

**City of Salmon Arm  
Special Council Meeting**

**Monday, December 16, 2024, 7:00 p.m.  
Council Chambers of City Hall  
500 – 2 Avenue NE, Salmon Arm, BC**

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**Pages**

- 1. CALL TO ORDER**
- 2. IN-CAMERA SESSION**
- 3. 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.*
- 4. ADOPTION OF AGENDA**  
Motion for Consideration  
THAT: the Agenda be adopted as presented.
- 5. DISCLOSURE OF INTEREST**
- 6. CONFIRMATION OF MINUTES**
- 7. COMMITTEE REPORTS**
- 8. COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**
- 9. STAFF REPORTS**
- 10. INTRODUCTION OF BYLAWS**
- 11. RECONSIDERATION OF BYLAWS**
- 12. CORRESPONDENCE**
- 13. NEW BUSINESS**
- 14. PRESENTATIONS**
- 15. COUNCIL STATEMENTS**
- 16. SALMON ARM SECONDARY YOUTH COUNCIL**
- 17. NOTICE OF MOTION**
- 18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS**
- 19. OTHER BUSINESS**
- 20. QUESTION AND ANSWER PERIOD**
- 21. DISCLOSURE OF INTEREST**
- 22. HEARINGS**
- 23. STATUTORY PUBLIC HEARINGS**

- 23.1 Zoning Amendment Application ZON-1296 3 - 26  
 Text Amendment  
 CD-23 (Comprehensive Development Zone CD-23)
- 23.2 Zoning Amendment Application ZON-1296  
*(See Item 23.1 for Staff Report)*  
 Legal: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322  
 Civic: 5161 60 Avenue NE  
 Owner: 5161 Canoe Creek Commercial Ltd.  
 Agent: K. Forsyth

**24. RECONSIDERATION OF BYLAWS**

- 24.1 Zoning Amendment Bylaw No. 4681 (ZON-1296) 27 - 29  
 Text Amendment  
 CD-23 (Comprehensive Development Zone CD-23)

Motion for Consideration

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4681 be read a third time;

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to:

1. the registration of a Land Title Act Section 219 Covenant; and
2. Ministry of Transportation and Transit approval.

- 24.2 Zoning Amendment Bylaw No. 4680 (ZON-1296) 30 - 32  
 Legal: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322  
 Civic: 5161 60 Avenue NE  
 Owner: 5161 Canoe Creek Commercial Ltd.  
 Agent: K. Forsyth

Motion for Consideration

THAT: the Bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4680 be read a third time;

AND THAT: final reading of the Zoning Amendment Bylaw be withheld subject to:

1. the registration of a Land Title Act Section 219 Covenant; and
2. Ministry of Transportation and Transit approval.

**25. QUESTION AND ANSWER PERIOD**

**26. ADJOURNMENT**

**CITY OF SALMON ARM**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the **Council Chambers at City Hall**, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, Monday, December 16, 2024 at 7:00 p.m.**

1) **Proposed Amendment to Zoning Bylaw No 2303:**

**Proposed Amendment to Zoning Bylaw No. 2303** to add Section 61 – CD-23 (Comprehensive Development Zone-23); and

**Proposed Rezoning** of Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 from A-2 (Rural Holding Zone) to CD-23 (Comprehensive Development Zone – 23)

**Civic Address:** 5161 60 Avenue NE

**Location:** East of Trans Canada Highway on the north side of 60 Avenue NE

**Present Use:** Commercial shop & Single Family Dwelling

**Proposed Use:** Commercial use with accessory Upper floor residential units

**Owner / Agent:** 5161 Canoe Creek Commercial Ltd./K. Forsyth

**Reference:** ZON-1296/ Bylaw No. 4680 and Bylaw No. 4681



The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Statutory-Public-HearingPublic-Hearing-N> , from December 5, 2024 to December 16, 2024 inclusive. If you are interested or affected by the proposed bylaw and wish to review the additional information, contact the Planning Department at 250.803.4010 or [planning@salmonarm.ca](mailto:planning@salmonarm.ca) prior to the hearing.

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

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

Barb Puddifant, Deputy Corporate Officer

December 5 and 12 Observer



## REQUEST FOR DECISION

To: Mayor and Council

From: Planner II

Title: Zoning Bylaw Amendment Application No. 1296

Legal: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322  
Civic: 5161 60 Avenue NE  
Owner: Canoe Creek Commercial Ltd.  
Agent: K. Forsyth

Date: November 12, 2024

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### **Executive Summary/Purpose:**

To rezone the subject parcel from the A-2 (Rural Holding) Zone to the CD-23 (Comprehensive Development 23) Zone.

### **Motion for Consideration:**

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 to add Section 61 – CD-23 – Comprehensive Development Zone 23 as outlined in the staff report dated November 12, 2024;

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, rezoning the subject property legally described as Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 (5161 60 Avenue NE) from the A-2 (Rural Holding) Zone to CD-23 (Comprehensive Development 23) Zone;

AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaws be withheld subject to:

- i. the Registration of a Land Title Act Section 219 Covenant; and
- ii. Ministry of Transportation and Infrastructure approval.

