



DEVELOPMENT and PLANNING SERVICES COMMITTEE

May 15, 2017

City of Salmon Arm

Room 100

City Hall, 500 - 2 Avenue NE

8:00 a.m.

Page #	Section	Item#
	1.	<u>CALL TO ORDER</u>
	2.	<u>REVIEW OF THE AGENDA</u>
	3.	<u>DECLARATION OF INTEREST</u>
	4.	<u>PRESENTATION</u> n/a
	5.	<u>REPORTS</u>
1 – 14	5.1	ZON-1090, Reimer, R. & R., 791 – 5 Street SE – R-1 to R-4
15 - 20	5.2	ZON-1092, McClure, C. & M., 1880 – 9 Avenue SE – R-7 to R-8
21 - 28	5.3	VP-454, Rally Management Services Ltd. / Rischmueller, W., 4620 – 40 Avenue SE – Setback Variance
29 - 48	5.4	DP-411, Eagle Homes Sales (Salmon Arm) Ltd., 1190 – 51 Street – Sales Office
	6.	<u>FOR INFORMATION</u> n/a
	7.	<u>IN CAMERA</u>
	8.	<u>LATE ITEM</u> n/a
	9.	<u>ADJOURNMENT</u>

<http://www.salmonarm.ca/agendacenter>

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City of Salmon Arm
Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 7, 2017

Subject: Zoning Bylaw Amendment Application No. 1090

Legal: Lot 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 5725

Civic: 791 – 5 Street SE

Owner/Applicant: Reimer, R. & R.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 5725 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone).

AND THAT: Final reading of the Bylaw be withheld subject to approval of the Bylaw by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

BACKGROUND

The 0.28 hectare subject parcel is located at 791 – 5 Street SE, just north of 10 Ave SE/Auto Road (Appendix 1 and 2), and has frontage on both 5 Street and 9 Avenue SE. The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone) to facilitate a 9-unit multi-family development.

The subject parcel is designated High Density Residential in the City's Official Community Plan (OCP) as shown in Appendix 3, and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 4). This area is largely comprised of R-1 zoned parcels containing single family dwellings, with R-4 and R-5 multi-family development further west and north. The parcel currently contains a single-family home (to be demolished).

A conceptual site plan illustrating a total of 9 units in the form of 3 duplexes, and 1 triplex building has been provided (Appendix 5), which would be subject to a future Development Permit application. Site photos are attached as Appendix 6.

The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-1, R-4, R-5, and R-8), with Institutional zones to the west and undeveloped A-2 land further to the south. Land uses adjacent to the subject parcel include the following:

- North: Single-Family Residential (R-1) parcel,
- South: Road (9 Ave SE), with Single-Family Residential (R-1) parcels beyond,
- East: Single-Family Residential (R-1) and Residential Suite (R-8) parcels, with R-1 beyond, and
- West: Rural Holding (A-2) parcel, with R-4 and R-5 parcels beyond.

OCP POLICY

The subject parcel is designated High Density Residential in the OCP, and is within Residential Development Area A, the highest priority area for development. While the proposed R-4 Medium Density zone is of slightly higher density (40 dwelling units per hectare) than current R-1 zoning, it is considerably less dense than envisioned by the High Density land use designation (100 dwelling units per hectare). In terms of managing growth, the long-term consequence of developing High Density designated lands at a Medium Density would be future pressure to expand the Urban Containment Boundary.

However, the proposed density aligns with OCP Policy 4.4.3, which encourages all growth to be sensitively integrated with neighbouring land uses. Furthermore, the proposed zoning aligns with the Urban Residential Objectives of Section 8.2 and Urban Residential Policies listed in Section 8.3, including providing a variety of housing types, providing housing options, and supporting compact communities. In terms of siting, the proposal appears to match with OCP Siting Policies under Section 8.3.19, including good access to transportation routes, recreation, community services, and utility servicing.

As per OCP residential policy, the multi-family development proposed would be subject to a future Development Permit application

OCP Map 11.2 designates a proposed greenway crossing over the south-west corner of the subject property (Appendix 7). As per OCP policy 11.3.18, the requirement of land dedication for a trail may be made at the discretion of Council.

COMMENTS

Ministry of Transportation and Infrastructure

Pursuant to the *Transportation Act*, approval of the zoning amendment bylaw by the Ministry is required, as the parcel is within 800 m of a Controlled Access Highway (Trans Canada Highway). The Ministry has granted Preliminary Approval for this rezoning.

Engineering Department

While not conditions of rezoning, full municipal services are required, including service upgrades, improvements to 5 Street SE, and a reciprocal access agreement to protect the neighbour's access from 851 5 Street SE. The attached comments have been provided to the applicant (Appendix 8).

Building Department

No concerns with rezoning. Demolition permit required for existing building. Further review of limiting distance between units required at time of development.

Fire Department

No Fire Department concerns.

Planning Department

Keeping in mind the High Density Residential OCP designation, the subject parcels are located in an area well-suited for higher density residential development with either R-4 or R-5 zoning, within walking distance to the City Centre. The maximum residential density permitted under R-4 (Medium Density) zoning is 40 dwelling units per hectare of land. As the subject property is 0.28 hectares in area, the maximum permitted density under R-4 would be 11 dwelling units assuming: 1) some form of strata development; 2) the present gross areas of the subject parcel; and 3) no density bonus. The minimum parcel area for a single family dwelling is 300 square metres.

While from a growth management perspective, the best use and density would be some form of multi-family development, staff note that a single family dwelling is a permitted use in the proposed R-4 zone. It is the opinion of Staff that the proposal represents a reasonable balance between growth management principles while respecting existing land uses: the proposed density (9 units) appears sensitive to established neighbouring land uses, while representing an increase in density.

In terms of a future development scenario, the shape of the parcel presents some challenges. The site presents some challenges relative to snow clearance, emergency access and turn-around traffic. Opportunity for on-street parking at this site is very limited, thus it is important that the proposed development meet parking requirements (the preliminary site plan provided indicates that it can). Additionally, a screened refuse/recycling area would be required. Site plans, landscape details, and elevation drawings submitted at the development permit stage would be required to illustrate how the applicant's proposed development would address such requirements relative to the subject parcel.

OCP attributes (Appendix 7) include a greenway trail along the west and east perimeters. While small relative to the larger greenway network, a potential greenway connection through the south-west corner of the parcel could be a significant component enabling a feasible connection in an area of steep slopes, upon such time that lands to the west are redeveloped. OCP Map 11.2 designates the proposed greenway over the subject property (Appendix 7), and as such, OCP Policy 11.3.18 provides for the requirement of land dedication for a trail at the discretion of Council as a condition for rezoning. In effect, doing so would be a community Amenity Contribution, which ideally results from a negotiated agreement between a local government and owner/applicant.

OCP Policy 11.3.19 allows for the Approving Officer to require land dedication for a trail as a condition for subdivision (stratification). Given the need for field work associated with determining an appropriate trail alignment and in the absence of any development proposed for the parcel to the west, staff would suggest a right-of-way for a future trail be deferred at this rezoning stage, to be established appropriately as a condition at time of subdivision.

As previously noted, if rezoned to R-4, a form and character development permit application would be required prior to development to demonstrate how the proposed buildings, site and landscape designs will address the various requirements. A lot grading plan would be required at the development permit stage to confirm finished grades. Review of such an application would be proceed through City staff, the Design Review Panel, and Council for consideration of approval.

CONCLUSION

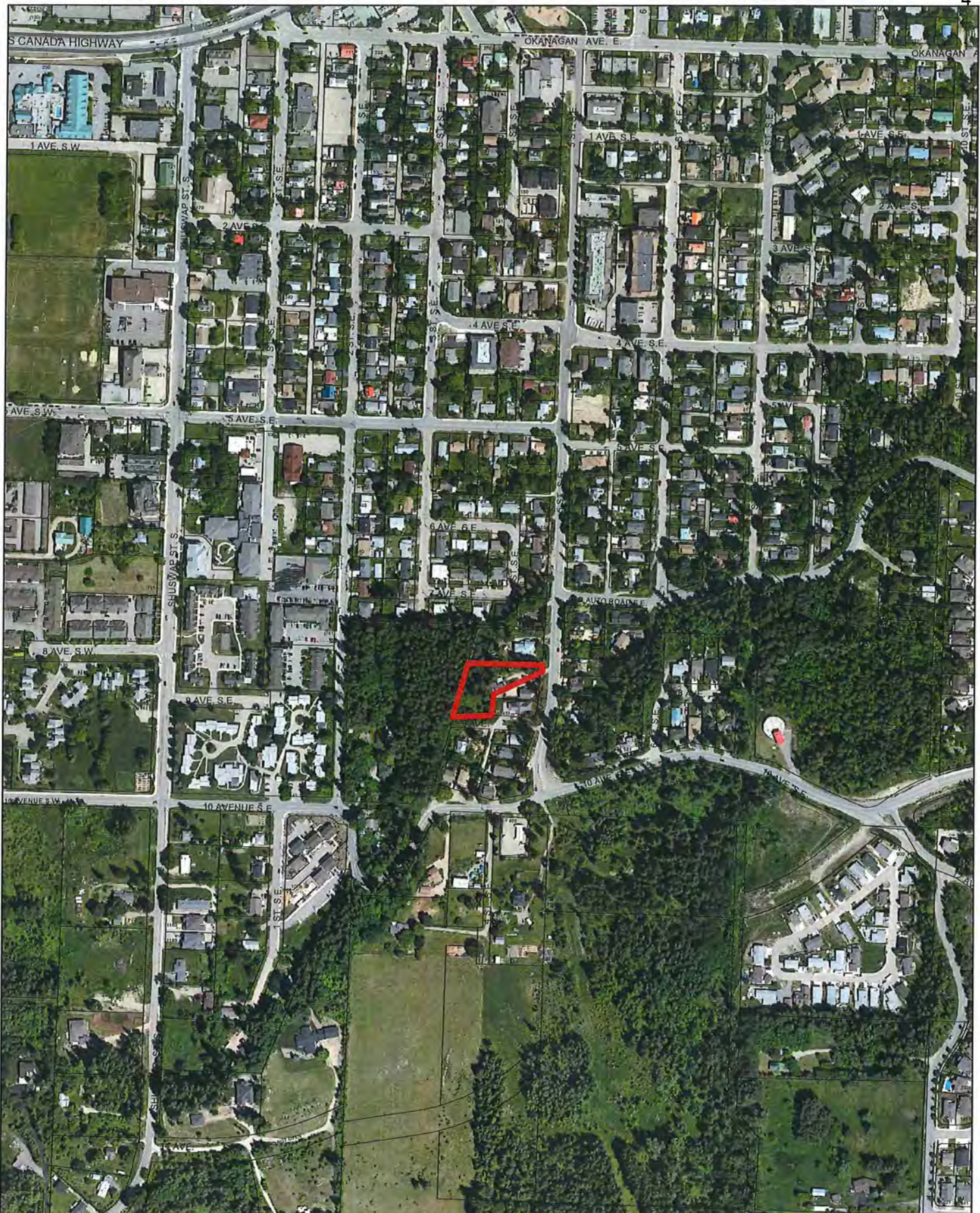
The proposed R-4 zoning of the subject property is supported by OCP policy and is therefore supported by staff.



