

# **AGENDA**

## **Development and Planning Services Committee**

**Monday, March 18, 2019**

**8:00 a.m.**

**Council Chambers, City Hall  
500 – 2 Avenue NE**

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	PRESENTATIONS
	5.	REPORTS
1 - 12	1.	Zoning Amendment Application No. ZON-1143 [Wilson, D. / Johnson, A.; 2130 – 1 Avenue NE; R-1 to R-8]
13 - 24	2.	Zoning Amendment Application No. ZON-1144 [Stevens, S. & Burns, Z.; 2810 – 25 Street NE; R-1 to R-8]
25 - 42	3.	Official Community Plan Amendment Application No. OCP4000-38 [Cutting Edge Holdings Ltd.; 1231 – 30 Street NE; HC to HDR]
	4.	Zoning Amendment Application No. ZON-1141 [Cutting Edge Holdings Ltd.; 1231 – 30 Street NE; R-1 to R-5]
43 - 56	5.	Development Variance Permit Application No. VP-494 [Eagle Home Sales (Salmon Arm) Ltd. / Lawson Engineering & Development Services Ltd.; 1190 – 51 Street NE; Servicing Requirements]
	6.	FOR INFORMATION
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

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To: His Worship Mayor Harrison and Members of Council

Date: March 12, 2019

Subject: Zoning Bylaw Amendment Application No. 1143

Legal: Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814  
Civic: 2130 – 1 Avenue NE  
Owner: Wilson, D.  
Applicant: Johnson, A.

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#### **MOTION FOR CONSIDERATION**

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 4, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

**AND THAT:** Final reading of the zoning amendment bylaw be withheld subject to:

1. Registration of Section 219 Land Title Act covenant(s) registered on title ensuring access to Okanagan Avenue is not permitted; and
2. Approval by the Ministry of Transportation and Infrastructure.

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#### **STAFF RECOMMENDATION**

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

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#### **PROPOSAL**

The subject parcel is located at 2310 1 Avenue NE (Appendix 1 and 2) and presently contains an existing single family dwelling. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the development of a *detached suite*.

#### **BACKGROUND – SECONDARY SUITES**

The subject parcel is approximately 0.34 acres, designated Medium Density Residential in the City's Official Community Plan (OCP), and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in a residential neighbourhood, largely comprised of R-1 zoned parcels containing single family dwellings, with nearby R-4 and CD-7 development as well. There is currently one R-8 zoned parcels within the proximity of the subject parcel, while the nearby CD-7 Zone allows for *secondary suites* as well.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a *detached suite*, including sufficient space for an additional off-street parking stall. Site photos and a Letter of Proposal are attached (Appendix 5 and 6).

COMMENTSMinistry of Transportation & Infrastructure

The subject property is located within 800 m of the MOTI controlled intersection at 30 Street and the Trans Canada Highway. MOTI has granted preliminary approval.

Engineering Department

No concerns with rezoning. Records indicate water service and stormwater upgrades will be required at time of Building Permit, while a covenant prohibiting access to Okanagan will also be required. Comments attached as Appendix 7.

Building Department

BC Building Code requirements must be met to construct a detached suite.

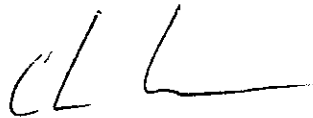
Development Cost Charges (DCCs) are payable at the time of Building Permit for a Detached Suite in the amount of \$6,064.31 (same as the DCCs for a High Density Residential Unit).

Fire Department

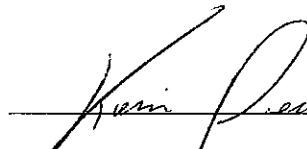
No concerns.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a detached suite would require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.

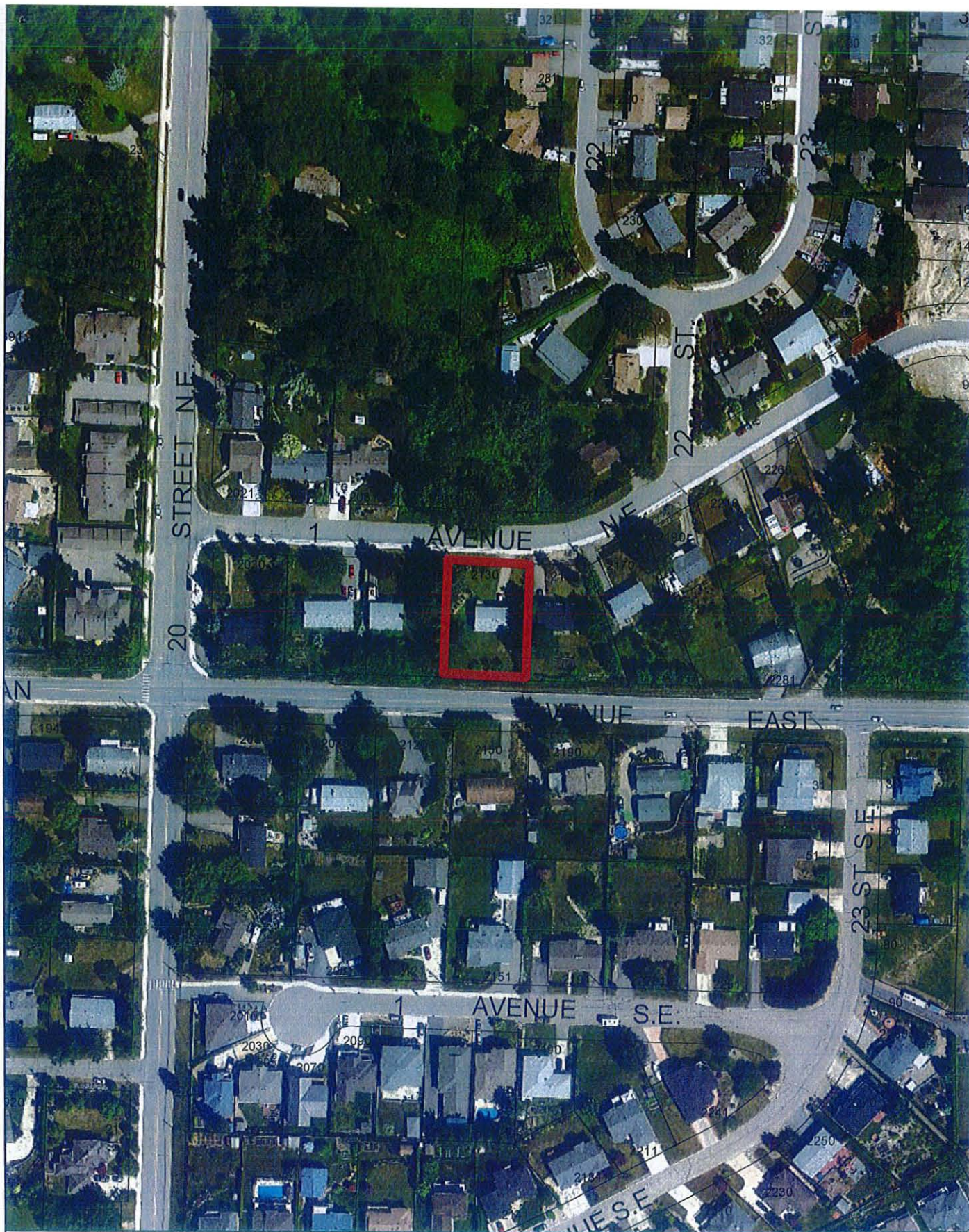


Prepared by: Chris Larson, MCP  
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services





0 15 30 60 90 120 Meters



Subject Parcels





0 3.75 7.5 15 22.5 30  
Meters



Subject Parcels





0 10 20 40 60 80  
Meters



Subject Parcels



Park

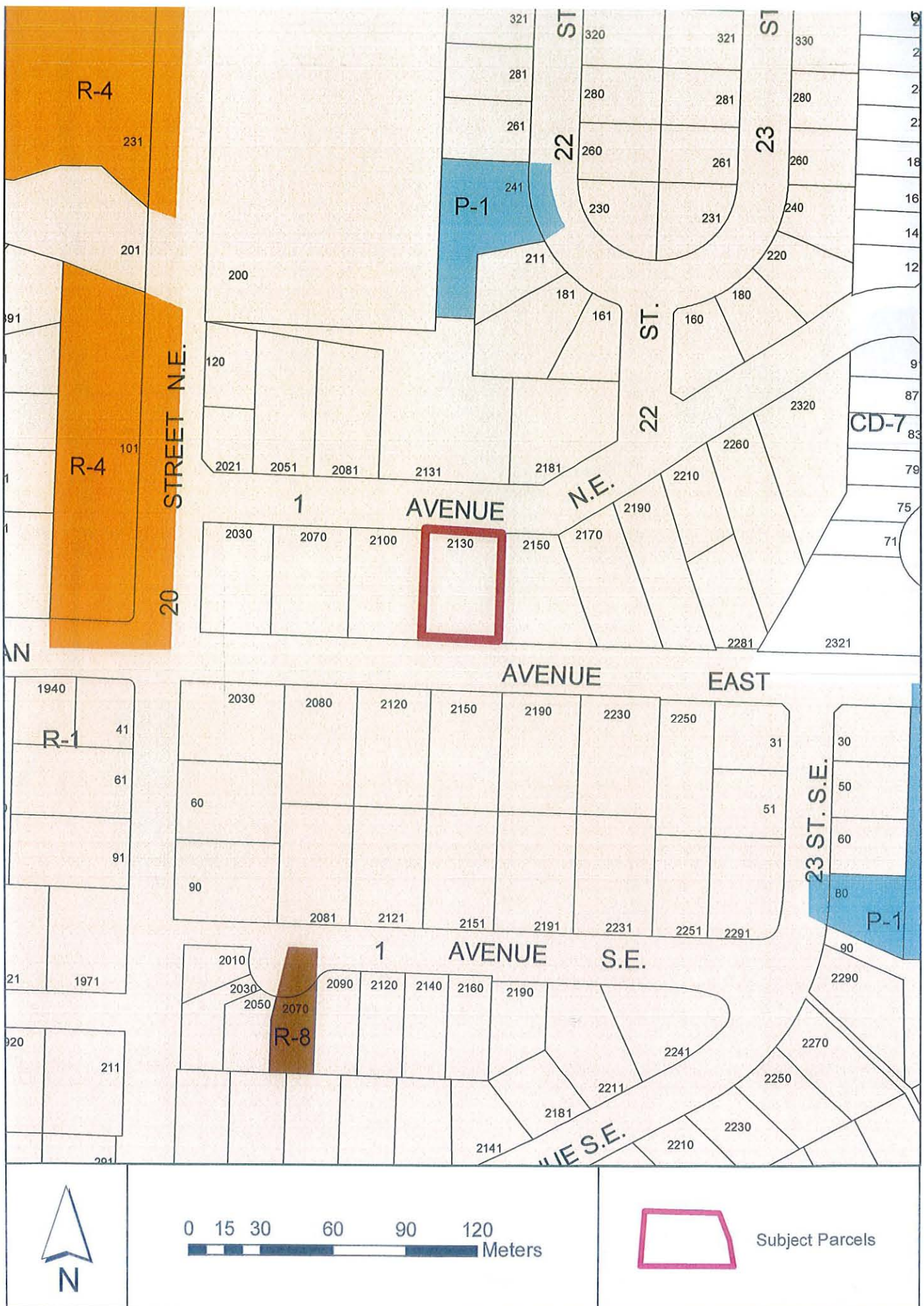


Low Density Residential



Medium Density Residential









View of subject parcel looking southwest from 1 Avenue NE.



View of subject parcel looking southeast from 1 Avenue NE.



January 11, 2019

To whom it may concern,

I, Annemarie Johnson, am the daughter of Doris Wilson. My husband and I would like to build a carriage house on the property of 2130 1<sup>st</sup> Ave NE, Salmon Arm. Mom is getting older and we would like to be able to assist her with the property and be there for her if she needs us. We feel that this would be feasible for us as we also have an adult handicap son that lives with us. My mom has lived in this house since the early 1980's (I grew up in this house). We are long time residences of the area.

We are in the proposed stages of location of the carriage house. Ideally we would like to the west of the property in the back south towards Okanagan Ave. We feel that this would be an optimal location and there appears to be no conflict with utilities in the area. We have 1 Evergreen tree that would need to be removed. We would like to start building as soon as possible as our current place will need to be vacated by May 31/2019. If you have any questions I am open to phone calls or emails.

I've attached a few ideas that we are looking at for the carriage house-we need to tweak them so as to conform to the city requirements. The plan is to have a full garage/workshop/storage underneath with the living quarters above. The land is tiered so the garage will mostly be underground. We will also be re-siding mom's house to match the carriage house. We would also like to pave and re-landscape the yard as well.

Thank you

Regards, Annemarie Johnson

A handwritten signature in black ink, appearing to read 'AJ Johnson', written in a cursive style.













Don't need to speak to anyone yet  
Favourite & Follow

**Need More Info, Speak to a Home Expert**

I'm interested in buying  
Setup a Free Consultation

I want a high quality printed copy  
Order the 2018 Home Catalog



Don't need to speak to anyone yet  
Favourite & Follow

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Order the 2018 Home Catalog

**CITY OF  
SALMON ARM***City of Salmon Arm  
Memorandum from the Engineering  
and Public Works Department*

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To: Kevin Pearson, Director of Development Services  
Date: February 19, 2018  
Prepared by: Xavier Semmelink, Engineering Assistant  
Subject: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1143**  
Legal: Lot 4 Section 13, Township 20, Range 10, W6M KDYD, Plan 23814  
Civic: **2130 – 1 Avenue NE**  
Owner: D. Wilson, Box 2288, Salmon Arm, BC V1E 4R3  
Applicant: A. Johnson, Box 2288, Salmon Arm, BC V1E 4R3

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Further to your referral dated February 5, 2019, the Engineering Department has reviewed the site.

