



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Planner I - Zoning Amendment Application No. ZON-1308

Legal: Lot A, Section 17, Township 20, Range 10, W6M, KDYD, Plan EPP84426

Civic: 6303 1 Avenue NW

Owner: Simon and Tonya Larvin

Date: October 20, 2025

Executive Summary/Purpose:

To rezone the subject parcel from the A-2 (Rural Holding) Zone to the A-3 (Small Holding) Zone to allow for future 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 A, Section 17, Township 20, Range 10, W6M, KDYD, Plan EPP84426 from A-2 (Rural Holding) zone to A-3 (Small Holding) zone.

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, A-3 (Small Holding) zone Section 36.3 Permitted Uses to add the following:

2. Equestrian Facility
3. Equestrian Facility Campsite

And renumber Section 36.3 accordingly.

Staff Recommendation:

THAT: the Motion for Consideration be adopted.

Proposal:

To rezone the subject parcel from the A-2 (Rural Holding) zone to the A-3 (Small Holding) zone to allow for future subdivision. A letter from the applicants is included as Appendix 1.

Background:

The subject property is located at 6303 1 Street NW (Appendix 2 & 3). The property is zoned A-2 (Rural Holding) zone and designated as Acreage Reserve in the Official Community Plan (OCP). The eastern most 2.8 hectares (6.9 acres) is located within the Agricultural Land Reserve (ALR), as shown in Appendices 4 through 6. The total area of the parcel is approximately 10.5 hectares (26 acres), and it currently contains a single-family dwelling, a horse-riding arena, a hay barn, and a horse stable. The property is made up of both agricultural and residential uses, comprising a mix of hay crop and horse-riding paddocks as shown in the site photos attached as Appendix 7.

The minimum parcel area for subdivision in the A-2 zone is 4.0 hectares (9.9 acres). The minimum parcel area under the A-3 zone is 2.0 hectares (4.9 acres). The applicant has indicated that the proposed subdivision line would be located on the eastern portion of the property, currently used as a hay field. This area is smaller than the minimum parcel size permitted in the A-2 zone; therefore, subdivision under the current zoning is not permitted and a rezoning application is required. At this time, a subdivision application has not been submitted.

Adjacent land uses include the following:

North:	Agriculture and Single-Family Residences	A-2(Rural Holding Zone)
South:	Agriculture and Single-Family Residences	A-3(Small Holding Zone)
East:	Agriculture and Single-Family Residences	A-2(Rural Holding Zone) & A-3(Small Holding Zone)
West:	Crown Land	A-1(Agriculture Zone)

The ALR boundary runs along the eastern most 2.8 hectares (6.9 acres) of the subject parcel. Should the applicant wish to subdivide within or bisecting the ALR boundary, then ALC approval would be required for subdivision.

Relevant Policy(ies):

This property is designated Acreage Reserve (AR) in the OCP which aligns with A-3 zoning. While rezoning and subdivision of parcels with AR designation is generally not supported, within the OCP No. 4000, Policy 7.3.29 states that subdivision of small agricultural holdings may be supported in the Gleneden area provided the following criteria are met:

- a) the site is well drained and free from flooding, unstable soils or other hazardous conditions;
- b) soil conditions permit permanent on-site sewage disposal for each parcel as determined by the appropriate agency;
- c) availability of adequate potable water supply on each parcel, approved by the appropriate agency;
- d) minimum two (2) hectare parcel size, other than subdivisions or boundary adjustments contemplated under policy 7.3.6 and subject to appropriate zoning; and
- e) the lands have an improved agricultural soils capability rating of class four (4), class five (5), class six (6) or class seven (7) as determined by the ALC, based on the Canada Land Inventory Agricultural Capability Classification System. The principle of protecting better quality agricultural soils from subdivision into small lots will guide decisions on mixed category applications and the ALC will continue to consider each subdivision application on its own merits to ascertain the potential impact of subdivision on existing and potential agricultural development.

The key differences between the A-2 and A-3 zones are the minimum parcel size and width requirements, see zoning comparison table below. The A-3 zone permits smaller parcels — typically 2 hectares (4.9 acres), which would allow for future subdivision potential. The permitted uses also differ.

Text Amendment:

Zoning Bylaw 2303 defines *equestrian facility* and *equestrian facility campsites* as follows:

Equestrian Facility means a facility for horse riding, training and boarding with a maximum of 40 permanent stalls.

Equestrian Facility Campsite means a temporary campsite with a maximum of ten (10) tenting or recreational vehicle sites located on the same parcel as an equestrian facility. The total developed area of an equestrian facility campsite, including open space, landscaped areas and access, shall be no greater than 5% of the gross parcel area.

