

CITY OF SALMON ARM

BYLAW NO. 4742

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

The Council of the City of Salmon Arm, in open meeting assembled, enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended as follows:

SECTION 57 - CD- 19 - COMPREHENSIVE DEVELOPMENT ZONE - 19 is deleted in its entirety and replaced with the following:

SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19

Purpose

- 57.1 The purpose of the CD-19 *Zone* is to provide for low density, small lot strata development consisting of *single-family dwellings* and *Accessory Dwelling Units* use on a relatively narrow parent *parcel*.

Regulations

- 57.2 On a *parcel* zoned CD-19, no *building* or *structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-19 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 57.3 The following uses and no others are permitted in the CD-19 *Zone*:
- .1 *single family dwelling with or without secondary suite(s)*;
 - .2 *duplex with or without secondary suite(s)*;
 - .3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
 - .4 *accessory use, including home occupation*.

Maximum Height of Principal Building

- 57.4 The maximum *height* of *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

- 57.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 57.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 50% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*.

Minimum Parcel Area

57.7

- .1 The minimum *parcel area* for a *single family dwelling with or without a secondary suites* shall be 325.0 square metres (3,498 square feet).
- .2 The minimum *parcel area* for a *duplex with or without a secondary suite* shall be 650.0 square metres (6,996 square feet)

Minimum Parcel Width

57.8

- .1 The minimum *parcel width* for a *parcel line common to a highway* shall be 50.0 metres (164 feet).
- .2 The minimum *parcel width* for a *bare land strata lot intended for a single family dwelling fronting an access route* shall be 10.0 meters (32.8 feet).
- .3 The minimum *parcel width* for a *bare land strata lot intended for a duplex* shall be 20.0 meters (65.6 feet).

Minimum Setback of Principal Building

57.9 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line*
 - *adjacent to a highway* shall be 3.0 metres (9.8 feet)
 - *adjacent to an access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line*
 - *adjacent to a parcel zoned CD-19* shall be 1.2 metres (3.9 feet)
 - *all other cases* shall be 1.8 metres (5.9 feet)
 - not applicable to *dwelling units* within the same *duplex*
- .4 *Exterior side parcel line*
 - *adjacent to a highway* shall be 3.0 metres (9.8 feet)
 - *adjacent to an access route* shall be 2.0 metres (6.6 feet)

Minimum Setback of Accessory Buildings

57.10 The minimum *setback* of an *accessory building* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Parking

57.11 Parking shall be required as per Appendix I.

Screening & Landscaping

57.12 Parcel lines of the strata development adjacent to residential zoned parcels shall be screened with a combination of fencing and/or landscaping as per Appendix III.

SEVERABILITY

2. If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

ENACTMENT

3. Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

EFFECTIVE DATE

4. This bylaw shall come into full force and effect upon adoption of same.

CITATION

5. This bylaw may be cited as **“City of Salmon Arm Zoning Amendment Bylaw No. 4742”**

READ A FIRST TIME THIS	DAY OF	2025
READ A SECOND TIME THIS	DAY OF	2025
READ A THIRD TIME THIS	DAY OF	2025
ADOPTED BY COUNCIL THIS	DAY OF	2025

MAYOR

CORPORATE OFFICER