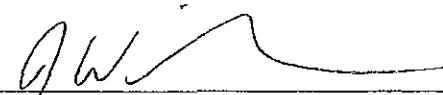
The following comments and servicing requirements are not conditions for rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

- Records indicate that the existing property is serviced by a 19mm service from the 150mm diameter watermain on 1 Avenue NE. Due to the size and age of the existing service, upgrading to a new metered service (minimum 25mm) will be required. To request an estimate to upgrade the water service please contact the Engineering Department, otherwise an estimate will be provided at the time of the building permit. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
- An Alternative Stormwater System shall be required in accordance with Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7.2.
- As Okanagan Avenue East is designated as a Collector Road, no accesses on Okanagan Avenue East will be permitted. A covenant shall be registered along the southern property line prohibiting access on Okanagan Avenue East. Only one access with a maximum width of 6 meters on 1 Avenue NE shall be permitted.



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Xavier Semmelink  
Engineering Assistant



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Jenn Wilson, P.Eng., LEED® AP  
City Engineer



# CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: March 14, 2019

Subject: Zoning Bylaw Amendment Application No. 1144

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP69695

Civic: 2810 – 25 Street NE

Owner/Applicant: Stevens, S. & Burns, Z.

## 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 24, Township 20, Range 10, W6M, KDYD, Plan EPP69695 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

**AND THAT:** Final reading of the zoning amendment bylaw be withheld subject to confirmation that the secondary suite meets Zoning Bylaw and BC Building Code requirements.

## STAFF RECOMMENDATION

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

## PROPOSAL

The subject parcel is located at 2810 - 25 Street NE (Appendix 1 and 2) and contains a single family dwelling. This proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) to permit the use of a *secondary suite* within the existing *single family dwelling*.

## BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The surrounding properties consist primarily of larger R-1 zoned parcels with some larger A-2 zoned parcels to the North. There are presently six R-8 zoned parcels within the vicinity of the subject parcel, including the neighbouring parcel to the south which contains a *detached suite*.

The subject parcel meets the specifications to permit a *secondary suite* within the proposed R-8 zone. The house includes a double car garage and there is sufficient space to accommodate additional off-street parking for the suite. Site photos are attached as Appendix 5 and a plan of the basement suite is attached as Appendix 6.

In 2017 a building permit was issued to the previous owner for the construction of a new single family dwelling with an unfinished basement. The current owner/applicant purchased the home in April 25, 2018. A suite was, however, partially finished in the basement at some point. Notice of Building Permit completion was mailed to the previous owner on May 15, 2018 and copied to the current owner/applicant. The Notice confirmed the Building Permit was for a single family dwelling and unfinished basement only (i.e. not for a secondary suite). The previous and current owners were advised that rezoning and Building Permit applications are required in order for the suite to conform.

*Secondary Suites*

Policy 8.3.25 of the OCP provides for the consideration of *secondary suites* in Low Density Residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSEngineering Department

No engineering concerns.

Building Department

Unit constructed without permit or review by building official. Building permit required. Fire separation upgrades may be required. BC Building Code applies.

Fire Department

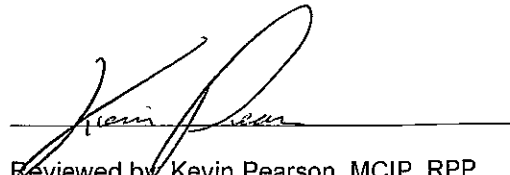
No concerns.

Planning Department

The intent of this application is to have the *secondary suite* conform to zoning. A building permit for the secondary suite is required.



Prepared by: Denise Ackerman  
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



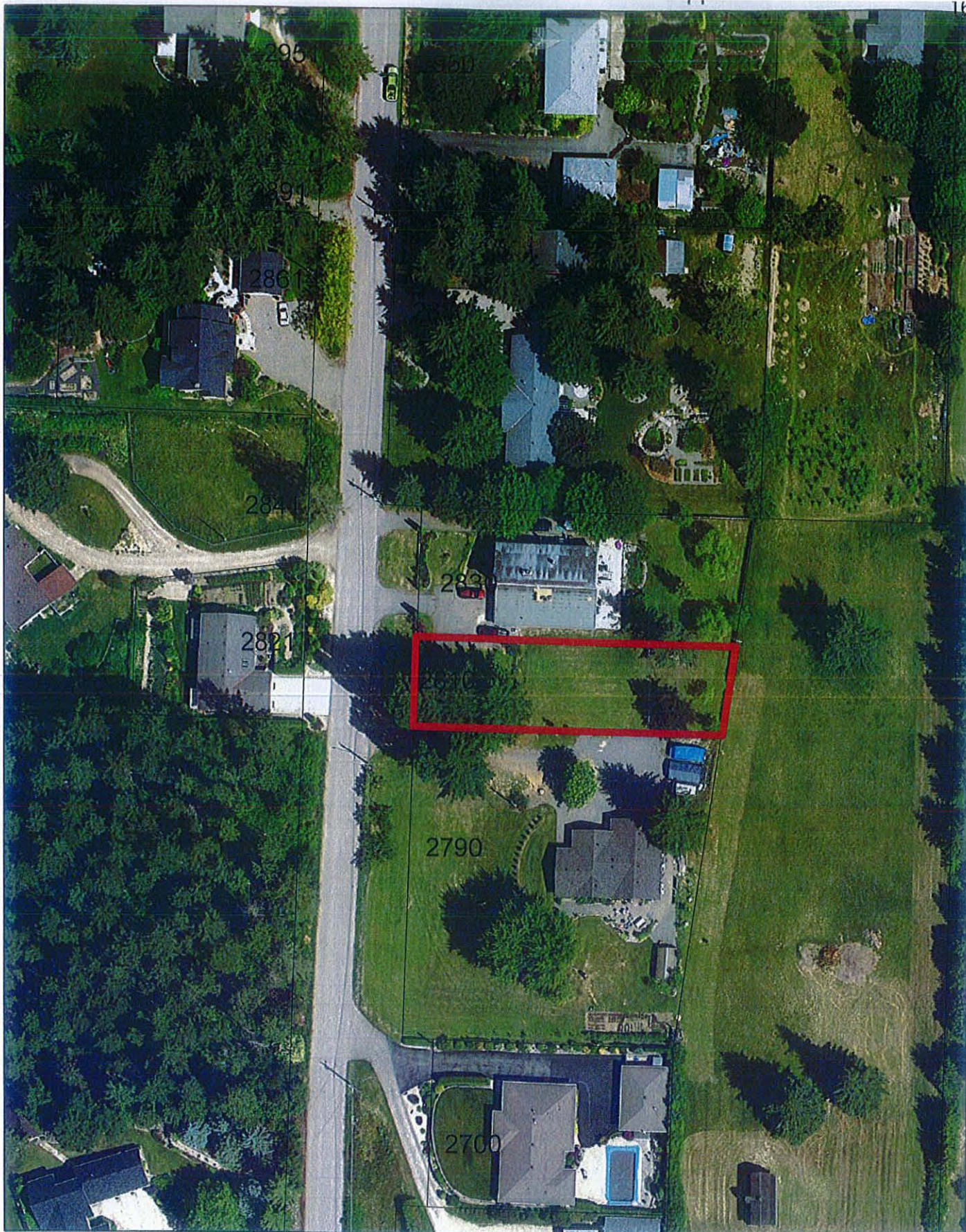


0 30 60 120 180 240 Meters



Subject Property





Subject Property





0 10 20 40 60 80  
Meters



Subject Parcels



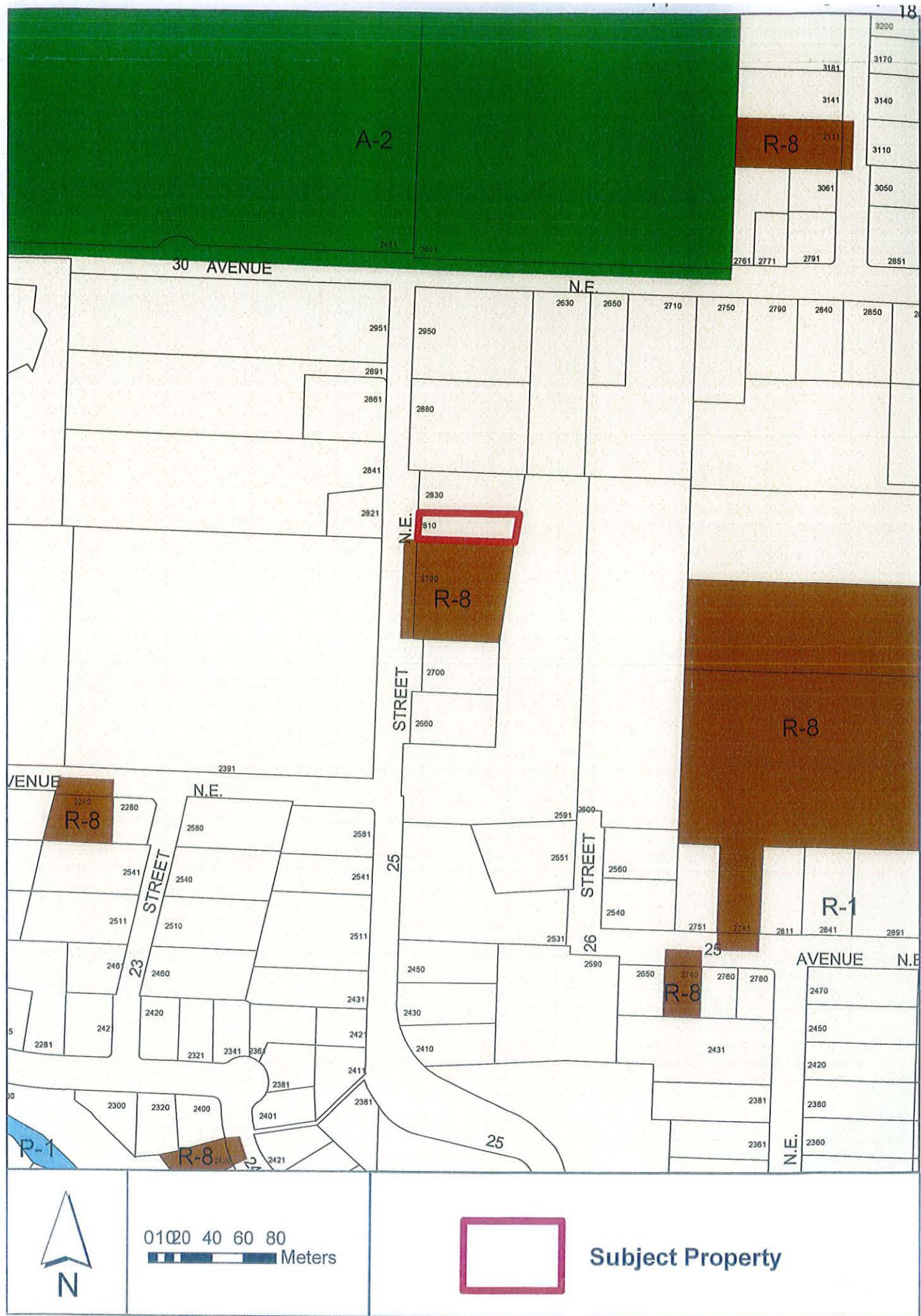
Acreage Reserve



Low Density Residential

Park





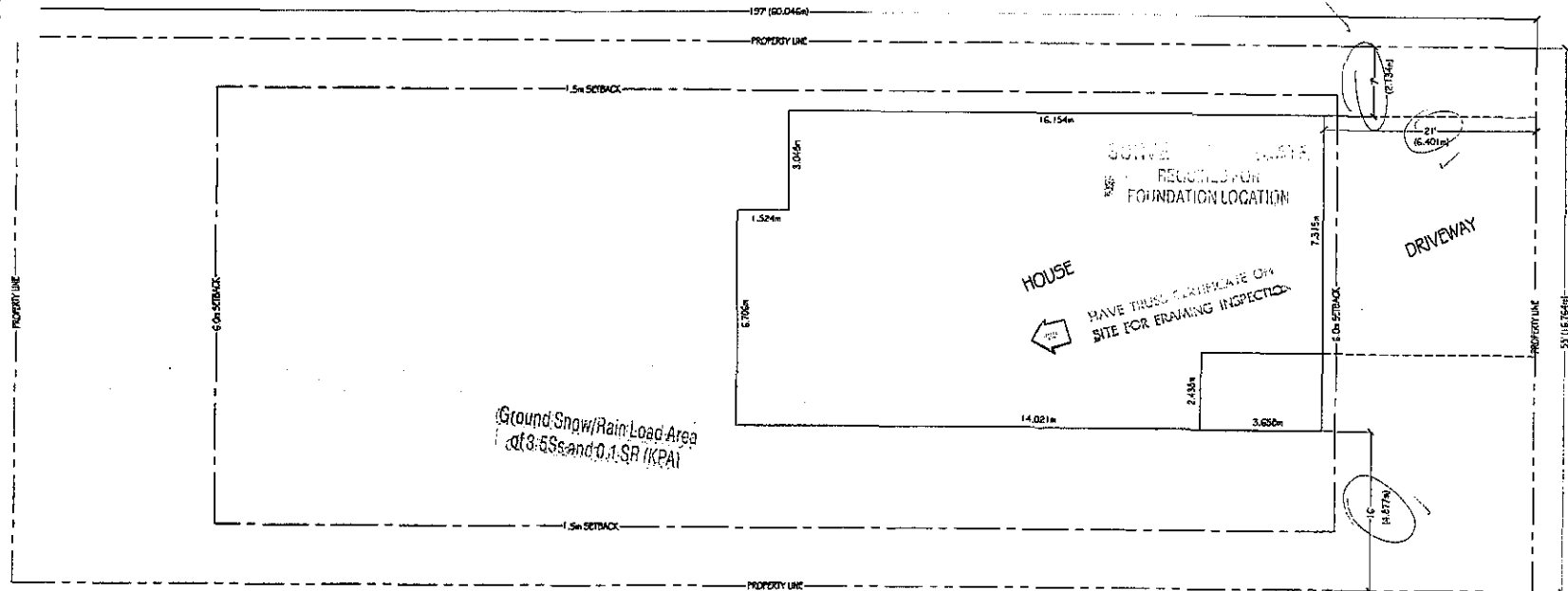




View East From 25 Street NE of Subject Property



View Southeast From 25 Street NE of Subject Property



25TH STREET NE

CUTTING EDGE HOLDINGS

PROJECT CONTACT: BRANDON LAWSON 250.304.5095  
DESIGN CONTACT: MIKE THIESSEN 250.253.5041

AI  
SITE PLAN

OFFICE COPY

DATE: 17-07-27  
SCALE: 1/2" = 1'-0"