### **Staff Recommendation:**

THAT: the Motion for Consideration be adopted.

### **Proposal:**

This proposal is to rezone the subject parcel from the A-2 (Rural Holding) Zone to the CD-23 (Comprehensive Development 23) Zone. The proposed new CD-23 Zone is specific to this property and is intended to accommodate commercial uses which are oriented towards vehicular repair and sales and may include accessory upper floor dwelling units. The owners' future

development plan for the site includes a mix of commercial and residential units in the form of upper floor dwelling units above commercial uses or garage storage units.

**Background:**

The subject parcel is located at 5161 60 Avenue NE (Appendices 1, 2 & 3). The subject parcel is designated Highway Service/Tourist Commercial (HC) in the City’s Official Community Plan (OCP) and zoned A-2 (Rural Holding) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel is 8,093 m<sup>2</sup> (2 ac.) in area. A shop exists on the property and a building consisting of commercial garages and two upper floor dwelling units is currently under construction.

A sketch plan, showing existing and proposed buildings, is attached as Appendix 6. Site photos and a letter of proposal are attached as Appendices 7 & 8.

Adjacent land uses include the following:

North:	Bruce Coach Custom Conversions, single-family dwelling	Zoned A-2 & C-3
South:	Randy’s Marine Services, pond and wetland	Zoned C-3 & A-2
East:	Vacant land, Canoe Creek	Zoned A-2
West:	Aspen Grove Motel	Zoned C-5

The proposed CD-23 zoning regulations are attached as Appendix 9. The CD-23 Zone has been drafted based on the C-3 Zone with a few changes. Permitted uses in the C-3 Zone were reviewed by the applicant and staff. The CD-23 Zone has a more limited range of permitted uses and more flexible regulations compared to the C-3 Zone. Some permitted uses in the C-3 Zone were not included in the CD-23 Zone because either they were unlikely to occur on this specific site or they were likely to generate a significant increase in traffic to the area. Some permitted uses have been limited to a maximum percentage of the total parcel area. This is to ensure retail and showroom uses are accessory to other uses and will not significantly increase traffic to this area adjacent to the Trans Canada Highway. Another change is a more permissive maximum height allowance (12 m compared to 10 m in the C-3 Zone). The proposed CD-23 Zone has been drafted based on referral comments from internal departments and external agencies.

**Relevant Policies:**

The proposed zoning amendment aligns with the Highway Service/Tourist Commercial designation in the OCP. The amendment would align with the Commercial Objectives and Policies listed in Section 9 of the OCP, including supporting commercial uses within the primary commercial areas of the city.

This proposal would increase the amount of potential commercial land base within the city, while allowing options for commercial uses with accessory residential use in the upper storey of the building(s). Residential density under this commercial land use designation is permitted in alignment with the High Density rate of 100 dwelling units per ha. Given the parcel area, a maximum of 80 residential units would be permitted on this site.

Development of the parcel as proposed would be subject to the guidelines of the Highway Service/Tourist Commercial Development Permit Area, with a future development proposal including building elevations and landscape plans, subject to detailed review through a form and character Development Permit application. The subject parcel is considered by staff to be well-suited for the proposed Highway Service/Tourist Commercial and CD-23 uses, being within close proximity to the Trans Canada Highway.

**Referral Comments:**Fire Department

No Fire Department concerns.

Building Department

No concerns with the rezoning. The tenure of upper level units would have to be clarified at the time of Building Permit application. The use of the upper floor units as hotel/motel units vs. residential strata units would impact the occupancy at the time of Building Permit and result in differences with regard to BC Building Code requirements.

Engineering Department

The Engineering Department does not have any concerns related to the rezoning. Engineering comments concerning future subdivision or development are attached as Appendix 10.

As a condition of the rezoning, a Land Title Act Section 219 Covenant must be registered on the title of the property. The covenant will ensure that no buildings, improvements, or other structures are built or located on the subject parcel until the parcel is serviced to the standards of the City (other than those that are currently under a Building Permit). This means that no future building permits will be issued until the subject parcel is connected to the municipal sewer system through a system of sewer works constructed by the owner/applicant. This condition is to address concerns regarding granting zoning and the subsequent development potential to an un-serviced lot.

Ministry of Transportation and Infrastructure (MoTI)

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act. The referral response of MoTI is enclosed as Appendix 11.

In the referral response, MOTI did provide some details with regard to potential future dedication requirements along the City road, noting that the road should be widened to 20 m. At a later stage of development (i.e. Building Permit) it will be taken under advisement.

