrant location. Specifically noting that the large parcel to the north of the subject property is a heavily treed City Park that has been identified as Environmentally Sensitive and is a known heronry site and that the surrounding private parcels and subject property are within the Agricultural Land Reserve with limited development potential for principal or accessory structures.
- A new fire hydrant on Foothill Road could not be readily used to fight a fire at the new structure as the structure accesses 45 Street SW and the area between the new potential hydrant and the new structure is heavily treed and would not provide access for fire fighting purposes.

Financial Considerations:

Should Council support the variance request, the installation of the hydrant at a later time or date would be the responsibility of the City, but as noted, the Fire Department can provide fire protection from the existing infrastructure.

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 April 13, 2026 at 7:00pm.

Alternatives & Implications:

1) the Committee may not recommend to Council to waive the installation of the fire hydrant.

Reasons should be provided if a permit is refused.

Prepared by: Manager of Planning and Building

Reviewed by: Director of Engineering and Sustainability

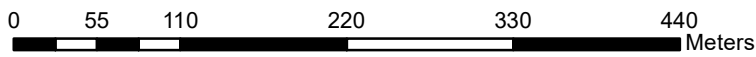
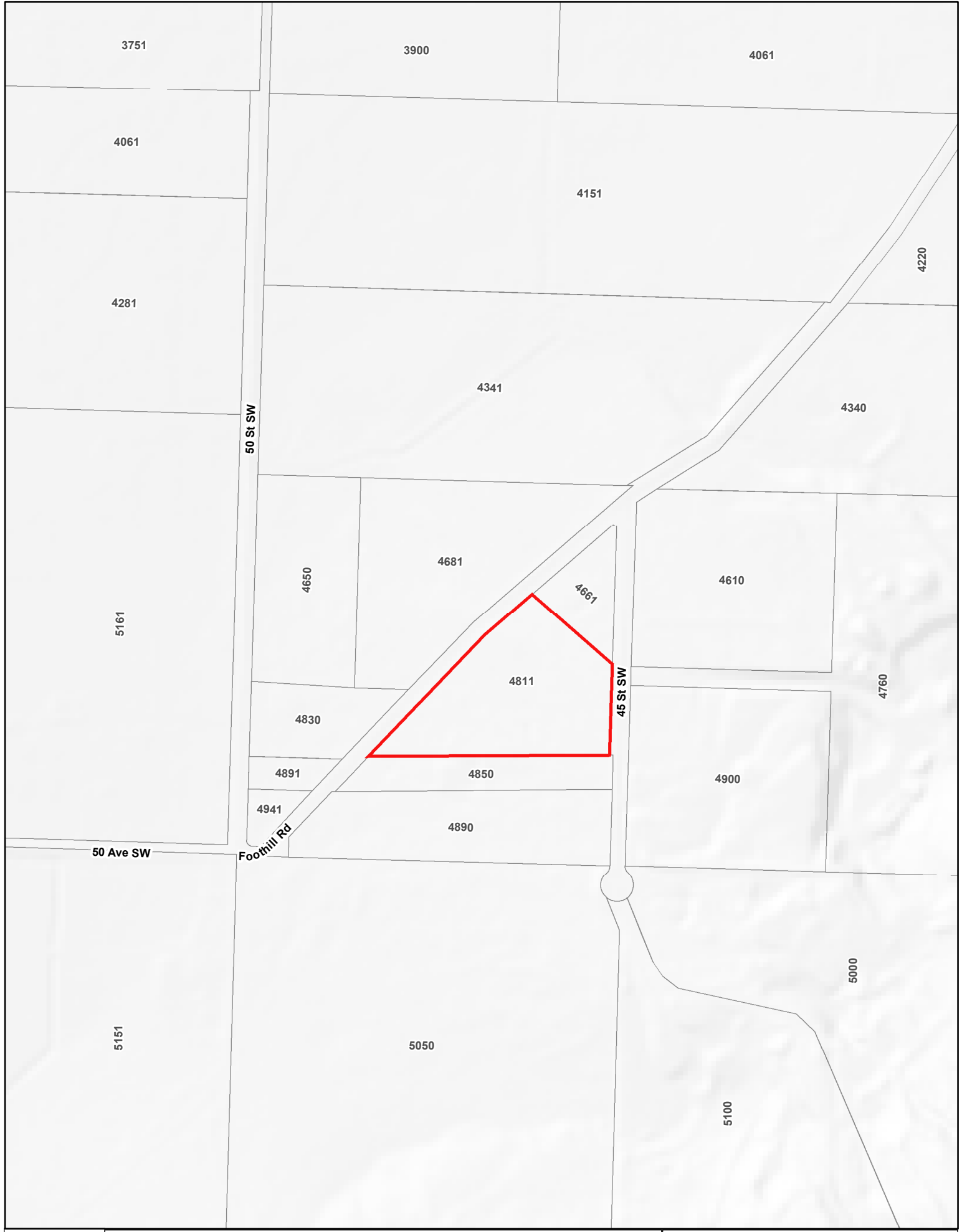
Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Subject Property Map
- Appendix 2 – Ortho Map 1
- Appendix 3 – Ortho Map 2
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – ALR Map
- Appendix 7 – Site Plan
- Appendix 8 – Applicant Letter to Council
- Appendix 9 – Engineering Servicing Report and Cost Estimate, dated December 2, 2025
- Appendix 10 – Fire Department referral response, dated November 17, 2025

