



May 28, 2026

NOTICE TO PROPERTY OWNERS/OCCUPIERS

Proposed Amendment to Zoning Bylaw No. 2303:

Amend Zoning Bylaw No. 2303 to revise Section 25 – P-2 Airport Zone

Owner City of Salmon Arm
Reference: ZON-1316/ Bylaw No. 4760

A Public Hearing has been scheduled for **June 8, 2026, at 7:00 p.m.** to consider a amending Zoning Bylaw 2303, P-2 (Airport Zone) as follows:

Section 25 – P-2 Airport Zone

- 25.6 – Increase site coverage from 40% to 80%
- 25.9 – Minimum setbacks for principal building on parcels greater than 0.4 ha shall be 5.0m and for parcels less than 0.4 ha shall be 2.0m, accessory building setbacks shall be 1.0m from all parcel lines
- 25.10 – Remove Transport Canada section
- 25.11 – Remove Flammable Fuels section

Meetings are being held in person and virtually.

If you wish to appear electronically, a link to the virtual meeting is available in the Agenda section on our website at www.salmonarm.ca. Electronic participation can be accommodated through computer with internet access or telephone.

The staff report for the proposed Text Amendment is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> from May 28, 2026 to June 8, 2026 inclusive. If you are interested or affected by the proposed bylaw and wish to review additional information, contact the Planning Department at 250.803.4010 or planning@salmonarm.ca prior to the hearing.

All persons who wish to register an opinion to Council for consideration on the proposed bylaw 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;
- c) Appearing in person or electronically, or being represented by an agent, at the Public Hearing on June 8, 2026.

Please note that written and/or email submissions must be presented to the Administration Department no later than **10:00 am on Monday, June 8, 2026.**

Yours truly,

Rhonda West, Corporate Officer

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the **Council Chambers at City Hall**, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, June 8, 2026 at 7:00 p.m.**

Proposed Amendments to Zoning Bylaw No 2303 is to amend Section 25 – P-2 – Airport Zone

Owner / Agent: City of Salmon Arm

Reference: ZON-1316 /Bylaw No. 4760

The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices>, from May 28, 2026 to June 8, 2026 inclusive. If you are interested or affected by the proposed bylaw and wish to review the additional information, contact the Planning Department at 250.803.4010 or planning@salmonarm.ca prior to the hearing.

Meetings are being held in person and virtually. If you wish to attend virtually, a link to the virtual meeting is available in the Agenda section on our website at www.salmonarm.ca.

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

SA Observer May 28 and June 4

CITY OF SALMON ARM

BYLAW NO. 4670

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

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia, and electronic means, on June 8, 2026 at 7:00 p.m., was published in the _____, 2026 and the _____, 2026 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned:

NOW THEREFORE 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:

Section 25 - P-2 - Airport Zone

- a) delete Item 25.6 and replace with:

Maximum Parcel or Site Coverage

25.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 80% of the *parcel* or *site* area.

- b) delete Items 29.9.1 and 29.9.2 and replace with:

Minimum Setback of Principal and Accessory Buildings

25.9.1 On parcels more than 0.4 hectare (0.98 acre) in area, the minimum *setback* of the *principal* from all *parcel* lines shall be 5.0 metres (32.8 feet).

25.9.2 On parcels less than 0.4 hectare (0.98 acre) in size, the minimum setback for principal from all parcel lines shall be 2.0 metres (16.4 feet).

- c) add Item 29.1.3:

29.1.3 Minimum setback for all accessory buildings from all parcel lines shall be 1.0 metres (3.2 feet).

- d) delete the following:
Transport Canada heading and Item 25.10
- e) delete the following:
Flammable Fuels heading and Item 25.11
- f) renumber **Parking and Loading** from 25. 12 to 25.10

SEVERABILITY

- 2. 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.

ENACTMENT

- 3. 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.

EFFECTIVE DATE

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

CITATION

- 5. This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4760**”

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



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Manager of Planning & Building – ZON – 1316 Text Amendments P2 (Airport Zone)

Legal: N/A
Civic: N/A
Owner: N/A
Agent: City of Salmon Arm

Date: May 19, 2026

Executive Summary/Purpose:

The Zoning Bylaw amendment seeks to modernize the P2 (Airport Zone) zoning designation to align with current construction practices and development trends.

