

**City of Salmon Arm
Development and Planning Services Committee**

Monday, April 15, 2024, 8:00 a.m.

Council Chambers of City Hall

500 – 2 Avenue NE, Salmon Arm, BC

Pages

1. CALL TO ORDER

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.

3. ADOPTION OF AGENDA

Motion for Consideration

THAT: the Agenda be adopted as presented.

4. APPROVAL OF MINUTES

4.1 Development and Planning Services Committee Meeting Minutes of April 2, 2024

4 - 7

Motion for Consideration

THAT: the Development and Planning Services Committee Meeting Minutes of April 2, 2024 be approved.

5. DISCLOSURE OF INTEREST

6. REPORTS

6.1 Development Permit Application No. 454
2110 11 Avenue NE
Owner: 1292919 BC Ltd.
Agent: A. Waters
Setback requirements

8 - 25

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that Development Permit No. 454 be authorized for issuance for that part of Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP106191 Except Phase 1 Strata Plan EPS8811 in accordance with the drawings dated January 4, 2024 attached as Appendix 7 to the staff report dated April 15, 2024;

AND THAT: Development Permit No. 454 include the following variance to Zoning Bylaw No. 2303:

Section 20.9.2 – decrease the interior side parcel line setback from 3 metres (9.8 feet) to 1.5 metres (4.9 feet) in accordance with the drawings

attached as Appendix 7;

AND FURTHER THAT: Issuance of Development Permit No. 454 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

- 6.2 Development Variance Permit Application No. VP-599 26 - 38
3080 - 28 Avenue NE
Owner: E. Harrison
Setback requirements

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. 599 be authorized for issuance for Lot 3, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP103641 to vary the provisions of Zoning Bylaw No. 2303, Section 4.3.10 –

Setback Exceptions – increase the area of a cantilevered balcony from 1.6 m² (17 ft²) to 1.67 m² (18 ft²) as shown in Appendix 6 of the staff report dated April 15, 2024.

- 6.3 Zoning Bylaw Amendment Application No. 1279 39 - 57
950 30 Street SW & 3101 9 Avenue SW
Owner: 406900 BC Ltd.
Agent: Browne Johnson BC Land Surveyors (Melanie Howard)
A-3 and C-3 to A-3, C-3 and C-4

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 16, Township 20, Range 10, W6M, KDYD, Plan 2340, Except Plans H401 and EPP61549 (950 30 Street SW) and Lot 1, Section 16, Township 20, Range 10, W6M, KDYD, Plan KAP67125, Except Plan EPP61547 and EPP61548 (3101 9 Avenue SW) from A3 (Small Holding Zone) and C3 (Service Commercial Zone) to A3 (Small Holding Zone), C3 (Service Commercial Zone) and C4 (Fuel Service Station Commercial Zone) as shown on Appendix 9 of the staff report dated April 15, 2024.

- 6.4 Zoning Bylaw Amendment Application No. ZON-1289 58 - 70
SSMUH
R-13 (R-3), R-17 (R-7) and R-19 (R-9) Zones

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration that will replace the R-3 (Waterfront Residential) zone with R-13 – Lakeshore Residential, R-7 (Large Lot Single Family Residential) with R-17 (Large Parcel Residential) and R-9 (Estate Residential) with R-19 (Estate Residential).

- 6.5 Zoning Bylaw Amendment Application No. ZON-1290 71 - 89
SSMUH
A-1, A-2 and A-3 Zones

Motion for Consideration

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration that would replace

the A-1 (Agriculture Zone), A-2 (Rural Holding Zone) and A-3 (Small Holding Zone) with A-1 (Agriculture Zone), A-2 (Rural Holding Zone) and A-3 (Small Holding Zone).

7. FOR INFORMATION

7.1 DCC Bylaw & Rate Model Review - Gary Buxton

90 - 120

8. IN-CAMERA

9. ADJOURNMENT

DEVELOPMENT AND PLANNING SERVICES

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm

April 2, 2024, 8:00 a.m.
Council Chambers of City Hall
500 – 2 Avenue NE, Salmon Arm, BC

COUNCIL PRESENT: Mayor A. Harrison
Councillor K. Flynn
Councillor L. Wallace Richmond
Councillor D. Cannon
Councillor S. Lindgren
Councillor D. Gonella

ABSENT: Councillor T. Lavery

STAFF PRESENT: Chief Administrative Officer E. Jackson
Director of Planning and Community Services G. Buxton
Executive Assistant B. Puddifant
Deputy Corporate Officer R. West
Senior Planner C. Larson
Manager of Planning & Building, M. Smyrl

Other Staff present: J. Wilson, City Engineer
R. Sadilkova, Policy Coordinator

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.

3. ADOPTION OF AGENDA

Moved by: Councillor Gonella

Seconded by: Councillor Wallace Richmond

THAT: the Agenda be adopted as presented.

Carried Unanimously

4. APPROVAL OF MINUTES

- 4.1 Development and Planning Services Committee Meeting Minutes of March 18, 2024

Moved by: Councillor Lindgren

Seconded by: Councillor Flynn

THAT: the Development and Planning Services Committee Meeting Minutes of March 18, 2024 be approved.

Carried Unanimously

5. DISCLOSURE OF INTEREST

6. REPORTS

- 6.1 Development Variance Permit Application No. VP-596

251 Highway 97B NE

Owner: B. & V. Micku

Parcel Frontage upgrades

B. Micku, the applicant, outlined the application and was available to answer questions from the Committee.

Moved by: Councillor Flynn

Seconded by: Councillor Gonella

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-596 be authorized for issuance for Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan 1903 Except Plan H10964 to vary Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4293, to waive the parcel frontage upgrades (greenway installation) within the 40 Street NE right-of-way.

Carried Unanimously

Amendment:

Moved by: Councillor Wallace Richmond

Seconded by: Councillor Gonella

THAT: Section 4.8.1, Subdivision and Development Servicing Bylaw No. 4293 be varied to waive the parcel frontage upgrades upon payment of cash-in-lieu of \$32, 462.00.

Opposed (1): Councillor Flynn

Carried

- 6.2 Development Procedures Bylaw and Council Policy

Land Development Policies 3.23, 3.24 and 3.25

Moved by: Councillor Gonella

Seconded by: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would establish Development Procedures;

AND THAT: Council approve Land Development Policy No. 3.23 – Development Variance Permit Application Process (effective following adoption of the Development Procedures Bylaw);

AND THAT: Council approve Land Development Policy No. 3.24 – Development Permit Application Process (effective following adoption of the Development Procedures Bylaw);

AND THAT: Council approve Land Development Policy No. 3.25 – Delegated Development Variance Permit Consideration Guidelines (effective following adoption of the Development Procedures Bylaw).

Carried Unanimously

6.3 Official Community Plan Amendment Application No. 4000-58

Development Permit Area Guidelines

Councillor Wallace Richmond left the meeting at 9:15 a.m. and returned at 9:17 a.m.

Councillor Lindgren left the meeting at 9:18 a.m. and returned at 9:19 a.m.

Moved by: Councillor Flynn

Seconded by: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan Bylaw No. 4000 to add after section 8.4, Section 8.5 Infill Residential Development Permit Area guidelines for the development of infill housing consistent with provincial regulations governing Small Scale Multi Unit Housing (SSMUH).

Carried Unanimously

6.4 Zoning Bylaw Amendment Application No. 1288

Accessory Dwelling Unit Definitions

General Regulations

Removal of R-1, R-2 and R-8 Zones

Addition of R-10 Zone

Moved by: Councillor Lindgren

Seconded by: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration that if adopted would have the effect of amending Zoning Bylaw No. 2303 adding definitions, general regulations, amending establishment of zones, and removing the R-1 Single Family Residential Zone, R-2 Single Family/Duplex Zone and R8 Residential Zone and replacing with the R-10 Residential Zone in order to be compliant with Provincial legislation to implement Small Scale Multi Unit Housing (SSMUH).

Carried Unanimously

7. FOR INFORMATION

7.1 Agricultural Land Commission

Reason for Decision
ALC Application No. 70256
J. & S. Dobie
821 60 Street NW

Received for Information.

8. IN-CAMERA

THAT: pursuant to Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; of the *Community Charter*, Council move In-Camera.

9. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 10:52 a.m.

MAYOR, A. HARRISON



REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Senior Planner

Title: Development Permit Application No. 454

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP106191, Except Phase 1 Strata Plan EPS8811
Civic: 2110 11 Avenue NE
Owner: 1292919 BC Ltd.
Agent: Waters, A.

Date: April 15, 2024

Executive Summary/Purpose:

A mixed commercial and residential development consisting of 3 ground-level commercial spaces with 5 upper level dwelling units is proposed subject to the guidelines of the "Highway Service Tourist Commercial Permit Area".

Motion for Consideration:

THAT: Development Permit No. 454 be authorized for issuance for that part of Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP106191 Except Phase 1 Strata Plan EPS8811 (2110 11 Avenue NE) in accordance with the drawings dated January 4, 2024 attached as Appendix 7 to the staff report dated April 15, 2024;

AND THAT: Development Permit No. 454 include the following variance to Zoning Bylaw No. 2303:

Section 20.9.2 – decrease the interior side parcel line setback from 3 metres (9.8 feet) to 1.5 metres (4.9 feet) in accordance with the drawings attached as Appendix 7;

AND FURTHER THAT: Issuance of Development Permit No. 454 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

Proposal:

A mixed commercial and residential development consisting of 3 ground-level commercial spaces with 5 upper level dwelling units is proposed subject to the guidelines of the “Highway Service Tourist Commercial Permit Area”.

Background:

The subject parcel is located at 2110 11 Avenue NE (Appendix 1 and 2). The approximate 3,586 square metre parcel currently contains a commercial office building recently developed (2021/2022) through the Development Permit process. The parcel is designated as Highway Service Tourist Commercial land in the Official Community Plan (OCP) Bylaw and zoned C-6 Tourist/Recreation Commercial in the Zoning Bylaw (Appendix 3 and 4). There is a greenway corridor along a portion of the east parcel line as well as a small triangular R-1 City-owned parcel at the northeast corner. Recent site photos are attached as Appendix 5.

The applicant has provided a letter of rationale attached as Appendix 6. This application is to permit the development of a new mixed use commercial building consisting of 3 ground-level commercial spaces with 5 upper level dwelling units, as shown in the proposed Development Permit drawings attached as Appendix 7. The uses proposed are permitted in the C-6 zone. The proposed building as illustrated would have a footprint of approximately 292 square metres and 3 storeys to a height of 11 metres (the maximum height permitted in the C-6 Zone is 19 metres).

Relevant Policy(ies):

The proposal is subject to the “Highway Service Tourist Commercial Permit Area” guidelines of the OCP.

Referral Comments:Fire Department

Due to the relatively narrow route of access to the residential units, it is recommended that gates be installed in the fence for emergency access for each suite.

Engineering Department

No concerns. Associated with recent applications, upgrades to the property’s frontage have largely been completed. Requirements of SDS Bylaw are to be met. Offsite grading is to be approved by the Engineering Department and completed under a Highway Use Permit.

Planning Department

The proposed development is subject to the guidelines of the “Highway Service Tourist Commercial Permit Area” as described in the OCP, requiring attention to the topics of siting and building, landscape and screening, as well as access, circulation and parking area guidelines.

Siting and Building

The applicant is proposing a mixed-use development in the form of 3 ground-level commercial spaces with 5 upper level dwelling units. The building has a footprint of 292 square metres in area, and reaches a maximum height of 11 metres above grade (well under the 19 metre maximum height permitted in the C-6 zone). The building is set at the northeast corner of the parcel, adjacent to a greenway corridor and small City-owner parcel along the east parcel line.

The building design is a contemporary style with a varied facade and linear roofline providing visual interest, incorporating a range of cladding materials. Architectural features and details are reasonably unified on all elevations. The entrance features create easily identifiable access points, while the angular design features, balconies, as well as the varied materials and colour choices create visual interest.

Landscape and Screening

The landscape plan has been completed in alignment with OCP guidelines. The estimate for landscaping is roughly \$10,600 including irrigation. The landscape plan prescribes perimeter plantings along the west, south and east parcel lines, reducing the impact of the parking. Existing vegetation along the south and southeast parcel lines is to be maintained.

Grading of the subject parcel into the adjacent public parcel has been proposed to allow access from the residential units. The applicant has been amenable to adjusting their proposal at the request of staff. Staff have no concerns. Offsite grading is to be approved by the Engineering Department and completed under a Highway Use Permit.

Access, Circulation and Parking Area

Vehicle access proposed is via a single shared 7.3 metre wide access route. There are a total of 61 parking stalls proposed (57 are required) across the development. 7 stalls are covered in a proposed carport. The Zoning Bylaw further specifies surfacing, grading and drainage requirements for off-street parking.

Variance – Interior Side Parcel Line Setback - 3 to 1.5 metres

A variance has been requested to reduce the east interior side setback along the R-1 Zoned City-owned parcel along the northeast portion of the parcel from 3 m to 1.5 m (Appendix 6). This variance affects the east facing portion of the proposed building along the parcel line shared with the R-1 parcel, as this setback requirement is only applicable adjacent to a residential zoned parcel. The setback restriction does not apply along the greenway corridor.

As this parcel is small (approximately 145 square metres) and functions as an element of the greenway corridor (park or greenspace) despite the R-1 Zoning, and as there is no applicable setback requirement in C-6 for buildings adjacent to a park, staff have no concerns with this request.

The applicant is applying for a Development Permit to support a mixed-use commercial/residential development. The proposal aligns with the Development Permit Area guidelines as described in the OCP and is supported by staff.

Financial Considerations: N/A

Committee Recommendations:

Design Review Panel

With the proposal for Highway Service Tourist Commercial development, the application was referred to the Design Review Panel (DRP) for review. The Panel was supportive of the proposal as presented. The DRP positively noted the need for housing.

The January 25, 2024 DRP meeting minutes are attached as Appendix 8.

Public Consultation:

Pursuant to the Local Government Act and City of Salmon Arm Development Permit Procedures Bylaw notices are mailed to land owners 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 April 22, 2024.

Alternatives & Implications: N/A

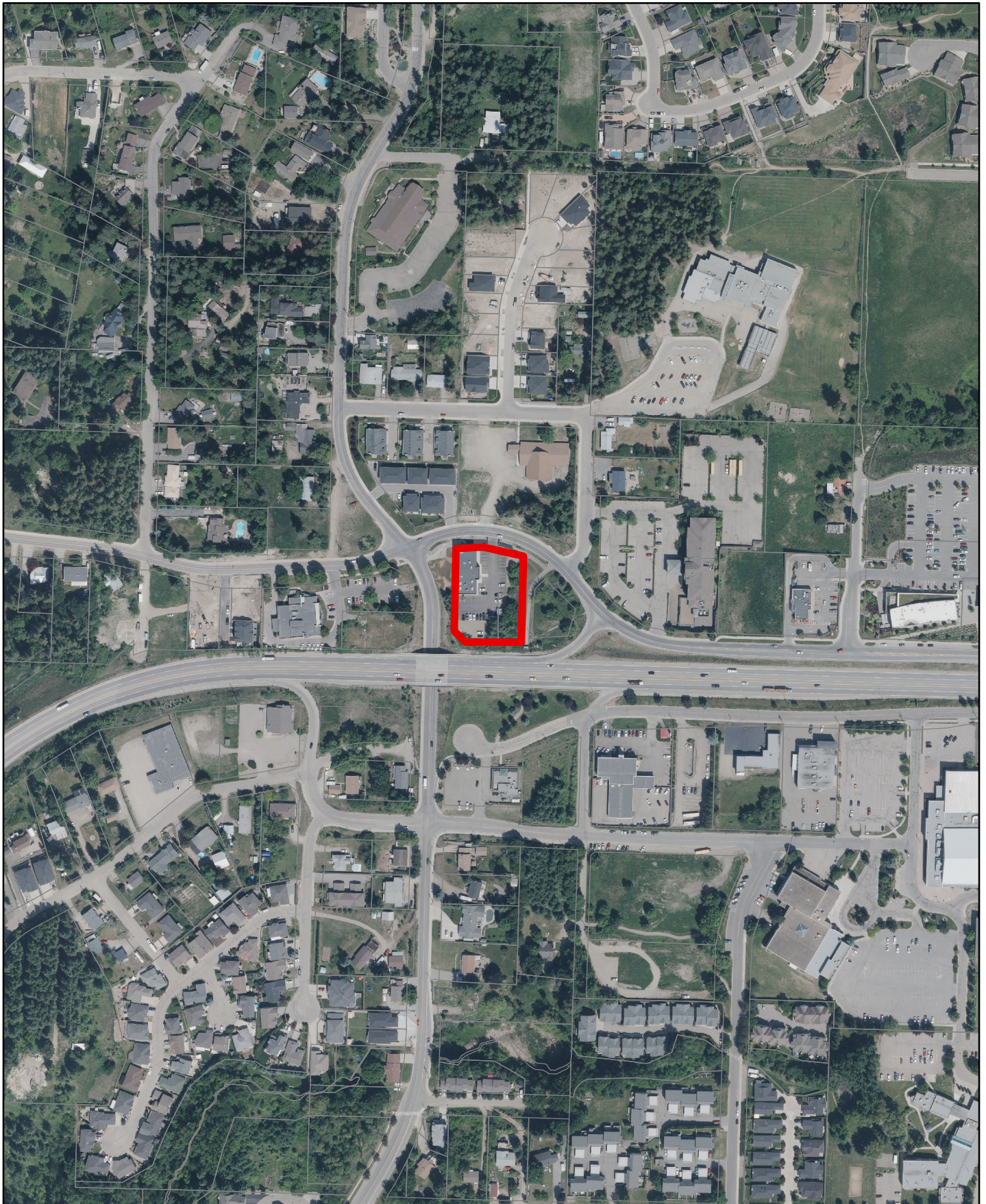
Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building


Approved by: Director of Planning & Community Services

Attachments:

- Appendix 1 - Location
- Appendix 2 – Parcel View
- Appendix 3 - OCP
- Appendix 4 - Zoning
- Appendix 5 – Site Photos
- Appendix 6 – Proposal Letter
- Appendix 7 – Site Plan and Elevations
- Appendix 8 – DRP Minutes



0 40 80 160 240 320 Meters

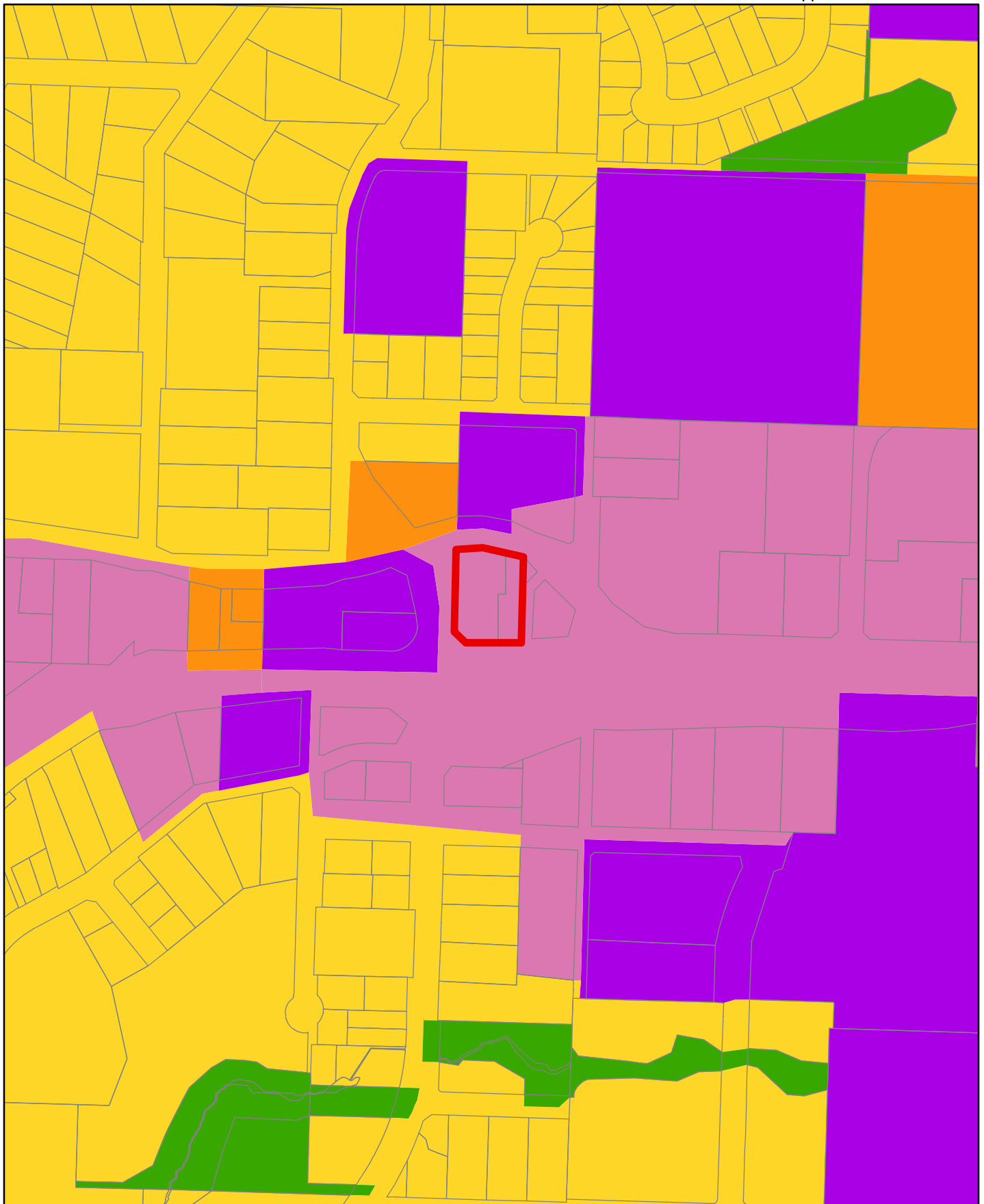
 Subject Parcel



0 10 20 40 60 80
Meters



Subject Parcel



0 25 50 100 150 200
Meters



Subject Parcel



Institutional



Commercial - HS/T



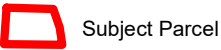
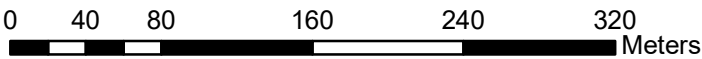
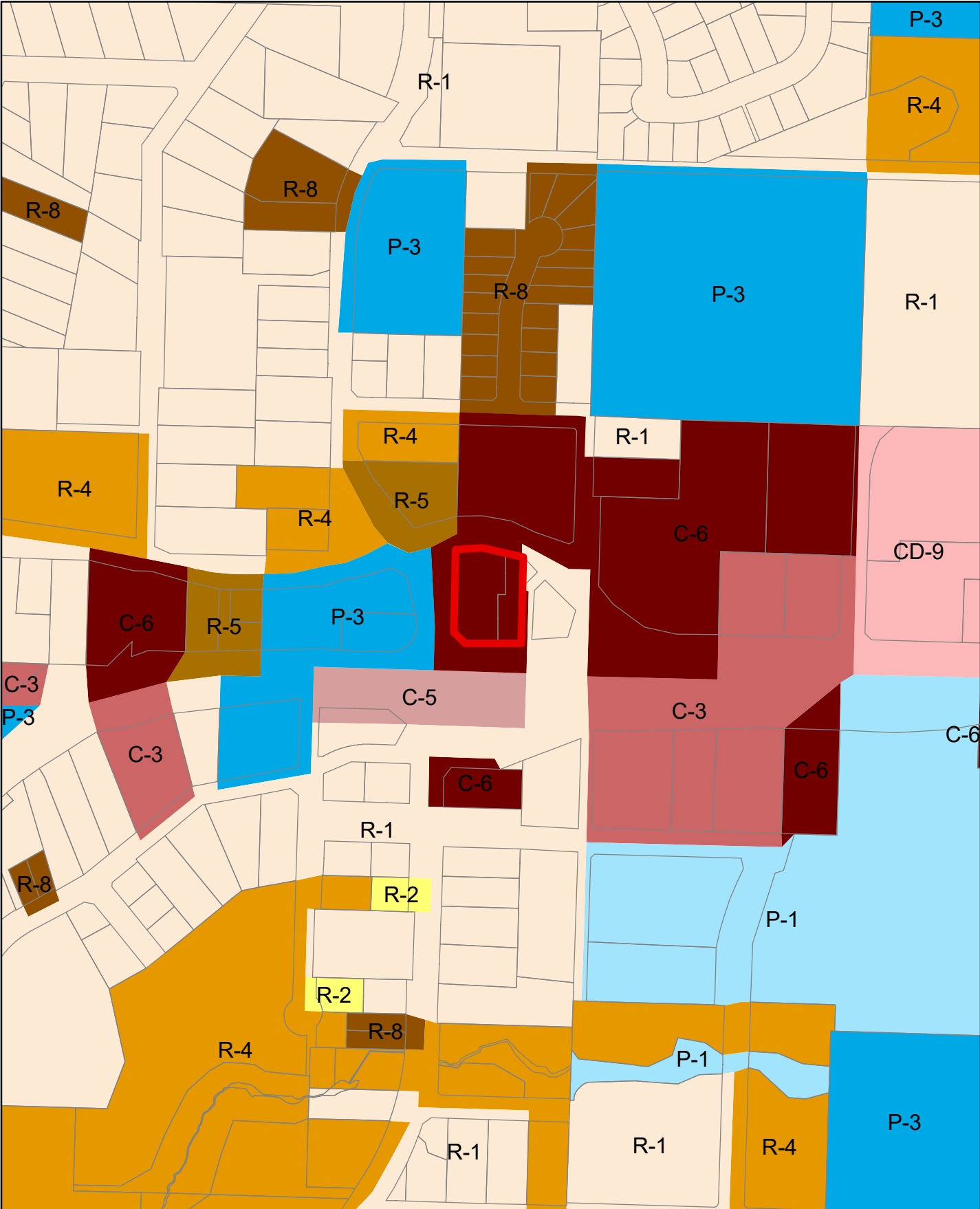
Residential High Density



Residential Medium Density



Park





View of site looking southeast from 11 Avenue NE.