**INSPECTION DUTIES OF OWNER**  
The owner of a building shall have the responsibility to ensure that the building is inspected by a qualified inspector as required by the Building Code of Canada (BCC) and the Building Code of British Columbia (BCBC) (Below the City).

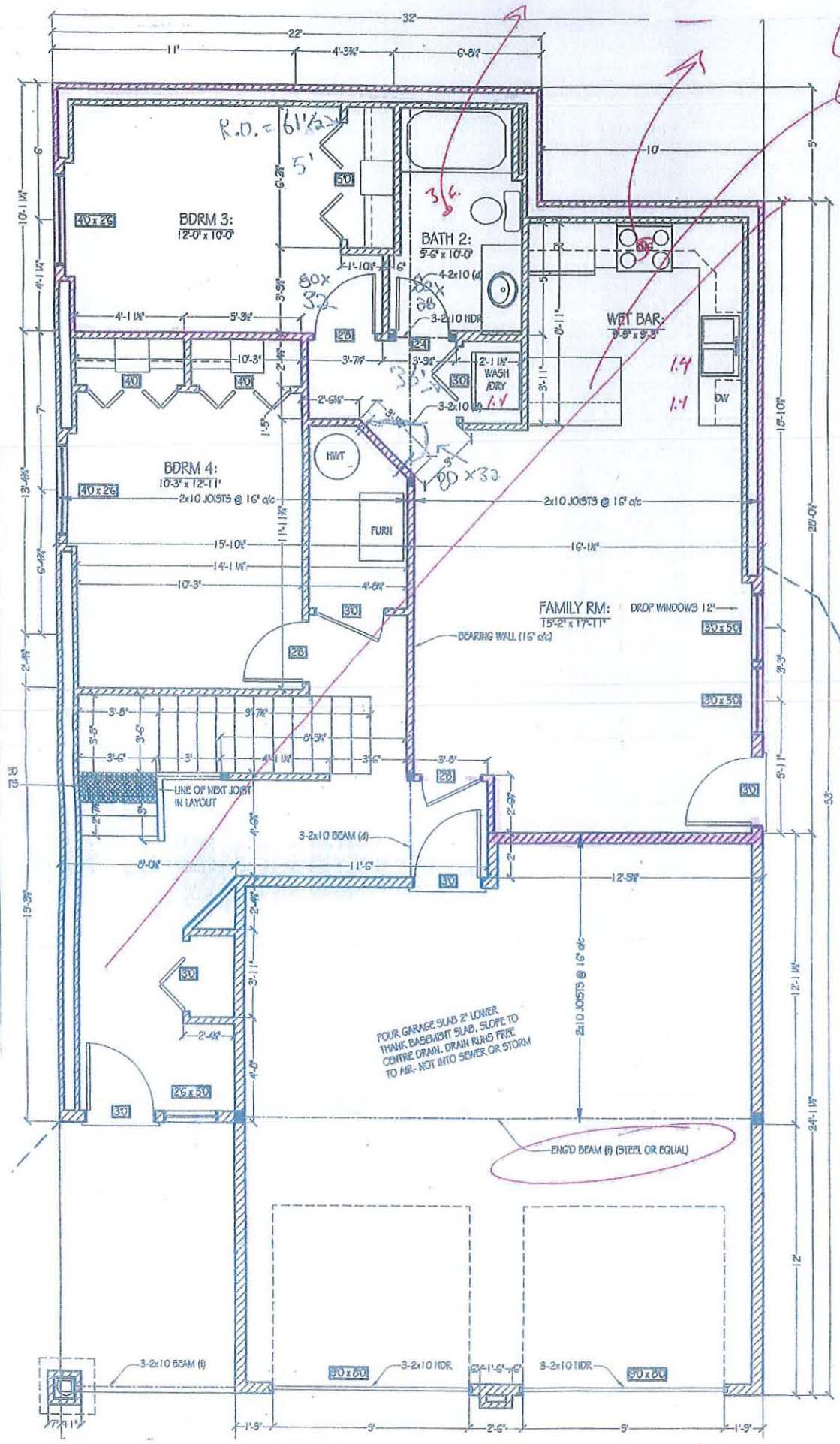
Building Regulations of BC (BCBC 2012 to Apply)  
Check Field Copy Drawing Notes

15354B  
RECEIVED  
JUL 31 2017  
CITY OF SALMON ARM  
08/17/17

**BEFORE CONSTRUCTION BEGINS...**  
ALL ASPECTS INCLUDING, BUT NOT LIMITED TO, STRUCTURE AND ENVELOPE OF THIS BUILDING ARE TO CONFORM TO OR EXCEED THE CURRENT BC BUILDING CODE. IF YOU ARE UNSURE OF ANY REQUIREMENTS, CONSULT THE BC BUILDING CODE OR YOUR LOCAL INSPECTION AGENCY TO ENSURE FULL COMPLIANCE. NOT HAVING ACCESS TO THE BUILDING CODE IS NOT AN EXCUSE FOR POOR BUILDING PRACTICES.

15354B





No Basement  
On this floor  
separate  
required

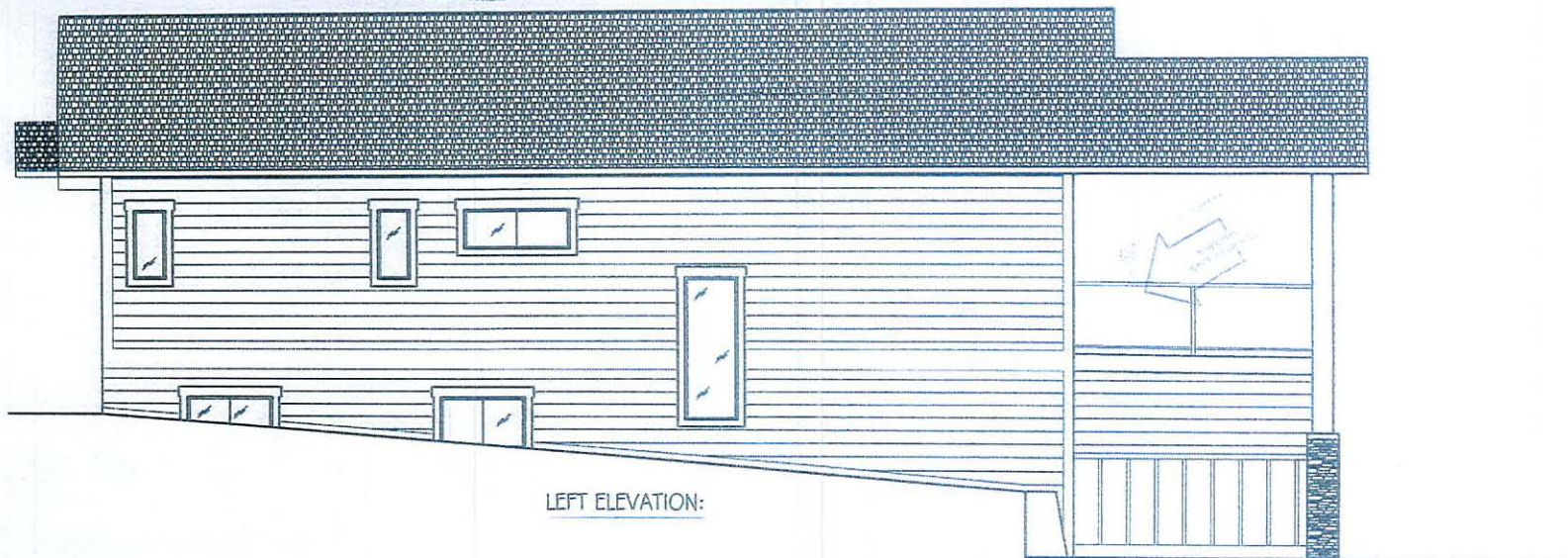
# CUTTING EDGE HOLDINGS

## A2

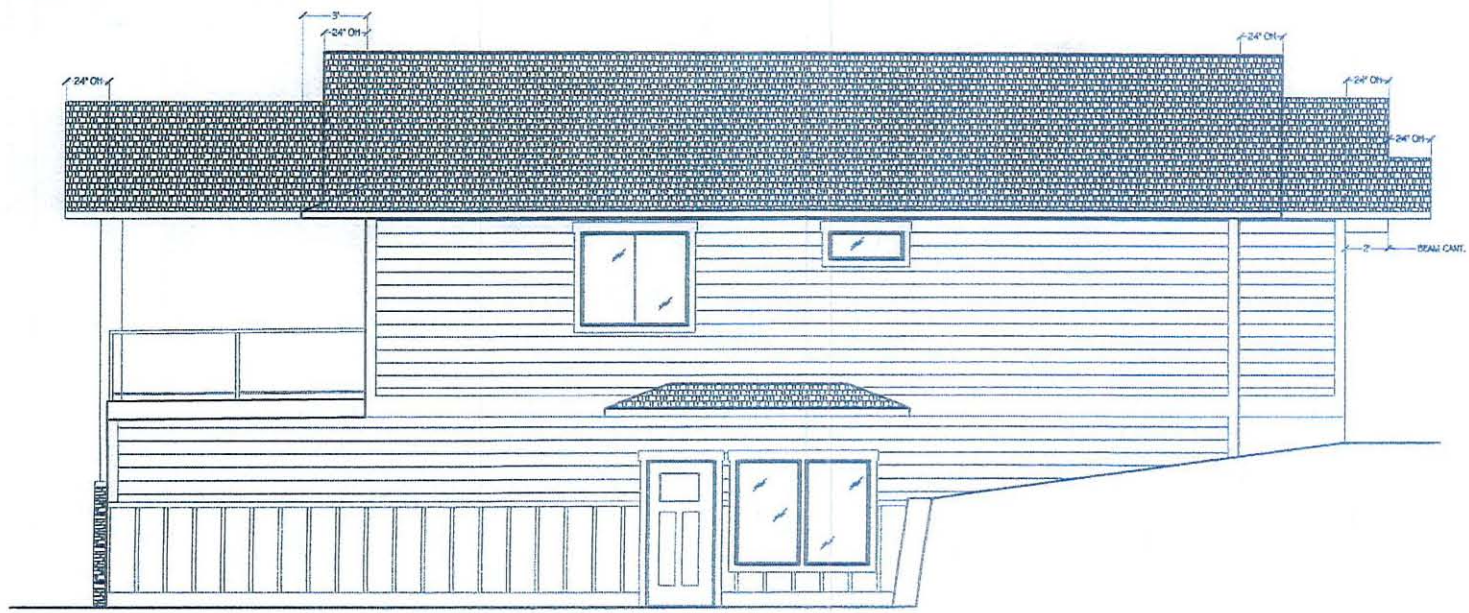
MAIN FLC  
& BASEM  
PLANS



After venting to the outside of building  
area and uniformly distributed.  
Min. 25% of 1/300 to be at top.  
Min. 28% of 1/300 to be at bottom.