Planning Department

The Highway Service/Tourist Commercial OCP designation supports multiple commercial zones, some of which permit accessory residential uses. Residential strata units and hotel/motel units have different requirements in the BC Building Code. At time of Building Permit the applicant will need to confirm the type of unit and meet the requirements of the BC Building Code. Given that the proposed rezoning is generally consistent with the OCP staff are supportive of the proposed CD-23 Zone as revised. The permitted uses and building setbacks proposed in the CD-23 Zone align with this purpose and are supported by staff.

**Financial Considerations:**

None.

**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 30 m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. A Notice of Development Sign will be posted by the applicant on the subject parcel. 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 November 25, 2024.

**Alternatives & Implications:**

N/A

Prepared by: Planner II

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

**Attachments:**

- Appendix 1 – Location Map
- Appendix 2 – Ortho Map
- Appendix 3 – Subject Property
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Site Plan
- Appendix 7 – Site Photos
- Appendix 8 – Letter of Proposal
- Appendix 9 – Proposed CD-23 Zone
- Appendix 10 – Engineering Comments
- Appendix 11 – MOTI Referral Response

Appendix 1 - Location Map

6210

**Trans  
Canada  
Highway  
No. 1**

6000

ROAD NOT OPEN

5161

**60 AVE. N.E.**

5130

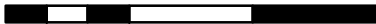
5250

5980

N



0 10 20 40 60 Meters



Parcels

Subject Parcel





Trans  
Canada  
Highway  
No. 1

60 AVE. N.E.

ROAD NOT OPEN



N



0 10 20 40 60  
Meters



Parcels



Subject Parcel

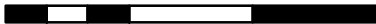


ROAD NOT OPEN

N



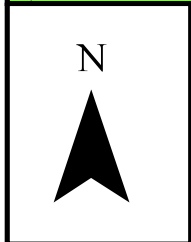
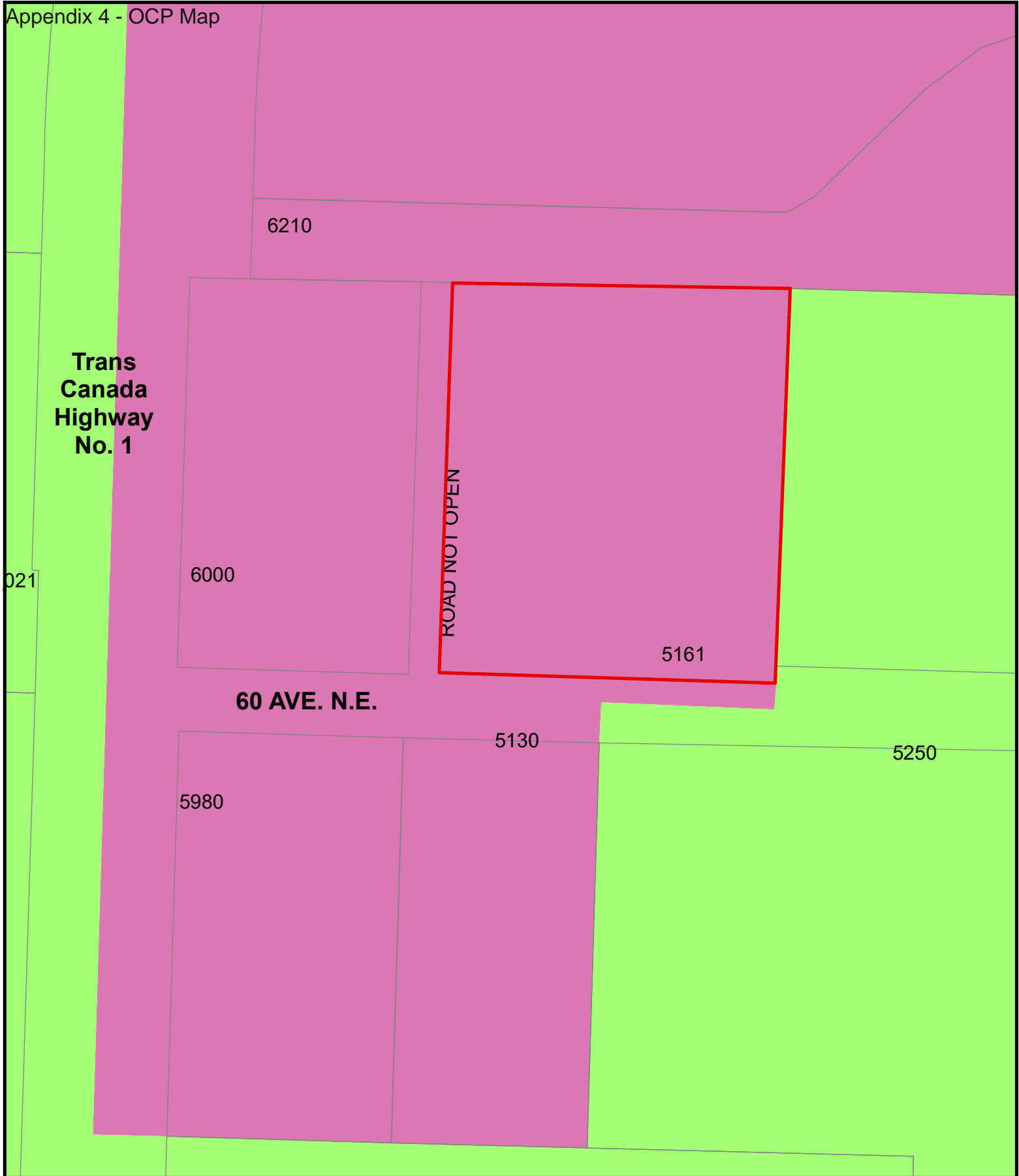
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Parcels