View of site looking southwest from 11 Avenue NE.

January 3, 2024

City of Salmon Arm
Development Services
500 2 Avenue NE - PO Box 140
Salmon Arm, BC V1E 4N2

Re: 2110 11 Avenue NE, Salmon Arm, BC - Development Permit Application – Variance Request:

This letter is intended to provide insight into the *Development Permit* variance application submitted for 2110 11 Avenue NE by the *owner* (1292919 BC Ltd.).

The proposed development consists of the second phase, phase 1 being CoSA DP #435, of a commercial/residential development located 2110 11 Avenue NE. The property is currently zoned C-6 with an OCP designation of *residential – medium density*. Phase 2 of the proposed development looks to create a secondary building with 3,120ft² (291.7m²) of commercial space and 6,240ft² (583.4m²) of residential multi-family space. The commercial space is proposed to consist of (3) equally sized ~1,000ft² units with the residential space consisting of (5) approximately 1,250ft² two-storey units. The proposed land-use of the development aligns with the City of Salmon Arm's Official Community Plan and is consistent with the C-6 zoning.

It is understood that to align with *Section 20 – Tourist/Recreation Commercial Zone– Minimum Setback of Principal and Accessory Buildings 20.9.2* interior side parcel setbacks for properties zoned C6 neighbouring a residential-zoned parcel to be 3.0m as per the City of Salmon Arm Zoning Bylaw No. 2303.

As such, the *owner* is requesting the following variance:

1) Zoning Bylaw No. 2303 (Section 20.9.2 – Minimum Setback of Principal and Accessory Building):

Reduce the required interior side parcel setback from 3.0m to 1.5m.

The reason(s) for this variance request:

- i) The neighbouring property that is zoned residential (R-1) and triggers the 3.0m setback is City owned and currently, and is expected to reasonably remain, functioning as a City operated park with a paved Multi-use path that serves as an active transportation route providing pedestrian access under the Trans-Canada Highway;
- ii) The neighbouring property's physical size, limited parcel access and location relative to the Trans-Canada Highway/on-ramp inhibits potential future residential development;
- iii) Approving a reduced 1.5m interior side parcel setback is understood to not create present or future loss of public value or negatively impact public safety.
- iv) Enforcing a 3.0m interior side parcel setback will effectively reduce the buildable envelope of the site by ~515ft² and in-end reduce the overall effective square footage of the building by ~1,550ft² jeopardizing the desired product, number of overall units and overall feasibility of the project;

Based on the information provided above, the owner (1292919 BC Ltd.) would respectfully request that the City of Salmon Arm provide this variance. Granting this variance would allow for an assumed overall better commercial and multi-family development in a neighbourhood and community that is in desperate need of it.

Thank you for your time and consideration,

On behalf of,

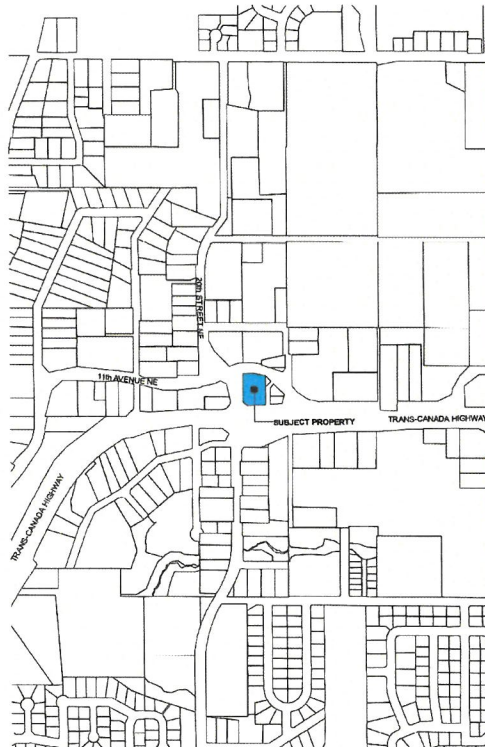
1292919 BC Ltd.

ELEVENTH AVENUE NE MIXED-USE DEVELOPMENT

'Building 2'

DRAWING LIST:

- A0.0 COVER SHEET
- A1.0 SITE PLAN & DEVELOPMENT INFO
- A2.1 GROUND FLOOR PLAN - Commercial
- A2.2 SECOND FLOOR PLAN - Residential
- A2.3 UPPER FLOOR PLAN - Residential
- A2.4 ROOF PLAN
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A4.1 3D VIEWS & SITE SECTION
- A4.2 3D 'BIRDS-EYE' SITE VIEWS



LOCATION PLAN (1:5000)



ISSUE	DATE
Development Permit	January 2024

DRAWN BY: H.L.C.
DATE: January 2024
SCALE: N/A



4168 - 4th ST NE
PO BOX 2390
SALMON ARM, BC V1E 4R3
Marc Lamont, Architect AIBC
T 250-515-4801
E mla@avexarchitecture.ca
W www.avexarchitecture.ca

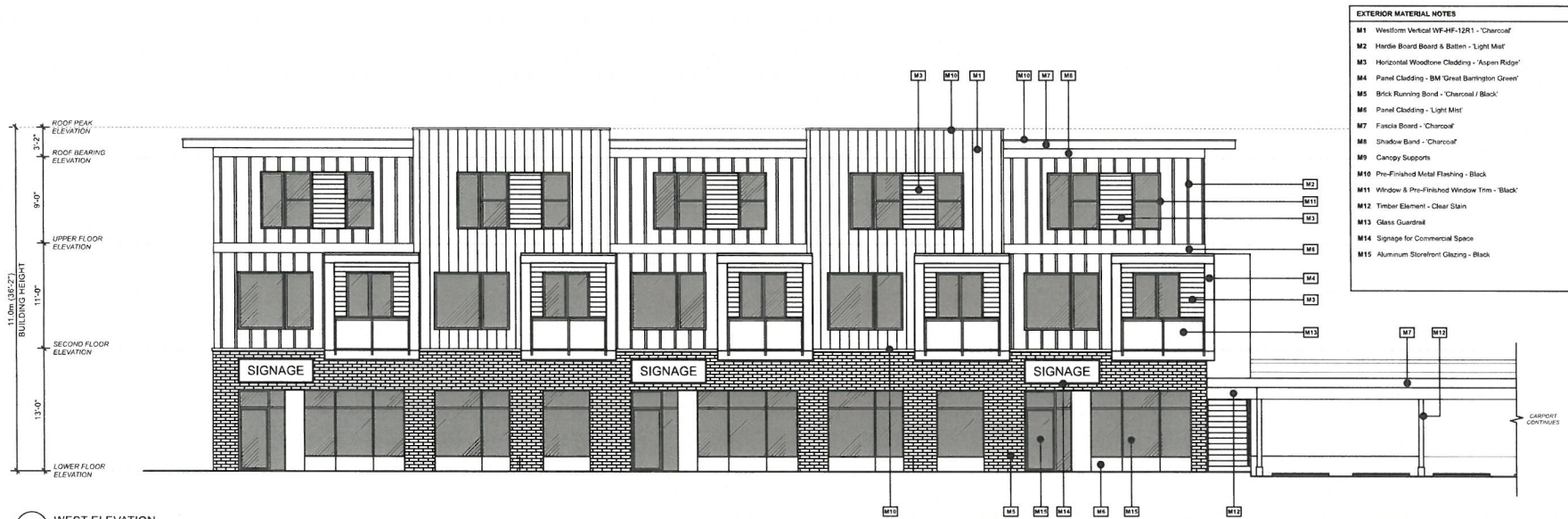
PROJECT: 23-013
COMMERCIAL
Development

2110 - 11th Avenue NE
Salmon Arm, BC

DRAWING TITLE:
COVER

DRAWING NO:

A0.0



1 WEST ELEVATION
Scale: 3/16" = 1'-0"

EXTERIOR MATERIAL NOTES	
M1	Westform Vertical WF-HF-12R1 - 'Charcoal'
M2	Hardie Board Board & Batten - 'Light Mist'
M3	Horizontal Woodtone Cladding - 'Aspen Ridge'
M4	Panel Cladding - BM 'Great Barrington Green'
M5	Brick Running Bond - 'Charcoal / Black'
M6	Panel Cladding - 'Light Mist'
M7	Fluxia Board - 'Charcoal'
M8	Shadow Band - 'Charcoal'
M9	Canopy Supports
M10	Pre-Finished Metal Flashing - Black
M11	Window & Pre-Finished Window Trim - 'Black'
M12	Timber Element - Clear Stain
M13	Glass Guardrail
M14	Signage for Commercial Space
M15	Aluminum Storefront Glazing - Black



ISSUE	DATE
Development Permit	January 04, 2024

DRAWN BY:	PL, CJ
DATE:	January 2024
SCALE:	3/16" = 1'-0"



4145 - 8th ST NE
PO BOX 2350
SALMON ARM, BC V1E 4I3
Mary Lawerton, Architect ABC
T: 250-515-4801
E: m.lawerton@avexarchitecture.ca
W: www.avexarchitecture.ca

PROJECT: 23-013
COMMERCIAL
Development

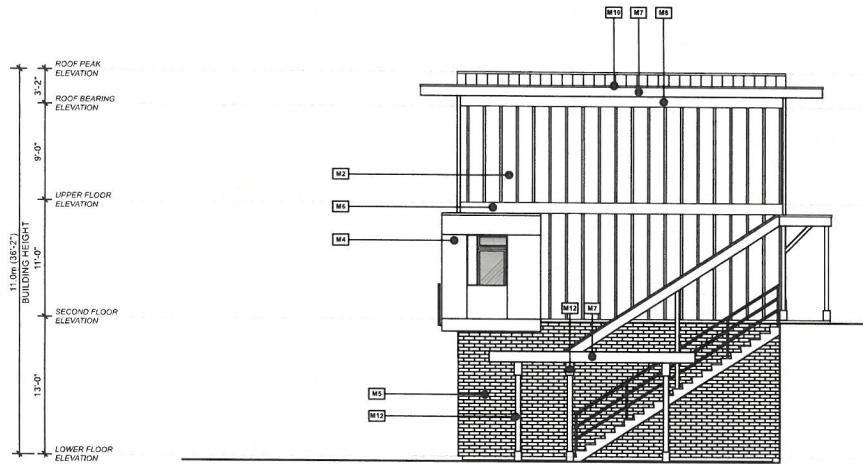
2110 - 11th Avenue NE
Salmon Arm, BC

DRAWING TITLE:
ELEVATIONS

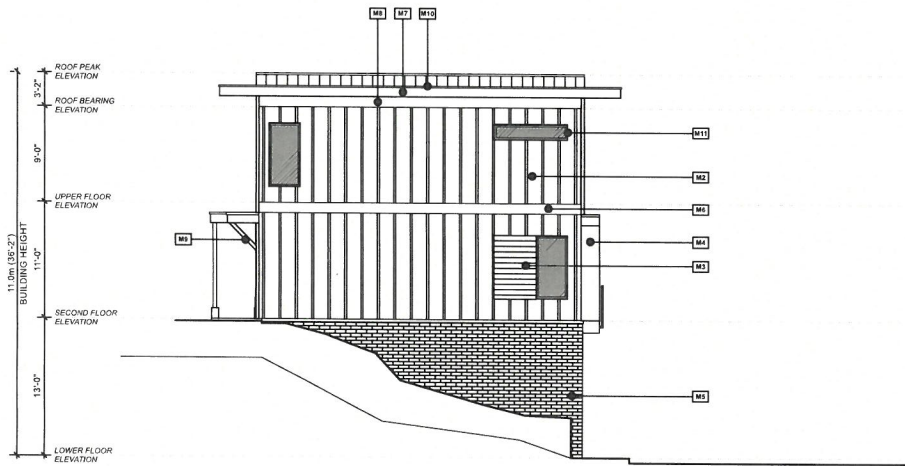
DRAWING NO:
A3.1



2 EAST ELEVATION
Scale: 3/16" = 1'-0"



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"

EXTERIOR MATERIAL NOTES	
M1	Westform Vertical WF-HF-12R1 - 'Charcoal'
M2	Hardie Board Board & Batten - 'Light Mist'
M3	Horizontal Woodstone Cladding - 'Aspen Ridge'
M4	Panel Cladding - BM 'Great Barrington Green'
M5	Brick Running Bond - 'Charcoal / Black'
M6	Panel Cladding - 'Light Mist'
M7	Fascia Board - 'Charcoal'
M8	Shadow Band - 'Charcoal'
M9	Canopy Supports
M10	Pre-Finished Metal Flashing - Black
M11	Window & Pre-Finished Window Trim - 'Black'
M12	Timber Element - Clear Stain
M13	Glass Quadrant
M14	Signage for Commercial Space
M15	Aluminum Storefront Cladding - Black



ISSUE	DATE
Development Permit	January 04, 2024

DRAWN BY: MLC
DATE: January 2024
SCALE: 3/16" = 1'-0"



4148 - 4th ST NE
PO BOX 2350
SAKUPON ARM, BC V1E 4B3
Marc Lapointe Architect ABC
T: 250.515.4801
E: marc@marclapointe.ca
W: www.marclapointe.ca

PROJECT: 22-013
COMMERCIAL
Development

2110 - 11th Avenue NE
Salmon Arm, BC

DRAWING TITLE:
ELEVATIONS

DRAWING NO:
A3.2



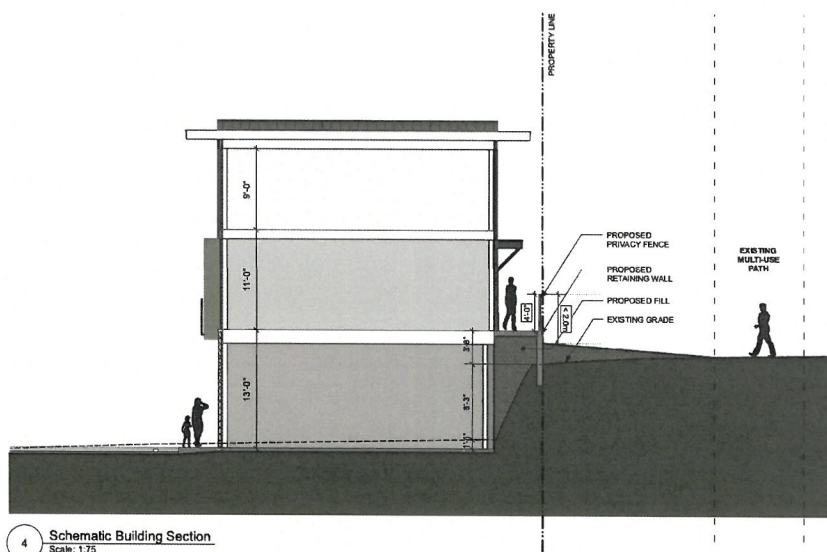
1 View from Southwest
Scale: nts



2 View from Southeast
Scale: nts



3 View from Northwest
Scale: nts



4 Schematic Building Section
Scale: 1/75



AVEX ARCHITECTURE

4148 - 4th St NE
PO BOX 2350
SALMON ARM, BC V1C 4R3

Phone: 250-835-1111
Fax: 250-835-1112
Email: info@avexarchitecture.ca
Website: www.avexarchitecture.ca

DRAWN BY: MLC
DATE: January 2024
SCALE: N/A

PROJECT: 23-013
COMMERCIAL
Development

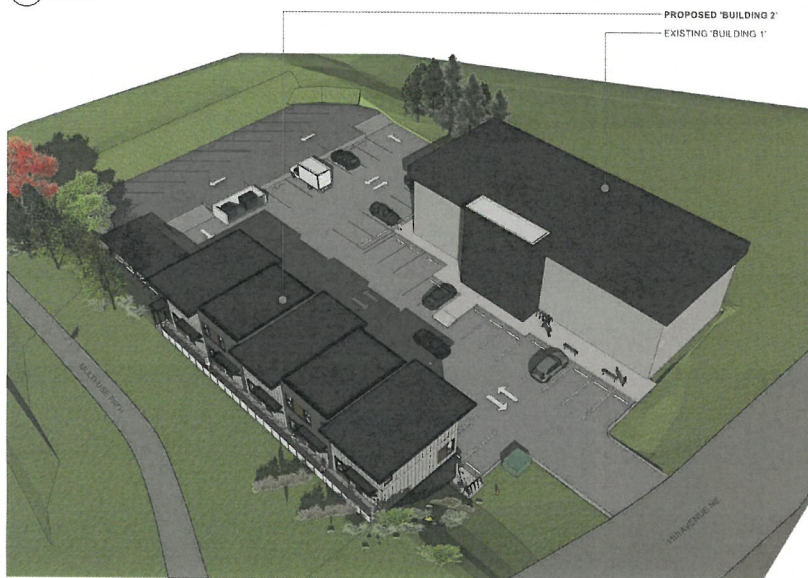
2110 - 11th Avenue NE
Salmon Arm, BC

DRAWING TITLE:
3D VIEWS
& SITE
SECTION

DRAWING NO:
A4.1



3 View from Southwest
Scale: nts



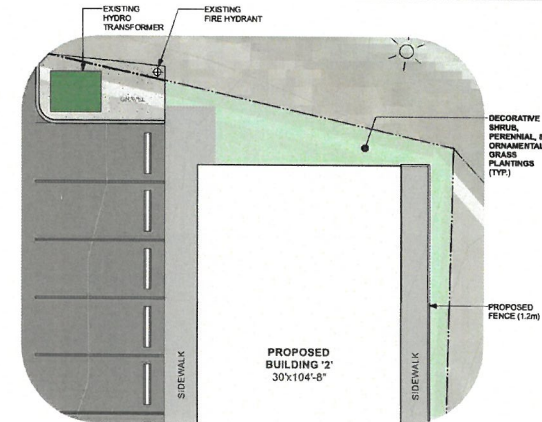
4 View from Northeast
Scale: nts

LANDSCAPING NOTES:

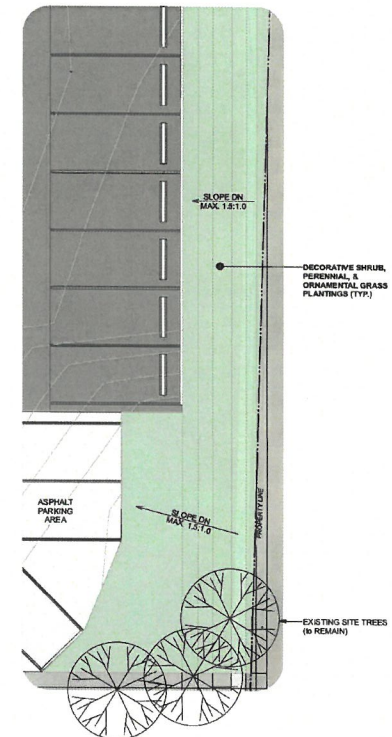
1. Plant material and construction methods shall meet or exceed CSA standards.
2. All soft landscape areas shall be watered by a fully automatic timed underground irrigation system.
3. Tree and shrub beds to be dressed in a minimum 75mm wood mulch surface. (Do not place weed mat underneath tree and shrub beds)
4. Tree and shrub beds to receive a minimum 300mm depth topsoil placement.
5. Site grading and drainage will ensure that all structures have positive drainage and that no water or loose impediments will be discharged from the lot onto adjacent public, common, or private properties.
6. Any onland hydroseeding areas to be completed as per the original project Landscape Plan specifications.

SPECIFIED PLANTS

Name:	Quantity:	Size & Spacing:	
Euonymus Alatus 'Compacta' (Dwarf Burning Bush)	21	#22 Core / 1.5m O.C.	
Sedum 'Desert Red' (Desert Red Stonecrop)	40	#21 Core / 0.6m O.C.	
Calamagrostis Aleutica (Kort Forester Feathered Reed Grass)	15	#21 Core / 0.75m O.C.	



1 LANDSCAPE PLAN
Scale: 1:100



2 LANDSCAPE PLAN
Scale: 1:100

4143 - 4th ST NE PO BOX 2350 SAPOONAH BC, V1E 4R3 Matt Lamer, Architect AIBC T: 250.315.4101 E: matt@avexarchitect.ca W: www.avexarchitect.ca	
PROJECT: 23-013 COMMERCIAL Development	
2110 - 11th Avenue NE Salmon Arm, BC	
DRAWING TITLE: 3D 'BIRDS-EYE' SITE VIEWS & LANDSCAPE DETAILS	
DRAWING NO: A4.2	



DESIGN REVIEW PANEL MINUTES

January 25, 2024, 2:30 pm - Online, City Hall

Present: Trent Sismey (Panel Member)
 Dennis Lowe (Panel Member)
 Verna Burton (Panel Member)
 Marc Lamerton (Panel Member)
 Bill Laird (Panel Member - Chair)
 R. Warraich (Applicant – DP-449)
 D. Todd, L. Todd, & G. Jensen (Applicants – DP-453)
 Chris Larson (Senior Planner)
 Morgan Paiement (Planner)

Absent: Al Waters (Panel Member)

Application No. DP-449 1150 12 Avenue SE – Sunnyhill Town Homes (Flat Architecture)

Staff and the designer provided an overview of the proposal under current application, noting that a Zoning Amendment application is also advancing. The application has been revised based on staff comments. Panel members discussed the proposal, noting the need for housing and the tasteful design and finishes. The DRP asked questions of clarification regarding the proposal, more specifically concerning vehicle circulation, garbage pick-up, snow storage, amenity space, and noting some potential for variation in the colour palette. Some concern was noted relative to pick-up/drop-off at the daycare. The applicant noted these concerns as potentially informing revisions. With these points noted, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-449 as presented, subject to consideration towards varying the colour palette and enhanced daycare access/parking.

Application No. DP-453 2991 9 Avenue SW – Salmon Arm Shopping Centres Ltd. & Calloway REIT (Arcadis Professional Services Inc.)

Staff and the design team provided an overview of the proposal under current application. It was noted that the proposal has been revised based on staff comments. Panel members discussed the proposal, noting their general support and the enclosed garbage/recycling area. It was noted that the street-facing south and east elevations could be enhanced, but that the proposed landscaping contributes to interest in these building faces. The DRP suggested that some consideration be given to outdoor seating. With this noted, the DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-453 as presented, subject to consideration towards outdoor seating.

Marc Lamerton (Panel Member) left the meeting.

Application No. DP-454

2110 11 Avenue NE – 1292919 BC Ltd. (Avex Architecture)

Staff and the designer provided an overview of the proposal under current application. Panel members discussed the proposal, noting the need for housing. Snow clearance, residential access, and the setback variance were discussed. The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-454 as presented.



Endorsed on behalf of Design Review Panel



REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Planner II

Title: Development Variance Permit Application File No. VP-599

Legal: Lot 3, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP103641
Civic: 3080 - 28 Avenue NE
Owner: E. Harrison
Agent: Owner

Date: April 15, 2024

Executive Summary/Purpose:

To increase the area of a cantilevered balcony exempt from setbacks from 1.6 m² (17 ft²) to 1.67 m² (18 ft²).