LEFT ELEVATION:



RIGHT ELEVATION:

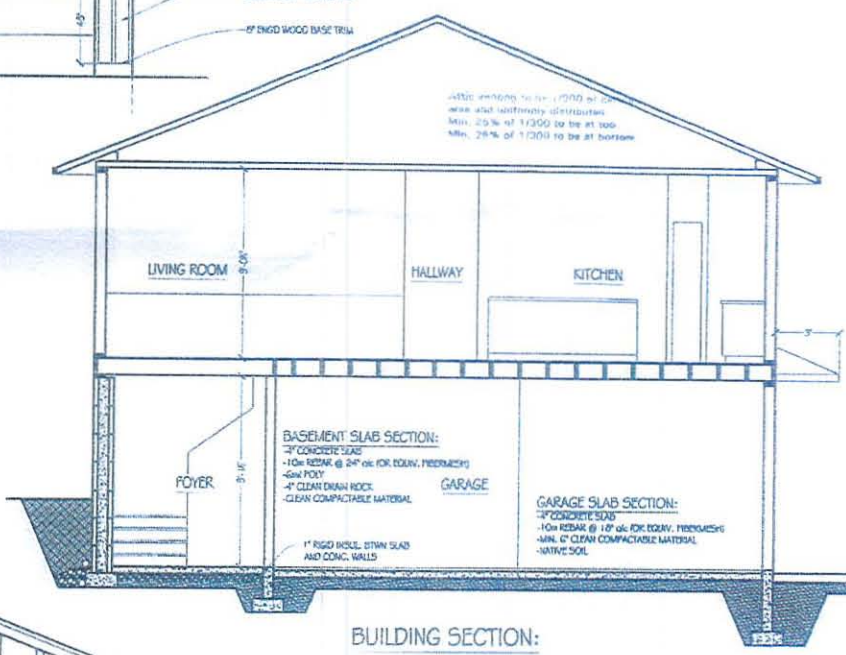
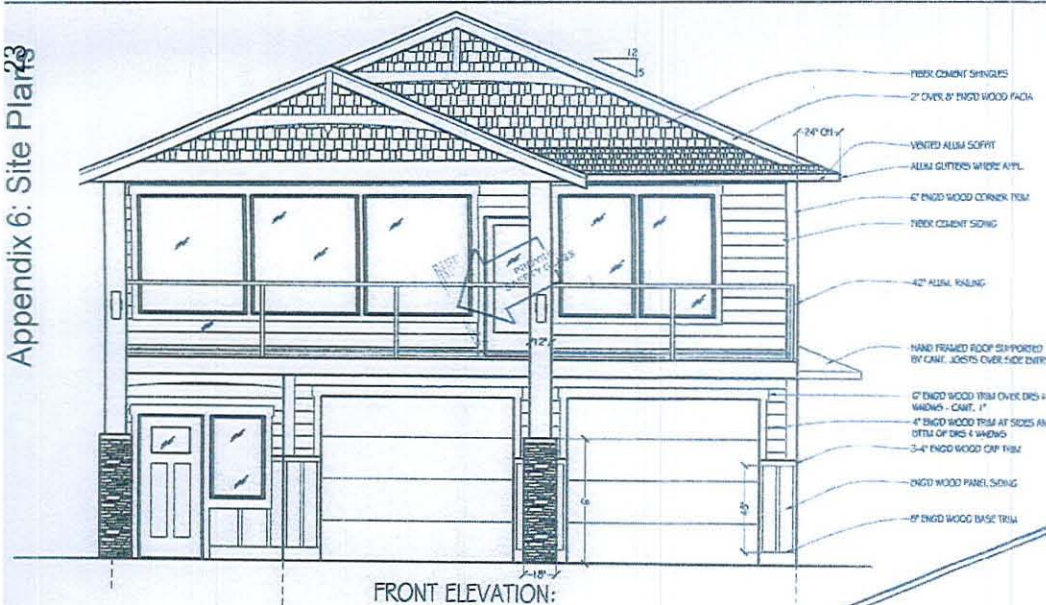
# CUTTING EDGE HOLDINGS

A3  
SIDE  
ELEVATIONS

PROJECT CONTACT: BRANDON LAWSON 250. 604. 5095  
DESIGN CONTACT: MIKE THIESSEN 250. 253. 5041

DATE: 17-07-27  
SCALE: 1/4" = 1'-0"





ROOF SECTION:  
-APPROVED ASPHALT SHINGLES  
-ROOFING PAPER  
-3/4" OSB SHEATHING  
-ENGINEERED TRUSSES @ 24" o/c (APD)  
-644 BATT OR BLOWN INSULATION  
-6mil. VAPOUR BARRIER  
-1/2" CEILING GWS

ROOF EDGE SECTION:  
-ALUM. SOFFIT  
-PAINTED WOOD GABLE FASCIA  
-ALUM. CONT. GUTTERS

EXT. WALL SECTION:  
-APPROVED SERRATED CEILING SHOWN  
-BUILDING WRAP (FASOR OR TYVEC TYPE)  
-3/4" OSB SHEATHING  
-2x6 STUDS @ 24" o/c  
-52x4 BATT INSULATION (R22 w/ 15%)  
-6mil. VAPOUR BARRIER  
-1/2" GWS

MAIN/UPPER FLOOR SECTION:  
-3/4" TAG FIBR OR GOLD EDGE OSB SHEATHING  
-3/4" TAG JOISTS @ 16" o/c - SEE ATTACHED LAYOUT  
-1/2" CEILING GWS

FOUNDATION SECTION:  
-4" TOP CONC. WALL, 10m @ 16" o/c VERT. x 10m @ 16" o/c HOK.  
-ALUMIN. OR EQUAL DRAINAGE APPLIED AS PER MANUF. TO MIN.  
OF 1/4" ABOVE FIN. GRADE. DRAINAGE TO COVER TOP OF FTE.  
-150x150 FTE ON APPROVED SOIL @ 2-15m BAYS CONT.  
-4" CONC. SLAB w/ 10m @ 24" o/c OR EOV. REINFORCEMENT  
-6mil. POLY UNDER  
-MIN. 4" OF 1-1.5" ROCK STRIP GRADE AND POLY

GARAGE SLAB SECTION:  
-4" CONC. SLAB  
-10m REBAR @ 18" o/c FOR EOV. REINFORCEMENT  
-MIN. 6" CLEAN COMPACTABLE MATERIAL  
-NATIVE SOIL

DRAINAGE SECTION:  
-ALL DOWNPOUTS TO BE REINSTALLED AS REQUIRED BY CODE  
-4" CSA RATED PREF. DRAIN TILE  
-4" DRAIN HOOK COVER OVER DRAIN TILE  
-LANDSCAPE CLOTH OR EOV. SEPARATION  
-STAIN ROCK AND SACKFILL  
-COMPACTABLE BACK FILL

BEFORE CONSTRUCTION BEGINS...  
ALL ASPECTS INCLUDING, BUT NOT LIMITED TO, STRUCTURE AND ENVELOPE OF THIS BUILDING ARE TO CONFORM TO OR EXCEED THE CURRENT BC BUILDING CODE. IF YOU ARE UNSURE OF ANY REQUIREMENTS, CONSULT THE BC BUILDING CODE OR YOUR LOCAL INSPECTION AGENCY TO ENSURE FULL COMPLIANCE. NOT HAVING ACCESS TO THE BUILDING CODE IS NOT AN EXCUSE FOR POOR BUILDING PRACTICES.

# CUTTING EDGE HOLDINGS

A4  
FRONT/ REAR  
ELEVATIONS  
& BUILDING  
SECTION

PROJECT CONTACT: BRANDON LAWSON 250.604.5095  
DESIGN CONTACT: MIKE THIESSEN 250.233.5041

DATE: 17-07-27  
SCALE: 3/4" = 1'-0"



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# CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: March 11, 2019

SUBJECT: Official Community Plan Amendment Application No. OCP4000-38  
Zoning Amendment Application No. 1141

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17069  
Civic: 1231 – 30 Street NE  
Owners/Applicant: Cutting Edge Holdings LTD.

## MOTION FOR CONSIDERATION

- THAT: A bylaw be prepared for Council's consideration, adoption of which would amend the Official Community Plan Bylaw No. 4000 Land Use Designation of Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17069 from HC (Highway Service/Tourist Commercial) to HDR (High Density Residential);
- AND THAT: Pursuant to Section 475 of the *Local Government Act*, Council has considered this Official Community Plan amendment after appropriate consultation with affected organizations and authorities;
- AND THAT: Pursuant to Section 476 of the *Local Government Act*, Council has considered this Official Community Plan amendment after required consultation with School District No. 83;
- AND THAT: Pursuant to Section 477 (3) (a) of the *Local Government Act*, Second Reading of the Official Community Plan bylaw be withheld pending Council's consideration of the amendment in conjunction with:
- 1) The Financial Plans of the City of Salmon Arm; and
  - 2) The Liquid Waste Management Plan of the City of Salmon Arm.
- AND THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17069 from R-1 (Single-Family Residential) to R-5 (High Density Residential);
- AND FURTHER THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to:
- 1) Ministry of Transportation and Infrastructure approval; and
  - 2) Adoption of the associated Official Community Plan Amendment Bylaw.

## STAFF RECOMMENDATION

THAT: The motion for consideration be adopted;

5.3/5.4



## PROPOSAL

The subject parcel is located at 1231 – 30 Street NE, just north of the Trans Canada Highway (Appendices 1 and 2). It is designated Highway Service / Tourist Commercial (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 parcel currently contains a single family dwelling (site photos are attached as Appendix 5).

The purpose of this application is to amend the OCP and rezone the subject parcel to accommodate a multi family residential use. As discussed in more detail, a high density land use designation is deemed to be the most appropriate designation of the OCP.

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-4 with R-1 and R-5), with Rural zones to the east, and Commercial zones further to the west and south. Land uses adjacent to the subject parcel include the following:

North: Residential land (R-1 Single Family and R-4 Medium Density Residential)  
 South: Residential land (R-1 Single Family Residential)  
 East: Road (30 Street NE) and A-2 (Rural Holding) land beyond  
 West: Residential land (R-4 Medium Density Residential)

A conceptual site plan (Appendix 6) has been submitted to illustrate the development proposal featuring 5 or 6 three-storey residential units. While the details of the attached plans are unclear, they represent the intent of the applicant at this time and would be subject to detailed review at the Development Permit stage. Note the maximum height in the R-5 zone is 12 metres (39.4 feet), without a height bonus, while the maximum height permitted in the C-6 zone (envisioned by the OCP "HC" designation) is 19 metres (62.3 feet).

If rezoned to R-5, a form and character residential development permit application would be required prior to development to address building forms, site plan, lot grading, and landscaping designs. A Development Permit application would be reviewed by City staff, the Design Review Panel, and then by Council for consideration of approval.

## OCP POLICY

The proposed OCP amendment from HC (Highway Service / Tourist Commercial) to HR (Residential - High Density) would place the subject parcels in Residential Development Area A, considered the highest priority for development. The proposed amendment to HR would align with the OCP's Urban Residential Objectives listed in Section 8.2 and the Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities. In terms of siting, the proposal appears aligned with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

## Section 475 & 476 - Local Government Act

Pursuant to Sections 475 and 476 of the Local Government Act (consultation during OCP amendments), the proposed OCP amendments were referred to the following organizations on January 23, 2019:

Adams Lake Indian Band:	No response to date
Neskonlith Indian Band:	No response to date
Economic Development Society:	Letter of support attached (Appendix 7).
Interior Health Authority:	No response to date
School District No. 83: (pursuant to Section 476)	No response to date



Section 477 - Local Government Act

Pursuant to Section 477 of the Local Government Act (adoption procedures for an OCP amendment), prior to Second Reading of the bylaw, Council must consider the proposed OCP amendment in relation to the City's financial and waste management plans. In the opinion of staff, this proposed OCP amendment is largely consistent with both the City's financial and waste management plans.

COMMENTSMinistry of Transportation & Infrastructure

MOTI has granted preliminary approval (Appendix 8).

Engineering Department

Servicing information provided to applicant in advance of any future development (Appendix 9).

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, institutional and commercial development, most significantly the uptown SASCU / Askew's location and the 21 Street NE underpass. The subject parcel is located in an area well-suited for higher density residential development featuring sidewalks and transit routes, being within close walking distance of the commercial node to the west, the recreation centre and arena, schools (including Okanagan College), as well as the City Centre and hospital further west.

At present, the subject parcel may be considered less ideal for Highway Service / Tourist Commercial development as presently designated, considering the size of the parcel, the commercial node established to the west, and the proximity of recent residential development. As noted, the Residential – High Density (HD) designation in the City's Official Community Plan (OCP) supports the proposed development scenario, which in the opinion of staff aligns with broad OCP policies.

The maximum residential density permitted under R-5 zoning is 100 dwelling units per hectare of land. As the subject property is 0.13 hectares in area, the maximum permitted density would be 13 dwelling units assuming: 1) the present gross areas of the subject parcel; and 2) no density bonus. With a density bonus under R-5 zoning, the maximum density is 130 units per hectare, or 16 units on 0.13 hectares, with a height increase to 15 m. The minimum residential density permitted under R-5 zoning is 3 units in the form of a triplex. The applicant is currently proposing a 5-to-6 unit development (which equates to a density of 46 units per hectare) subject to a Development Permit application. The proposed development should align well with the residential development to the north, south, and west.

Table 1 – R-5 Zoning Analysis (0.48 hectare area)

	<u>R-5 Permitted/Required</u>	<u>R-5 with Bonus</u>	<u>Proposed</u>
<b>Density</b>	13 units	16 units	5-to-6 units
<b>Height</b>	12 m	15 m	tbd
<b>Parcel Coverage</b>	55 %	70 %	tbd
<b>Setback – north (road)</b>	5 m	5 m	tbd
<b>Setback – east</b>	2.4 m	2.4 m	tbd
<b>Setback – south</b>	5 m	5 m	tbd
<b>Setback – west</b>	2.4 m	2.4 m	tbd
<b>Parking</b>	16	20	tbd
<b>Small Car Spaces</b>	20 % (3)	20 % (4)	tbd

Considering the proposed development concept, a 6 unit development would be required to provide 8 parking stalls. The provision of on-site parking is practical and necessary, as the opportunity for on-street parking at this site is very limited.