Motion for Consideration:

THAT: the Committee recommends to Council that a Bylaw be prepared for Council's consideration which would amend Zoning Bylaw No. 2303 Section 25 P2 (Airport Zone) as follows:

- I. 25.6 - Increase site coverage from 40% to 80%.
- II. 25.9 - Minimum setbacks for principal building on parcels greater than 0.4ha shall be 5.0m and for parcels less than 0.4ha shall be 2.0m, accessory building setbacks shall be 1.0m from all parcel lines.
- III. 25.10 - Remove Transport Canada section.
- IV. 25.11 - Remove Flammable Fuels section.

AND THAT: Bylaw adoption be withheld until approved by the Ministry of Transportation and Transit.

Staff Recommendation:

That the Motion for Consideration be adopted.

Proposal:

The proposal is being initiated by the City of Salmon Arm and is intended to address future construction on the airport lease lots.

Background:

The maps attached as Appendices 1 to 4 illustrate the areas that are currently zoned P2. These are the areas that would be affected by the proposed text amendments to the zone. The lands are predominately owned by the City, with some parcels leased or rented by private entities, and other parcels zoned P2 in the area are owned by the Province.

In 2003, as part of an overall development strategy for the airport lands, the City requested Sketch Plans, completed by a BC Land Surveyor, to demarcate lands that would accompany Lease or Rental Agreements between the City and private landowners (Appendix 5). Of those sites shown on the Sketch Plans, six have been developed. There are number of areas that are 'developed'; however, those are predominantly Rental Lots that do not appear on the Sketch Plans.

Relevant Policy(ies):

N/A

Referral Comments:

Fire Department

The Fire Department was consulted on the proposed amendments and concluded that the reference to the Flammable Fuels is redundant in the Zoning Bylaw and the Fire Prevention and Fire Department Bylaw No. 3792.

Building Department

N/A

Engineering Department

N/A

Other

N/A

Planning Department

Provided for reference, the current P2 Zone and the Proposed P2 Zone are attached as Appendix 6 and demonstrate the proposed amendments.

Since prioritizing the development of the airport lands, staff have been approached by potential lease holders that have repeatedly stated that future development of the intended nature has modernized but the current zoning is too restrictive (e.g. the current site coverage limitation of 40% precludes economically viable development).

Staff have reviewed the zoning and note that there are updates that could be applied to the zone that would assist in the modern development of the airport lands.

Specifically, these minor amendments to the zone increasing the permitted site coverage and reduced setbacks for principal buildings and accessory buildings will allow for the development of larger buildings and encourages the indoor storage of equipment and planes within buildings as opposed to storage outside buildings. It is anticipated that the amendments will facilitate the development of the lands. The detailed design of the buildings would be governed by the lease agreement.

The additional amendments removing references to Transport Canada and location of Flammable Fuels is proposed to remove restrictions that are currently covered by federal legislation or other local bylaw (Fire Prevention and the Fire Department Bylaw No. 3792) and is unnecessary to be included in the Zoning Bylaw.

Staff support the amendments to the P2 Zone as proposed.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and City of Salmon Arm Development Procedures Bylaw, newspaper ads are placed in two editions of the local newspaper in advance of a Statutory Public Hearing, a Notice of Development Sign is to be posted in a prominent location and letters are mailed to property owners and occupiers of lands within 30m of the subject parcels. These notices outline the proposed text amendments and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing. It is expected that the Hearing for this application will be held on June 8, 2026.

Alternatives & Implications:

Council may consider directing other amendments to the P2 zone in addition to those proposed by staff.