Motion for Consideration:

THAT: Development Variance Permit No. VP-599 be authorized for issuance for Lot 3, Section 19, Township 20, Range 9, W6M, KDYD, Plan EPP103641 (3080 – 28 Avenue NE) to vary the provisions of Zoning Bylaw No. 2303, Section 4.3.10 – Setback Exceptions – increase the area of a cantilevered balcony from 1.6 m² (17 ft²) to 1.67 m² (18 ft²) as shown in Appendix 6 of the staff report dated April 15, 2024.

Staff Recommendation:

THAT: The motion for consideration be adopted.

Proposal:

To increase the area of a cantilevered balcony from 1.6 m² (17 ft²) to 1.67 m² (18 ft²).

Background:

The subject parcel is located at 3080 28 Avenue NE (Appendices 1, 2 & 3) and is 458.1 m² (0.11 ac) in area. The subject parcel contains a single family dwelling with a secondary suite. The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP) and zoned R-8 (Residential Suite Zone) in the Zoning Bylaw (Appendices 4 & 5).

The existing single-family dwelling with a secondary suite is sited at the 6 m rear parcel line setback and the deck in the rear yard overhangs into the setback area (Appendices 6 & 7). Site photos are attached as Appendix 8 and a letter of rationale is attached as Appendix 9.

Referral Comments:

Fire Department

No Fire Department concerns.

Building Department

N/A

Engineering Department

No Engineering Concerns.

Planning Department

Section 4.3.10 of the Zoning Bylaw exempts cantilevered balconies from the setback requirement to a maximum of 1.6 m² (17 ft²) in area and 0.6 m (1.9 ft) in depth in each yard. Additionally, no projection is permitted closer than 0.6 m (1.9 ft) to a parcel line in a residential area. While a 17 ft² deck is permitted within the rear setback area, the proposed deck extends approximately 18 ft² into the setback area.

Due to the very minor size of the variance requested and because all other requirements of the R-8 zone are met, staff have no concerns with the issuance of the Variance Permit as proposed.

Financial Considerations:

None.

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 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 April 22, 2024.

Alternatives & Implications:

If this Variance Permit were not approved for issuance, the portion of the deck that extends into the setback area more than the allowable 1.6 m² (17 ft²) would need to be removed.

Prepared by: Planner II

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Subject Parcel Map
- Appendix 2 – Ortho Map

- Appendix 3 – Ortho Close Up Map
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Building Drawings
- Appendix 7 – Survey Plan
- Appendix 8 – Site Photos
- Appendix 9 – Letter of Rationale

2921

2941

2890

2940

2981

2941

2911

2871

2851

2821

2741

2681

2621

30 AVE. N.E.

2970

3080

3130

3180

3200

3220

3230

2960

2940

3190

2920

2880

2850

2881

3021

3041

3061

3081

3131

3161

3221

3281

32 ST.

28 AVE. N.E.

3020

3040

3080

3120

3130

3180

3220

3240

3280

30 ST. N.E.

2740

2710

2660

2590

N



0 15 30 60
Meters



Parcels



Subject Parcel

30 ST. N.E.

28 AVE. N.E.



N



0 10 20 40
Meters



Parcels



Subject Parcel



N



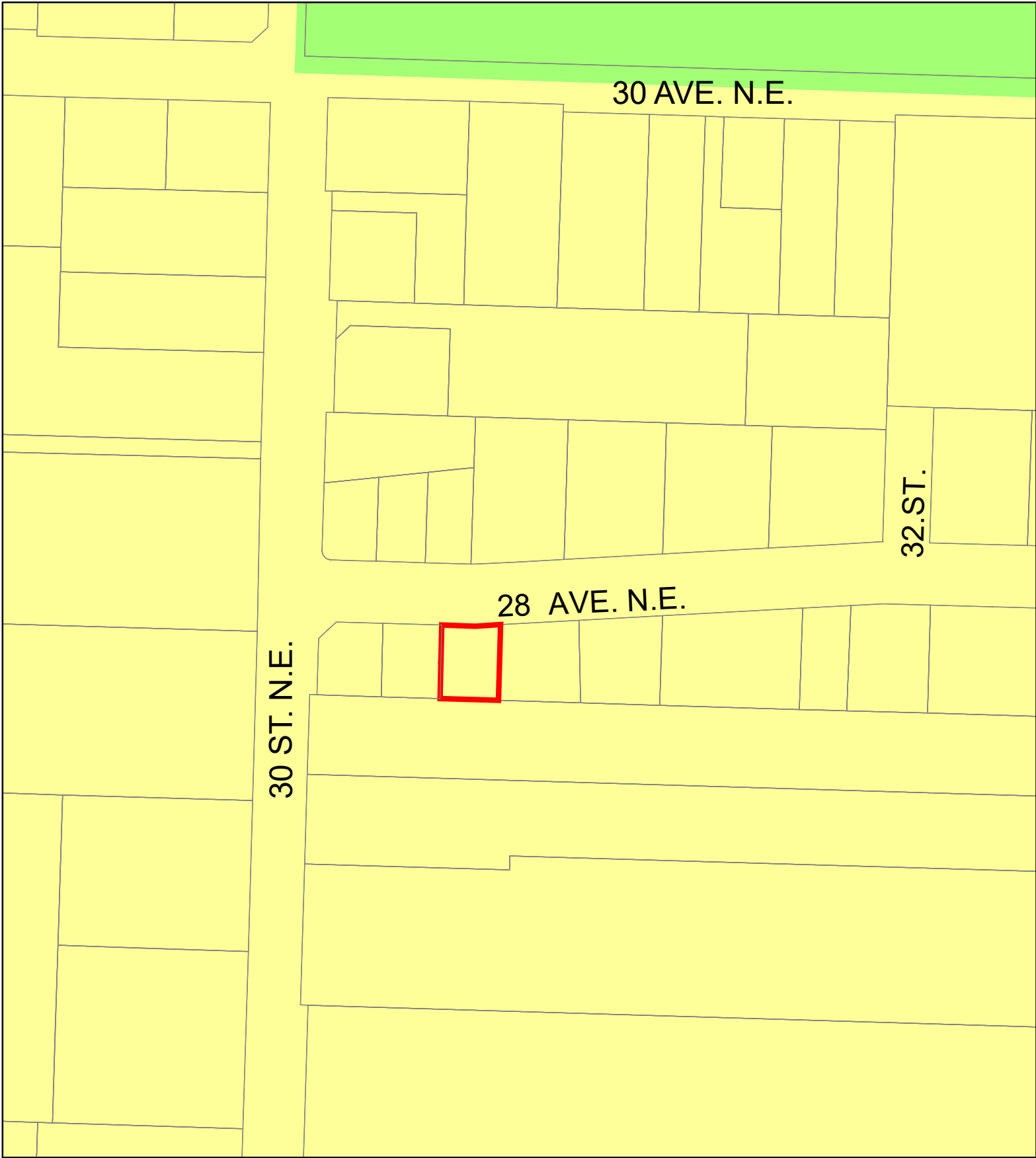
0 2.5 5 10
Meters




Parcels




Subject Parcel







N


0 15 30 60




Meters

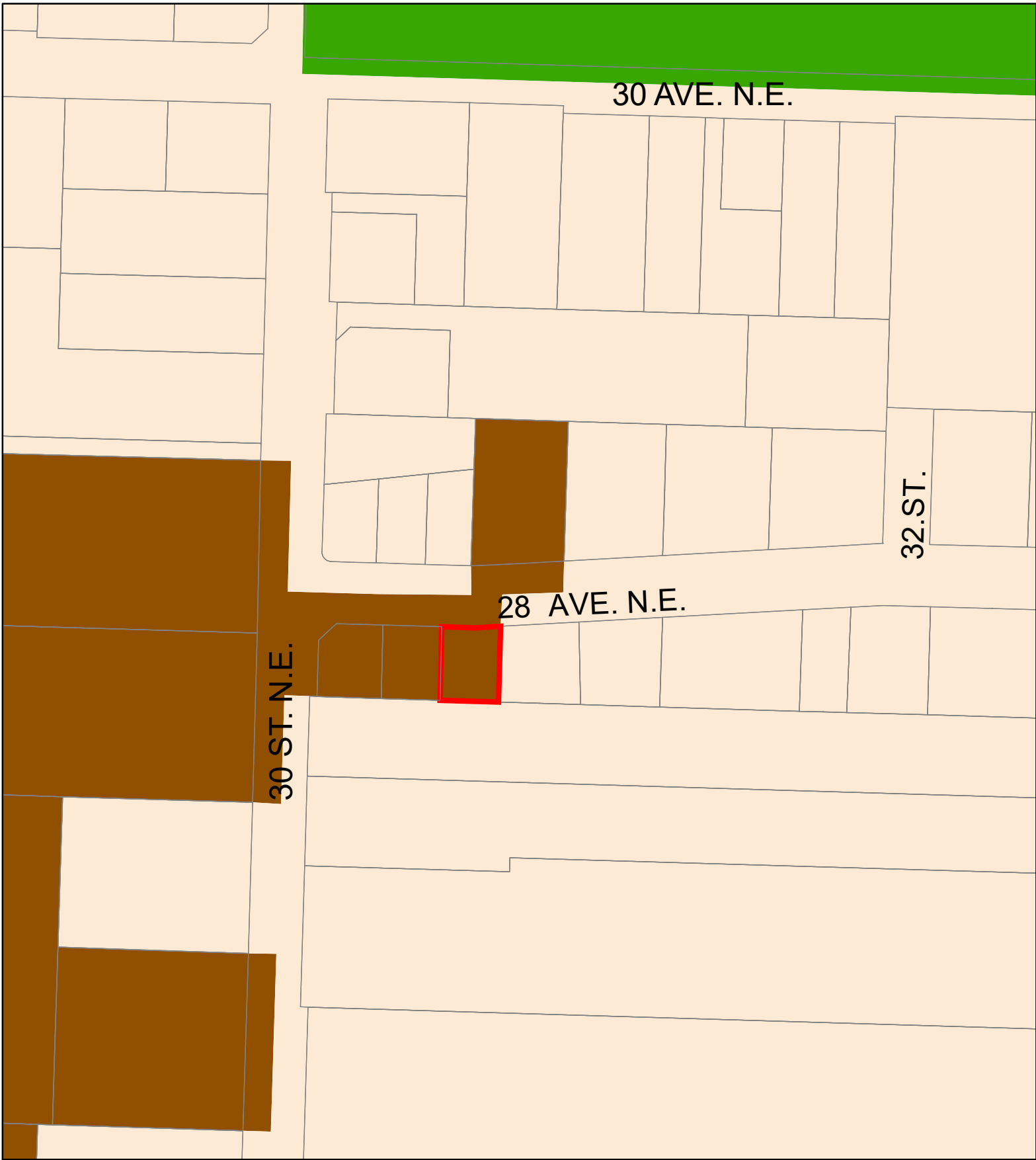
 Parcels


 Subject Parcel

 Acreage Reserve

 Residential - Low Density


Page 32 of 120







N


0 15 30 60

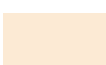



Meters

 Parcels

 Subject Parcel

 A-2

 R-1

 R-8

Page 33 of 120



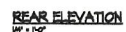
SPECIAL SEPARATION CALCULATIONS		
FOOT	ft3	m3
UNPROTECTED OFFSHORE EXPOSED BUILDING FACE	100 300	10.0 30.0
LEAKAGE DISTANCE	6.30m	
8 OFFSHORE PROVIDED		20.0m
MAXIMUM ALLOWABLE OFFSHORE PROVIDED		6.30m



SPACIAL SEPARATION CALCULATIONS		
LEFT	702	107
UNPROTECTED OPENINGS EXPOSED BUILDING FACE	119 627	168 98
LEADING DISTANCE 13-6m		
IS OPENING PROVIDED		27%
HARDEN ALLOTTING OPENINGS PERMITTED		8.02%



SPECIAL SEPARATION CALCULATIONS		
RIGHT	PG	rd
UNPROTECTED OFFENSES EXPOSED BUILDING PAGE	to ACT	4.63 88.9
LIMITING DISTANCE UICs		
IS OFFENSE PROVIDED MAXIMUM ALLOWABLE OFFENSES PERMITTED		7,000 9,000



SPACIAL SEPARATOR CALCULATIONS		
REAR	W3	W3
UNPROTECTED OPENINGS EXPOSED BUILDING FACE	000 416	0.4 12.7
LIMITED DISTANCE 6.0m		
IS OPENING PROVIDED MAXIMUM ALLOWABLE OPENINGS PERMITTED		00.00 0.00

8	REVISION - ELEVATIONS/DOCK	04/08
7	ISSUED FOR BUILDING PERMIT	03/07
6	ISSUED FOR REVIEW	03/07
5	ISSUED FOR REVIEW	02/06
4	ISSUED FOR REVIEW	03/04
3	ISSUED FOR REVIEW	01/03
2	ISSUED FOR REVIEW	01/03
1	ISSUED FOR REVIEW	01/03
NO.	REVISION	DATE



PROJECT TITLE:

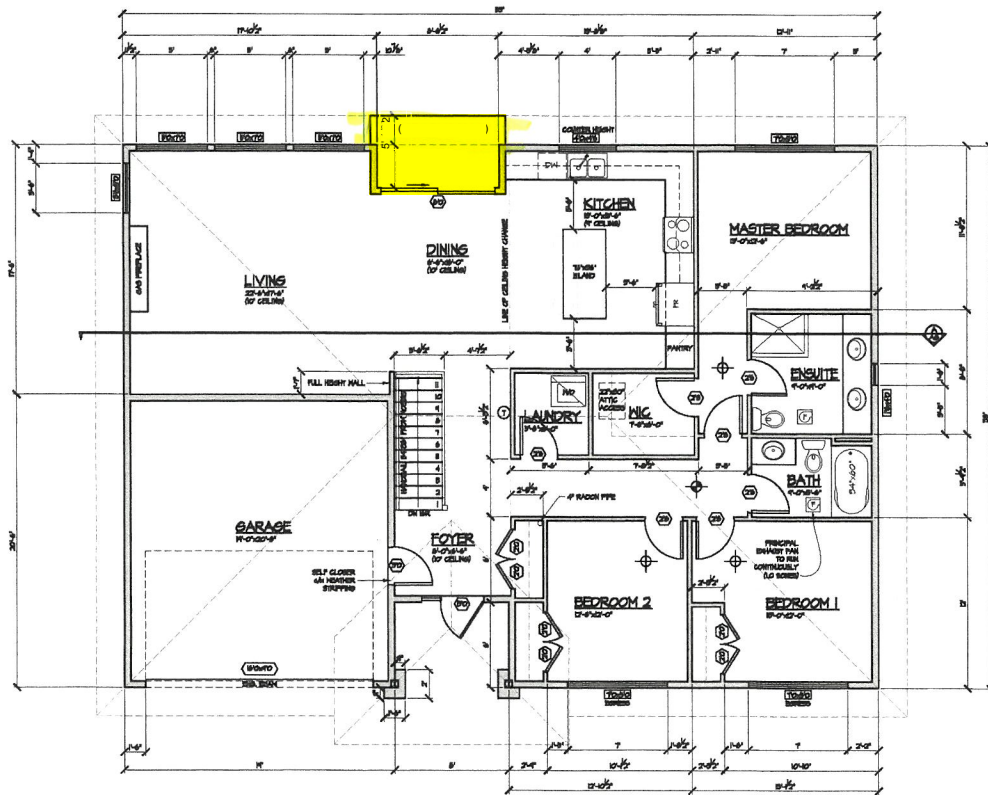
**HARRISON
RESIDENCE**
2708 30TH STREET NE
SALMON ARM, BC

CONTRACTOR:

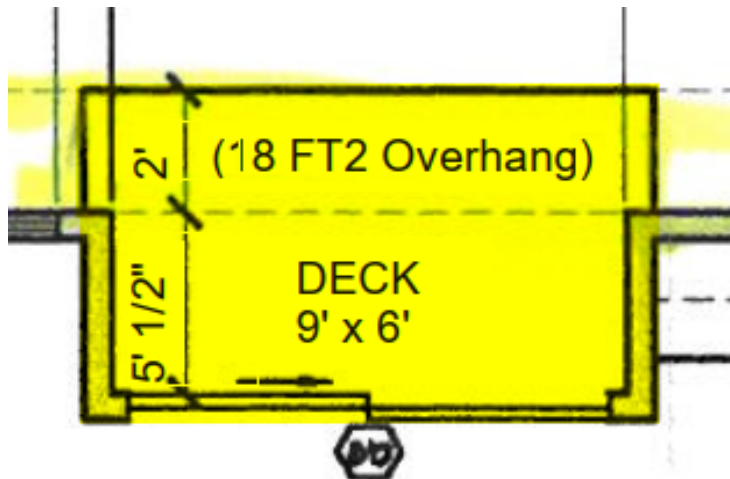
CONTACT

ELEVATIONS PLAN

PROJECT NO:	DRAWN BY: CSB
SCALE: AS NOTED	DRAWING NO:
DATE: APR 25, 2021	



MAIN FLOOR PLAN
1/4" = 1'-0"
TOTAL FLOOR - 1666 SQ. FT.
GARAGE - 1800 SQ. FT.



ALL DIMENSIONS ARE
TO FRAMING ONLY

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO VERIFY ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SETTING OF THE BUILDING TO CONFORM WITH THE RESIDENTIAL SETBACKS AND ZONING REQUIREMENTS.
4. SPECIAL SPECIFICATIONS TO BE CONFORMED BY THE CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND DRAINAGE.
5. OVERSICCONATOR TO ENSURE THAT SHOWN/SHOWN THESE PACKAGES IS CROWN FOR PLUMBING INSPECTION.
6. ALL ELECTRICAL CONNECTIONS BY OTHERS, ANY ELECTRICAL DRAWINGS PROVIDED SHALL BE REFERRED TO THE DETAILS AND SPECIFICATIONS OUTLINED IN THESE CHANGES.
7. ALL DIMENSIONS ARE TO BE MEASURED FROM FINISH OF 3/4" OR 3/8" WALLS 3/4" WALLS DRAWN AS 3/4" AND 3/8" WALLS DRAWN AS 3/8".
8. FRONT DEPTH TO BE CONFORMED BY AUTHORITY HAVING JURISDICTION.

SYMBOL LEGEND

- 3/4" HALL
- 3/8" EXTERIOR HALL
- NO HALL, FIRE RATED 3/4" HALL
- THERMOSTAT
- HONEYBENT
- LONG SHORE ALARM & CAMERA VIDEO/RECORDING INTERCONNECTED TO OTHER FLOORS IN HOUSE
- PHOTOVOLTAIC SHORE ALARM
- DRINKING FAN - VENTED TO OUTDOOR

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER ALL OTHER DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS SHOWN ON THE DRAWING.

NO.	REVISION	REVISION	DATE
1	REVISION - ELEVATION CHECK	04/08/21	
2	ISSUED FOR BUILDING PERMIT	04/08/21	
3	ISSUED FOR REVIEW	04/08/21	
4	ISSUED FOR REVIEW	04/08/21	
5	ISSUED FOR REVIEW	04/08/21	
6	ISSUED FOR REVIEW	04/08/21	
7	ISSUED FOR REVIEW	04/08/21	
8	ISSUED FOR REVIEW	04/08/21	
9	ISSUED FOR REVIEW	04/08/21	
10	ISSUED FOR REVIEW	04/08/21	



PROJECT TITLE:
HARRISON RESIDENCE
2304 30TH STREET NW
WASHINGTON, DC

CONTRACTOR:

DRAWING TITLE:
MAIN FLOOR PLAN

PROJECT NO.:
SCALE: AS NOTED
DATE: APRIL 2021

DRAWN BY: CIB
DRAWING NO.:
A3

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Lawson Developments
825C Lakeshore Dr W
Salmon Arm, BC, V1E 1E4

Re: Lot 3, Sec 19, Tp 20, Rge 9,
W6M, KDYD, Plan EPP103641

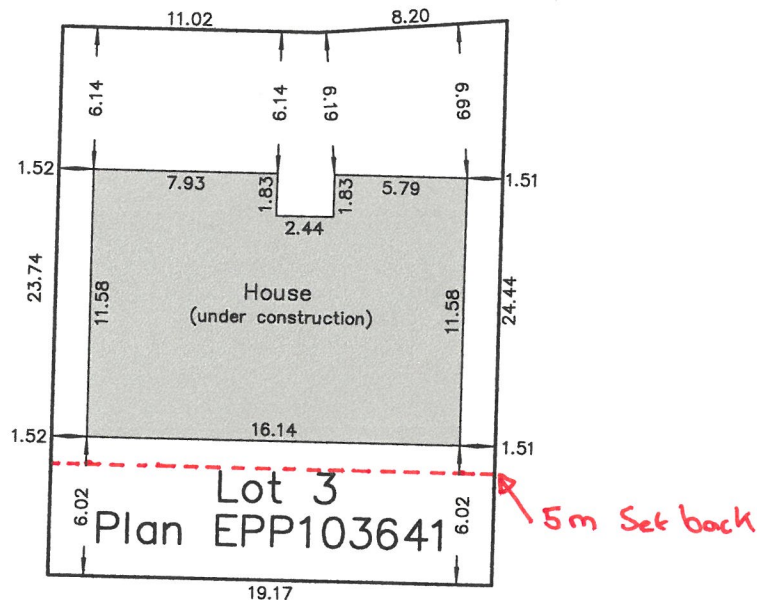
Parcel Identifier (PID): 031-177-948

Civic Address: 3080 28 Ave NE, Salmon Arm

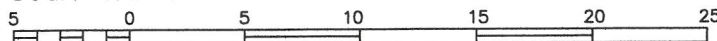
List of documents registered on title which may affect
the location of improvements:

Covenant: CA8386988

28 Avenue NE



Scale 1:250



All distances are in metres.

Dimensions derived from Plan EPP103641

Offsets from property line to building are
measured from the foundation.

The signatory accepts no responsibility or liability for any damages that
may be suffered by a third party as a result of any decisions made, or
actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive
use of our client. This document shows the relative location of the
surveyed structures and features with respect to the boundaries of the
parcel described above. This document shall not be used to define
property boundaries.

This building location certificate has
been prepared in accordance with
the Professional Reference Manual
and is certified correct this 4th day
of May, 2021.

Mark
Mason
88BCMC

Digitally signed by
Mark Mason
88BCMC
Date: 2021.05.07
07:54:54 -07'00'

Page 36 of 120 BCLS

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BROWNE JOHNSON LAND SURVEYORS.

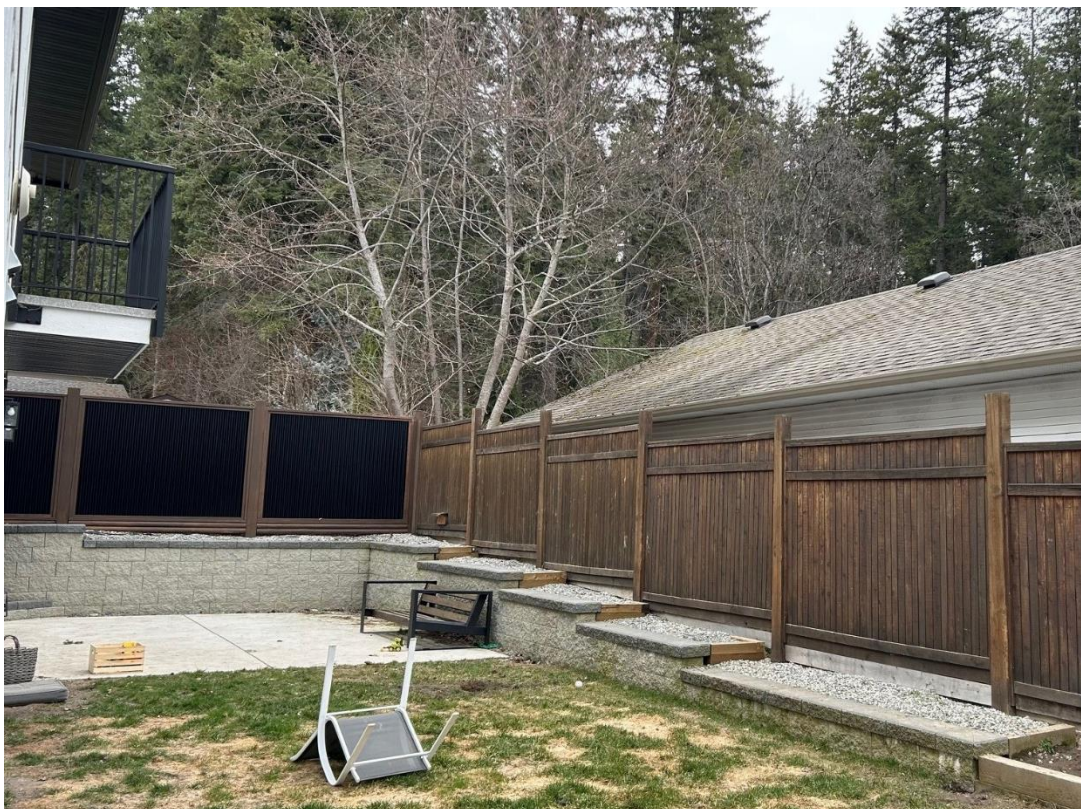
**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY or DIGITALLY SIGNED.**

Our File: 239-21 Fb: 239-21.raw

Photos Taken: March 27, 2024



View of deck looking northeast from adjacent property.