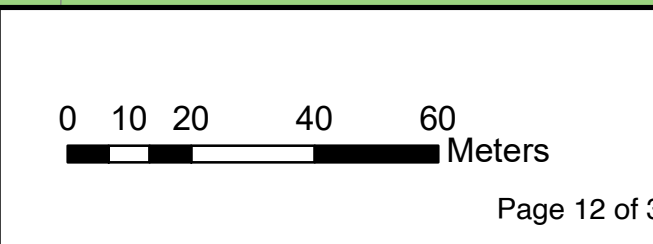
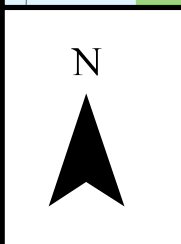
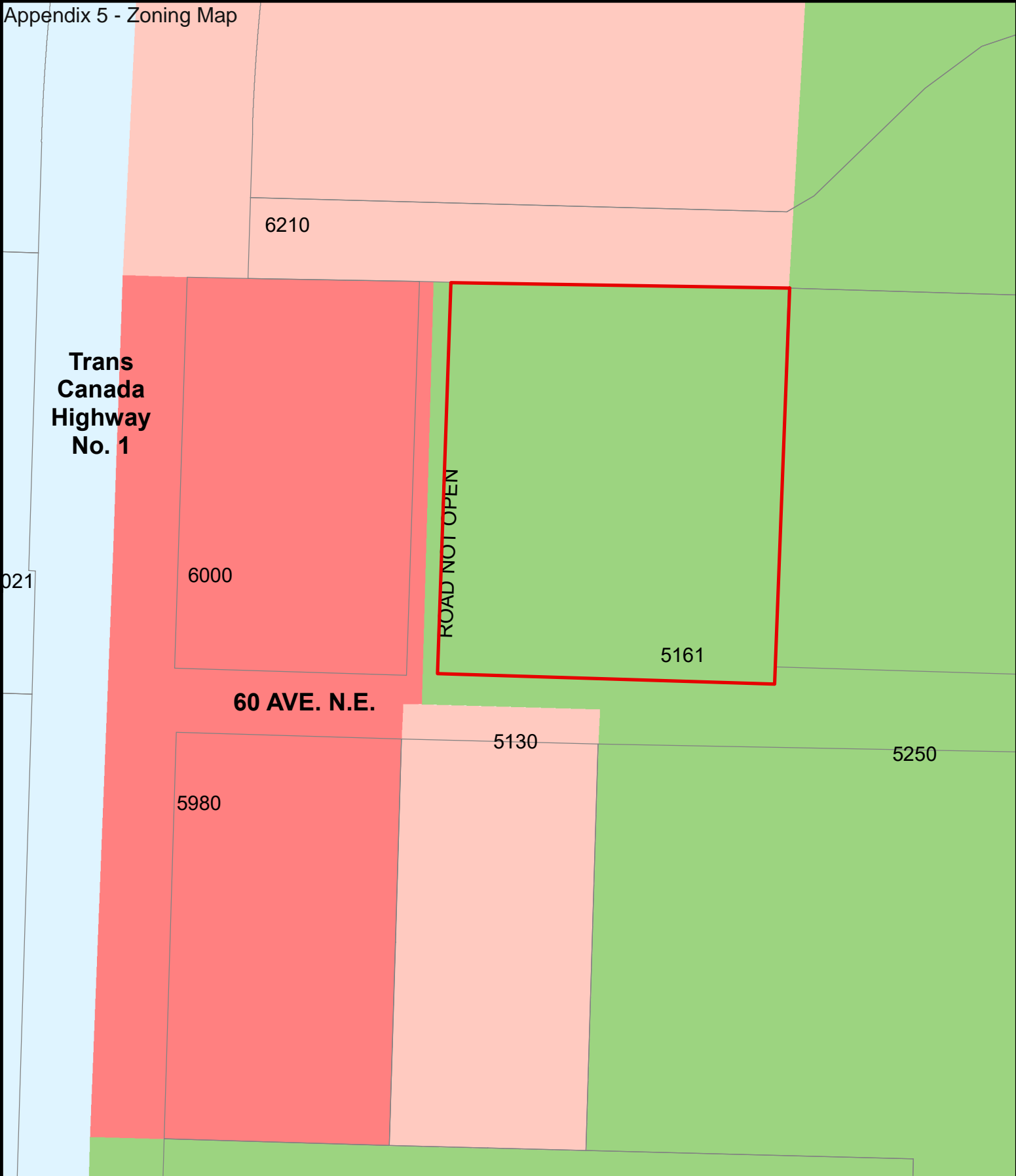