As previously noted, if rezoned as proposed, a form and character development permit application would be required prior to development and would clarify the inclusion of various site elements. Detailed site plans, building renderings, a landscape plan provided by a landscape architect, and a lot grading plan submitted at the development permit stage are all required to illustrate how the applicant's proposal would address various requirements. Specific details regarding building design including heights, and site planning including the requisite screened refuse/recycling area, fencing and landscaping have not yet been determined. Staff note that parking areas are required to meet the standards specified in the Zoning Bylaw, including hard surfacing, grading, drainage, and delineation (painted lines) of parking spaces.

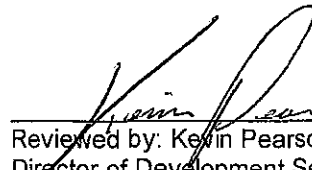
Staff have discussed these matters with the applicant and as such, staff are comfortable with the concept as proposed at this stage, with the expectation that detailed designs are forthcoming and the understanding that these details are required at the Development Permit stage.

#### CONCLUSION

The proposed Residential - High Density (HR) OCP land use designation and R-5 zoning of the subject properties is consistent with OCP residential policy, will not result in any significant impact on the City's commercial land supply, and is therefore supported by staff.



Prepared by: Chris Larson, MCP  
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services





0 45 90 180 270 360 Meters



Subject Parcel



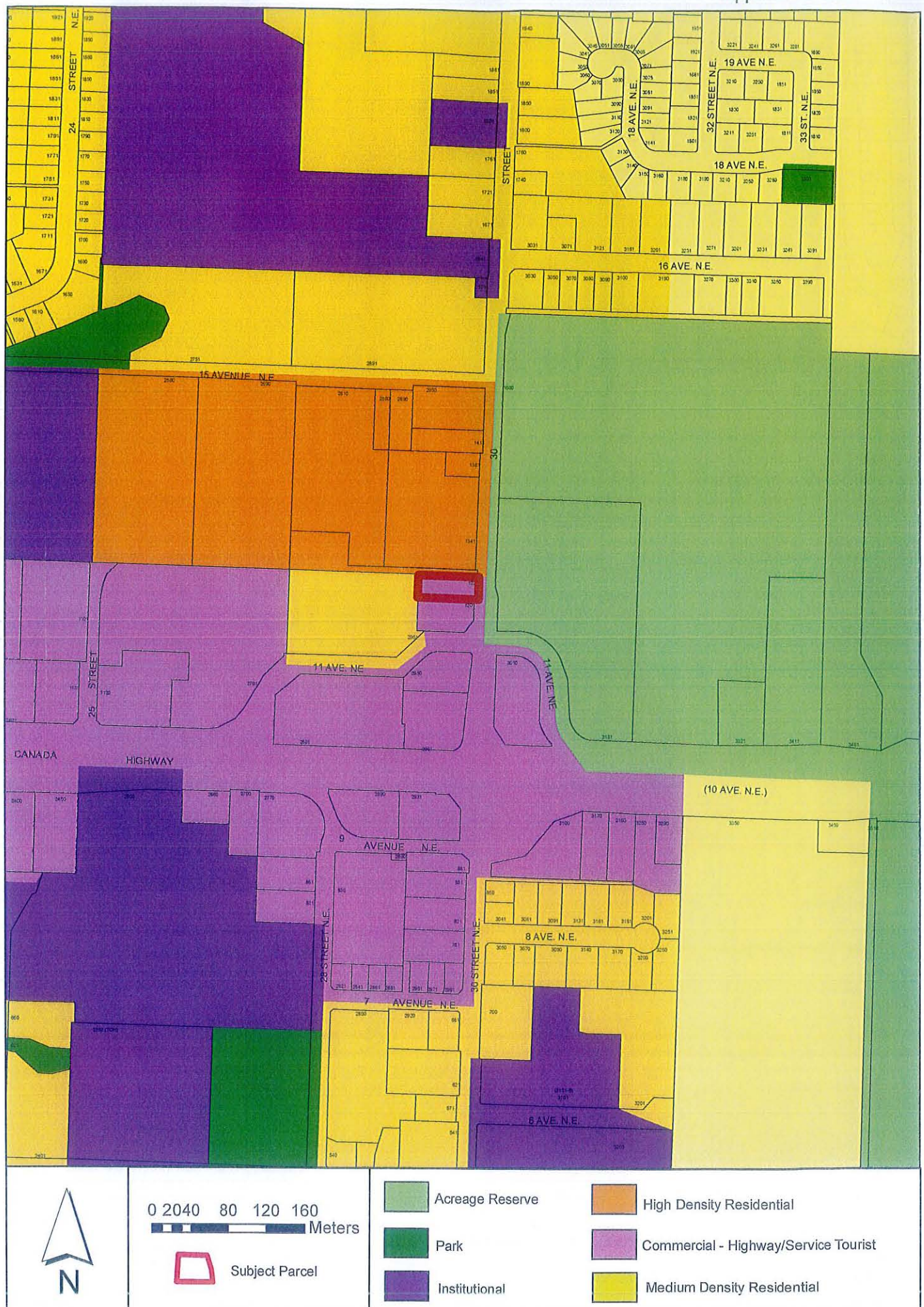


0 5 10 20 30 40 Meters

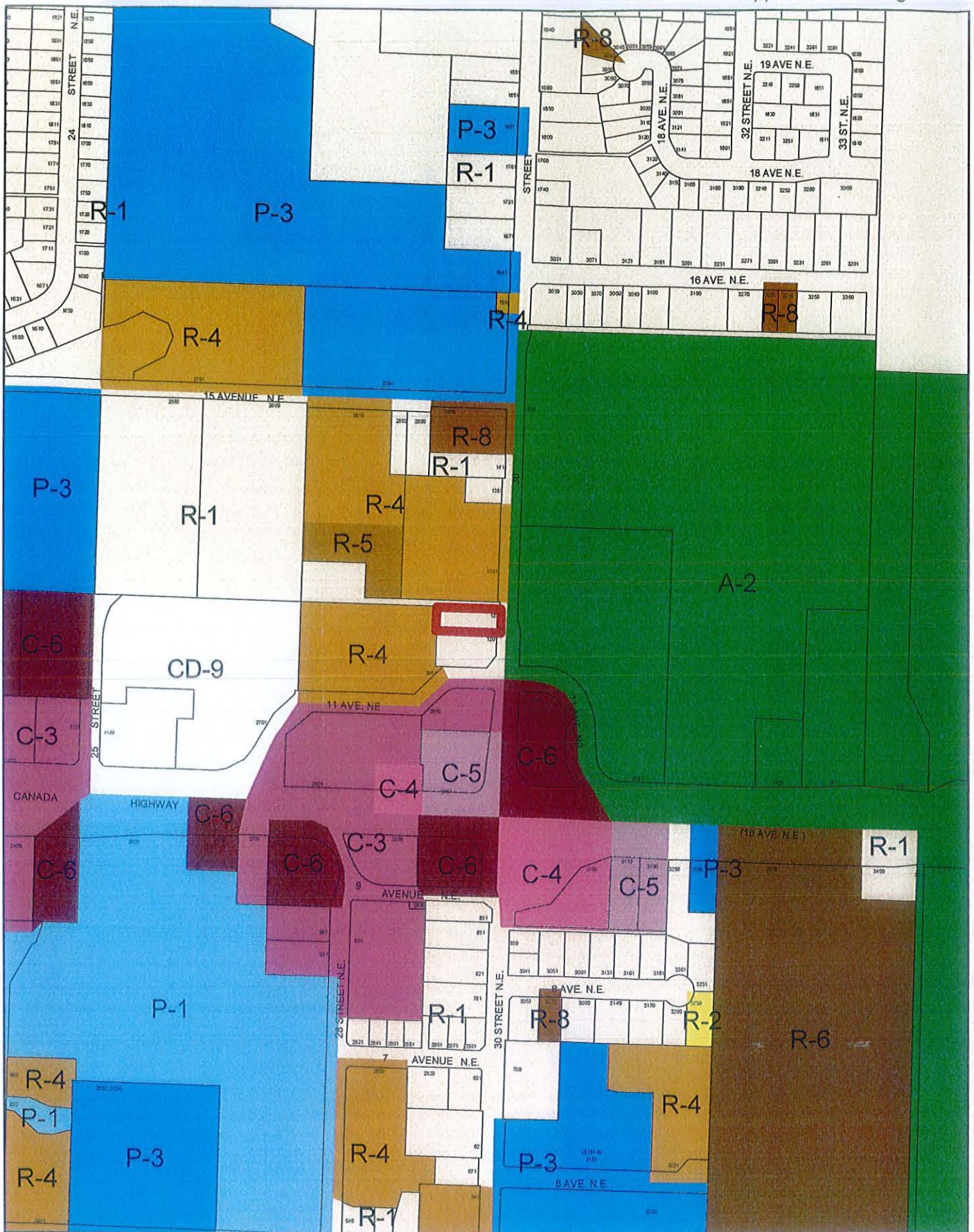


Subject Parcel









0 45 90 180 270 360 Meters





## Appendix 5: Site Photos

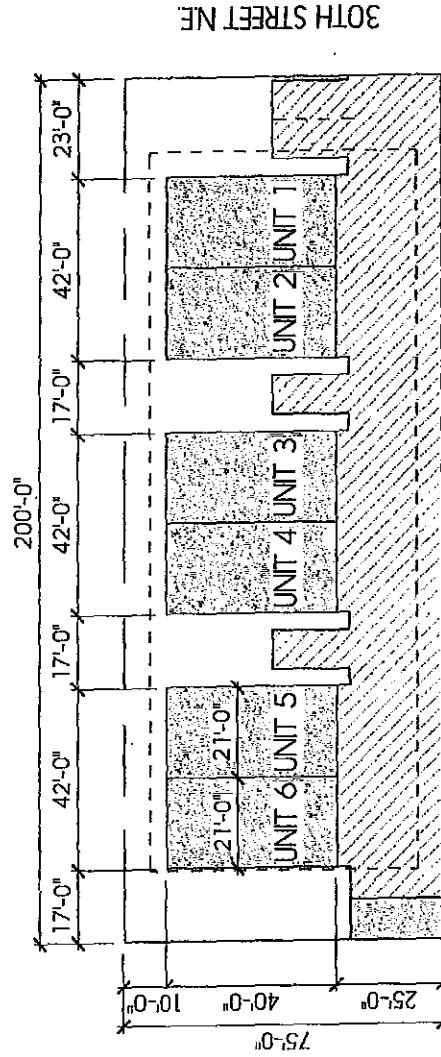
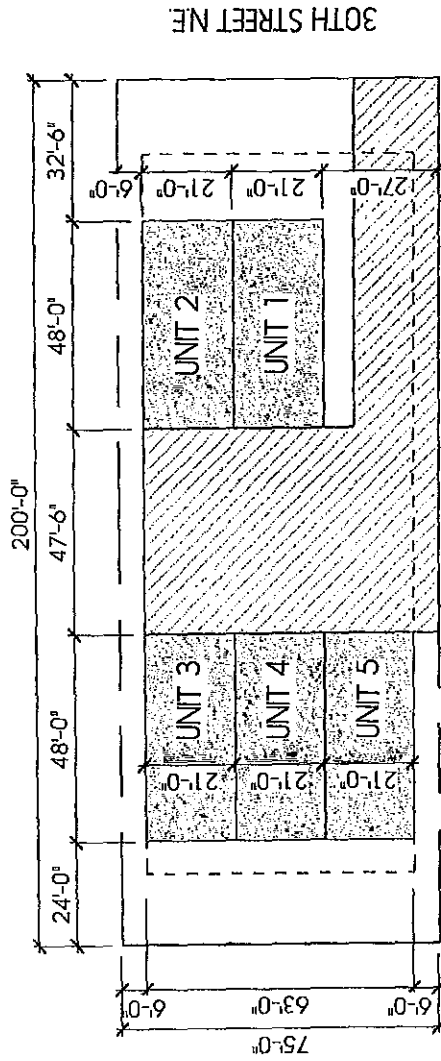


View of subject parcel looking west from 30 Street NE.



View of subject parcel looking south west from 30 Street NE showing adjacent (fenced) residential development.





**1 SITE**  
1:500

NOV 15 2018  
1231 30TH STREET, NE.  
SALMON ARM B.C.



[illegible]



## Appendix 6: Development Concept

**STANDARD NOTE**

1. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTER UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE GIVEN TO THE CENTER UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE GIVEN TO THE CENTER UNLESS OTHERWISE SPECIFIED.
2. WINDOW ELEVATIONS SHALL BE GIVEN TO THE CENTER UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE GIVEN TO THE CENTER UNLESS OTHERWISE SPECIFIED.
3. "TO BE DETERMINED BY THE ARCHITECT" SHALL NOT BE USED FOR ANY DIMENSIONS OR VARIANCES UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE GIVEN TO THE CENTER UNLESS OTHERWISE SPECIFIED.
4. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE DIMENSIONS SHOWN ON THIS SET OF DRAWINGS SHALL BE CORRECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DIMENSIONS SHOWN ON THIS SET OF DRAWINGS.
5. ALL DIMENSIONS AND NOTES SHALL BE GIVEN TO THE CENTER UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE GIVEN TO THE CENTER UNLESS OTHERWISE SPECIFIED.