View of deck looking southeast from subject property.

To Whom it may concern,

This letter contains the proposed use for a variance permit application form for 3080 28 Ave NE, Salmon Arm, BC. The variance requested is to change the existing 6 meter set back at rear of property to a 5 meter set back. The reason this change is necessary is to accommodate for the 4 sq ft of cantilevered deck that is exceeding the current 6 meter set back at rear of house.

Regards,
Elliot Harrison.

A handwritten signature in black ink, appearing to read 'EH', with a long horizontal flourish extending to the right.



REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Manager of Planning and Building

Title: Zoning Bylaw Amendment Application No. 1279

Legal: Lot 2, Section 16, Township 20, Range 10, W6M, KDYD, Plan 2340, Except Plans H401 and EPP61549 (950 30 Street SW) and Lot 1, Section 16, Township 20, Range 10, W6M, KDYD, Plan KAP67152, Except Plan EPP61547 and EPP61548 (3101 9 Avenue SW)

Civic: 950 30 Street SW & 3101 9 Avenue SW

Owner: 406900 BC Ltd.

Agent: Browne Johnson BC Land Surveyors (Melanie Howard)

Date: April 15, 2024

Executive Summary/Purpose:

The applicant is proposing to rezone two parcels that are currently split zoned. The rezoning seeks to rezone the lands south of 9 Avenue SW from A3 and C3 to C3 and C4. The rezoning would allow existing uses to continue and allow for C4 uses along the east portion of the subject property.

Motion for Consideration:

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 16, Township 20, Range 10, W6M, KDYD, Plan 2340, Except Plans H401 and EPP61549 (950 30 Street SW) and Lot 1, Section 16, Township 20, Range 10, W6M, KDYD, Plan KAP67125, Except Plan EPP61547 and EPP61548 (3101 9 Avenue SW) from A3 (Small Holding Zone) and C3 (Service Commercial Zone) to A3 (Small Holding Zone), C3 (Service Commercial Zone) and C4 (Fuel Service Station Commercial Zone) as shown on Appendix 9 in the staff report dated April 15, 2024.

Staff Recommendation:

That the Motion for Consideration be adopted.

Proposal:

The applicant is proposing to amend the current split zoning of the subject property to a configuration that would allow the existing uses on the north (agriculture) and west (trailer sales) portions and rezone the east portion of the subject parcel to allow for a car wash and fuel service station.

Background:

The subject property is comprised of two parcels (950 30 Street SW and 3101 9 Avenue SW), approximately 4.25 ha (10.4 ac) in area and located on the west side of the City Centre, adjacent to the Smart Centres development (Appendices 1 and 2). 3101 9 Avenue SW is legally 'hooked' across 9 Avenue SW, 950 30 Street SW is a single parcel. The split zoning over 9 Avenue SW is the result of the construction of 9 Avenue SW as part of the Highway 1 improvements that were completed in 2021. The northern portion of 3101 9 Avenue SW is within the Agricultural Land Reserve (ALC), designated in the Official Community Plan (OCP) as Acreage Reserve and zoned A2 Rural Holding Zone. The southern portion is designated in the OCP as Commercial Highway Service/Tourist and zoned C3 Service Commercial (see Appendices 3, 4 and 5). The Urban Containment Boundary bisects the subject parcel along the centerline of 9 Avenue SW, with the southern portion of the subject property within the Urban Containment Boundary (UCB), the northern portion outside the UCB.

Adjacent land uses include the following:

North: Agriculture	Zoned A-2
South: Agriculture	Zoned A-2
East: Single Family Residence	Zoned CD-8 and A-1
West: Single Family Residence	Zoned A-3 and C-3

In conjunction with the rezoning the applicant has applied for a Boundary Adjustment Subdivision, which would amend the parcel boundary between the two parcels to run in a north/south direction along the proposed C-4 and C-3 zone boundary.

Relevant Policy(ies):

The OCP supports rezoning that portion of the subject property from C-3 to C-4 within the Commercial Highway Service/Tourist area. The rezoning of the A-2 area to the proposed commercial areas is consistent with the OCP and addresses inconsistencies in land use designations and zoning brought about by the highway improvements and infrastructure projects in this area. Staff note that the portions south of 9 Avenue SW proposed to be rezoned from A-3 to C-3 and C-4 are not within the ALR and are inside of the Urban Containment Boundary.

Referral Comments:Fire Department

No concerns

Building Department

No concerns.

Engineering Department

The comments of the Engineering Department are enclosed as Appendix 10.

Ministry of Transportation (MOTI)

The subject property fronts a controlled access highway; therefore, no direct access to the Trans Canada Highway (1) is permitted. All access must be via 9 Avenue SW. The applicant can address this at the time of Development Permit.

Planning Department

When considering a rezoning application a number of factors are considered, including – proposed uses, negative or positive impacts on adjacent uses and servicing. In this instance, the OCP supports the proposed rezoning.

The area is under transition and the proposed development is consistent with development in the area. The proposed rezoning along the ALR boundary is consistent with ALR policies and 9 Avenue SW provides a geographical boundary between the Urban Containment Boundary such that migration of the proposed and existing commercial uses to the north is unlikely.

9 Avenue SW was constructed by the Ministry of Transportation as part of the Highway 1 four laning project. During design stages staff were aware that the land to the south of 9 Avenue SW and north of Highway 1 were designated and zoned for commercial uses. Lands to the north of 9 Avenue SW is within the ALR and designated Agriculture. With the construction of the road completed by MOTI, it was expected that there would be demand to develop the lots to the south for the highest and best use. At the time of a Development Permit application, Engineering staff would have an opportunity to review proposed development in more detail to ensure that any traffic or other servicing issues are addressed.

Given that the proposed rezoning is consistent with the OCP staff are supportive of the proposed rezoning.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written

submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on May 13, 2024.

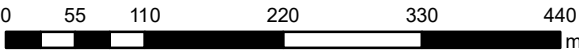
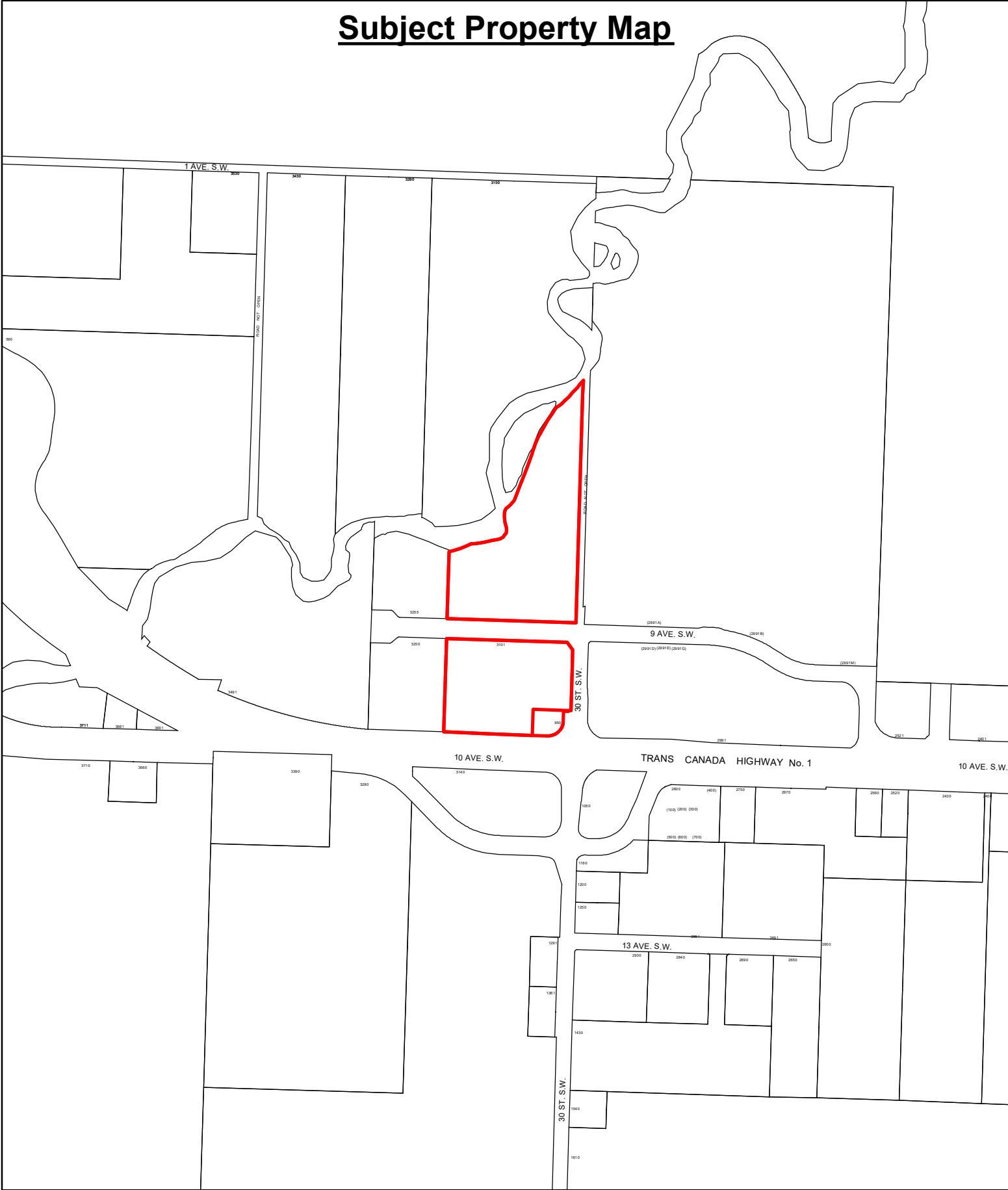
Alternatives & Implications: (alternatives written in motion form)
N/A

Prepared by: Manager of Planning and Building
Reviewed by: Director of Planning & Community Services
Approved by: Chief Administrative Officer

Attachments:

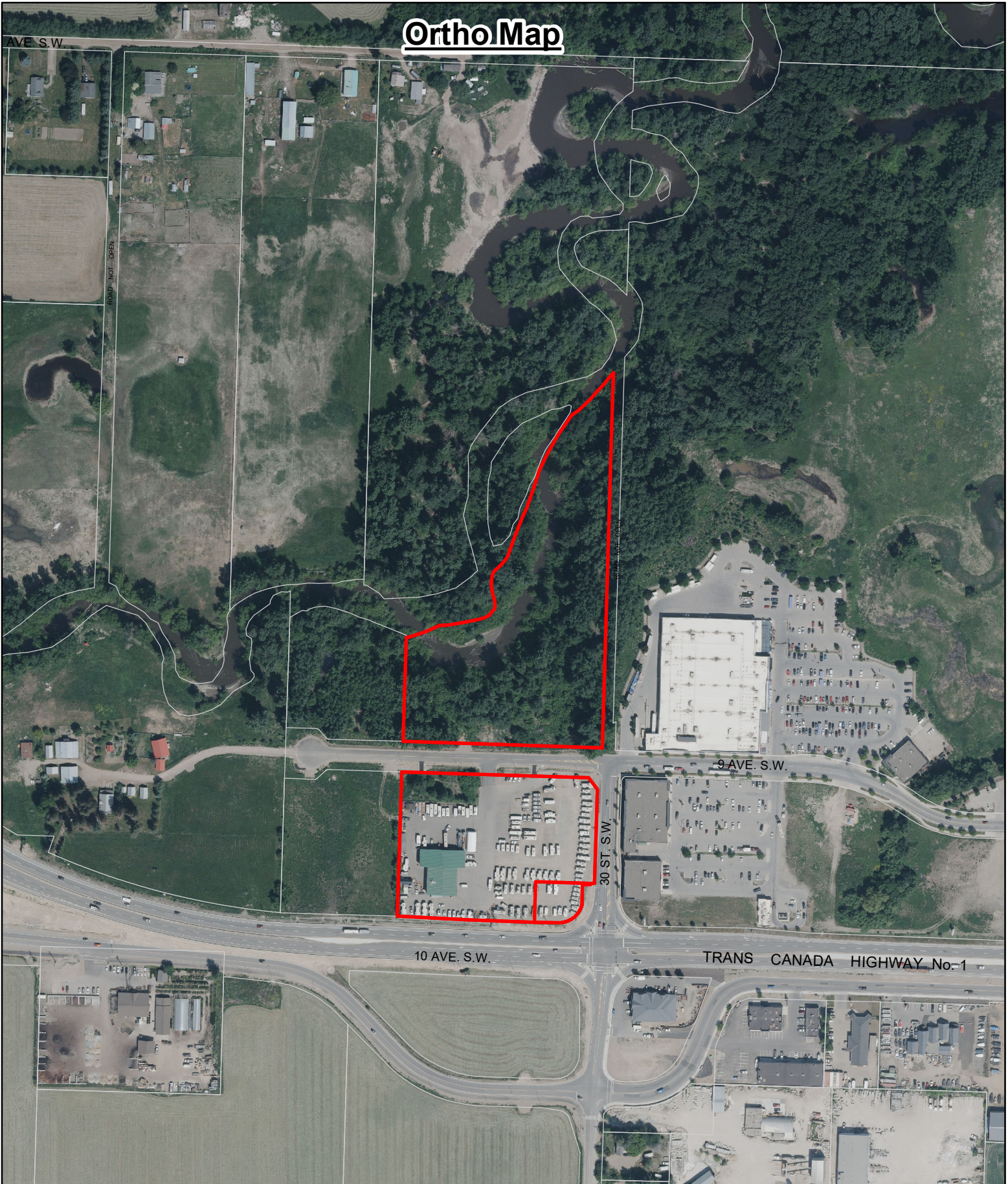
- Appendix 1 – Subject Property Map
- Appendix 2 – Ortho Map (Large Scale)
- Appendix 3 – OCP Map
- Appendix 4 – Zoning Map
- Appendix 5 – ALR Map
- Appendix 6 – A-3 Zone
- Appendix 7 – C-3 Zone
- Appendix 8 – C-4 Zone
- Appendix 9 – Proposed Zoning Sketch Plan
- Appendix 10 – Engineering Comments, dated March 12, 2024

Subject Property Map



- Subject Property
- Parcels

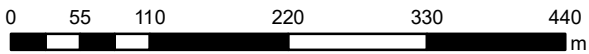
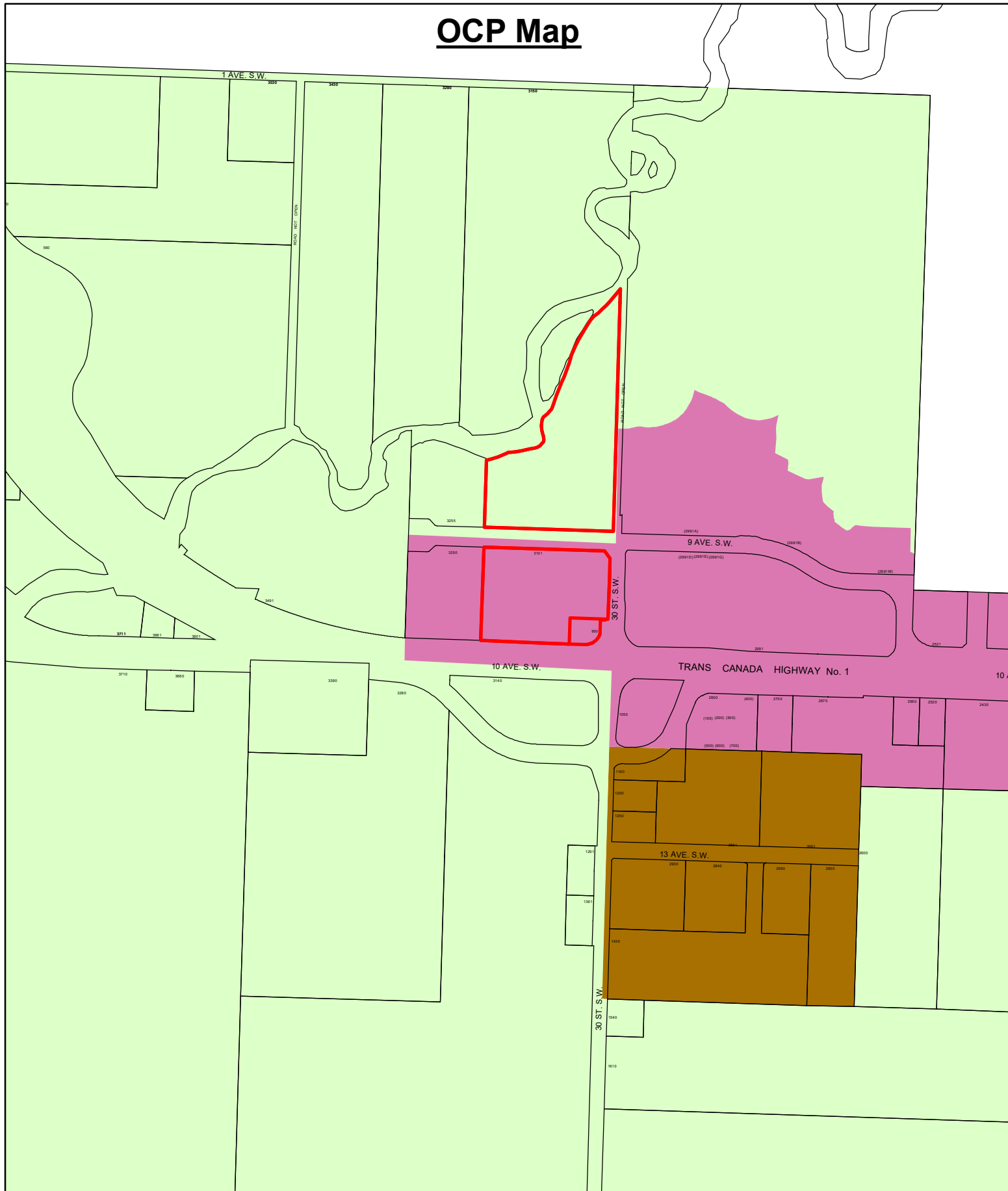
Ortho Map



0 35 70 140 210 280 m

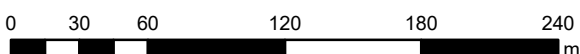
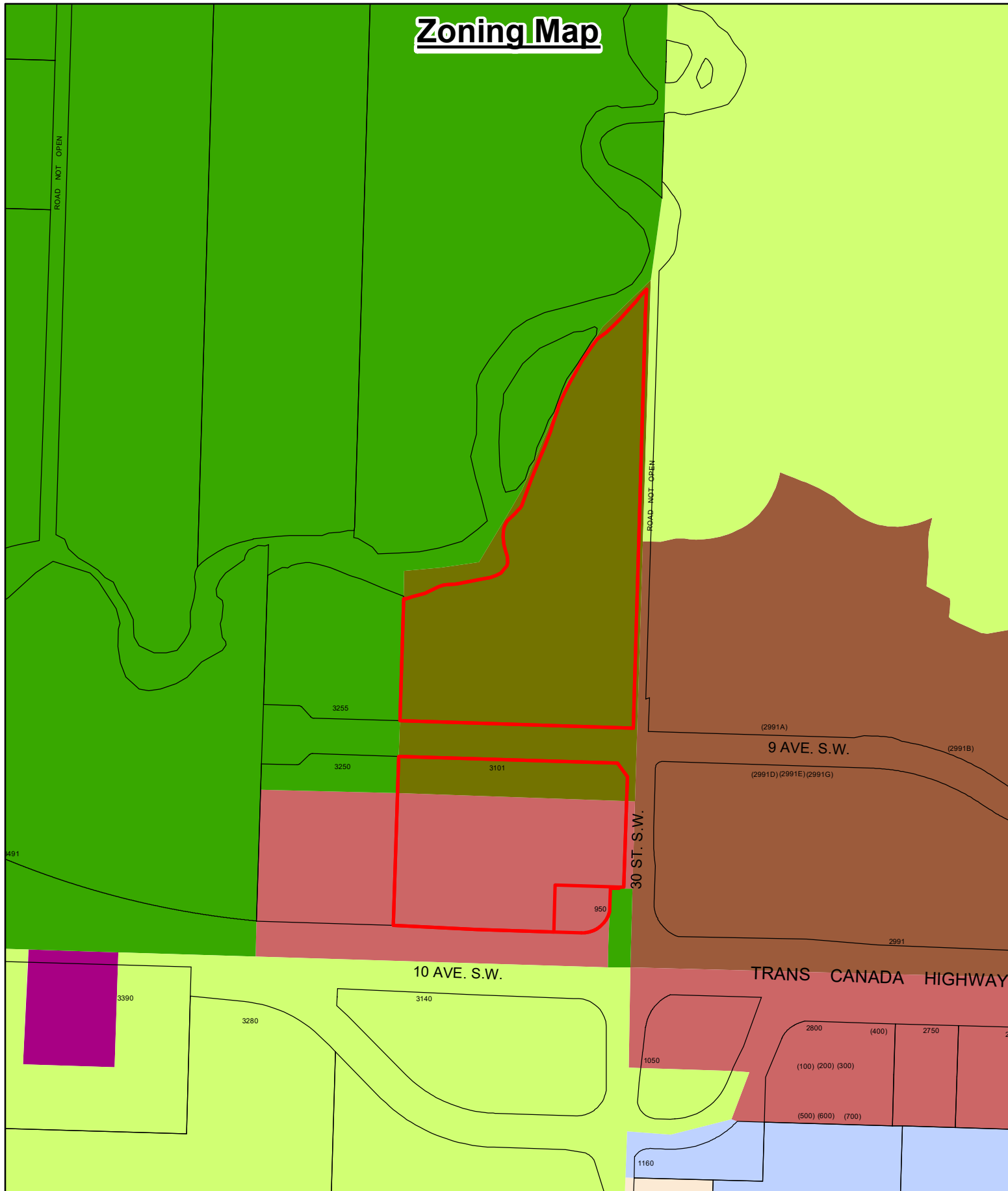
Subject Property
 Parcels

OCP Map



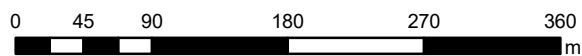
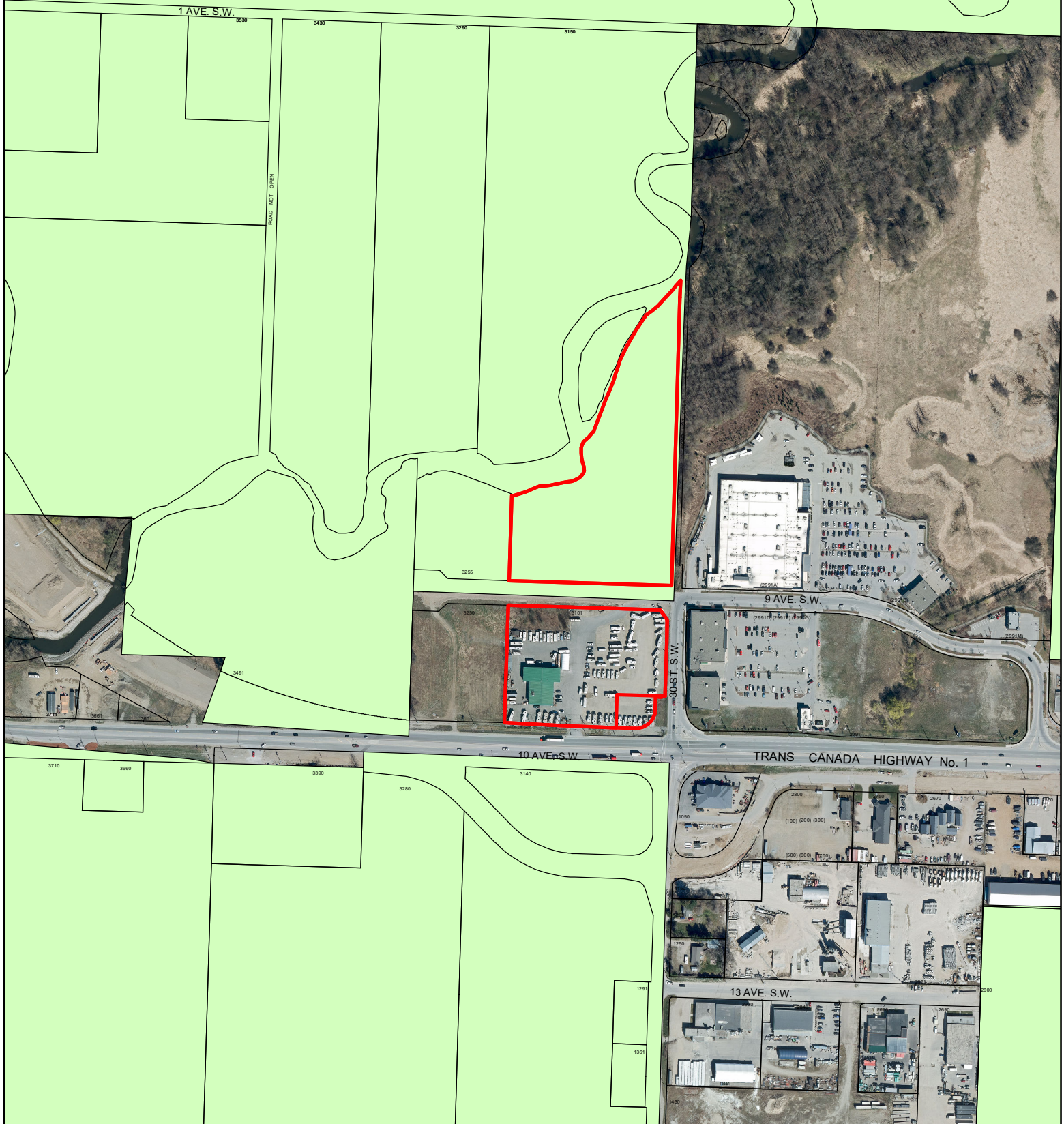
- Subject Property
- Parcels
- Salmon Valley Agriculture
- Commercial - Highway Service / Tourist
- Industrial - General




Zoning Map



- | | | |
|------------------|-----|------|
| Subject Property | A-1 | C-8 |
| Parcels | A-2 | M-1 |
| | A-3 | R-1 |
| | C-3 | CD-8 |

ALR Map



-  Subject Property
-  Parcels
-  ALR

SECTION 36 - A-3 - SMALL HOLDING ZONE

Purpose

- 36.1 The A-3 Zone is intended to provide for the creation of two hectare *parcels* in areas specified in the *Official Community Plan* where further urbanization is not anticipated and where the Agricultural Land Commission (ALC has either excluded the area from the Agricultural Land Reserve or where the ALC has agreed to the A-3 Zoning).

