



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Bylaw Amendment Application No. ZON-1304

Legal: Lot 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687
Civic: 1400 12 Avenue SE
Owner: F. & J. Noort
Agent: P. Warburton

Date: February 18, 2025

Executive Summary/Purpose:

To rezone the subject parcel from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone to allow for a two (2) lot subdivision.

Motion for Consideration:

THAT: the 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 4, Section 12, Township 20, Range 10, W6M, KDYD, Plan 9687 from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone

Staff Recommendation:

THAT: the Motion for Consideration be adopted.

Proposal:

This proposal is to rezone the subject parcel from the R-17 (Large Parcel Residential) Zone to the R-10 (Residential) Zone to allow for a two (2) lot subdivision.

Background:

The subject parcel is located at 1400 12 Avenue SE (Appendices 1, 2 & 3). The subject parcel is designated Low Density Residential (LR) in the City's Official Community Plan (OCP) and zoned R-17 (Large Parcel Residential) in the Zoning Bylaw (Appendices 4 & 5). The subject parcel is 0.2 ha (0.5 ac) in area and a single-family dwelling exists on the parcel.

A sketch plan, showing the existing single-family dwelling and the proposed 2 lot subdivision, is attached as Appendix 6. Site photos are attached as Appendix 7.

Adjacent land uses include the following:

North:	Single family dwelling	R-17 (Large Parcel Residential)
South:	Single family dwelling	R-17 (Large Parcel Residential)
East:	Single family dwelling	R-17 (Large Parcel Residential)
West:	Single family dwelling	R-17 (Large Parcel Residential)

Relevant Policy(ies):

Policy 4.4.1 of the OCP supports new growth within the Urban Containment Boundary, including new development and subdivision.

The proposal generally aligns with the strategic themes identified in the Salmon Arm Community Housing Strategy considering density and diversity that fits with the character of the community.

Referral Comments:

Fire Department

No Fire Department Concerns.

Building Department

N/A

Engineering Department

The Engineering Department does not have any concerns related to the rezoning. Engineering comments based on the proposed subdivision are outlined in Appendix 8.

Other

N/A

Planning Department

The two (2) proposed lots meet the requirements of the R-10 Zone (Appendix 9), including setbacks. As per the R-10 Zone, up to four (4) dwelling units would be permitted on each of the new proposed lots, subject to setbacks, parcel coverage, topography, etc. The rezoning and subdivision would allow for more dwelling units.

Given that the proposed rezoning is consistent with the OCP staff are supportive of the application. A comparison of the zones can be found in Table 1: Zone Comparison below.

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 30m radius of the application. Newspaper ads are placed in two (2) editions of the local paper. The notices outline the purpose of the proposal and advise of the date that Council is considering first reading of the zoning amendment bylaw. Pursuant to Section 464(2) and 467(2) of the *Local Government Act*, a Public Hearing cannot be held for this proposal. Written submissions received prior to first reading of the Bylaw are posted on the City website

with the Bylaw and staff report. It is expected that First Reading of the Bylaw will be held on March 10, 2025.

Table 1: Zone Comparison

Regulation	R-17	R-10
Permitted Uses	Single family dwelling with or without secondary suite(s) Duplex with or without secondary suite(s) Accessory dwelling unit(s) Bed and breakfast Boarders Family childcare facility Group childcare Home occupation Accessory use	Single family dwelling with or without secondary suite(s) Duplex with or without secondary suite(s) Accessory dwelling unit(s) Bed and breakfast Boarders Family childcare facility Group childcare Home occupation Accessory use
Maximum Number of Dwelling Units	4	2 (for parcels with an area of 4,050m ² or more) 3 (for parcels with an area of less than 280m ²) 4 (for parcels with an area of more than 280m ² but less than 4,050m ²)
Minimum Parcel Area	1,330m ²	450m ²
Minimum Parcel Width	22m	14m
Maximum Parcel Coverage	40% (including 15% for accessory dwelling units and 10% for accessory buildings)	45% (including 20% for accessory dwelling units and 10% for accessory buildings)
Minimum Permeable Surface Parcel Coverage	50%	40%
Minimum Number of Parking Spaces per Dwelling Unit	2 (for Single family dwelling or Duplex) 1 (for Accessory dwelling unit or Secondary suite)	2 (for Single family dwelling or Duplex) 1 (for Accessory dwelling unit or Secondary suite)
Maximum Principal Building Height	10m	10m
Principal Building Front Setback	6m	6m
Principal Building Rear Setback	6m	6m
Principal Building Interior Side Setback	2m	1.5m
Principal Building Exterior Side Setback	6m	6m

Maximum Accessory Dwelling Unit Building Height	7.5m	6m (7.5m subject to increased setbacks)
Accessory Dwelling Unit Front Setback	6m	6m
Accessory Dwelling Unit Rear Setback	6m	3m (6m if 6m to 7.5m in height)
Accessory Dwelling Unit Interior Side Setback	4m	2m (4m if 6m to 7.5m in height)
Accessory Dwelling Unit Exterior Side Setback	6m	6m
Accessory Dwelling Unit Setback to a Lane	2m	1.2m
Maximum Accessory Building Height	6m	6m
Accessory Building Front Setback	6m	6m
Accessory Building Rear Setback	1m	1m
Accessory Building Interior Side Setback	1m	1m
Accessory Building Exterior Side Setback	6m	6m

Alternatives & Implications:

Given the lot area of the subject property (approximately 0.2ha) and the R-17 zone requirements for minimum parcel area (0.133ha), if the bylaw is not adopted the subject property could not be subdivided.

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 Parcel
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – Sketch Plan
- Appendix 7 – Site Photos
- Appendix 8 – Engineering Comments
- Appendix 9 – R-10 Zone