



## **DEVELOPMENT and PLANNING SERVICES COMMITTEE**

**May 7, 2018**

City of Salmon Arm

**Room 100**

City Hall, 500 - 2 Avenue NE

**8:00 a.m.**

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Page #	Section	Item#
	<b>1.</b>	<b><u>CALL TO ORDER</u></b>
	<b>2.</b>	<b><u>REVIEW OF THE AGENDA</u></b>
	<b>3.</b>	<b><u>DECLARATION OF INTEREST</u></b>
	<b>4.</b>	<b><u>PRESENTATION</u></b> n/a
	<b>5.</b>	<b><u>REPORTS</u></b>
1 - 28	5.1	OCP4000-35 / ZON-1125, Brautigam, K. & M., 3820 – 20 Street NE – AR to LR / A-2 to R-8
29 - 38	5.2	ZON-1126, Hinchliff, M. & M., 3070 – 20 Street NE – R-7 to R-8
39 - 54	5.3	ALC-375, Hack, A. / Dorward, C., 1121 Highway 97B SE – ALR Exclusion Application
55 - 74	5.4	VP-472, Jobeck Enterprises Ltd, 2081 – 11 Avenue NE – Servicing Variance
75 - 92	5.5	VP-473, Penner, L. & Rattray, H., 1980 – 9 Avenue NE – Servicing Variance
93 - 102	5.6	VP-474, Mt. Ida Nursery, 1810 – 30 Street SE – Setback Variance
	<b>6.</b>	<b><u>FOR INFORMATION</u></b> n/a
	<b>7.</b>	<b><u>IN CAMERA</u></b> n/a
	<b>8.</b>	<b><u>LATE ITEM</u></b> n/a
	<b>9.</b>	<b><u>ADJOURNMENT</u></b>

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*City of Salmon Arm*  
*Development Services Department Memorandum*

TO: Her Worship Mayor Cooper and Members of Council

DATE: April 19, 2018

SUBJECT: Official Community Plan Amendment Application No. OCP4000-35  
Zoning Amendment Application No. 1125

Legal: Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890  
Civic: 3820 – 20 Street NE  
Applicants: Brautigam, K. & M.

**MOTION FOR CONSIDERATION**

**THAT:** A bylaw be prepared for Council's consideration, adoption of which would amend Official Community Plan (OCP) Bylaw No. 4000 as follows:

1. Map A-1 (Land Use) - redesignating the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 from AR (Acreage Reserve) to LR (Low Density Residential); and
2. Map 4.1 (Urban Containment Boundary) - Including the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 within the Urban Containment Area.

**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:** Subsequent to First Reading and Prior to Second Reading, and Pursuant to Section 477 (3) (a) of the *Local Government Act*, Council has considered the proposed OCP 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 the westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 from A-2 (Rural Holding Zone) to R-8 (Residential Suite Zone).

**AND THAT:** The Zoning Amendment Bylaw for westerly 1.78 ha of Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890 receive First Reading only, with Second Reading withheld subject to approval of Second Reading of the associated OCP Amendment Bylaw.

**AND FURTHER THAT:** Final reading of the Official Community Plan and rezoning bylaws be withheld pending construction of a Type 2 Trail within the linear park to be dedicated.

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## STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

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## PROPOSAL

The subject parcel is located at 3820 20 Street NE in the Upper Lakeshore area of the City (Appendix 1). The owners have received conditional approval from the Agricultural Land Commission (ALC) to exclude a 1.78 ha (3.7 acre) portion of the parcel from the Agricultural Land Reserve (ALR). The owners are now applying for OCP and zoning amendments to permit residential subdivision (10 new lots) and development in alignment with ALC conditions. A letter of intent and preliminary subdivision plan are attached (Appendix 2 and 3).

## BACKGROUND

The subject parcel is designated Acreage Reserve in the City's Official Community Plan (OCP) and zoned A-2 (Rural Holding) in the Zoning Bylaw (Appendix 4 and 5). The 6.8 ha (39.5 ac) subject parcel is largely forested, has not been farmed and contains a single family dwelling with accessory buildings. This 1.78 ha portion under application has been identified to be added into the Urban Containment Boundary and Residential Development Area C (Appendix 6) as per OCP Policy 4.4.2. The dwelling is centrally located near the southern boundary of the parcel and is accessed from 20 Street NE to the west. Site photos are attached as Appendix 7.

Adjacent land uses include the following:

- North: Forested A-2 zoned parcel
- South: Forested A-2 zoned parcel
- East: Proposed remainder of the subject parcel (forested A-2 zoned parcel)
- West: 20 Street NE, with R-1 zoned parcels ranging in area from 0.30 ha – 0.88 ha (each containing a single family dwelling) beyond

The subject parcel was previously considered by Council in June 2015, with application No. ALC-362, for the exclusion of a portion of the parcel from the ALR (to permit residential subdivision and development). That application was authorized for submission to the ALC with support by resolution of Council on June 8, 2015.

In December 2015, the ALC approved the application (resolution #450/2015) to exclude the properties from the ALR subject to the following conditions:

- the submission of a subdivision plan delineating the proposed exclusion area and linear park that is in substantial compliance with the plan submitted with the application;
- the construction of a trespass proof fence on both sides of the linear park;
- the registration of covenants that prohibit the construction of a new residence within 30 metres of the ALR boundary, and a 5 metre wide "no disturbance" area adjacent to the linear park; and
- the subdivision must be completed within three (3) years from the date of this decision.

A copy of the ALC's decision is attached as Appendix 8.

The ALC's conditional approval for exclusion is consistent with Policy 4.4.2 of the OCP which states:

"Support two areas of UCB (Urban Containment Boundary) expansion for low density residential development (see Map 4.1 Urban Containment Boundary). ALR exclusion in these areas will be subject to a public linear park as a buffer (a minimum of 10 metres wide) in addition to fencing, vegetative buffering and residential setbacks of a minimum of 30 metres from the ALR boundary.



For these two areas, ALR exclusion applications will need to be approved by the ALC and OCP amendment applications will need to be approved by City Council."

In July 2013, Council adopted OCP Amendment Bylaw No. 3982, which designates a proposed Type 2 Greenway over the required linear park. A copy of OCP Map 11.2 (Existing and Proposed Greenways) is attached as Appendix 9.

#### Section 879 - Local Government Act

Pursuant to Section 879 of the Local Government Act (consultation during OCP development / amendments), the proposed OCP amendments were referred to the following external organizations on March 8, 2018:

Adams Lake Indian Band: No response to date

Neskonlith Indian Band: No response to date

Economic Development Society: The Salmon Arm Economic Development Society Board of Directors felt that this location is very suitable for the proposed residential development (comments attached as Appendix 10).

#### Section 882 - Local Government Act

Pursuant to Section 882 of the Local Government Act (adoption procedures for an OCP amendment), Council must consider this proposed OCP amendment in relation to the City's financial and waste management plans. In the opinion of staff, this proposed OCP amendment is consistent with both the City's financial and waste management plans.

#### Agricultural Advisory Committee

This proposal was reviewed by the Agricultural Advisory Committee (AAC) at its meeting of May 13, 2014. The Committee adopted the following resolution:

THAT: the Agricultural Advisory Committee advises Council that it supports the application for exclusion.

Unanimous

The Committee discussed points including: buffer requirements of fencing and covenants, the benefit of park trails as buffers, access off of 20 Street NE, and similar developments to the north and south.

#### COMMENTS

##### Engineering Department

No concerns. Engineering comments attached as Appendix 11.

##### Fire Department

No Fire Department concerns.

##### Building Department

No concerns.

Planning Department

The ALC's conditional approval, the proposed OCP and zoning amendments and the associated subdivision are all consistent with the OCP and are supported by staff. The OCP supports the inclusion of the subject parcel into the Urban Containment Area and the proposed Low Density Residential designation and the R-8 zoning is consistent with adjacent residential land uses.

The preliminary subdivision plan, showing a total of 11 lots (10 proposed lots and 1 remainder lot) and a linear park buffer (Appendix 3), comply with the ALC's conditional approval and OCP Policy 4.4.2:

- i) The plans are the same as those submitted with the ALC exclusion application and there are no roads terminating at the ALR boundary;
- ii) The plans include a 10 metre wide linear park of approximately 0.79 hectare along the east boundaries of all the proposed properties that will be dedicated to the City as parkland; and
- iii) The applicants have confirmed they are prepared to complete the fencing requirements along the linear park and register the necessary covenants to prohibit the construction of residential dwellings within 30 metres of the ALR boundary and the removal of vegetation (trees) within 5 metres of the north boundary of the linear park.

The alignment of the linear park approximately coincides with a proposed trail identified in the City's Greenways Strategy and OCP (see Appendix 9). Policy 11.3.18 of the OCP states "Require, at the discretion of City Council, land to be dedicated and paths, trails and roadside corridors to be constructed for greenways as a consideration for the approval of rezoning applications." In instances where a greenway is designated but rezoning is not required, Policy 11.3.19 of the OCP provides similar direction to the Approving Officer with subdivision applications.

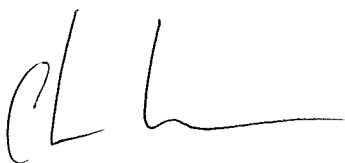
Should the proposed OCP and zoning bylaw amendments proceed to third reading, the motion for consideration indicates that final reading of the bylaws are to be withheld subject to the construction of a trail (a Type 2 Greenway) within the linear park to be dedicated

If Council chooses to approve the proposed OCP and Zoning bylaw amendments, and the ALC confirms exclusion of the portion of the subject property from the ALR, the owner/applicant would then be able to proceed with meeting the conditions for the proposed residential subdivision (an application has been made to the City and preliminary approval has been granted subject to a range of conditions including OCP and Zoning amendments). The proposed subdivision will require full municipal services to the "Urban Development Standard" of the Subdivision and Development Servicing Bylaw.

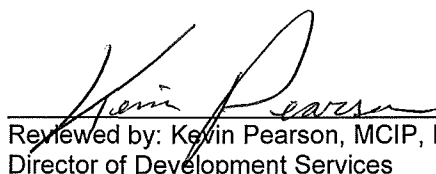
The proposed layout (Appendix 3) involves fairly large panhandle lots (0.33 to 0.4 acres) with individual driveways (required panhandle width is a minimum of 6 metres). The 5 eastern parcels have somewhat restricted building envelopes based on the requisite 30 metre ALC setback.

CONCLUSION

The owners have received conditional approval from the ALC to exclude an approximate 1.78 ha (3.7 acre) portion of the subject parcel from the ALR. The owners are now applying for OCP and zoning amendments to permit residential subdivision and development. The proposed OCP and Zoning bylaw amendments as presented are consistent with OCP policies and therefore supported by staff.



Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





0 37.5 75 150 225 300 Meters



Subject Parcel



## Appendix 2: Letter of Intent

Feb 15, 2018

The subject property is located at 3820 – 20<sup>th</sup> st NE as shown in appendices 1 & 2. The property is approximately 6.83 ha in size. 5.05 ha of this property will remain in the ALR and contains the primary residence and a small accessory building.

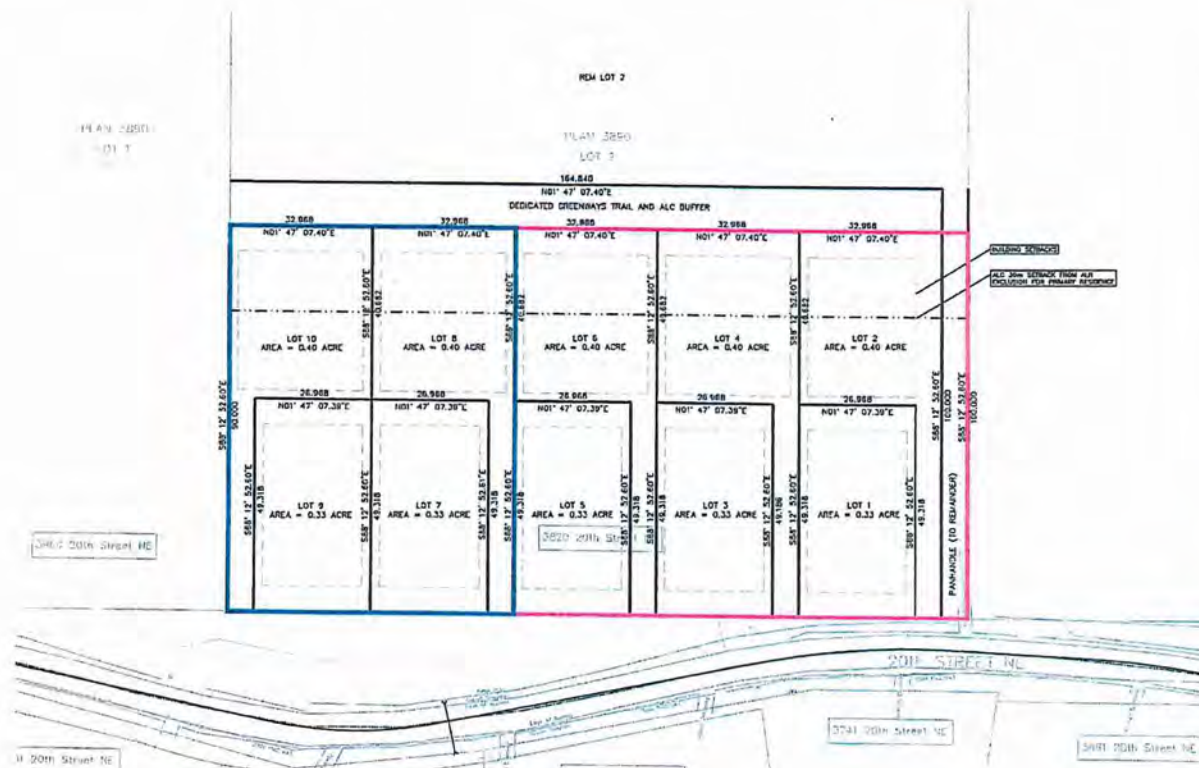
The proposal is to subdivide the 1.78 ha of land along the 20<sup>th</sup> street NE frontage already removed from the ALR. Our plan is to create 10 lots of roughly equal size, rezoned R8, while allowing access to the remainder of the property where the lane to the residence already exists. These lots will be roughly 0.14 ha in size which will fit in with recent developments in the area.

PRELIMINARY SUBDIVISION PHASING PLAN FOR LOT 2,  
SECTION 25, TOWNSHIP 20, RANGE 10, WEST OF THE 6TH  
MERIDIAN, KAMLOOPS DIVISION YALE DISTRICT, PLAN 3890

PROPOSED PHASE 1



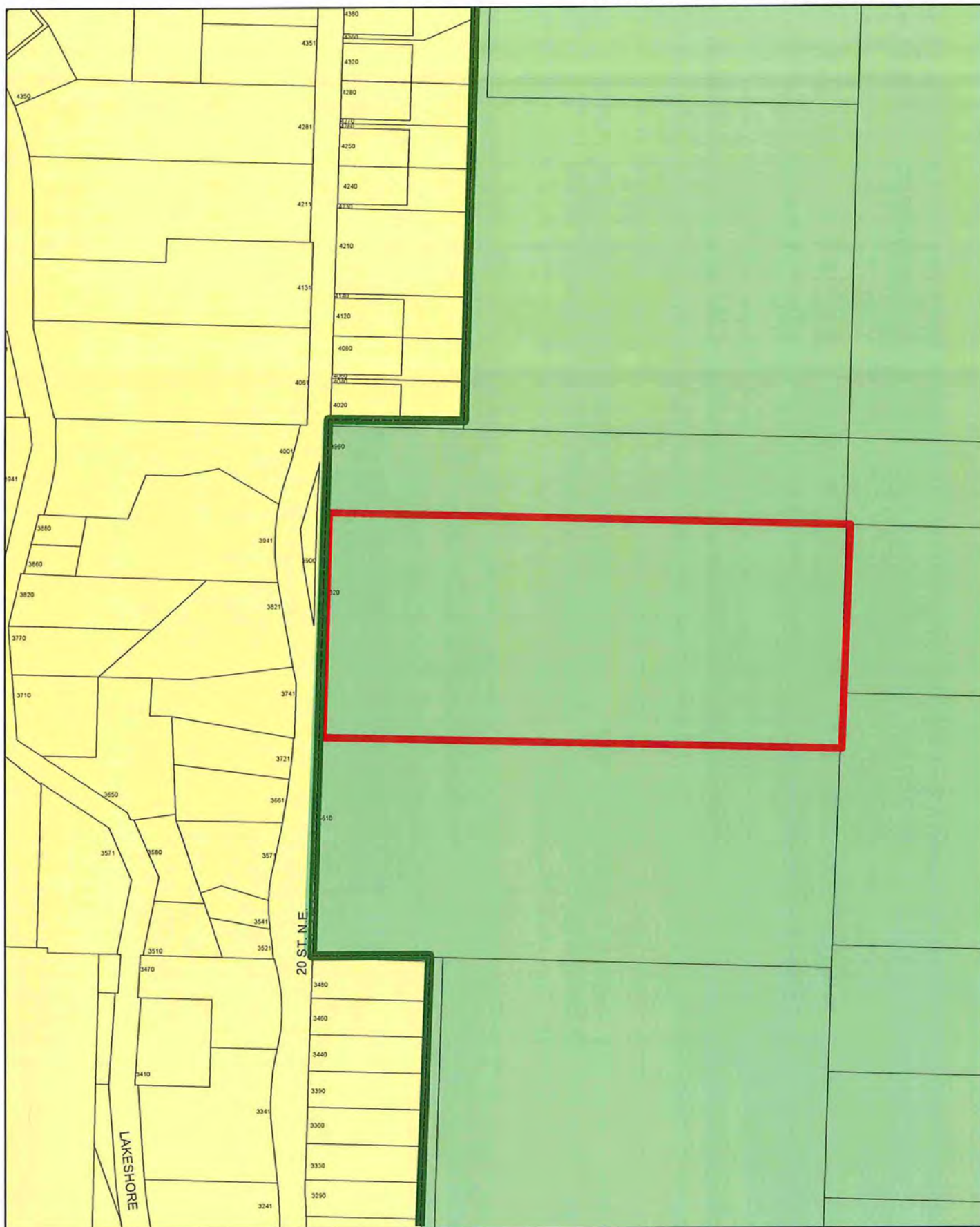
PROPOSED PHASE 2



NO.	DATE	REVISION	BY	APPV								
<table border="1"> <tr> <td>REVISION</td> <td> </td> </tr> <tr> <td>BY</td> <td>BTL</td> </tr> <tr> <td>DATE</td> <td>18-JAN-26</td> </tr> <tr> <td>CHECKED</td> <td>BTL</td> </tr> </table>					REVISION		BY	BTL	DATE	18-JAN-26	CHECKED	BTL
REVISION												
BY	BTL											
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PLENG SCALE: 1" = 100'												
<b>MARSH PROPERTY</b>												
3820 20TH STREET NE SALMON ARM, BC												
PRELIMINARY SUBDIVISION SKETCH PLAN												
PHASING PLAN												
PROJECT NO. <b>103-1</b>												
SHEET 1 OF 1												
DWG. NO. <b>P-1</b>												







0 20 40 80 120 160  
Meters



Subject Parcel



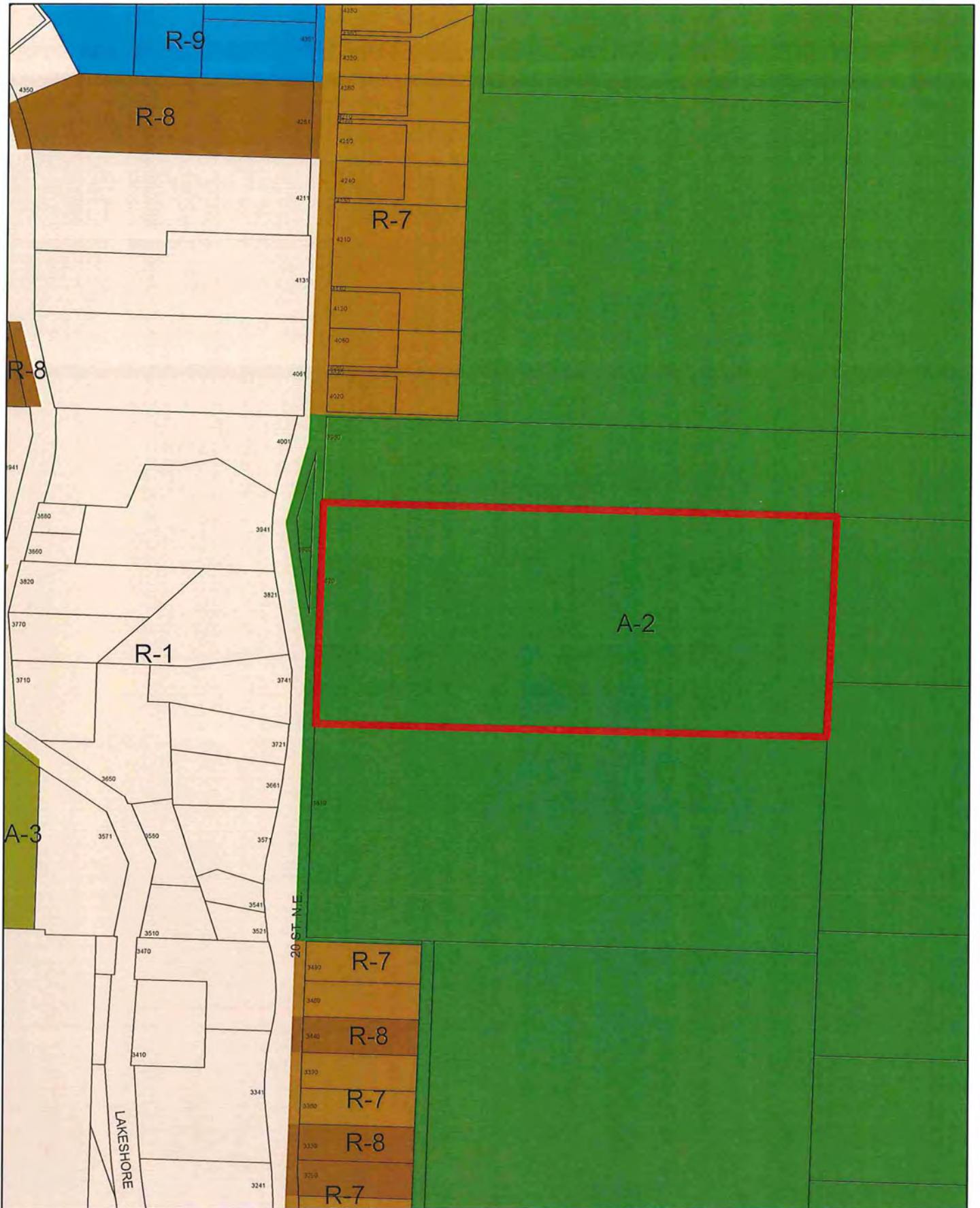
ALR Boundary



Acreage Reserve



Residential - Low Density



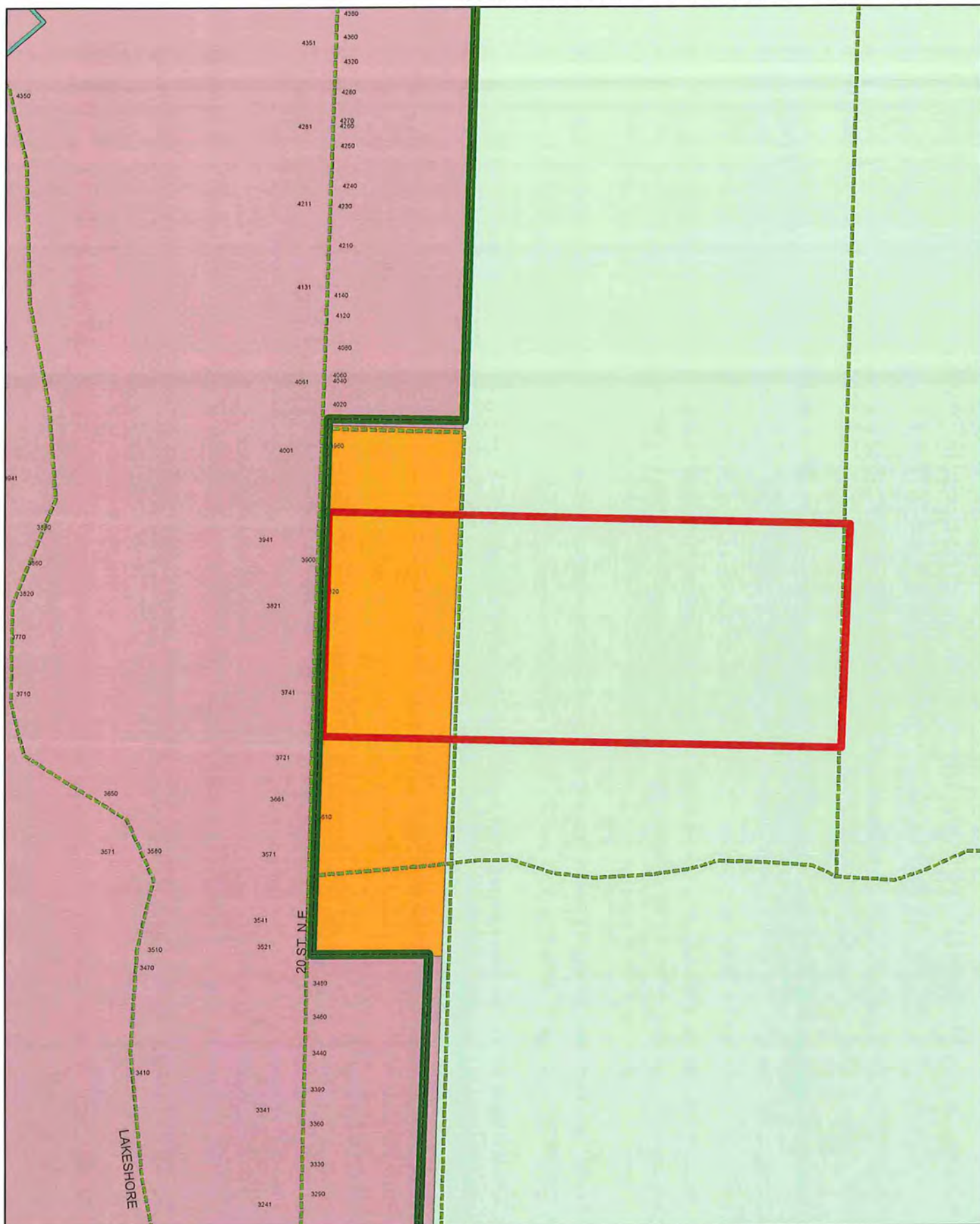
0 37.5 75 150 225 300 Meters

A scale bar with markings at 0, 37.5, 75, 150, 225, and 300 meters.