Regulations

- 36.2 On a *parcel zoned A-3*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-3 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 36.3 The following uses and no others are permitted in the A-3 Zone
- .1 *agriculture*;
 - .2 *bed and breakfast*, limited to three let rooms;
 - .3 *boarders*, limited to two; #2767
 - .4 *rural detached suite* (*development of a rural detached suite* in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4018, #4193, #4465
 - .5 *family childcare facility*; #3082
 - .6 *group childcare*; #3426
 - .7 *home occupation*;
 - .8 *public use*;
 - .9 *public utility*;
 - .10 *secondary suite*; #3212
 - .11 *silviculture*;
 - .12 *single family dwelling*;
 - .13 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 36.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.
- .1 A second dwelling may be permitted under Section 4.13 of the bylaw.

Maximum Number of Secondary Suites #4018

- 36.5 One (1) *secondary suite* or one (1) *rural detached suite* is permitted per *parcel*.

Maximum Residential Building Area #4223

- 36.6 The maximum combined *building area* for all dwelling units (*single family dwelling*, *rural detached suite* and *farm help*) shall be no greater than 500 m² (5,382ft²).

Maximum Height of Single Family Dwellings

- 36.7 The maximum *height of the single family dwelling* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 36.8 The maximum *height of accessory buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

- 36.9 The minimum *parcel* size shall be 2.0 hectares (4.9 acres).

Minimum Parcel Width

- 36.10 The minimum *parcel width* shall be 50.0 metres (164.0 feet).

SECTION 36 - A-3 - SMALL HOLDING ZONE - CONTINUED

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

36.11

- .1 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from all *parcel* lines shall be 6.0 metres (19.7 feet).
- .2 Refer to Section 4.9 for "Special Building Setbacks" which may apply. #2811

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

36.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- .1 *Front parcel line* shall be 30.0 metres (98.4 feet)
- .2 *Rear parcel line* shall be 15.0 metres (49.2 feet)
- .3 *Interior side parcel line* shall be 15.0 metres (49.2 feet)
- .4 *Exterior side parcel line* shall be 30.0 metres (98.4 feet)
- .5 Any *single family dwelling* shall be 15.0 metres (49.2 feet)
- .6 Any *watercourse* or body of water shall be 30.0 metres (98.4 feet)
- .7 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. #2811

Sale of Agricultural Products

36.13 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

36.14 Parking shall be required as per Appendix I.

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE

Purpose

- 17.1 The C-3 Zone is intended to accommodate commercial uses which are oriented towards vehicular traffic and require large areas of land for storage and/or display purposes and/or to accommodate large *buildings*. New *developments* zoned C-3 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 17.2 On a *parcel* zoned C-3, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-3 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 17.3 The following uses and no others are permitted in the C-3 Zone:
- .1 auto parts and accessories (new) sales;
 - .2 automotive repair shop, excluding *fuel service stations*;
 - .3 automotive sales and rental lots and showroom (new and used);
 - .4 boat and trailer sales and rental showrooms, including minor repairs;
 - .5 *building* supply establishment;
 - .6 *cafe*; #2736
 - .7 car wash;
 - .8 *commercial daycare facility*;
 - .9 *craft distillery and brewery*
 - .10 electrical appliance repair shop;
 - .11 farm equipment sales and rental;
 - .12 frozen food lockers, including retail sales;
 - .13 funeral home including accessory crematorium;
 - .14 greenhouses and nurseries, including retail sales;
 - .15 *high technology research and development*; #4368
 - .16 *home occupation*; #2782
 - .17 laboratory, scientific and research;
 - .18 laundromat;
 - .19 locksmith shop;
 - .20 *licensee retail store*; #3223
 - .21 *mini warehousing*;
 - .22 *mobile food vending*; #4240
 - .23 *mobile home sales*; #2736
 - .24 moving and storage establishment;
 - .25 *neighbourhood pub*; #3223
 - .26 *offices*;
 - .27 *outside vending*; #2837
 - .28 *personal service establishment*; #4049
 - .29 print shop;
 - .30 *public use*;
 - .31 *public utility*;
 - .32 radiator repair shop;
 - .33 *recreation facility-indoor*;
 - .34 recreation vehicle sales, repair, rental and assembly on parcels greater than 1.0 hectare with maximum 25% of gross floor area to be used for *parts assembly*. #2596
 - .35 rental and repair of tools, small equipment; #2736
 - .36 *restaurant*;
 - .37 *retail store*; #4049
 - .38 tire sales and repair establishment;

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE – CONTINUED

Permitted Uses con't

17.3 The following uses and no others are permitted in the C-3 Zone:

- .39 transportation use;
- .40 truck sales and rental lots and showroom;
- .41 upholstery shop;
- .42 upper floor dwelling units;
- .43 veterinary hospital;
- .44 accessory use;

Maximum Height of Principal Buildings

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

Maximum Height of Accessory Buildings

17.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.68 feet).

Minimum Parcel Size or Site Area

17.6 The minimum *parcel* size or *site* area shall be 465.0 square meters (5,005.4 square feet).

Minimum Parcel or Site Width

17.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal Buildings

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

- | | | |
|----|---|------------------------|
| .1 | Front parcel line shall be | 6.0 metres (19.7 feet) |
| .2 | Rear parcel line | |
| | - adjacent to a residential zone shall be | 3.0 metres (9.8 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .3 | Interior side parcel line | |
| | - adjacent to a residential zone shall be | 3.0 metres (9.8 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .4 | Exterior side parcel line shall be | 6.0 metres (19.7 feet) |

Minimum Setback of Accessory Buildings

17.9 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) |

Outside Storage

17.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

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

SECTION 18 - C-4 - FUEL SERVICE STATION COMMERCIAL ZONE

Purpose

18.1 The C-4 Zone is intended to accommodate a limited range of commercial uses which cater to the needs of the travelling public. New *developments* zoned C-4 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

18.2 On a *parcel* zoned C-4, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-4 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

18.3 The following uses and no others are permitted in the C-4 Zone:

- .1 *fuel service station*;
- .2 *outside vending*; #2837
- .3 *public use*;
- .4 *public utility*;
- .5 *accessory use*.

Accessory Uses

18.4 The following *accessory uses* and no others are permitted in the C-4 Zone:

- .1 bakery;
- .2 car wash;
- .3 *convenience store*;
- .4 laundromat;
- .5 retail sale of vehicle accessories and products essential to the day to day operation of vehicles;
- .6 *restaurant*;
- .7 washrooms.

Maximum Height of Principal Building

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

Maximum Height of Accessory Building

18.6 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

18.7

- .1 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 30% of the *parcel* or *site* area.
- .2 The maximum *parcel* or *site* coverage for all *buildings*, *structures*, pump islands, canopies, parking area and driveways shall be 85% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

18.8 The minimum *parcel* size or *site* area shall be 1,000.0 square metres (10,764.3 square feet).

Minimum Parcel or Site Width

18.9 The minimum *parcel* or *site* width shall be 30.0 metres (98.4 feet).

Minimum Setback of Principal and Accessory Buildings

18.10 The minimum *setback* of the *principal* and *accessory buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line* shall be 3.0 metres (9.8 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

Outside Storage

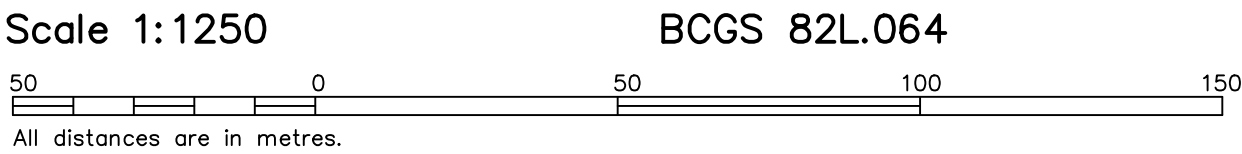
18.11 Outside storage shall not be permitted.

Parking and Loading

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

Sketch Plan of Proposed Subdivision and Rezoning of Lot 2, Plan 2340

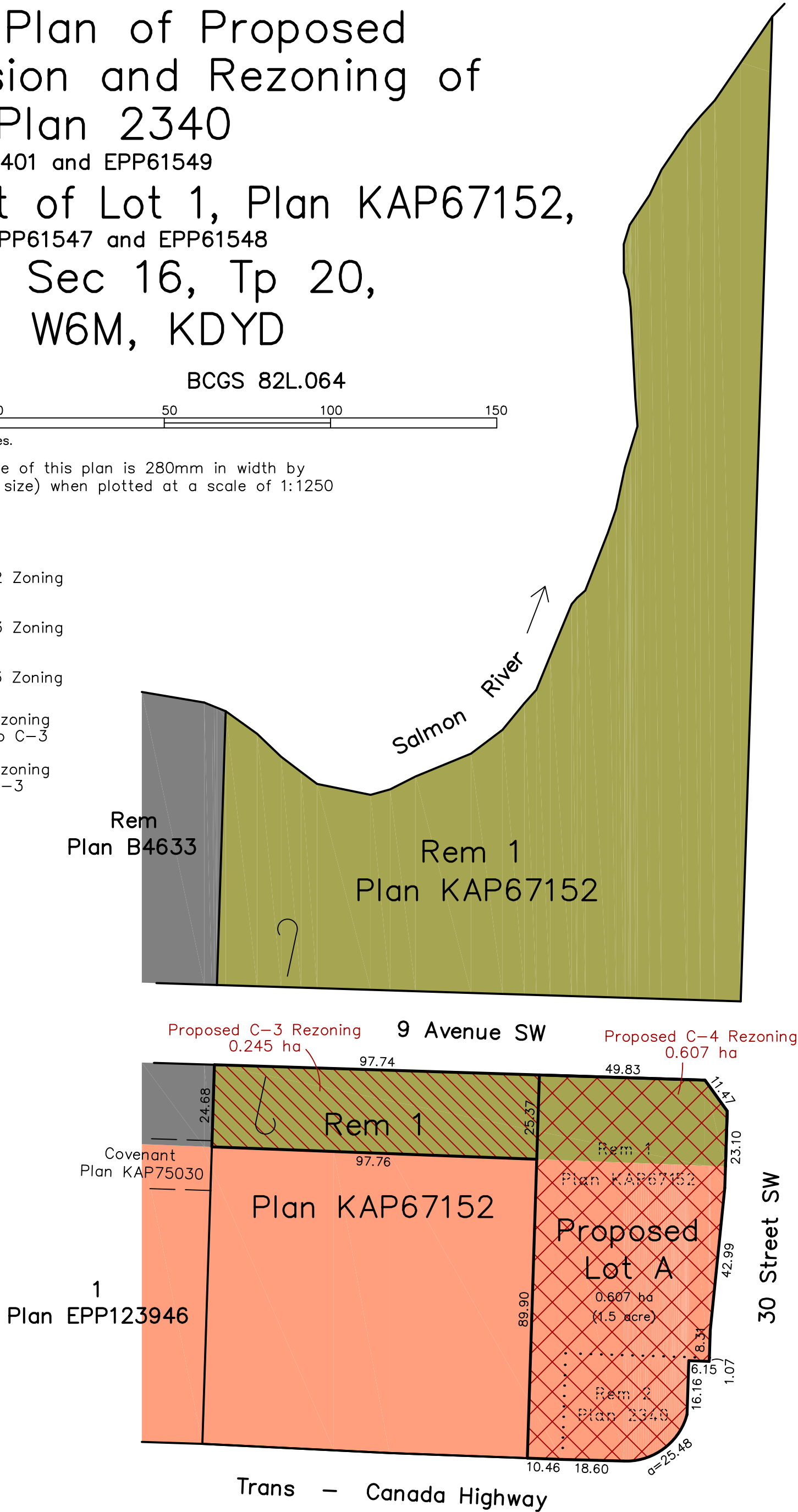
Except Plans H401 and EPP61549
and Part of Lot 1, Plan KAP67152,
Except Plans EPP61547 and EPP61548
both of Sec 16, Tp 20,
Rge 10, W6M, KDYD



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:1250

LEGEND

- Existing A-2 Zoning
- Existing A-3 Zoning
- Existing C-3 Zoning
- Proposed Rezoning from A-3 to C-3
- Proposed Rezoning from A-3/C-3 to C-4



January 15, 2024

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 458-23

TO: Gary Buxton, Director of Planning
DATE: March 12, 2024
PREPARED BY: Chris Moore, Engineering Assistant
APPLICANT: **406900 BC Ltd**
SUBJECT: **ZON 1279 & SUB 23-20**
LEGAL: Lot 1, Section 16, Township 20, Range 10, W6M, KDYD, Plan KAP67152
Except Plans EPP61547 & EPP61548; and Lot 2, Section 16, Township 20,
Range 10, W6M, KDYD, Plan 2340 Except Plans H401 and EPP61549
CIVIC: **3101 – 9 Avenue SW (Lot 1) and 950 – 30 Street SW (Lot 2)**

Further to your referral dated January 24 2024, we provide the following servicing information.

The following comments and servicing requirements are conditions for subdivision:

1. 30 Street SW 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) plus throat widening approaching the Trans-Canada Highway. Additional dedication will be required to achieve the greater of 20.0m from centerline or a 6.0m offset from face of curb/edge of asphalt to permit the construction of an offset sidewalk along the frontage of the subject property. Extent of dedication required to be confirmed by a BCLS.
2. Provision of all new Works and Services is exempt under section 5.1.1 of the Subdivision and Development Services Bylaw No 4293 (SDSB) as the subdivision application is a parcel line adjustment.

The following comments and servicing requirements are not conditions for Rezoning, or the current subdivision application, but are provided as a courtesy in advance of any further subdivision or development proceeding to the next stages:

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. 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. 9 Avenue SW, bisects the subject property and 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 no additional road dedication is required (to be confirmed by a BCLS).
2. 9 Avenue SW was recently upgraded by the Ministry of Transportation to a paved Rural Local Road standard. Installation of a sidewalk along the frontage of the subject property on the southern side of 9 Avenue SW will be required to meet current active transportation guidelines.
3. 30 Street SW on the subject property's eastern boundary is designated as an Urban Local Road standard. Refer to comments provided in the subdivision section above.
4. 30 Street SW is currently constructed to an Interim Local Road standard. Upgrading to the current Local (highway frontage) Road standard is required. Upgrading may include, but is not limited to, sidewalk, boulevard construction and street lighting. Owner / Developer is responsible for all associated costs.
5. Trans-Canada Highway on the subject property's southern boundary is a provincial controlled access highway. Additional dedication / improvements will be determined by Ministry of Transportation.

Water:

1. The subject properties front a 200mm diameter Zone 1 watermain on 9 Avenue SW and 30 Street SW and a 200mm and 300mm diameter Zone 1 watermain on Trans-Canada Highway. No upgrades will be required at this time.

2. Records indicate that the southern portion of 3101 9 Avenue SW is serviced by a 50mm diameter water service from the 200mm diameter watermain on 9 Avenue SW. No upgrades will be required at this time.
3. Records indicate that 950 30 Street SW is not serviced with City water.
4. Proposed Lot A is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), 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
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).

Sanitary:

1. The subject properties front a 200mm diameter sanitary sewer on 30 Street SW. No upgrades will be required at this time.
2. Extension of a 200mm diameter sanitary sewer across the southern boundary of the subject properties will be required.
3. The remainder and proposed Lot A 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. Records indicate that the southern portion of 3101 9 Avenue SW is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building department requirements will be a condition of subdivision / development. Owner / Developer responsible for all associated costs.

Drainage:

1. The subject property fronts a 250mm diameter storm sewer on 30 Street SW and 300mm diameter storm sewer along the Trans-Canada Highway. No upgrades will be required at this time subject to Item 3.
2. The subject property is in an area with no current storm capacity concerns according to the Stormwater Master Plan Study (April 2020).
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

5. 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 (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused 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) and Category B (Pavement Structural Design) are required.
2. The northern proposed property is situated within the Agricultural Land Reserve (ALR) zone, and the riparian area occupies a significant portion of the land. In this regard, future development is unlikely and a geotechnical report for this portion of the property will not be required.



Chris Moore
Engineering Assistant



Jennifer Wilson, P.Eng
City Engineer



REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Planning Analyst and Manager of Planning and Building

Title: ZON 1289/ZON1290 (SSMUH) R-13 (R-3), R-17 (R-7) and R-19 (R-9) Zones

Date: April 15, 2024

Executive Summary/Purpose:

This report sets out the next stage of the required amendment of Zoning Bylaw 2303 to meet the Small Scale Multi Unit Housing (SSMUH) legislation. Following the logic of the proposed R-10 Residential Zone, it explains how the following three single family residential zones are proposed to change:

R-3 – Waterfront Residential	to	R-13 – Lakeshore Residential
R-7 – Large Lot Single Family Residential	to	R-17 – Large Parcel Residential
R-9 - Estate Residential	to	R-19 – Estate Residential

Motion for Consideration:

THAT: a bylaw be prepared for Council's consideration that will replace the R-3 (Waterfront Residential) zone with R-13 – Lakeshore Residential, R-7 (Large Lot Single Family Residential) with R-17 (Large parcel Residential) and R-9 (Estate Residential) with R-19 (Estate Residential).

Staff Recommendation:

That the motion for consideration be adopted.

Background:

The *Housing Amendment Statute*, formerly Bill 44, is accompanied by a 95 page manual (the "Policy") which details the standards that must be considered by municipalities when making the necessary bylaw changes to meet the increased densities across what is now one and two family residential zoning.

While density is prescribed by legislation, other zoning provisions remain under municipal authority. The key is that these must not undermine the spirit or intent of the density changes. The Policy site standards that needs to be considered in making the bylaw changes, include:

- Building type/form – *recommend to be more broad and permissive*
- Parcel setbacks – *recommend to keep to minimum*
- Building height/number of storeys – *recommend 3 storey*
- Parcel coverage – *recommend ~50%*
- Floor area ratio – *recommend to eliminate this zoning provision*
- Off-street parking requirements – *recommend to reduce*

The Policy is drafted with a clear focus on large urban centres with small parcels, little snow, and frequent transit and not estate properties.



Current R-7 and R-9 residential lands are within the Urban Containment Boundary (UCB), while those of the R-3 are outside the UCB. The differing attributes, development, and parcel sizes between these three zones mean that it is advisable to maintain the separate zones. The parcel count follows:

R-3	11 parcels	(east of the marina on 73 Ave NE between the lakefront and railway)
R-7	140 parcels	(in Raven and Hillcrest neighbourhoods)
R-9	14 parcels	(above Raven and two on west edge of Canoe)

The terminology and frontend General Regulations that were a part of the R-10 changes (e.g. permeability provisions/definition and accessory dwelling unit or ADU provisions/definition) have also been applied to this proposed Bylaw. A more detailed analysis of the definitions can be found in the Report dated April 2, 2024 (Bylaw 4653).

ANALYSIS

For clarity, the subsequent analysis is broken down by each zone which is set out in a separate schedule to the one covering bylaw. While all three zones have increased density, only the R-17 will enable up to four dwelling units as prescribed by legislation. The R-13 and R-19 will double to allow two units for the reasons set out below.

R-13 - Lakeshore Residential



The R-13 zone replaces the R-3 Zone as applied to 11 historic parcels all subject to floodplain and riparian protection legislation. These limitations continue and are not superseded by SSMUH; rather, these are a complicating layer over SSMUH.

As illustrated above, there is a range of parcel area and age of development. The more historic dwellings, sited at the water's edge, would not be allowed to rebuild in their current location under current legislation. This is a unique zone, created specifically for this stretch of properties.

Currently, the R-3 zone allows one single family dwelling. This will double to allow a secondary suite. Since this area is outside the UCB, three or four dwelling units are not legislated or contemplated – and would be difficult to achieve in most cases. Given ADUs have proven to be problematic due to the site constraints, staff recommend allowing each property to potentially add one secondary suite only. The added density of a suite is attainable and should be permitted, noting that a suite's floor structure must be developed above the floodplain and within an existing dwelling. If constructed onto or alongside the dwelling, it will likely require provincial submission and approval of a riparian area report.

The required minimum parcel area of 400 sq.m. is not proposed to change nor are other parameters, setbacks, etc. of this zone. The replacement R-13 zone is proposed to no longer regulate floor area ratio but similar to the R-10 Zone, would require at minimum 40% parcel permeability. Based upon the 2023 aerial imagery, the subject lands would all comply. The *Riparian Area Protection Act* does not allow hard-scaping of the 30 metres beyond the natural boundary of the lake in any event.

R-17 – Large Parcel Residential

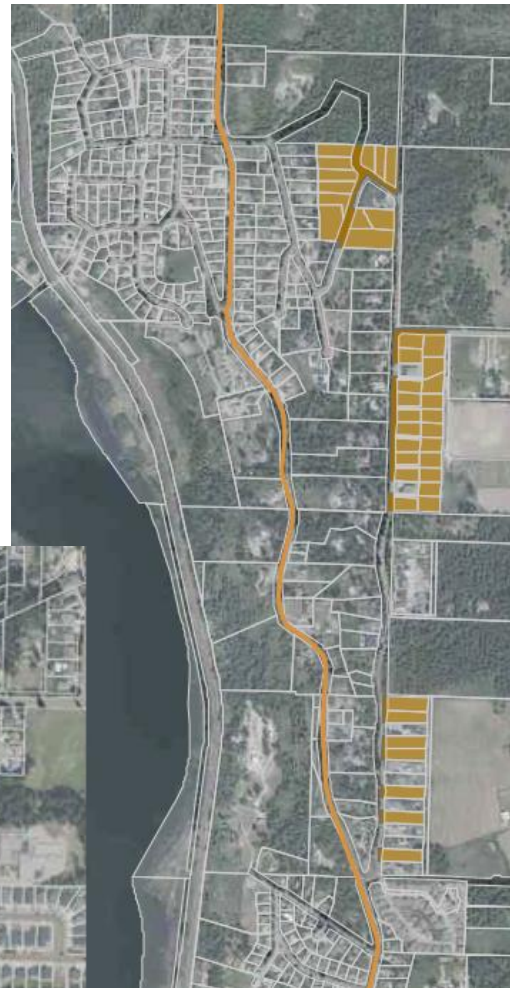
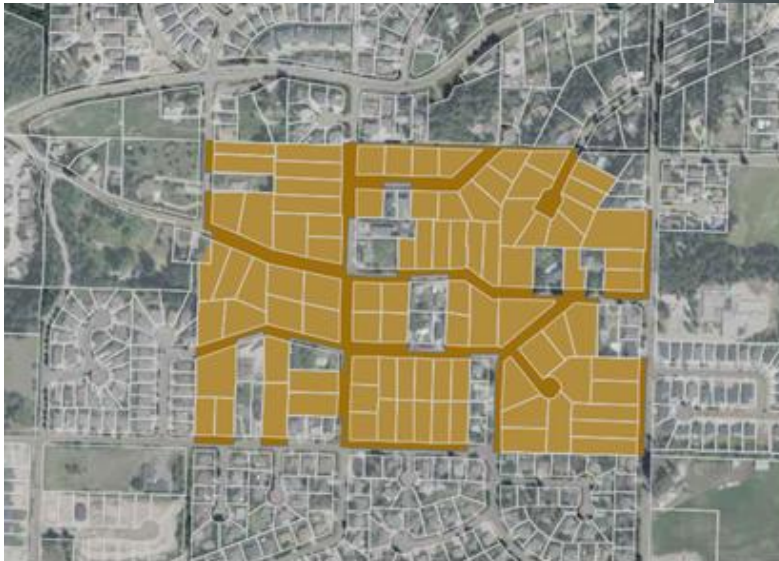
There are 140 parcels zoned R-7, mainly in Hillcrest and Raven, as pictured below. There are also seven lakefront R-7 parcels east of the wharf along Harbourfront Drive. No R-7 parcels are smaller than the Bylaw area but one is over an acre. All are serviced and within the UCB.