Prepared by: Manager of Planning & Building





Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

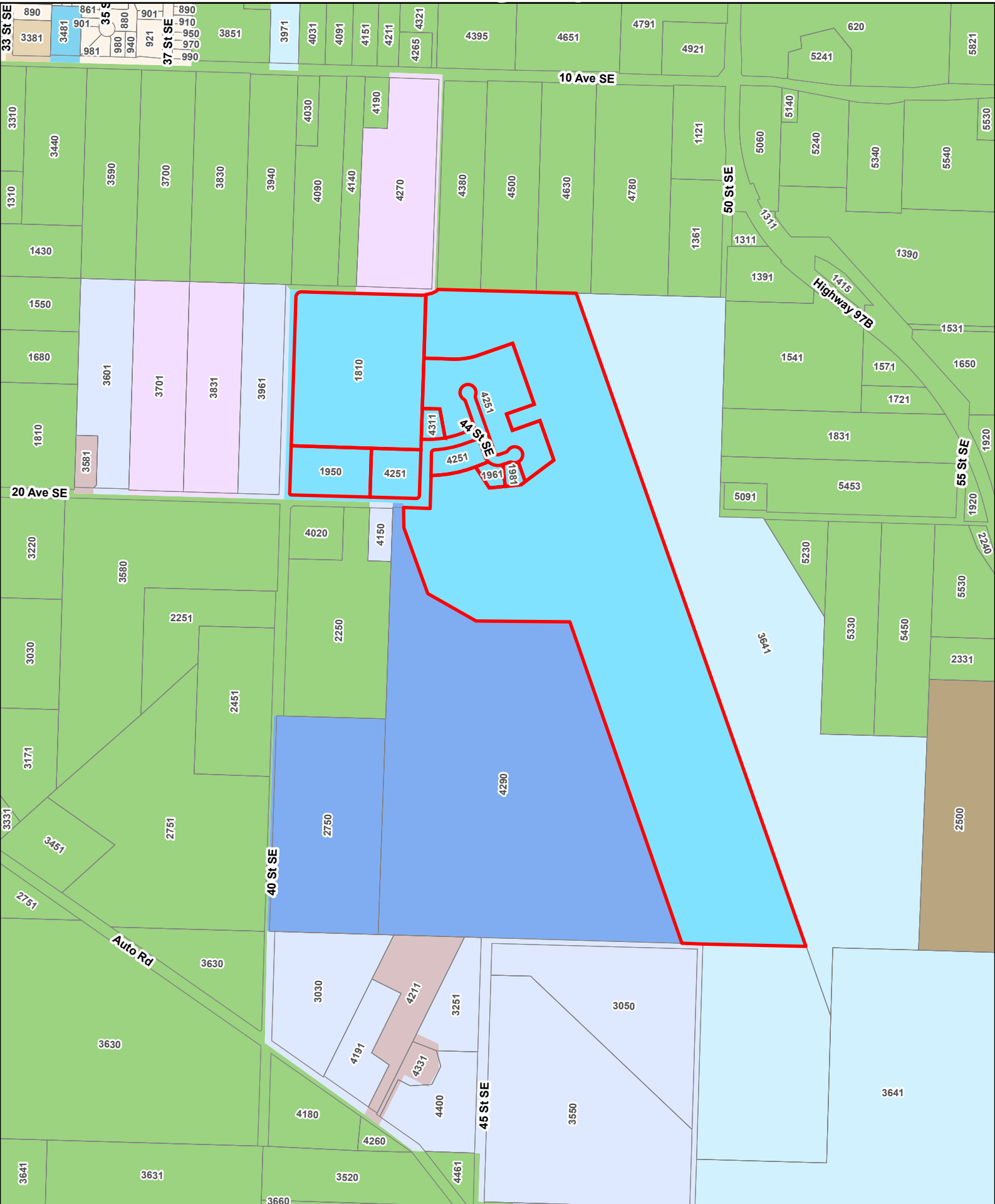
Attachments:

- Appendix 1 – Subject Property Map
- Appendix 2 – Ortho Map
- Appendix 3 – OCP Map
- Appendix 4 – Zoning Map
- Appendix 5 – Sketch Plan of Lease Lands, dated 2003
- Appendix 7 – Current P2 (Airport Zone) and Proposed P2 (Airport Zone)



	<p>0 120 240 480 Meters</p> 	<p>Legend</p> <p> Subject Property  Parcels</p>
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Zoning Map



Legend

	Subject Property		A-2		M-2		P-1		P-3		R-6		R-14
	Parcels		M-1		M-6		P-2		P-4		R-10		

Scale: 0 120 240 480 Meters

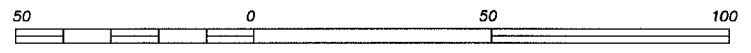
North Arrow: N

Sketch Plan of Proposed Lease Lots in Part of Lot 1, Plan KAP67088, Sec.7, Tp.20, R.9, W6M, K.D.Y.D.