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



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Meters



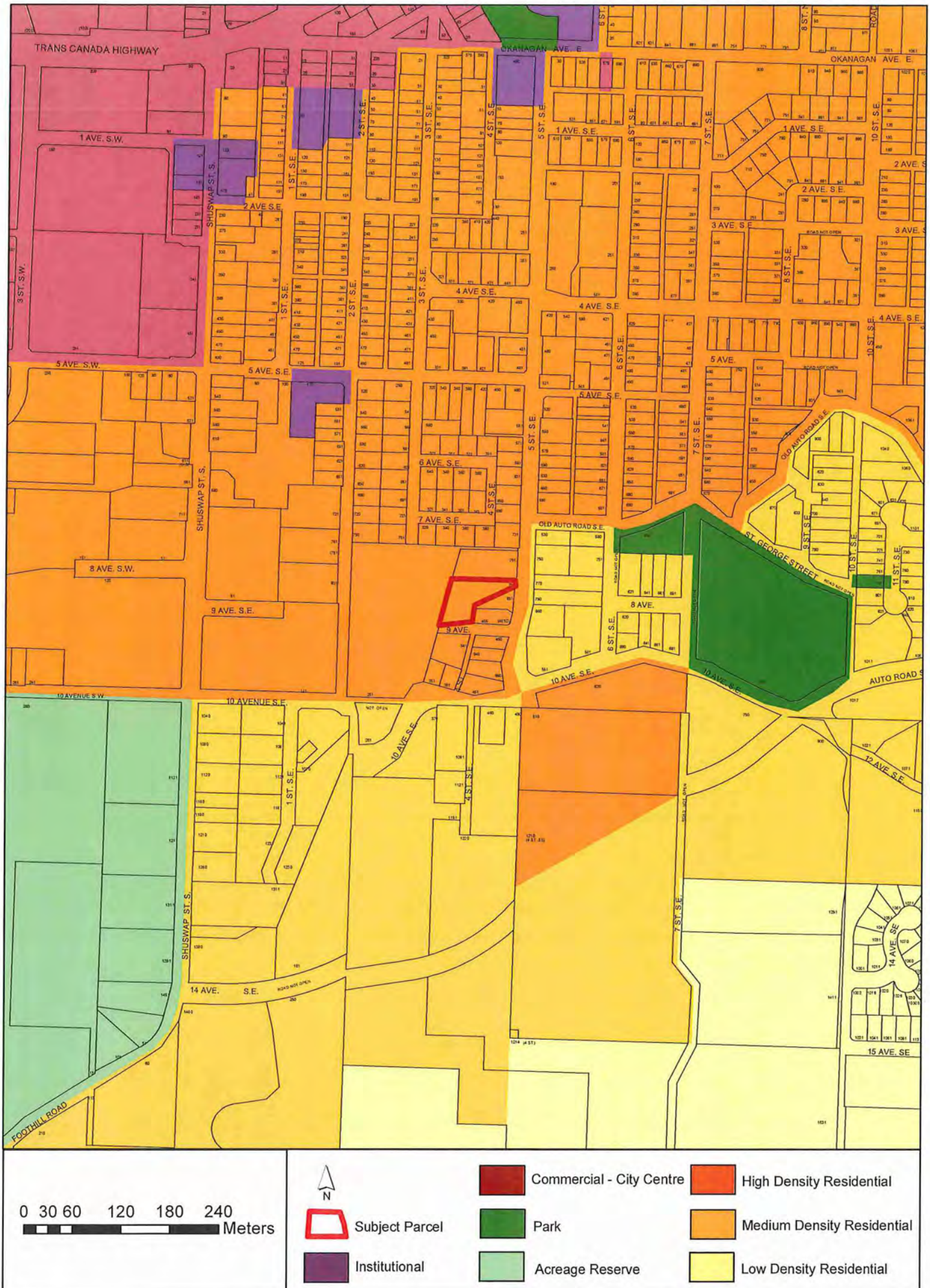
Subject Parcels

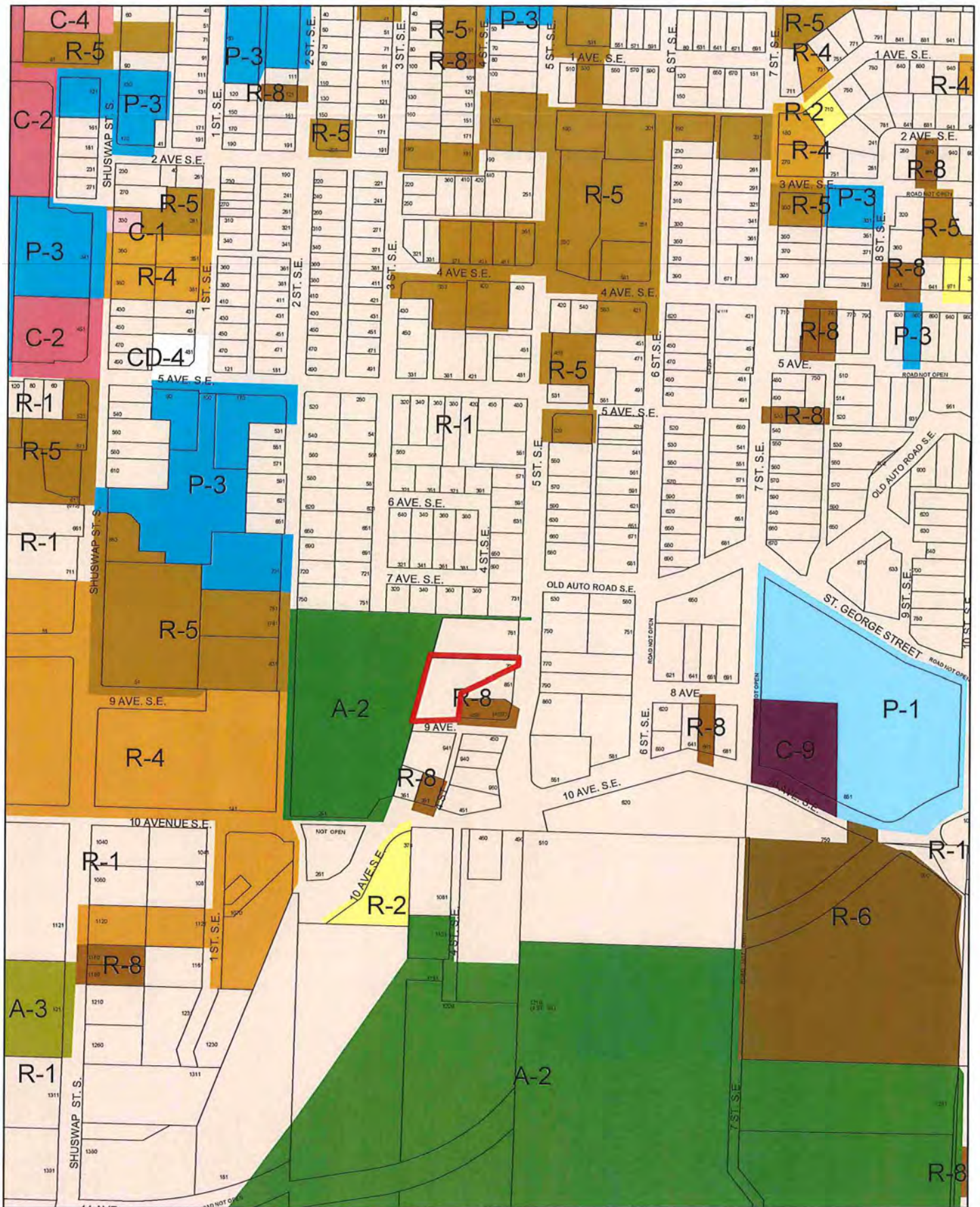


0 5 10 20 30 40 Meters



Subject Parcels





0 40 80 160 240 320 Meters



Subject Parcels

Appendix 6: Site Photos



View of subject parcel looking south-west from 5 Street SE, with neighbour's home at left.



View of rear portion of subject parcel looking north-west from 9 Avenue SE, with existing house visible..