The stated purpose of this Zone is to allow single family dwellings on large parcels (i.e. 1,330 sq.m. or 1/3 acre), three times the minimum area of the R-10 zone covering most of Salmon Arm serviced residential land. Staff note that these areas are bylaw minimums – most properties are

actually much larger (e.g. Hillcrest lots are ½ acre). Should landowners elect to develop, many of these parcels will be able to accommodate additional dwelling units even if the principal dwelling is large and sited squarely in the middle of the parcel.

R-7 parcel area and setbacks parameters are not proposed to change; however, parcel coverage and permeability should be addressed. The draft Bylaw R-17 Zone requires as follows:

1. 40% maximum parcel coverage of all buildings, 15% for ADUs and 10% for accessory buildings;
2. 50% of parcel to be permeable, leaving 10% for impervious decks, driveways etc. where and if developed to the cap;
3. R-7 building setbacks are carried through to the R-17 as well as to ADUs which must be 6m from rear, front and exterior side property lines and 4m for side property lines that are shared with another residential property.



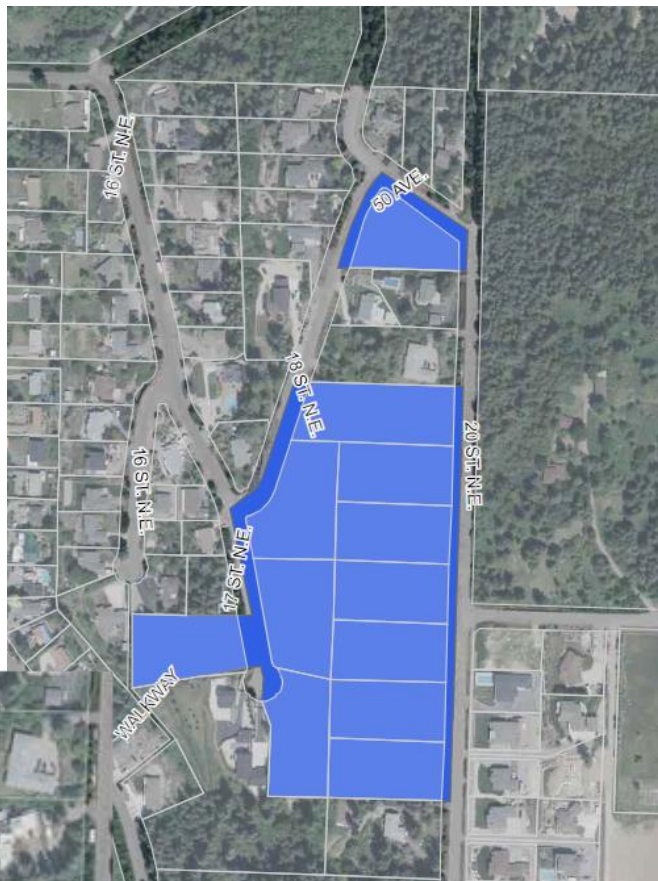
R-19 – Estate Residential

The current R-9 Zone applies to 12 properties in the Raven area and two parcels along Park Hill Road, all are within the UCB and serviced or potentially serviced should development proceed. The subject lands are identified in blue on the adjacent aerial maps. Currently the R-9 zone allows a single family dwelling only.

Under SMMUH legislation, larger parcels are not required to allow anything over two dwelling units: a principal dwelling and either a secondary suite or an accessory dwelling unit. This limit on parcels over one acre is to protect orderly future subdivision, including provision of utilities, sidewalks, road/trail dedications, etc. It parallels the default density increase across all rural and semi-rural zones outside the UCB; in smaller municipalities (under pop. 5,000) and across

residential zones of the CSRD, where two dwelling units, either a secondary suite or an accessory dwelling unit, will be permitted.

R-9 parcel parameters are carried through to the R-19 replacement zone, including the present 15% parcel coverage and greater setbacks. These setbacks will now also apply to the newly incorporated option of an ADU. Finally, the requirement for 60% permeable surfaces has been added to the R-19 Zone. As shown on the image below, these parcels have significant permeable area with open treed yards. The topography and the soils/geo-technical conditions across many of the R-19 Zone parcels will require careful consideration and professional review to add accessory dwelling units or dwelling additions.



R-19 Density

In future Council may consider increasing zoning beyond the limit of two units (for example a secondary suite and an ADU), but this is not recommended at this time as it may complicate the process given it exceeds legislation; moreover residents may or may not support added density.

These changes could follow a separate focused process, subject to the policy of the new OCP.

Permitted Uses

The three zones, R-13, R-17, and R-19, each have a current list of permitted uses that will carry forward; for example, a variety of childcare uses, limited bed and breakfast provisions, boarders (i.e. roommates), or home occupations. These are included in the replacement zones. The work of SMMUH is not to change permitted land uses but to enable more density and more long term housing.

Staff are working on bylaw amendments which would allow for “uses allowed in all zones” to address public utilities, public uses and parks. These amendments are necessary to ensure conformity within the zones; however, are outside of the mandate of the SSMUH legislative changes so will be brought forward after the SSMUH residential zones are near adoption or have been adopted.

In the proposed R-10 Zone, likewise in the three zones in this report, staff have tried to assure clarity in what can and cannot happen in the principal dwelling versus in an accessory dwelling unit in a yard. For example, bed and breakfast use can happen only in the principal dwelling while residents may have a boarder in their ADU or a roommate in a secondary suite. As set out in the R-10 report and the General Regulations, ADUs are for residents and for month to month rental and cannot be used as a short term rental. Platforms such as Air-BnB are used to post traditional bed and breakfast operations. This is permitted now and will continue to be allowed in future; however, short term rentals for a week or a weekend of an entire dwelling unit is not permitted at present in Zoning Bylaw 2303; moreover, it is discouraged by the new legislation.

Council may wish to examine the entire bylaw and provincial regulatory framework of short term rentals in the future, after the SSMUH work is complete.

In closing, this round of changes will have less impact across the entire City than the previously discussed R-10 Zone but it will enable some localized increases in density, particularly in the R-17 Zone.

Relevant Policy(ies):

Prior to the June 30, 2024 deadline zoning and other bylaws will be brought forward for Council's consideration that would be utilized by Council, staff and the public to review and approve Small Scale Multi Unit Housing (SSMUH).

Referral Comments:

In the drafting of the various bylaws related to SSMUH, planning staff consulted with staff.

Fire Department

N/A

Building Department

N/A

Engineering Department

N/A

Other

N/A

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

The *Local Government Act* prohibits Council from holding a Public Hearing for bylaw amendments that are for the sole purpose of implementing bylaw amendments related to SSMUH. Notice will be given in two consecutive editions of the newspaper in advance of Council considering first reading of the proposed bylaw. It is expected that first reading will be considered at the May 13, 2024 Regular Council meeting.

Alternatives & Implications:

N/A

Prepared by: Planning Analyst

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Draft Bylaw No. 4655

CITY OF SALMON ARM

BYLAW NO. 4655

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

WHEREAS pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of the City of Salmon Arm is legislated to enabled small-scale multi-unit housing across serviced, single family residential zoned lands within the Urban Containment Boundary and a more limited increase in housing outside of this boundary or on larger parcels;

AND WHEREAS as required by the Province of British Columbia, written submissions were accepted but no Public Hearing was held;

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:
 - a) by replacing Section 8, the *R-3 Waterfront Residential Zone*, with Schedule "A," attached hereto and forming a part of this Bylaw;
 - b) by replacing Section 12, the *R-7 Large Lot Single Family Residential Zone*, with Schedule "B," attached hereto and forming a part of this Bylaw;
 - c) by replacing Section 14, the *R-9 Estate Residential Zone* with Schedule "C," attached hereto and forming a part of this Bylaw;
 - d) by revising all Bylaw citations, including upon the *Scheduled Zoning Map*, as follows:

R-3 - Waterfront Residential	to	R-13 - Lakeshore Residential
R-7 - Large Lot Single Family Residential	to	R-17 - Large Parcel Residential
R-9 - Estate Residential	to	R-19 - Estate Residential
 - e) by revising Section 5.1 to remove references to R3, R7 and R9 Zones from Columns I and II and add R-3, R-7 and R-9 under Column I, and remove Waterfront Residential, Large Parcel Residential, and Estate Residential under Column II;

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. xxxx**”

READ A FIRST TIME THIS DAY OF 2024

READ A SECOND TIME THIS DAY OF 2024

READ A THIRD TIME THIS DAY OF 2024

ADOPTED BY COUNCIL THIS DAY OF 2024

MAYOR

CORPORATE OFFICER

SECTION 8 – R13 – LAKESHORE RESIDENTIAL ZONE**Purpose**

- 8.1 The R-13 Zone provides for a limited number of serviced Shuswap Lake fronting properties accommodating cabins or dwellings, with or without one secondary suite, on the west side of Canoe.

Regulations

- 8.2 On a *parcel zoned R-13*, 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-13 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 8.3 The following uses and no others are permitted in the R-13 Zone:
- .1 *single family dwelling with or without one secondary suite*
 - .2 *boarders*, limited to a maximum of two
 - .3 *accessory use*
 - .4 *home occupation*

Maximum Number of Buildings and Dwellings Units

- 8.4 No more than one *single family dwelling* with or without a *secondary suite* is permitted on a *parcel*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Buildings

- 8.6 The maximum *height* of an *accessory building* shall be 6 metres (19.7 feet).

Maximum Building Parcel Coverage

- 8.7 The total maximum *parcel coverage* for all *buildings* shall be 45% of *parcel area* of which no more than 10% may comprise any and all *accessory buildings*.

Permeable Surface Parcel Coverage

- 8.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 40% of *parcel area*.

Minimum Parcel Area

- 8.9 The minimum *parcel area* shall be 400 square metres (4,305.7 square feet).

Minimum Parcel Width

- 8.10 The minimum *parcel width* shall be 12 metres (39.4 feet).

Minimum Setback of Principal Building

- 8.11 The minimum *setback* of the *principal building* from the:
- .1 *Front parcel line* shall be 3.0 metres (9.8 feet)
 - .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
 - .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- Refer to Section 4.9 of this Bylaw for "Special Building Setbacks" which may apply

Minimum Setback of Accessory Buildings

- 8.14 The minimum *setback* of *accessory buildings* from the:
- .1 *Front parcel line* shall be 3.0 metres (9.8 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)
- Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Parking

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

SECTION 12 – R17 – LARGE PARCEL RESIDENTIAL ZONE**Purpose**

- 12.1 The R-17 Zone provides for ground-oriented residential uses comprising of *single family dwellings* and *duplexes*, *secondary suites*, and *accessory dwelling units*, on large serviced *parcels* within the Urban Containment Boundary.

Regulations

- 12.2 On a *parcel zoned* R-17, 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-17 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 12.3 The following uses and no others are permitted in the R-11 Zone:

- .1 *single family dwelling* with or without *secondary suite(s)*;
- .2 *duplex* with or without *secondary suite(s)*;
- .3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
- .4 *accessory use*;
- .5 *bed and breakfast* limited to three let rooms within a *principal single family dwelling only*;
- .6 *boarders*, limited to a maximum of two;
- .7 *family childcare facility* within a *principal single family dwelling only*;
- .8 *group childcare* within a *principal single family dwelling only*;
- .9 *home occupation*;

Maximum Number of Buildings and Dwellings Units

- 12.4 No more than four *dwelling units* are permitted per *parcel*, where the largest *building* is deemed the *principal building*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Buildings

- 12.6
- .1 The maximum *height* of an *accessory building* shall be 6 metres (19.7 feet).
 - .2 The maximum *height* of an *accessory building* containing one or more *accessory dwelling units* shall be 7.5 metres (24.6 feet).

Maximum Building Parcel Coverage

- 12.7 The total maximum *parcel coverage* for all *buildings* shall be 40% of *parcel area*; whereby, within this cap, up to 15% of *parcel area* may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise any and all other *accessory buildings*.

Permeable Surface Parcel Coverage

- 12.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 50% of *parcel area*.

Minimum Parcel Area

12.9 The minimum *parcel area* shall be 1330 square metres (14,316 square feet).

Minimum Parcel Width

12.10 The minimum *parcel width* shall be 22 metres (72.2 feet).

Minimum Setback of Principal Building

12.11 The minimum *setback* of the *principal building* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 2.0 metres (6.6 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

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

Minimum Setback of any Accessory Dwelling Unit

12.12 The minimum *setback* of any building with one or more *accessory dwelling unit(s)* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 4.0 metres (13.1 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | <i>Parcel line</i> adjacent to a lane | 2.0 metres (6.6 feet) |

Minimum Setback of Accessory Buildings

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

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

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

Parking

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

SECTION 14 – R19 – ESTATE RESIDENTIAL ZONE**Purpose**

- 14.1 The R-19 Zone provides for residential uses comprising of a *single family dwelling* and either a *secondary suite* or *accessory dwelling unit*, on a fully serviced *parcel* of one acre or larger.

Regulations

- 14.2 On a *parcel zoned* R-19, 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-19 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 14.3 The following uses and no others are permitted in the R-19 Zone:
- .1 *single family dwelling*
 - .2 *secondary suite* or *accessory dwelling unit* in compliance with s. 4.2 of this Bylaw
 - .3 *accessory use*
 - .4 *bed and breakfast* limited to three let rooms within a *principal single family dwelling only*
 - .5 *boarders*, limited to a maximum of two
 - .6 *family childcare facility* within a *principal single family dwelling only*
 - .7 *home occupation*

Maximum Number of Buildings and Dwellings Units

- 14.4 No more than two *dwelling units* are permitted on a *parcel*, where the largest *building* is deemed the *principal building*.

Maximum Height of Principal Building

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

Maximum Height of Accessory Buildings

- 14.6 The maximum *height* of any *accessory building*, including an *accessory dwelling unit*, shall be 7.5 metres (24.6 feet).

Maximum Building Parcel Coverage

- 14.7 The total maximum *parcel coverage* of *principal and accessory buildings* shall be 15% of *parcel area*.

Permeable Surface Parcel Coverage

- 14.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 60% of *parcel area*.

Minimum Parcel Area

- 14.9 The minimum *parcel area* shall be 0.4 hectares (0.99 acre).

Minimum Parcel Width

- 14.10 The minimum *parcel width* shall be 45 metres (147.6 feet).

Minimum Setback of all Buildings

- 14.11 The minimum *setback* of a *principal and any accessory building* from all *parcel line* shall be 6.0 metres (19.7 feet).
Refer to Section 4.9 for "Special Building Setbacks" and to "Pound and Animal Control Bylaw" for any special setbacks which may apply.

Parking

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



REQUEST FOR DECISION

To: Development & Planning Services Committee

From: Planning Analyst & Manager of Planning and Building

Title: ZON 1290 A-1, A-2, and A-3 Zones (SSMUH)

Date: April 15, 2024

Executive Summary/Purpose:

This is the third of five reports on changes to Zoning Bylaw 2303 in response to BC's new housing legislation.

This report outlines the A-1 through A-3 Zone density increases, adapting Zoning Bylaw 2303 to Small Scale Multi Unit Housing (SSMUH) legislation. Given the rural context, alignment of the Urban Containment Boundary (UCB), and minimal extent of municipal utility services, the changes to density and Bylaw regulations are comparatively minor; hence, the names of these zones are proposed to remain unchanged.

Motion for Consideration:

THAT: a bylaw be prepared for Council's consideration that would replace the A-1 (Agriculture Zone), A-2 (Rural Holding Zone) and A-3 (Small Holding Zone) with A-1 (Agriculture Zone), A-2 (Rural Holding Zone) and A-3 (Small Holding Zone).

Staff Recommendation:

That the Motion for Consideration be adopted.

Background:

SMUHH Policy Manual

The *Housing Amendment Statute* policy manual (the "Policy") concerns itself primarily with urban, serviced lands; however, it also set outs policy that must be considered in the rural or ALR context. This is because the legislation requires that all local governments allow a one secondary suite or an accessory dwelling unit instead of one single family dwelling - only - on a parcel. The new legislation has gone the step further to add the option of a detached dwelling. The Policy cites the following objectives for the rural context:

- recognizing and maintaining consistency with the rural and semi-rural characteristics of the lots and jurisdictions to which they will apply,
- discouraging and mitigating the impacts of sprawl, and
- providing flexibility on the lot for various building forms and configurations.

The Policy parameters for number of storeys, front setback, parcel coverage, building height and parking are currently met and so can remain unchanged. The only parameter at odds with the Policy is side and rear setback. It recommends a side setback of only 1.2m and a rear setback of 1.5m for dwellings, accessory or principal. Given parcel areas of the A-1/A-2/ A-3 zones are 8ha, 4ha and 2ha respectively, such tight setbacks would be an unnecessary challenge for equipment access and building maintenance. The existing range of setback, 3m to 6m, for residential uses in the A zones is not excessive and is recommended to remain. And finally, there are neither floor area ratios nor proposed permeability provisions in A Zones.

Staff note that terminology and frontend General Regulation updates that were a part of the R-10 changes (e.g. accessory dwelling unit (ADU) provisions/definition and secondary suite) have been applied to this proposed Bylaw. Please refer to the report of April 2, 2024 and Bylaw 4653, for explanation and analysis as all the background and broader level changes are not repeated in this report.

A-1/A-2/A-3 Zone Context

As illustrated on the two pages of maps at the end of this report, the three Agriculture zones cover the vast expanse of lands outside or along the developed core of the City. The UCB (follow the thick grey line) weaves through several A-1 and A-2 zoned lands, inside and outside serviced areas, mainly to the south and the east. There are a range of property attributes (topography, access, ALR, parcel area, etc.) as well as a range of development history across these three zones. The parcel count for each are as follows:

A-1 - Agriculture	251 parcels, all outside UCB and many are Crown lands (20 parcels <1 acre)
A-2 - Rural	889 parcels with 117 <1 acre outside the UCB & 2 small (<280 sq.m.) parcels in UCB
A-3 - Small Holding	110 parcels with 5 parcels <1 acre outside the UCB and 2 within UCB

As per the preceding parcel counts, there is a variety of property sizes, locations and circumstances. The following three key points are high level and apply to Agriculture zoning generally:

- All three zones would now allow two dwelling units outright, despite that this has been the case conditionally – for example under a housing agreement to provide care for a relative or for farm help on parcel over 8ha in the A-1 and A-2 zones (subject to a Compassionate Use declaration). Since changes to the ALC regulations in 2019, housing agreements for Compassionate Use are no longer necessary and units have been either phased out or the units have been converted to a second dwelling.
- Given the range of parcel attributes (see insert below showing A-2 parcel sizes in just one part of the City and the detailed aerial photo of the circled lots below), there may be cases with limitations to additional dwellings due to soils and on-site septic especially where residents' domestic water is sourced via a well just over a property line. All this is evaluated at time of Building Permit and would involve a registered onsite wastewater practitioner and Interior Health.



- Staff recommend that the increased density should be limited to the SSMUH parameters of two dwelling units rather than permit additional units. Should an A-2 or A-3 or even A-1 property owner wish to develop to the R-10 limit of four (or more), this should be considered through the rezoning process, including a fulsome review of OCP policy, utility services, road dedication / development, etc. This should be the case whether the land is in or out of the UCB and definitely if any part of the subject land is ALR. The provincial Policy states that the purpose of the legislation is to address the housing needs on urban serviced lands near schools and buses; rather, than enable rural (or semi-rural) sprawl and leap frog development.
- All Agriculture zones refer to the ALR regulations which have legislative supremacy over this Bylaw, over the *Local Government Act* and the *Community Charter*. This language will be maintained as will the Zoning Bylaw cap of total of all dwellings at 500 sq.m. The ALC regulation limits the area of an accessory dwelling unit at 90 sq.m. (969 sq.ft.) but this is not repeated in our Bylaw given the ALC will and does often revise their interpretations of legislation and policies.

Zone by Zone Specifics

The subsequent analysis is broken down by each Agriculture zone which is set out in a separate schedule to the one covering bylaw.

- A-1 – Agriculture Zone

The A-1 zone requires the largest minimum parcel area of 8ha (19.7ac) and applies to the horseshoe of Crown held slopes at the east, south, and west within the City boundary (see attached maps). All A-1 lands are outside of the UCB and almost all are not served by City utilities (water and sewer). While most A-1 is not ALR land, there is a significant extent of productive ALR across the southwest where the Salmon River Valley supports a range of farms (see the third attached map with overlay of ALR and A zones).

The purpose statement at the head of the A-1 Zone reads:

The A-1 Zone is intended to identify and preserve land with good agricultural or forestry potential. Development on land located in the A-1 Zone will respect the rural nature of the area.

This purpose is not proposed to change. The primary change is to *Section 34.4 Maximum Number of Single Family Dwellings* which should be revised to allow a principal dwelling and either a

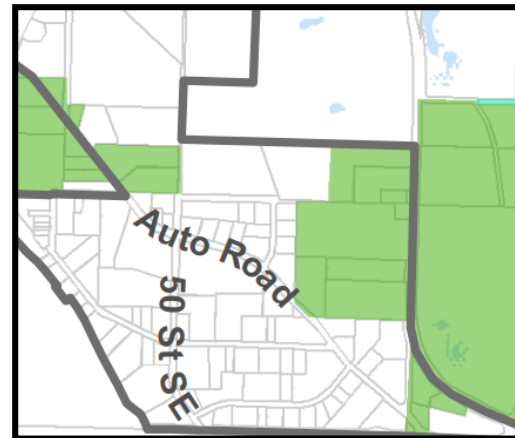
secondary suite or an accessory dwelling unit regardless of parcel area. Currently the minimum area of 8ha (20 acres) is required to enable a second dwelling unit. The A1 Zone also required the person who lives in the second unit to be employed as farm help, permanent or temporarily. Both of these requirements will be removed (whether or not the land is ALR). This condition of accessory residential use (farm help/family) is no longer in effect within the ALR. The minimum parcel areas, widths, setbacks, etc. and permitted uses are not proposed to change.

- A-2 – Rural Holding Zone

The A-2 covers the far greatest number of parcels of the Agriculture zones and includes significant tracts of ALR (Map 3 and Map 4). It includes properties both within and outside of the UCB – as shown adjacent and on the next pages. The purpose statement reads as follows:

The A-2 Zone is intended to provide predominantly residential parcels & small-scale agriculture in a rural setting.

The 4ha (10ac) minimum parcel area will remain despite the extreme range in parcel size across the 889 parcels. Some properties are truly for residential use and cannot support farming while others are viable for a range of farms. Currently, a second dwelling is allowed but only if a parcel is 8ha (19.7ac) or more in area. This would no longer be the case and all A-2 parcels would be allowed a suite or accessory dwelling.