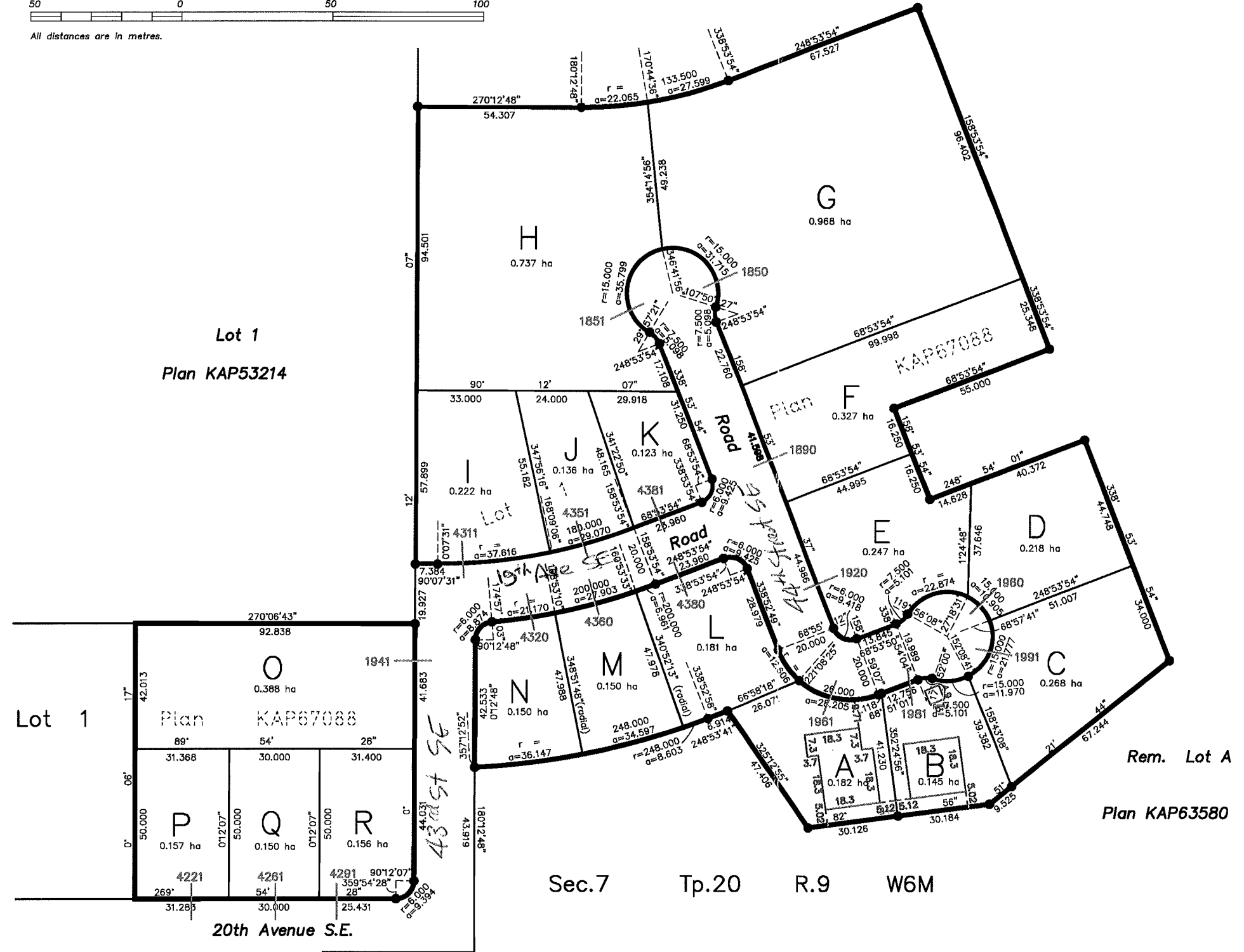
Except Plan KAP69073.

Scale 1:1000

B.C.G.S. 82L.064



All distances are in metres.