0 15 30 60 90 120 Meters



Subject Parcels



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

TO: Kevin Pearson, Director of Development Services
 DATE: 01 May 2017
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Reimer, Roderick, 929 Musgrave Road, Enderby, BC V0E 1V3
 Reimer, Randal, 875 Grandview Bench Road, Salmon Arm, BC V1E 2X7
 APPLICANT: Owners
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1090**
 LEGAL: Lot 5, Section 14, Township 20, Range 10, W6M, KDYD, Plan 5725
 CIVIC: **791 – 5 Street SE**

Further to the request for Zoning Amendment dated 23 March 2017; the Engineering Department has thoroughly reviewed the site. The following comments and servicing requirements are not conditions for rezoning; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:

General:

1. Full municipal services are required as noted herein. 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. 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.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1090

1 May 2017

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8. For the off-site improvements 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. 5 Street SE on the subject properties eastern boundary is classified as a Urban Collector Road, requiring a total road allowance of 20.0m (10.0m from centre line). Available records indicate that no additional dedication will be required. (To be confirmed by a BCLS.)
2. 5 Street SE is currently constructed to an interim Urban Collector Road standard, upgrading to the Urban Collector Road standard is required. Upgrades will include, but are not limited to boulevard construction, sidewalk, curb and gutter, underground hydro and telecom, street drainage and street lights. In consideration of the narrow frontage onto 5 Street NE, these works may be premature at this time and a 100% cash in lieu payment for future works would be acceptable.
3. 9 Avenue SE on the subject properties southern boundary is classified as an Urban Local Road, requiring a total road allowance of 20.0m (10.0m from centre line). Available records indicate that 9 Avenue is only 9.2m wide at the west end, however that no additional dedication will be required since the existing grade is too steep to construct a road to City standards. For this reason, the full upgrade of 9 Avenue SE will not be required.
4. 851 5 Street SE currently shares an access with the subject property. A reciprocal access easement will be required to protect the access of 851 5 Street SE.
5. All boulevards and driveways shall be graded at minimum 2.0% towards roadway.

Water:

1. The subject property fronts a 150mm diameter Zone 1 watermain on 5 Street SE. No upgrades are anticipated to this main at this time.
2. The subject property fronts on 9 Avenue SE where no watermain is currently constructed. Since extending a watermain along 9 Avenue SE is premature at this time, a 50% cash contribution for the future construction of a watermain across the frontage on 9 Avenue SE will be required. (This is consistent with what was required under subdivision 00-15 - Bootsma, on the adjacent property.)
3. The proposed lot is to be serviced by a single water service connection, adequately sized to satisfy the proposed use (minimum 25mm). Strata lots shall have individual water meters that will be supplied by the City at the time of Building Permit at the builders cost. Owner / Developer is responsible for all associated costs.
4. Records indicate that the existing property is serviced by a 12.5mm service from the watermain on 5 Street SE. All existing inadequate/unused services must be abandoned at the main. Owner/Developer is responsible for all associated costs.

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5. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
6. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary Sewer:

1. The subject property fronts a 200mm diameter sanitary sewer located on 5 Street SE and a 150mm diameter sanitary sewer located on 9 Avenue SE. Upgrading to a minimum 200mm diameter will be required across the frontage of the property on 9 Avenue SE.
2. The property is to be serviced with single sanitary service connection, adequately sized (minimum 100mm) to satisfy the servicing requirements of the development. City records indicate that the existing property is serviced by a 100mm diameter service from 5 Street SE. All existing inadequate services must be abandoned at the main. Applicant is responsible for all associated costs.

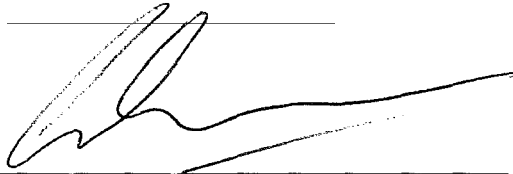
Drainage:

1. The subject property fronts a 600mm diameter storm sewer located on 5 Street SE and a 300mm diameter storm sewer located on 5 Street SE. There is no storm sewer located on 9 Ave SE. The owner / developer is required to pay a 50% cash in lieu contribution for the future installation of a 250mm sewer across the frontage of the property on 9 Avenue SE. However, since there are known issues with storm water discharging at the west end of 9 Avenue SE, the owner / developer will be required to provide a storm water system which addresses these flows. The cost of this drainage work may be deducted from any cash in lieu payment required.
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. Should discharge into the City Storm Sewer be part of the ISMP, owner/developers engineer is required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development.
3. Subject to approval of the ISMP, the proposed lots may be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. All existing inadequate/unused services must be abandoned at the main; applicant is responsible for all associated costs. City records indicate that the existing property was not serviced with a City storm service.

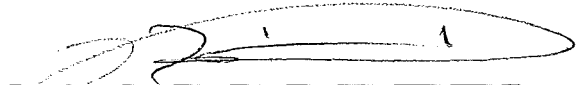
Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Categories A, B and C will be required.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1090
1 May 2017
Page 4

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a long horizontal stroke.

Chris Moore
Engineering Assistant

A handwritten signature in black ink, featuring a large, oval-shaped loop followed by a horizontal stroke.

Rob Niewenhuizen, A.Sc.T.
Director of Engineering & Public
Works



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 4, 2017

Subject: Zoning Bylaw Amendment Application No. 1092

Legal: Lot 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 16485

Civic: 1880 – 9 Avenue SE

Owner / Applicant: McClure, C. & 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 1, Section 12, Township 20, Range 10, W6M, KDYD, Plan 16485 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 0.35 acre subject parcel is located at 1880 9 Avenue SE (Appendix 1 and 2) and presently contains an existing 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 use of a secondary suite within the existing single family dwelling.

BACKGROUND

The subject parcel is designated Low Density Residential in the City's Official Community Plan (OCP) and zoned R-7 (Large Lot Single Family Residential) in the Zoning Bylaw (Appendix 3). The subject parcel is located on 1880 9 Avenue NE, in the Hillcrest neighbourhood. This area is largely comprised of R-1 and R-7 zoned parcels containing single family dwellings. There are more than ten R-8 zoned parcels within the proximity of the subject parcel (with a large concentration of new R-8 parcels further south-east).

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 4. The intent of the applicant is to develop a conforming *secondary suite* within the existing single family dwelling. A site review has been completed by the City's Building Department.

Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements. The applicant has been in contact with City Building Inspectors, who have confirmed it is possible for the suite to meet 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 and width, the subject property has potential to meet the conditions for the development of either a *secondary suite* or *detached suite*, including sufficient space for an additional off-street parking stall.

Staff are not concerned that the property currently utilizes an unopened road for access and parking, and note that in the unlikely event that this road is opened, the parcel would have options for developing parking and access including providing parking for the proposed secondary suite.

COMMENTS**Engineering Department**

No objections to the proposed rezoning, subject to sufficient onsite parking being provided. A water meter will be required at time of building permit.

Building Department

BC Building Code will apply. Site review completed, with itemized building code requirements to create a legal suite provided to applicants. No concerns with proposed zoning subject to the completion of building upgrades.

Fire Department

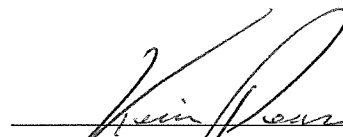
No concerns.

Planning Department

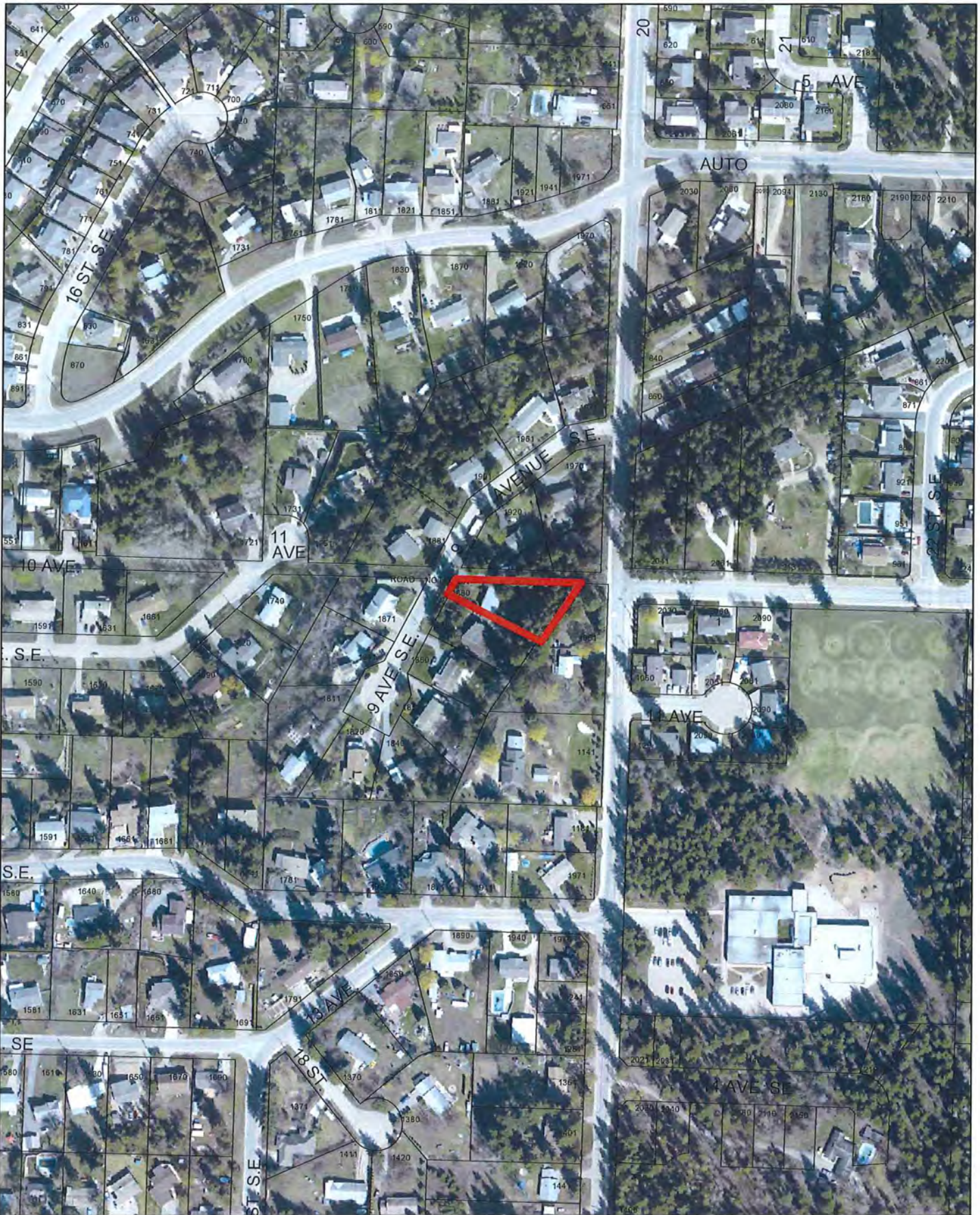
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planning and Development Officer



