

# CITY OF SALMON ARM

---

TO: His Worship Mayor Harrison and Members of Council

DATE: September 28, 2023

SUBJECT: Zoning Amendment Application No. 1276

Legal: Lot 2, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 Except Plan 10420

Civic: 1591 10 Avenue SW

Owners: Wiens D. & P.

Agent: Green Emerald Investments Inc. (Arsenault, G.)

---

## 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 15, Township 20, Range 10, W6M, KDYD, Plan 4309 Except Plan 10420 from R-1 (Single-Family Residential) to C-6 (Tourist / Recreational Commercial);

**AND THAT:** Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

---

## STAFF RECOMMENDATION

**THAT:** The motion for consideration be adopted.

---

## PROPOSAL

The subject parcel is approximately 0.7 acres in area on the commercial corridor of 10 Avenue southwest south of the Trans Canada Highway, between Westgate Market to the west and the Mall at Piccadilly to the east (see Appendix 1 and 2). The parcel is designated Commercial – Highway Service / Tourist (HC) in the City's Official Community Plan (OCP) and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 3 and 4). The purpose of this application is to rezone the subject parcel to allow for consolidation with the adjacent parcels and potential future commercial use, as shown in the attached development concept (Appendix 5). C-6 zone regulations are attached (Appendix 6).

## BACKGROUND

The subject property is located within the commercial corridor west of the City Centre to 30 Street SW as identified in the OCP, an area characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-1) and Commercial (C-3) zones. Adjacent zoning and land uses include the following:

North:	IR	First Nations reserve lands
East:	C-6	Commercial
West:	C-3	Commercial
South:	C-3	Commercial (rural residential / agricultural use)

The subject property currently contains a single-family dwelling, as shown in site photos attached (Appendix 7).

### OCP POLICY

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

The future development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area.

### COMMENTS

#### Ministry of Transportation and Infrastructure

Preliminary approval has been granted as of August 15, 2023 (Appendix 8).

#### Engineering Department

No concerns with rezoning. Servicing requirements for future development have been provided to the applicant. Comments attached (Appendix 9).

#### Fire Department

No Fire Department concerns.

#### Building Department

No concerns with rezoning.

#### Adams Lake Band

A formal response was received from the Title and Rights Department of the Adams Lake Band and has been provided to the applicant for their information and potential action moving forward. Subsequently, the City inquired via Data Request to the Archeological Branch of British Columbia as to any Provincial records of known archeological sites related to the subject parcel. It is the responsibility of the proponent to proceed under the *Heritage Conservation Act* accordingly.

#### 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 advise 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 14, 2023.

#### Planning Department

The surrounding neighbourhood has been undergoing slow redevelopment, moving from a mix of older single family housing and commercial development, towards newer commercial and mixed use development.

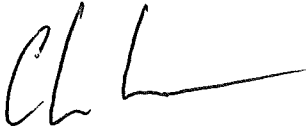
Staff note that this proposal would offer a modest increase to the amount of commercial land base within the City, and offer a shift from the vehicle-oriented service and storage commercial uses of the C-3 zone, to the C-6 zone which offers more options for mixed commercial uses with residential use above.

Aligned with the mixed use development concept proposed, the C-6 Zone has a number of more flexible regulations relative to the C-3 Zone. These include a more permissive maximum height allowance (19 m versus 10 m in C-3), and more lenient setback requirements (including no front setback requirement versus 6 m in C-3). These are in keeping with the intent of the C-6 Zone to accommodate pedestrian oriented businesses and upper level dwellings with a mixture of land uses in an integrated manner

The future intent for the subject parcel under application is illustrated by a development concept attached as Appendix 5. Future development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area (provided to applicant), with future development requiring detailed review through a form and character Development Permit application.

### CONCLUSION

The OCP HC designation supports the proposed C-6 zoning. The subject parcel is considered by staff to be well-suited for the proposed C-6 uses, well aligned with current development along the 10 Avenue SW corridor, being within close proximity to the Trans Canada Highway as well as the Westgate and Piccadilly commercial areas. The proposed C-6 zoning of the subject property is consistent with OCP and is therefore supported by staff.



---

Prepared by: Chris Larson, MCIP, RPP  
Senior Planner



---

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