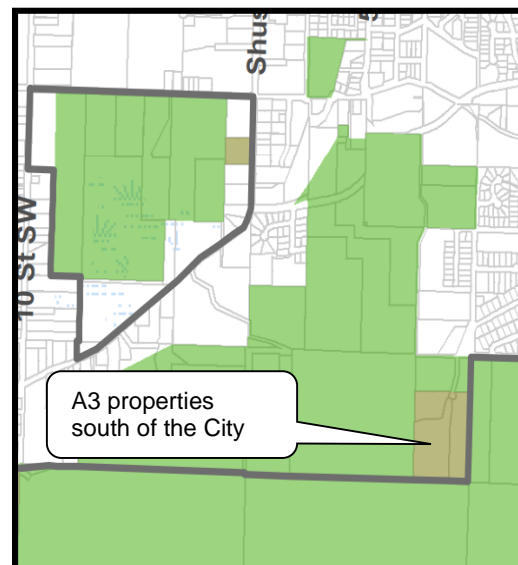


- A-3- Small Holding Zone

The current A-3 Zone applies to 110 parcels, most are west of 50 Street SW on the City's western perimeter. There are three areas where A-3 parcels cluster at the UCB, one pictured at below, then there are a few parcels north of Raven by Coyote Hill Park and one at the far west edge of the UCB north of the Trans Canada Highway. Finally, there is a small island of A-3 west on the 3600 block of Lakeshore well within the UCB. A-3 Zone minimum parcel area is only 2ha (5ac), the smallest of the three Agriculture zones. The zone purpose statement reads:

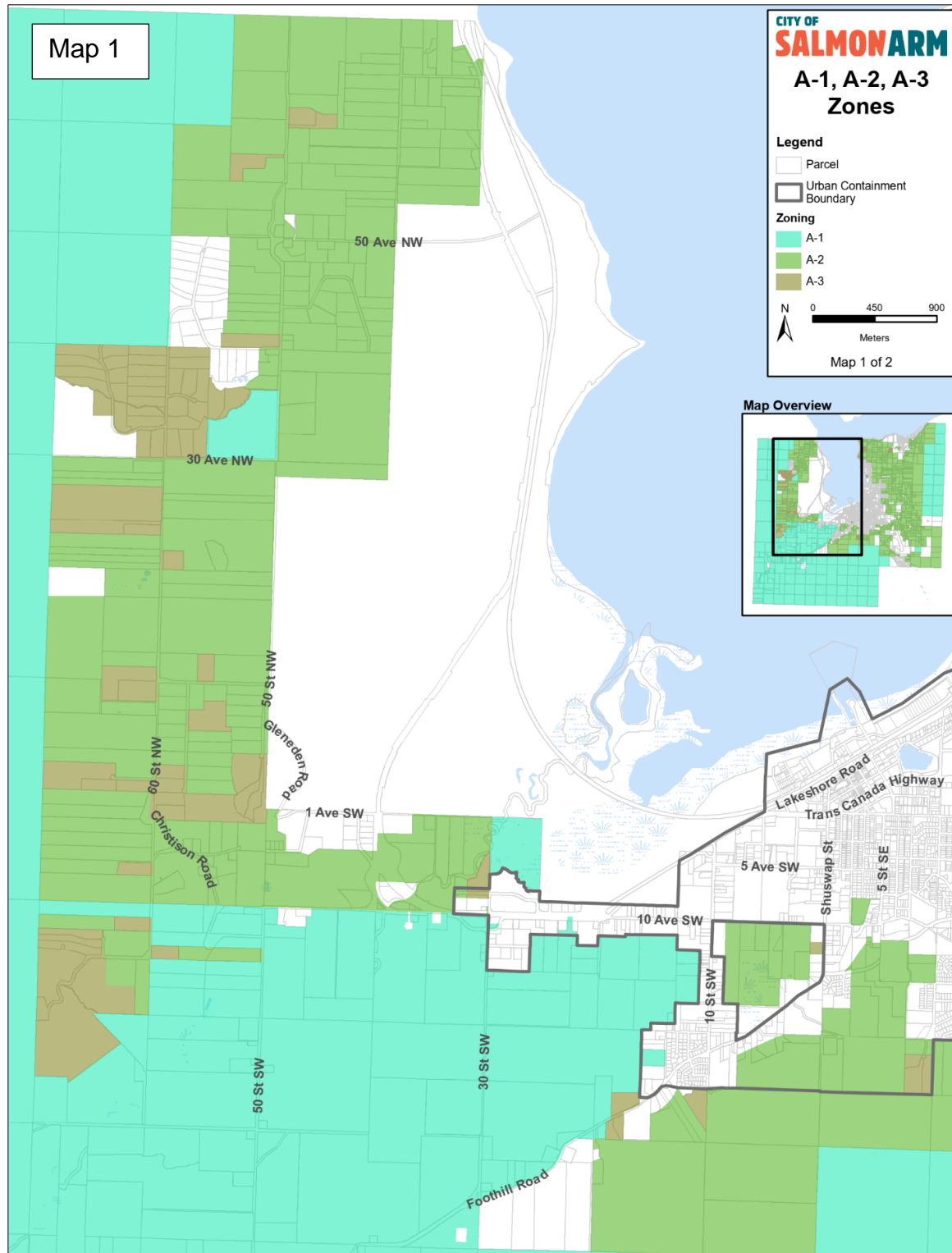
The A-3 Zone is intended to provide for the creation of two hectare parcels in areas specified in the OCP where further urbanization and servicing is not anticipated and where the Agricultural Land Commission (ALC) has either excluded the area from the Agricultural Land Reserve or where the ALC has agreed to the A-3 Zoning.

There is a mix of A-3 within and outside of the ALR and there is a range of parcel sizes. Staff note that subdivision to a parcel size smaller than permitted in on A-3 zoned lands would require an Official





Community Plan (OCP) amendment as all lands zones Agriculture are designated Acreage Reserve in the Official Community Plan.

The task of SSMUH changes to the Zoning Bylaw does not include rezoning for subdivision or interpretation of OCP policy. The OCP review process is underway and the process is typically followed by zoning bylaw amendment, through which development, land use, and subdivision policies are properly established.



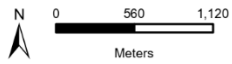
**A-1, A-2, A-3
Zones**

Legend

-  Parcel
-  Urban Containment Boundary

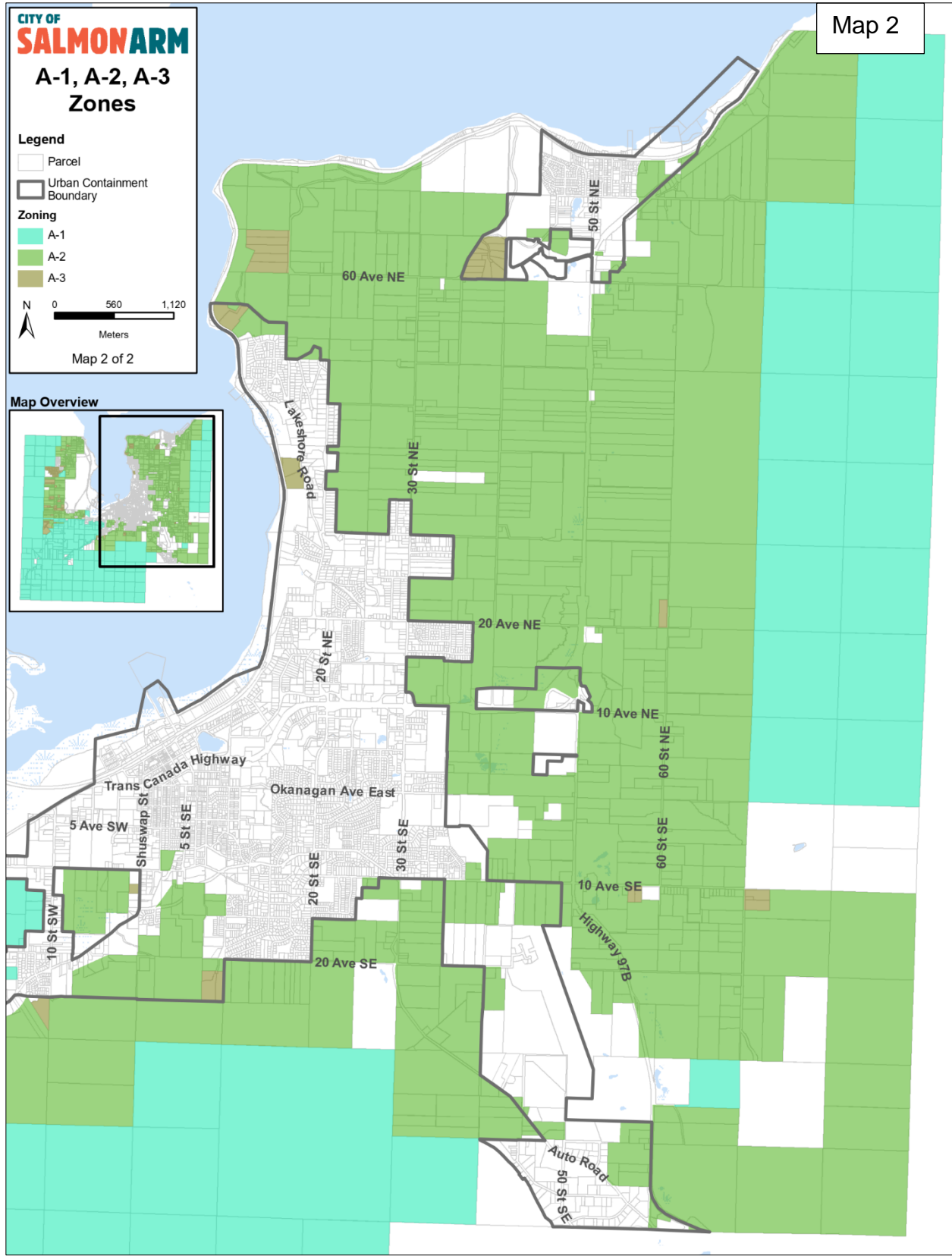
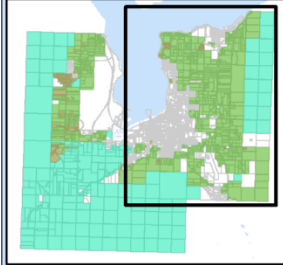
Zoning

-  A-1
-  A-2
-  A-3

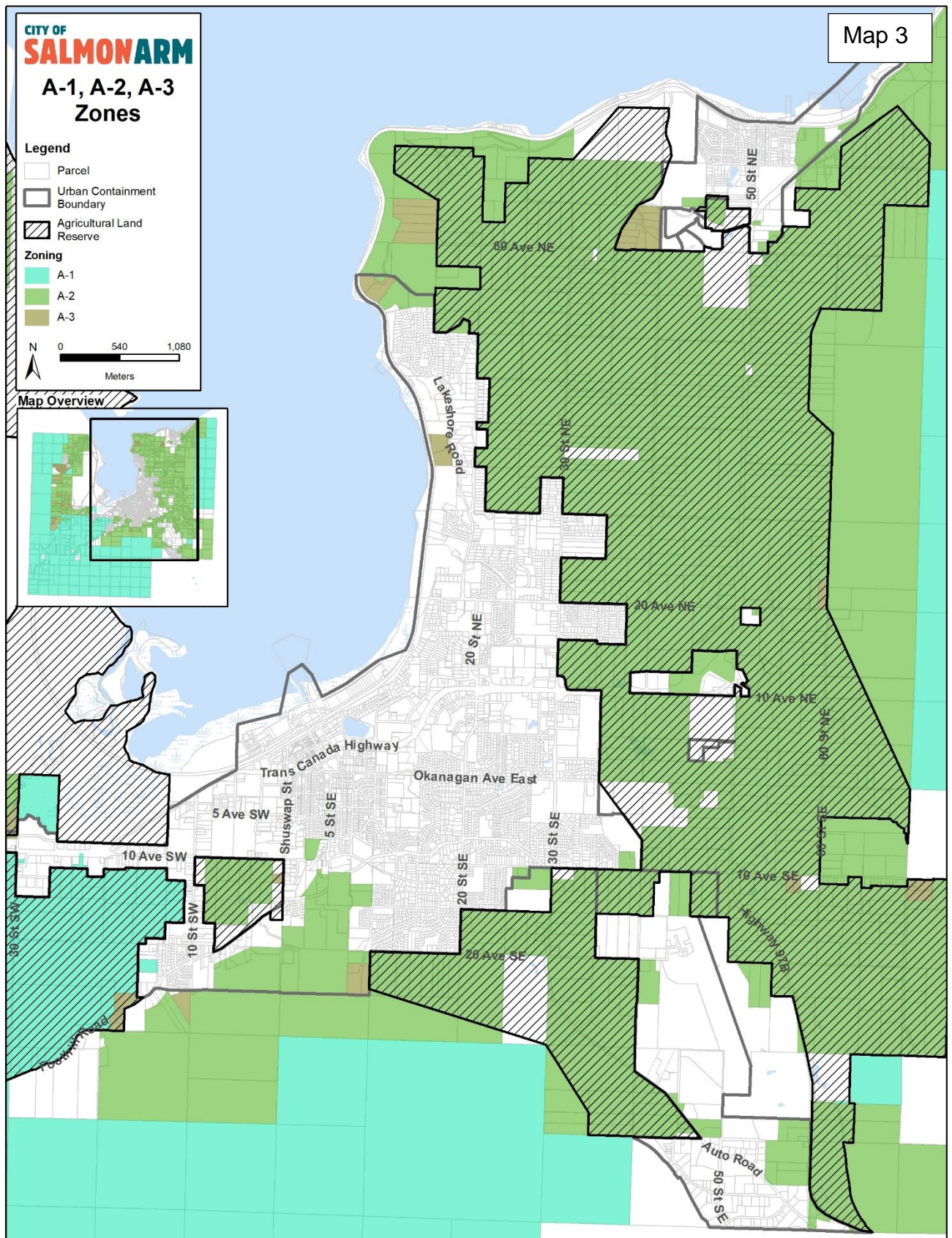


Map 2 of 2

Map Overview



Map 2



Relevant Policy(ies):

Prior to the June 30, 2024 deadline zoning and other bylaws will be brought forward for Council's consideration that would be utilized by Council, staff and the public to review and approve Small Scale Multi Unit Housing (SSMUH).

Referral Comments:

In the drafting of the various bylaws related to SSMUH, planning staff consulted with staff.

Fire Department

N/A

Building Department

N/A

Engineering Department

N/A

Other

N/A

Planning Department

In closing, this aspect of SSMUH comprises relatively minor changes as compared to the changes in the single family Residential zones and staff do not foresee the proposed amendments to be controversial. These three Agriculture zones are made simpler.

Advancing the attached proposed Bylaw to Council for first and second reading would place it on the agenda and continue the process in order to meet the June 30, 2024 deadline.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

The *Local Government Act* prohibits Council from holding a Public Hearing for bylaw amendments that are for the sole purpose of implementing bylaw amendments related to SSMUH. Notice will be given in two consecutive editions of the newspaper in advance of Council considering first reading of the proposed bylaw. It is expected that first reading will be considered at the May 13, 2024 Regular Council meeting.

Alternatives & Implications:

N/A

Prepared by: Planning Analyst & Manager of Planning and Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Draft Bylaw No. 4656

CITY OF SALMON ARM

BYLAW NO. xxxxx

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

WHEREAS pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of the City of Salmon Arm is legislated to require enabling a secondary suite or an accessory dwelling unit with a single family dwelling across all residential lands outside of the Urban Containment Boundary;

AND WHEREAS as required by the Province of British Columbia, written submissions were accepted but no Public Hearing was held;

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:
 - a) by replacing section 34, the *A-1 Agricultural Zone*, with Schedule “A,” attached hereto and forming a part of this Bylaw;
 - b) by replacing section 35, the *A-2 Rural Holding Zone* with Schedule “B,” attached hereto and forming a part of this Bylaw;
 - c) by replacing section 36, the *A-3 Small Holding Zone* with Schedule “C,” attached hereto and forming a part of this Bylaw;

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. xxxx**”

READ A FIRST TIME THIS DAY OF 2024

READ A SECOND TIME THIS DAY OF 2024

READ A THIRD TIME THIS DAY OF 2024

ADOPTED BY COUNCIL THIS DAY OF 2024

MAYOR

CORPORATE OFFICER

Schedule "A"

SECTION 34 - A-1 - AGRICULTURE ZONE

Purpose

- 34.1 The A-1 Zone is intended to identify and preserve land with good agricultural or forestry potential. *Development* on land located in the A-1 Zone will respect the rural nature of the area.

Regulations

- 34.2 On a *parcel zoned A-1*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 34.3 The following uses and no others are permitted in the A-1 Zone:
- .1 *agriculture*;
 - .2 *single family dwelling*;
 - .3 *one secondary suite* or *one rural detached suite* (refer to the Agricultural Land Commission Act and Regulations for limitations in the Agricultural Land Reserve);
 - .4 *bed and breakfast*, limited to three let rooms in the *principal dwelling*;
 - .5 *boarders*, limited to two;
 - .6 *equestrian facility*;
 - .7 *equestrian facility campsite*;
 - .8 *family childcare facility*;
 - .9 *group childcare*;
 - .10 *home occupation*;
 - .11 *intensive agriculture*;
 - .12 *silviculture*;
 - .13 *outdoor recreation*;
 - .14 *kenne*l;
 - .15 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Dwelling Units

- 34.4 The maximum number of *dwelling units* shall be two per *parcel* comprising of the *principal use dwelling* and one *secondary suite* or one *accessory dwelling unit*.

Maximum Residential Building Area

- 34.5 The maximum combined gross floor area of all dwelling units (single family dwelling and secondary suite or accessory dwelling unit) shall be no greater than 500 square metres (5,382ft²).
- Refer to ALR Regulation for maximum allowed *accessory dwelling unit* gross floor area.

Maximum Height of Principal Residential Building

- 34.6 The maximum *height* of a residential *building* shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

- 34.7 The maximum *height* of accessory *buildings*, with or without an *accessory dwelling unit*, shall be 12 metres (39.4 feet).

Minimum Parcel Size

34.8 The minimum *parcel* size shall be 8 hectares (19.8 acres).

Minimum Parcel Width

34.9 The minimum *parcel width* shall be 150 metres (492.1 feet).

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

34.10 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

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

Minimum Setback of Rural Detached Suites

34.11 The minimum *setback* of a *rural detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Agricultural Use Buildings or Structures

34.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|--|--------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |

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

Minimum Setback of Kennels

34.13 The minimum *setback* of *kennels* from all *parcel* lines shall be 30 metres (98.4 feet).

Minimum Setback of Feed Lots

34.14 The minimum *setback* of feed lots from:

- | | | |
|----|--|---------------------------|
| .1 | any <i>highway</i> right-of-way shall be | 100.0 metres (328.1 feet) |
| .2 | any <i>parcel</i> not zoned A-1 shall be | 65.0 metres (213.3 feet) |

Sale of Agricultural Products

34.15 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40 square metres (430.5 square feet).

Parking

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

Schedule “B”

SECTION 35 – A-2 – RURAL HOLDING ZONE

Purpose

- 35.1 The A-2 *Zone* is intended to provide predominantly residential *parcels* and small-scale agriculture in a rural setting.

Regulations

- 35.2 On a *parcel zoned A-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 A-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 35.3 The following uses and no others are permitted in the A-2 *Zone*:
- .1 *agriculture*;
 - .2 *single family dwelling*;
 - .3 *one secondary suite* or *one rural detached suite* (refer to the Agricultural Land Commission Act and Regulations for limitations in the Agricultural Land Reserve);
 - .4 *bed and breakfast*, limited to three let rooms;
 - .5 *boarders*, limited to two;
 - .6 *equestrian facility*;
 - .7 *equestrian facility campsite*
 - .8 *family childcare facility*;
 - .9 *group childcare*;
 - .10 *home occupation*;
 - .11 *kenne*l;
 - .12 *outdoor recreation*;
 - .13 *silviculture*;
 - .14 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Dwelling Units

- 35.4 The maximum number of *dwelling units* shall be two per *parcel* comprising of the *principal use dwelling* and one *secondary suite* or one *accessory dwelling unit*.

Maximum Residential *Building Area*

- 35.5 The maximum combined gross floor area of all dwelling units (single family dwelling and secondary suite or accessory dwelling unit) shall be no greater than 500 square metres (5,382ft²).

Refer to ALR Regulation for maximum allowed *accessory dwelling unit* gross floor area.

Maximum Height of Principal Residential Buildings

- 35.6 The maximum *height* of a residential *building* shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

- 35.7 The maximum *height* of accessory *buildings*, with or without an *accessory dwelling unit*, shall be 12 metres (39.4 feet).

Minimum Parcel Size

35.8 The minimum *parcel* size shall be 4 hectares (9.9 acres).

Minimum Parcel Width

35.9 The minimum *parcel width* shall be 100 metres (328.1 feet).

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

35.10 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

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

Minimum Setback of Rural Detached Suites

35.11 The minimum *setback* of a *rural detached suite* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Agricultural Use Buildings or Structures

35.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|--|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |

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

Minimum Setback of Kennels

35.13 The minimum *setback* of *kennels* from all *parcel* lines shall be 30 metres (98.4 feet).

Sale of Agricultural Products

35.14 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40 square metres (430.5 square feet).

Parking

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

SECTION 36 - A-3 - SMALL HOLDING ZONE

Purpose

- 36.1 The A-3 Zone is intended to provide for the creation of two hectare *parcels* in areas specified in the *Official Community Plan* where further urbanization and servicing is not anticipated and where the Agricultural Land Commission (ALC) has either excluded the area from the Agricultural Land Reserve or where the ALC has agreed to the A-3 Zoning).

Regulations

- 36.2 On a *parcel zoned A-3*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-3 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 36.3 The following uses and no others are permitted in the A-3 Zone
- .1 *agriculture*;
 - .2 *single family dwelling*;
 - .3 *one secondary suite* or *one rural detached suite* (refer to the Agricultural Land Commission Act and Regulations for limitations in the Agricultural Land Reserve);
 - .4 *bed and breakfast*, limited to three let rooms;
 - .5 *boarders*, limited to two;
 - .6 *family childcare facility*;
 - .7 *group childcare*;
 - .8 *home occupation*;
 - .9 *silviculture*;
 - .10 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Dwelling Units

- 36.4 The maximum number of *dwelling units* shall be two per *parcel* comprising of the *principal use dwelling* and one *secondary suite* or one *accessory dwelling unit*.

Maximum Residential Building Area

- 36.6 The maximum combined gross floor area of all dwelling units (single family dwelling and secondary suite or accessory dwelling unit) shall be no greater than 500 square metres (5,382ft²).

Refer to ALR Regulation for maximum allowed *accessory dwelling unit* gross floor area.

Maximum Height of Principal Residential Building

- 36.7 The maximum *height of the single family dwelling* shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

- 36.8 The maximum *height* of *accessory buildings*, with or without an *accessory dwelling unit*, shall be 12 metres (39.4 feet).

Minimum Parcel Size

- 36.9 The minimum *parcel* size shall be 2 hectares (4.9 acres).

Minimum Parcel Width

36.10 The minimum *parcel width* shall be 50 metres (164.0 feet).

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

36.11 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from all *parcel* lines shall be 6 metres (19.7 feet).

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

Minimum Setback of Agricultural Use Buildings or Structures

36.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|--|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |

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

Sale of Agricultural Products

36.13 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40 square metres (430.5 square feet).

Parking

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

DCC 101 PRESENTATION

DCC BYLAW & RATE MODEL REVIEW

2024, April 15



OVERVIEW

- DCCs 101
- Project Overview
- Next Steps
- Q&A



Council Input



Information

DCC 101



PURPOSE AND OBJECTIVES



Purpose


Develop a collective understanding of Development Cost Charges (DCCs) and how they can support the City in sustainably funding growth-related infrastructure

Objectives

- Provide an overview of DCCs Q&A

“Growth pays for growth.”

DEVELOPMENT FINANCE TOOLS

A light gray circle with a thick gold border, containing the text 'Development Cost Charges'.

Development
Cost Charges

WHAT ARE DCCs?