Subject Parcel



-  Acreage Reserve
-  Commercial - Highway Service / Tourist
-  Parcels

-  Subject Parcel



	A-2		C-5		Parcels
	C-3		P-1		Subject Parcel

# Appendix 6 - Site Plan



DEVELOPMENT INFO	
<b>CIVIC ADDRESS:</b> 5161 - 60th Avenue NE	
<b>LEGAL DESCRIPTION:</b> Lot 2 Section 32 Township 20 Range 9 W6M KDYD Plan KAP9322	
<b>PARCEL IDENTIFIER (PID):</b> 009-720-138	
<b>LOT SIZE:</b> Total Property = 8,093sqm (2.0 acres)	
<b>ZONING:</b> Current A-2 Rural Holding Zone Proposed Comprehensive Development Zone - CD ## (number to be determined)	
<b>OCP DESIGNATION:</b> Commercial Highway Service / Tourist	
<b>SITE COVERAGE</b>	Allowable = Proposed =
<b>REQUIRED SETBACKS (Principal Buildings):</b>	
A-2 Zone	Front Yard = 6.0m (19.7ft) Rear Yard = 6.0m (19.7ft) Interior Side Yard = 3.0m (9.8ft) Front Yard = 6.0m (19.7ft)
CD Zone	Rear Yard - Adjacent to Residential = 3.0m (9.8ft) - All other zones = 1.0m (3.3ft) Interior Side Yard - Adjacent to Residential = 3.0m (9.8ft) - All other zones = 1.0m (3.3ft) Exterior Side Yard = 6.0m (19.7ft)
<b>MAXIMUM HEIGHT:</b>	
A-2 Zone	Permitted = 10.0m (32.8ft)
CD Zone	Permitted = 12.0m (39.4ft)
<b>PARKING:</b> To be determined at Development Permit stage as per future 'Permitted Uses'.	

BUILDING DATA	
<b>BUILDING 'A' (Under Construction)</b>	
Building Area = 597,868sqm (6,435,245sf)	
2 - Storeys (+ Basement)	
Basement	- Proposed Commercial Space
Ground	- Residential (Principal Dwelling) & Storage Garage
Upper	- Proposed Commercial Space - Residential (Principal Dwelling & Secondary Suite)
<b>BUILDING 'B' - 3 UNITS</b>	
Unit Footprint Size = 25x54' (1,350sf)	
Building Area = 361,2sqm (3,888sf)	
<b>BUILDING 'C' - 5 UNITS</b>	
Unit Footprint Size = 20x60' (1,200sf)	
Building Area = 557,4sqm (4,800sf)	
<b>BUILDING 'D' - 8 UNITS</b>	
Unit Footprint Size = 20x40' (800sf)	
Building Area = 594,2sqm (6,396sf)	
<b>NOTES:</b>	
Building 'A' currently under construction and subject to a 'Change-of-Use' Building Permit application to allow for a mixed-use building (residential & commercial).	
Buildings 'B', 'C', & 'D' shown for illustration purposes of intended future commercial development. Building size & configuration, number of commercial units, and building heights may vary. Proposed development will be subject to a Development Permit and will demonstrate conformity to the Comprehensive Development zone, plus all other aspects of the City of Salmon Arm Zoning Bylaw.	

SITE PLAN NOTES	
1. Details regarding site servicing, site grading, and stormwater control to be provided by Civil Engineer (at Development Permit & Building Permit stage).	
2. Details regarding site Landscaping to be provided at Development Permit Stage.	



ISSUE	DATE
Building Permit	October 1, 2024
Planning	April 23, 2024

**DRAWN BY:** ML  
**DATE:** Jan 2024  
**SCALE:** 1:250



**PROJECT:** 21-004  
**COMMERCIAL DEVELOPMENT**

5151 - 60th Ave NE  
Salmon Arm, BC  
**DRAWING TITLE:**  
**SITE PLAN**

**DRAWING NO.:**  
**A1.1**



View of subject property looking north from 60 Avenue NE.



View of building currently under construction looking east from subject property.



View of subject property looking west from 60 Avenue NE.



View of subject property looking east from 60 Avenue NE.

## Description of proposal

For this property our intention is to build an aesthetically pleasing C-3 Highway commercial zoned property. It would consist of as many upper level living quarters as allowable and lower bays to accommodate C-3 commercial interest.

We believe there is a large demand for both the commercial aspect and residential space in Salmon Arm. There is currently no such commercial property available in the NE Salmon Arm area of Canoe and we believe it will be a great asset to the area.