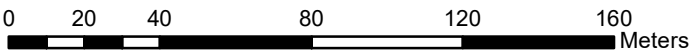
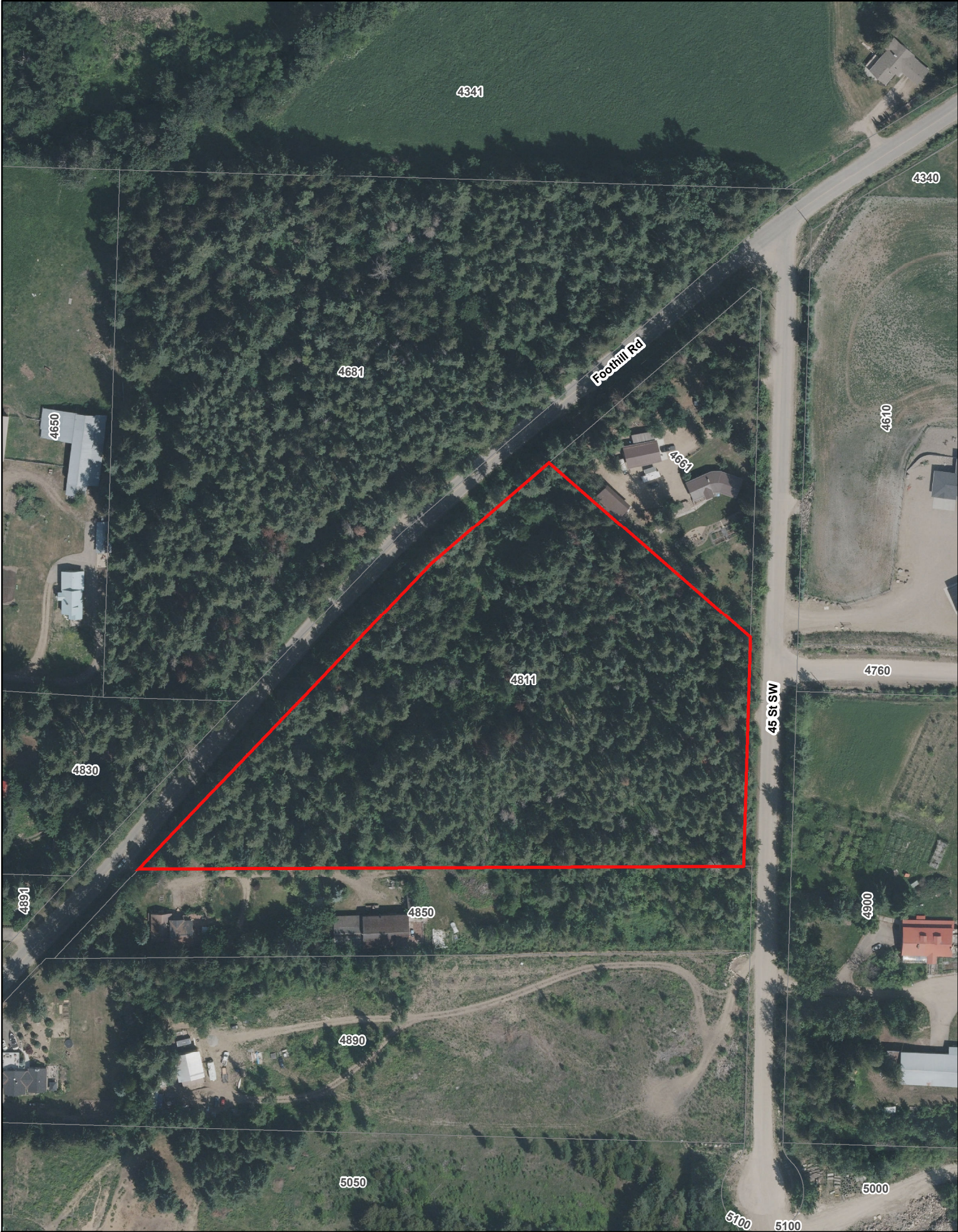
Subject Property Map