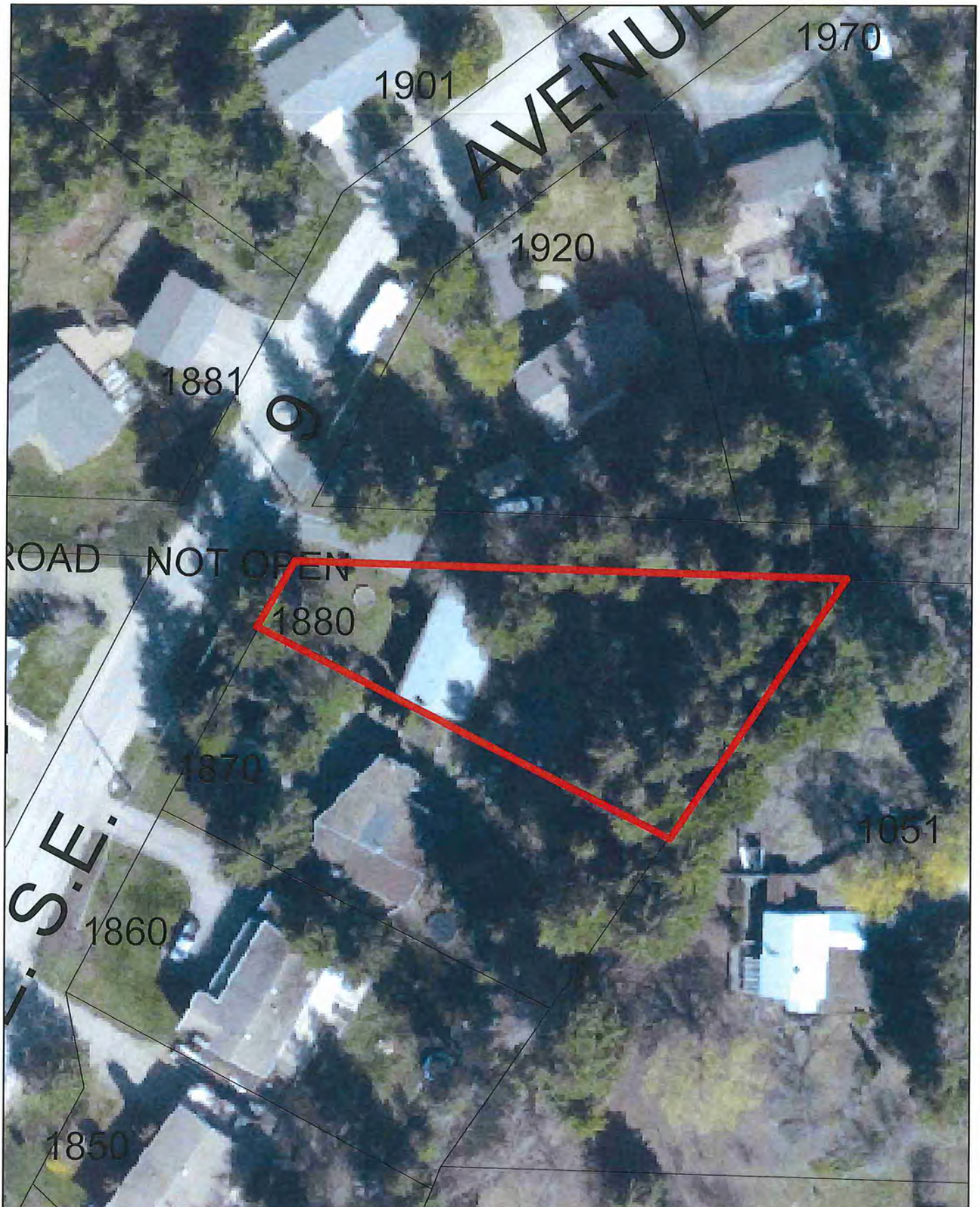
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 25 50 100 150 200 Meters



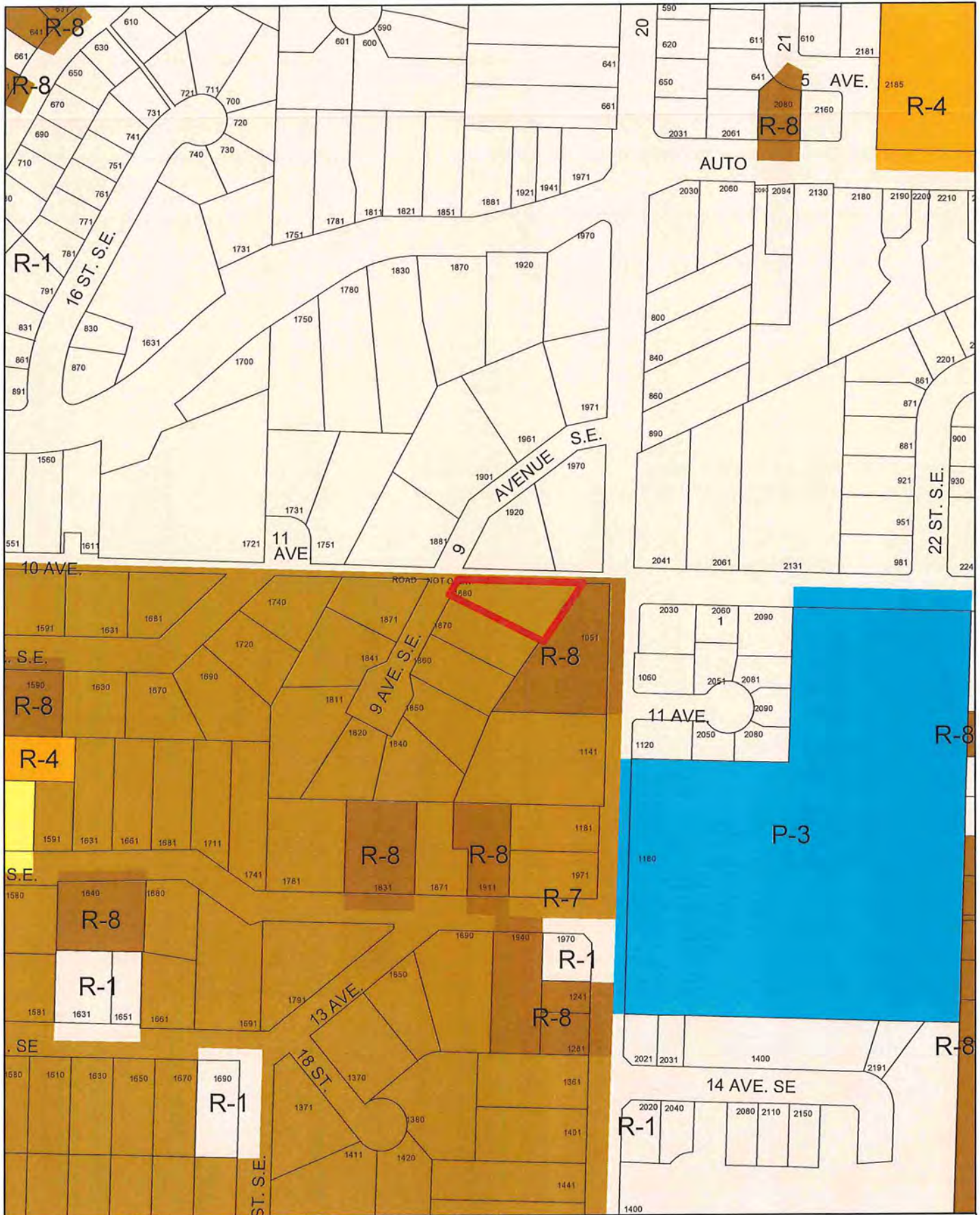
Subject Parcel



0 5 10 20 30 40 Meters



Subject Parcel



0 25 50 100 150 200 Meters



Subject Parcel

Appendix 4: Site Photos



View south-east of subject property, with neighbour's driveway in foreground.



View south-west of subject property.



City of Salmon Arm
Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 5, 2017

Subject: **Development Variance Permit Application No. VP-454**
(Parcel Line Setback)

Legal: Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan KAP54216

Civic: 4620 40 Avenue SE

Owner: Rally Management Services Ltd.

Applicant: Rischmueller, W.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-454 be authorized for issuance for Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan KAP54216, which would vary the provisions of Zoning Bylaw No. 2303 as follows:

Section 28.8.3 – M-1 General Industrial Zone - reduce the parcel line setback from 4.0 metres to 0 metres along a portion of the western parcel line to allow for an accessory building, as shown in Schedule A.

STAFF RECOMMENDATION

That the motion for consideration be defeated.