Our company currently employs 12 and will grow by 6 in the next year. Right now they all come from outlying areas and I am the only one that actually lives in SA. This rezoning plans to help be part of the solution for two area in need in Salmon Arm

Thanks for your consideration

Kevin Forsyth

5161 Canoe Creek Commercial Ltd





Appendix 9 - Proposed CD-23 Zone  
**SECTION 61 - CD-23 – COMPREHENSIVE DEVELOPMENT ZONE - 23**

**Purpose**

61.1 The CD-23 *Zone* is intended to accommodate commercial uses which are oriented towards vehicular repair and sales and may include accessory *upper floor dwelling units*. New *developments* zoned CD-23 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

**Regulations**

61.2 On a *parcel* zoned CD-23, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-23 *Zone* or those regulations contained elsewhere in this Bylaw.

**Permitted Uses**

61.3 The following uses and no others are permitted in the CD-23 *Zone*:

- .1 auto parts and accessories (new) sales;
- .2 automotive and truck repair shop, including body repair and painting, excluding *fuel service stations*;
- .3 automotive sales and rental lots and showroom (new and used), sales area limited to 30% of overall parcel area;
- .4 boat and trailer sales and rental showrooms, including minor repairs, sales area limited to 30% of overall parcel area;
- .5 *craft distillery and brewery*;
- .6 *high technology research and development*;
- .7 *home occupation*;
- .8 laboratory, scientific and research;
- .9 *mini warehousing*;
- .10 *mobile food vending*;
- .11 *offices*;
- .12 *outside vending*;
- .13 *recreation facility-indoor*;
- .14 rental and repair of tools, small equipment;
- .15 *transportation use*;
- .16 *upper floor dwelling units*, above permitted commercial uses or garage storage units;
- .17 *artisan coffee roasting*;
- .18 welding, machine or metal fabrication;
- .19 *accessory use*, including *retail store* and *licensee retail store* limited to 25% of the *floor area* of the principal use.

**Maximum Height of Principal Buildings**

61.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

**Maximum Height of Accessory Buildings**

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

**Minimum Parcel Size or Site Area**

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

**Minimum Parcel or Site Width**

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

**Minimum Setback of Principal Buildings**

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

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

**SECTION 61 - CD-23 – COMPREHENSIVE DEVELOPMENT ZONE - 23 – CONTINUED**

**Minimum Setback of Accessory Buildings**

61.9 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) |

**Outside Storage**

61.10 Outside storage shall be screened as per Appendix III.

Outdoor storage is permitted as an accessory use to principle uses only and is limited to 20% of the parcel area.

**Parking and Loading**

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

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TO: Gary Buxton, Director of Planning  
DATE: October 24, 2024  
PREPARED BY: Mustafa Zakreet, Engineering Assistant  
APPLICANT: 5161 Canoe Creek Commercial Ltd.  
SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON- 1296  
LEGAL: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322  
CIVIC: 5161 60 Avenue NE

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Further to your referral dated August 15, 2024, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

**Engineering Department does not have any concerns related to the Re-zoning and OCP Amendment and recommends that they be approved.**

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

**General:**

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4293. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control (ESC) measures will be required prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of subdivision / building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes,

## ZONING AMENDMENT APPLICATION FILE NO. ZON- 1296

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

9. For the off-site improvements at the time of subdivision / building permit 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 / building permit 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. 60 Avenue NE, on the subject property's southern boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.38m of additional road dedication is required (to be confirmed by a BCLS).
2. 60 Avenue NE is currently constructed to an Interim Rural Paved Road standard. Upgrading to the current Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. A 7.62m road right-of-way exists along the subject property's western boundary. The road remains unconstructed, and the City has no plans for its construction. Therefore, no additional land dedication or construction is required at this stage.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

### **Water:**

1. The subject property fronts a 150mm diameter Zone 1 watermain on 60 Avenue NE. Upgrading this watermain to 200mm diameter across the frontage of the property is required.
2. Records indicate that the existing property is serviced by a 50mm service from the 150mm diameter watermain on 60 Avenue NE. No further upgrade is required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. The subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). The Owner / Developer's authorized engineer is to complete a flow test on the closest fire hydrant to confirm the existing watermain servicing the subdivision is adequately sized to provide fire flows in accordance with the requirements of the Subdivision and Development Servicing Bylaw No 4293. Where the City water distribution system has insufficient capacity to meet the required fire flow, the Owner / Developer will be required to make the necessary upgrades to meet these standards. Owner / Developer is responsible for all associated costs.