Legend

-  Subject Property
-  Parcels

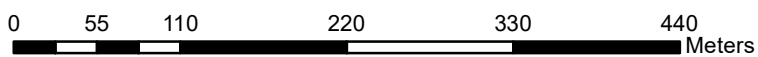
Ortho Map



Legend

-  Subject Property
-  Parcels

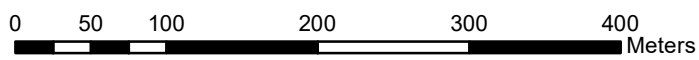
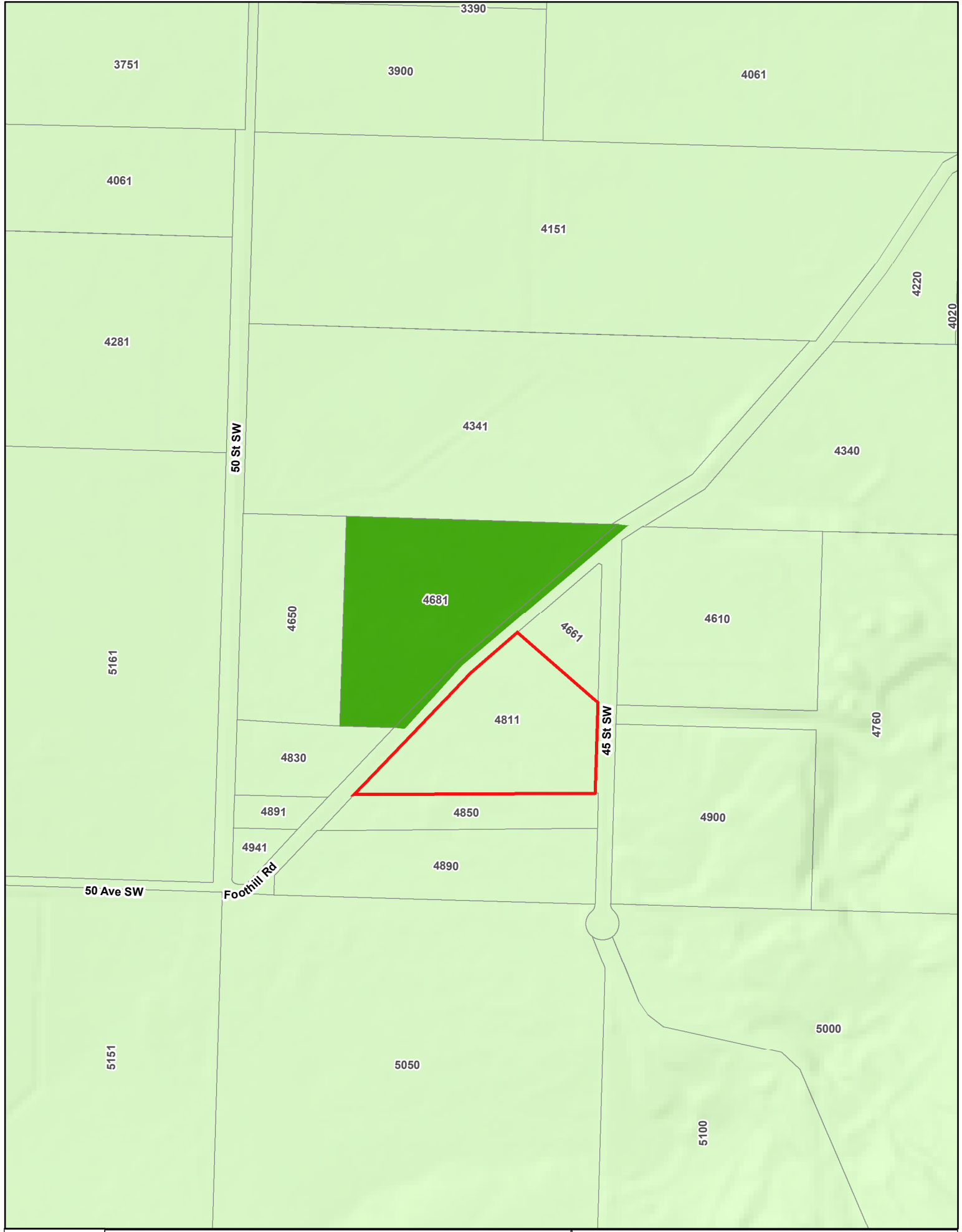
Ortho Map