**FRONT ELEVATION**

**REAR ELEVATION**

**LEFT ELEVATION**

**RIGHT ELEVATION**





February 12, 2019

City of Salmon Arm  
PO Box 40  
Salmon Arm BC  
V1E 4N2

Attention: Kevin Pearson  
Director of Development Services

Dear Sir:

**Re: OCP Amendment Application No OCP4000-38**

---

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to redesignate the OCP designation of the property located at 1231 30<sup>th</sup> Street NE, Salmon Arm from Highway Commercial to High Density Residential and the zoning of the same property from R1 to R5. The Board has no objections to the application, based on the information provided.

We thank you for the opportunity to comment on this OCP Amendment Referral.

Sincerely,

A handwritten signature in blue ink, appearing to be "Lana Fitt".

Lana Fitt, Economic Development Manager  
Salmon Arm Economic Development Society





BRITISH  
COLUMBIA

Ministry of Transportation  
and Infrastructure

Appendix 8: MOTI  
**DEVELOPMENT APPROVALS**  
**PRELIMINARY BYLAW**  
**COMMUNICATION**

Your File #: ZON-1141  
eDAS File #: 2019-00410  
Date: Jan/28/2019

City of Salmon Arm, Development Services  
500 2nd Avenue NE  
PO Box 40  
Salmon Arm, BC V1E 4N2  
Canada

Attention: City of Salmon Arm, Development Services

**Re: Proposed Bylaw for:** Lot 1, Section 24, Township 20, Range 10, W6M, KDYD,  
Plan 17069  
1231 – 30 Street NE, Salmon Arm

Preliminary Approval is granted for the rezoning for one year pursuant to section  
52(3)(a) of the *Transportation Act*.

We ask that the City of Salmon Arm consider imposing development cost charges  
towards this and future developments in the area to contribute towards a traffic study  
and possible future improvements to the municipal intersection(s) to the Trans-Canada  
Highway, as warranted.

If you have any questions please feel free to call Tara Knight at (250) 833-3374.  
Yours truly,

Tara Knight  
District Development Technician

Local District Address
<p>Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 503-3664 Fax: (250) 833-3380</p>



# CITY OF SALMON ARM

*Memorandum from the  
Engineering and Public  
Works Department*

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TO: Kevin Pearson, Director of Development Services  
 DATE: 08 February 2019  
 PREPARED BY: Chris Moore, Engineering Assistant  
 OWNER: Cutting Edge Holdings Ltd., 2790 – 25 St NE, Salmon Arm, BC, V1E 2Z7  
 APPLICANT: Owner  
 SUBJECT: OCP AMENDMENT APPLICATION NO. OCP4000-38  
 ZONING AMENDMENT APPLICATION FILE NO. ZON-1141  
 LEGAL: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 17069  
 CIVIC: 1231 – 30 Street NE

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Further to your referral dated 17 January, 2019, the Engineering Department does not have any concerns related to the Re-zoning and OCP amendment and recommends approval.

In advance of any development proceeding to the next stages we provide the following servicing information. These comments and servicing requirements are not conditions for Rezoning / OCP Amendment; however, these comments are provided as a courtesy, prior to the next stage of development.

## General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with (underground) electrical and telecommunication wiring upon development.
4. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner / Developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. At the time of subdivision the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will



**OCP AMENDMENT APPLICATION NO. OCP4000-38**  
**ZONING AMENDMENT APPLICATION FILE NO. ZON-1141**  
 08 February 2019  
 Page 2

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show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

9. For the off-site improvements at the time of development the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of development approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

**Roads / Access:**

1. 30 Street NE, on the subject properties Eastern boundary, is designated as an Urban Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required (to be confirmed by BCLS).
2. 30 Street NE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the approved Interim Urban Arterial Road standard will require the installation of one additional street light in accordance with drawing SL-1. No further upgrading is anticipated at this time.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
4. There is currently a single residential letdown to the property. Only one letdown (8m maximum width) will be permitted, any un-used letdowns are to be reinstated. Owner / Developer is responsible for all associated costs.
5. It is recommended that a turn-around is incorporated into the design, suitably sized to allow service vehicles to turn and exit in a forward direction.

**Water:**

1. The subject property fronts a 300mm diameter Zone 4 watermain on the West side of 30 Street NE and a 250mm diameter Zone 4 watermain on the East side of 30 Street NE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a service of unknown size from the 300mm diameter watermain on 30 Street NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed development is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use.

**OCP AMENDMENT APPLICATION NO. OCP4000-38**  
**ZONING AMENDMENT APPLICATION FILE NO. ZON-1141**

08 February 2019

Page 3

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Water meter will be supplied by the City at the time of subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.

4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.
5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.

**Sanitary:**

1. The subject property fronts a 200mm diameter sanitary sewer on 30 Street NE. No upgrades will be required at this time.
2. The development is be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 30 Street NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

**Drainage:**

1. The subject property fronts a 300mm diameter storm sewer on 30 Street NE. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced with a storm service. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.




OCP AMENDMENT APPLICATION NO. OCP4000-38  
ZONING AMENDMENT APPLICATION FILE NO. ZON-1141  
08 February 2019  
Page 4

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5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed lot(s) shall be serviced (each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

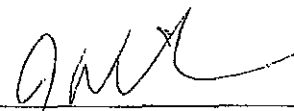
**Geotechnical:**

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), is required.

---

**Chris Moore**  
Engineering Assistant

---

**Jenn Wilson P.Eng., LEED® AP**  
City Engineer

# CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: March 14, 2019

Subject: Development Variance Permit No. 494 (Servicing Requirements)  
 Legal : Lot 1, Section 20, Township 20, Range 9, W6M, KDYD, Plan KAP79341  
 Civic Addresses: 1190 – 51 Street NE  
 Owner: Eagle Home Sales (Salmon Arm) Ltd.  
 Applicant: Lawson Engineering & Development Services Ltd.

## MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. 494 be authorized for issuance for Lot 1, Section 20, Township 20, Range 9, W6M, KDYD, Plan KAP79341 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

- 1) Section 4.0 Servicing Requirements – waive the requirement for full frontage upgrades along the western portion of 51 Street NE along the hooked portion of the subject property, and
- 2) Section 4.0 Servicing Requirements – waive the requirement to install street lighting along the frontage of the subject property.

## STAFF RECOMMENDATION

THAT: The motion for consideration be defeated;

AND FURTHER THAT: should Council waive the requirements for full frontage upgrades to the RD-2 standard along the western portion of 51 Street NE along the hooked portion of the subject property, that frontage upgrades to the RD-7 standard be required as a condition for issuance of Development Variance Permit VP-494.

## PROPOSAL

This proposal is associated with the ongoing development of the parcel located at 1190 – 51 Street NE, a hooked parcel separated by 51 Street NE containing the Eagle Homes sales site (Appendix 1 and 2), including a recently constructed office and sales building. A letter detailing the request is attached (Appendix 3), as well as a site plan drawing (Appendix 4), and site photos (Appendix 5).

The subject parcel is designated Highway Service/Tourist Commercial in the City's Official Community Plan (OCP), and is zoned C-3 Service Commercial. ALC, OCP, and rezoning amendment applications, as well as a Development Permit application including similar servicing variances (for the eastern portion), were considered and approved by Council for the subject property through 2016 and 2017.

## COMMENTS

### Fire Department

No concerns.



Building Department

No concerns.

Engineering Department

Comments are attached as appendix 6.

Planning Department**Servicing Variance Requests**

The subject property is in the Urban Containment Boundary (UCB) and subject to the Urban Development Area Standard. The applicant is requesting two variances to the Development and Subdivision Servicing Bylaw (SDS) No. 4163 to waive frontage improvements along the frontage of the western hooked portion of the subject property and to waive the street lighting requirement.

*Frontage Improvements*

The SDS Bylaw requires full frontage improvements for the entire length of the subject property which includes curb, gutter, sidewalk, and street lighting, along both frontages on the east and west sides of 51 Street. While a variance to reduce frontage requirements (including waiving the sidewalk requirement) was considered and approved with the DP application for the portion of the subject property on the east side of 51 Street, the west side was not considered at that time despite also being subject to frontage upgrades. Previously, in 2008 Country Side Manufactured Homes was granted a variance to similarly waive the frontage upgrades required to 51 Street NE, subject to the upgrading of their 10 Avenue NE frontage.

The applicants have now requested to waive frontage improvements on the west side of 51 Street. The area is a low pedestrian traffic area with no connecting sidewalk or trail system. Maintenance of the sidewalk in the area is also a concern as the City would be responsible for snow clearing etc. There is no sidewalk existing along 51 Street NE with previous variances granted for both this site and the Country Side Manufactured Homes development (as noted, Country Side was required to complete full frontage upgrades along 10 Avenue NE).

The RD-7 Rural Local Road (Appendix 7) standard is suggested as a reasonable reduced alternative and should require only minor alterations to the presently existing frontage. Staff support this variance request on the condition that the frontage meet the RD-7 standard for the above noted reasons.

*Frontage Improvements – Street Lighting Requirement*

Considering the frontage is currently unlit, and as this request (as well as the previously approved variance request) for a reduction in frontage requirements would eliminate sidewalk installation and require any pedestrians to share the road with vehicular traffic, street lighting at this location is an important feature for safety reasons. Furthermore, staff anticipate increased traffic at this location due to this development and other recent commercial and institutional developments. As such, staff do not support this variance request to eliminate the street lighting requirement.

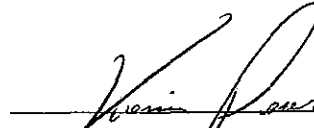
CONCLUSION

The proposal is in support of the development of a mobile homes sales site and office building at 1190 – 51 Street NE. The requested frontage improvement variance is considered reasonable and practical given the location of the property, as well as the previously approved variances, and is supported by staff subject to the RD-7 standard being met.

Although staff recognize that pedestrian traffic along this particular street is minimal, this land has been included in the Urban Area of the City and therefore a 100% departure from the Urban Standard is not recommended. Adequate street lighting within a commercial area is important, primarily for safety reasons. Staff suggest the request for a variance to the street lighting requirement be defeated due to the safety considerations resulting from the reduced frontage standard requested.

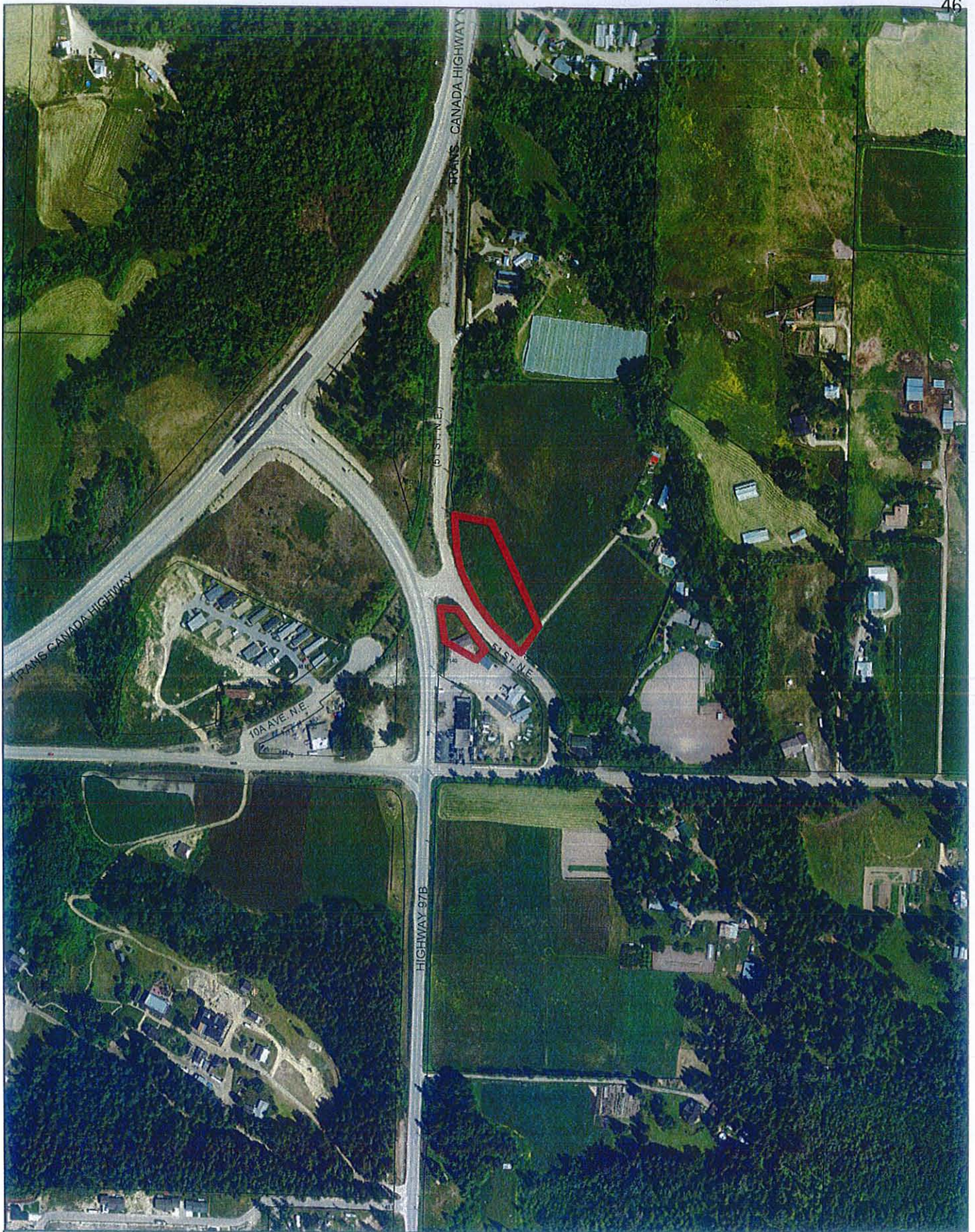


Prepared by: Chris Larson, MCP  
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services