**ZONING AMENDMENT APPLICATION FILE NO. ZON- 1296**

October 24, 2024

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4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

**Sanitary:**

1. The subject property does not currently have frontage on the City of Salmon Arm's sanitary sewer system. The nearest sanitary sewer main is approximately 490 meters north of the property. An extension of the City sanitary sewer main to the subject property is required.
2. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

**Drainage:**

1. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4293, Schedule B, Part 1, Section 7 shall be provided.
2. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

**Geotechnical:**

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



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**Mustafa Zakreet, EIT**  
Engineering Assistant



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**Jenn Wilson P.Eng.**  
City Engineer

Your File #: ZON-1296  
eDAS File #: 2024-04380  
Date: Oct/15/2024

City of Salmon Arm  
500 2nd Avenue NE  
PO Box 40  
Salmon Arm, BC V1E 4N2  
Canada

**Re: Proposed Bylaw for: Lot 2, Section 32, Township 20, Range 9, W6M, KDYD,  
Plan 9322 - 5161 60 Avenue NE, City of Salmon Arm**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

NOTE: should the City require road improvements to the intersection of the Trans-Canada Highway, it may be prudent to have 20 metres of road dedication along 60<sup>th</sup> Ave.NE

If you have any questions, please feel free to call Katie Duckert at (778) 699-2353.

Yours truly,



Katie Duckert  
Assistant Development Technician

Local District Address
Salmon Arm Area Office Bag 100 Stn Main  Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: () -

## Rhonda West

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**From:** cindy favell [REDACTED]  
**Sent:** Thursday, December 12, 2024 9:33 AM  
**To:** Rhonda West  
**Subject:** [External] Concerns About Proposed Development at 5161 60 Avenue NE

Dear Members of the Council,

As a long-time resident of this rural road for over 30 years, I am writing to express my strong opposition to the proposed development outlined in ZON1296 BYLAW4680 & CD23 BYLAW4681 at 5161 60 Avenue NE. I believe this proposal is unsuitable for our community for the following reasons:

**1. Traffic and Safety Concerns:**

The road already faces significant traffic and safety issues due to overflow parking from the go-cart track during the summer. Cars parked along both sides of the road create unsafe driving conditions, which will only worsen with the addition of new rental units or commercial activities. The existing infrastructure is not designed to handle this increased traffic volume, putting residents and visitors at risk.

**2. Overdevelopment and Strain on the Community:**

This area has already seen significant changes, including the conversion of the former motel into 11 rental units and camping spots. Adding more rental properties or commercial developments will contribute to overdevelopment in a small, rural area, impacting the quality of life for residents. Our community does not need additional rental properties, especially given the current strain from existing developments.

**3. Impact on Rural Character:**

The rural nature of this road, with its peaceful environment, wildlife, and farm animals, is a key reason many of us have chosen to live here. This proposal threatens to permanently alter the character of our community by prioritizing urban-style development over maintaining the area's unique and valued rural identity.

**4. Environmental Concerns:**

The proximity of Canoe Creek, which runs near the proposed site, raises serious environmental concerns. Increased development risks contamination from stormwater runoff and other pollutants, potentially harming the creek and the wildlife that depend on it. The nearby pond, frequented by herons, geese, and other species, is another ecological treasure at risk of being disrupted.

**5. No Tangible Community Benefit:**

The proposal appears to prioritize outside interests over the needs of current residents. Our road and neighborhood are already dealing with challenges such as traffic congestion and noise from existing developments. This new project offers no clear benefit to our community and instead exacerbates existing issues while introducing new ones.

**6. Cumulative Impact of Development:**

With the former motel now a rental complex, camping spots in use, and a busy go-cart track already

contributing to noise, traffic, and disruption, further development will overburden this area. The cumulative impact of these changes is unsustainable for a small, rural road like ours.

I urge the council to carefully consider the voices of those who live here and the lasting negative impact this development will have on our community. This proposal does not address our needs and instead threatens to transform a peaceful rural area into an overdeveloped, congested space.

Thank you for your time and consideration of these concerns. I trust you will make a decision that prioritizes the well-being of the existing community and preserves the qualities that make this area unique.

Sincerely,  
Tom & Cindy Favell

[Redacted]

[Redacted]



**December 11, 2024**

**To: The Council of the City of Salmon Arm**

**RE: Proposed rezoning of 5161 60<sup>th</sup> Avenue NE from A-2 zone to CD-23**

Dear Members of Council,

I am writing to you today to express my concerns regarding the proposed rezoning of **5161 60<sup>th</sup> Avenue NE**, Salmon Arm and the potential negative impact it may have on the residents of our rural street.

While 60<sup>th</sup> Avenue is a mix of commercially and rurally zoned properties, it remains predominantly residential with a peaceful environment that is integral to our community's identity. If this rezoning is approved, what measures will be put in place to prevent further rezoning requests that could continue to alter the character of our neighbourhood.

The rural and peaceful nature of our road is a primary reason why many of us have chosen to live here. This proposal threatens to permanently alter the area's unique character rather than preserving its valued rural identity. Canoe Creek and the nearby pond, which are significant features of our area, provide a habitat for early spring frogs, families of geese, and numerous other species.

Under the proposed CD-23 zoning, how many dwellings will be permitted within this development? The property already includes a shop and a large new building with what appears to be several garages and residential units above. How many additional structures will be allowed, and how many individuals are expected to reside there? The former "Apple Grove" motel, now a rental complex, has already brought its own set of challenges to our street.