Legend

-  Subject Property
-  Parcels

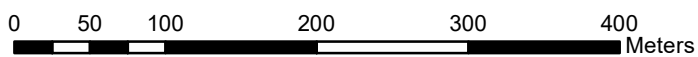
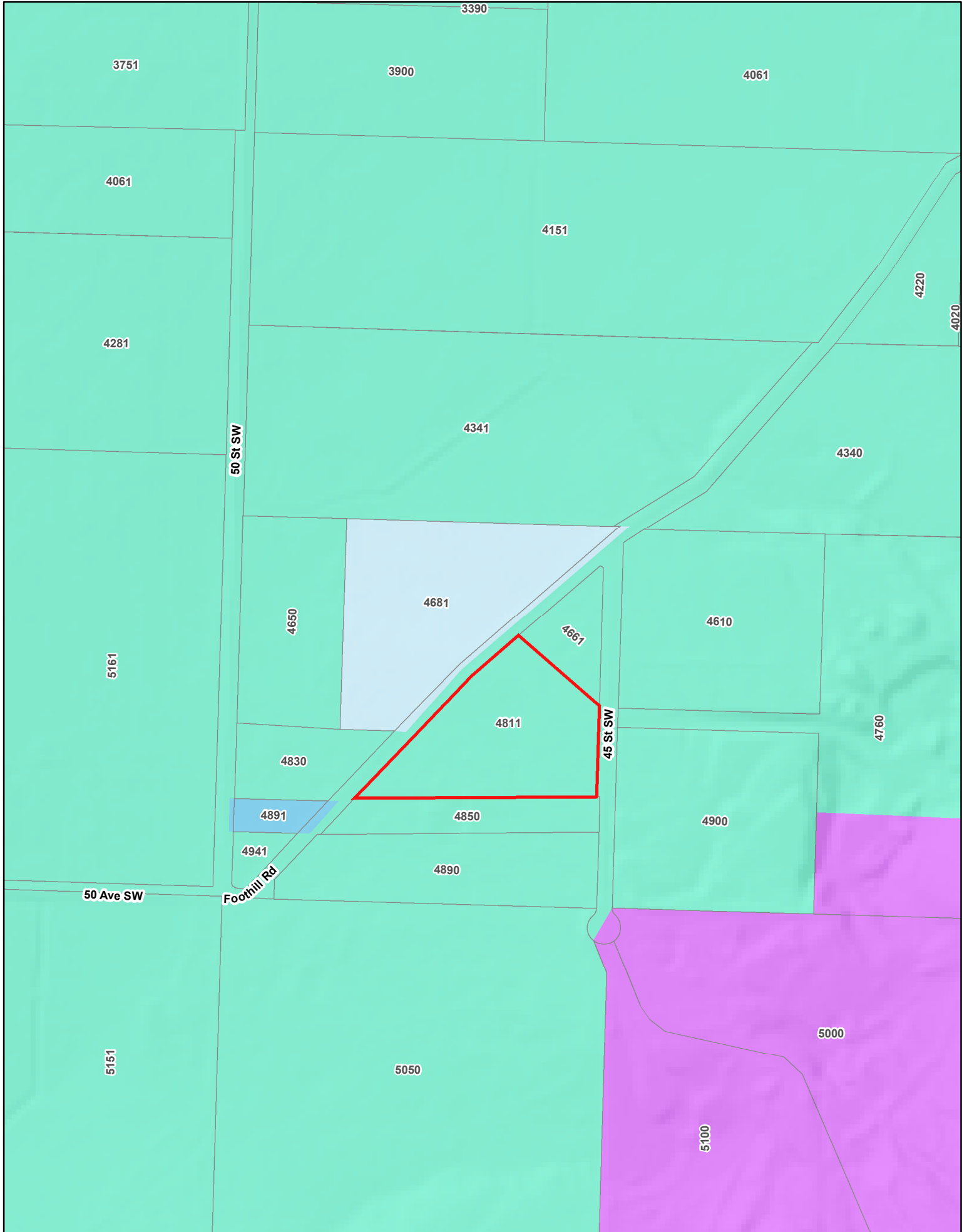
OCP Map



Legend

-  Subject Property
-  Salmon Valley Agriculture
-  Parcels
-  Park

Zoning Map



Legend

- Subject Property
- A-1
- P-1
- M-3
- P-3
- Parcels

ALR Map



N



0 40 80 160 240 Meters

Legend

□ Parcels

▭ Subject Property

▭ ALR

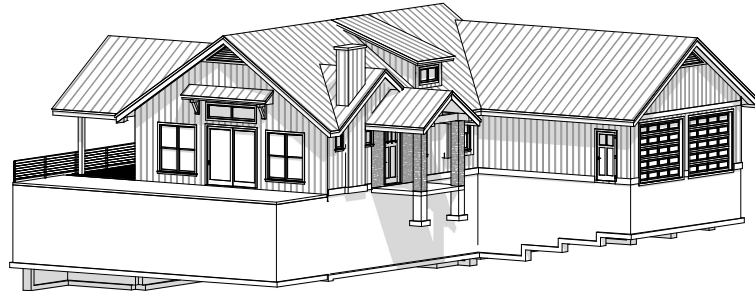
HARRISON RESIDENCE

4811 45 ST SW SALMON ARM, BC V1E 3C1

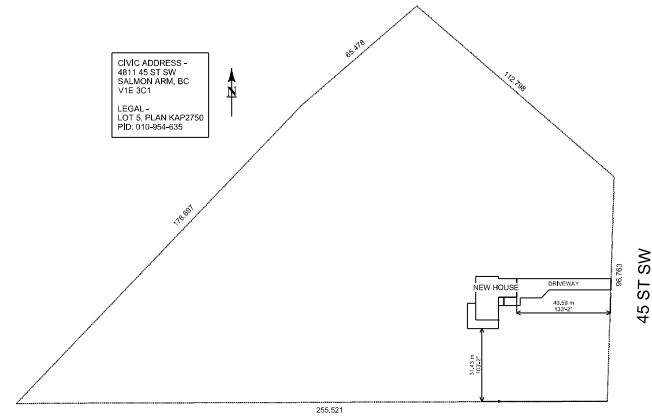


3200 28 ST NE
SALMON ARM, BC
V1E 3K7
250-517-7131
kris@khmdesign.ca
www.khmdesign.ca

