



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. 1305

Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304
Civic: 1490 10 Avenue SW
Owner: W. Laird
Agent: W. Laird

Date: April 22, 2025

Executive Summary/Purpose:

The purpose of this application is to rezone the subject property to allow for future development in alignment with the C-6 zoning regulations in Zoning Bylaw No. 2303.

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 10, Township 20, Range 10, W6M, KDYD, Plan EPP99304 from C-3 (Service Commercial) to C-6 (Tourist/Recreation Commercial);

AND THAT: Final Reading of the Bylaw be withheld subject to Ministry of Transportation and Transit approval.

Staff Recommendation:

THAT: The motion for consideration be adopted.

Proposal:

This proposal is requesting a zoning amendment from C-3 (Service Commercial) to C-6 (Tourist / Recreation Commercial) in order to allow for future development in alignment with the C-6 zoning regulations in Zoning Bylaw No. 2303.

Background:

The subject property is located at 1490 10 Avenue SW (see Appendices 1 & 2). It is zoned C-3 (Service Commercial) and is designated Highway Service/Tourist Commercial in the City's Official Community Plan (OCP). The subject property is approximately 2.75 hectares (6.8 acres) in area and located directly north of the Agricultural Land Reserve and south of 10 Avenue SW (See Appendices 3 to 5). It is located within the floodplain.

Adjacent land uses include the following:

North:	Commercial	C-6 (Tourist/Recreation Commercial)
South:	Agriculture (ALR)	A-1 (Agriculture)
East:	Mixed-use Commercial/Residential	C-2 (Town Centre Commercial)
West:	Commercial	C-3 (Service Commercial)

Existing buildings on the property include a Single-Family Dwelling, an Accessory Dwelling Unit, and two (2) accessory farm buildings. Attached as Appendix 6 are the site photos taken on February 28, 2025.

A mixed use commercial and residential development is currently under construction on the parcel to the east of the subject property. This development is not depicted in the attached Ortho Maps, as the ortho photo predates the construction (Appendix 2).

Relevant Policy(ies):

The proposed zoning amendment is consistent with the Highway Service/Tourist Commercial (HC) designation outlined in the OCP. This amendment supports the Commercial Objectives and Policies identified in the OCP, including the promotion of commercial activities within the City's primary commercial zones.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Ministry of Transportation and Transit

Preliminary Approval is granted for the rezoning on February 21, 2025.

Engineering Department

No concerns with the rezoning. Servicing requirements for Subdivision Application No. 25.01 have been provided to the applicant and are attached as Appendix 7.

Planning Department

The purpose of the C-6 zone is to accommodate pedestrian oriented tourist/recreation businesses. Some of the permitted uses within the C-6 zone include retail stores and upper floor dwelling units. The key distinction between the C-3 and C-6 zones is the maximum building height—19.0 metres in the C-6 zone, compared to 6.0 metres in the C-3 zone. This height difference allows for a greater number of upper floor dwelling units. The C-6 zone would also allow the building to be located 3.0 metres from the front property line compared to the 6.0 metres requirement in the C-3 zone. C-6 zoning regulations attached as Appendix 8.

Regulations	C-3 (Service Commercial Zone)	C-6 (Tourist/Recreation Commercial Zone)
Height	10.0 metres (32.8 feet)	19.0 metres (62.3 feet)
Setback - Front	6.0 metres (19.7 feet)	3.0 metres (9.8 feet)
Setback - Exterior side	6.0 metres (19.7 feet)	N/A
Setback - Interior side	1.0 metres (3.0 metres adjacent to residential zones) 3.3 feet (9.8 feet adjacent to residential zones)	N/A
Setback - Rear	1.0 metres (3.0 metres adjacent to residential zones) 3.3 feet (9.8 feet adjacent to residential zones)	3.0 metres (9.8 feet)

A subdivision application has been submitted in conjunction with the rezoning application. That application proposes to divide the subject property into three (3) separate lots (Appendix 5).

Future development or redevelopment of the parcel will be subject to the guidelines established for the Highway Service/Tourist Commercial Development Permit Area. Any future site development would require a Development Permit, at which point detailed considerations regarding siting, building size, landscaping and screening, as well as access, circulation, and parking requirements, will be addressed. Future development will also be subject to the floodplain provisions of Zoning Bylaw No.2303.

The Highway Service/Tourist Commercial designation outlined in the OCP aligns with the proposed C-6 zoning. Staff considers the subject parcel to be well suited for the intended C-6 uses, given its location along the 10 Avenue SW corridor and its proximity to other mixed use commercial areas. As the C-6 rezoning aligns with the OCP, staff are supportive of the proposal.

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 metres 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 May 12, 2025.

Alternatives & Implications:

N/A

Prepared by: Planner I

Reviewed by: Manager of Planning & Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Subject Property Map
- Appendix 2 – Ortho Map
- Appendix 3 – OCP Maps
- Appendix 4 – Zoning Map
- Appendix 5 – Sketch Plan
- Appendix 6 – Site Photos
- Appendix 7 – Engineering Comments
- Appendix 8 – C-6 Zone