PROPOSAL

The subject property is located in the Industrial Park at 4620 40 Avenue SE (Appendix 1 and 2). The subject property is designated "Industrial – General" in the Official Community Plan (as are the surrounding properties), and is zoned M-1 (General Industrial). The owner is requesting a variance for an existing accessory building on the west interior side parcel line, which was recently sited encroaching into the 4 m parcel line setback area. A site plan has been provided (Appendix 3 - Schedule A).

BACKGROUND

The subject property is zoned M-1 General Industrial (Appendix 4). Section 28.8 of Zoning Bylaw 2303 specifies the siting of buildings in the M-1 Zone to be set back a minimum of 4.0 m from all interior side parcel lines. The accessory building is a tent-structure on blocks constructed without a Building Permit, and is partially set on the west parcel line, encroaching 4.0 m into the interior side parcel line setback area (the Permit would allow for a 4 m encroachment). Site photos are attached as Appendix 5.

The surrounding area consists primarily of industrial lots. The adjacent parcel to the west directly affected by the requested variance is also owned by the applicant and is also zoned M-1 General Industrial.

Relevant OCP Policies

Official Community Plan - Section 10 – Industrial

As stated in OCP Section 10.2.2, it is an objective of the City to improve the form and character of the industrial areas.

COMMENTSEngineering Department

No concerns.

Fire Department

No concerns.

Building Department

No concerns. A Building Permit application has been made, subject to the variance application. The owners have contracted a registered professional who has completed a fire safety assessment which outlines conditions of use based on the location of the accessory building that pose no undue risk.

Planning Department

Staff does not condone or encourage building without a Building Permit. After-the-fact review is difficult from a variety of perspectives.

Setback regulations better ensure adequate separation between buildings sited on adjoining property for aesthetic, privacy, view preservation and fire safety reasons. The requested variance from the parcel line requirement for the accessory building translates into a reduction of 4.0 m (a zero parcel line setback).

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

- the magnitude of the requested variance (reducing the minimum 4.0 m setback to zero);
- the ability to shift a tent structure;
- the potential option of adjusting the parcel boundary;
- that approval of the variance could lead to similar expectations by other land owners; and
- that such variances can inequitably burden adjacent properties.

Staff note that an application such as this, in which the structure is movable, highlights the low cost of current Variance Permit Application fees (\$600). In a limited review of fees charged by local governments in the area (including Vernon, Kamloops, Revelstoke, Kelowna, and the CSRD) done in 2014, staff found that the City of Salmon Arm charged the lowest fee, while the average cost associated with such an application was \$828. The CSRD currently assesses a \$1,300 fee for after-the-fact variance applications.

Should Council choose to support the application, staff note that as the proposed setback reduction is along an interior parcel line, potential aesthetic impacts are mitigated to some degree. Furthermore, as the adjacent parcel directly affected is also owned by the applicant, any related impacts are not significantly placed on other property owners (this situation is directly related to an irregular parcel line). The owners have contracted a registered professional to complete a fire safety assessment and have submitted a building permit application in order to bring the project into compliance. The accessory building aligns within the current use and is reasonably consistent with the area's industrial form and character.

If approved, Development Variance Permit No. VP-454 will only be applicable to a development plan indicating the setback variances, as shown in Schedule A (Appendix 3).



Prepared by: Chris Larson, MCP
Planning and Development Officer



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



0 35 70 140 210 280 Meters



Subject Parcel



0 5 10 20 30 40
Meters



Subject Parcel

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: Bid Group Technologies
Salmon Arm Division c/o Brant Clarkson,
4620 40 Avenue SE,
Salmon Arm, BC V1E 1X1

Your File:

Re: Lot 1, Section 6, Township 20, Range 9,
W6M, KDYD, Plan KAP54216

Parcel Identifier(PID): 023-018-305

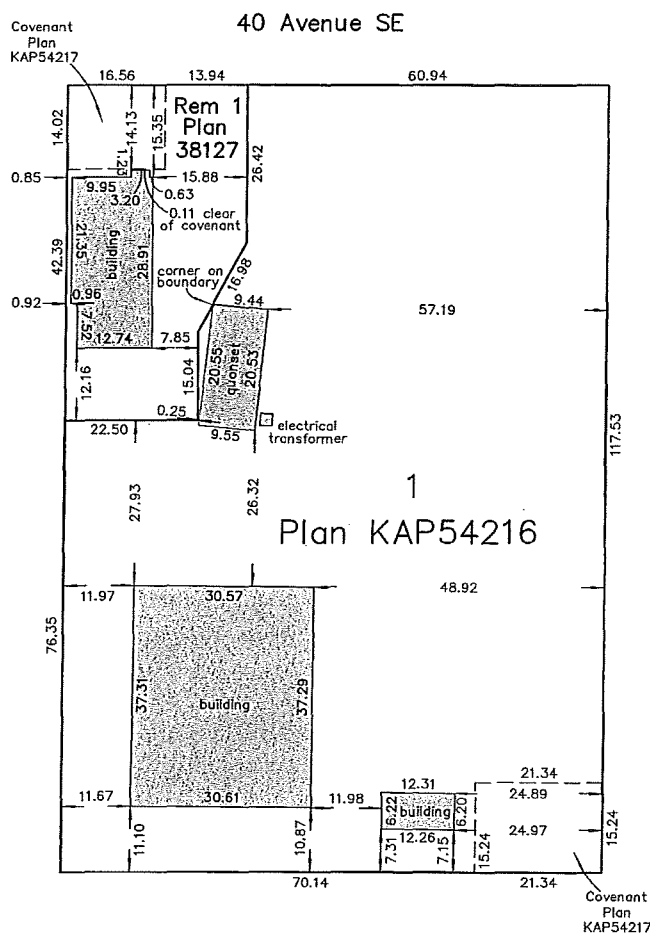
Civic Address: 4620 40 Avenue SE

List of documents registered on title which may affect
the location of improvements: Covenant KJ12336

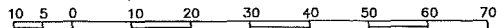
Re: Lot 1, Section 6, Township 20, Range 9,
W6M, KDYD, Plan 38127 Except Plan KAP54216

Parcel Identifier(PID): 007-585-128

Civic Address: 4570 40 Avenue SE

List of documents registered on title which may affect
the location of improvements: Covenant KJ12336

Scale 1:750



All distances are in metres.

Dimensions derived from field measurements & Plan KAP54216

Offsets from property line to building are measured from the siding.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 15th day of December, 2016.

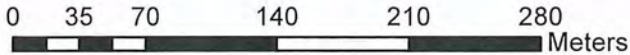
COPY
ORIGINAL SIGNED BY
MARK R. MASON, B.S.L.S.

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LAND SURVEYORS

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**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.**

Our File: 644-16 Fb: 644-16.raw



Subject Parcel

Appendix 5: Site Photos



View south-west of subject parcel, with tent structure at centre-right.



View south towards subject parcel over neighbouring parcel, with tent structure visible at centre.

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City of Salmon Arm

Development Services Department Memorandum

TO: Her Worship Mayor Cooper and Members of Council

DATE: May 8, 2017

SUBJECT: Development Permit No. 411 (Highway Service / Tourist Commercial)
 Legal : Lot 1, Section 20, Township 20, Range 9, W6M, KDYD, Plan KAP79341
 Civic Addresses: 1190 – 51 Street NE
 Owner/Applicant: Eagle Home Sales (Salmon Arm) Ltd. c/o Jodi Bland

MOTION FOR CONSIDERATION

THAT: Development Permit No. 411 be authorized for issuance for Lot 1, Section 20, Township 20, Range 9, W6M, KDYD, Plan KAP79341 in accordance with the elevations, site and landscaping plan attached in Appendix 3 of this memorandum;

AND THAT: The following variances to Subdivision and Development Servicing Bylaw No. 4163 be approved for Development Permit No. DP-411:

- 1) Section 4.0 Servicing Requirements – waive the requirement to extend sanitary sewer to the subject property;
- 2) Section 4.0 Servicing Requirements – waive the requirement to install sidewalk along the entire frontage of the subject property;

AND FURTHER THAT: Issuance of Development Permit No. DP-411 be withheld subject to the following:

- 1) Adoption of associated Official Community Plan and Zoning Bylaw Amendment; and
- 2) Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The proposal is to develop the parcel located at 1190 – 51 Street NE for the Eagle Homes manufacture home sales site shown on APPENDIX 1 and 2. The development proposal includes a two storey, approximately 4,100 ft² office and sales building. Parking is located in the front of the building with access from 51 Street NE near the south end of the subject property.

Elevations and site plan drawings are attached as APPENDIX 3 and site photos as APPENDIX 4.

SITE / CONTEXT

The subject parcel is split designated Highway Service/Tourist Commercial and Acreage Reserve in the City's Official Community Plan (OCP), is zoned A-2 (Rural Holding) and entirely within the Agricultural Land Reserve (ALR).

OCP and rezoning amendment applications (OCP No. 4000-27 / Zoning No. 1077) were made for the subject property in November 2016 to redesignate and rezone the property to Highway Service/Tourist Commercial and C-3 Service Commercial. The application is currently being held at Third Reading subject to exclusion from the ALR. The applicants have confirmed with the ALC that the property will be excluded subject to term and screening measures being completed. Issuance of the Development Permit will be subject to adoption of the associated OCP and rezoning amendments.

COMMENTSDesign Review Panel

A Design Review Panel (DRP) meeting was held on April 26, 2017. Minutes of that meeting are attached as APPENDIX 5.

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

Comments are attached as APPENDIX 7.

Planning Department**Form and Character Development Permit**

The proposed development is subject to the "Highway Service/Tourist Commercial Development Permit Area" design guidelines of the OCP.