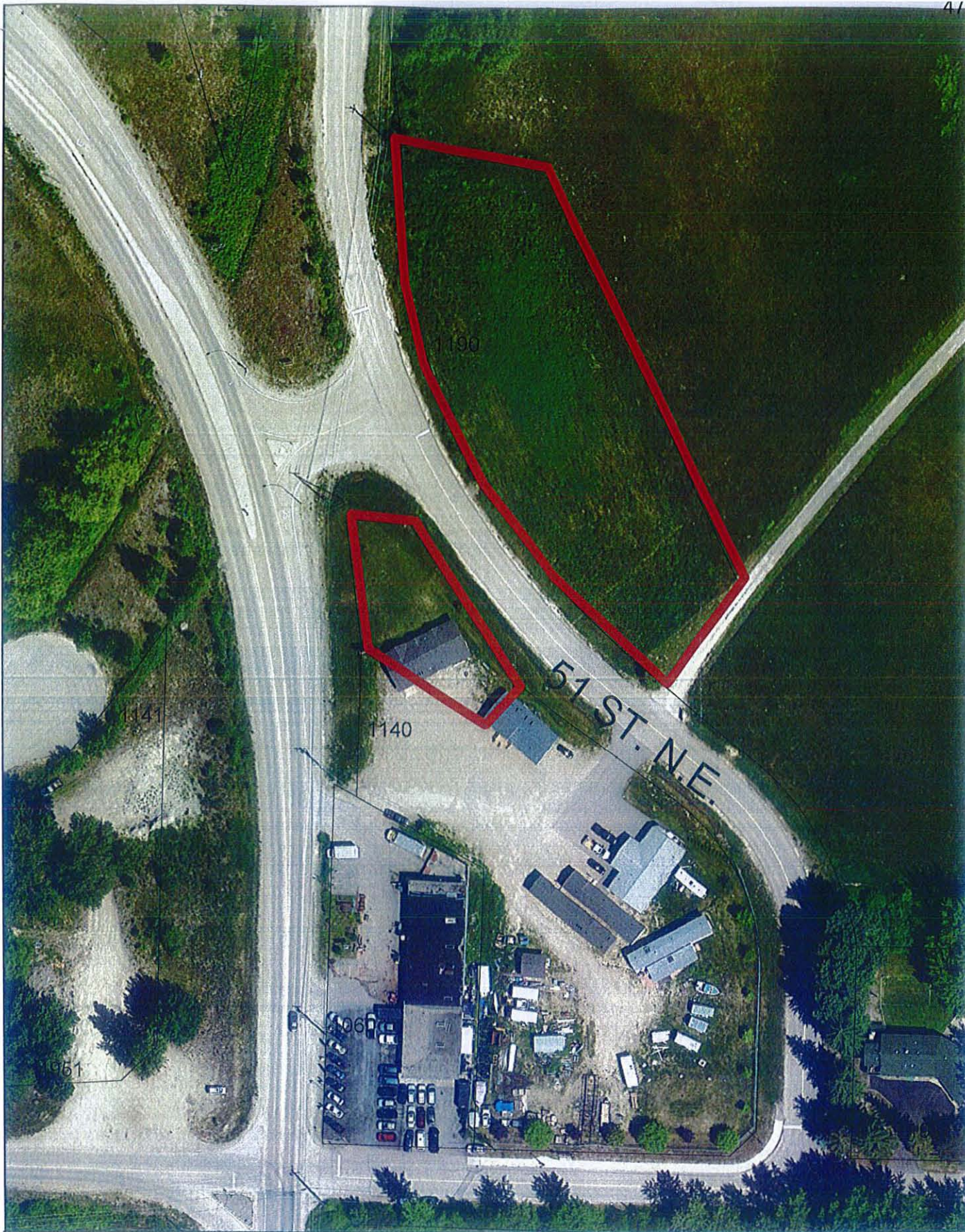


0 50 100 200 300 400 Meters



Subject Parcel





0 12.5 25 50 75 100 Meters



Subject Parcel





Appendix 3: Proposal Letter  
 825C Lakeshore Drive W  
 PO Box 106  
 Salmon Arm, BC V1E 4N2

Monday, November 26, 2018

Kevin Pearson, Approving Officer  
 City of Salmon Arm  
 Box 40 500 2<sup>nd</sup> Avenue NE  
 Salmon Arm, B.C. V1E 4N2

RE: 1190 51<sup>st</sup> Street NE - DP Variances

Dear Mr. Kevin Pearson:

Further to the Development Permit number DP 411-E this letter is intended to provide insight into the variance the developers (Eagle Homes) and agent, Lawson Engineering and Development Services Ltd. (LEDS) have proposed regarding this application.

The proposed development is located at 1190 51<sup>st</sup> Street NE just off Highway 97-B in Salmon Arm, BC. The subject parcel is split in two sections with 51<sup>st</sup> Street NE running between both sections. One section, the location of active business & sales is located to the East of 51<sup>st</sup> Street NE and is 1.29 acres in size whereas the secondary section, that is located West of 51<sup>st</sup> Street NE is planned to only have a show-home on it and is 0.26 acres in size. The primary parcel (East of 51<sup>st</sup> Street NE) has been approved for modified RD-2 road standard upgrades with full curb and gutter installation, underground hydro/tel, and ornamental street lighting along entire frontage (150m). Requiring the secondary parcel to be ungraded to the RD-2 Road Standard would incur additional costs to the developer on a parcel of land that's benefit to upgrading to the RD-2 Standard would be minimal. It is with this that we are requesting the following variances:

Variance to the Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 4.0):

- 1) Waive the requirements to upgrade the Western parcel (secondary parcel) frontage of 1190 51<sup>st</sup> Street NE to an urban local standard (RD-2)
  - a) The reason for this variance request is that the secondary property already boasts substantial ditching around the entire frontage of 51<sup>st</sup> Street NE and Highway 97-B, there is no other sidewalk in proximity, and Ministry of Transportation and Infrastructure has an existing davit-style street light on the corner of the subject parcel.
    - i) Storm water run-off from 51<sup>st</sup> Street NE and highway 97-B are already diverted to existing ditching system and subsequent existing 300mm CSP culvert alleviating any need or purpose of curb and gutter.
    - ii) Sidewalk installation would only create an 'island' of sidewalk in an area where no other sidewalk is, and looking to the existing recent development to the South, will anytime soon be. The closest sidewalk in on 10<sup>th</sup> Avenue NE and approximately 175m removed from subject property.
    - iii) Street lighting is already provided by an overhead MoTI Standard Davit style street light that is located on the corner of subject parcel.
  - b) Approval of a variance waiving upgrade to RD-2 road standard would be consistent to the existing road standard for the rest of the West side of 51<sup>st</sup> Street NE and provide consistency to standards recently achieved for neighboring parcel directly to the South.
  - c) The costs that would be incurred by the developer would be overly demanding as little to no practical road drainage and pedestrian safety value would be achieved by upgrading road to RD-2 standard.

Variance to the Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 4.0):

- 2) Waive the requirement to install "post-top" *street lighting* across the frontage of the subject parcel.
- a) The reason for this variance request is that this property does not see high pedestrian traffic along 51<sup>st</sup> Street NE as it merges onto the Grindrod-Salmon Arm Highway mid-point along subject parcel's frontage and extends to a dead-end cul-de-sac that provides access to only three additional properties.
  - b) Approval of a variance waiving installation of street lighting would be consistent with the existing road standard for the rest of 51<sup>st</sup> Street NE and provide consistency to standards recently achieved for neighboring parcel directly adjoining to the South.
  - c) The costs that would be incurred by the developer would be unnecessary as little public value would be achieved by installing street lights for the full frontage of 51<sup>st</sup> Street NE.

Based on the information provided above, we request that the City provide these variances to waive all street lighting along the subject parcel's frontage and the requirement to upgrade the secondary western property of 1190 51<sup>st</sup> Street to the RD-2 road standard. We feel that these variances will allow the developers to establish their business while also not taking away from the integrity of existing road infrastructure or public safety.

If you have questions or concerns, please don't hesitate to call or email.

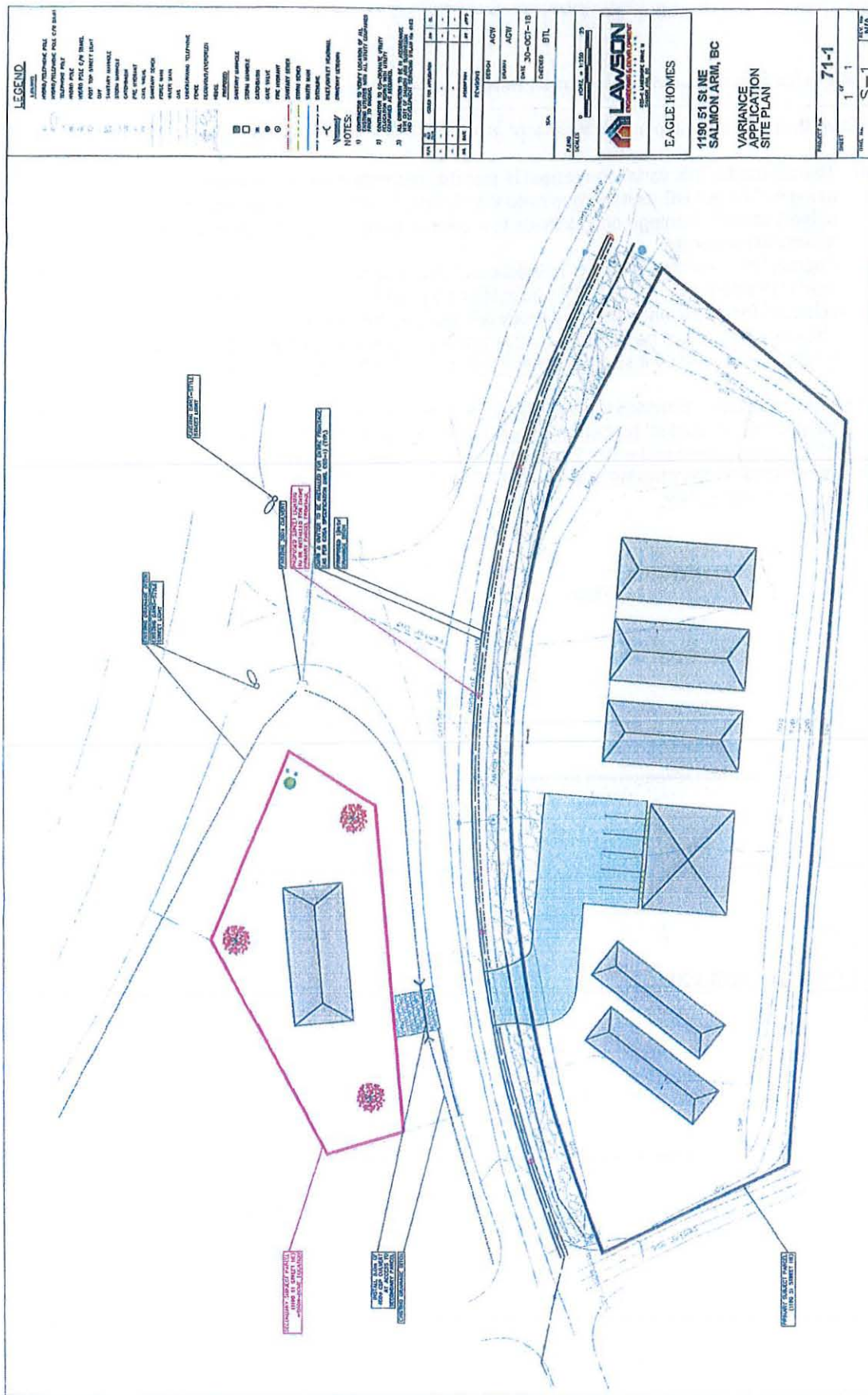
Best Regards,

Lawson Engineering and Development Services Ltd.