Subject Parcel





0 20 40 80 120 160 Meters



Subject Parcel



ALR/UCB Boundary



Proposed Greenway



ALR



Residential - Area C



Potential Exclusion Area



## Appendix 7: Site Photos



View south along 20 Street NE at the north-west corner of the subject property.



View north along 20 Street NE at the south-west corner of the subject property.



## **AGRICULTURAL LAND COMMISSION FILE 54366**

### **REASONS FOR DECISION OF THE OKANAGAN PANEL**

**Application submitted pursuant to s. 30(1) of the *Agricultural Land Commission Act***

**Applicant:**

**Patricia Marsh  
Krista Marsh  
(the "Applicants")**

**Agent:**

**Jason Wagner  
Onsite Engineering Ltd.  
(the "Agent")**

**Application before the Okanagan Regional Panel:**

**Gerry Zimmermann, Panel Chair  
Jim Johnson  
Greg Norton**



### **THE APPLICATION**

- [1] The legal description of the property involved in the application is:

Parcel Identifier: 005-563-275

Lot 2, Section 25, Township 20, Range 10 West of the 6<sup>th</sup> Meridian, Kamloops

Division Yale District, Plan 3890

(the "Property")

- [2] The Property is 6.8 ha in area.

- [3] The Property has the civic address 3820 – 20<sup>th</sup> Street NE, Salmon Arm.

- [4] The Property is located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

- [5] The Property is located within Zone 1 as defined in s. 4.2 of the ALCA.

- [6] Pursuant to s. 30(1) of the ALCA, the Applicants are applying to exclude 1.78 ha of land along the 20 Street NE frontage to accommodate future subdivision. The remainder will stay within the ALR and be buffered by fencing, dedicated park, setback and vegetation covenants. The proposal meets the intent of the agricultural policies of the OCP as well as the UCB expansion policies (the "Application").

- [7] On November 4, 2015, the Chair of the Agricultural Land Commission (the "Commission") referred the Application to the Okanagan Regional Panel (the "Panel").

### **RELEVANT STATUTORY PROVISIONS**

- [8] The Application was made pursuant to s. 30(1) of the ALCA:





#### Agricultural Land Commission Decision, ALC File 54366

30 (1) An owner of land may apply to the commission to have their land excluded from an agricultural land reserve.

[9] The Panel considered the Application within the context of s. 6 of the *ALCA*:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

#### **EVIDENTIARY RECORD BEFORE THE PANEL**

[10] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Previous application history
4. Agricultural capability map, ALR context map, and satellite imagery

All documentation noted above was disclosed to the Agent in advance of this decision.

[11] The City of Salmon Arm Council authorized the Application be forwarded to the Commission with a recommendation of support. The Property is located in the proposed Urban Containment Boundary (UCB) expansion area as identified in the City's OCP for the east side of 20 Street NE with developments of similar nature to the north and south.

[12] The Panel reviewed two relevant applications relating to the application:

Application ID: 53218  
(Miller, 2013)

To exclude 4 ha from the westerly edge (along the



#### Agricultural Land Commission Decision, ALC File 54366

frontage to 20<sup>th</sup> Street NE) of the 16 ha property for residential development and a 10 meter wide linear park. The Commission endorsed a revised Urban Growth Boundary (UGB) for the City of Salmon Arm in 2011; the UGB identified the subject property for exclusion. The Commission, by Resolution #269/2013, approved the application subject to the following:

- A 10 m wide public linear park buffer which borders the east property line of the proposed ALR exclusion boundary.
- The fencing of both sides of the linear park with trespass proof fencing.
- A 5 m wide buffer no soil disturbance / tree removal covenant immediately west of the linear park to provide a buffer for the vegetation in the linear park.
- Registration of a covenant prohibiting the construction of residential dwellings within 30 m of the ALR boundary.

Application ID: 17936  
Legacy File: 21560  
(1987, Kellin)

To exclude 4.0 ha of the 11.53 ha property along the eastern boundary (20 Street NE) for residential development. The Commission, by Resolution #1312/87, allowed the proposal on the grounds this area of the property is comprised of rock outcropping, and subject to the registration of the proposed restrictive covenant to ensure that residential uses are kept to the west of the rock outcropping in order to lessen the impact on ALR lands to the east.



### **SITE VISIT**

[13] On November 18, 2015, the Panel conducted a walk-around and meeting site visit in accordance with the *Policy Regarding Site Visits in Applications* (the "Site Visit").

#### **COMMISSION REPRESENTATIVES:**

Gerry Zimmermann	Vice Chair, Okanagan Panel
Jim Johnson	Commissioner, Okanagan Panel
Greg Norton	Commissioner, Okanagan Panel
Ron Wallace	Land Use Planner

#### **AGENT:**

Jason Wagner	Onsite Engineering Ltd.
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The Commission representatives met the Agent along 20 Street NE adjacent to the Property. The participants viewed the portion of the Property proposed for exclusion from the ALR and noted that the western portion of the Property has topographic and rocky outcropping limitations.

### **FINDINGS**

[14] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings identified on CLI map sheet 82L/11 for the mapping units encompassing the Property is Class 6 specifically 6TR.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The limiting subclasses associated with this parcel of land are T (topographic limitations) and R (rock outcropping).

[15] The Panel concurs with the agricultural capability rating from the site visit.





[16] The Panel supports the Application as it is consistent with the Commission's endorsement of the City of Salmon Arm Urban Growth Boundary in 2011.

### **DECISION**

[17] For the reasons given above, the Panel approved the Application to exclude 1.78 ha of land along the 20 Street NE frontage to accommodate future subdivision.

[18] The approved Application is subject to the following conditions:

- a. the submission of a subdivision plan to delineate the approved exclusion area and linear park that is in substantial compliance with the plan submitted with the Application;
- b. the construction of a trespass proof fence on both sides of the linear park;
- c. the registration of covenants that prohibit the construction of a new residence within 30 meters of the ALR boundary, and a 5 meter wide no soil disturbance / tree removal covenant immediately west of the linear park;
- d. the subdivision plan must be completed within three (3) years from the date of this decision;

[19] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[20] Panel Chair **Gerry Zimmermann**, concurs with the decision.  
 Commissioner **Jim Johnson**, concurs with the decision.  
 Commissioner **Greg Norton**, concurs with the decision.

[21] Decision recorded as Resolution #450/2015.

A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the Agricultural Land Commission Act.



Agricultural Land Commission Decision, ALC File 54366

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Upon instruction of the Panel, I have been authorized to release the Reasons for Decision by Resolution #450/2015. The decision is effective upon release.



Colin J. Fry, Chief Tribunal Officer

December 10, 2015




Date Released

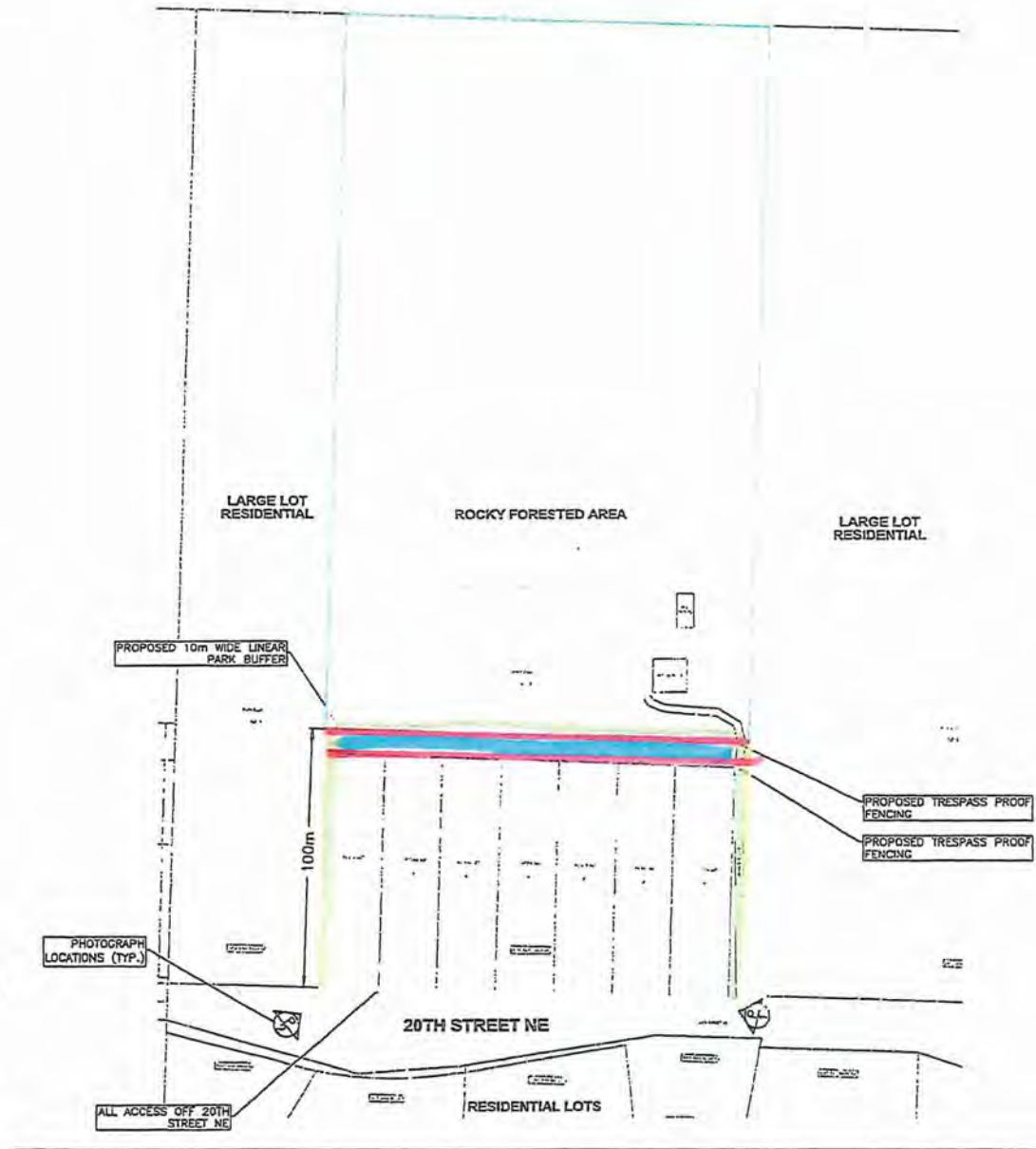


**SUBJECT PROPERTY:**

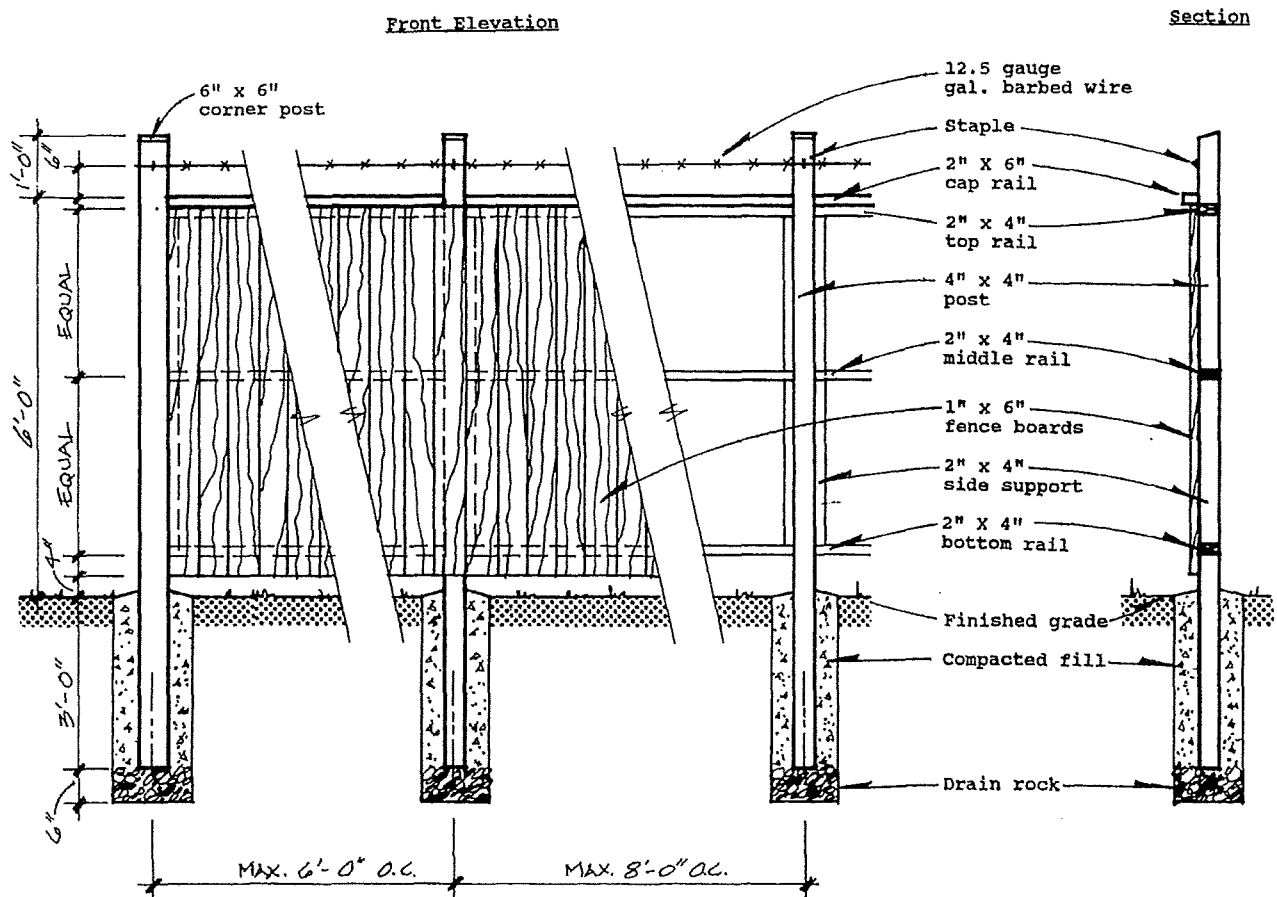
LOT 2, SEC. 25, TP 20, R 10, WEST  
OF THE 6TH MERIDIAN, KAMLOOPS  
DIVISION YALE DISTRICT PLAN 3890  
(6.83 HA.)

**Provincial Agricultural Land Commission**  
Application #54366  
Resolution #450/2015

-  ±1.78 ha approved for exclusion
-  Approved 10 m wide linear park
-  Location of fencing





**SCHEDULE D: FENCING SPECIFICATIONS****D.2: Solid Wood Fence with One Strand Barbed Wire**

Not to Scale

**SCHEDULE D: FENCING SPECIFICATIONS****D.2: SOLID WOOD FENCE WITH ONE STRAND BARBED WIRE**

1. All posts and rails shall be rough sawn of "No. 1 Structural" grade, pressure treated with a wood preservative non-toxic to surrounding plant material, in accordance with CSA Standard 080.2 and compatible with staining requirements below. Stain to match fence boards.
2. All fence boards and planks shall be rough sawn of "Quality Fencing" grade, finished with penetrating stain with preservative, conforming to CGSB Standards 1-GP145M and 204M, applied to all surfaces prior to installation and on any cuts thereafter.
3. Line posts shall be minimum 10.0 ft. in length and at least (standard) 4"x 4".
4. Corner posts shall be minimum 10.0 ft. in length and at least (standard) 6"x 6".
5. Fence rails (min. 3) shall be maximum 7.5 ft. in length and at least (standard) 2"x 4".
6. Cap rails shall be maximum 7.5 ft in length and at least (standard) 2"x 6". Cant to drain.
7. The finished height of opaque fencing shall be at least 6.0 ft.
8. The barbed wire shall meet the following specifications:
  - 8.1 Number of wire strands - 2
  - 8.2 Minimum wire gauge - 12.5 A.W.G.
  - 8.3 Maximum spacing between barbs - 6"
  - 8.4 Number of points per barb - 4
9. Fastening materials (nails and staples) shall meet the following specifications:
  - 9.1 Minimum gauge of nails used - #9, common in post/rail connections
  - 9.2 Minimum gauge of nails used - #11.5, common in rail/fence board connections
  - 9.3 Minimum wire gauge of staple - 9.0 A.W.G.
  - 9.4 Minimum length of staple - 2"
  - 9.5 Galvanized - CSA G164
10. Line posts shall be placed no more than 8.0 ft. O.C. and be firmly anchored in the soil to a depth of not less than 3.0 ft.
11. The fence shall be constructed in accordance with these specifications and details provided in the Schedule D.1 drawing which forms part of these specification.



Official Community Plan

### Map 11.2 Existing and Proposed Greenways

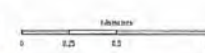
#### Legend

- Existing Greenways
- Proposed Greenways
- Community Park
- Neighbourhood Park
- Open Space
- Indoor Recreation Facilities
- Schools
- City Boundary
- Indian Reserves
- East Canoe Creek Watershed Boundary
- Parcels

#### Note:

For Type and Priority of each existing and proposed greenway refer to Greenways Strategy.

#### Key Map



CATHERINE BERRIS ASSOCIATES INC.  
Environmental & Planning Services

Proposed Amendment Area

Subject Parcel

Plot Date: October 28th, 2011





April 11, 2018

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 OCP4000-35**

The Salmon Arm Economic Development Society (SAEDS) Board of Directors has reviewed the information for the above-noted OCP Amendment Referral to redesignate the property located at 3820 – 20 Street NE from AR- Acreage Reserve to LR – Low Density Residential, to facilitate a phased subdivision of 10 lots.

The SAEDS Board fully supports this application, with no noted concerns.

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

Sincerely,

A handwritten signature in blue ink, which appears to read "William Laird", is positioned above the printed name.

William Laird, Chairperson  
Salmon Arm Economic Development Society



*City of Salmon Arm*  
*Memorandum from the Engineering*  
*and Public Works Department*

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TO: Kevin Pearson, Director of Development Services  
 DATE: 22 March 2018  
 PREPARED BY: Chris Moore, Engineering Assistant  
 OWNER: K. Brautigam, 3820 – 20 Street NE, Salmon Arm, BC V1E 2G9  
 APPLICANT: Owner  
 SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT APP. NO. OCP4000-35**  
**ZONING AMENDMENT APPLICATION FILE NO. ZON-1125**  
 LEGAL: Lot 2, Section 25, Township 20, Range 10, W6M, KDYD, Plan 3890  
 CIVIC: **3820 – 20 Street NE**

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Further to your referral dated 8 March 2018, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Rezoning and OCP amendment; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

**Engineering Department does not have any concerns related to the Re-zoning and OCP Amendment and recommends that they be granted**

**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 to be serviced completely by underground electrical and telecommunications wiring.
4. Properties 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

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 subdivision/building permit 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 building permit 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. 20 Street NE, on the subject properties western boundary, is designated as a Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that no additional road dedication is required (to be confirmed by a BCLS).
2. 20 Street NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Local Road Standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. An Urban / Rural Transition Section was approved by Council for similar properties to the north and south of the subject property through a Variance Permit and may be utilized on this subdivision, subject to approval of a variance application. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible in ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.

#### **Water:**

1. The subject property fronts a 300mm diameter Zone 2 watermain on 20 Street NE. No upgrades will be required at this time.
2. The existing lot 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. Records indicate that the existing property is serviced by a 19mm service from the 300mm diameter watermain on 20 Street NE, installed in 2011. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed lots are each to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
5. Fire protection requirements to be confirmed with the Building Department and Fire Department.



6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meets the Low Density residential spacing requirements of 150m.

**Sanitary:**

1. The subject property fronts a 200mm diameter sanitary sewer on 20 Street NE which was installed by Green Emerald Investments Ltd under Subdivision 15-04. No improvements are required, however a Latecomers Charge has been registered against the property and this charge must be paid in full by the Owner / Developer before connecting to this sewer or final subdivision.
2. The proposed lots are each to 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 outside of the Urban Containment Boundary and is served by a private on-site disposal system. Owner / Developer to confirm that the septic system is contained entirely within the remainder property and that it does not trespass on the new lots or the proposed trail and ALC buffer.

**Drainage:**

1. The subject property fronts a 450mm diameter storm sewer on 20 Street NE which was installed by Green Emerald Investments Ltd under Subdivision 15-04. No improvements are required, however a Latecomers Charge has been registered against the property and this charge must be paid in full by the Owner / Developer before connecting to this sewer or final subdivision.
2. 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.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. 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.

OFFICIAL COMMUNITY PLAN AMENDMENT APP. NO. OCP4000-35

ZONING AMENDMENT APPLICATION FILE NO. ZON-1125

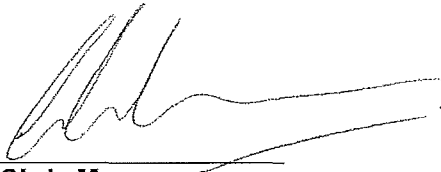
22 March 2018

Page 4

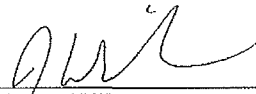
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**Geotechnical:**

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



**Chris Moore**  
Engineering Assistant



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



## City of Salmon Arm

### Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: April 23, 2018

Subject: Zoning Bylaw Amendment Application No. 1126

Legal: Lot 10, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP55453  
 Civic: 3070 – 20 Street NE  
 Owner: Hinchliff, M. & M.