The two storey, rectangular shaped building will be 7.3 m in height with a sloped roof structure. Large windows and the covered front entrance will be facing 51 Street NE with proposed fascia signage centred above the entrance. The west elevation is outlined by stonework from ground level to roofline in addition to surrounding the front entrance and signage.

The proposed landscaping plan (APPENDIX 3) shows five maple trees along the 51 Street NE frontage, with spaced bunched grass and river rock. Staff requested the addition of the five maple trees to meet the guidelines of the Highway Service/Tourist Commercial Development Permit area. Initial plans did not include any boulevard trees; however after discussions with staff the applicants agreed to amend the plan and include the trees. The landscaping shown on the north, south and east property boundaries is based on the required ALR buffer and the specifications provided by the ALC shown in APPENDIX 6. Approval from the ALC will be required as a condition of the related OCP and rezoning amendments and subsequently the issuance of the Development Permit.

Site Access and Offstreet Parking

The subject property is proposed for commercial use and defined as Mobile Homes Sales and Rental in the Zoning Bylaw for parking requirements. The site plan shows a total of 6 offstreet parking stalls. The

Zoning Bylaw requires 1 stall per 200 metres GFA for a total of 2 stalls required. Access is proposed from 51 Street NE on the south-west side of the property. The access lane and parking will be paved with the remainder of the lot crushed gravel surfaced. The site is relatively large and open for potential access and storage; five display mobile homes are shown on either side of the sales building as per the site plan.

Servicing Variance Requests

The subject property will be in the Urban Containment Boundary (UCB) when the OCP Bylaw is adopted and then be subject to the Urban Development Area Standard. The applicant is requesting two variances to the Development and Subdivision Servicing Bylaw (SDS) No. 4163 to waive the extension of sanitary sewer and frontage improvements for the installation of sidewalk along the entire frontage of the property.

Servicing – Sanitary Sewer Extension

The SDS Bylaw requires any development within the UCB to be connected to City sanitary sewer. In this location the nearest sanitary sewer main is approximately 850 m away near the Salmon Arm GM dealership. Given the location of the main to the subject property, and the limited scale of the proposed development, extension is not considered financially feasible or practical. Country Side Manufactures Homes was approved for a similar variance to not extend the sanitary sewer main. Staff support this variance request for the above noted reasons.

Frontage Improvements – Sidewalk Extension

The SDS Bylaw requires full frontage improvements for the entire length of the subject property which includes curb, gutter, sidewalk, and street lighting. The applicants have requested to waive the extension of sidewalk. The area is a low pedestrian traffic area with no connecting sidewalk or trail system. Maintenance of the sidewalk in the area is also a concern as the City would be responsible for snow clearing etc. There is no sidewalk existing along 51 Street NE as a variance was granted previously for the Country Side Manufactured Homes development which is adjacent to the subject property on the east side of 51 Street NE. Staff support this variance request for the above noted reasons.

CONCLUSION

The proposal is for the development of a mobile homes sales site and office building at 1190 – 51 Street NE. The application addresses the "Highway Service/Tourist Commercial Development Permit Area" design guidelines of the OCP. The form and character is generally consistent with design guidelines of the OCP. The two requested variances are considered reasonable and practical given the location of the property and are supported by staff.

Application DP-411 is recommended for approval by staff, subject to the conditions outlined in the motion for consideration being competed to the satisfaction of the City.

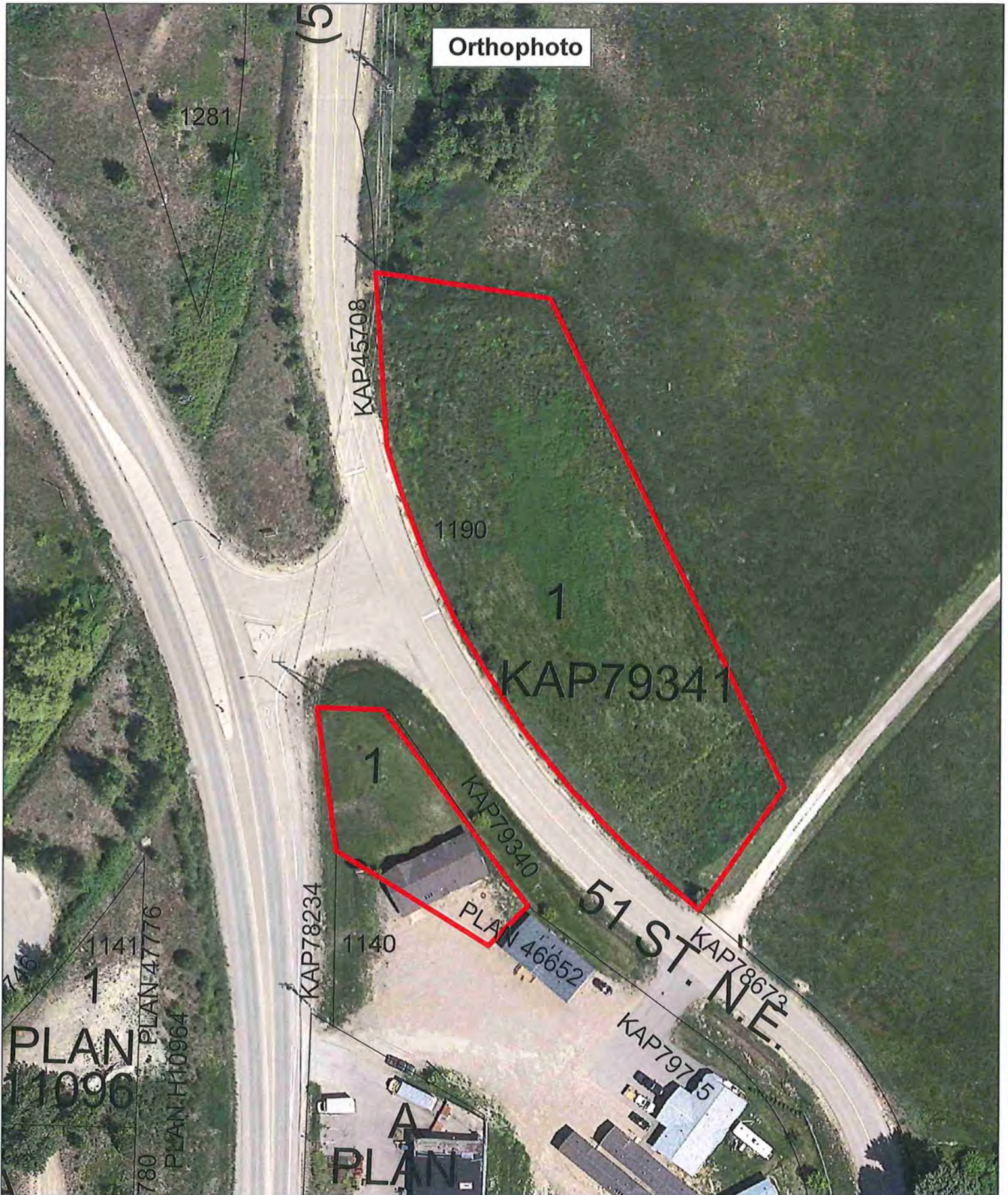


Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer




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





0 10 20 30 40
Meters

 Subject Parcel



250.804.5403
MRGDESIGN@GMAIL.COM

PRELIMINARY DRAWINGS
DO NOT USE FOR PERMIT OR CONSTRUCTION



CLIENT **EAGLE HOMES**

JOB **SALES OFFICE**

1190 51 ST NE
SALMON ARM B.C.

JOB # **7356**

REVISIONS
PRELIM CONCEPT NOV 26 2016
ISSUED FOR DP FEB 27 2017
PRELIM 1ST FLR MAR 1 2017
ISSUED FOR DP MAR 2 2017

DATE **MAR 2 2017**

DRAWING **3D**

SCALE

PAGE **DP-1**

250.804.5403
MRGDESIGN@GMAIL.COM



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

PRELIMINARY DRAWINGS
DO NOT USE FOR PERMIT OR CONSTRUCTION

CLIENT **EAGLE HOMES**

JOB **SALES OFFICE**

1190 51 ST NE
SALMON ARM, BC

JOB # **7356**

REVISIONS
PRELIM CONCEPT NOV 26 2016
ISSUED FOR DP FEB 27 2017
PRELIM 1ST FLR MAR 1 2017
ISSUED FOR DP MAR 2 2017

DATE **MAR 2 2017**

DRAWING **ELEVATIONS**

SCALE **1/4" = 1'-0"**

PAGE **DP-2**

250.804.5403
 MRGDESIGN@GMAIL.COM

PRELIMINARY DRAWINGS
 DO NOT USE FOR PERMIT OR CONSTRUCTION



1 RIGHT ELEVATION
 1/4" = 1'-0"



2 REAR ELEVATION
 1/4" = 1'-0"

 CLIENT **EAGLE HOMES**

 JOB **SALES OFFICE**

 1190 51 ST NE
 SALMON ARM, B.C.