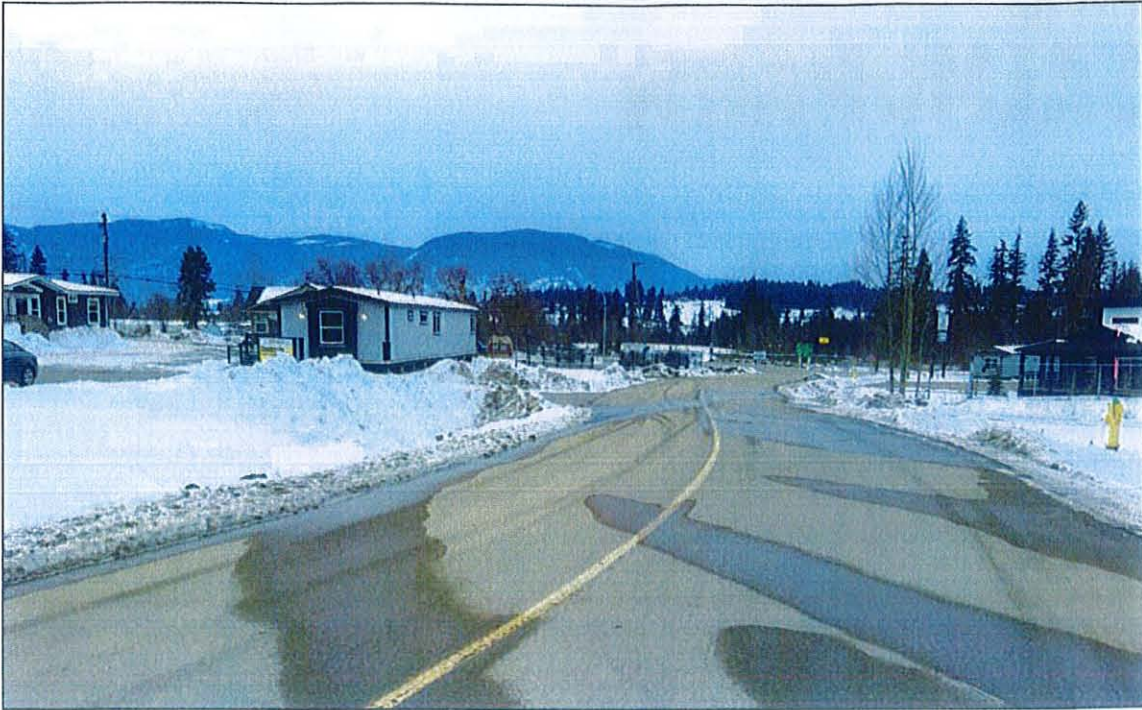


Alistair Waters  
Project Manager  
[al@lawsondevelopments.com](mailto:al@lawsondevelopments.com)









View of subject property looking northwest along 51 Street NE.



View of subject property looking southeast along 51 Street NE.



# CITY OF SALMON ARM

*Memorandum from the  
Engineering and Public  
Works Department*

TO: Kevin Pearson, Director of Development Services  
 DATE: 26 February 2019  
 PREPARED BY: Chris Moore, Engineering Assistant  
 OWNER: Eagle Homes Sales Ltd., #1 120 Harbourfront Dr NE, Salmon Arm, BC V1E 2T3  
 APPLICANT: Lawson Engineering Ltd., Box 106, Salmon Arm, BC V1E 4N2  
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-494**  
 LEGAL: Lot 1, Section 20, Township 20, Range 9, W6M KDYD, Plan KAP79341  
 CIVIC: **1190 – 51 Street NE**  
 ASSOCIATED: DP-411  
 PREVIOUS: OCP4000-27 / ZON-1077

Further to the request for variance dated 23 January 2019; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

**1. Waive the requirement to upgrade 51st Street frontage along the western hooked parcel to the RD-2 standard.**

51 Street NE is currently constructed as an Interim Rural paved road. Upgrading 51 Street NE to an Urban Local Road Standard (Specification Drawing No. RD-2) is required under the Subdivision and Development Services Bylaw 4163 (SDSB). Upgrades required include, Curb & Gutter, Sidewalk and Street Lighting.

At this location the existing ditch system is functioning well and is able to accommodate runoff from both 51 Street NE and HWY 97B. MOTI are not requesting curb and gutter on the highway frontage and providing curb and gutter to this small section of frontage will not provide any significant benefit. Although this property is in the Urban Containment Area, the majority of the surrounding area is in the rural area with ditches and no curbs, as per the RD-7 standard.

The requirement for sidewalk was previously varied on the east side of 51 Street and for the same reasons a small section of sidewalk is not desirable on the western hooked parcel.

Street lighting is required under the RD-2 standard, however since the owner is providing street lights on the east side of 51 Street and there is a MOTI davit light at the intersection, no additional lights will be required on the hooked parcel.

**Recommendation:**

**The Engineering Department recommends that the requirement to upgrade 51st Street frontage along the western hooked parcel to the RD-2 standard be varied to the RD-7 standard. The RD-7 standard would require only some shoulder widening and ditching work.**

**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-494**

Page 2

**2. Waive the street lighting requirement along the subject parcel's frontage.**

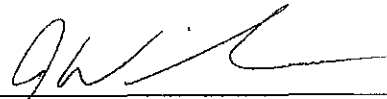
Under the SDSB RD-2 standard the owner is required to install 4 LED post top street lights to achieve the required lighting levels on 51 Street. The City has already granted a variance to the sidewalk on this development. This forces pedestrians to share the road, which is currently unlit, with vehicular traffic. Street lighting is required for the safety of both pedestrians and vehicles and with increased traffic flows on 51 Street due to this development and no other street lighting existing on this road, the requirement to install street lights is an important one.

**Recommendation:**

The Engineering Department recommends that the requested variance to waive the requirement to install street lights on 51 Street NE be denied.

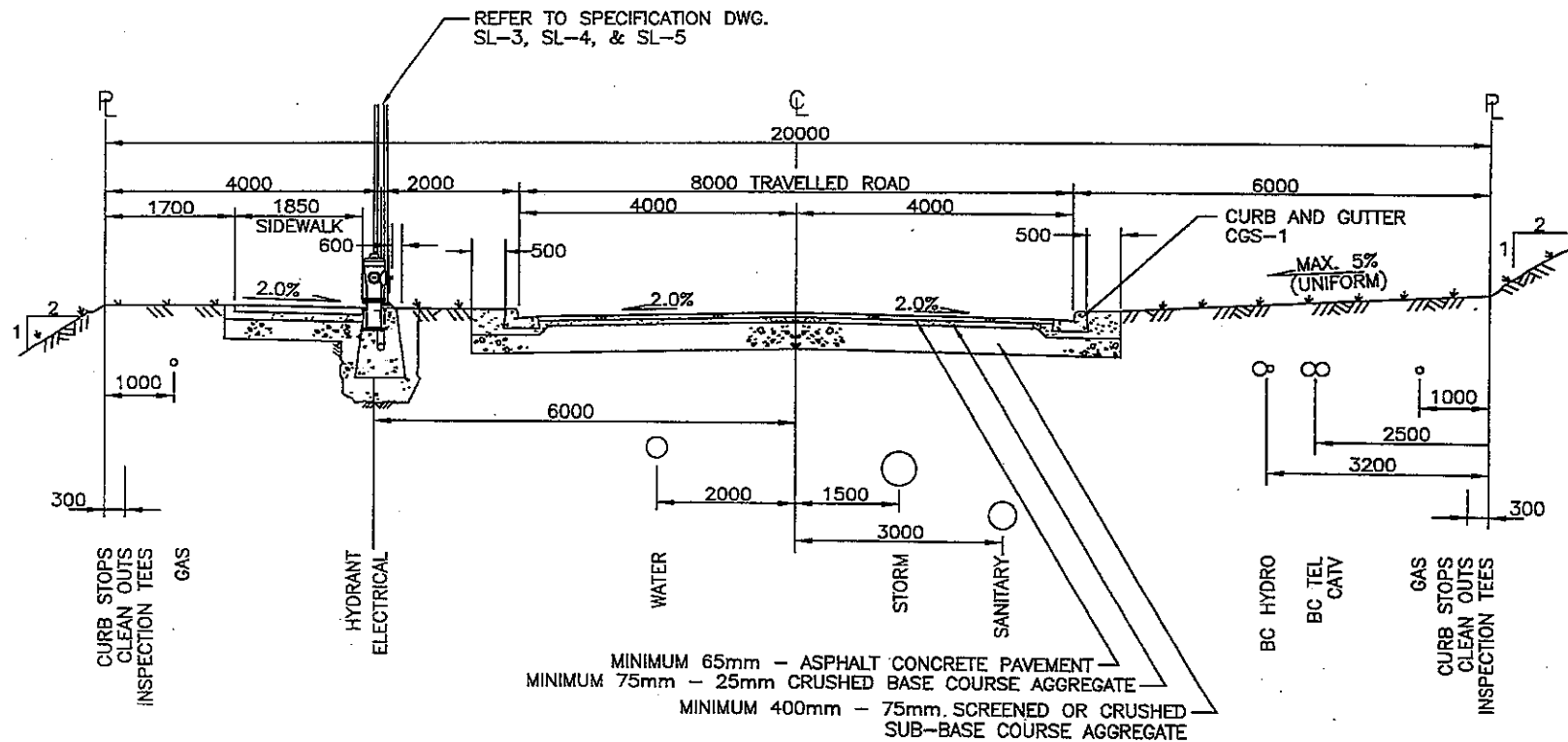


Chris Moore  
Engineering Assistant



Jenn Wilson, P.Eng. LEED® AP  
City Engineer



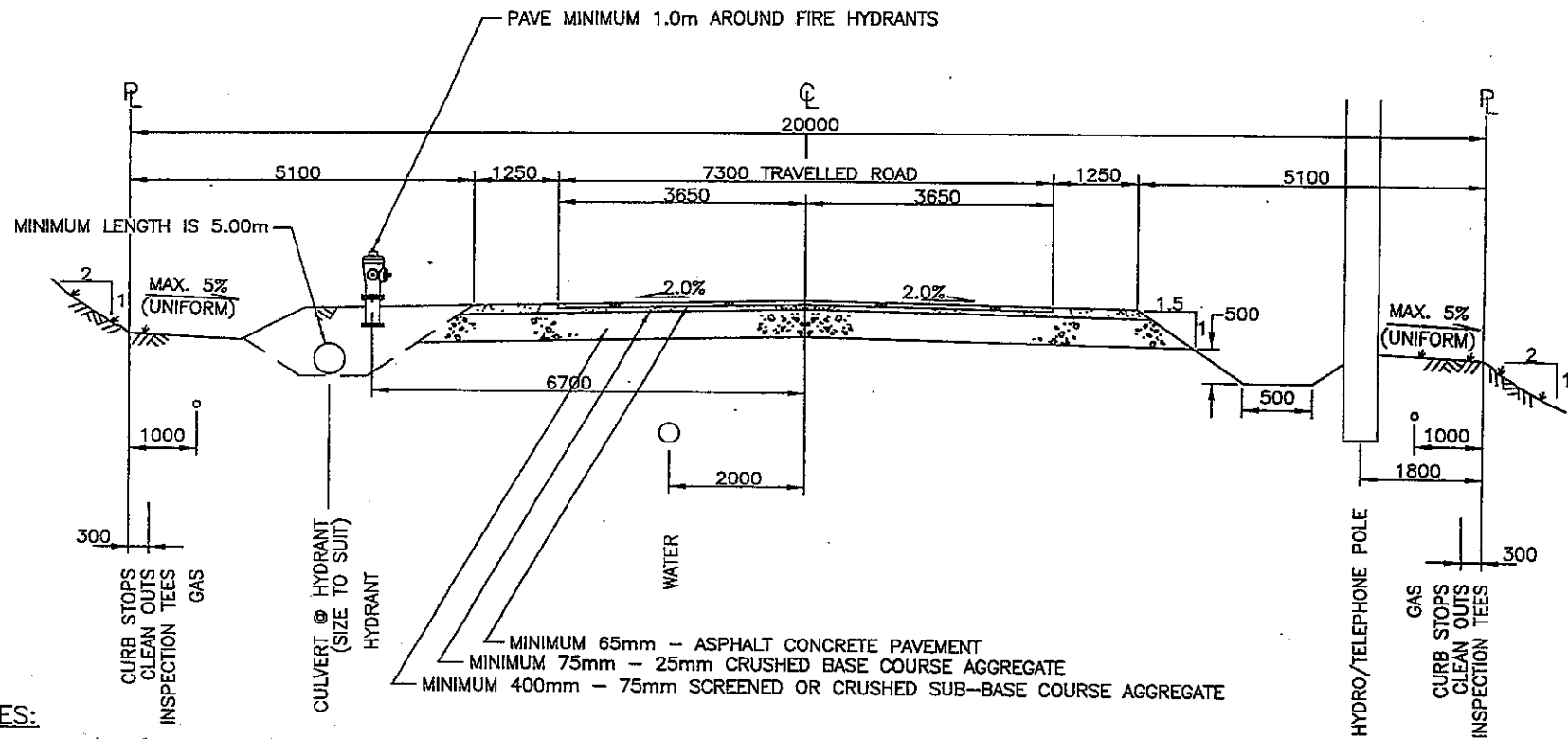


**NOTES:**

- 1) All utility appurtenances to be set to designed boulevard grade.
- 2) Boulevards to be graded towards the Roadway (Maximum 5% and Minimum 2%)
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

CITY OF SALMON ARM			20m R/W Urban Local Road Cross-Section		
No.	Revision	Date	Date	Approved	SPECIFICATION DRAWING No.
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016	<i>[Signature]</i> City Engineer	RD-2

Adopted by Council October 11, 2016



**NOTES:**

- 1) Where gravel surface is permitted, crossfall shall be 4.0%
- 2) Drainage shall be sheet drainage, no point load drainage permitted
- 3) All materials shall be supplied and placed in accordance with schedule B, Part 3.0 and Schedule D, Approved material list.
- 4) Grades in excess of 2H:1V shall be recommended by a geotechnical engineer and approved by the City Engineer.

CITY OF SALMON ARM			20m R/W Rural Local Road Cross-Section		
No.	Revision	Date	Date	Approved	SPECIFICATION DRAWING No.
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016	<i>[Signature]</i>	RD-7
				City Engineer	

Adopted by Council Octol 11, 2016



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