PROJECT
HARRISON RESIDENCE
4811 45 ST SW
SALMON ARM, BC
V1E 3C1



FRONT AXO VIEW
SCALE NTS



SITE PLAN
SCALE 1:1000



REAR AXO VIEW
SCALE NTS

AREA SCHEDULE

AREA	AREA - SQFT	AREA - SQM
MAIN FLOOR	1,012.7	146.9
MAIN FLOOR DECK	295.7	27.5
MAIN FLOOR GARAGE	865.4	61.8
FRONT ENTRY	83.5	7.8
MAIN FLOOR PATIO	535.3	49.3
LOWER FLOOR	1021.0	85.8
LOWER FLOOR PATIO	299.0	26.9
SUITE	295.0	26.9
BUILDING FOOTPRINT	3,190.2	296.4
DRIVEWAY	2,864.4	266.1
LOT AREA	288,372.5	26,883.6

PERMEABLE AREA

AREA	AREA - SQFT	AREA - SQM
BUILDING FOOTPRINT	3,190.2	296.4
DRIVEWAY	2,864.4	266.1
TOTALS	6,054.6	562.5
LOT AREA - 26,833.6 SQM		
HARDSCAPE - 595.2 SQM		
PERMEABLE - 26,268.4 SQM - 97.9%		

DRAWING INDEX

A0.0	COVER PAGE, SITE PLAN
A1-1	MAIN FLOOR PLAN
A1-2	UPPER FLOOR PLAN
A1-3	LOWER FLOOR PLAN
A2-1	ELEVATIONS 1
A2-2	ELEVATIONS 2
A3-1	FOUNDATION PLAN
A4-1	MAIN FLOOR FRAMING
A4-2	UPPER FLOOR FRAMING
A4-3	ROOF FRAMING
A5-1	SECTIONS 1

SHEET NAME

COVER PAGE, SITE PLAN

7/25 ISSUED FOR REVIEW

DATE: 2025-07-02
DRWN BY: KHM

THESE DESIGN AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KHM DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT CONSENT

A0.0

2. Fire hydrant #2042, on the corner of Foothill Road and 45th Street SW, is within sufficient distance of this property to adequately supply water to suppress a single-family dwelling with an attached basement suite residential fire.
3. There is no reasonable alternative location for a fire hydrant that would serve our property. Additionally, there is no existing water line along 45th Street SW to which a hydrant could be connected to provide fire protection.
4. In a recent fire hydrant variance request, Council granted a full variance to the property owner of 2100 1 Avenue NE, Salmon Arm, on August 25, 2025. This variance also related to spacing. The owner received full relief from the requirement to install two fire hydrants – one on 1st Ave NE and one on Okanagan Avenue E – with unanimous support from Council. The applicant also received support from the City of Salmon Arm Fire Department. Council meeting minutes from August 25, 2025, are attached for reference. Meeting details can be viewed at the following link:
[City of Salmon Arm – Council Meeting, August 25, 2025](#)

Furthermore, the Development and Planning Services Committee meeting held on August 18, 2025, included discussion of this application. Meeting details can be viewed at the following link:

[Development and Planning Services Committee Meeting – August 18, 2025](#)

We have included with our variance application a copy of the building plans showing the proposed location of our home at 4811 45 Street SW, Salmon Arm, BC, as well as an overhead image from the City of Salmon Arm's mapping system showing the lot and Foothill Road.

We respectfully ask that Council review all submitted documentation in advance of the meeting. Thank you for considering our application.