 JOB # **7356**

 REVISIONS

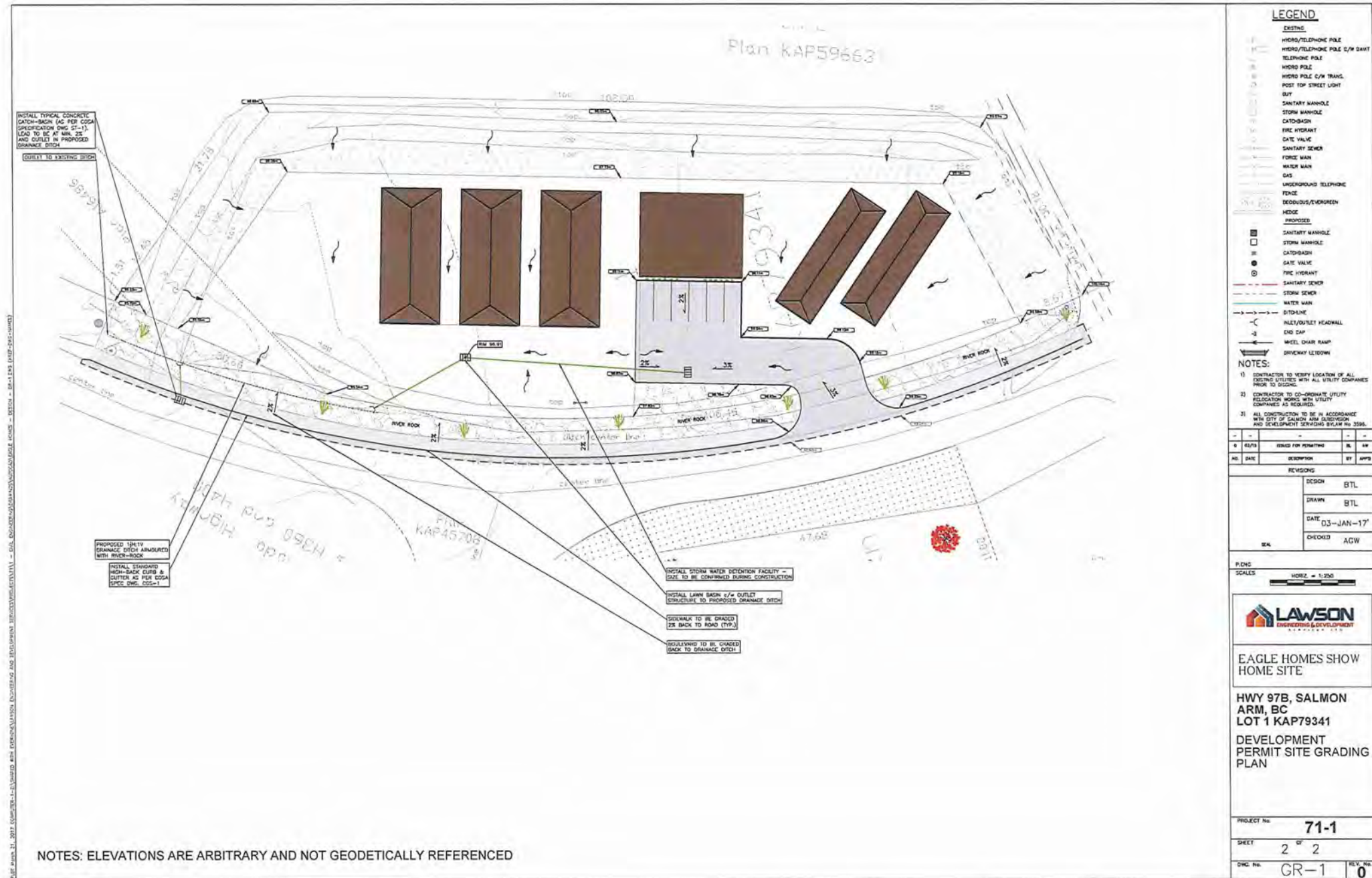
PRELIM CONCEPT	NOV 26 2016
ISSUED FOR D.P.	FEB 27 2017
PRELIM 1ST FLR	MAR 1 2017
ISSUED FOR D.P.	MAR 2 2017

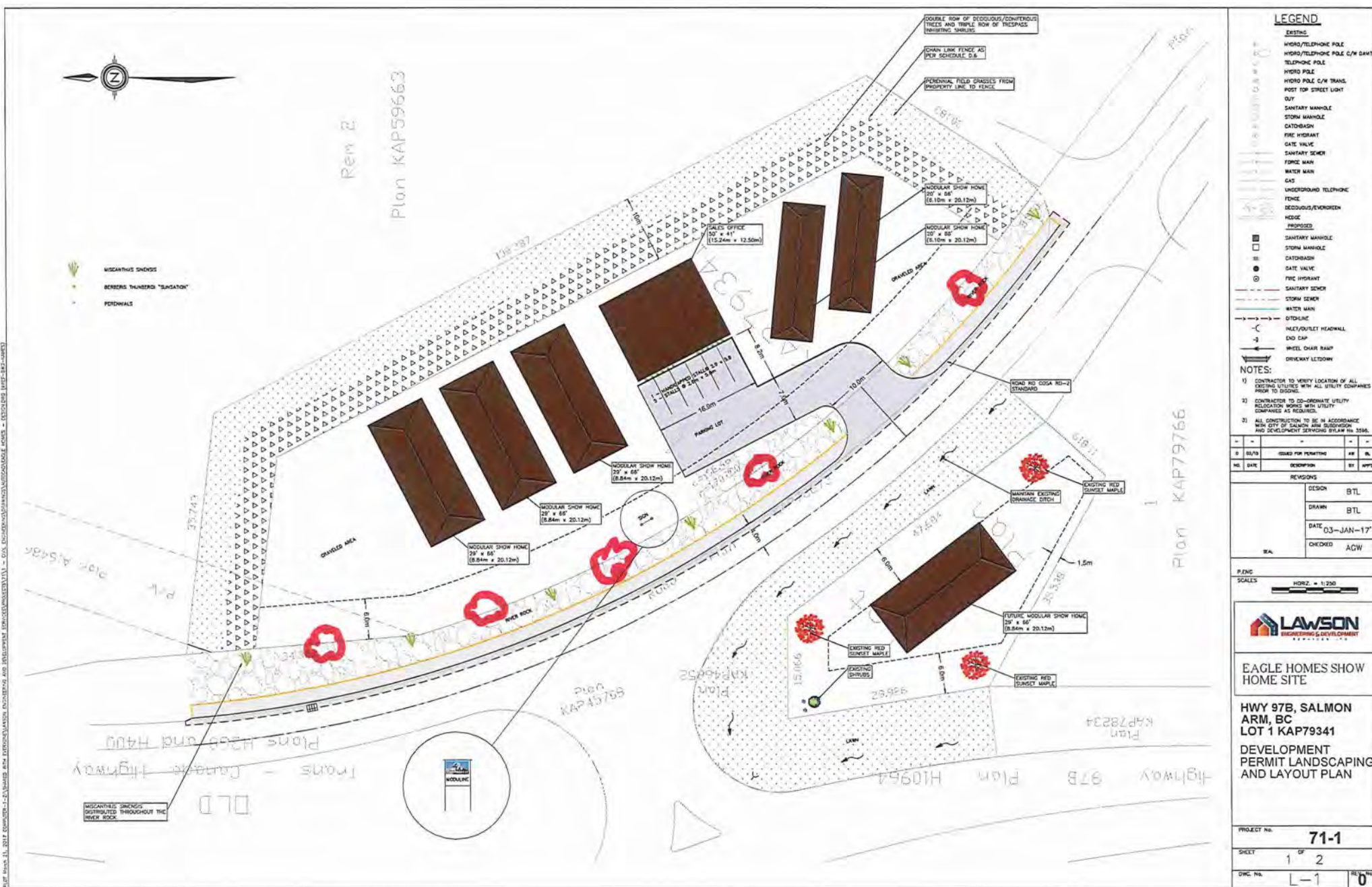
 DATE **MAR 2 2017**

 DRAWING **ELEVATIONS**

 SCALE **1/4" = 1'-0"**

 PAGE **DP-3**





APPENDIX 4



Photo 1: Photo looking north from 51 Street NE at the subject property.



Photo 2: Photo looking north from 51 Street NE showing overview and frontage road.



CITY OF SALMON ARM

DESIGN REVIEW PANEL MINUTES

April 26, 2017
Room No. 100, City Hall

Present: Bill Laird (Panel Chair)
Lianne Longdo (Panel Member)
Bill Remphrey (Panel Member)
Marc Lamerton (Panel Member)

Kim Kinnee (Applicant DP-410)
Ross McDiarmid (Applicant DP-410)

Wes Miles (Planning and Development Officer)
Chris Larson (Planning and Development Officer)

Absent: Warren Welter (Panel Member)
Paul Burrows (Panel Member)
John Coulson (Panel Member)

Applications: **Proposed Multiple Family Residential Development at 530 – 1 Avenue SE**
Development Permit Application No. DP-410

Proposed Commercial Development at 1190 – 51 Street NE
Development Permit Application No. DP-411

The meeting was called to order at 2:30 p.m.

Marc Lamerton (Panel Member) recused himself from the meeting for the review of DP-410.

Development Permit Application No. DP-410

The Applicants summarized the proposal, referring to the site plans and building elevations. They are attempting to maintain and preserve the existing structure.

Panel members discussed the proposal, noting the need for this form of housing. Panel members sought clarification on the proposed garbage/recycling collection area, the sloping topography, landscaping, and parking. It was noted that snow would likely have to be hauled away, while the prominent position of the garbage collection area was questioned. The panel was supportive of the form and character, noting the challenge of matching existing rooflines without seeming artificial, and were appreciative of the purposeful modern design of the addition.

Panel Recommendation

THAT the application drawings under review for application DP-410 be supported, encouraging the adaptive reuse of the existing building, subject to:

- shifting the refuse area to the lane, exchanging position with one of the parking spaces.

Design Review Panel – April 26, 2017 Meeting Minutes

Marc Lamerton (Panel Member) rejoined the meeting

Development Permit Application No. DP-411

Staff summarized the proposal by referring to the site plan and building elevations.

Panel members discussed the proposal, commenting positively on the context of the area as well as the form and character of the building, questioning the building materials and the plantings required within the ALR buffer, and noting the potential benefit of including boulevard trees.

Panel Recommendation

THAT the application drawings under review for application DP-411 be supported, subject to:

- the addition of boulevard trees; and

- encouraging the incorporation of high-end building finishes (stone and fibre cement siding).

