

To: His Worship Mayor Harrison and Members of Council

Date: September 19, 2023

Subject: Zoning Bylaw Amendment Application No. 1272

Legal: Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 14458  
Civic: 1451 - Shuswap Street SW  
Applicant/Owner: D. & D. Dochstader

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**MOTION FOR CONSIDERATION**

**THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 14458 from R-1 (Single-Family Residential Zone) to R-8 (Residential Suite Zone).**

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**STAFF RECOMMENDATION**

**THAT: The Motion for Consideration be adopted.**

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**PROPOSAL**

This proposal is to rezone the subject parcel from R-1 (Single-Family Residential Zone) to R-8 (Residential Suite Zone) to permit construction of a *detached suite*.

**BACKGROUND**

The subject parcel is located at 1451 - Shuswap Street SW (Appendix 1, 2 & 3), is approximately 0.17 ha (0.43 ac) in area, and contains an existing single-family dwelling and detached garage. The subject parcel is designated Acreage Reserve in the City’s Official Community Plan (OCP), and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 4 & 5). A site plan is attached as Appendix 6. Elevation drawings and floor plans are attached as Appendix 7 & 8. Site photos are attached as Appendix 9.

Policy 8.3.25 of the OCP supports suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and parcel width, the subject property has potential to easily meet the conditions for the development of a *secondary suite* (or *detached suite*), including sufficient space for an additional off-street parking stall.

Adjacent land uses include the following:

North:	R-1 (Single-Family Residential)	Single-family dwelling
South:	R-1 (Single-Family Residential)	Single-family dwelling
East:	R-1 (Single-Family Residential) and R-8 (Residential Suite)	Single-family dwellings
West:	A-2 (Rural Holding) and R-1 (Single-Family Residential)	Single-family dwelling

## COMMENTS

### Fire Department

No Fire Dept. concerns.

### Building Department

No concerns with rezoning. Potential ground water to be considered for development. Development Cost Charges apply to a *detached suite*.

### Engineering Department

The Engineering Department has no concerns with the requested rezoning, however as part of the design of the proposed roundabout at the intersection of Shuswap Street SW and 14 Avenue SE the City will require additional road dedication from this property. As a condition of rezoning, Engineering would request that additional dedication be provided to the City in accordance with the attached plan (Appendix 10).

### 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. 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 October 23, 2023.

### Planning Department

Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.

## CONCLUSION

The subject parcel is well suited to R-8 development with sufficient area to meet all R-8 Zone requirements, including the provision of onsite parking. The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff.

*Morgan Paiement*

Prepared by: Morgan Paiement  
Planner I

*G. Buxton*

Reviewed by: Gary Buxton, MCIP, RPP  
Director of Planning & Community Services

### Appendices:

- 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: Elevation Drawings
- Appendix 8: Floor Plans
- Appendix 9: Site Photos
- Appendix 10: Additional Road Dedication Plan