Sincerely,

Nicholas Harrison & Karlene Carvalho

TO: Gary Buxton, Director of Planning
 DATE: 2 December 2025
 PREPARED BY: Nate Johnson, Engineering Assistant
 OWNER: Nicholas Harrison & Karlene Carvalho 5501 30 St NE
 Salmon Arm, BC, V1E 2A6
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 624**
 LEGAL: Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750, Except
 Plans 6555 and EPP53189
 CIVIC: **4811 45 Street SW**

Further to the request for variance dated November 12, 2025; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

This applicant is requesting a variance to waive the following requirement of Subdivision and Development Servicing Bylaw 4293 (SDSB) triggered by Building Permit:

1. Waive the requirement to install a fire hydrant on Foothills Road.

The applicant is requesting relief from the requirement to install a fire hydrant on Foothill Road, which fronts 4811 45 Street SW. The SDSB requires that hydrants in ALR/Rural areas be spaced no more than 300 metres apart. This spacing requirement follows Fire Underwriters Survey (FUS) best practice and exists to ensure a consistent minimum level of fire protection along all serviced road corridors in the City.

Although the applicant notes that the property does not have legal driveway access to Foothill Road, hydrant spacing requirements apply to the road network, not to individual driveway locations. Hydrant placement along Foothill Road provides direct fire protection coverage to the subject property, including the heavily forested area and any future development within the parcel.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install a fire hydrant on Foothills Road be denied.