In 2003 Council made several text amendments to the A-1(Agriculture) and A-2(Rural Holding) zones to allow *equestrian facility* and *equestrian facility campsite* in response to uses that were permitted by the ALC but not permitted under the zoning bylaw at the time. Equestrian facilities and campsites allow animal boarding, rearing and sport. In some instances, events can span multiple days, and on-site camping is common practice. Permitting equestrian facilities and campgrounds, in 2003, was viewed as separate and distinct land uses from Agriculture. Since then, ALC staff have raised concerns with staff that the distinctions between various forms or types of Agricultural uses is not consistent with ALC legislation. Under Part 2, Division 2, Section 9 of the Agricultural Land Reserve Use Regulation, horse facilities and related farm uses may not be prohibited. As part of the comprehensive Zoning Bylaw review currently underway, the permitted uses will be examined in greater detail. In the interim, staff are supportive of adding these uses to the A-3 zone, recognizing the need for alignment with ALC legislation and considering the broader policy review scheduled for the near future.

Table 1: A-2 and A-3 Zoning Comparison

Regulation	A-2	A-3
Permitted Uses	<ol style="list-style-type: none"> 1. agriculture 2. single family dwelling 3. one secondary suite or one rural accessory dwelling 4. bed and breakfast, limited to three let rooms 5. boarders, limited to two 6. equestrian facility 7. equestrian facility campsite 8. family childcare facility 9. group childcare 10. home occupation 11. kennel 12. outdoor recreation 13. silviculture 14. accessory use, including the retail sale of agricultural products produced on the parcel 	<ol style="list-style-type: none"> 1. agriculture 2. single family dwelling 3. one secondary suite or one rural accessory dwelling 4. bed and breakfast, limited to three let rooms 5. boarders, limited to two 6. family childcare facility 7. group childcare 8. home occupation 9. silviculture 10. accessory use, including the retail sale of agricultural products produced on the parcel.
Maximum Number of Dwelling Units	2	2
Maximum Residential Building Area	2	2
Minimum Parcel Size	4 hectares (9.9 acres)	2 hectares (4.9 acres)
Minimum Parcel Width	100 metres (328.1 feet)	50 metres (164.0 feet)
Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings	<ol style="list-style-type: none"> 1. Front parcel line shall be 6.0 metres (19.7 feet) 2. Rear parcel line shall be 6.0 metres (19.7 feet) 3. Interior side parcel line shall be 3.0 metres (9.8 feet) 4. Exterior side parcel line shall be 6.0 metres (19.7 feet) 	6 metres (19.7 feet)
Minimum Setback of Rural Detached Suites	6.0 metres (19.7 feet)	6 metres (19.7 feet)
Minimum Setback of Kennels	30 metres (98.4 feet)	Not a permitted use.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

No concerns with the rezoning application. The Engineering Department will provide comments detailing servicing requirements at the time of subdivision.

Agricultural Land Commission

No concerns related to the rezoning. Should the proposed subdivision result in land within the ALR being subdivided, approval from the ALC will be required.

Planning Department

When considering rezoning applications, several factors are taken into consideration including: relevant OCP polices, permitted land uses and adjacent land uses.

Subdivision is supported in the Acreage Reserve area only in Gleneden provided specific conditions can be met (see OCP 7.3.29 and above Relevant Policy Section). Subdivision is not supported in other Acreage Reserve areas outside of Gleneden, as well as in the Salmon Valley Agriculture area. In this context, staff support the proposed rezoning, as it aligns with the applicable OCP policies and is located within the Gleneden area. Staff note that additional requirements are to be met at the subdivision stage.

Further to the OCP polices, staff have also considered Land Use Policy 3.5 which outlines the procedures regarding processing a rezoning application when land is located within the ALR. The policy states that where a rezoning application receives third reading, it shall be placed on hold until time of the associated subdivision application has been completed. The rezoning application will not be considered for fourth reading until all terms of the Preliminary Subdivision Review letter are satisfied. At this time, no subdivision application has been submitted.

Should Council not approve the proposed text amendment, the potential for subdivision would be reduced, as the current activities on the subject property would no longer be considered permitted uses, rendering those uses legally non-conforming. To proceed with subdivision, the property would need to comply with the uses outlined in the Zoning Bylaw. Should Council approve the text amendment, *equestrian facilities* and *equestrian facility campsites* would be a permitted use on all parcels zoned A-3 zones. Staff are in support of this change as it will aligns with ALC legislation.

Staff note that the surrounding land uses of the subject property are exclusively agricultural, with parcels comparable to the proposed lot area. As the subject property meets the zoning requirements of A-3 and the potential for subdivision is also supported by the OCP, staff are supportive of the proposal.

Financial Considerations:

N/A

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. It is expected that the Hearing for this application will be held on December 8, 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 – Letter from Applicant
- Appendix 2 – Subject Property Map
- Appendix 3 – Ortho Map
- Appendix 4 – OCP Map
- Appendix 5 – Zoning Map
- Appendix 6 – ALR Map
- Appendix 7 – Site Photos