#### MOTION FOR CONSIDERATION

**THAT:** a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 10, Section 25, Township 20, Range 10, W6M, KDYD, Plan EPP55453 from R-7 (Large Lot Single Family Residential Zone) to R-8 (Residential Suite Zone);

**AND FURTHER THAT:** final reading of the zoning amendment bylaw be withheld subject to confirmation that the proposed 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 3070 20 Street NE (Appendix 1 and 2) and presently contains a recently built single family dwelling. The proposal is to rezone the parcel from R-7 (Large Lot Single Family Residential) to R-8 (Residential Suite) to permit the construction 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-7 (Large Lot Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in the Upper Lakeshore area, largely comprised of R-7 zoned parcels containing single family dwellings. There are currently nine R-8 zoned parcels within the proximity of the subject parcel.

The subject parcel contains an existing single family dwelling, and meets the conditions as specified to permit a secondary suite within the proposed R-8 zone. Site photos are attached as Appendix 5. The intent of the applicant is to develop a conforming *secondary suite* within the existing single family dwelling. Site plans are attached as Appendix 6.

Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.

#### **Secondary Suites**

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in Low Density Residential 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 secondary suite, including sufficient space for an additional off-street parking stall.

COMMENTS

Engineering Department

No concerns.

Building Department

BC Building Code will apply.

Fire Department

No concerns.

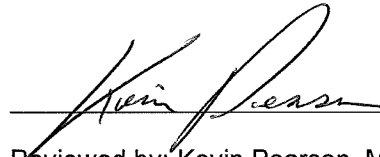
Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a secondary suite would require a building permit and will be subject to 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 40 80 160 240 320 Meters



Subject Parcel



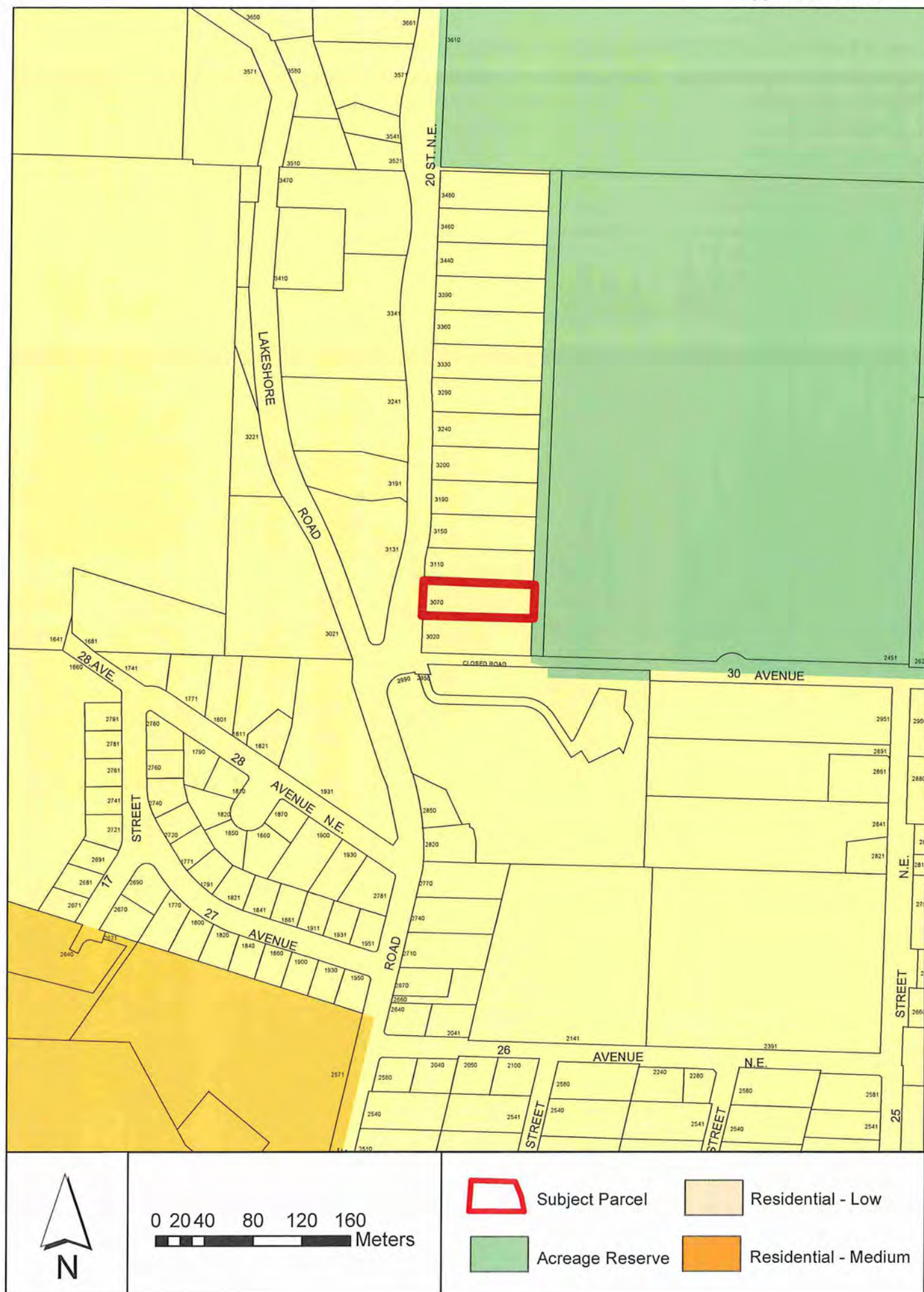


0 5 10 20 30 40 Meters

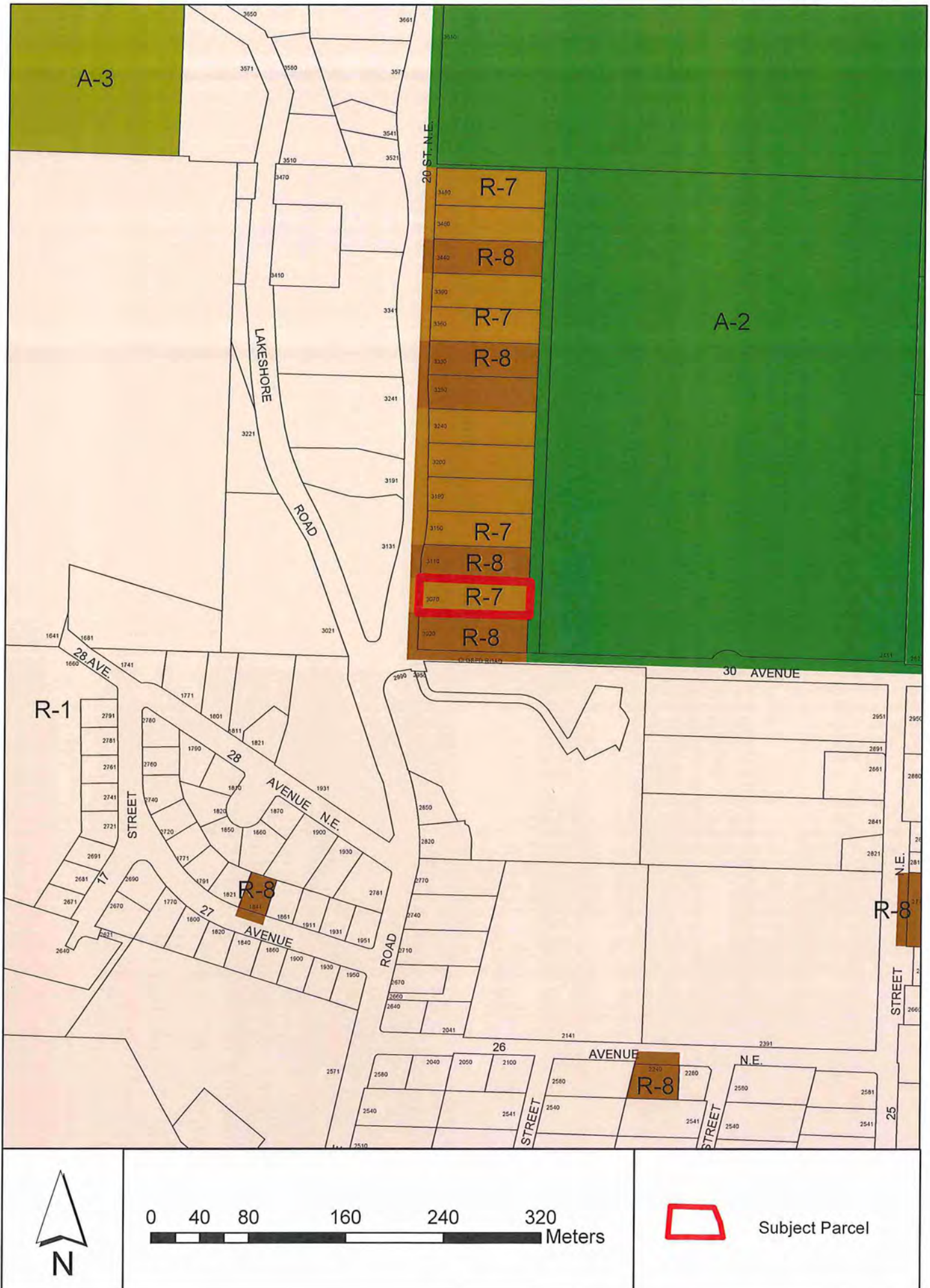


Subject Parcel









0 40 80 160 240 320 Meters



Subject Parcel



## Appendix 5: Site Photos



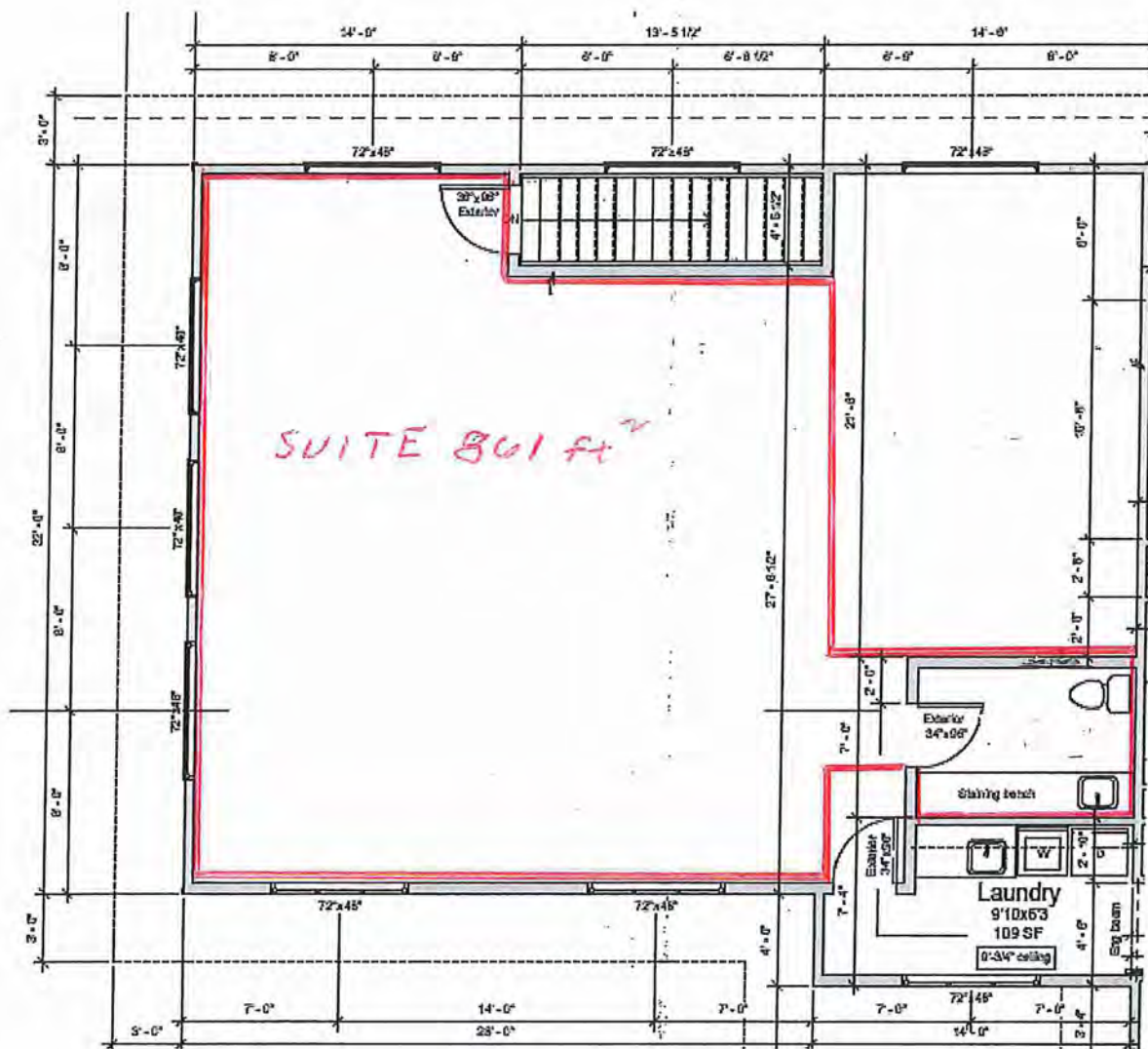
View of subject parcel looking east from 20 Street NE.



View of subject parcel looking north-east from 20 Street NE.









**BROWNE JOHNSON LAND SURVEYORS\***

BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5 (250)832-9701

**BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE**

To: Hindbo Construction Group,  
c/o Don Hindbo  
2691 13 Avenue SW,  
Salmon Arm, BC V1E 3K1  
Your File: Hinchliff

Re: Lot 10, Section 25, Township 20,  
Range 10, W6M, KDYD,  
Plan EPP55453

Parcel Identifier(PID): 029-680-832

Civic Address: 3070 20 Street NE

AUG 26 2016

List of documents registered on title which may affect  
the location of improvements:

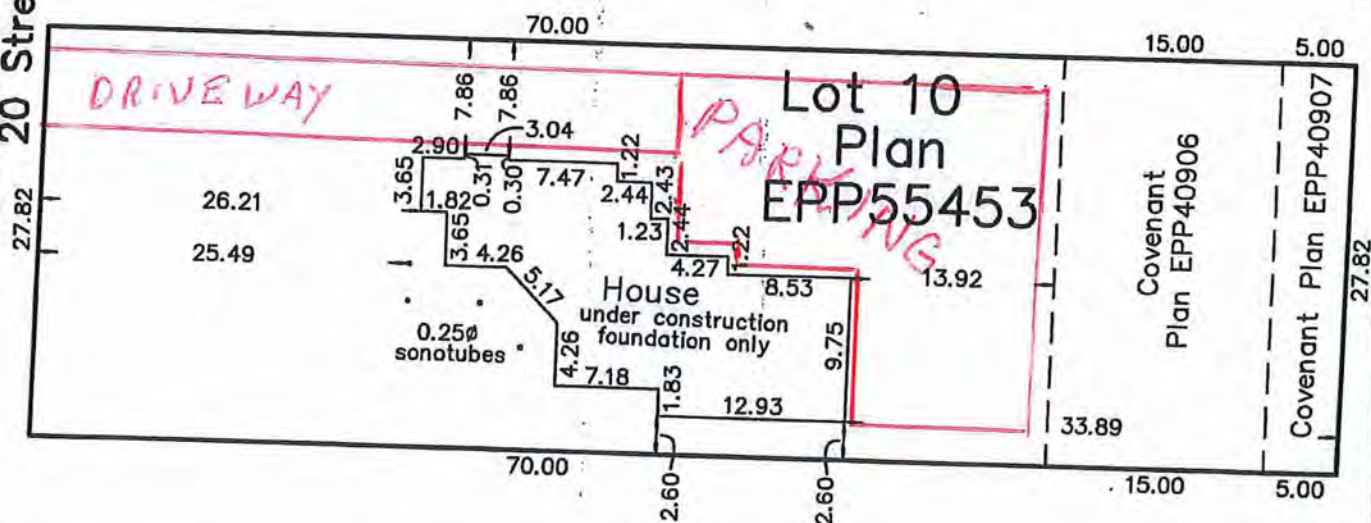
Covenant CA3963417, CA3963420

&amp; CA4728536

R/W CA3785694

Building Scheme CA4728538

20 Street NE

PARKING AREA = 3800 ft<sup>2</sup>



*City of Salmon Arm*

*Development Services Department Memorandum*

To: Her Worship Mayor Cooper and Members of Council

Date: April 30, 2018

Subject: Agricultural Land Commission Application No. ALC-375 (Exclusion)

Legal: Lot 3, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1538 Except  
Plan 14615, H251 and KAP56753

Civic: 1121 Highway 97B

Owner: Allan Hack

Agent: Carson Dorward, Cheap Garbage Ltd.

**MOTION FOR CONSIDERATION**

**THAT: Agricultural Land Commission Application No. ALC-375 be authorized for submission to the Agricultural Land Commission.**

**STAFF RECOMMENDATION**

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

**PROPOSAL**

The subject property is located at 1121 Highway 97B as shown in APPENDICES 1 & 2. The property is approximately 1.7 ha in size and contains an existing dwelling and two large accessory structures. The property is entirely within the Agricultural Land Reserve (ALR) with the applicant proposing to exclude the entire property to accommodate future industrial zoning and the Cheap Garbage business. Site photos are attached as APPENDIX 3.

**BACKGROUND**

In January 2018 the applicant purchased the Cheap Garbage business and began operating from the subject property without a City Business Licence and against the Regulations of the City's Zoning Bylaw and the ALC Act and Regulations. Staff became aware of the non conforming use shortly after and informed the applicant of the contraventions. The applicant was cooperative and after meeting with staff agreed to start the process to bring the intended use into compliance.

The subject property is designated Light Industrial in the Official Community Plan (OCP), is zoned Rural Holding (A-2) and is completely within the ALR (APPENDICES 4, 5 and 6 respectively). The parcel has frontage on 10 Avenue SE and Hwy 97B and does not have any agricultural use at this time. Adjacent zoning and land uses include the following:

North: 10 Avenue SE / Rural Holding (A-2) / ALR  
 South: Rural Holding (A-2) / ALR / Designated for Light Industrial  
 East: Hwy 97B / Rural Holding (A-2) / ALR  
 West: Rural Holding (A-2) / ALR / Designated for Light Industrial

The property is at the eastern most extent of the proposed Light Industrial Special Development Area designated in the OCP (APPENDIX 8).

## Improved Soil Classification

The subject property has two soil ratings identified. The approximate three quarters of has the Improved Soil Capability Rating of 70% Class 5 and 30 % Class 4. The south east corner has the improved Soil Capability Rating of 60% Class 4, and 40% Class 5. Soil Classification Mapping is shown in APPENDIX 7. (Soil capability rating ranges from Class 1 to Class 7. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.)

## COMMENTS

### Engineering Department

Comments are attached as APPENDIX 11.

### Building Department

No concerns.

### Fire Department

No concerns.

### Ministry of Transportation and Infrastructure

Comments are attached as APPENDIX 10.

### Agricultural Advisory Committee

This proposal was reviewed by the Agricultural Advisory Committee (AAC) at its meeting of April 18, 2018. The Committee adopted the following resolution:

THAT: the Agricultural Advisory Committee advises Council that it does not support the application for exclusion or submission to the Agricultural Land Commission.

Carried

The Committee discussed items including the availability of industrial land, soil capability, appropriateness of the industrial designation, frontage on Hwy 97B, and the viability of small agricultural parcels. Some members of the Committee disagreed with the land use designation and potential ALR exclusion of the subject property and the surrounding area. Significance of the existing designation and preliminary approval from the ALC to existing owners was debated.

### Planning Department

#### *Proposed ALR Exclusion and the Light Industrial Special Development Area*

Policy 10.3.14 and 10.3.15 of the OCP speak directly to the Light Industrial Special Development Area and read as follows:

10.3.14 Support the exclusion of the lands in the Special Development Area from the ALR. The ALC has given preliminary approval for exclusion of these lands (Resolution #109/88) but site specific exclusion applications and final approval from the ALC are required.

10.3.15 Prepare light industrial zoning, servicing standards, vehicle traffic and access requirements, and an expanded form and character Development Permit Area to address higher standard of light industrial development in the Special Development Area, taking into consideration the adjacent



residential, park and airport uses. A preliminary road and servicing plan has been prepared by the City for this area.

The preliminary road and servicing plan is attached as APPENDIX 9.

#### *Development Approvals*

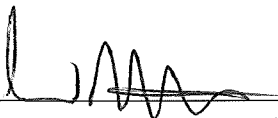
If Council chooses to approve submission of this application to the ALC, and it is subsequently approved by the ALC, the following bylaw amendments and approvals would be required in order to proceed with the proposed industrial business use:

1. Zoning Bylaw amendment to rezone the subject property to Light Industrial (M-2) zone (Ministry of Transportation and Infrastructure approval will be required prior to granting final reading).
2. If any buildings or structures are proposed approval by Council of an Industrial Development Permit as per Section 10.5 of the OCP would be required.
3. Issuance of a Business Licence for the operation of the Cheap Garbage business.

As the parcel fronts a major transportation corridor and is located on a prominent corner of 10 Avenue SE and Hwy 97B, screening and landscaping is considered an important element of any proposed development. Outside storage is required to be screened as per the Zoning Bylaw and would be considered at the time of rezoning.

#### CONCLUSION

The proposal is to exclude the property from the ALR. The proposal fits the intent of the Light Industrial Special Development Area designated in the OCP and the preliminary approval from the ALC. Staff recommends the application be forwarded to the ALC for consideration for the above noted reasons.



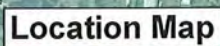
Prepared by: Wesley Miles, MCIP, RPP  
Planning and Development Officer



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



## APPENDIX 1



A horizontal scale bar with a black background and white markings. The markings are labeled 0, 100, 200, 300, and 400. Below the bar is the word "Meters".



### Subject Parcel





Orthophoto

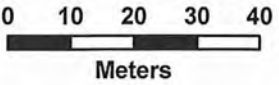
4921

BLK. 3

PLAN 1538

HIGHWAY 97 B

PLAN 11010664



Subject Parcel



## APPENDIX 3



Photo 1: Photo looking north from 10 Avenue SE at the subject property and storage area.



Photo 2: Photo looking west up 10 Avenue SE.

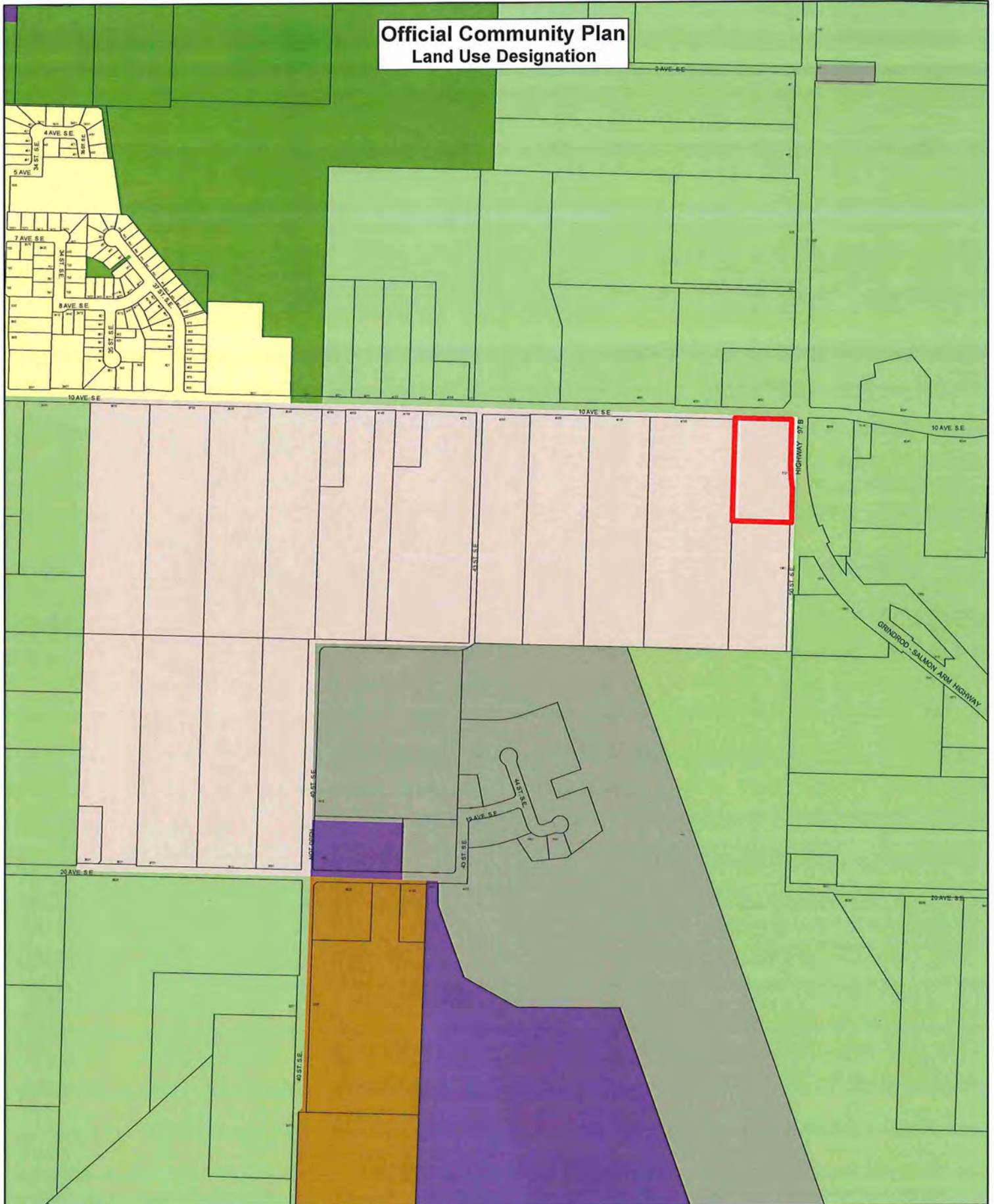


## APPENDIX 3



Photo 3: Photo looking north at Hwy 97B and the frontage of the subject property.