Overdevelopment in a such a small rural area will severely impact the quality of life for residents who call this home. Increased congestion and unsafe driving conditions are just a few of the concerns that make this proposal unsuitable for our community. Neighbours I have spoken with have mentioned having to buy new blinds due to ongoing lighting issues. These lights are not even on motion sensors. With the new development proposal excessive continuous light is a serious concern. This rezoning does not offer any clear benefits to the residents of 60<sup>th</sup> Ave, who have already endured over a year of construction, clearing, and utility work. Shouldn't the needs and well-being of current, long-time residents take precedence over outside interests and development?

While I understand that some change is inevitable, I urge you to carefully consider how this proposal could dramatically and negatively impact our neighbourhood. We are deeply concerned that certain zoning changes could affect the character and livelihood of our residential street.

Thank you for taking the time to address these questions and hearing the concerns of those who call this street home. This proposal does not align with the values of our peaceful rural area.

Sincerely,

Janine Stuart and Randy Baumann (Owner/Operator of Randy's Marine)

# CITY OF SALMON ARM

## BYLAW NO. 4681

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

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WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on December 16, 2024 at the hour of 7:00 p.m. was published in the December 5, 2024 and December 12, 2024 issues of the Salmon Arm Observer; 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, by adding, as follows:

#### SECTION 61 – CD-23 – COMPREHENSIVE DEVELOPMENT ZONE-23

##### Purpose

- 61.1 The CD-23 *Zone* is intended to accommodate commercial uses which are oriented towards vehicular repair and sales and may include accessory *upper floor dwelling units*. New developments zoned CD-23 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

##### Regulations

- 61.2 On a *parcel zoned CD-23*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-23 *Zone* or those regulations contained elsewhere in this Bylaw.

##### Permitted Uses

- 61.3 The following uses and no others are permitted in the CD-23 *Zone*:

- .1 auto parts and accessories (new) sales;
- .2 automotive and truck repair shop, including body repair and painting, excluding *fuel service stations*;
- .3 automotive sales and rental lots and showroom (new and used), sales area limited to 30% of overall parcel area;
- .4 boat and trailer sales and rental showrooms, including minor repairs, sales area limited to 30% of overall parcel area;
- .5 *craft distillery and brewery*;
- .6 *high technology research and development*;
- .7 *home occupation*;
- .8 laboratory, scientific and research;
- .9 *mini warehousing*;
- .10 *mobile food vending*;
- .11 *offices*;
- .12 *outside vending*;
- .13 *recreation facility-indoor*;
- .14 rental and repair of tools, small equipment;
- .15 *transportation use*;
- .16 *upper floor dwelling units*, above permitted commercial uses or garage storage units;

- .17 artisan *coffee roasting*;
- .18 welding, machine or metal fabrication;
- .19 *accessory use*, including *retail store* and *licensee retail store* limited to 25% of the *floor area* of the principal use.

**Maximum Height of Principal Buildings**

61.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

**Maximum Height of Accessory Buildings**

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

**Minimum Parcel Size or Site Area**

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

**Minimum Parcel or Site Width**

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

**Minimum Setback of Principal Buildings**

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

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

**Minimum Setback of Accessory Buildings**

61.9 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) |

**Outside Storage**

61.10 Outside storage shall be screened as per Appendix III.

Outdoor storage is permitted as an accessory use to principle uses only and is limited to 20% of the parcel area.

**Parking and Loading**

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

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. 4681**”

READ A FIRST TIME THIS	12	DAY OF	NOVEMBER	2024
READ A SECOND TIME THIS	12	DAY OF	NOVEMBER	2024
READ A THIRD TIME THIS		DAY OF	DECEMBER	2024

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE                      DAY OF                      , 2024

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For Minister of Transportation & Transit

ADOPTED BY COUNCIL THIS                      DAY OF                      2024.

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MAYOR

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CORPORATE OFFICER

# CITY OF SALMON ARM

## BYLAW NO. 4680

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

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WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on December 16, 2024 at the hour of 7:00 p.m. was published in the December 5 and December 12, 2024 issues of the Salmon Arm Observer;

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

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended by rezoning Lot 2, Section 32, Township 20, Range 9, W6M, KDYD, Plan 9322 from A-2 (Rural Holding Zone) to CD-23 (Comprehensive Development Zone) attached as Schedule "A".

2. SEVERABILITY

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

3. ENACTMENT

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

4. EFFECTIVE DATE

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

5. CITATION

This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4680**”

READ A FIRST TIME THIS            12    DAY OF        NOVEMBER            2024

READ A SECOND TIME THIS        12    DAY OF        NOVEMBER            2024

READ A THIRD TIME THIS                    DAY OF        DECEMBER            2024

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT  
ON THE                    DAY OF                    , 2024

\_\_\_\_\_  
For Minister of Transportation & Transit

ADOPTED BY COUNCIL THIS            DAY OF                    2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

### Schedule "A"