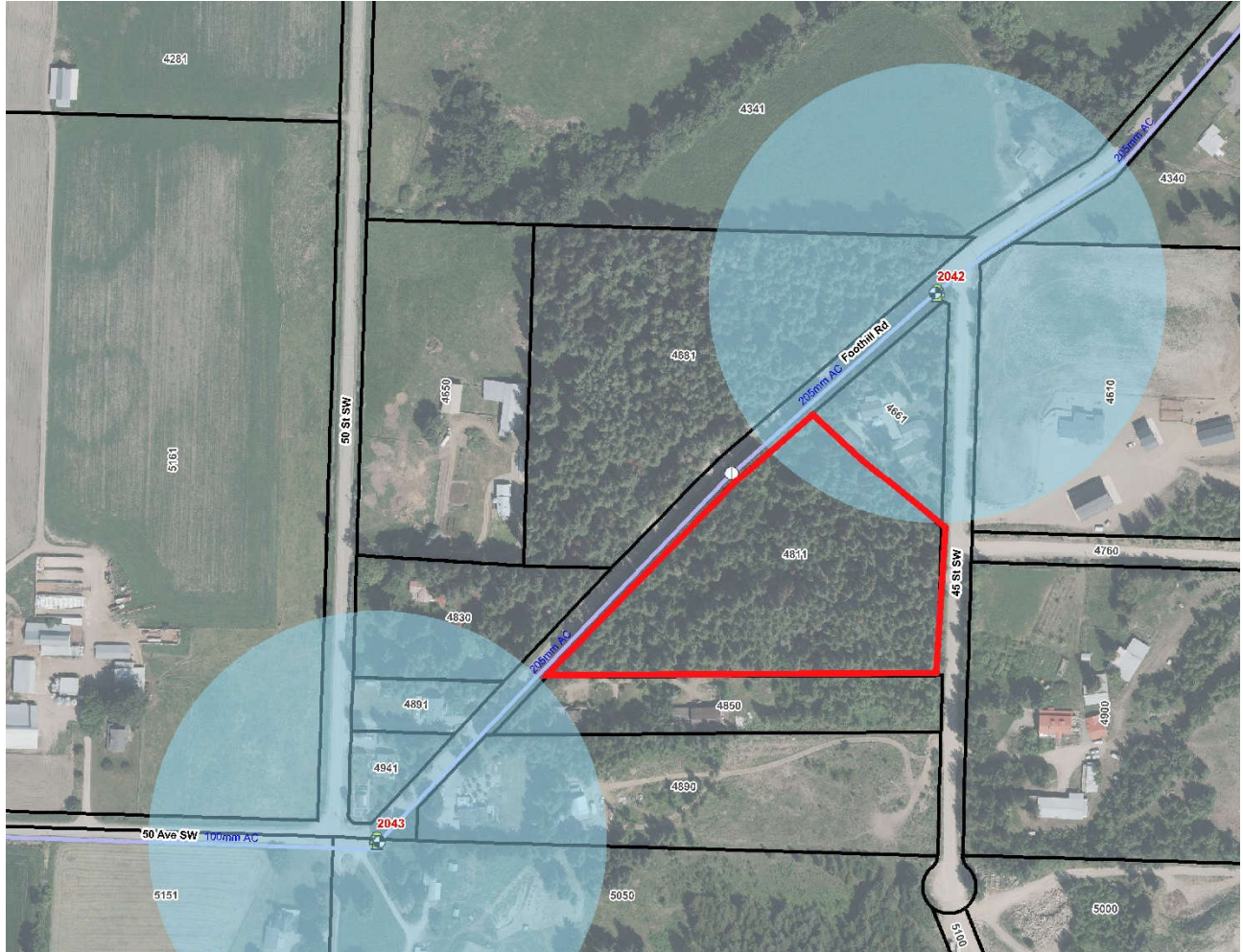


Nate Johnson, ASCT
 Engineering Assistant



Jenn Wilson P.Eng.
 Director of Engineering and
 Sustainability

VARIANCE PERMIT APPLICATION FILE NO. VP- 618
2 December 2025
Page 2



To: Nicholas Harrison & Karlene Carvalho
From: Nathan Johnson
CC:
Date: July 24, 2025
Re: Hydrant installation on Foothills Road
Address: 4811 45 St SW
Phone: 250-253-3391
Email: nick@nickharrison.ca

Summary of work: \$20,280

- New hydrant installation on the south side of Foothills Road
- Hot Tap - Main not looped
- Single Lane Flagging

25% Contingency \$5,070

Total \$25,350

This is an estimate only. The City of Salmon Arm requires full payment in advance of work. Work will be scheduled once payment is received. Once work is complete, all unused funds will be returned with summary of expenses to the property owner. The property owner is responsible for all associated costs, including overages. Payment can be made by cheque or debit at City Hall.

TO:

DIRECTOR OF PLANNING & COMMUNITY SERVICES (Gary)
MANAGER OF PLANNING & BUILDING (Melinda)
PLANNING AND DEVELOPMENT OFFICER (Chris)
PLANNING AND DEVELOPMENT OFFICER
PLANNING AND DEVELOPMENT OFFICER (Aubree)