LEGEND

Bearings are astronomic and are derived from Plan KAP67088.

● Standard Iron Post Found

This plan lies within Columbia-Shuswap Regional District.

November 28, 2003.

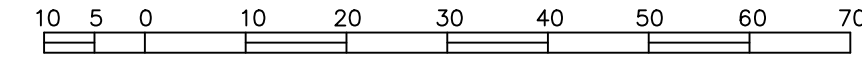
BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. Ph.832-9701
 File: 531-03 Fb.456 p.2-3
 Fb.457 p.3-5

Reference Plan to Accompany Leases in Parts of Lot A, Sec 5, 7 and 8, Tp 20, Rge 9, W6M, KDYD, Plan KAP63580

Except Plans KAP63581 and KAP67088

Pursuant to Section 99(1)(k) of the Land Title Act

BCGS 82L.064



All distances are in metres.
The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:750

LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9998258. The average combined factor has been determined based on an ellipsoidal elevation of 510.2 metres.

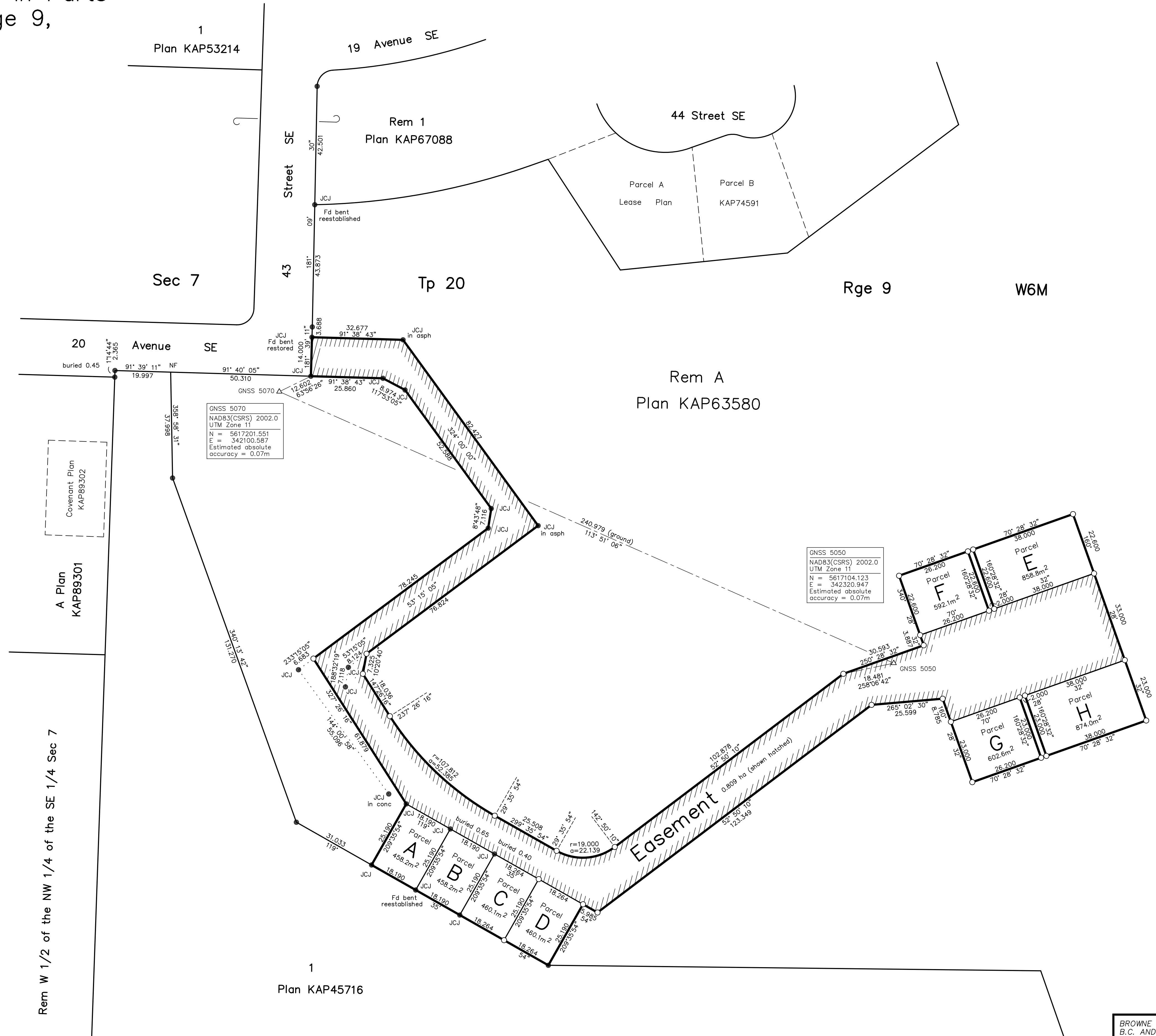
The UTM coordinates and estimated absolute accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