Charges levied on development to help pay for the cost of expanding and upgrading the community's transportation, utility and park infrastructure to meet the needs and impacts of growth

Transportation (roads)

(Sanitary) Sewage

Water

Drainage (Storm water)

Parkland Acquisition

Fire, police facilities

Solid waste facilities



TRANSPORTATION
INFRASTRUCTURE



SEWER
INFRASTRUCTURE



WATER
INFRASTRUCTURE



DRAINAGE
INFRASTRUCTURE



PARK LAND
ACQUISITION &
DEVELOPMENT

“Cost recovery program, not revenue generating”

PROVINCIAL LEGISLATION

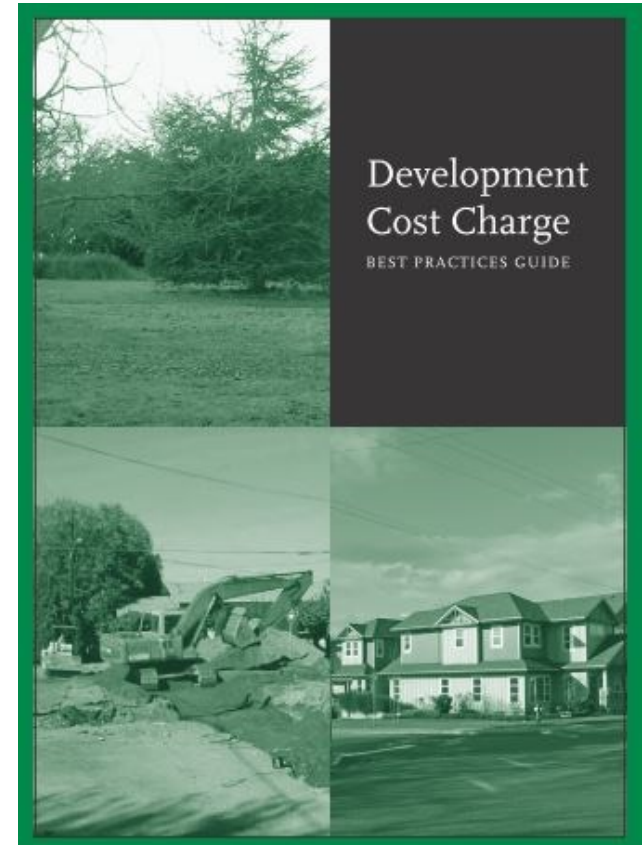


- Part 14, Division 19 of the *Local Government Act*

ALSO

- Provincial DCC Best Practices Guide

****DCC Bylaws require approval from the Inspector of Municipalities****



WHY USE DCCs?



- Help ensure “growth pays for growth”
- Provide certainty to developers
- Ensures consistency
- Fairly distribute growth costs across developers
- Help communities finance future growth-related infrastructure

WHO PAYS DCCs AND WHEN ARE THEY COLLECTED?

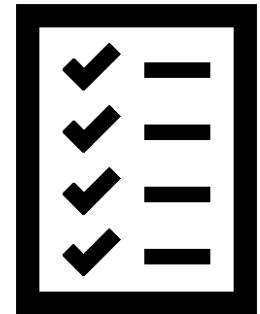
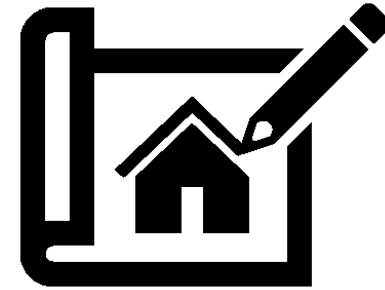


DCCs are paid by applicants for:

- Subdivision approval or building permit

DCCs are collected at:

- Time of subdivision or building permit



WHAT WORKS CAN DCCs PAY FOR?

DCCs CAN BE USED FOR	DCCs CANNOT BE USED FOR
<p>Infrastructure and Studies needed to support growth</p> <ul style="list-style-type: none">• Transportation (roads)• Water• Drainage (storm water)• Sewer (sanitary) <p>Parks needed to support growth</p> <ul style="list-style-type: none">• Land acquisition & improvements <p><u>Facilities</u> needed to support growth</p> <ul style="list-style-type: none">• Fire protection• Police• Solid waste and recycling	<ul style="list-style-type: none">• Infrastructure or parks needed for existing development (e.g. asset replacement)• Utility service connections• Operations and Maintenance Costs• Rolling stock (vehicles)• Community buildings (e.g. libraries, recreation centres) – <i>eligible for collection under ACCs</i>• Affordable housing

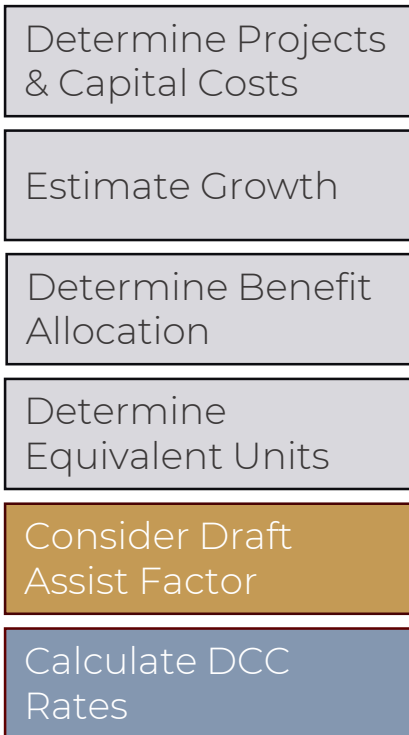
****DCC projects must be growth-related****

DCC PROCESS

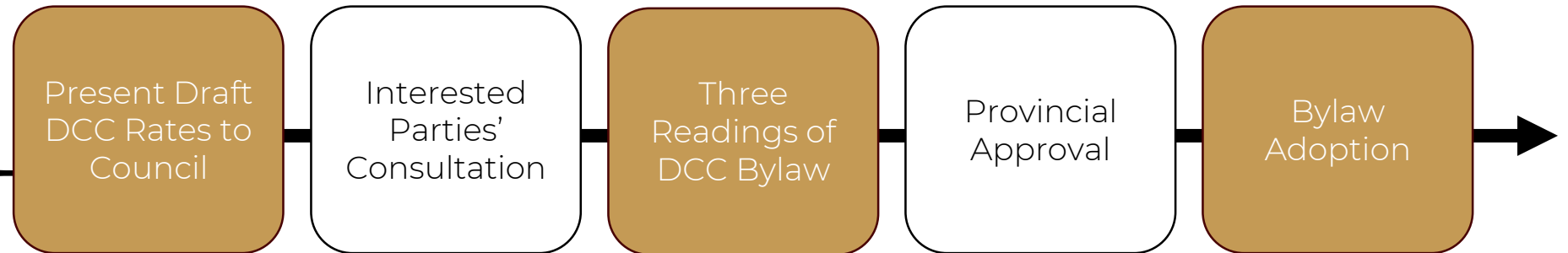
DCCs ARE A TECHNICAL EXERCISE PUT THROUGH A POLITICAL LENS



DCC PROGRAM DEVELOPMENT (STAFF)



- = Technical inputs
- = Council policy inputs
- = Calculated outputs



DCC BYLAW ADOPTION PROCESS

**Note: upon bylaw adoption, there is a one-year grace period for in-stream development*

DCC RECOVERABLE COSTS (I.E., NET DCCs)

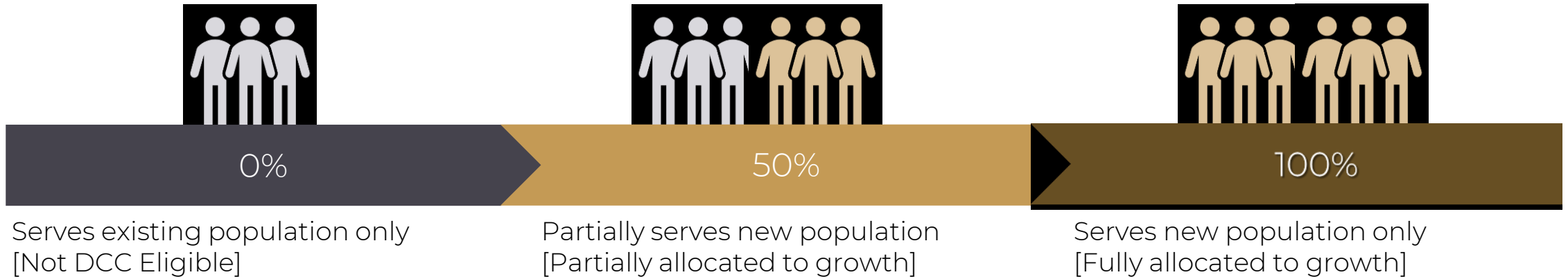


- Recoverable costs include the costs associated with implementing the project lists (based on technical input from master planning, capital plans, and staff)
- According to the *LGA*, the recoverable capital costs associated with DCC projects include planning, engineering, construction and legal costs
- In practice, the following scope has been included by the Ministry:
 - Planning
 - Public consultation
 - Engineering design
 - Right-of-way
 - Legal costs
 - Interim financing
 - Contract administration
 - Construction
 - Contingencies
 - Land acquisition

BENEFIT ALLOCATION



- Each project is assigned a benefit allocation
- Benefit allocations can range from 0% to 100%



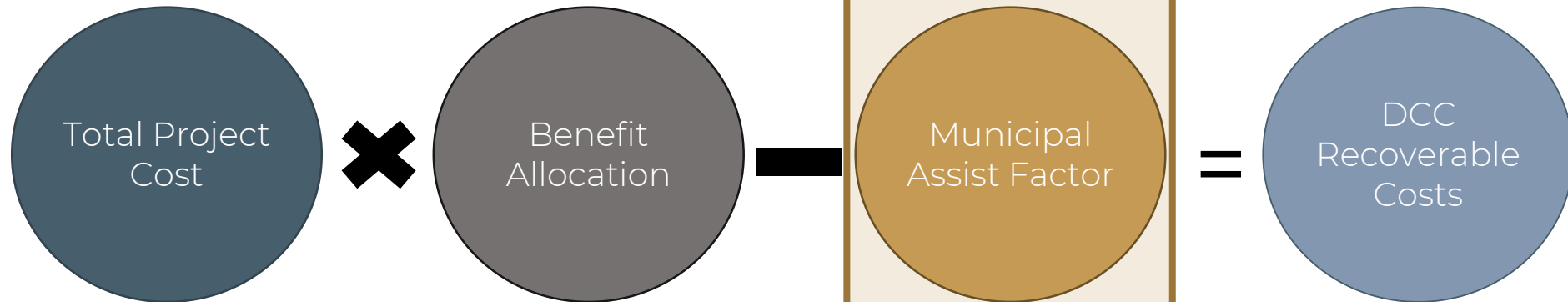
MUNICIPAL ASSIST FACTOR



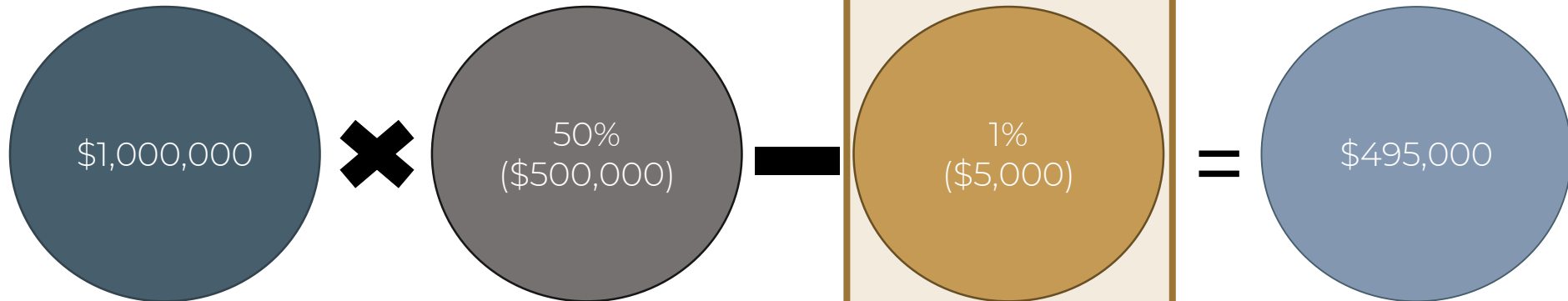
- Amount the municipality contributes (in addition to the portion of the benefit allocation)
- Minimum is 1%
- Can vary by program only (infrastructure type, e.g. roads)
- Higher MAF means lower DCCs, but greater burden on existing residents

****Entirely at the discretion of Council****

DCC RECOVERABLE COSTS



Example



Municipal Contribution = \$500,000 + 5,000 = \$505,000

BASIC DCC CALCULATION



	Existing DCC rates				Proposed Jan 1, 2027 DCC Rates				Change From Existing DCC Rates to Jan 1, 2027 DCC Rates			
	Water	Liquid Waste	Park	Total	Water	Liquid Waste	Park	Total	Water	Liquid Waste	Park	Total
Vancouver Sewerage Area:												
Single Family Residential	\$ 6,692	\$ 3,335	none	\$ 10,027	\$ 19,714	\$ 12,476	\$ 1,943	\$ 34,133	\$ 13,022	\$ 9,141	\$ 1,943	\$ 24,106
Townhouse	\$ 5,696	\$ 2,883	none	\$ 8,679	\$ 17,710	\$ 11,486	\$ 1,751	\$ 30,947	\$ 12,014	\$ 8,417	\$ 1,751	\$ 22,182
Apartment	\$ 4,261	\$ 1,988	none	\$ 6,249	\$ 12,223	\$ 7,684	\$ 1,199	\$ 20,906	\$ 7,962	\$ 5,496	\$ 1,199	\$ 14,657
Non Residential	\$ 3,350	\$ 1,630	none	\$ 5,020	\$ 9,540	\$ 6,300	\$ 94	\$ 16,784	\$ 6,150	\$ 4,820	\$ 94	\$ 11,764
North Shore Sewerage Area:												
Single Family Residential	\$ 6,692	\$ 3,300	none	\$ 9,992	\$ 19,714	\$ 11,557	\$ 1,943	\$ 33,214	\$ 13,022	\$ 8,257	\$ 1,943	\$ 23,221
Townhouse	\$ 5,696	\$ 2,786	none	\$ 8,482	\$ 17,710	\$ 10,652	\$ 1,751	\$ 30,113	\$ 12,014	\$ 7,866	\$ 1,751	\$ 21,631
Apartment	\$ 4,261	\$ 2,030	none	\$ 6,291	\$ 12,223	\$ 7,111	\$ 1,199	\$ 20,533	\$ 7,962	\$ 5,081	\$ 1,199	\$ 14,242
Non Residential	\$ 3,350	\$ 1,570	none	\$ 4,920	\$ 9,540	\$ 5,920	\$ 94	\$ 16,404	\$ 6,150	\$ 4,250	\$ 94	\$ 11,344
Lulu Island West Sewerage Area:												
Single Family Residential	\$ 6,692	\$ 3,313	none	\$ 10,005	\$ 19,714	\$ 6,805	\$ 1,943	\$ 28,512	\$ 13,022	\$ 3,542	\$ 1,943	\$ 18,506
Townhouse	\$ 5,696	\$ 2,756	none	\$ 8,452	\$ 17,710	\$ 5,943	\$ 1,751	\$ 25,404	\$ 12,014	\$ 3,387	\$ 1,751	\$ 16,952
Apartment	\$ 4,261	\$ 2,042	none	\$ 6,303	\$ 12,223	\$ 4,241	\$ 1,199	\$ 17,663	\$ 7,962	\$ 2,199	\$ 1,199	\$ 11,360
Non Residential	\$ 3,350	\$ 1,54	none	\$ 4,894	\$ 9,540	\$ 3,08	\$ 94	\$ 13,564	\$ 6,150	\$ 1,54	\$ 94	\$ 8,634
Preston Sewerage Area:												
Single Family Residential	\$ 6,692	\$ 6,254	none	\$ 12,946	\$ 19,714	\$ 13,613	\$ 1,943	\$ 35,270	\$ 13,022	\$ 7,309	\$ 1,943	\$ 22,324
Townhouse	\$ 5,696	\$ 5,390	none	\$ 11,086	\$ 17,710	\$ 11,934	\$ 1,751	\$ 31,395	\$ 12,014	\$ 6,524	\$ 1,751	\$ 20,289
Apartment	\$ 4,261	\$ 4,269	none	\$ 8,530	\$ 12,223	\$ 8,686	\$ 1,199	\$ 22,108	\$ 7,962	\$ 4,417	\$ 1,199	\$ 13,578
Non Residential	\$ 3,350	\$ 3,30	none	\$ 6,650	\$ 9,540	\$ 6,450	\$ 94	\$ 16,084	\$ 6,150	\$ 3,130	\$ 94	\$ 10,274

DCC FUNDING RESTRICTIONS



- DCC funds can only be spent on DCC projects
 - Not listed in the bylaw = No DCC funding
- Funds can only be spent within their program
 - Water DCCs on water projects
 - Roads DCCs on roads projects

INTERESTED PARTIES' ENGAGEMENT

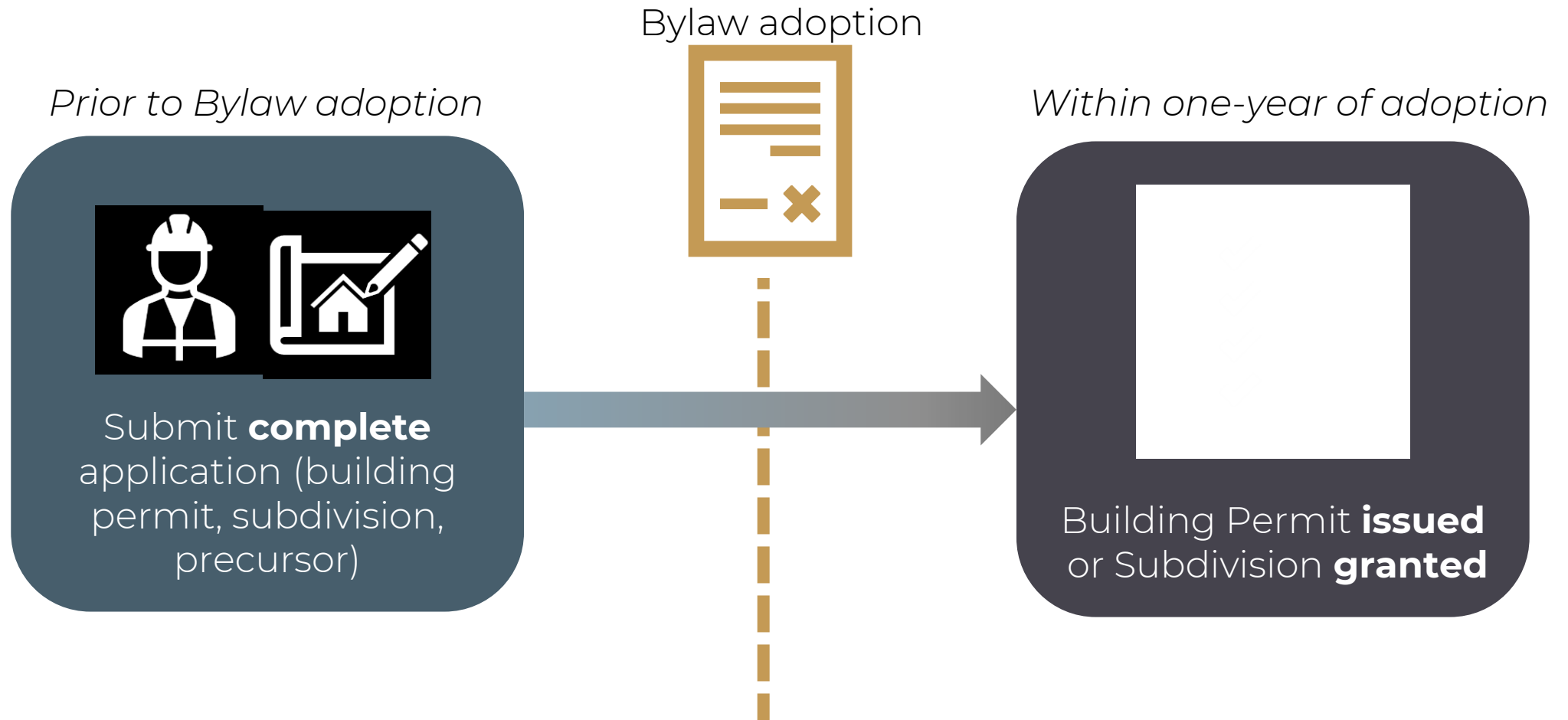
- The Best Practices Guide recommends consulting with key interested parties as part of the DCC update, including:
 - Council and Staff
 - Development & building community (payers)
 - Public

IN-STREAM PROTECTION



- New DCC rates will be effective at bylaw adoption
- However, legislation provides protection to in-stream:
 - Building permit applications
 - Subdivision applications
 - Precursor applications (re-zoning and Development Permit)

IN-STREAM PROTECTION



DCC EXEMPTIONS (STATUTORY)



The *Local Government Act* identifies conditions where statutory DCC Exemptions apply:

- Buildings for public worship
- Development does not impose a new capital cost burden
- Where DCCs have been previously charged
- Fewer than 4 self-contained dwelling units (unless the DCC Bylaw imposes them)
- Dwelling units no larger in area than 29 square metres (unless the DCC Bylaw imposes them)

DCC WAIVERS AND REDUCTIONS (PERMISSIVE)



- Development that **can** qualify for waivers/reductions:
 - Not-for-profit rental housing, including supportive living housing
 - For-profit affordable rental housing
 - Small lot subdivision designed for low GHG emissions
 - Development designed to result in low environmental impact
- When Council chooses to waive or reduce DCCs, the City funds the amount waived
- **Cannot be waived / reduced / relaxed outside of a bylaw**
- Waivers and Reductions can be established in a separate bylaw that does not require Inspector approval

PROJECT OVERVIEW



PROJECT BACKGROUND



- Existing DCC Bylaw is limited and outdated and does not reflect all applicable categories
- DCC Bylaws can be updated at anytime through either a minor or major DCC update process
- Best practice is to complete major updates every 3-5 years to account for changes in growth and project costs

GUIDING PRINCIPLES



- Adhere to and take advantage of Provincially-imposed legislation
- Provide transparency, clarity, certainty for interested parties
- Create alignment of City direction, planning processes, and financing tools
- Ensure an equitable approach
- Improve fiscal management

EXTENT OF DCC CHARGE APPLICATION

- DCCs applied on either area-specific or City-wide basis
- Area-specific charges may be appropriate where infrastructure needs are distinctly different
- City-wide charges are appropriate unless there is a significant difference in who pays and who benefits
- Benefits of City-wide charges
 - Bylaw simplicity and accuracy
 - Reduced administrative effort
 - Facilitation of cash flow
 - Funding flexibility
- Expectation to proceed with City-wide charges

DCC PROGRAM TIMEFRAME



- Usually 10 or 20 years; often a “rolling program” (e.g. 5 years) within a longer-term DCC program
- City developing growth estimates to reflect 20-year time horizon to align with OCP update

DCC SUMMARY



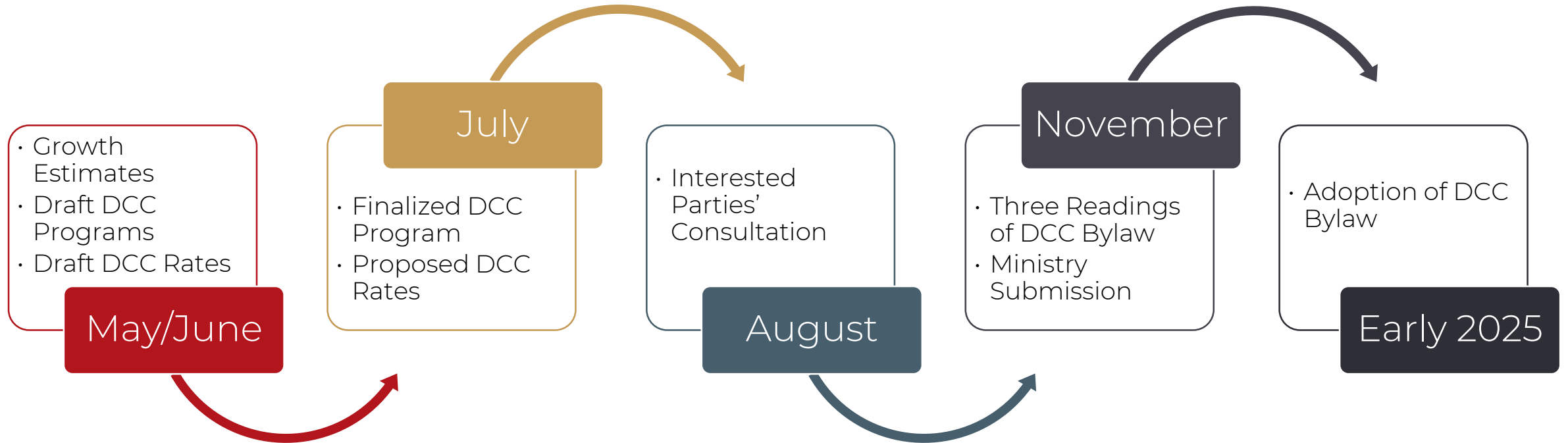
- Growth pays for growth
- Cost recovery program
- Funds new infrastructure required to accommodate growth
- Roads, Sanitary sewers, Water, Storm water, Parks
- Fire, police, solid waste & recycling facilities
- Operates under Provincial best practice guideline
- Highly technical background
- Requires Provincial approval



NEXT STEPS



PROPOSED TIMELINE



Q & A