**Official Community Plan  
Land Use Designation**



0 110 220 330 440  
Meters



Subject Parcel



Park



Institutional



Light Industrial

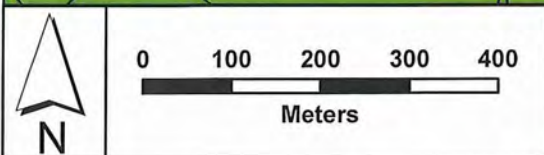
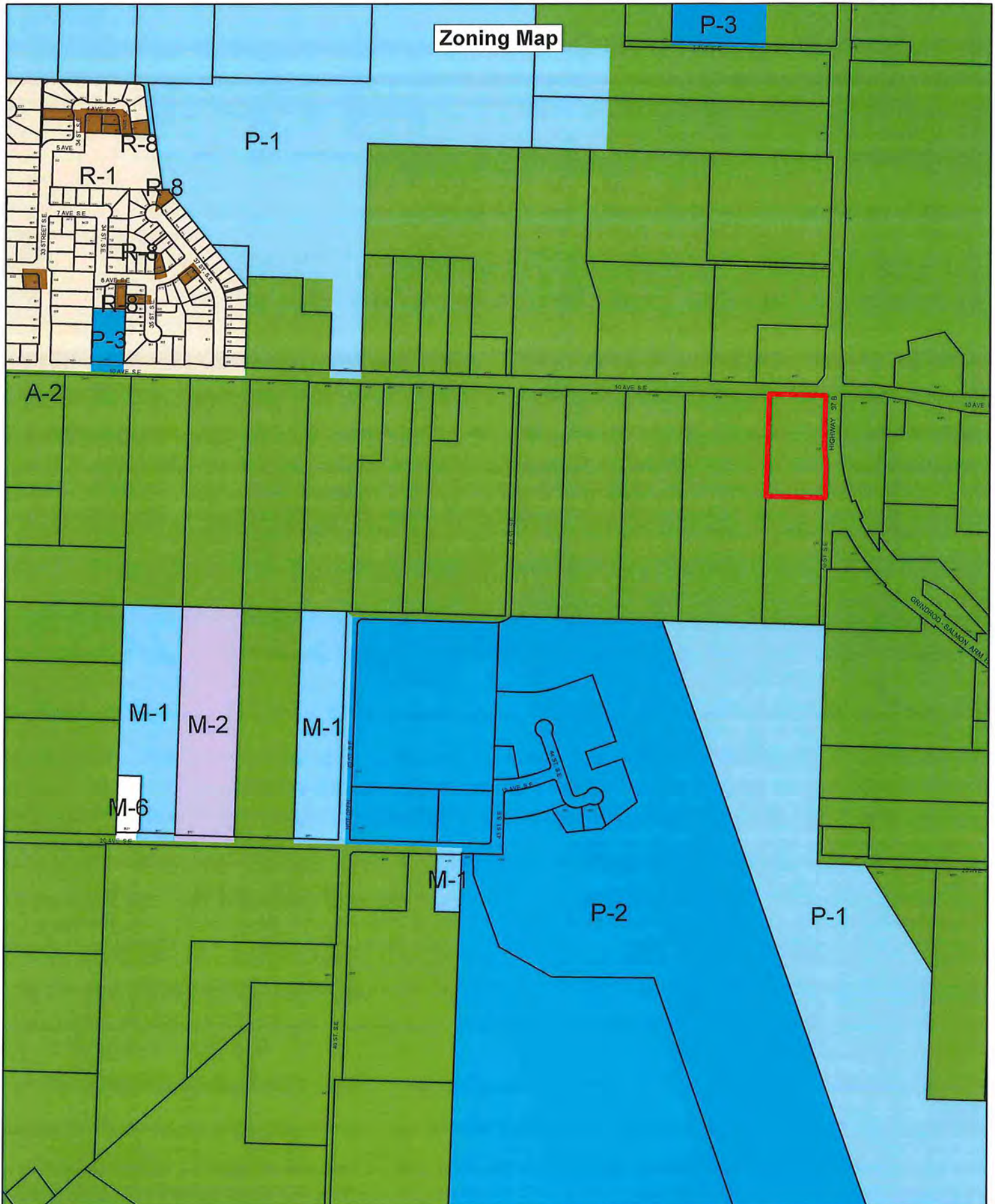


Airside Industrial



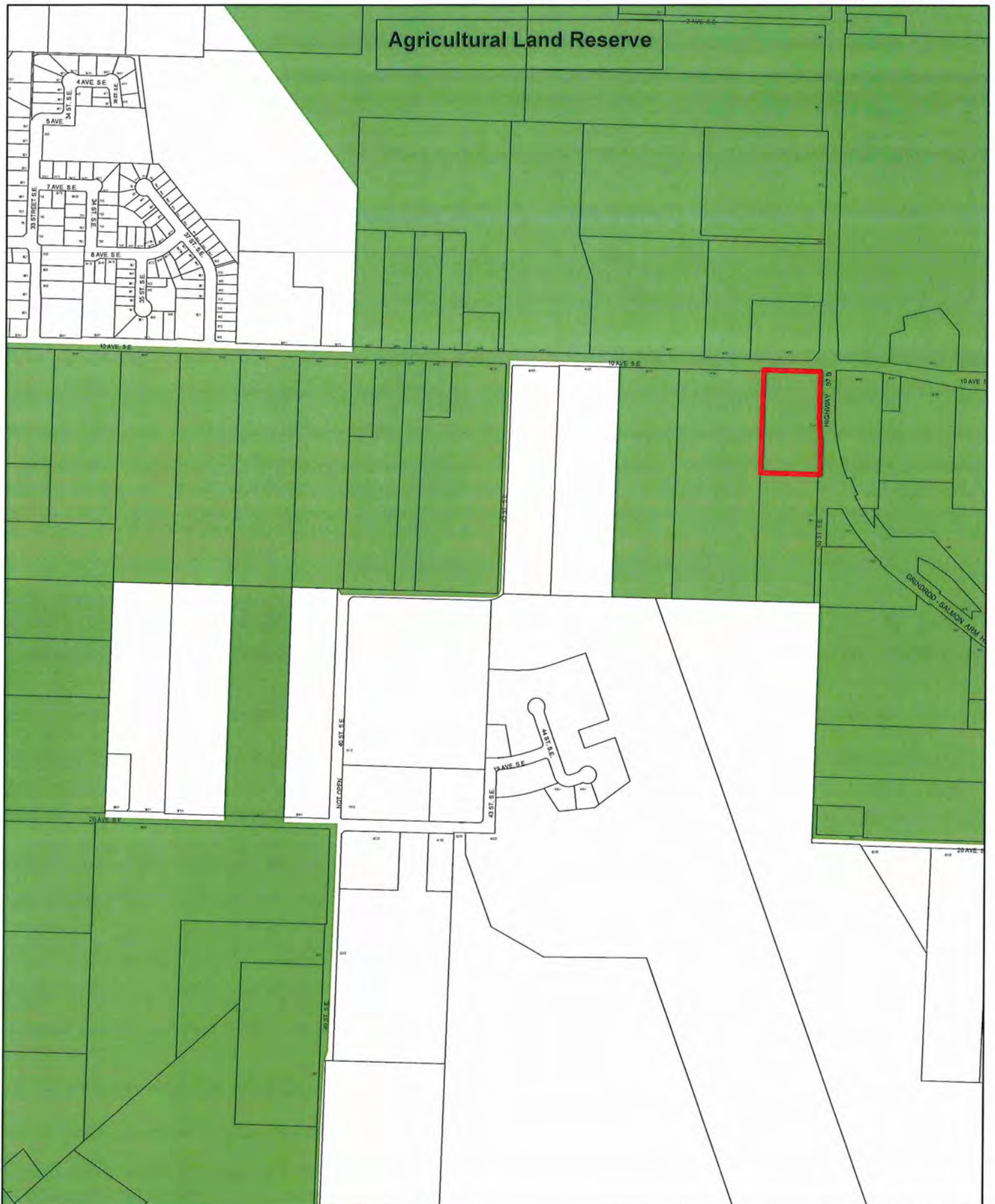
Acreage Reserve





- |   |                     |   |                    |
|---|---------------------|---|--------------------|
|  | Subject Parcel      |  | General Industrial |
|  | Park and Recreation |  | Light Industrial   |
|  | Airport             |  | Rural Holding      |





0 75 150 225 300  
Meters



Subject Parcel



Agricultural Land Reserve







### *Light Industrial Special Development Area Policies*

10.3.13 Light Industrial lands within the Special Development Area are shown on Figure 10.1.



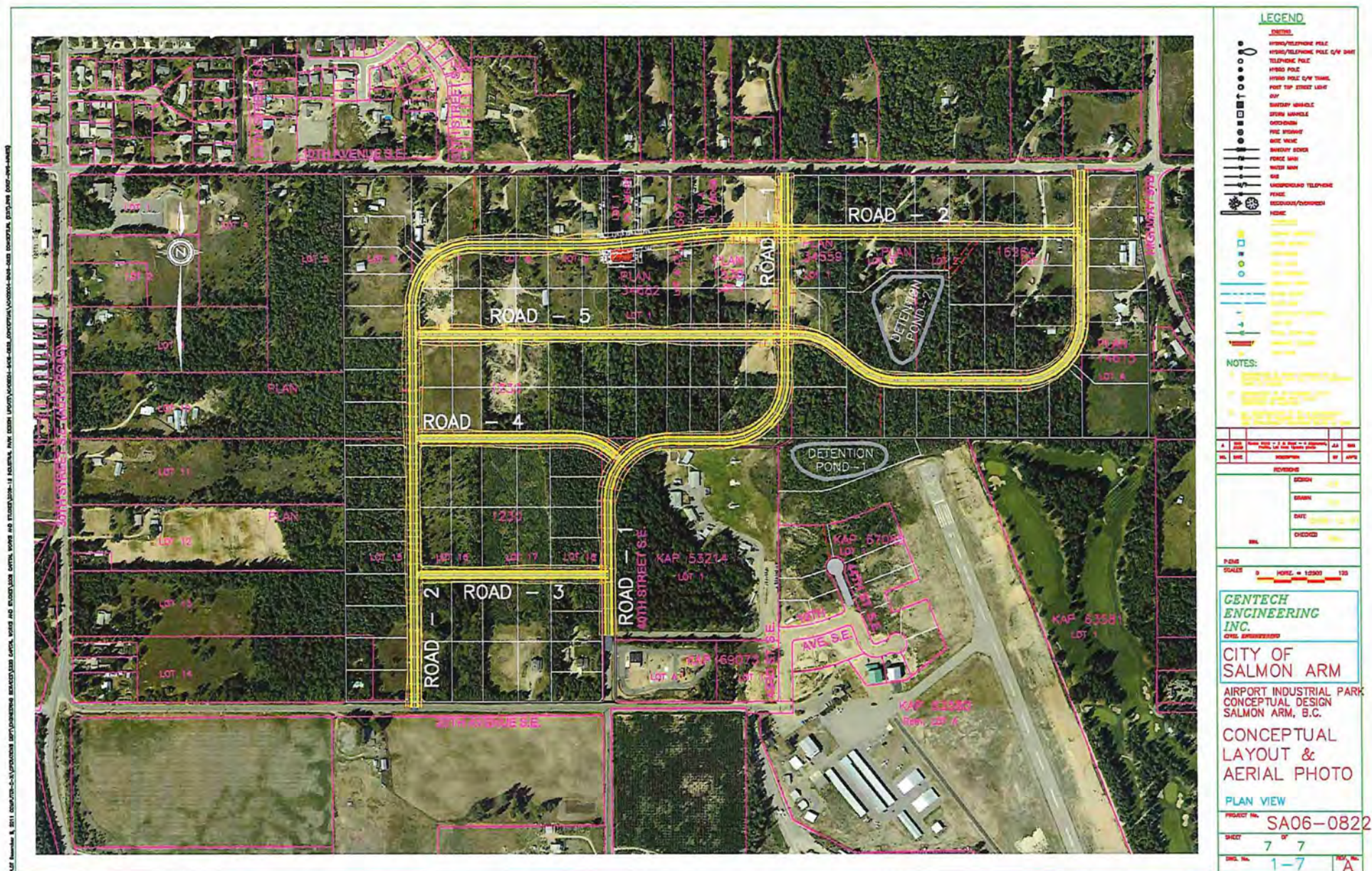
*Subject  
Property*

**Figure 10.1: Light Industrial Special Development Area**

10.3.14 Support the exclusion of the lands in the Special Development Area from the ALR. The ALC has given preliminary approval for exclusion of these lands (Resolution #109/88) but site specific exclusion applications and final approval from the ALC are required.

10.3.15 Prepare light industrial zoning, servicing standards, vehicle traffic and access requirements, and an expanded form and character Development Permit Area to address a higher standard of light industrial development in the Special Development Area, taking into consideration the adjacent residential, park and airport uses. A preliminary road and servicing plan has been prepared by the City for this area.









Your File #: ALC-375  
eDAS File #: 2018-01862  
Date: Apr/25/2018

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 General Referral Approval Application for:  
Lot 3, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1583, Except  
Plans 14615, H251 & KAP56753**

Thank you for the above noted referral.

As this property fronts a municipal road, specifically 10<sup>th</sup> Avenue SE, direct access to the Grindrod-Salmon Arm Highway no. 97B is not permitted. As the property is in close proximity to the intersection of the highway and 10<sup>th</sup> Avenue SE, the Ministry recommends the City only allows one access off 10<sup>th</sup> Avenue SE located at the west boundary of the property.

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





*City of Salmon Arm  
Memorandum from the Engineering  
and Public Works Department*

---

To: Kevin Pearson, Director of Development Services  
Date: 25 April 2018  
Prepared by: Chris Moore, Engineering Assistant  
**OWNER:** Hack, Allan, Box 811, Salmon Arm, BC V1E 4N9  
**AGENT:** Dorward, Carson, Box 549, Armstrong, BC V0E 1B0  
**SUBJECT:** AGRICULTURAL LAND COMMISSION APPLICATION NO. ALC-375  
**LEGAL:** Lot 3, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1538, Except  
Plans 14615, H251 and KAP56753  
**CIVIC:** 1121 Highway 97B SE

---

Further to your referral dated 11 April 2018, the Engineering Department has no objection to the proposed application to exclude this property from the ALR.

It is noted that the owner utilized a temporary access on to 10 Ave SE earlier this year, resulting in mud being tracked onto the City road. This is in contravention of the Traffic Bylaw 1971, the owner was asked to stop using this access and complied.

Should the owner wish to construct a permanent access on to 10 Ave SE, the Engineering Department would approve this, subject to the installation of a culvert and construction of a suitable driveway to prevent further mud on the City roads. Owner is responsible for all associated costs.

Should the owner intend to develop this property in the future, upgrades on the 10 Avenue and 50 Street frontages may be required in accordance with the requirements of the Subdivision and Development Services Bylaw 4163.

**Chris Moore**  
Engineering Assistant

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

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*City of Salmon Arm*

*Development Services Department Memorandum*

To: Her Worship Mayor Cooper and Members of Council

Date: April 18, 2018

Subject: Development Variance Permit Application No. 472

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980

Civic: 2081 11 Avenue NE

Owner/Applicant: Jobeck Enterprises Ltd.

**MOTION FOR CONSIDERATION**

**THAT:** Development Variance Permit No. 472 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan KAP75980 (2081 11 Avenue NE) to vary provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0 – waive the requirement for upgrading the eastern half of 20 Street NE to the Urban Collector (RD-3) road standard along the eastern property frontage.

**STAFF RECOMMENDATION**

That the motion for consideration be defeated.

**BACKGROUND**

The subject parcel is located at 2081 – 11 Avenue NE (Appendix 1 and 2) and is presently vacant. This application is associated with a new 16-unit residential development as shown on the site plans and building elevations attached (Appendix 3).

The subject property is 0.26 hectares, designated High Density Residential (HR) in the City's Official Community Plan (OCP), and is currently zoned R-5 (Appendix 4 and 5). The mix of zones in the immediate area is predominantly Residential (R-1 and R-4), with Institutional zones to the east and south, and Commercial zones further to the east. Site photos are attached as Appendix 6. The parcel is within the Urban Development Area of the Subdivision and Development Servicing Bylaw. Furthermore, the subject property is within the OCP's Urban Containment Boundary, and as a corner lot, has one frontage affected by the servicing standards associated with an Urban Collector Road (20 Street NE).

The subject property has been under the consideration of Council recently, with OCP (HC - Highway Service / Tourist Commercial to HR - Residential High Density) and zoning (R-1 Single Family Residential Zone to R-5 High Density Residential Zone) applications approved in early 2017, followed by a Development Permit application (DP-414) approved in the latter half of 2017, including a setback variance.

Engineering comments associated with DP-414 noted frontage improvement as required. The Applicant subsequently had estimates prepared for these works and has requested a variance to the cash in lieu requirement. A letter of rationale and associated estimate has been provided (Appendix 7).

In reviewing this application, staff referred to relevant OCP policies, the requirements of the Subdivision and Development Servicing (SDS) Bylaw, the way previous variance applications were addressed, and the site circumstances of the subject property.

**Relevant OCP Policies**

## Official Community Plan – Section 12 – Transportation

OCP Section 12.3.3 notes the policy that the City will continue to use the Subdivision and Servicing Bylaw to identify the works and services required at the time of subdivision or development approval. Furthermore, Section 12.3.4 refers to OCP Map 12.1 which identifies 20 Street NE as a Designated Urban Collector Road.

**SDS Bylaw Requirements**

Unless exempted under limited circumstances, appropriate installation of infrastructure is required for developments within the various urban areas of the City. The purpose behind these servicing requirements is to ensure that properties under development are appropriately serviced for all the reasons cited in relevant OCP policies, and equally, to ensure that infrastructure is extended to the boundary of an adjacent property, thus mitigating gaps and providing consistent servicing standards. Where there are major servicing gaps, there is greater expectation for the City to allow for a reduction in standards or to complete works to remove such gaps.

COMMENTSEngineering Department

Engineering notes that the importance of 20 Street NE as an Urban Collector road. As such, Engineering recommends that the variance requested not be approved. Under the requirements of the Subdivision and Servicing Bylaw, full frontage improvement works can be required. These are estimated to exceed \$50,000. Engineering recognizes that the existing road is currently sufficient, and has thus requested partial cash in lieu contribution for future frontage upgrading (widening and parking bay construction) along the west boundaries (\$16,275).

Full Engineering Department comments and the RD-3 road cross-section are provided as Appendix 8.

Building Department

No concerns.

Fire Department

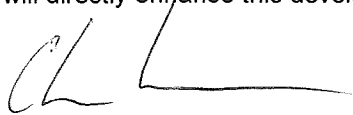
No concerns.

Planning Department

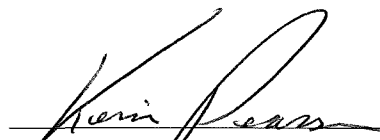
Remaining consistent with previous and similar variance applications, staff do not recommend approval of this application, with the main reasons being:

- The full proposal is contrary to policies of the OCP;
- Approval of the variances in full may lead to similar expectations by other land owners; and
- Full approval of such variances would place the burden of servicing on the municipal budget.

Aligned with Engineering comments, Planning staff recommend that the motion be defeated and that the applicant provide a partial cash in lieu contribution for frontage upgrading (widening and parking bay construction) along the west boundary (\$16,275). As previously noted, the full frontage improvement works are estimated to exceed \$50,000, while future frontage improvements such as street parking bays will directly enhance this development.



Chris Larson, MCP  
Planning and Development Officer



Kevin Pearson, MCIP, RPP  
Director of Development Services





0 45 90 180 270 360 Meters



Subject Parcel





0 5 10 20 30 40  
Meters



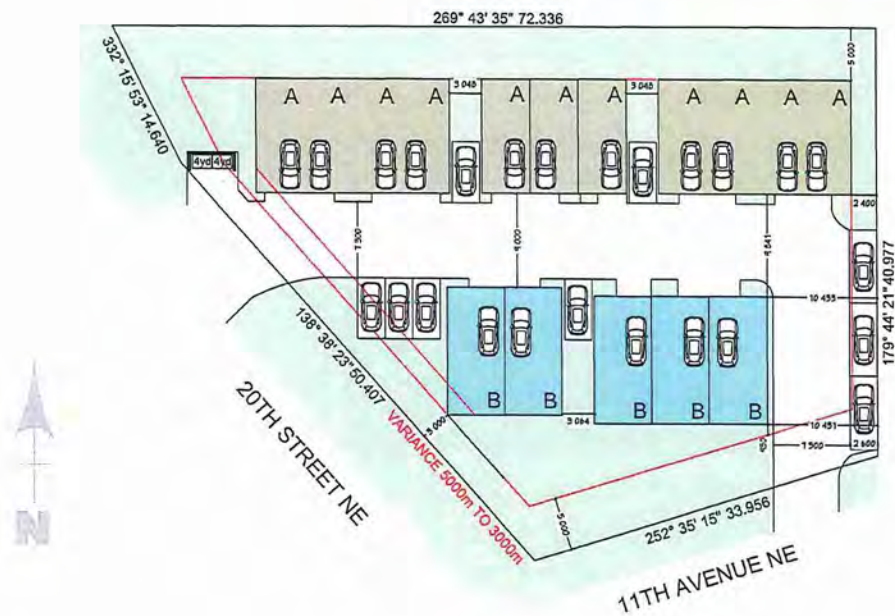
Subject Parcel



**COPPER VIEW CORNER**  
11TH AVENUE N.E. - SALMON ARM  
MULTI-FAMILY DEVELOPMENT



NO.	DESCRIP	BY	DATE
3	DIA. APP.	COM	2017-05-19
1	D.P. APP.	COM	2017-07-05
2			



UNIT A 3-STORY: 15'W x 36'L PER UNIT (11)  
UNIT B 2-STORY: 18'W x 40'L PER UNIT (5)

CIVIC ADDRESS:  
2081 11TH AVENUE, SALMON ARM, BC  
LEGAL DESCRIPTION:  
LOT 2 PL KAP75980 S24 T20 R10 W8M

**ZONING INFORMATION:**  
**EXISTING:** R-1  
**PROPOSED:** R-5

SITE AREA = 2600sm (0.26ha)  
SITE COVERAGE:  
ALLOWED = 55% = 1430sm  
PROPOSED = 34% = 886.6sm

MAXIMUM DENSITY:  
ALLOWED = 100 UNITS PER ha x 0.26ha = 26 UNITS  
PROPOSED = 16 UNITS

**REQUIRED SETBACKS:**  
FRONT: 5.0m  
INTERIOR SIDE: 2.4m  
EXTERIOR SIDE: 5.0m  
REAR: 5.0m

PROPOSED VARIANCE:  
3.0m SIDE SET-BACK (20TH STREET)

**BUILDING HEIGHT:**  
**ALLOWED:** 12m  
**PROPOSED:** A) 3-STOREY = 10.5m  
                   B) 2-STOREY = 7.2m

**PARKING ANALYSIS:**  
 REQUIRED PARKING = 16 UNITS x 1.25 = 20  
 PROVIDED GARAGE PARKING = 16 SPACES  
 PROVIDED SURFACE PARKING = 9 SPACES  
 TOTAL PROVIDED PARKING = 25 SPACES

## SITE PLAN

1200

ISSUED FOR DEVELOPMENT PERMIT

PROJECT DESCRIPTION:  
11TH AVENUE N.E.  
DEVELOPMENT PERMIT  
APPLICATION

**DRAWINGS PROVIDED BY:**

 **MOTIVE**  
DESIGN & CONSTRUCTION, INC.  
PO BOX 410000, LENOIR, NC 28645  
704-438-4100

POB-1001MAGB  
Rear  
Rearhumps, NC  
704-403-1323

Furthermore, it is the company's policy to continue to support the development of the U.S. economy and to provide a safe and healthy work environment for its employees. The company is committed to the highest standards of safety and health, and to the highest standards of environmental protection. The company is committed to the highest standards of safety and health, and to the highest standards of environmental protection.