The DRP noted the lack of detail in the elevation drawings provided with respect to building finishing materials and the ALR landscaping, and encourage inclusion of this information in future applications.

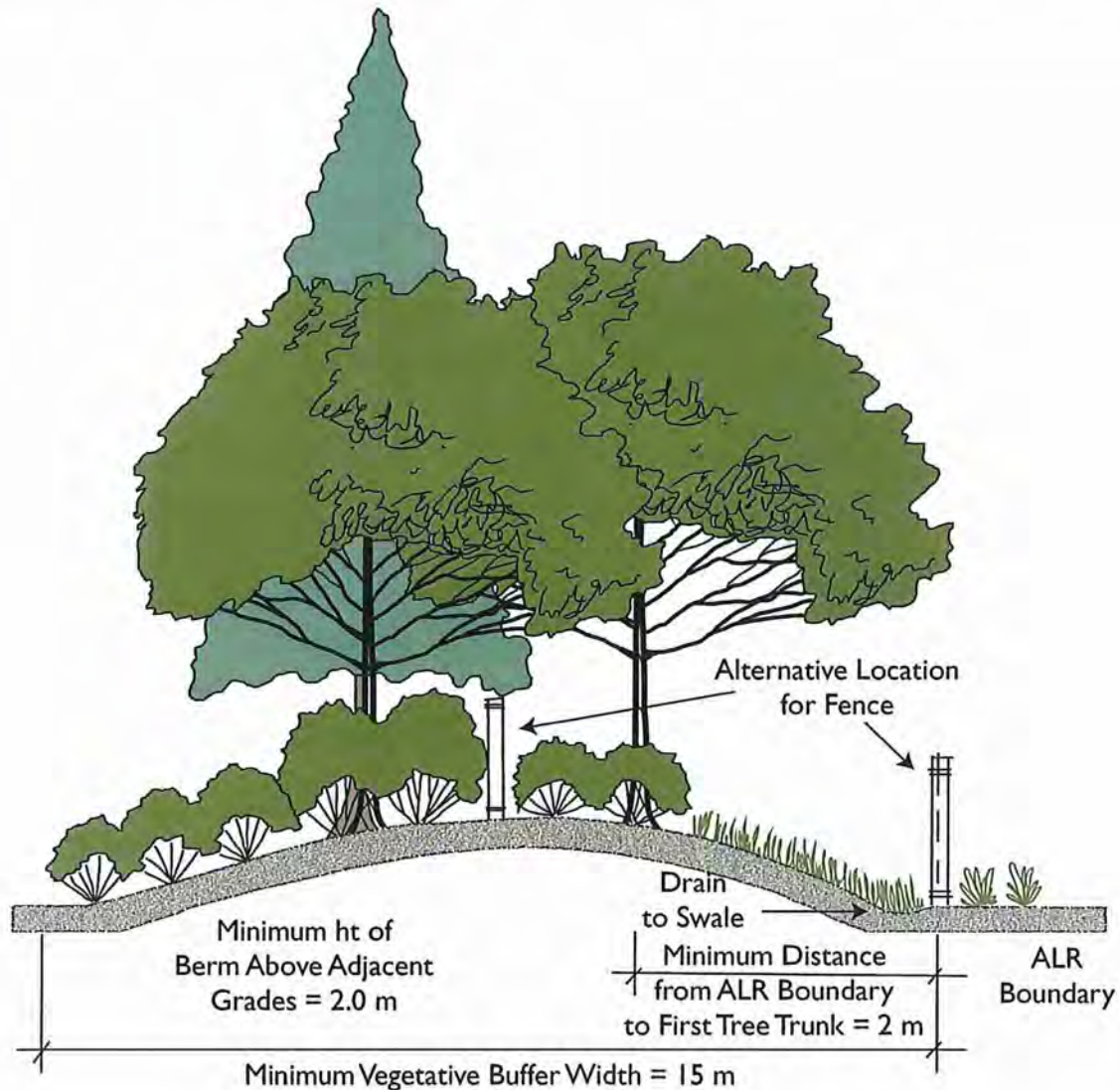
The meeting adjourned at 3:15 p.m.



Bill Laird, Panel Chair

3.8.b Urban-Side Buffer B (with berm) – Design Specifications & Layout

Urban-side **Buffer B** includes all elements of **Buffer A**, as well as a berm with a minimum height of 2 metres above the adjacent grades. There are two alternatives for locating a fence, either at the lowest or highest points of the berm. This choice should be made according to design and use of adjacent properties. The main intent of the berm in this example is to provide increased storm water retention capabilities of the buffer, although a berm may provide more effective noise reduction and visual screening as well.





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

To: Kevin Pearson, Director of Development Services
 Date: April 21, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: **Development Permit Application DP-411E**
 Civic: 1190 – 51 Street SE
 Legal: Lot 1, Section 10, Township 20, Range 9, W6M, KDYD, Plan KAP79341
 Owner: Eagle Homes Sales (Salmon Arm) Ltd., #1, 120 Harbourfront Drive NE, Salmon Arm, BC, V1E 2T3
 Applicant: Owner

Further to your referral dated April 11, 2017, we provide the following servicing information. **The following comments and servicing requirements are not conditions for Development; however, these comments are provided as a courtesy in advance of any development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. 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.
7. 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.
8. At the time of development 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 development the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction

DEVELOPMENT PERMIT APPLICATION DP - 410E

April 21, 2017

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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. 51 Street NE on the west side of the subject property will be classified as an Urban Local Street.

51 Street NE is currently constructed as an Interim Rural paved road. Upgrading 51 Street NE to an Urban Local Road Standard (Specification Drawing No. RD-2) is required. Upgrades will include, but not limited to, Road Construction, Road Drainage Improvements, Curb & Gutter, Sidewalk, Street Lighting, and underground Hydro & Tel.

2. Owner/developer is responsible in ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway at time of building permit.

Water:

1. The subject property fronts on a 300mm diameter (Zone 4) watermain on 51 Street NE. No upgrades are anticipated, subject to comments No. 2 & 3 below.
2. The available fire flows are satisfactory according to the 2011 Water Study (Opus Dayton Knight 2012).
3. Fire protection requirements to be confirmed with the Building Department and Fire Department.
4. The existing lot is to be serviced by 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 required at time of building permit (meter provided by the City of Salmon Arm at the developers cost). Existing records indicate that the existing lot is serviced with a 25mm diameter water service size from 51 Street NE. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

Sanitary Sewer:

1. The subject property does not front on City sanitary main. Owner/developer is required to provide the subject property with connection to the City sanitary system.

DEVELOPMENT PERMIT APPLICATION DP - 410E

April 21, 2017

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Drainage:

1. The subject property does not front a City storm. Extension of the storm main may be waived with specific approval from the City Engineer subject to submission of an integrated Storm Water Management Plan outlining alternative storm water measures. Owner/Developer may be required to grant an alternative storm water maintenance covenant in a form acceptable to the Approving Officer and Director of Development Services. The Integrated Stormwater Management Plan (ISMP) shall conform to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7
2. Existing drainage to be reviewed and modified where necessary to eliminate any adverse impacts on adjacent properties and to ensure no adverse impacts on existing lot from proposed development lots are created. All boulevards shall be graded at 2.0 % towards the roadway.

Geotechnical:

1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference Category A (Building foundation design and site drainage) is required.



Darin Gerow, ASCT
Engineering Assistant



Rob Niewenhuizen, ASCT
Director of Engineering and Public Works



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

To: Kevin Pearson, Director of Development Services
 Date: May 2, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: **Development Permit Application DP-411E - VARIANCE**
 Civic: 1190 – 51 Street SE
 Legal: Lot 1, Section 10, Township 20, Range 9, W6M, KDYD, Plan KAP79341
 Owner: Eagle Homes Sales (Salmon Arm) Ltd., #1, 120 Harbourfront Drive NE, Salmon Arm, BC, V1E 2T3
 Applicant: Owner

Further to your referral dated April 11, 2017, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variances requested.

The applicant is requesting to vary City of Salmon Subdivision and Development Servicing Bylaw No. 4163 as follows:

1) Waive the requirement to extend sanitary sewer and connect

The subject property does not front on the City's sanitary sewer collection system. Extension of the system from the nearest sanitary sewer is required by the bylaw.

Connection to the City's sanitary sewer collection system is desirable within the Urban Development Area. However, in this instance connection is not financially viable due to the distance from the nearest sanitary sewer. For a single lot of this size, onsite disposal is an appropriate solution.

Recommendation:

Engineering Department recommends that the request to waive the requirement to extend the sanitary sewer main be granted, subject to approval from IHA.

2) Waive the requirement to install concrete sidewalk along the property frontage.

51 Street NE on the west side of the subject property will be classified as an Urban Local Street. It is constructed as an Interim Rural paved road. Upgrading 51 Street NE to an Urban Local Road Standard (Specification Drawing No. RD-2) is required by Subdivision and Development Bylaw No. 4163. Upgrades may include, but not limited to, road construction, road drainage improvements, curb & gutter, sidewalk, and street lighting.

Currently there is no sidewalk along 51 Street NE. The only existing sidewalk in the area is an approximately 80 meter section along 10 Avenue NE west of 51 Street. The connectivity or

DEVELOPMENT PERMIT APPLICATION DP - 410E - VARIANCE

April 21, 2017

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sidewalks within this area is absent. Additionally the development directly west of the subject property received a variance not to install sidewalk along 51 Street NE.

Installing sidewalk would also put a burden on the maintenance and snow removal procedures as currently no snow removal is conducted in the area and that the small 80 meters section of sidewalk is required to be contracted out due to the location.

Recommendation:

Engineering Department recommends that the request to waive the requirement to install concrete sidewalk be granted.



Darin Gerow, ASCT
Engineering Assistant



Rob Niewenhuizen, ASCT
Director of Engineering and Public Works

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