- Standard Iron Post Found (OIP)
- Standard Iron Post Placed (IP)
- △ Traverse Hub Placed
- JCU Denotes Set By JC Johnson, BCLS (604) Unregistered Plan EPP2236 (2009)

This plan lies within the jurisdiction of the Approving Officer for the City of Salmon Arm

This plan lies within the Columbia Shuswap Regional District

The field survey represented by this plan was completed on the 14th day of September, 2023
Mark R. Mason, BCLS (929)



GNSS 5070
NAD83(CSRS) 2002.0
UTM Zone 11
N = 5617201.551
E = 342100.587
Estimated absolute accuracy = 0.07m

GNSS 5050
NAD83(CSRS) 2002.0
UTM Zone 11
N = 5617104.123
E = 342320.947
Estimated absolute accuracy = 0.07m

SECTION 25 - P-2 - AIRPORT ZONE (Current Zone)**Purpose**

25.1 The P-2 Zone is intended to accommodate airports, *heliports*, float plane bases and related uses.

Regulations

25.2 On a *parcel zoned P-2*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

25.3 The following uses and no others are permitted in the P-2 Zone:

- .1 airport;
- .2 *airport industrial/commercial*; #3042
- .3 *flying club*;
- .4 float plane base;
- .5 *heliport*;
- .6 *skydiving club*;
- .7 *accessory use*.

Maximum Height of Principal Buildings

25.4 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

25.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

25.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

25.7 The minimum *parcel* size or *site* area shall be 0.1 hectare (0.24 acre).

Minimum Parcel or Site Width

25.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal and Accessory Buildings

25.9.1 The minimum *setback* of the *principal* and *accessory buildings* from all *parcel* lines shall be 10.0 metres (32.8 feet).

25.9.2 On parcels less than 0.4 hectare (0.98 acre) in size, the minimum setback for principal and accessory buildings from all parcel lines shall be 5.0 metres (16.4 feet). #3042

Transport Canada

25.10 Notwithstanding any provisions of this Bylaw, the location of all *buildings*, *structures*, facilities or any other use shall conform to the requirements of Transport Canada.

Flammable Fuels

25.11 Where flammable fuels are to be stored or offered for sale on a *parcel zoned P-2*, a permit for the storage or sale shall be obtained from the *Municipality's* Fire Department.

Parking and Loading

25.12 Parking and loading shall be required as per Appendix I.

SECTION 25 - P-2 - AIRPORT ZONE (PROPOSED AMENDMENTS MAY 1/26)

Purpose

25.1 The P-2 Zone is intended to accommodate airports, *heliports*, plane bases and related uses.

Regulations

25.2 On a *parcel zoned P-2*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-2 Zone or those regulations contained elsewhere in this Bylaw.

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Maximum Parcel or Site Coverage

25.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 80% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

25.7 The minimum *parcel* size or *site* area shall be 0.1 hectare (0.24 acre).

Minimum Parcel or Site Width

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Minimum Setback of Principal and Accessory Buildings

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25.9.2 On parcels less than 0.4 hectare (0.98 acre) in size, the minimum *setback* for *principal* from all *parcel* lines shall be 2.0 metres (16.4 feet).

25.9.3 Minimum *setback* for all *accessory building* from all *parcel* lines shall be 1.0m (3.2 feet)

Transport Canada

Flammable Fuels

Parking and Loading

25.10 Parking and loading shall be required as per Appendix I.