DATE:  
05/07/2017

SCALE:  
AS SPECIFIED

SHEET:  
A 1

A-1

### Appendix 3: Site Plans and Elevations

# **COPPER VIEW CORNER** 11TH AVENUE N.E. - SALMON ARM MULTI-FAMILY DEVELOPMENT



## **EXTERIOR FINISH OPTION A** N.T.S.

EXTERIOR MATERIAL SPECIFICATION:  
COLOUR SCHEME # 1:  
1) ROOFING: CERTANTEED - LAMINATED FIBREGLASS SHINGLE - DRIFTWOOD  
2) VINYL LAP SIDING - GENTEX LINNEY  
3) VINYL BOARD & BATTEN - GENTEX IRON ORE  
4) SMART PANEL (SMOOTH) - PAINT: COLOUR MATCH GENTEX PERMILS 62W  
5) FAUX STONE - QUALITY STONE - STACKED STONE - DARK BROWN OR EQUIVALENT  
6) WINDOWS: VINYL FRAME - WHITE (SEE ELEVATIONS FOR TYPE)  
7) SOFFIT: ALUMINUM - BLACK  
10) FASCIA/TRIM: SMART TRIM - CEDAR TEXTURE - BLACK  
11) ENTRY DOOR: (3 2-STORY: PAINTED 6-PANEL - PAINT: GENTEX PERMILS 62W  
(3 3-STORY: PAINTED 1-LITE - PAINT: GENTEX PERMILS 62W

## **EXTERIOR FINISH OPTION B** N.T.S.

EXTERIOR MATERIAL SPECIFICATION:  
COLOUR SCHEME # 2:  
1) ROOFING: CERTANTEED - LAMINATED FIBREGLASS SHINGLE - DRIFTWOOD  
2) VINYL LAP SIDING - GENTEX LINNEY  
3) FAUX STONE - QUALITY STONE - STACKED STONE - DARK BROWN OR EQUIVALENT  
4) VINYL BOARD & BATTEN - GENTEX DARK DRIFT  
5) SMART PANEL (SMOOTH) - PAINT: COLOUR MATCH HARGRE EVENING BLUE  
6) WINDOWS: VINYL FRAME - WHITE (SEE ELEVATIONS FOR TYPE)  
7) SOFFIT: ALUMINUM - BLACK  
10) FASCIA/TRIM: SMART TRIM - CEDAR TEXTURE - BLACK  
11) ENTRY DOOR: (3 2-STORY: PAINTED 6-PANEL - PAINT: HARGRE EVENING BLUE  
(3 3-STORY: PAINTED 1-LITE - PAINT: HARGRE EVENING BLUE

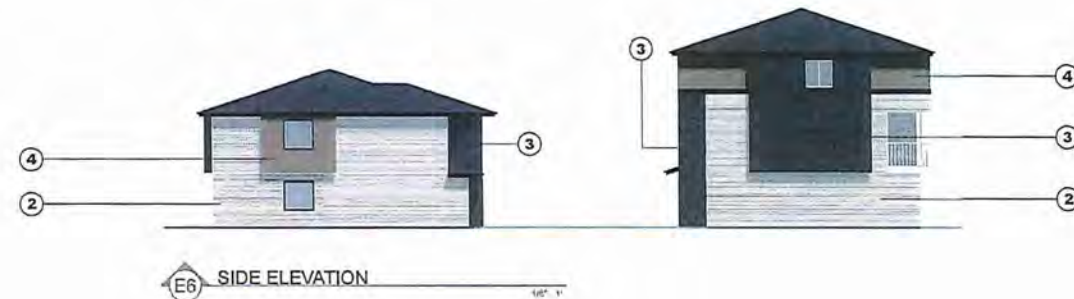
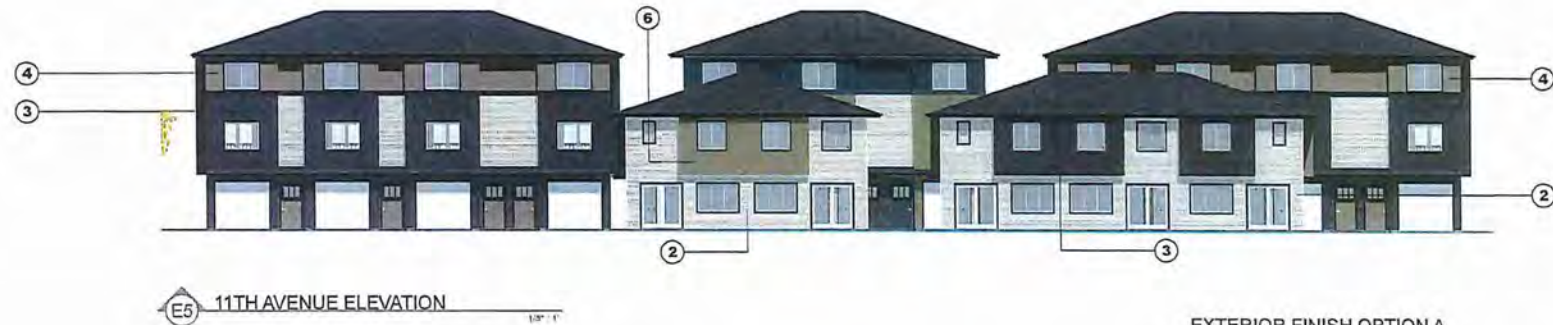
NO.	DATE	BY	DATE
1	05/05/2017	APR	05/05/2017
2			
3			
4			
5			
6			
7			

SHEET TITLE:  
 PROPOSED  
 EXTERIOR ELEVATIONS  
 9TH AVENUE - WEST ROW

PROJECT DESCRIPTION: 11TH AVENUE N.E. DEVELOPMENT PERMIT APPLICATION	DRAWINGS PROVIDED BY: MOTIV 1111 11TH AVENUE N.E. VANCOUVER, BC V5C 3S5 TEL: 604-271-1111 FAX: 604-271-1112 WWW.MOTIVBC.COM
DATE: 30/05/2017	SCALE: AS SPECIFIED
SHEET: <b>A-2</b>	



# **COPPER VIEW CORNER** 11TH AVENUE N.E. - SALMON ARM MULTI-FAMILY DEVELOPMENT



## **EXTERIOR FINISH OPTION A** I.T.S.

EXTERIOR MATERIAL SPECIFICATION:  
COLOUR SCHEME # 1:  
1) ROOFING: CERTANTITEED - LAMINATED FIBREGLASS SHINGLE - DRIFTWOOD  
2) VINYL LAP SIDING - GENTEX LINEN  
3) VINYL BOARD & BATTEN - GENTEX IRON ORE  
4) SMART PANEL (SMOOTH) - PAINT: COLOUR MATCH GENTEX PEBBLE #2F  
5) PAUX STONE - QUALITY STONE - STACKED STONE - DARK BROWN OR EQUIVALENT  
6) WINDOWS: VINYL FRAME - WHITE (SEE ELEVATIONS FOR TYPE)  
7) SOFFIT: ALUMINUM - BLACK  
8) FASCIA/TIM: SMART TRIM - CEDAR TEXTURE - BLACK  
9) ENTRY DOOR: 2-STOREY: PAINTED 6-PANEL - PAINT: GENTEX PEBBLE #2F  
10) 3-STOREY: PAINTED 1-LITE - PAINT: GENTEX PEBBLE #2F

## **EXTERIOR FINISH OPTION B** I.T.S.

EXTERIOR MATERIAL SPECIFICATION:  
COLOUR SCHEME # 2:  
1) ROOFING: CERTANTITEED - LAMINATED FIBREGLASS SHINGLE - DRIFTWOOD  
2) VINYL LAP SIDING - GENTEX LINEN  
3) PAUX STONE - QUALITY STONE - STACKED STONE - DARK BROWN OR EQUIVALENT  
4) VINYL BOARD & BATTEN - GENTEX DARK DRIFT  
5) SMART PANEL (SMOOTH) - PAINT: COLOUR MATCH HARDIE EVENING BLUE  
6) WINDOWS: VINYL FRAME - WHITE (SEE ELEVATIONS FOR TYPE)  
7) SOFFIT: ALUMINUM - BLACK  
8) FASCIA/TIM: SMART TRIM - CEDAR TEXTURE - BLACK  
9) ENTRY DOOR: 2-STOREY: PAINTED 6-PANEL - PAINT: HARDIE EVENING BLUE  
10) 3-STOREY: PAINTED 1-LITE - PAINT: HARDIE EVENING BLUE

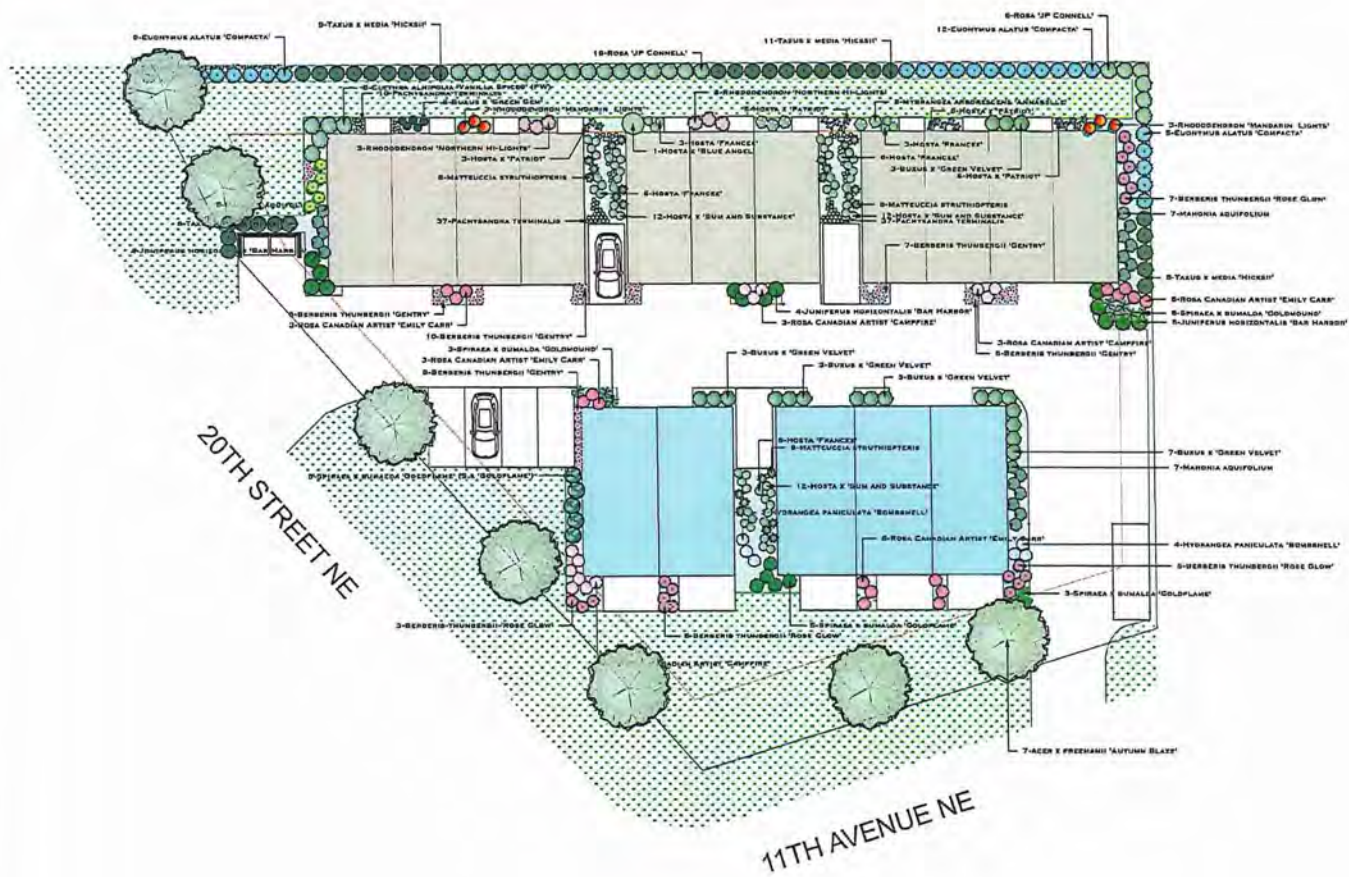
NO.	REVISION	BY	DATE
1	1	1	1
2	2	2	2

**PROPOSED  
EXTERIOR ELEVATIONS  
LANE WAY - EAST ROW**

PROJECT DESCRIPTION  
**11TH AVENUE N.E.  
DEVELOPMENT PERMIT  
APPLICATION**



DATE:
30/05/2017
SCALE:
AS SPECIFIED
SHEET:
<b>A-3</b>



ISSUE:	DATE:
SUBMISSION	12 JUNE 2017
REVIEW	31 MAY 2017

[illegible]

**ERIC REYNARD**  
*Landscape Architect*

Eric Reynard BCSLA, CSLA  
1100 20th Avenue N.E. • Columbia, Md. 21037 • 410.727.1973  
Phone: 202.472.4742 • e.reynard@erl.net

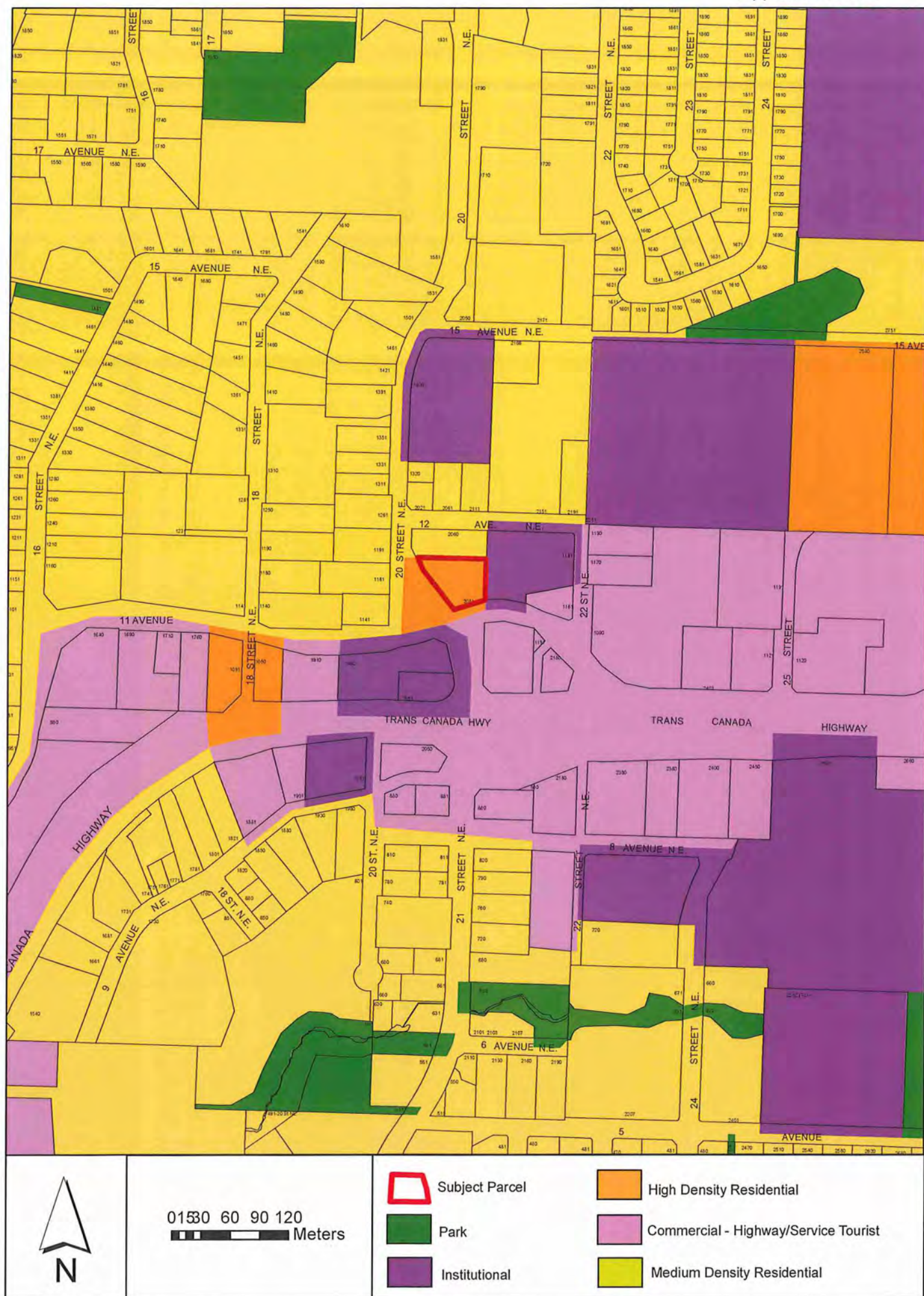
PROJECT:  
20th Street NE  
&  
11th Avenue NE  
SALMON ARM B.C.

DRAWING TITLE:

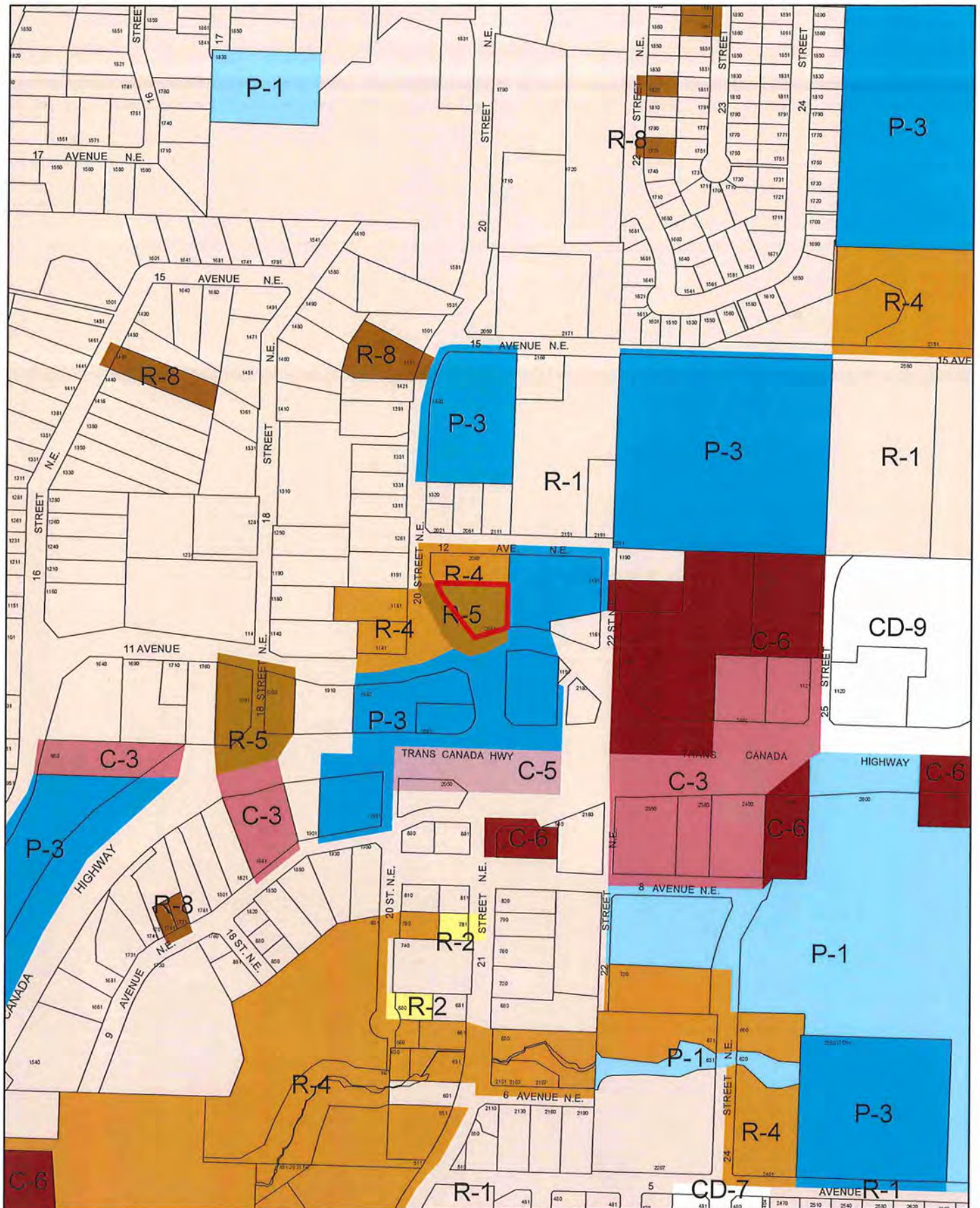
**PROPOSED  
LANDSCAPE  
PLAN**











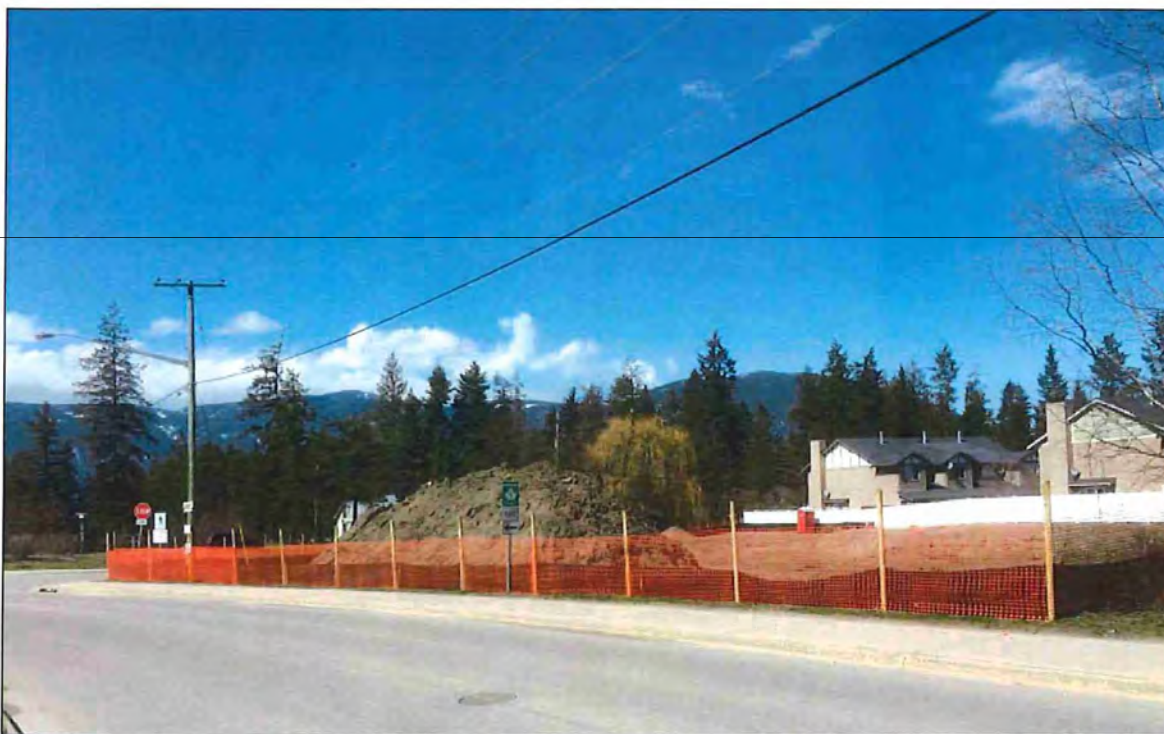
0 50 100 200 300 400 Meters



Subject Parcel



## Appendix 6: Site Photos



View west of subject parcel from 11 Avenue NE.



View east of subject parcel from 20 Street NE.

**Jobeck Enterprises Ltd.**

2079 Hugh Allan Dr.  
Kamloops, B.C. V1S 2B6

February 1, 2018

City of Salmon Arm  
Development Services Department  
PO Box 40, 500 – 2<sup>nd</sup> Ave NE  
Salmon Arm, BC V1E 4N2

Attn: Council

Re: DP414 - 2081 11 Ave NE, Salmon Arm, B.C.

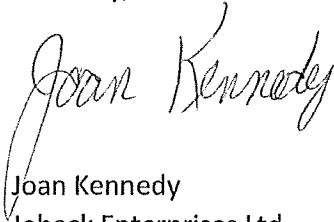
The City of Salmon Arm engineering department has requested cash-in-lieu for the upgrading of 20<sup>th</sup> Street NE to the new specifications in the RD-3 20m R/W Urban Collector Cross Section from the Subdivision and Development Servicing Bylaw 4163.

We have attached an estimate of the expected costs for the road widening and parking bay construction on 20<sup>th</sup> Street NE. Our company would like to request a variance to not be responsible for putting up the \$18,875.00 cash in lieu payment for the street upgrading. The existing road and sidewalk are approximately 10 years old, and none of the street has received upgrading to the new standard. It seems unlikely that any of this street would be receiving the upgrade for many years to come.

We are already required to do considerable upgrading of fire hydrants and street lighting, and as this project is for rental units, we are attempting to be as economical as possible in order to keep rents at a reasonable rate for the area.

Should you require additional information, please feel free to contact us.

Sincerely,



Joan Kennedy  
Jobeck Enterprises Ltd.  
2079 Hugh Allan Drive  
Kamloops, BC V1S 2B6  
250-377-3456



## Appendix 7: Letter and Estimates

**CONSTRUCTION COST ESTIMATE - SUMMARY**

Copperview Corner

**PREPARED BY:**

FRANKLIN ENGINEERING LTD.

CALCULATED BY: Nate Johnson

REVIEWED BY: Sean Husband

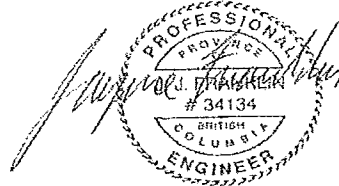
Date: January 26, 2018



ITEM	DESCRIPTION	ROADING UPGRADE	OFFSITE
<u>1.0</u>	<u>Earthworks</u>	\$ -	\$ 6,300.00
<u>2.0</u>	<u>Sanitary Sewer</u>	\$ -	\$ 11,716.00
<u>3.0</u>	<u>Storm Sewers</u>	\$ -	\$ 11,760.00
<u>4.0</u>	<u>Water Works</u>	\$ -	\$ 36,884.00
<u>5.0</u>	<u>Roadworks</u>	\$ 16,275.00	\$ 8,499.00
<u>6.0</u>	<u>Curb and Sidewalk</u>	\$ -	\$ 10,932.00
<u>7.0</u>	<u>Lighting</u>	\$ -	\$ 24,084.00
<u>8.0</u>	<u>Miscellaneous</u>	\$ -	\$ 7,100.00
ESTIMATE SUB-TOTAL:		\$ 16,275.00	\$ 117,275.00
<u>Contingency (25%)</u>		\$ -	\$ 29,318.75
ESTIMATE TOTAL:		\$ 16,275.00	\$ 146,593.75

**Notes**

- 1) Cash in lieu payment required for road widening and parking bay construction (\$18,875);
- 2) Bond for offsite works = \$151,087.50 (125% of estimate)



## Appendix 7: Letter and Estimates

**OPINION OF PROBABLE COST - 20TH STREET UPGRADE**

Copperview Corner

**PREPARED BY:**

FRANKLIN ENGINEERING LTD.

CALCULATED BY: Nate Johnson

REVIEWED BY: Sean Husband



Date: January 26, 2018

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
<b>5.00</b>	<b>Road Works</b>				
<b>Notes:</b>	Rates include all testing and provisions of quality assurance as required in the CoSA subdivision and servicing bylaw				
5.01	Place and compact granular SubBase (450mm thk), Off-Site	m <sup>3</sup>	95	\$45.00	\$4,275.00
5.02	Granular Base (75mm thk)	m <sup>3</sup>	20	\$75.00	\$1,500.00
5.03	Asphalt Paving (100mm thk), Off-Site	m <sup>2</sup>	210	\$50.00	\$10,500.00
Road Works Total					\$16,275.00



## Appendix 7: Letter and Estimates

**CONSTRUCTION COST ESTIMATE - OFFSITE WORKS**

Copperview Corner

**PREPARED BY:**

FRANKLIN ENGINEERING LTD.

CALCULATED BY: Nate Johnson

REVIEWED BY: Sean Husband



Date: January 26, 2018

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
<b>1.00</b>	<b>Earthworks</b>				
1.01	Topsoil strip and stockpile (Approx 100mm depth)	m <sup>2</sup>	800	\$2.00	\$1,600.00
1.02	Place fill & reshape bank behind sidewalk	m <sup>3</sup>	100	\$20.00	\$2,000.00
1.03	Respread topsoil to boulevard and sow with grass-seed	m <sup>2</sup>	450	\$6.00	\$2,700.00
Earthworks Subtotal					\$6,300.00
<b>2.00</b>	<b>Sanitary Sewer</b>				
<b>Notes:</b>	Rates include all testing and provisions of quality assurance as required in the CoSA subdivision and servicing bylaw				
2.01	150mm SDR 35 Pipe	m	32	\$188.00	\$6,016.00
2.02	Manhole base, prebench, lid, frame, riser and cover (1050Φ)	ea	1	\$4,620.00	\$4,620.00
2.03	Inspection chamber including brooks box, MMCD SD S7	ea	1	\$1,080.00	\$1,080.00
Sanitary Sewer Subtotal					\$11,716.00
<b>3.00</b>	<b>Storm Sewers</b>				
<b>Notes:</b>	Rates include all testing and provisions of quality assurance as required in the CoSA subdivision and servicing bylaw				
3.01	250mm DR 35 Pipe	m	35	\$204.00	\$7,140.00
3.02	Manhole base, prebench, lid, frame, riser and cover (1050Φ)	ea	1	\$4,620.00	\$4,620.00
Storm Sewer Subtotal					\$11,760.00
<b>4.00</b>	<b>Water Works</b>				
<b>Notes:</b>	Rates include all testing and provisions of quality assurance as required in the CoSA subdivision and servicing bylaw				
4.01	100mm C900 PVC pipe	m	32	\$252.00	\$8,064.00
4.02	150mm C900 PVC pipe	m	8	\$290.00	\$2,320.00
4.03	Supply & install hydrant assembly inc. tee, valve, thrust restraint (CoSA W-3)	ea	2	\$6,500.00	\$13,000.00
4.04	Hot tap connection into existing 200/250mm main including valve & box	LS	3	\$4,500.00	\$13,500.00
Water Works Subtotal					\$36,884.00
<b>5.00</b>	<b>Road Works</b>				
<b>Notes:</b>	Rates include all testing and provisions of quality assurance as required in the CoSA subdivision and servicing bylaw				
5.01	Saw cut existing asphalt	m	41	\$9.00	\$369.00
5.02	Remove existing asphalt	m <sup>2</sup>	65	\$12.00	\$780.00
5.03	Remove existing sidewalk (service crossing + 2x driveway)	m <sup>2</sup>	40	\$15.00	\$600.00
5.04	Place and compact granular SubBase (450mm thk), Off-Site	m <sup>3</sup>	29	\$50.00	\$1,450.00
5.05	Granular Base (75mm thk)	m <sup>3</sup>	5	\$150.00	\$750.00
5.06	Asphalt Paving (100mm thk)	m <sup>2</sup>	65	\$70.00	\$4,550.00
Road Works Total					\$8,499.00
<b>6.00</b>	<b>Curb and Sidewalk</b>				
6.01	Curb and gutter - Highback	m	38	\$102.00	\$3,876.00
6.02	1.85m sidewalk (150mm thick, 100mm base) behind highback	m	48	\$147.00	\$7,056.00
Curb and Sidewalk Subtotal					\$10,932.00

## Appendix 7: Letter and Estimates

<b>7.00</b>	<b>Lighting</b>				
7.01	75mm DB2 Hydro duct, c/w wiring & trenching	m	123	\$68.00	\$8,364.00
7.02	Davit street light & pedestal, supply & install	ea	2	\$4,650.00	\$9,300.00
7.03	Davit street light with power base & pedestal, supply & install	ea	1	\$6,420.00	\$6,420.00
	Miscellaneous Subtotal				\$24,084.00
<b>8.00</b>	<b>Miscellaneous</b>				
7.01	Shallow utility trenching	m	30	\$42.00	\$1,260.00
8.02	Install Hydro supplied pillaster	ea	1	\$980.00	\$980.00
8.03	Install Telus/Shaw supplied pillaster	ea	1	\$760.00	\$760.00
7.02	Install Hydro supplied LPT	ea	1	\$1,200.00	\$1,200.00
7.03	Install Hydro supplied service tub	ea	1	\$500.00	\$500.00
7.08	Install Telus supplied service box	ea	1	\$900.00	\$900.00
7.05	Install Shaw supplied vaults	ea	1	\$500.00	\$500.00
7.04	75mm DB2 Hydro duct	m	40	\$10.00	\$400.00
7.06	75mm DB2 Shaw Duct (primary)	m	40	\$5.00	\$200.00
7.09	100mm DB2 Telus duct (primary)	m	40	\$10.00	\$400.00
	Lighting Subtotal				\$7,100.00
ESTIMATE SUB-TOTAL:					\$117,275.00





*City of Salmon Arm*  
*Memorandum from the Engineering*  
*and Public Works Department*

---

TO: Kevin Pearson, Director of Development Services  
 DATE: 13 March 2018  
 OWNER: Jobeck Enterprises Ltd., 2079 Hugh Allan Drive, Kamloops, BC V1E 2S3  
 APPLICANT: Owner  
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 472**  
 LEGAL: Lot 2, Section 24, Township 20 Range 10, W6M, KDYD, Plan KAP75980  
 CIVIC: **2081 – 11 Avenue NE**  
 ASSOCIATED: DP-414  
 PREVIOUS: OCP4000-29/ZON-1084

---

Further to the request for variance dated 27 February, 2018; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

The applicant is requesting to vary Section 4.0 of the Subdivision & Development Servicing Bylaw No. 4163. The applicant is requesting to:

**Waive the cash in lieu payment for the 20th Street NE upgrade to the RD-3 road standard.**

20 Street NE is an important Collector Road and is a primary route for traffic from the north of the city, heading either under or onto the highway. Upgrading to the RD-3 standard across the frontage of the property is a requirement of development under the bylaw. The RD-3 standard requires a 3.5m travel lane, a 1.5m bike lane and parking bays to be installed where possible. The existing road width is only 8m (4m on either side of centerline) and parking bays could be accommodated along most of the frontage, as indicated on the engineers plans.



Under the requirements of the bylaw, the City can require that the road widening and parking bays be constructed now, to facilitate this development. This would also require the construction of new curb, gutter and sidewalk along the new road alignment. The total estimated cost for the full frontage improvement is likely to be in excess of \$50,000. However, since the existing road is capable of accommodating the existing traffic flows, the sidewalk and curb and gutter are in relatively good condition and the City has no immediate plans to widen to the full Collector Road standard, a cash contribution was requested in lieu of future works. Furthermore, since the existing sidewalk, curb and gutter are in good condition, meet current bylaw standards and would have to be replaced in the future at the City's cost anyway, these costs were not requested from the developer. The City is currently only requesting a cash in lieu payment for the road widening and parking bay construction portions of the upgrade costs1, \$16,275. (As per Franklin Engineering OPC – 26 January 2018.)

Development Variance Permit Application No. VP-472E  
Jobeck Enterprises Ltd Page 2

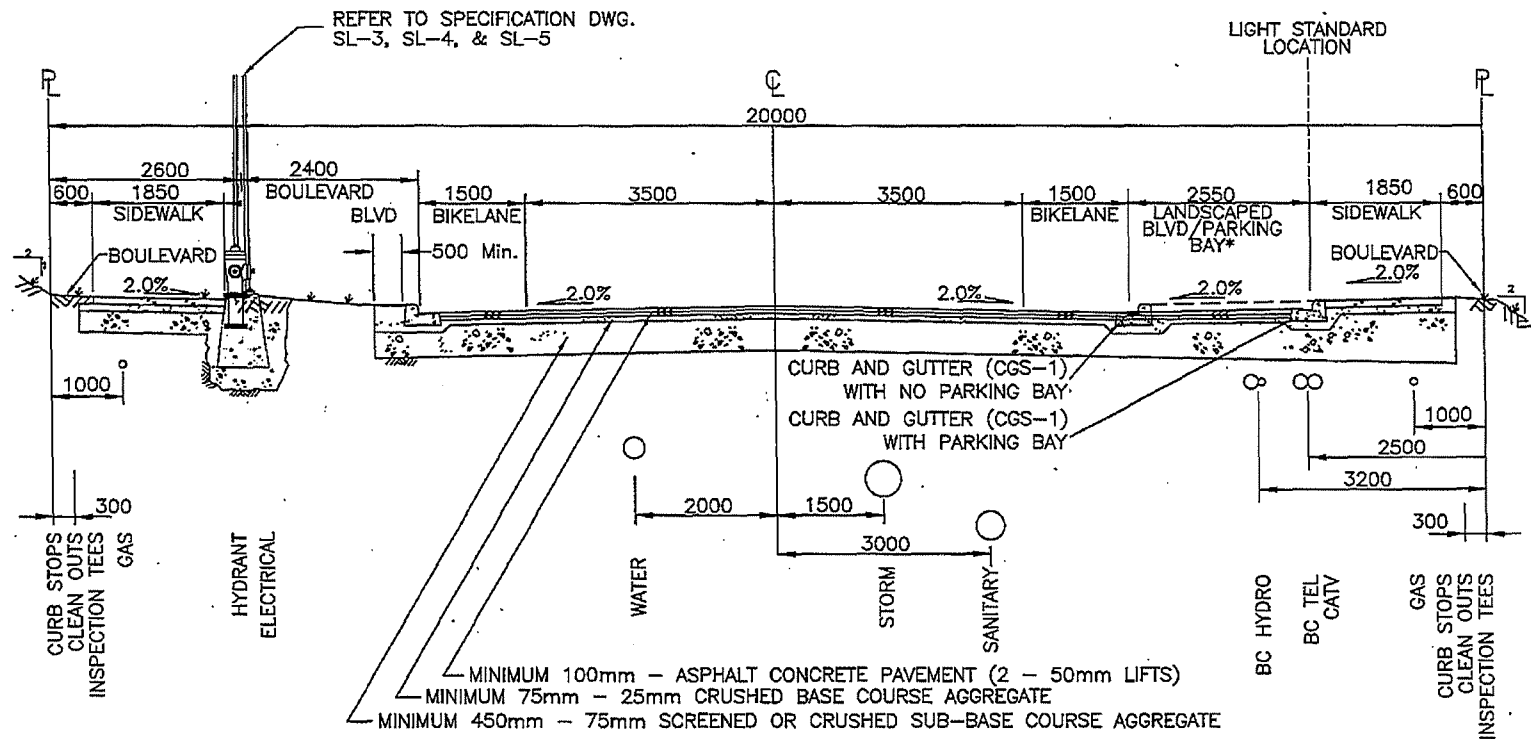
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**Recommendation:**

**The Engineering Department recommends that the request to waive the cash in lieu payment for the 20th Street NE upgrade to the RD-3 road standard be denied.** The City has already agreed to a more than 50% reduction in the cost, compared to the actual cost of carrying out the upgrades now (\$50,000+ for full upgrades vs. \$16,275 requested.)

  
\_\_\_\_\_  
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.

\* Parking bay shall be located on either or both sides of the roadway per design criteria in Schedule B-1.0 section 4.8.14

CITY OF SALMON ARM			20m R/W Urban Collector 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-3

Adopted by Council October 11, 2016

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**City of Salmon Arm**  
**Development Services Department Memorandum**

TO: Her Worship Mayor Cooper and Council

FROM: Development Services Department

DATE: April 25, 2018

SUBJECT: Development Variance Permit Application No. VP-473  
Lot A, Plan 11830, Sec. 13, Tp. 20, R.10, W6M, KDYD  
1980 - 9 Avenue NE  
Owner/Applicant: L. Penner & H. Rattray

**Motion for Consideration**

THAT: Development Variance Permit No. VP-473 be authorized for issuance for Lot A, Plan 11830, Sec. 13, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision & Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0
  - i) Waive the requirement to upgrade the south half of the 9 Avenue NE frontage to the Urban Local Road standard (RD-4);
  - ii) Waive the requirement to install street lighting on 20 Street NE; and
  - iii) Waive the requirement to install underground Hydro and Telecommunications wiring;

**Staff Recommendation**

THAT: The Motion for Consideration be defeated.

AND THAT: Development Variance Permit No. VP-473 be authorized for issuance for Lot A, Plan 11830, Sec. 13, Tp. 20, R.10, W6M, KDYD to vary the provisions of Subdivision & Development Servicing Bylaw No. 4163 as follows:

1. Section 3.0
  - i) Waive the requirement to install street lighting on the 9 Avenue NE and 20 Street NE frontages; and
  - ii) Waive the requirement to install underground Hydro and Telecommunications wiring.

**Proposal**

The subject property is located at the intersection of 9 Avenue NE and 20 Street NE. The owners have

applied to subdivide the property into three parcels and are requesting three variances to Subdivision and Development Servicing Bylaw No. 4163. A location map, ortho photo and sketch plan of the proposed subdivision are attached as Appendices 1 through 3.

### **Background**

The property is located in Residential Development Area 'A' and is designated Medium Density Residential in the Official Community Plan. The property is zoned R-1 (Single Family Residential) and is approximately 0.2 hectare in size. The northern portion of the property contains the owners residence and the southern portion is vacant.

As a condition of subdivision approval, the owners are required to upgrade the adjacent street frontages to the Urban Local Road standard in accordance with City of Salmon Arm Specification Drawing No. RD-2. A copy of Specification Drawing No. RD-2 is attached as Appendix 4.

At this location, 9 Avenue NE and 20 Street NE are constructed to an interim paved standard. Upgrading 9 Avenue NE to the RD-2 standard includes road widening and construction, curb and gutter, sidewalk, boulevard construction, street lighting and street drainage. Upgrading 20 Street NE to the RD-2 standard is limited to the installation of additional street lighting.

Also at the time of subdivision, owners are required to extend underground hydro and telecommunications wiring, if they are readily available. Both the 9 Avenue NE and 20 Street NE frontages have existing overhead hydro and telecommunications wiring. Underground wiring is installed on 20 Street NE but it terminates immediately south of the subject property.

The owners are requesting that the requirements for road upgrades and underground wiring be waived and have provided an outline of their request, together with engineering cost estimates, which is attached as Appendix 5.

### **Discussion**

Staff and affected agencies have reviewed the proposal and provide the following:

#### BC Hydro

BC Hydro will require a blanket statutory right of way. The newly proposed lots are serviceable from existing overhead works. There would be no requirements other than the blanket right of way. The new lots would still require standard charges for connections.

#### Telus

No objections

#### Building Department

No concerns with requested variances. Geotechnical report will be required due to known clay soils in the area.

#### Fire Department

No concerns.

#### Engineering Department

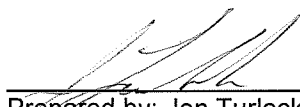
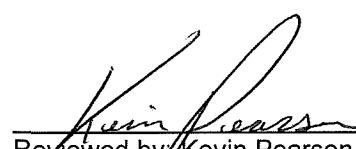
See Appendix 6.



Planning Department

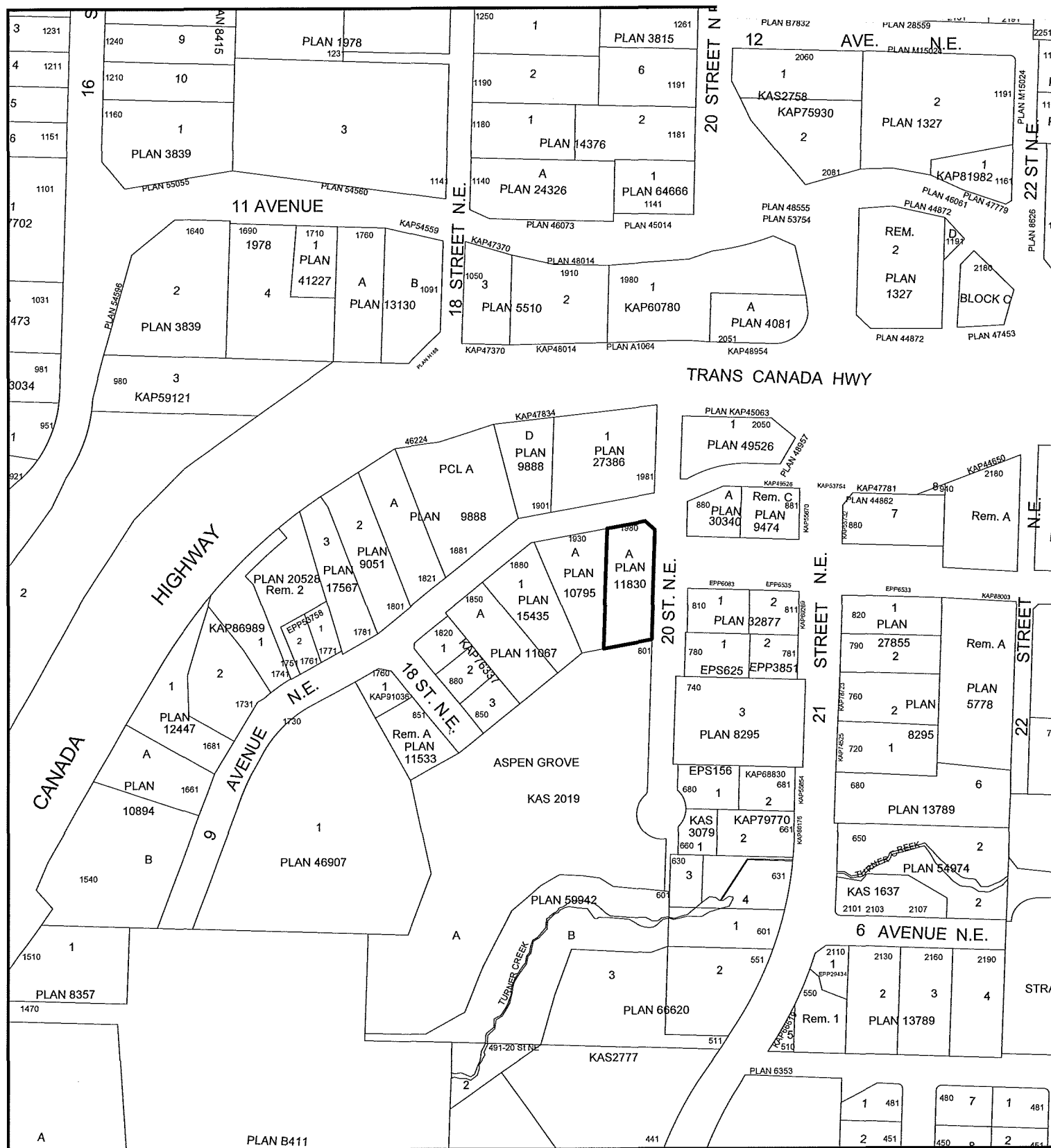
As outlined in the Engineering Department comments, there are existing drainage issues on 9 Avenue NE and it is important that these issues be addressed with the required road upgrades. Installation of curb and gutter complete with catch basins and rock pit or connection to the city storm sewer system is necessary to reduce future drainage issues. Installation of a sidewalk on this roadway is also needed to provide connectivity between an existing greenway trail that currently terminates at the west end of 9 Avenue NE and the existing sidewalk located at the northeast corner of the subject property. Street lighting is generally adequate in this area and the Engineering Department has noted that it should be sufficient for both vehicular and pedestrian traffic. Staff therefore do not support the request to waive the required road upgrades on 9 Avenue NE, except for the installation of street lights both on this roadway and 20 Street NE.

Although underground hydro and telecommunications wiring are installed on 20 Street NE immediately south of the subject property, BC Hydro has advised that extending these distribution lines northward would be fairly expensive due to the changes required to existing infrastructure. BC Hydro has advised it has no concerns with servicing the proposed subdivision with overhead services and staff support the request to waive the requirement for underground wiring.

  
Prepared by: Jon Turlock  
Planning & Development Officer  
Reviewed by: Kevin Pearson MCIP  
Director of Development Services

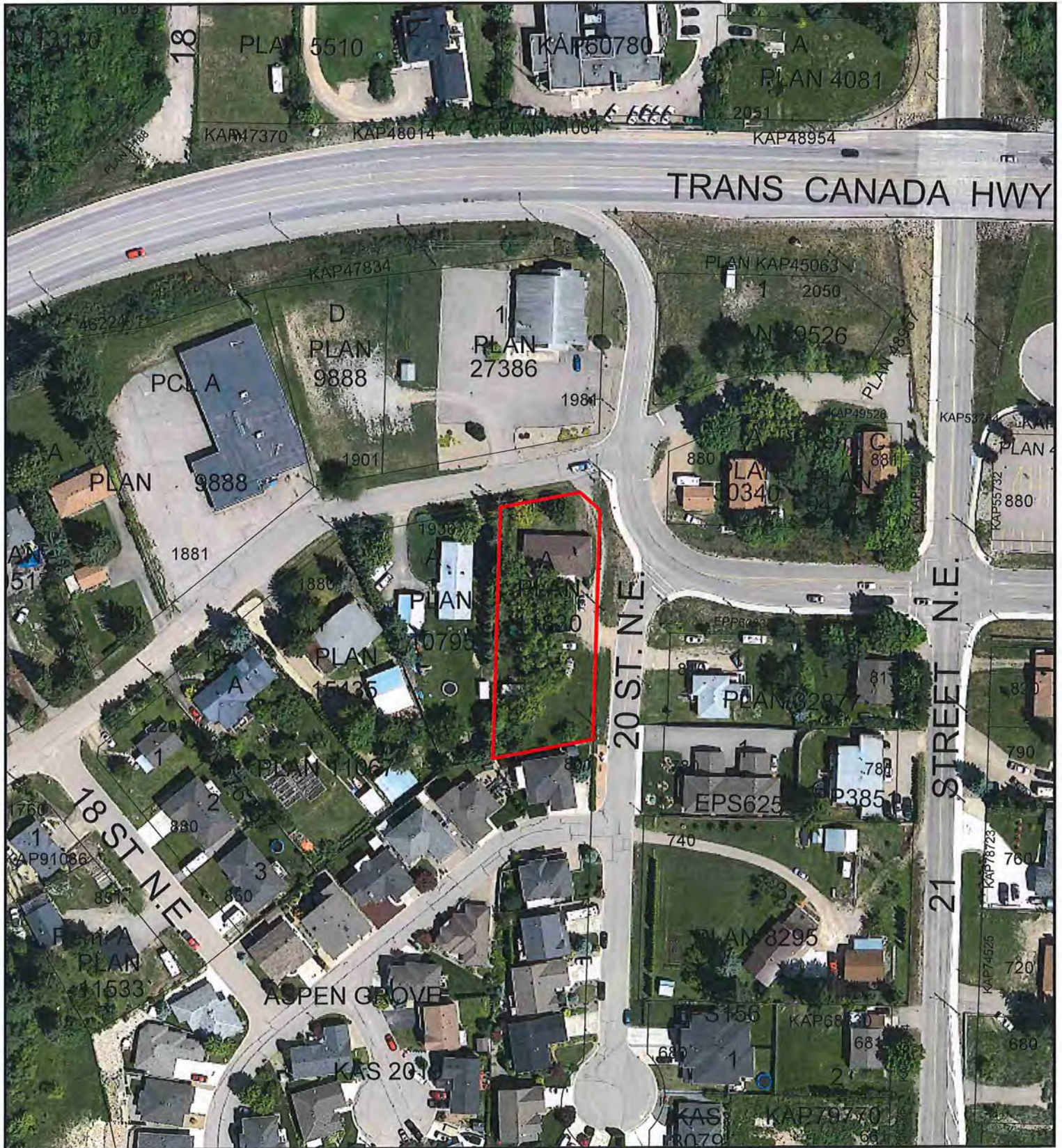
**Appendices**

1. Location map
2. Ortho photo
3. Sketch plan of proposed subdivision
4. Specification Drawing No. RD-2
5. Letter from applicant
6. Engineering Dept. comments



Subject Property





Subject Property



## BORNHAM LAND SURVEYS

British Columbia and Canada Land Surveys

10 - 401 Okanagan Avenue, N.E. Salmon Arm, B.C. V1E 1E7

Tel. (250) 804-0032

Fax. (250) 804-0034

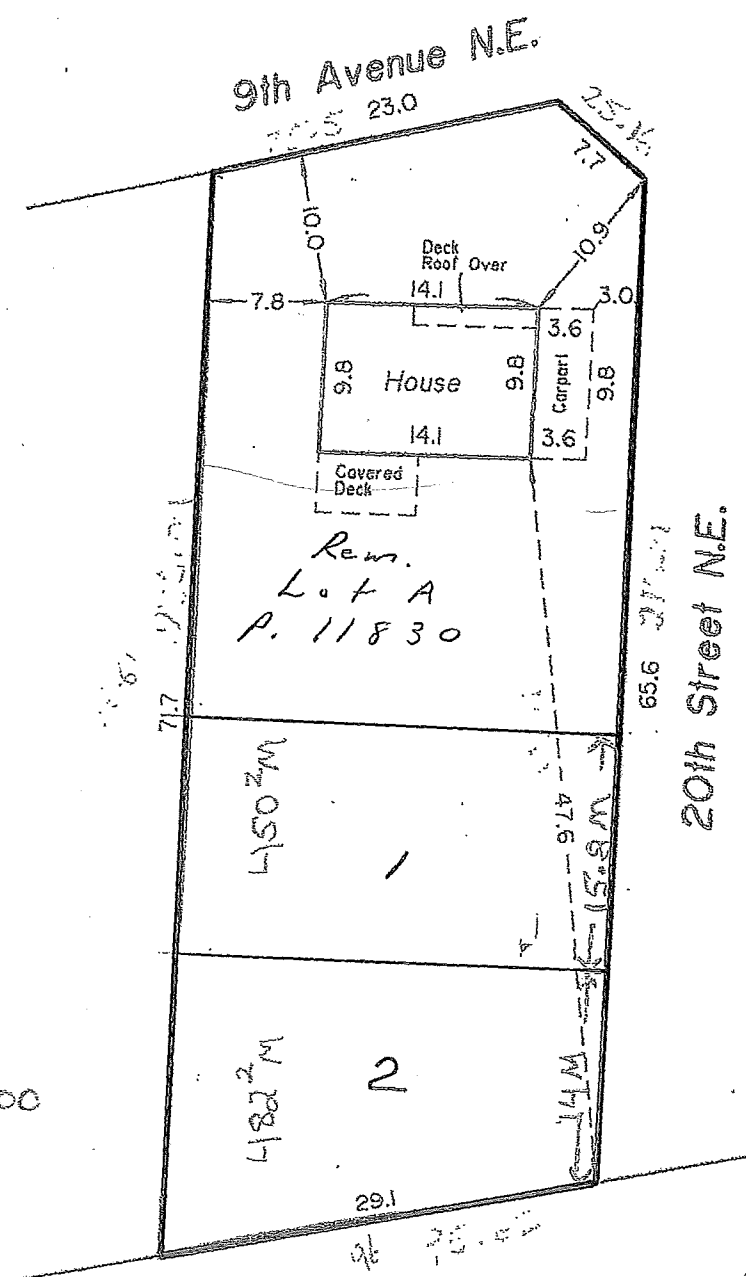
## B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION

To: Pat & Douglas Dauncey  
c/o Wayne Letourneau  
P.O. Box 3009  
Salmon Arm, BC  
V1E 4R8

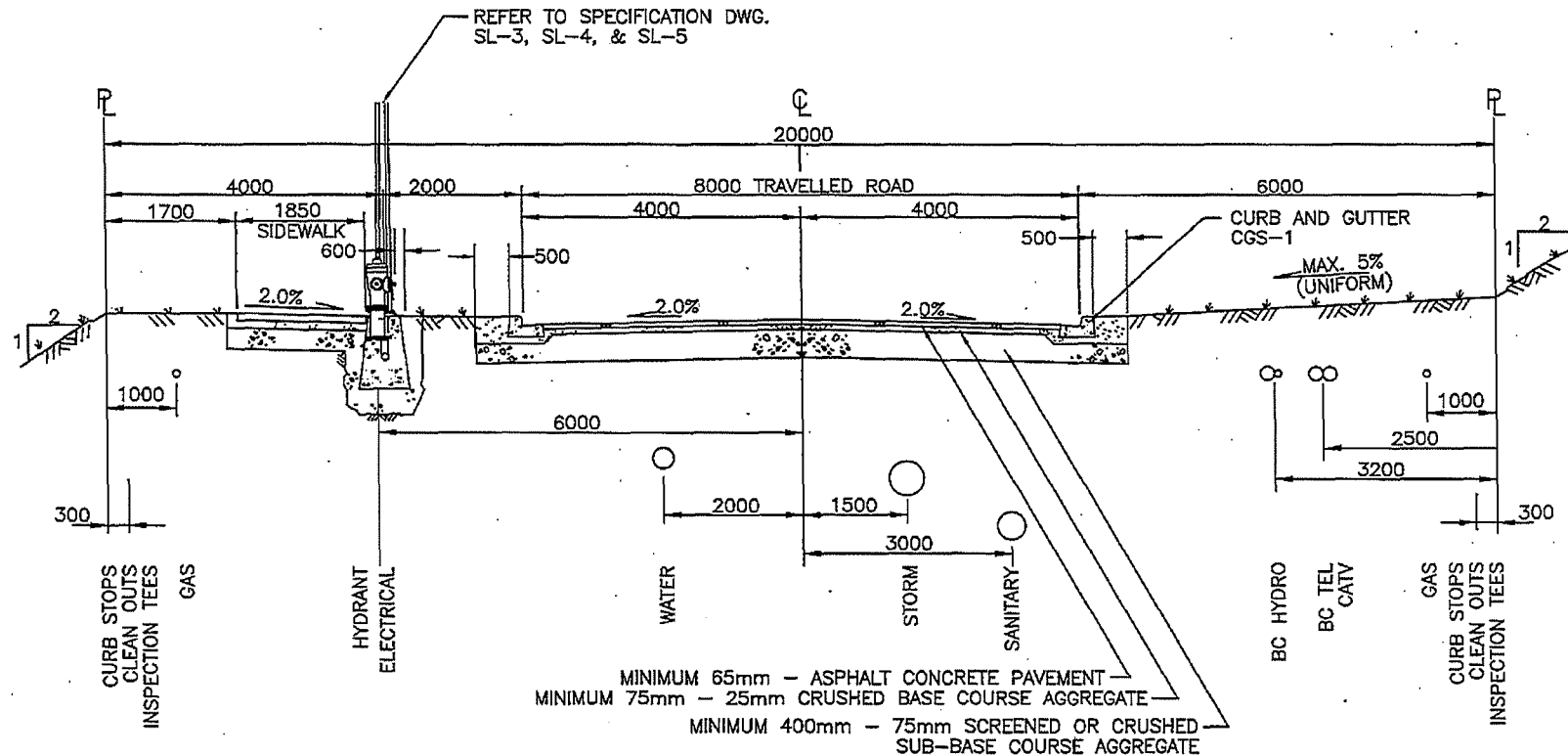
Re: Lot A Plan 11830,  
Section 13, Township 20, Range 10, W6M, K.D.Y.D.

Civic address: 1980 - 9th Avenue N.E.,  
Salmon Arm, BC

Your File:







**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

City of Salmon Arm Counsel

My name is Lloyd Penner. My wife, Heather Rattray and I own a principle residence property on the corner of 9th Ave and 20<sup>th</sup> St Ne.

It is half acre in size, roughly rectangular, with our house on the north end facing 9<sup>th</sup> Ave.

The south half that fronts on 20<sup>th</sup> St. has enough room to host 2 Min. sized lots with full 20<sup>th</sup> street frontage for both lots..

As we want to create 2 lots, our project does not fall under the "infill" designation, so we are obligated to do the usual infrastructure improvements that larger subdivisions are required to do.

We have completed a preliminary subdivision approval process and hired Gentech Engineering to complete a cost estimate for the project which is included with this letter.

After adding the capitol cost, as presented by Gentech Engineering and the depreciation in value of the remaining house and lot, it seems the incentive to complete the project is minimal.

This is why we are exploring the possibility of exempting some items that are outlined in the project estimate, specifically:

**Part A of the cost estimate.**

We are requesting a variance on all the 9<sup>th</sup> avenue upgrades with the exception of the 50% contribution to the future water main upgrade and the water meter installation to the existing house.

As 9<sup>th</sup> ave NE fronts only the existing house, we wonder if it would be acceptable to leave this frontage as is.

**Street lighting:**

When the highway exit was created some years ago a series of lamps were installed along the newly created route as well as along 20<sup>th</sup> st across from the proposed new lots.

We therefore are requesting that we not be required to install any extra lighting on 20<sup>th</sup> st.

**Hydro lines:**

It has been brought up that Hydro could possibly be required to take down the overhead lines along the 9<sup>th</sup> ave and 20<sup>th</sup> st. frontages and put them underground.

Though I don't have an estimate from them on this, the undertaking seems fairly large comparatively.

We are requesting exemption from that requirement.

On the south end of our property where the new lots would be created there is underground service close by, so the new lots would be serviced from there.



This seems to us like a worthy project as the parcel location is ideal for creating 2 new lots, the land is sitting idle.

We understand that subdividing a small lot like this is no windfall of profit but we are hoping there is enough room to move that it makes sense for us to proceed.

Thank you for your consideration of this matter.

Lloyd Penner, Heather Rattray

250 486 3703 / 250 804 1672

**LLOYD PENNER**  
**JANUARY 2018**  
**1980 - 9th AVE NE SUBDIVISION - PART 'A' (9th AVE NE - OFFSITE)**  
**OPINION OF PROBABLE COST**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES**  
 (\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				
	<b>SECTION 1</b>				
1.1	Clearing & Grubbing	LS	1	\$ 1,000.00	\$ 1,000.00
1.2	Asphalt Removal	m <sup>2</sup>	100 *	\$ 10.00	\$ 1,000.00
1.3	Common Excavation & Disposal	m <sup>3</sup>	25 *	\$ 15.00	\$ 375.00
1.4	Common Excavation & Embankment Construction	m <sup>3</sup>	50 *	20.00	\$ 1,000.00
1.5	Supply & Place Sub-Base	m <sup>3</sup>	55 *	\$ 55.00	\$ 3,025.00
1.6	Supply & Place Base	m <sup>3</sup>	15 *	\$ 85.00	\$ 1,275.00
1.7	Supply & Place 65mm Asphalt	m <sup>2</sup>	100 *	\$ 30.00	\$ 3,000.00
	<b>Sub-Total: Roads and Earthworks</b>				\$ 10,675.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				
	<b>SECTION 2</b>				
2.1	Supply & Install 150ø PVC Water Main	m	25 *	\$ 185.00	\$ 4,625.00
2.2	Tie-in	ea	2 *	\$ 1,500.00	\$ 3,000.00
	<b>Sub-Total: Water Distribution Works</b>				\$ 7,625.00
<b>3.0</b>	<b>STORM SEWER WORKS</b>				
	<b>SECTION 4</b>				
3.1	Supply & Install Catch Basin	ea	1 *	\$ 2,000.00	\$ 2,000.00
3.2	Supply & Install 200ø PVC Catch Basin Lead	m	10 *	\$ 125.00	\$ 1,250.00
3.3	Supply & Install Lawn Basin	ea	2 *	\$ 1,500.00	\$ 3,000.00
3.4	Supply & Install Drywell	LS	1	\$ 7,500.00	\$ 7,500.00
	<b>Sub-Total: Storm Sewer Works</b>				\$ 13,750.00



**1980 - 9th AVE NE SUBDIVISION - PART 'A' (9th AVE NE - OFFSITE)**  
**OPINION OF PROBABLE COST**

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>4.0</b>	<b>CONCRETE CURB, GUTTERS, SIDEWALKS, STAIRS</b> <b>SECTION 5</b>				
4.1	Supply & Install Curb and Gutter (CGS-1)	m	25 *	\$ 75.00	\$ 1,875.00
4.2	Supply & Install 150mm Concrete Sidewalk	m <sup>2</sup>	50 *	\$ 90.00	\$ 4,500.00
	<b>Sub-Total: Concrete Curb, Gutters, Sidewalks, Stairs</b>				\$ 6,375.00
<b>5.0</b>	<b>STREET LIGHTING</b> <b>SECTION 6</b>				
5.1	Supply & Install Ornamental Street Light	ea	1 *	\$ 3,500.00	\$ 3,500.00
5.2	Supply & Install 32ø Conduit c/w Conductor	m	25 *	\$ 45.00	\$ 1,125.00
	<b>Sub-Total: Street Lighting</b>				\$ 4,625.00
<b>6.0</b>	<b>LANDSCAPING</b> <b>SECTION 8</b>				
6.1	Boulevard Restoration	LS	1	\$ 1,500.00	\$ 1,500.00
	<b>Sub-Total: Landscaping</b>				\$ 1,500.00
	<b>SUMMARY</b>				
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				\$ 10,675.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS (50%)</b>				\$ 3,812.50
<b>3.0</b>	<b>STORM SEWER WORKS</b>				\$ 13,750.00
<b>4.0</b>	<b>CONCRETE CURB, GUTTERS, SIDEWALKS, STAIRS</b>				\$ 6,375.00
<b>5.0</b>	<b>STREET LIGHTING</b>				\$ 4,625.00
<b>6.0</b>	<b>LANDSCAPING</b>				\$ 1,500.00
	<b>SUB-TOTAL</b>				\$ 40,737.50

**LLOYD PENNER**  
**JANUARY 2018**  
**1980 - 9th AVE NE SUBDIVISION - PART 'B' (20th ST NE - OFF-SITE)**  
**OPINION OF PROBABLE COST**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES**  
 (\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				
	<b>SECTION 1</b>				
1.1	Asphalt Removal	m <sup>2</sup>	40 *	\$ 10.00	\$ 400.00
1.2	Supply & Place Sub-Base	m <sup>3</sup>	20 *	\$ 55.00	\$ 1,100.00
1.3	Supply & Place Base	m <sup>3</sup>	5 *	\$ 85.00	\$ 425.00
1.4	Supply & Place 65mm Asphalt	m <sup>2</sup>	40 *	\$ 30.00	\$ 1,200.00
	<b>Sub-Total: Roads and Earthworks</b>				\$ 3,125.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				
	<b>SECTION 2</b>				
2.1	Supply & Install 25ø Water Service	ea	2 *	\$ 1,500.00	\$ 3,000.00
	<b>Sub-Total: Water Distribution Works</b>				\$ 3,000.00
<b>3.0</b>	<b>SANITARY SEWER WORKS</b>				
	<b>SECTION 3</b>				
3.1	Supply & Install 100ø PVC Sanitary Service	ea	2 *	\$ 1,000.00	\$ 2,000.00
	<b>Sub-Total: Sanitary Sewer Works</b>				\$ 2,000.00
<b>4.0</b>	<b>STORM SEWER WORKS</b>				
	<b>SECTION 4</b>				
4.1	Supply & Install 150ø PVC Storm Service	ea	3 *	\$ 1,250.00	\$ 3,750.00
	<b>Sub-Total: Storm Sewer Works</b>				\$ 3,750.00
<b>5.0</b>	<b>CONCRETE CURB, GUTTERS, SIDEWALKS, STAIRS</b>				
	<b>SECTION 5</b>				
5.1	Supply & Install Curb and Gutter (CGS-2)	m	5 *	\$ 65.00	\$ 325.00
	<b>Sub-Total: Concrete Curb, Gutters, Sidewalks, Stairs</b>				\$ 325.00



**1980 - 9th AVE NE SUBDIVISION - PART 'B' (20th ST NE - OFF-SITE)**  
**OPINION OF PROBABLE COST**

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>6.0</b>	<b>HYDRO, TELEPHONE, GAS, CATV SECTION 7</b>				
6.1	Hydro Civil Works (Allowance)	LS	1	\$ 2,500.00	\$ 2,500.00
6.2	Telus Civil Works (Allowance)	LS	1	\$ 2,500.00	\$ 2,500.00
6.3	Cable Civil Works (Allowance)	LS	1	\$ 1,500.00	\$ 1,500.00
	<b>Sub-Total: Hydro, Telephone, Gas, CATV</b>				\$ 6,500.00
<b>7.0</b>	<b>LANDSCAPING SECTION 8</b>				
7.1	Boulevard Restoration	LS	1	\$ 1,000.00	\$ 1,000.00
	<b>Sub-Total: Landscaping</b>				\$ 1,000.00
	<b>SUMMARY</b>				
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				\$ 3,125.00
<b>2.0</b>	<b>WATER DISTRIBUTION WORKS</b>				\$ 3,000.00
<b>3.0</b>	<b>SANITARY SEWER WORKS</b>				\$ 2,000.00
<b>4.0</b>	<b>STORM SEWER WORKS</b>				\$ 3,750.00
<b>5.0</b>	<b>CONCRETE CURB, GUTTERS, SIDEWALKS, STAIRS</b>				\$ 325.00
<b>6.0</b>	<b>HYDRO, TELEPHONE, GAS, CATV</b>				\$ 6,500.00
<b>7.0</b>	<b>LANDSCAPING</b>				\$ 1,000.00
	<b>SUB-TOTAL</b>				\$ 19,700.00

**LLOYD PENNER**  
**JANUARY 2018**  
**1980 - 9th AVE NE SUBDIVISION - PART 'C' (ON-SITE)**  
**OPINION OF PROBABLE COST**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES**  
 (\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
<b>1.0</b>	<b>STORM SEWER WORKS</b>				
	<b>SECTION 4</b>				
1.1	Swale	m	70 *	\$ 25.00	\$ 1,750.00
	<b>Sub-Total: Storm Sewer Works</b>				\$ 1,750.00
<b>2.0</b>	<b>LANDSCAPING</b>				
	<b>SECTION 8</b>				
2.1	Site Grading	LS	1	\$ 1,500.00	\$ 1,500.00
	<b>Sub-Total: Landscaping</b>				\$ 1,500.00
	<b>SUMMARY</b>				
<b>1.0</b>	<b>STORM SEWER WORKS</b>				\$ 1,750.00
<b>2.0</b>	<b>LANDSCAPING</b>				\$ 1,500.00
	<b>SUB-TOTAL</b>				\$ 3,250.00



**LLOYD PENNER**  
**JANUARY 2018**  
**1980 - 9th AVE NE SUBDIVISION - SUMMARY**  
**OPINION OF PROBABLE COST**

**SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES**  
 (\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE \$	AMOUNT \$
	<b>SUMMARY</b>				
1.0	PART 'A' - 9th AVE NE (OFF-SITE)				\$ 40,737.50
2.0	PART 'B' - 20th ST NE (OFF-SITE)				\$ 19,700.00
3.0	PART 'C' (ON-SITE)				\$ 3,250.00
	<b>SUB-TOTAL</b>				\$ 63,687.50
4.0	CONTINGENCY (15%)				\$ 9,553.13
5.0	ENGINEERING				
	Design (5%)			\$ 3,662.03	
	Inspection (7%)			\$ 5,126.84	
	Records (1%)			\$ 732.41	
	Geotechnical Testing (2%)			\$ 1,464.81	
	Geotechnical Report			\$ 5,000.00	
	Legal Survey (BCLS)			\$ 5,000.00	\$ 20,986.09
	<b>SUB-TOTAL</b>				\$ 94,226.72
	<b>GST (5%)</b>				\$ 4,711.34
	<b>TOTAL</b>				\$ 98,938.06

**\*Opinion of Probable Cost Notes**

- 1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.
- 2) Unit Prices are influenced by supply & demand for both contractors and materials at the time of construction, thereby affecting the final cost.
- 3) Prices do not include BC Hydro, Telus, Gas Contributions.
- 4) Prices do not include Environmental and Archaeological studies, reviews and approvals.
- 5) Unit Prices are estimated in 2017 Canadian Dollars for similar works and exclude taxes.



*City of Salmon Arm*  
*Memorandum from the Engineering*  
*and Public Works Department*

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To: Kevin Pearson, Director of Development Services  
Date: April 17, 2018  
Prepared by: Darin Gerow, Engineering Assistant  
Subject: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 473E**  
Legal: Lot A, Section 13, Township 20, Range 10, W6M, KDYD, Plan 11830  
Civic: 1980 – 9 Avenue NE  
Owner: Lloyd & Heather Rattray, 1980-9 Avenue NE, Salmon Arm, BC, V1E 2L2  
Applicant: Owner  
Associated: SUB 16-16

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Further to the request for variance dated February 27, 2018; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variances requested:

**1) Variance request to waive the requirement to upgrade the south half of 9 Avenue NE to an urban local standard (RD-2).**

Subdivision and Development Servicing Bylaw No. 4163 requires that all adjacent street frontages be upgraded to the local road standard at time of subdivision or development. 9 Avenue NE is classified as an Urban Local Road and is currently constructed to an interim paved standard.

Upgrading 9 Avenue NE may include, but is not limited to, road widening and construction, curb and gutter, sidewalk, boulevard construction, street lighting, and street drainage.

At this location all road drainage is directed into a ditch along the south side of 9 Avenue NE which eventually drains into City storm system. City has encountered some storm water issues in this area, believed to be of been a resultant of road drainage. City staff feels as though controlling the road drainage by means of tying into the city storm system or into rock pits is important and may reduce drainage issues in the future.

9 Avenue NE west of the subject property has future development potential and is noted to have a proposed sidewalk installed. Additionally, a proposed greenway trail terminates at the end of 9 Avenue NE.

Street Lighting is generally adequate in this area.



**Recommendation:**

**Engineering Department recommends that the variance requested be denied.** The City of Salmon Arm has received concerns with the road drainage in this immediate area. To address these concerns, Engineering

Department believes that the curb & gutter complete with a catch basin and rock pit or connection to city storm is necessary. Additionally, as there is a greenway trail terminating at the west end of 9 Avenue NE, sidewalk is important along 9 Avenue to eventually complete the pedestrian network connection.

Should council wish to consider a variance, staff recommend waiving only the streetlight upgrades on 9 Avenue NE.

**2) Variance request to waive the requirements for supply and installation of street lighting on 20 Street NE.**

Subdivision and Development Servicing Bylaw No. 4163 requires that all adjacent street frontages be upgraded to the local road standard at time of subdivision or development. 20 Street NE is classified as an Urban Local Road and is currently constructed to an interim local road standard.

Upgrading 20 Street NE may include, but is not limited to, street lighting. At this location there is street lighting on the opposite side of 20 Street NE.

**Recommendation:**

**Engineering Department recommends that the request to waive the requirements for supply and installation of street lighting on 20 Street NE be granted.** Engineering Department feels that the existing lighting will be sufficient for vehicular traffic. Sidewalk installation will eventually be installed only on the East side of the road where the existing lights are installed.

**3) Variance request to waive the requirements to underground Hydro and Telecommunication wiring.**

Subdivision and Development Servicing Bylaw No. 4163 requires that all adjacent street frontage overhead wiring be relocated to underground where they are in an area of existing underground distribution. The subject property is located directly adjacent to underground servicing.

Undergrounding the existing overhead lines along the frontages of the subject property would be very onerous to the owner/developers as the extent of the works would be extended towards Highway No. 1 due to the locations of the existing poles.

**Recommendation:**

**Engineering Department recommends that the request to waive the requirements to underground the hydro and telecommunication wiring be granted.** As these works would go further than the frontage of the subject property, and being very onerous to a smaller subdivision, Engineering staff would rather see other upgrades be completed such as 9 Avenue NE frontage upgrades (Curb & Gutter, Sidewalk and street drainage control).



Darin Gerow, ASCT  
Engineering Assistant



Jenn Wilson, P. Eng.  
City Engineer





*City of Salmon Arm*

*Development Services Department Memorandum*

TO: Her Worship Mayor Cooper and Members of Council

DATE: April 23, 2018

SUBJECT: Variance Permit Application No. VP-474 (Agricultural Building Setbacks)  
 Legal: Lot 4, Section 7, Township 20, Range 9, W6M, KDYD, Plan KAP14219  
 Civic Address: 1810 – 30 Street SE (Cosmetic Address 3121 – 20 Avenue SE)  
 Owner/Applicant: Mt. Ida Nursery Ltd. c/o Brett Barnard

**MOTION FOR CONSIDERATION**

THAT: Development Variance Permit No. VP-474 be authorized for issuance for Lot 4, Section 7, Township 20, Range 9, W6M, KDYD, Plan KAP14219 which will vary Zoning Bylaw No. 2303 as follows:

1. **Section 35.13.4 Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses** – decrease the minimum setback of eight (8) agricultural buildings from the exterior parcel line from 30.0 m to 22.0 m as shown on Lawson Engineering and Development Site Plan dated March 18, 2018 (File No. 21-1) and attached as APPENDIX 3.

**STAFF RECOMMENDATION**

THAT: The motion for consideration be adopted.

**PROPOSAL**

The subject property is located at 3121 – 20 Avenue SE (APPENDICES 1 and 2). The property is approximately 7.2 ha in size and is operated by Mt Ida Nursery Ltd. for silviculture purposes. The applicant is requesting that the exterior parcel line setback for agricultural buildings be reduced from 30.0 m to 22.0 m to accommodate two new greenhouses and six future greenhouses. The site plan and proposed building layout are shown in APPENDIX 3.

The applicant has provided a rationale letter attached as APPENDIX 4 and site photos are attached as APPENDIX 5.

**BACKGROUND**

The property is designated Acreage Reserve in the City's Official Community Plan (OCP), zoned A-2 (Rural Holding) in the City's Zoning Bylaw and is completely within the Agricultural Land Reserve (ALR). All lands within the ALR are subject to the Agricultural Land Commission Act and Regulation. Silviculture use is a designated farm use (Part 2.(2)(f) timber production, harvesting, silviculture and forest protection) and may be regulated by a local government but cannot be prohibited.

The property was developed by Mt. Ida Nursery in 2016 with eight greenhouses and a 6,000 ft<sup>2</sup> processing facility and began production in 2017. For this property, the front parcel line is 30 Street SE and the exterior parcel line applicable to the setback variance is 20 Avenue SE.

Adjacent land uses include the following:

North: A-2 (Rural Holding) / ALR  
South: 20 Avenue NE / A-2 (Rural Holding) / ALR  
East: M1 (General Industrial) / M-6 (Industrial Holding)  
West: 30 Street NE (Auto Road) / A-2 (Rural Holding) / ALR

### COMMENTS

#### Agricultural Advisory Committee

This proposal was reviewed by the Agricultural Advisory Committee (AAC) at its meeting of April 18, 2018. The Committee adopted the following resolution:

THAT: the Agricultural Advisory Committee advises Council that it supports the variance application.

Unanimous

The Committee briefly discussed items including the existing buildings, reason for the required 30 m setback and similar applications the Committee has reviewed. In general, the Committee supported the variance request.

#### Agricultural Land Commission

##### Ministry of Agriculture

##### Fire Department

No concerns.

##### Building Department

No concerns.

##### Engineering Department

No concerns.

##### Planning Department

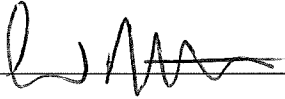
The requested variance is to reduce the exterior parcel line setback for agricultural buildings from 30.0 m to 22.0 m to accommodate up to eight greenhouses along 20 Avenue NE. As stated in the applicants letter of rationale, positioning of the existing greenhouses and operation requirements between the greenhouses limit the amount of space available to construct the new buildings in the same configuration as the existing ones.

The required agricultural building setback of 30.0 m includes other more traditional farm uses such as the housing of livestock like poultry or cattle. In this case, the greenhouses are used for the growing of seedlings and may not require such large setbacks from property lines given the nature of farm activity. In referencing the Minister's Bylaw Standards (APPENDIX 6) from the Ministry of Agriculture, the recommended setback for greenhouses from front and exterior side parcel lines is 7.5 m.

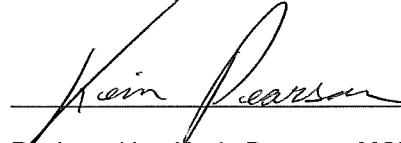
The adjacent property to the south is entirely in the ALR and buffered by 20 Avenue NE. It is currently used as hay/forage crop and there are no anticipated negative impacts to its agricultural operation. Further, the variance does not position the buildings closer to any surrounding residences.

CONCLUSION

The requested variance to reduce the exterior parcel line setback to accommodate the construction of eight agricultural greenhouse buildings is recommended for approval by staff for the above noted reasons.



Prepared by: Wesley Miles, MCIP, RPP  
Planning and Development Officer



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





Location Map

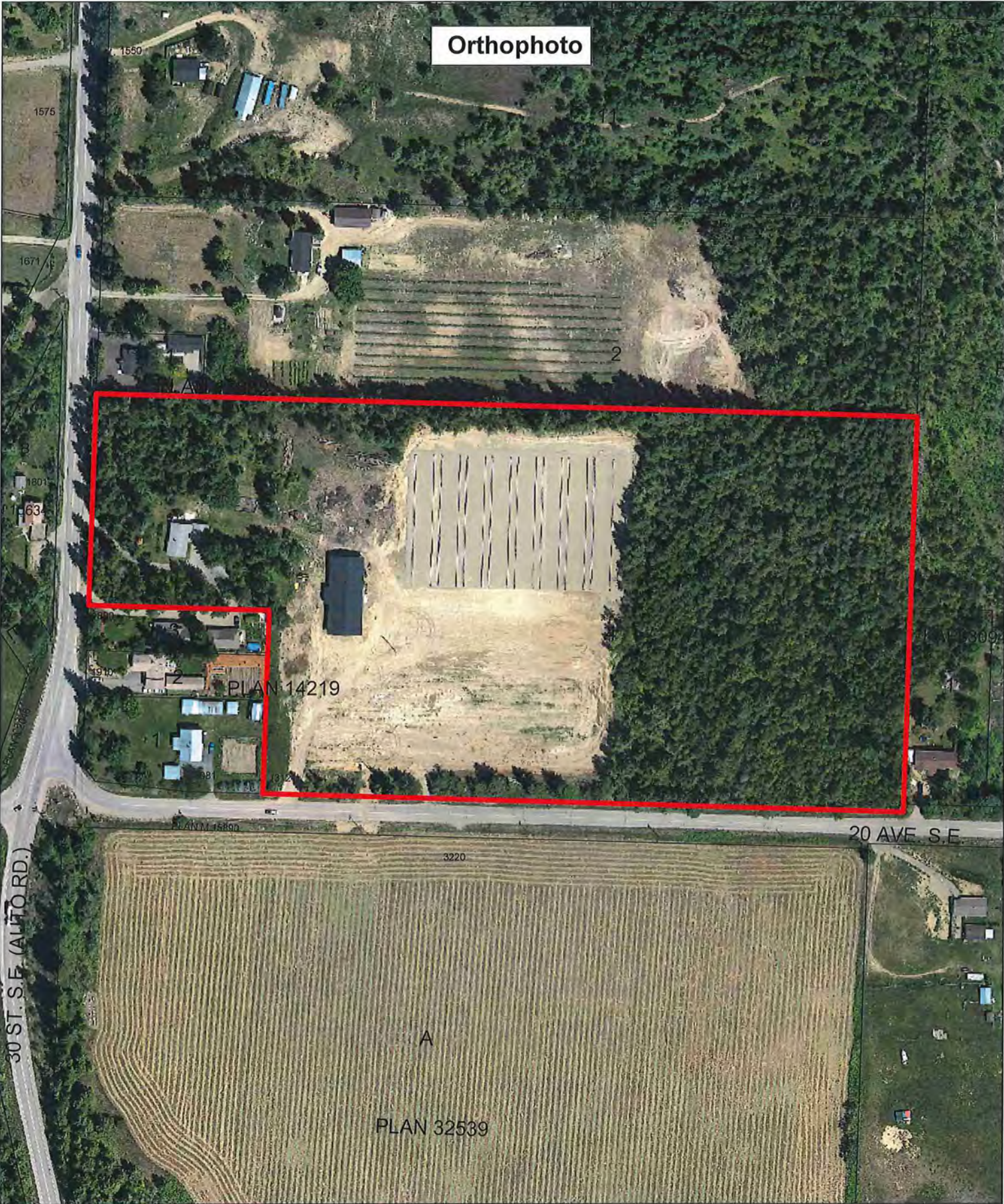


0 100 200 300 400  
Meters



Subject Parcel





Orthophoto

30 ST. S.E. (ALFORD.)

20 AVE. S.E.

PLAN 14219

PLAN 32539

A

3220

1550

1575

1671

1801

1631

1801


1810

1881

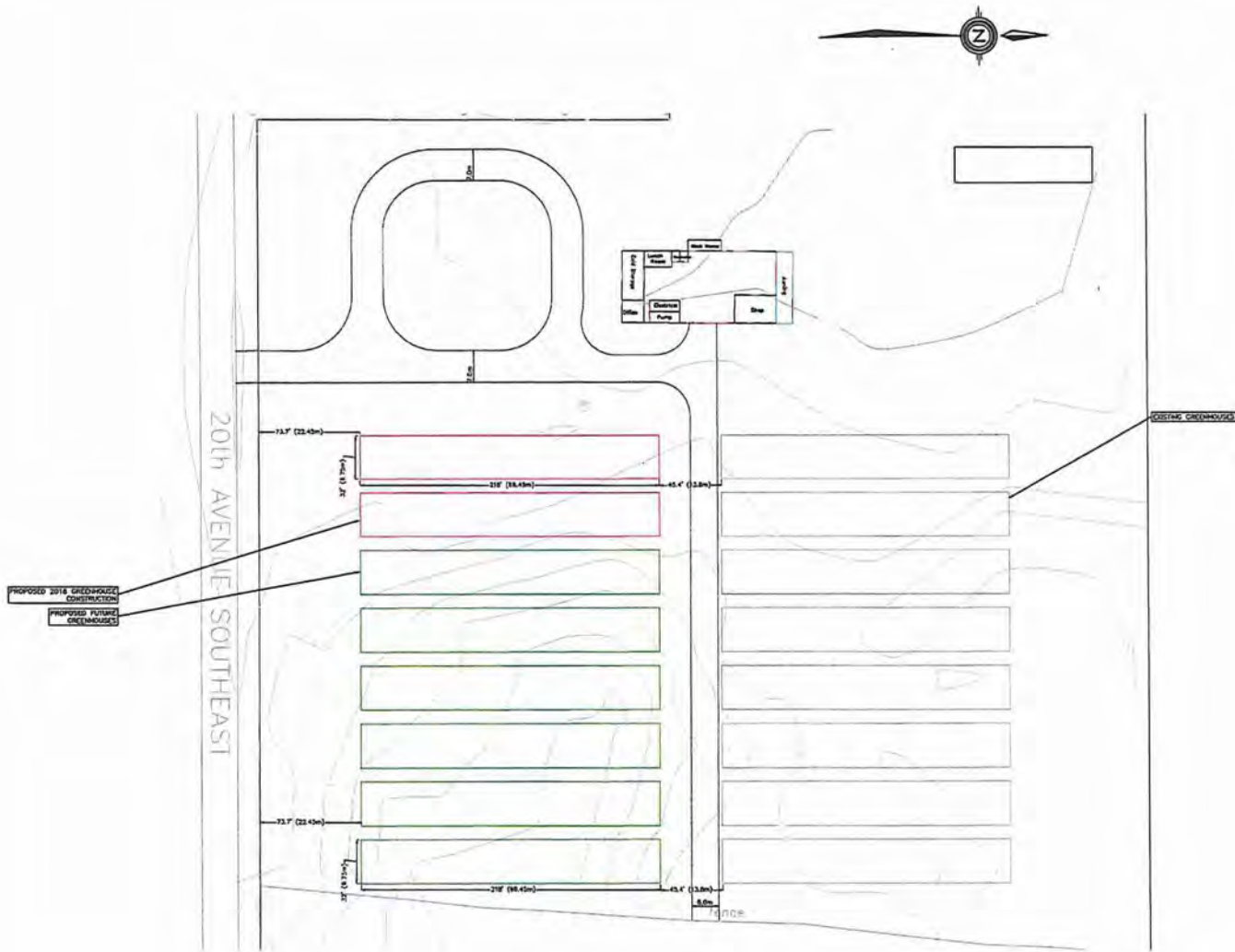
1812

PLAN 15890



 Subject Parcel





# LEGEND

EXISTING	
HYDRO/TELEPHONE POLE	
HYDRO/TELEPHONE POLE C/W DASH	
TELEPHONE POLE	
HYDRO POLE	
HYDRO POLE C/W TRANS.	
POST TOP STREET LIGHT	
GUY	
SANITARY MANHOLE	
STORM MANHOLE	
CATCHBASIN	
FIRE HYDRANT	
GATE VALVE	
SANITARY SEWER	
FORCE MAIN	
WATER MAIN	
GAS	
UNDERGROUND TELEPHONE	
FENCE	
DECK/DOOR/SCREEN	
HEDGE	
PROPOSED	
SANITARY MANHOLE	
STORM MANHOLE	
CATCHBASIN	
GATE VALVE	
FIRE HYDRANT	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
RETICULINE	
INLET/OUTLET HEADWALL	
END CAP	
WHEEL CHAIR RAMP	
DIFFERENTIAL SETBACK	

## NOTES:

- 1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING.
- 2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
- 3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON AND REGIONAL DEVELOPMENT SCHEMATIC BYLAW 10-010.

NO.	DATE	ISSUES FOR APPLICATION	BY	REV.
1	18-MAR-2018	REVISION	BT	001

ISSUED FOR APPLICATION	DESIGN	ACW
	DRAWN	ACW
	DATE	18-MAR-2018
	CHECKED	BT

SCALE: HORIZ. = 1" = 100'



MOUNT IDA NURSURIES

1810 30TH ST. S.E.  
SALMON ARM, BC.

SITE DEVELOPMENT  
OVERVIEW PLAN

PROJECT No. 21-1

SHEET 1 OF 1

DWG. No. PV REV. No. 0



Brett Barnard, RPF  
 Mt. Ida Nursery Ltd.  
[brett.barnard@mtida.ca](mailto:brett.barnard@mtida.ca)  
 250-804-3759  
 1810 30<sup>th</sup> St. SE  
 Salmon Arm, BC  
 V1E 2E6

March 7, 2018

To Mayor and Council:

I am writing this letter in conjunction with Mt. Ida Nursery Ltd.'s Variance Permit Application. I am applying to have the set-back for my exterior side parcel property line reduced from 30m to 22m. The property line in question is along the south of the property and borders 20<sup>th</sup> Ave SE.

Mt. Ida Nursery Ltd. is a commercial tree seedling nursery that supplies coniferous tree seedlings to BC Timber Sales and private forest licences in BC. Mt. Ida Nursery Ltd. purchased the property located at 1810 30<sup>th</sup> St. SE in September of 2015. In 2016, a 6000 square foot processing facility along with 8 greenhouses were constructed. In 2017, the first crop of seedlings was produced. Mt. Ida Nursery Ltd. currently employs 2 full-time employees, 1 semi full-time employee (10 months/year) and 10 seasonal employees (Approximately 6 months/year).

The current marketplace for tree seedlings is very strong and due to both the success of the 2017 season and positive pressure from clients to expand, I have decided to construct two more greenhouses this fall to be in use for the 2019 growing season.

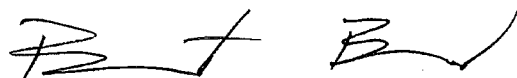
The rationale for the Variance Permit Application comes from several levels:

- 1) The construction of the first 8 greenhouses was done in such a way that a buffer of trees was left between the nursery property and the property on the north (see attached image). An 8m wide roadway was required at the north end of the greenhouses to facilitate operations and this is what dictated their present location.
- 2) A distance of 45' is required for operations between the existing greenhouses and the proposed greenhouses (see attached plan view map). This pushes the south end of the proposed greenhouses to 22.45m off the south property line (adjacent to 20<sup>th</sup> Ave SE).
- 3) In order to comply with municipal set-backs, I would have to reduce the length of the proposed greenhouses from 218' to 194'. From an economic stand point, this would result in a significant loss of revenue. The capital cost of constructing a greenhouse that is 218' vs one that is 194' is relatively negligible as it will only require 4 more steel trusses (6' truss spacing). At current market value, this reduction in greenhouse space will translate into an \$8,600 loss in revenue per house annually. If that is extrapolated over the proposed 8 greenhouses, it generates a loss in revenue of \$69,120 annually once all 8 are constructed and in production.

Currently, the south property line that borders 20<sup>th</sup> Ave SE has a buffer of trees. These trees will be left in place and more are planned to be planted there this spring.

I appreciate the time that you will take to review and consider my application. I would be happy to host a field review of the area in question and to answer any questions or concerns that may arise.

Respectfully yours,

A handwritten signature in black ink, appearing to be 'B. T. B.' with a checkmark at the end.

Brett Barnard, RPF  
Mt. Ida Nursery Ltd.  
[brett.barnard@mtida.ca](mailto:brett.barnard@mtida.ca)  
250-804-3759  
1810 30<sup>th</sup> St. SE  
Salmon Arm, BC  
V1E 2E6

## APPENDIX 5



Photo 1: Photo looking east at the entrance to Mt. Ida Nursery and 20 Avenue NE.



Photo 2: Photo looking north east at the proposed greenhouse location.



## PART 2 - MINISTER'S BYLAW STANDARDS

**Table 1 Maximum\*\*\* Setbacks for Farm Buildings, Structures, and Facilities**

Building or Facility	From Lot Lines		From Domestic Water Supply Intake
	Front and Exterior Side	Interior Side and Rear	
<b>Principal Farm Buildings, Animal Containment, and Storages</b>			
<i>Greenhouse (nursery, specialty wood &amp; turf crops):</i> including boiler room, header house, machine storage	7.5 m	4.5 m	30 m
Tree, vine, field, and forage crop storage; granary	7.5 m	4.5 m	
Apiculture: Bee hive; honey house	7.5 m	7.5 m	
Mushroom: barn	15 – 30 m *	7.5 m	
Livestock, poultry, game, or fur: barn, brooder house; fur farming shed; hatchery; livestock shelter; milking facility; stable, confined livestock area	15 – 30 m *	15 – 30 m *	
Free range poultry at a density of less than one animal unit	0 m	0 m	
Medical Marihuana Production Facilities	15 - 30 m	15 - 30 m	
<b>Accessory buildings, structures and facilities</b>			
Incinerator; silo	30 m	30 m	30 m
Generator shed	15 m	15 m	
Detention pond	7.5 m	4.5 m	
Grain and hay storage; silage storage in plastic bags; straw storage (non-composting materials)	7.5 m	4.5 m	
Machine storage and shelters, and accessory buildings, structures and facilities which are low risk for being potential sources of pollution	4.5 m	4.5 m	
Feeding area location in seasonal feeding area****	n/a	n/a	
Boilers or walls with fans – all uses	15 m	15 m	
Horse riding rings and exercise yards where no feeding of animals occurs and where a vegetated buffer is provided in the form of a hedge between the ring or yard and neighbouring properties	0 m	0 m	n/a
Horse riding rings and exercise yards where no feeding of animals occurs and where no vegetated buffer is provided	4.5 m	4.5 m	n/a