PLANNING AND DEVELOPMENT ASSISTANT (Kathy)
BUILDING INSPECTOR (Dusan)
FIRE DEPARTMENT (Brad)
ENGINEERING & PUBLIC WORKS DEPARTMENT (Jenn / Candace)
~~MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (Via eDAS)~~
BC HYDRO, via email utilities group
FORTISBC, via email utilities group
TELUS, via email utilities group
ROGERS/SHAW CABLESYSTEMS, via email utilities group

REFERRAL:

VARIANCE PERMIT APPLICATION FILE NO. VP- 624

DATE: November 12, 2025
OWNER: Nicholas Harrison & Karlene Carvalho
APPLICANT/AGENT: Nicholas Harrison
LEGAL: Lot 5, Section 4, Township 20, Range 10, W6M, KDYD, Plan 2750, Except Plans 6555 and EPP53189
CIVIC: 4811 45 Street SW

PROPOSAL:

Please provide comments on the attached Development Variance Application at your earliest opportunity.

OCP Designation: Salmon River Valley Agriculture
Development Permit Area: Environmentally Sensitive Riparian Areas
Current Zoning: A-1 (Agricultural Zone)
ALR: Yes

Please return your comments to planning@salmonarm.ca at a suitable time, ideally, within 14 days in a separate e-mail returned with this form or on the Response form provided.

Thank you.

COMMENTS for VP-624:

SIGNATURE & DEPARTMENT/ AGENCY:

DATE: