

Admin



**AGENDA**

**City of Salmon Arm  
Development and Planning Services  
Committee**

**Monday, June 17, 2019  
8:00 a.m.  
Council Chambers, City Hall  
500 – 2 Avenue NE**

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	PRESENTATIONS
1 - 4	1.	B. Laird – Public Art Project at Alexander and Lakeshore
	5.	REPORTS
5 - 14	1.	Development Variance Permit Application No. VP-498 [Varga, J.; 451 – 10 Avenue SE; Parcel Line Setbacks]
15 - 28	2.	Development Variance Permit Application No. VP-497 [The Wood Shop Millwork & Joinery Inc./Bird, S. & Johnston, T.; 4921 Auto Road SE; Fire Hydrant requirement]
29 - 46	3.	Development Variance Permit Application No. VP-499 [0924020 BC Ltd./Bowman, T.; 5731 Auto Road SE; Fire Hydrant requirement]
	6.	FOR INFORMATION
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

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**From:** Kevin Pearson  
**Sent:** June 10, 2019 9:30 AM  
**To:** 'William H. Laird'  
**Cc:** Maurice Roy; Carl Bannister; Rob Niewenhuizen  
**Subject:** RE: Public Art project at Alexander and Lakeshore.

Hi Bill,

Carl, Rob and I met last week to discuss this. Basically we like the look of it and how it could complement the mini-public plaza designed below it. Just to reiterate:

- 1) The structure proposed on the City Boulevard of Lakeshore Drive is considered by staff to be "Public Art" and it would have a height of 44.5 ft. and a width of 29.5 ft. It would be a significant structure visible from many vantage points. (The former Askew's Freestanding Sign had a height of approx. 30 ft., which was approved by City Council in 2002 with a Sign Bylaw Variance.)
- 2) The art structure would be made from powder coated aluminum slightly > 1 inch in thickness and weigh slightly over 1,000 Lbs.
- 3) We do not see this Public Art at falling into the realm of the Sign Bylaw.
- 4) The Public Art does not fall into the realm of the Highway Use Permit.
- 5) City Council's approval would be required.

Although Maurice suggests a Building Permit would not be required for a Public Art installation on the City's boulevard, staff (collectively) will be recommending three (3) conditions to City Council if they approve the installation:

- 1) That the installation be stamped/approved by a Registered Professional (i.e. structural engineer);
- 2) That appropriate liability insurance saving the City Harmless be placed on the structure; and
- 3) That you propose a maintenance and ownership plan for Council's consideration.

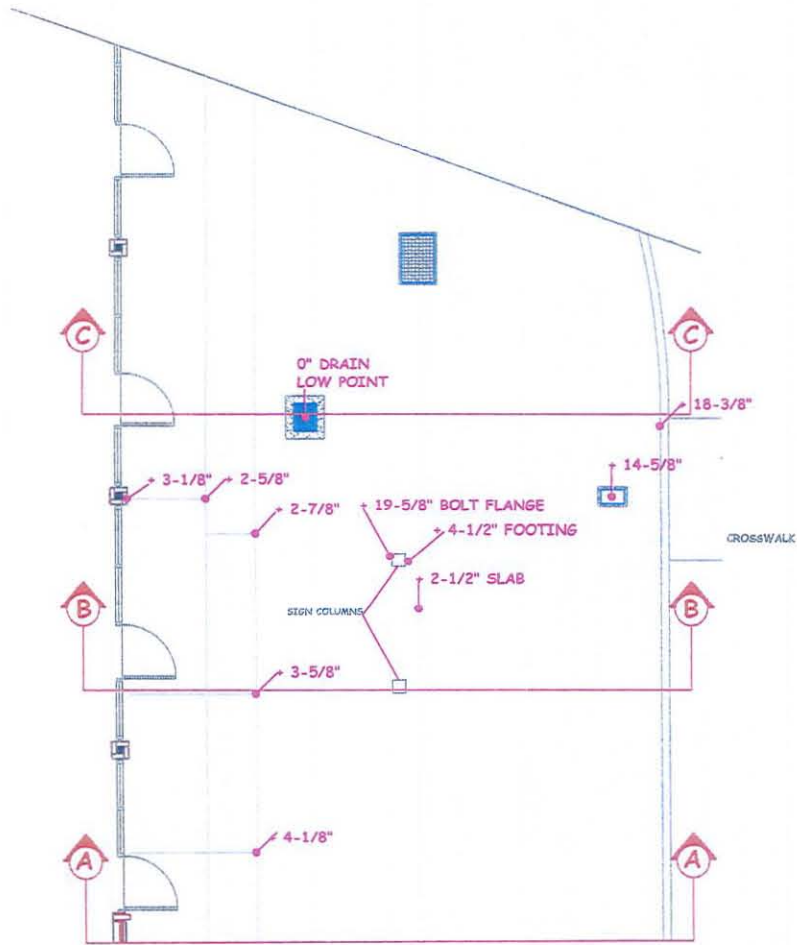
I will ask that this e-mail and the attached drawings be put on the agenda for the **June 17** Planning Committee meeting. At that meeting next Monday morning at 8:00 am, you can present your concepts to Mayor & Members of Council. If that date does not work, please let me know. A formalized decision would need to take place at a Regular Council meeting.

You may want to have a letter of proposal written up for the meetings explaining the design rationale, support from community organizations such as DSA, and whether or not you are amendable to staff's 3 conditions.

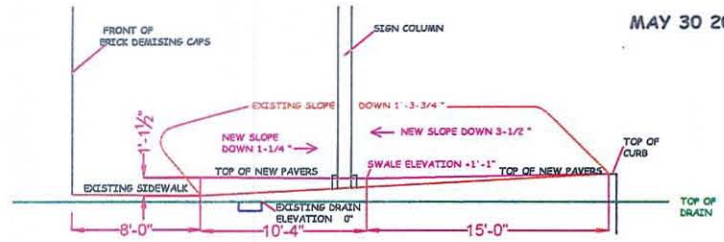
Thanks

**Kevin Pearson**  
**Director of Development Services | Approving Officer**  
Box 40, 500 - 2 Avenue NE, Salmon Arm BC V1E 4N2  
P 250.803.4015 | F 250.803.4041  
E [kpearson@salmonarm.ca](mailto:kpearson@salmonarm.ca) | W [www.salmonarm.ca](http://www.salmonarm.ca)

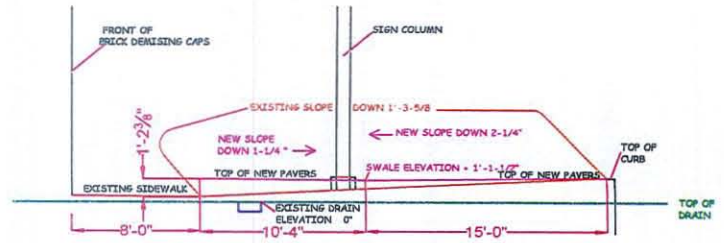




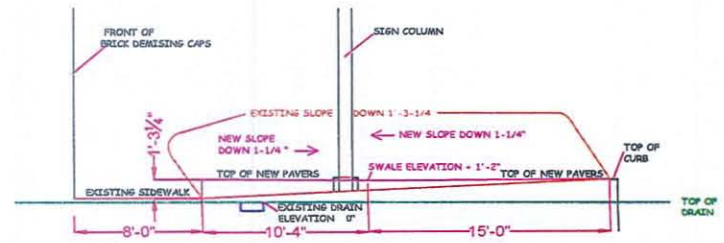
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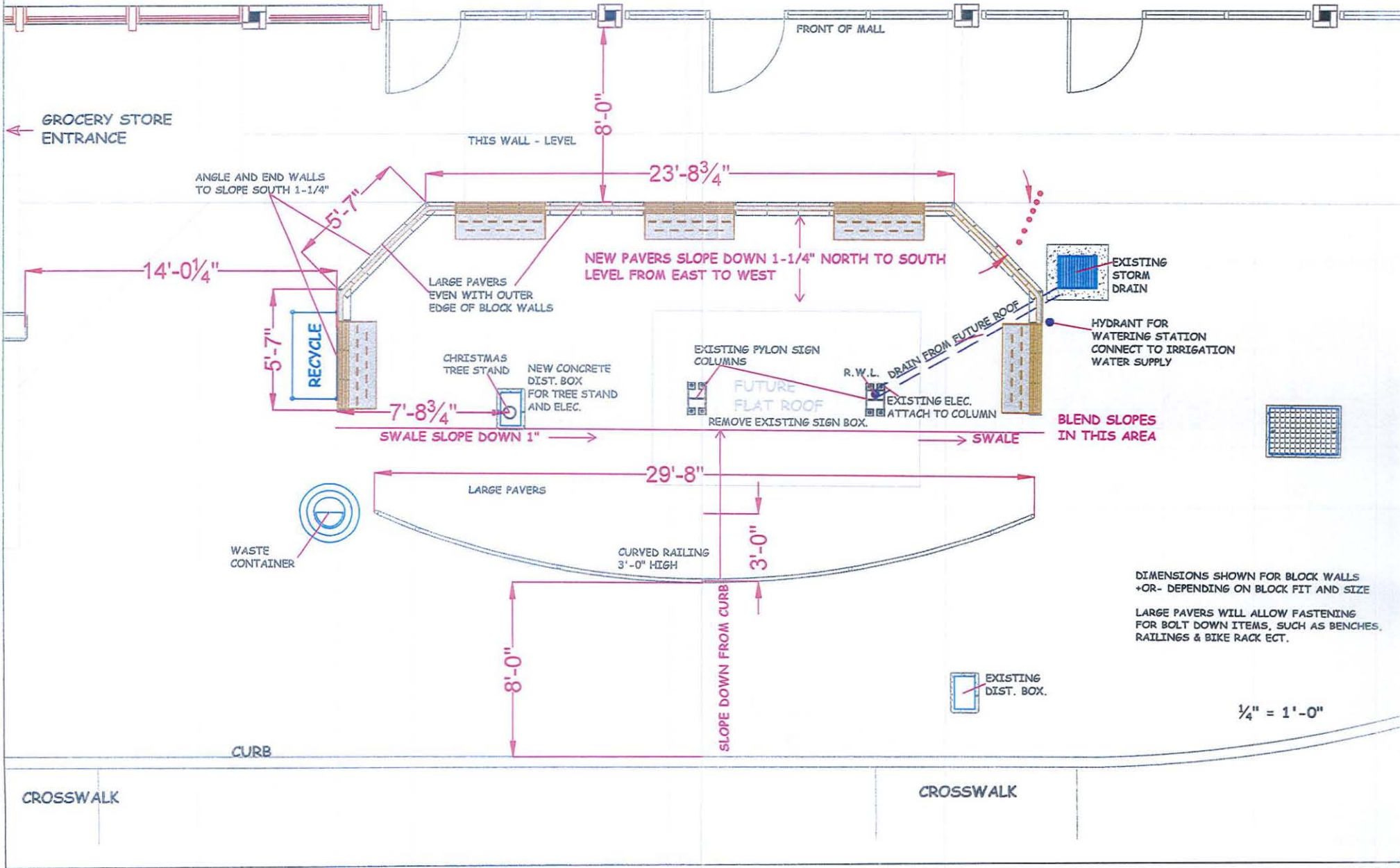
**SECTION ELEVATION C**

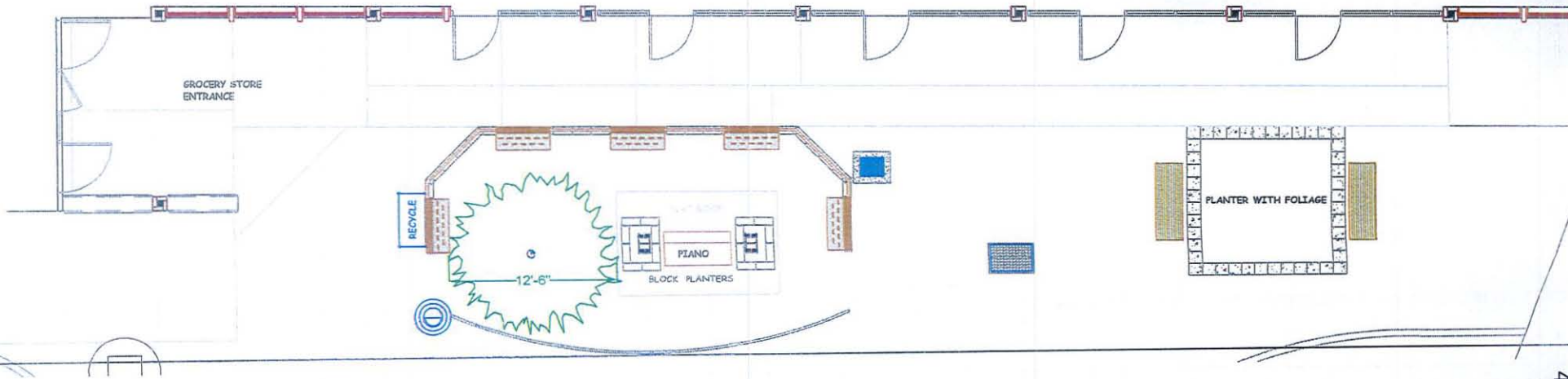
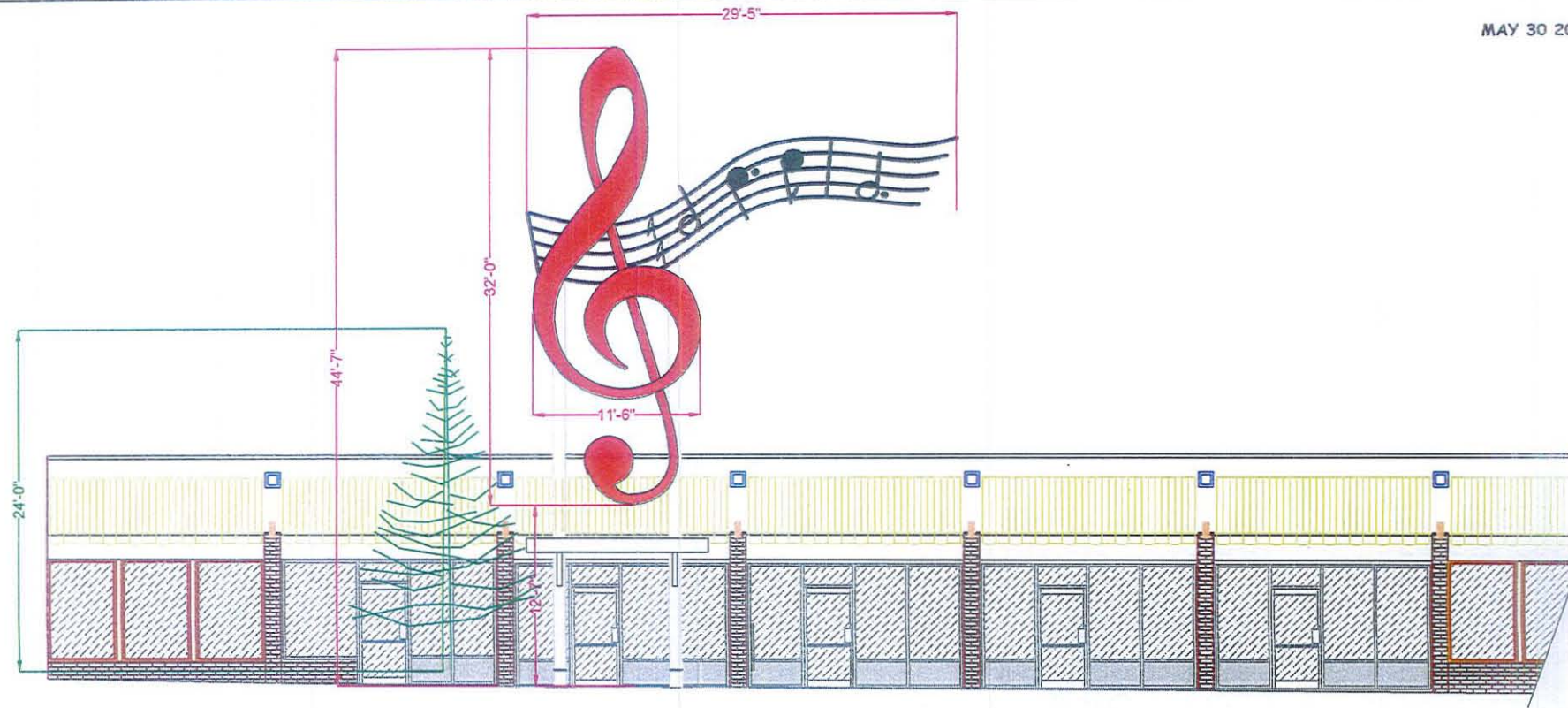


**SECTION ELEVATION B**



**SECTION ELEVATION A**





# CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: June 6, 2019

Subject: Development Variance Permit Application No. VP-498 (Parcel Line Setbacks)  
 Legal: Parcel A (Plan B5360) of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 2985, Except Plan 5725  
 Civic: 451 – 10 Avenue SE  
 Owner / Applicant: Varga, J.

## MOTION FOR CONSIDERATION

**THAT: Development Variance Permit No. VP-498 be authorized for issuance for Parcel A (Plan B5360) of Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan 2985, Except Plan 5725, which will vary the provisions of Zoning Bylaw No. 2303 as follows:**

1. **Section 6.10.1 – R-1 Single-Family Residential Zone – reduce the minimum building setback from the front parcel line from 6.0 m (19.7 ft) to 2.5 m (8.2 ft) to allow for an existing single-family dwelling on the proposed western parcel, as shown in Schedule A, and;**
2. **Section 6.10.1 – R-1 Single-Family Residential Zone – reduce the minimum building setback from the exterior side parcel line from 6.0 m (19.7 ft) to 4.0 m (13.1 ft) to allow for a single-family dwelling on the proposed eastern parcel, as shown in Schedule A.**

## STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

## PROPOSAL

Schedule A referred to in the motion for consideration and attached as Appendix 1 is a site plan illustrating the requested variances. The subject property is a 944 square metre parcel located at 451 – 10 Avenue SE, on the corner of 10 Avenue and 5 Street SE, near the City Centre, and contains an existing non-conforming house. (see Appendix 2 and 3). A subdivision application (Sub-19.08) has been submitted to the City which proposes to create two parcels as shown in Schedule A, and a letter describing the applicant's intent is attached as Appendix 4, while site photos are attached as Appendix 5.

This application seeks to vary the required 6.0 m (19.7 ft) parcel setbacks from the south parcel line of both proposed parcels: to 2.5 m (8.2 ft) along the front / southern parcel line adjacent to 10 Avenue SE for the existing non-conforming house on the proposed western parcel, and additionally to 4.0 m (13.1 ft) along the southern parcel line adjacent to 10 Avenue SE for the development of a new house on the proposed eastern parcel.

## BACKGROUND

The subject property dates back to 1946, with City servicing records dating back to 1977. The existing home is currently considered to be non-conforming with respect to the front parcel line setback requirements of the zoning bylaw.

The subject parcel is designated as High Density in the Official Community Plan and is zoned R-1 in the Zoning Bylaw. For context, adjacent zoning and land uses include the following:

North:	R-1 (Single-Family Residential) Zone	single-family dwelling
East:	R-1 (Single-Family Residential) Zone	road, single-family dwelling
South:	R-1 (Single-Family Residential) Zone	road, fortis structure/single-family dwelling
West:	R-1 (Single-Family Residential) Zone	lane, single-family dwelling with suite

This lot is subject to standard setback requirements in the zoning bylaw which specify a 6.0 metre setback from both front and exterior parcel lines. The requested variances would support a dwelling on the proposed new parcel, as well as the existing dwelling.

### COMMENTS

#### Engineering Department

No Engineering concerns. Detailed comments provided for SUB-19.08.

#### Fire Department

No Fire Department concerns.

#### Building Department

With respect to the permitted 1.5 m setback on the north property line, this may cause some concern with limiting distance. Only 8 % of the facing wall would be permitted as glazed openings. No other concerns.

#### Planning Department


Setback regulations on corner parcels enable adequate separation between buildings and streets for aesthetic, privacy, view preservation, and traffic safety reasons. While staff note that the subject property is within an area designated for high density residential development, as well as future road widening, the proposal would support a relatively minor existing non-conformity, and would not encroach further into the setback areas. In terms of neighbourhood design, the subject property is within an established residential neighbourhood and is consistent with neighbouring parcels. Staff note that the home has been at its present location for decades without significant concerns. The requested setback reductions will not impact City utilities, pose any BC Building Code concerns, or restrict future development on neighbouring lots.

Considering the conditions noted above, the variances requested in this proposal do not significantly concern staff and are viewed as reasonable.

If approved, Development Variance Permit No. VP-498 will only be applicable as shown in Appendix 1: Schedule A.

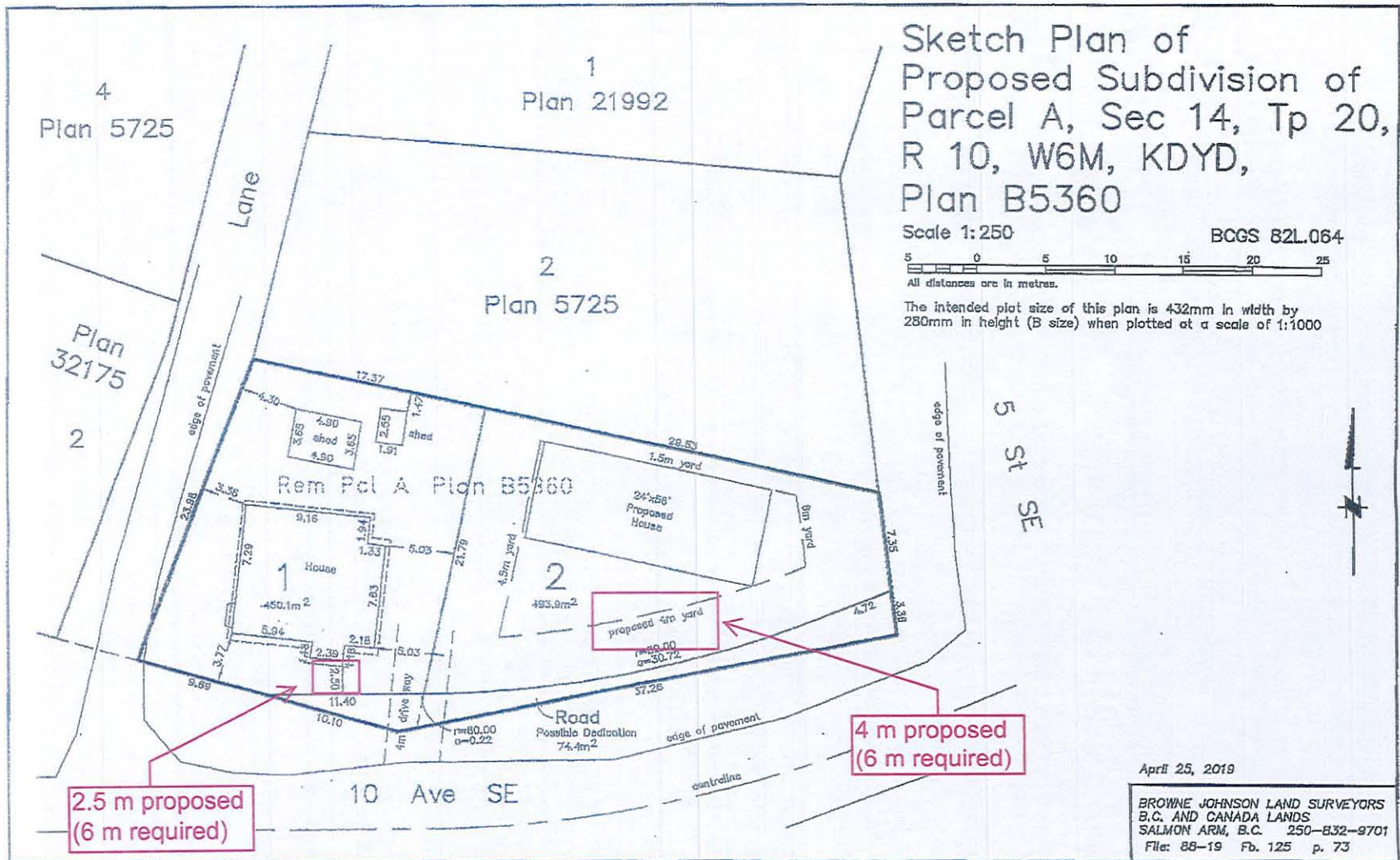


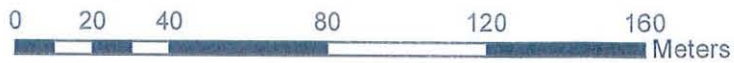
Prepared by: Chris Larson, MCP  
Planner, Development Services



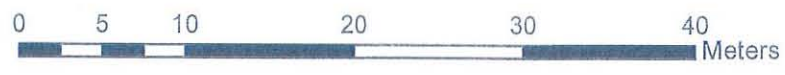
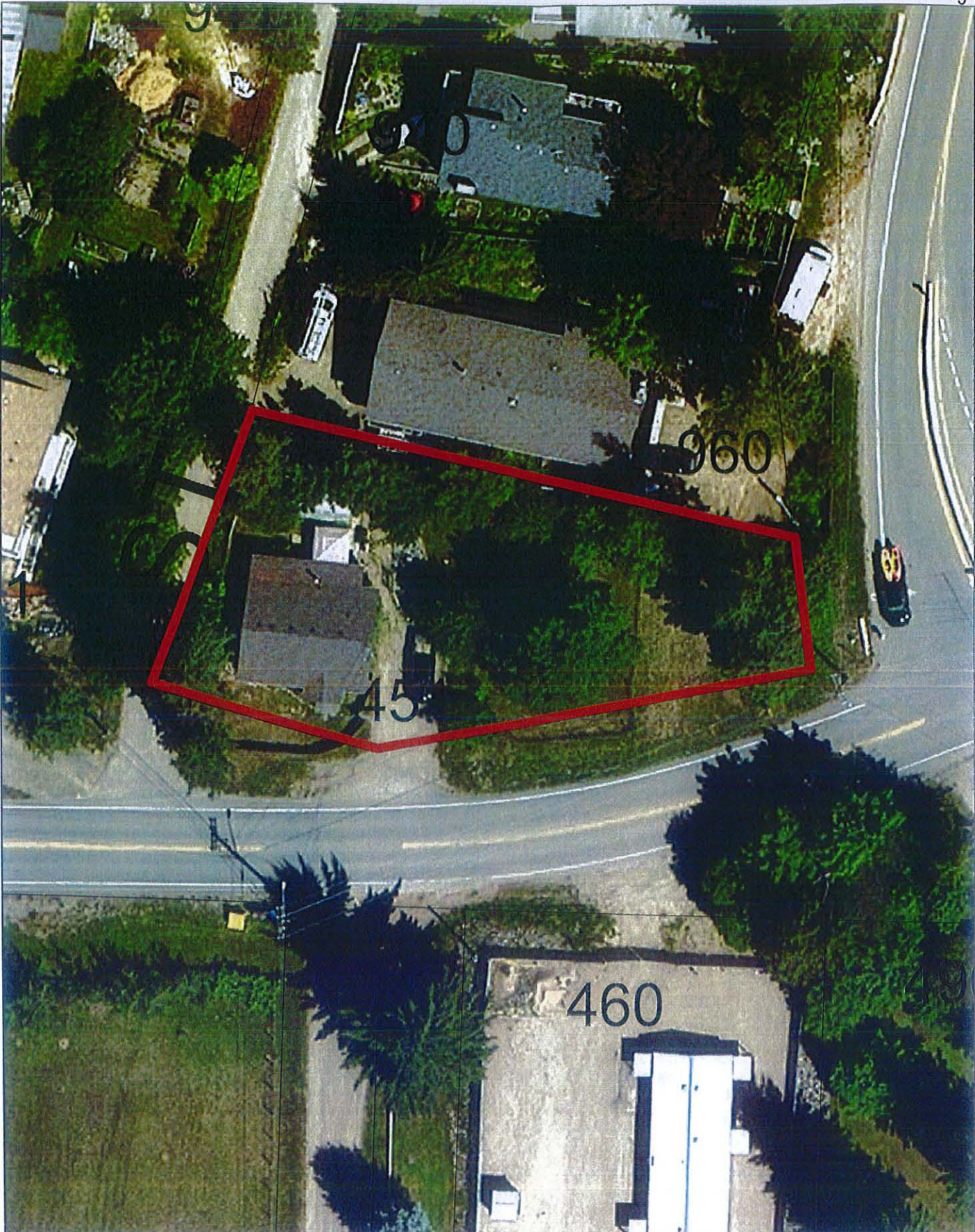
Reviewed by: Kevin Pearson, MCIP, RPP  
Director of Development Services







Subject Parcel



 Subject Parcel

John Varga  
#2-250 Alexander St NE  
Salmon Arm BC  
V1E 4N3  
250-253-9976

Honourable Councillors,

I am writing today to give further detail for the reasons for my application for a variance on the subdivision application SUB-19.08. I am applying the subdivision and layout to build my permanent dream home in Salmon Arm. The property is sub-dividable as per the city bylaws; however, the building envelope is irregular in layout and size. This envelope results in a building placement that would be within the sightlines of both the existing house on 451 10<sup>th</sup> Avenue SE and the rear neighbour. By allowing the variance, the house can be placed much closer to 5<sup>th</sup> St resulting in a much more efficient and aesthetically pleasing layout of the buildings preserving the views and privacy of the residents.

I am available for any questions or comments.

Sincerely,

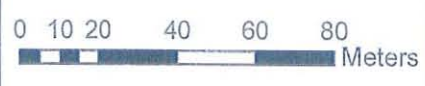
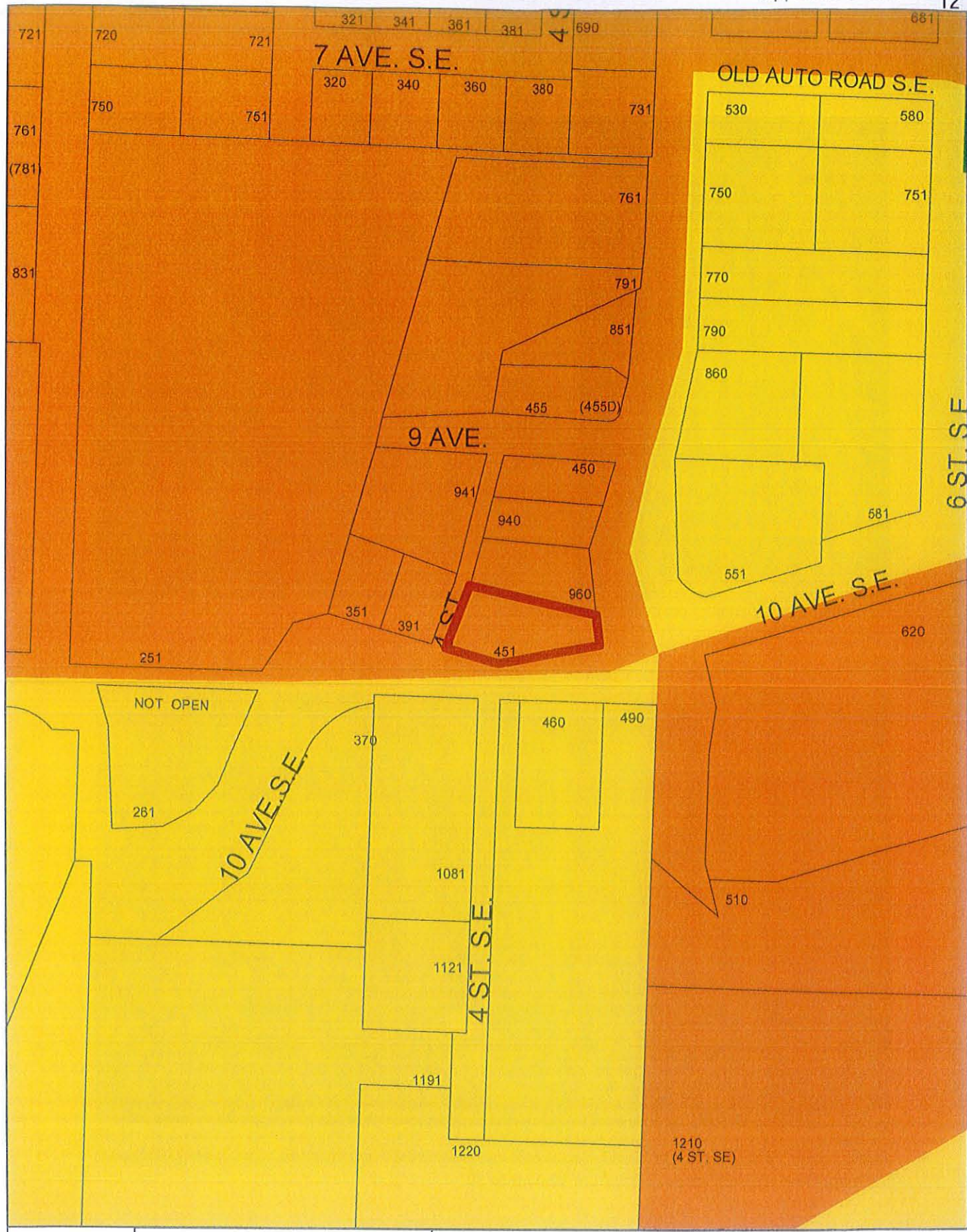
John Varga



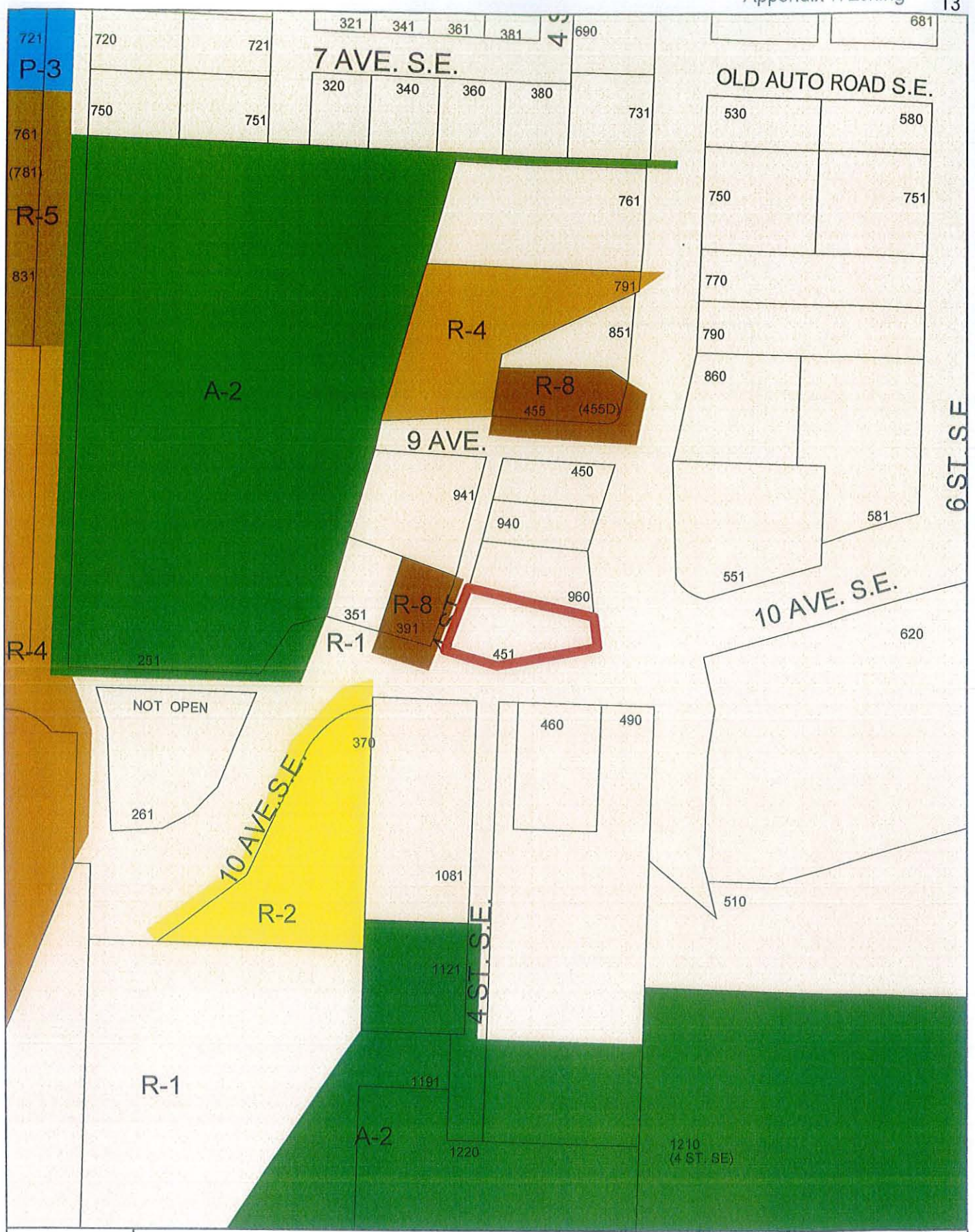
View north-east of subject property from 10 Avenue SE.



View north-west of subject property from 10 Avenue SE.



- High Density Residential
- Medium Density Residential
- Subject Parcel



 Subject Parcel

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TO: His Worship Mayor Harrison and Members of Council

FROM: Director of Development Services

DATE: June 10, 2019

SUBJECT: Development Variance Permit Application No. VP-497  
 Legal: Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 41074  
 Civic Address: 4921 Auto Road SE  
 Owner: The Wood Shop Millwork & Joinery Inc.  
 Applicant: Owners (S. Bird & T. Johnston)

**MOTION FOR CONSIDERATION**

**THAT: Development Variance Permit No. VP-497 be authorized for issuance for Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan 41074, which will vary Development & Servicing Bylaw No. 4163 as follows:**

- 1. Waive the requirement to install a fire hydrant to the minimum 90 metre spacing.**

**STAFF RECOMMENDATION**

THAT: The motion for consideration be defeated.

**PROPOSAL**

The subject property is located in the Industrial Park at 4921 Auto Road SE (Appendix 1 & 2). The applicant is requesting to vary the provisions of the Subdivision and Servicing Bylaw No. 4163, by waiving the requirement to install a fire hydrant to meet the minimum spacing of 90 metres as specified for properties zoned industrial. The applicant has submitted a letter of rationale attached as Appendix 3, and site photos are attached as Appendix 4.

**BACKGROUND**

The property is designated Industrial - General in the City's Official Community Plan (OCP) and is zoned M-1 General Industrial Zone in the City's Zoning Bylaw (Appendix 5 & 6). The owner/applicant operates a cabinetry business out of a 464 m<sup>2</sup> (5,000 ft<sup>2</sup>) building on the property. Building Permit No. 16050B was issued for a 189 m<sup>2</sup> (2,000 ft<sup>2</sup>) addition to the building with a declared value of construction of \$210,000. The fire hydrant is the only frontage improvement required. The estimated cost for the fire hydrant, including a standard 25% contingency is \$17,525.

There are two existing fire hydrants within proximity of the subject property along Auto Road. The building is within a 45 m radius to the closest fire hydrant. However, the frontage of the property extends outside of the allowable spacing; thus, a fire hydrant is required to meet the 90 metre spacing as specified in the Subdivision & Development Servicing Bylaw (Appendix 7).

5.2

STAFF COMMENTSFire Department

See attached referral comments (Appendix 8).

Building Department

No BC Building Code concerns. Building does not have or require a fire sprinkler system.

Engineering Department

See attached engineering report (Appendix 9).

Planning Department

As per Subdivision & Development Servicing Bylaw No. 4163, all development which includes building permits, are subject to the minimum servicing levels as specified in Table 1: Service Levels for Subdivision & Development (Appendix 10). Fire hydrants are included in the water service level and are to be spaced every 90 metres in industrial areas.

Industrial properties are exempt from frontage improvements if the footprint of expansion is equal to or less than 50m<sup>2</sup> (538 ft<sup>2</sup>). The building permit is for a 189 m<sup>2</sup> (2000 ft<sup>2</sup>) addition to the building; therefore, it does not qualify for an exemption.

Currently there are six active building permits in the industrial area, and two out of the six, including this application, have a related variance application to waive the requirement to install fire hydrants (Appendix 11). This application and VP-499 have bonded for the required fire hydrant(s) as it is a condition to issuance of a building permit. Due to the fact, there are four other active building permits, there is potential (or an expectation) for four more fire hydrant variance requests to Council. In addition to the active building permits, there have been three recent preliminary development proposals northwest of the subject property. If any of these proposed development plans proceed, each proposed development would trigger a minimum of two to four hydrants per development to be installed.


Valid Manufacturing (G. Clancey) is a neighbouring property which had a building permit issued this year. A fire hydrant was required, and no variance was applied for.

CONCLUSION

Although the Fire Department comments indicate no potential problem with fighting a fire on the subject property using the existing nearby hydrants; the engineering report strongly recommends that the requirement to waive the installation of a fire hydrant be denied.

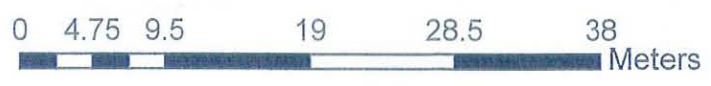
Considering the potential for future development in the industrial park, the City's ongoing participation in the Fire Underwriters Survey (which has an impact on insurance rates); and, the servicing level requirements of the Subdivision & Development Servicing Bylaw No. 4163, it is recommended Council deny this variance request.

  
Denise Ackerman  
Planner, Development Services Department

  
Kevin Pearson, MCIP, RPP  
Director of Development Services



Subject Parcel



 Subject Parcel

The Woodshop Millwork and Joinery Inc.  
4921 Auto Road SE  
Salmon Arm, B.C. V1E 1X1  
April 23, 2019



THEWOODSHOP  
millwork & joinery inc.

Attention Mayor and Council:

We own a small business in the Industrial Park. Our company, The Woodshop Millwork and Joinery, is a cabinetry and millwork shop that employs 9 full-time employees including ourselves. We operate out of a 5000sq ft. building.

We recently applied to the City of Salmon Arm for a building permit to construct a 2000sq ft. addition to our building. The proposed addition will allow for increased production capacity and additional future employees.

Following application, we were notified by the City's Engineering Department that, as per Subdivision and Development Services Bylaw 4163, we would be required to install a new fire hydrant in order to comply with the 90m spacing bylaw requirement. The estimated cost for installation is \$17,525.00, including a 25% contingency.

We strongly feel this bylaw requirement is an unnecessary hardship to our small business and limits our investment potential into our business and our employees. As such, we are seeking a variance for relief of this requirement.

There is currently an existing fire hydrant approximately 25m from our front door and another fire hydrant approximately 75m from our southeast property corner. The neighbouring businesses in our immediate area are fully serviced by these existing two hydrants.

We appreciate you taking the time to review and consider our variance application and hope that you continue to support small businesses and growth in the City of Salmon Arm.

Sincerely,

Stewart Bird

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

Travis Johnston

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







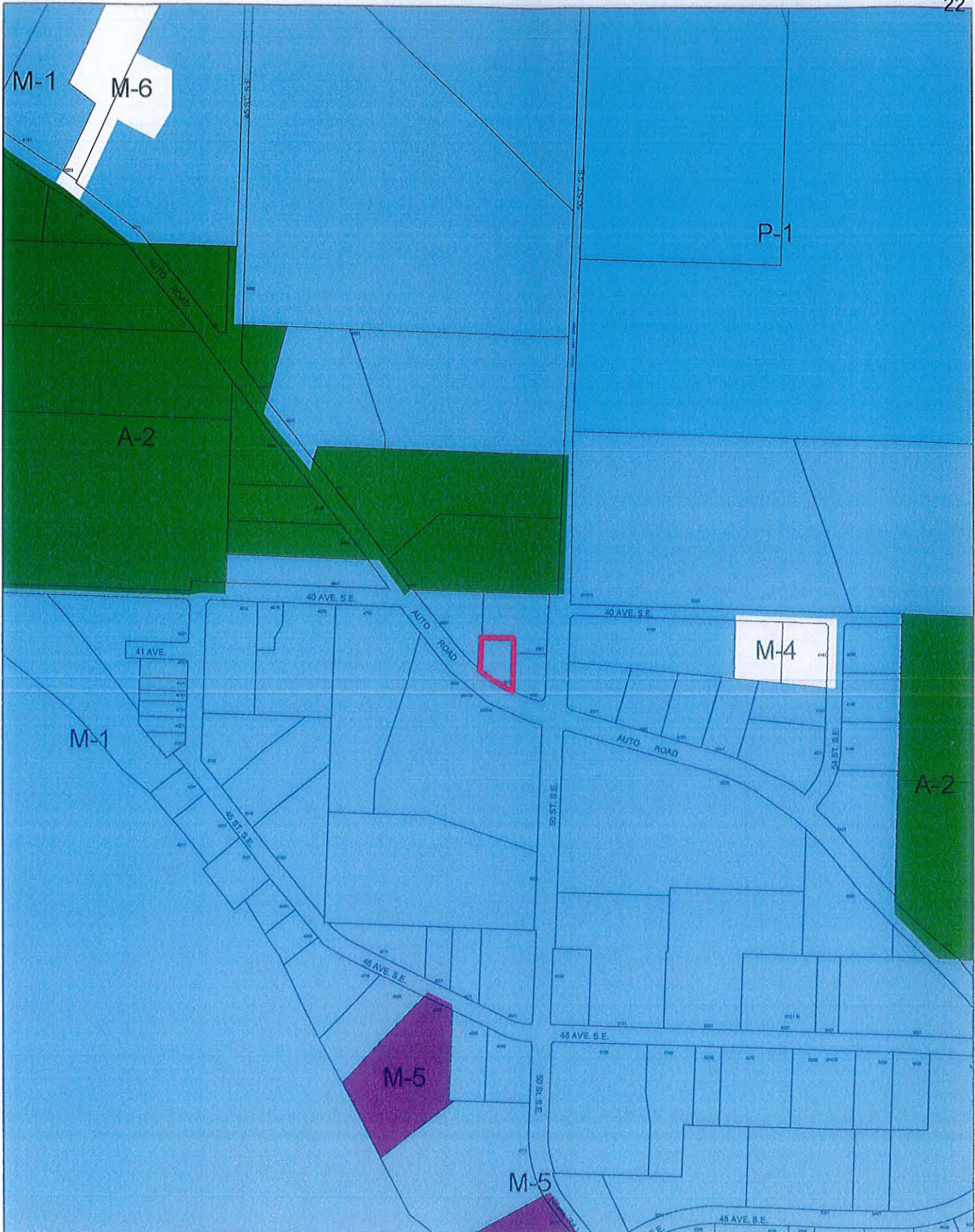
Front of Building; Facing North



Addition to Building

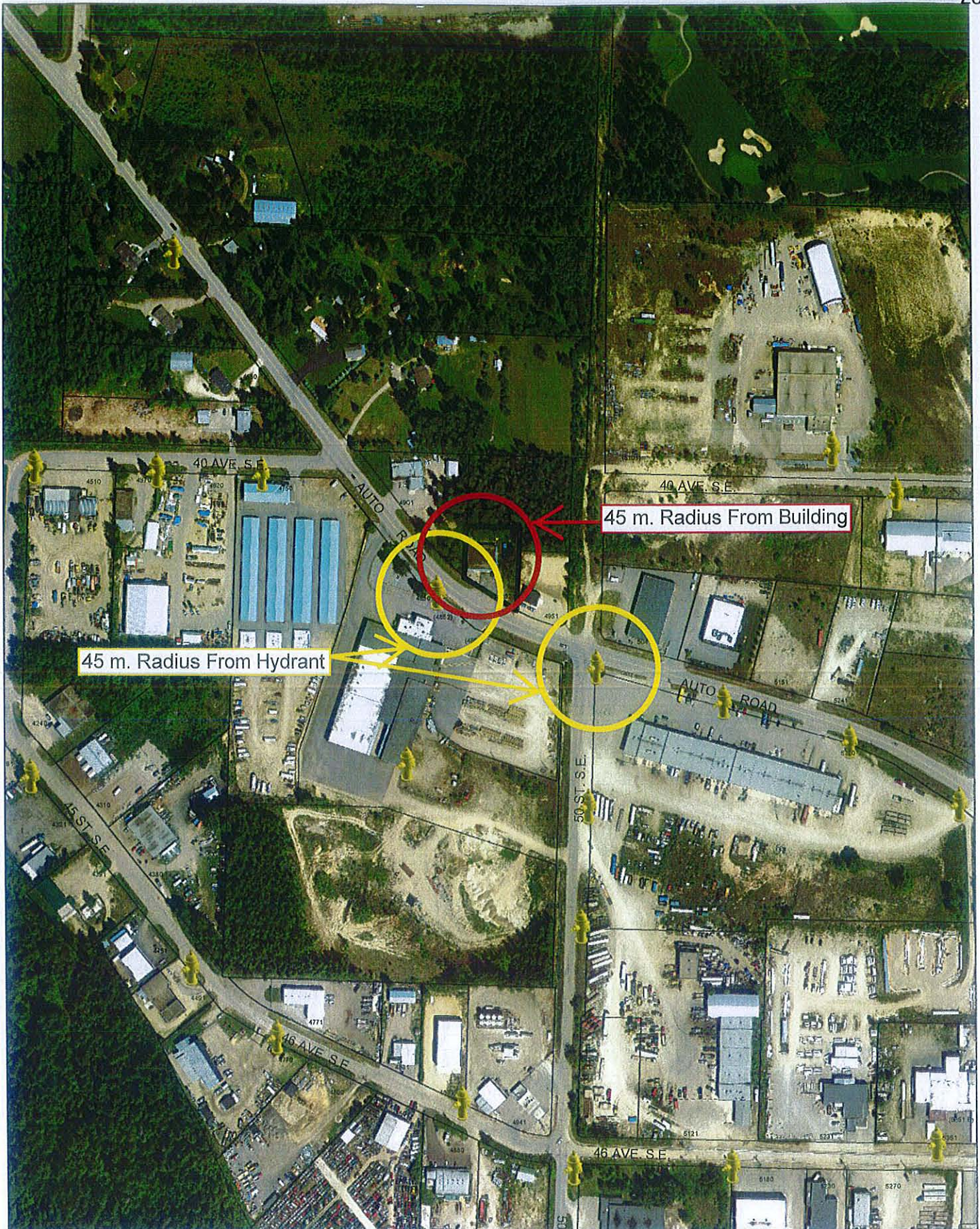


-  Acreage Reserve
-  Industrial - General
-  Industrial - Airside
-  Subject Parcel



- M-1 General Industrial Zone
- A-2 Rural Holding Zone
- M-5 Auto Wrecking / Salvage Yard Zone
- M-4 Abattoir Zone





45 m. Radius From Hydrant

45 m. Radius From Building



 Subject Parcel

SUBMIT FORM

PRINT



DEVELOPMENT SERVICES DEPARTMENT  
Box 40, 500 - 2nd Avenue NE, Salmon Arm, BC, V1E 4N2  
Phone: 250-803-4021 FAX: 250-803-4041

**TO:**

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)  
PLANNING AND DEVELOPMENT OFFICER (Scott)  
PLANNING AND DEVELOPMENT OFFICER (Chris)  
PLANNING AND DEVELOPMENT OFFICER (Denise)  
MANAGER OF PERMITS & LICENSING (Maurice)  
FIRE DEPARTMENT (Brad)  
ENGINEERING & PUBLIC WORKS DEPARTMENT (Rob, Jenn W. & Shelly)  
BC HYDRO, via email utilities group  
FORTISBC, via email utilities group  
TELUS, via email utilities group  
SHAW CABLESYSTEMS, via email utilities group

**REFERRAL:**

**DATE:** May 2, 2019  
**OWNER:** Stewart Bird / Travis Johnston, 4921 Auto Road SE, Salmon Arm, BC V1E 1X1  
**APPLICANT / AGENT:** The WoodShop & Joinery Inc  
**SUBJECT:** DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-497  
**LEGAL:** Lot 1, Section 6, Township 20, Range 9, W6M KDYD, Plan 41074  
**CIVIC:** 4921 Auto Road SE  
**ASSOCIATED:** BP16050B [DPW-1995]  
**PREVIOUS:** n/a

Attached is an application and supporting documentation. The applicant is requesting a servicing variance to not install a fire hydrant.

Your comments are required A.S.A.P.

Thank you.  
  
Denise Ackerman  
Planner

COMMENTS for VP-497  
Further to my visit to the business located at 4921 auto road S.E, my opinion is the fire department would have no problems in combatting a fire and establishing a sufficient water supply from fire hydrants located adjacent to this property.

SIGNATURE: Brad Shirley

DATE:

# CITY OF SALMON ARM

*Memorandum from the  
Engineering and Public  
Works Department*

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TO: Kevin Pearson, Director of Development Services  
 DATE: June 4, 2019  
 PREPARED BY: Jenn Wilson, City Engineer  
 OWNER: Stewart Bird / Travis Johnston, 4921 auto Road Se, Salmon Arm, BC V1E 1X1  
 APPLICANT: The WoodShop & Joinery Inc.  
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-497**  
 LEGAL: Lot 1, Section 6, Township 20, Range 9, W6M KDYD, Plan 41074  
 CIVIC: **4921 Auto Road SE**  
 ASSOCIATED: BP16050B [DPW-1995]  
 PREVIOUS: N/A

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Further to the request for variance dated May 2, 2019; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

## **1. Waive the requirement to install a fire hydrant.**

Subdivisions and Developments are required to complete frontage improvements to meet the service levels required in the Subdivision and Development Services Bylaw 4163 (SDSB) unless they fall under one of several exemptions.

Industrial properties are exempt from frontage improvements if the footprint of expansion is equal to or lesser than 50m<sup>2</sup>. This exemption was changed from the previous SDSB which had a value based exemption of up to \$150,000 because this resulted in many developers artificially lowering their building permit values in order to fall under the exemption. This application has a value of \$210,000 and does not fall under any current exemptions

The SDSB states that fire hydrant spacing shall be approximately, and in all cases shall not exceed 150 meters in low density residential zones and 90 meters in medium and high density residential zones, commercial, industrial and institutional (ICI) zones and 300 meters in ALR/Rural zones. Although the main building is within a 45m radius of an existing fire hydrant, the frontage of the property extends outside of the allowable spacing and as such a fire hydrant is required. This is the only frontage improvement that the property is subject to through the SDSB.

**Fire Hydrant spacing recommendations are provided by the Fire Underwriters Survey** (formerly the Insurers' Advisory Organization and Canadian Underwriters Association), a national organization that provides data on public fire protection for fire insurance statistical work and underwriting purposes of subscribing insurance companies. Specifically, the Water Supply for Public Fire Protection (Fire Underwriters Survey – A service to insurers and municipalities, 1999) states:

## DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-497

Page 2

**"The maximum recommended spacing of hydrants in commercial, industrial, institutional and multi-family residential areas is 90 meters; in single family residential areas 180 metres is recommended."**

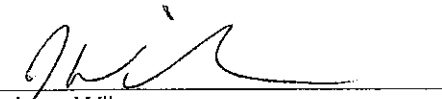
Staff reviewed over 25 other municipalities and found that the City of Salmon Arm's bylaw is very consistent with municipalities throughout BC and Canada.

We note that the cost of hydrant installation in ICI & high density areas can be quite high due to the size of the water mains (a significant portion of the cost is the hot-tap into the watermain). We also note that **the estimate that has been given to the applicants has significant contingency values added and it would be expected that the applicant will pay 75% of the estimate or less if no issues are encountered during installation.**

**Recommendation:**

**The Engineering Department strongly recommends that the requirement to waive the installation of a fire hydrant be denied.** Setting a precedent of waiving safety related requirements against the recommendation of FUS would likely cause liability issues for the City and creates a grey area for applicants on City requirements.

Although Engineering would not support such an initiative, if the hydrant spacing in the ICI & high density residential areas is deemed too onerous by Council the inherent risks of reduced coverage should be explored and the service level (SDSB hydrant spacing requirements) should be decreased to create a known requirement for applicants.



---

Jenn Wilson  
City Engineer

TABLE 1: Service Levels for Subdivision and Development (1)

SERVICE	SERVICE LEVEL	DEVELOPMENT AREA							
		Urban	Rural	Industrial	Light Industrial	City Centre	Urban Hillside	Rural Hillside	
Road Standards, including curb, gutter, paving, etc. shown on applicable specification drawing. Collector and Arterial Road Standards shall be applied where designated in the <i>Official Community Plan</i>	Highways:								
	RD-1 - Urban Local (18m)	X					X		
	RD-2 - Urban Local (20m)	X					X		
	RD-3 - Urban Collector (20m)	X					X		
	RD-4 - Urban Arterial (25m)	X (7)					X (7)		
	RD-5 - Town Centre (Varies)	X				X			
	RD-6a - Industrial Area (20m)			X					
	RD-6b - Light Industrial (20m)				X				
	RD-7 - Rural Local (20m)		X					X	
	RD-8 - Rural Collector (20m)		X	X				X	
	RD-9 - Rural Arterial (25m)		X (7)	X (7)				X (7)	
	RD-14 - Canoe Beach Drive (20m)	X							
	RD-15 - Urban Local Hillside (18m)						X		
	RD-16 - Rural Local Hillside (18m)							X	
	Road dedication	Based on applicable road cross-section (2)	X	X	X	X	X	X	X
	Water	City Water System including fire hydrants	X	(8)	X	X	X	X	(8)
Alternate Water Supply			X (6)					X (6)	
Sanitary	City Sewer System	X		X (3)	X (3)	X	X		
	Sewage Disposal to Ground System		X	X	X			X	
Storm	City Storm Sewer System	X		X	X	X	X		
	Open Channel System	X (10)	X	X	X		X (10)	X	
	Ground Discharge	X (10)	X	X	X		X (10)	X	
Hydro, Telecommunications (Civil Works Required)	Overhead Distribution to Property Line	(4)	X	X	X		(4)	X	
	Underground Distribution to Property Line	X (5)				X (5)	X (5)		
	Overhead Service (within lot)	(4)	X	X	X		(4)	X	
	Underground Service (within lot)	X				X	X		
Natural Gas (Optional)	Underground	X	X	X	X	X	X	X	
Street Lighting	Schedule B, Part 1, Section 8.0	X	(9)	X	X	X	X	(9)	
Sidewalk	One Side (Limited Local)	X		X	X		X		
	Two Sides (Collector/Arterial or Medium to High Density Development)	X				X	X		
Street Tree & Boulevard Furnishings & Planting	Street Trees/Park Benches/Planters					X			
Trail and Roadside Corridors	CGS-7 to CGS-12	X	X	X	X	X	X	X	

- 1 The applicable service level is indicated with an X.
- 2 Road dedication is capped at a 20 metre wide right-of-way and is not required for *Development*.
- 3 Required where the *City* system is within 100 metres and a gravity connection is possible.
- 4 Small *Subdivisions* and *Developments* do not require underground distribution where they are in an area of existing overhead distribution and the *City Engineer* in consultation with *BC Hydro* approves overhead works.
- 5 Three-phase *BC Hydro* distribution to be located underground only where a tri-party cost sharing agreement is in place between the *Owner/Developer*, *BC Hydro* and the *City*.
- 6 The *Owner/Developer* is required to grant a potable water treatment covenant in a form acceptable to the *Approving Officer*.
- 7 The *Owner/Developer* is to construct adjacent arterial road *Frontage* with one traffic lane (second lane funded by *City* if required).
- 8 Extension of municipal system into the rural area is permitted where supported by the *OCP*.
- 9 If street lighting is required for safety purposes. Rural Street lighting covered under Policy 5.5.
- 10 With specific approval from the *City Engineer* as part of an integrated stormwater management plan. *Owner/Developer* may be required to grant an Alternative Stormwater maintenance covenant in a form acceptable to the *Approving Officer* and the *Director of Development Services*.



# CITY OF SALMON ARM

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TO: His Worship Mayor Harrison and Members of Council

FROM: Director of Development Services

DATE: June 11, 2019

SUBJECT: Development Variance Permit Application No. VP-499  
 Legal: Lot A, Section 5, Township 20, Range 9, W6M, KDYD, Plan 28401  
 Civic Address: 5731 Auto Road SE  
 Owner: 0924020 BC Ltd.  
 Applicant: Owner (Tom Bowman)

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## MOTION FOR CONSIDERATION

**THAT: Development Variance Permit No. VP-499 be authorized for issuance for Lot A, Section 5, Township 20, Range 9, W6M, KDYD, Plan 28401, which will vary Development & Servicing Bylaw No. 4163 as follows:**

- 1. Waive the requirement to install a fire hydrant to the minimum 90 metre spacing.**
- 

## STAFF RECOMMENDATION

THAT: The motion for consideration be defeated.

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## PROPOSAL

The subject property is located in the Industrial Park at 5731 Auto Road SE (Appendix 1 & 2). The applicant is requesting to vary the provisions of the Subdivision and Servicing Bylaw No. 4163, by waiving the requirement to install a fire hydrant to meet the minimum spacing of 90 metres as specified for properties zoned industrial. The applicant has submitted a letter of rationale attached as Appendix 3, and site photos are attached as Appendix 4.

## BACKGROUND

The property is designated Industrial - General in the City's Official Community Plan (OCP) and is zoned M-1 General Industrial Zone in the City's Zoning Bylaw (Appendix 5 & 6). The owner/applicant operates a steel fabrication business, T-1 Enterprises, from this location. Building Permit No. 16016B has been issued for a 42' x 56' fabric building (SpanMaster Structures Ltd.) The building permit value is \$43,998. The fire hydrant is the only frontage improvement required and the estimated cost, including a standard 25% contingency is \$16,587.

There are two existing fire hydrants within a 80 metre radius of the subject property along Auto Road. These two existing fire hydrants are spaced approximately 130 metres apart, thus not meeting the required minimum spacing of 90 metres as specified in the Subdivision & Development Servicing Bylaw (Appendix 7).

Dinoflex is across the street (Auto Road) from T-1 Enterprises and applied for a building permit at approximately the same time. Dinoflex's building permit required two hydrants, one of the required hydrants, along Auto Road SE is the same hydrant required with this application. The two business owners each bonded for the cost of half of the hydrant.

#### STAFF COMMENTS

##### Fire Department

See attached referral comments (Appendix 8)

##### Building Department

No BC Building Code concerns.

##### Engineering Department

See attached engineering report (Appendix 9)

##### Planning Department

As per Subdivision & Development Servicing Bylaw No. 4163, all development which includes building permits, are subject to the minimum servicing levels as specified in Table 1: Service Levels for Subdivision & Development (Appendix 10). Fire hydrants are included in the water service level and are to be spaced every 90 metres in industrial areas.

Industrial properties are exempt from frontage improvements if the footprint of expansion is equal to or less than 50m<sup>2</sup> (538 ft<sup>2</sup>). The building permit is for a 219 m<sup>2</sup> (2,352 ft<sup>2</sup>) fabric building; therefore, it does not qualify for an exemption.

Currently there are six active building permits in the industrial area, and two out of the six, including this application, have a related variance application to waive the requirement to install fire hydrants (Appendix 11). This application and VP-497 have bonded for the required fire hydrant(s), as it is a condition to issuance of a building permit. Due to the fact, there are four other active building permits, there is potential (or an expectation) for four more fire hydrant variance requests to Council. In addition to the active building permits, there have been three recent preliminary development proposals northwest of the subject property. If any of these proposed development plans proceed, each proposed development would trigger a minimum of two to four hydrants per development to be installed.

As mentioned previously, Dinoflex directly across Auto Road from the subject property also has an active building permit and they have bonded for one hydrant and half of the cost for the hydrant required for this application. Depending on the outcome of this variance, Dinoflex may decide to request a variance for one hydrant also.

#### CONCLUSION

Although the Fire Department comments indicate no potential problem with fighting a fire on the subject property using the existing nearby hydrants; the engineering report strongly recommends that the requirement to waive the installation of a fire hydrant be denied.

Considering the potential for future development in the industrial park, the City's ongoing participation in the Fire Underwriters Survey (which has an impact on insurance rates); and, and the servicing level requirements of the Subdivision & Development Servicing Bylaw No. 4163, it is recommended Council deny this variance request.



Denise Ackerman  
Planner, Development Services Department

  
Kevin Pearson, MCIP, RPP  
Director of Development Services





 Subject Parcel

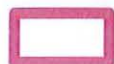


5671

573

5781

5851



Subject Parcel

To the Council of the City of Salmon Arm

April 30, 2019

I am writing this letter to ask for a variance regarding Subdivision and Development Services Bylaw No. 4163 that requires fire hydrants to be spaced at 90 meters apart within the Industrial Zone. I am being required by the city to do upgrading along Auto road by installing an additional fire hydrant on my frontage due to my application to put up a 42' x 56' portable fabric building on my property at 5731 Auto road SE. Along my Auto road frontage the existing fire hydrants are approx. 120 meters apart.

Description of my business,

I am the owner/operator of T-1 Enterprises in Salmon Arm located at 5731 Auto rd. SE which is a small company I started through community futures in 2008. We contract steel fabrication services to the local sawmill engineering companies also located in the Salmon Arm Industrial park. My business currently has two fulltime employees who are local, and I also work with the school district and Industry Training Authority (ITA) by providing skills training and employment opportunities to students.

To stay competitive in this industry it became apparent my company needed to move into a new location in 2014 to allow us to safely handle and fabricate bigger equipment to meet client needs. I purchased the land and building at this location (5731 auto road SE) in 2014 and cleaned up the property over the past few years which I think has reflected very positively on the surrounding businesses in the Salmon Arm industrial park.

In January of this year I decided to purchase a fabric building to store raw steel materials and partially completed work in a secure area protected from the weather to free up space in the small fabrication shop. There have been a lot of thefts in the surrounding area, so this building gives me the option to extend my security system to monitor unauthorized entry of the enclosed building.

Before purchasing the fabric building, I researched my options and worked with city staff on how best to go about this project in a timely, cost effective manner. In doing so I also contracted a local company, who has previously worked with the city building department, to supply and erect the building turn key. This contractor has supplied and erected new fabric buildings in various location throughout the Salmon Arm industrial park and was very knowledgeable of the building requirements. I felt assured this building would conform with all city requirements and bylaws as my contractor put up a very similar fabric building across the street from me in July of 2018 for Talus (46 Ave SE # 5501). To my knowledge they were not required to do any upgrading to the fire hydrants spaced at 120 meters along it frontages on Auto road and 155 meters on 46 Ave SE.

I applied for a building permit Feb 12, 2019. As requested by the city I had my property surveyed, provided a professional architect report on a fire risk assessment on the building structure and supplied all engineering documentation conforming to the most recent building codes (schedule B). All these steps were communicated to me as a requirement in my Jan 2019 inquiry with the city which led me to believe I was in full compliance with the city to obtain a building permit.

On March 12, 2019 I received an email from the city informing me I was now required to install a new fire hydrant along my Auto road frontage as there was a bylaw passed in 2016 that changed the existing fire hydrant spacing to 90 meters apart. Cost estimate for a fire hydrant as per email was is \$16,587.50, including a 25% contingency.

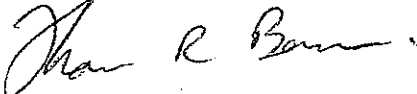
The existing two fire hydrants along my frontage are approx. 120 meters apart with one located at each end of my property. On the north west side of my frontage the existing fire hydrant that is directly across Auto road from my shop is approx. 50 meters to the corner of my main building's concrete foundation. From the center of Auto road to my property line it is approx. 11 meters away in a direct straight line to the main shop. A new fire hydrant between the 2 existing ones along my frontage would put the spacing at approx. 60 meters apart and the new one would be further away from my building than the existing one across the street.

With a new fire hydrant installed on my frontage along Auto road, along with another new hydrant Dino Flex across the street is being requested to install on 48<sup>th</sup> Ave SE, would bring the number of fire hydrants to six in a 120 meter radius from the "new" fire hydrant location along Auto road. At present time there are four fire hydrants on the city map in this radius.

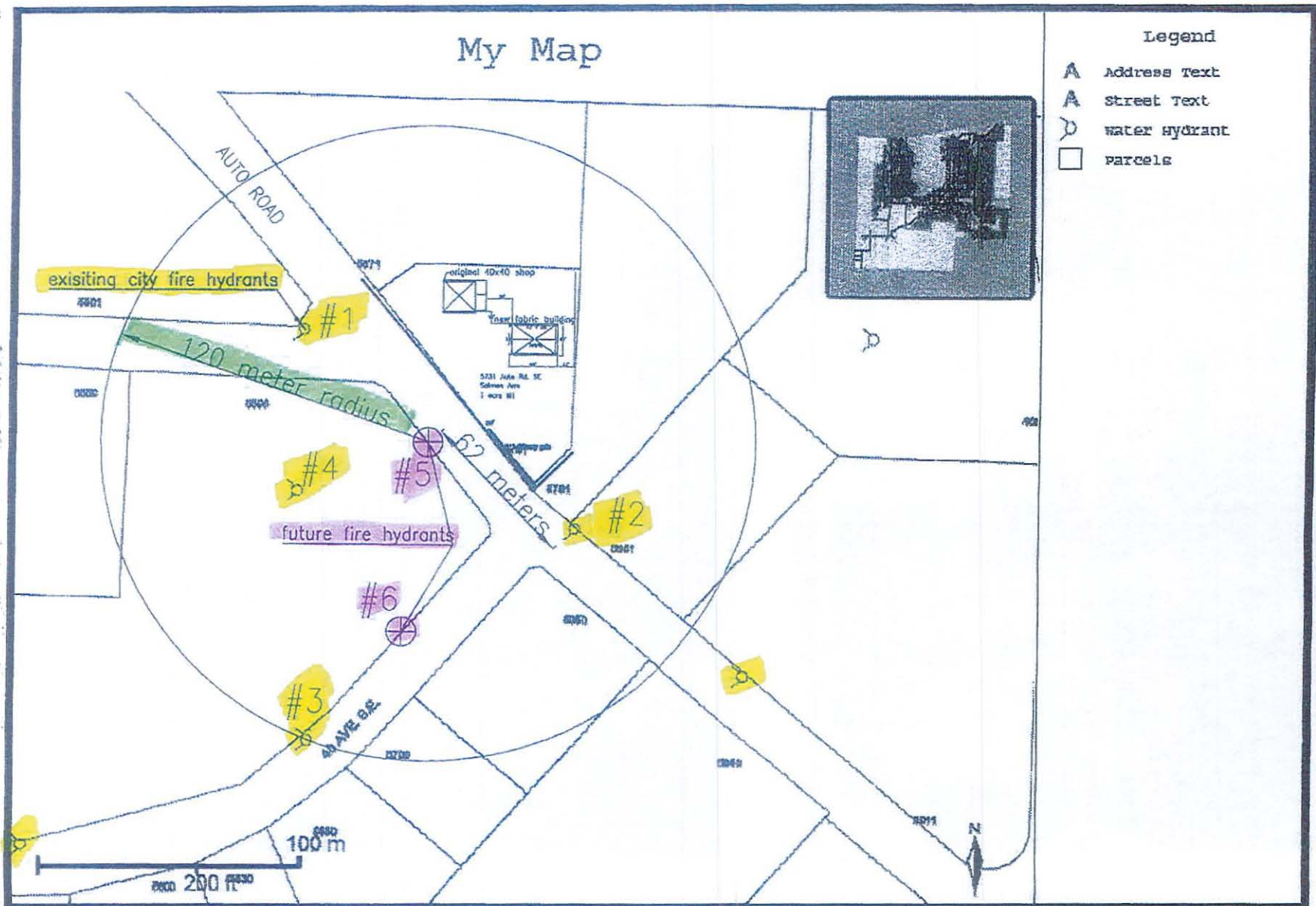
I am asking city council for a variance to forgo the requirement of an additional fire hydrant along my Auto road frontage. I have submitted a drawing using the city's online mapping tool to clearly show the existing fire hydrants around my property. The costs associated to have three fire hydrants 60 meters apart on my frontage is quite significant for a small business to absorb.

Thank you for your time and consideration to review this variance request.

Tom Boman



owner/operator



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Front of building, facing northwest



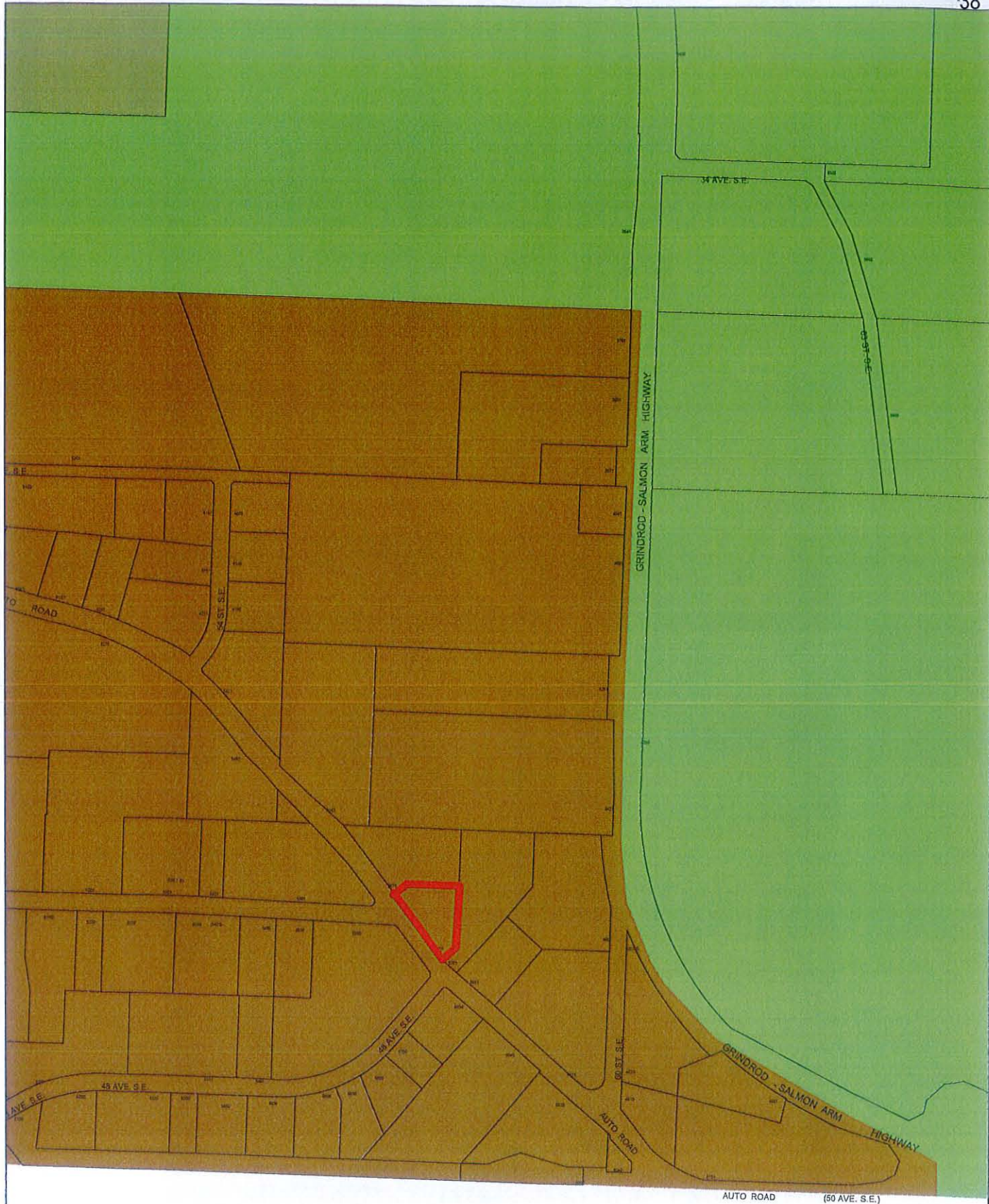
New fabric structure to the right






Facing southeast. Showing 1 of the 2 Hydrants within 80 metres of the subject property



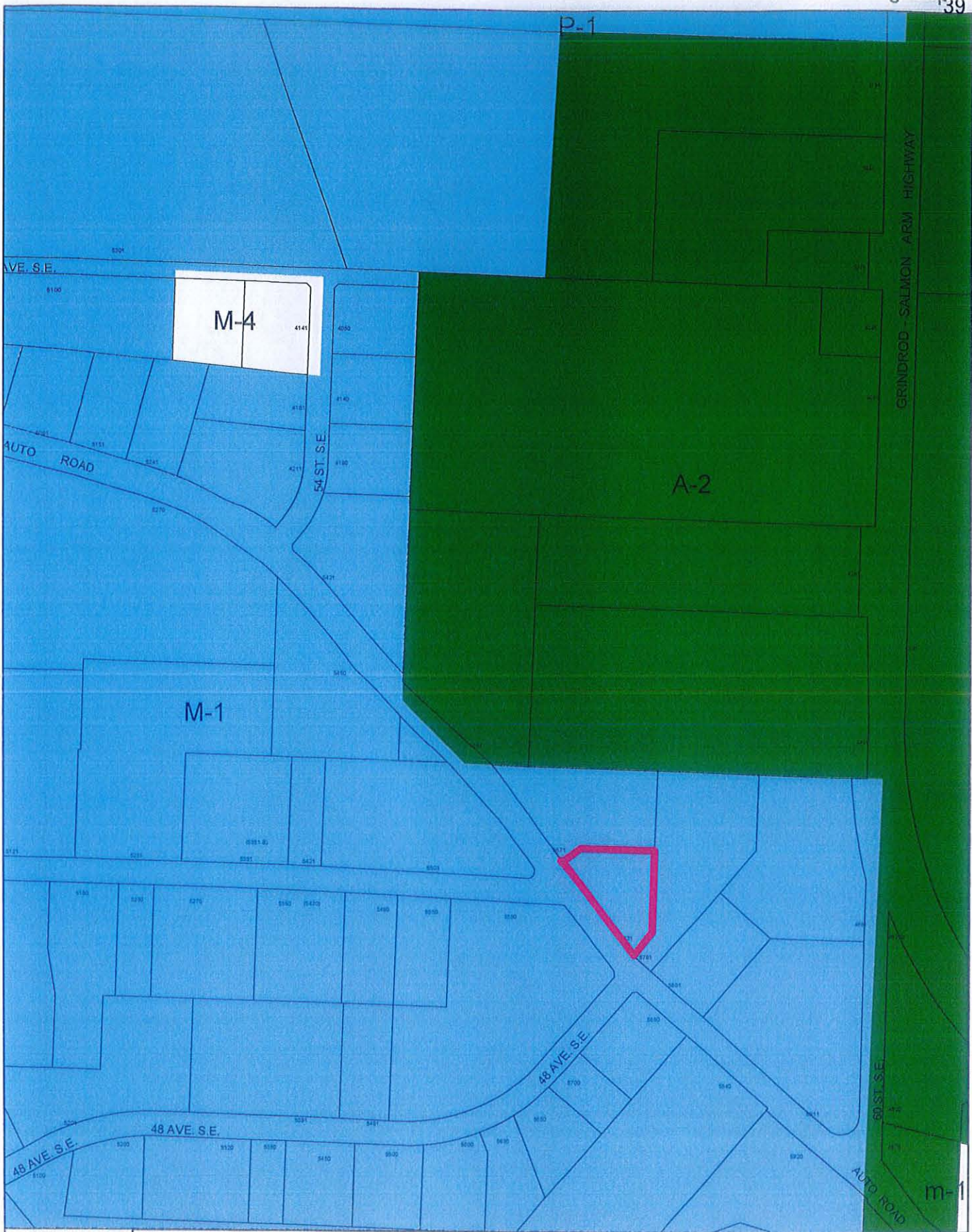
Facing east towards subject property. Showing 1 of the 2 Hydrants within 80 metres of the subject property









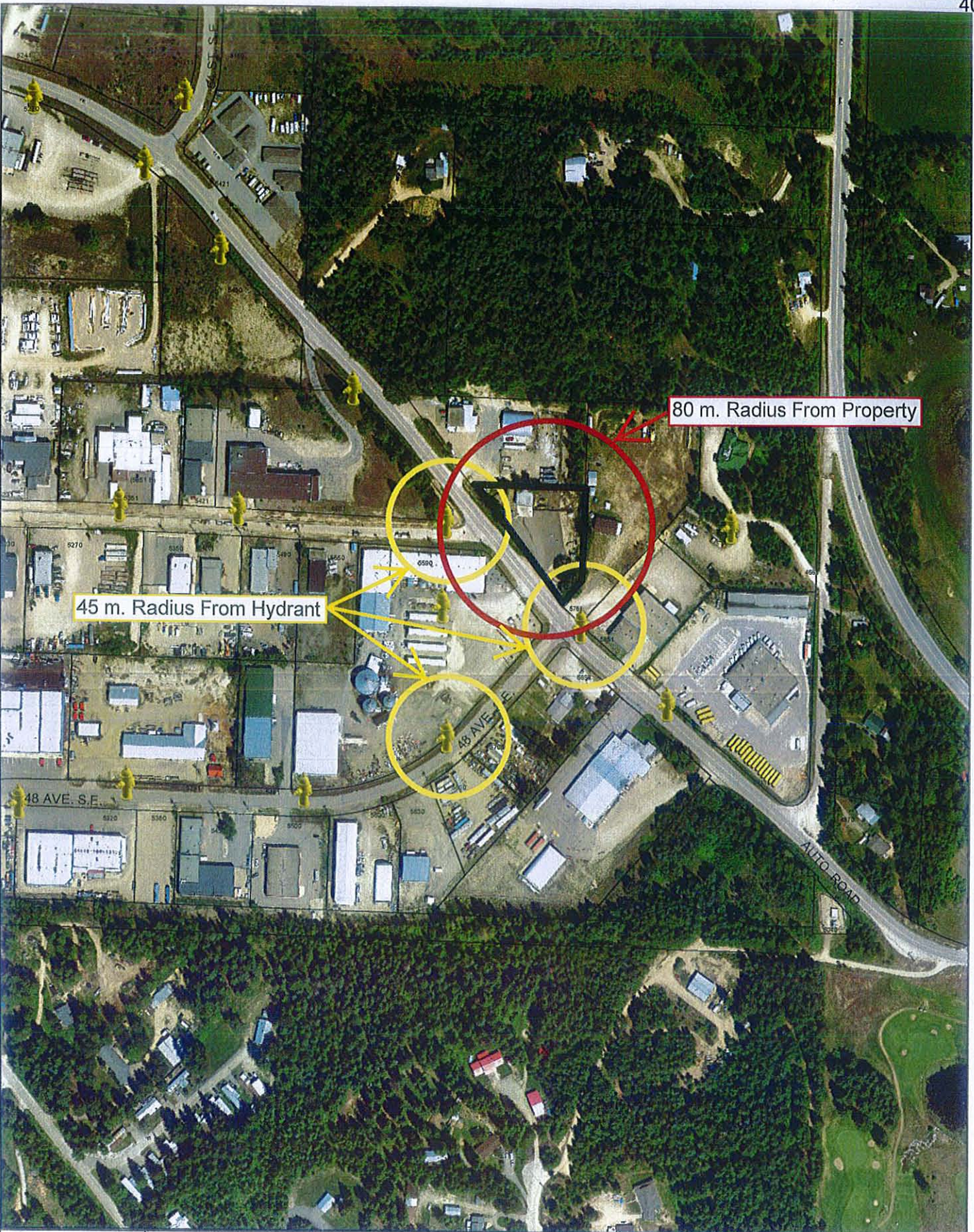
-  Acreage Reserve
-  Industrial - General
-  Industrial - Airside







	 Subject Parcel	 M-1 General Industrial Zone
		 A-2 Rural Holding Zone
	 M-4 Abattoir Zone	



80 m. Radius From Property

45 m. Radius From Hydrant



 Subject Parcel

[Submit Form](#)[Print](#)

DEVELOPMENT SERVICES DEPARTMENT  
 Box 40, 500 - 2nd Avenue NE, Salmon Arm, BC, V1E 4N2  
 Phone: 250-803-4021 FAX: 250-803-4041

**TO:**

DIRECTOR OF DEVELOPMENT SERVICES (Kevin)  
 PLANNING AND DEVELOPMENT OFFICER (Scott)  
 PLANNING AND DEVELOPMENT OFFICER (Chris)  
 PLANNING AND DEVELOPMENT OFFICER (Denise)  
 MANAGER OF PERMITS & LICENSING (Maurice)  
 FIRE DEPARTMENT (Brad)  
 ENGINEERING & PUBLIC WORKS DEPARTMENT (Rob, Jenn & Shelly)  
 BC HYDRO, via email utilities group  
 FORTISBC, via email utilities group  
 TELUS, via email utilities group  
 SHAW CABLESYSTEMS, via email utilities group

**REFERRAL:**

**DATE:** May 03, 2019  
**OWNER:** 0924020 BC Ltd, [Tom Boman] 3281 – 10 Avenue SE, Salmon Arm, BC V1E 1W8  
**APPLICANT / AGENT:** n/a  
**SUBJECT:** DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 499  
**LEGAL:** Lot A, Section 5, Township 20, Range 9, W6M KDYD, Plan 28401  
**CIVIC:** 5731 Auto Road SE  
**ASSOCIATED:** n/a  
**PREVIOUS:** n/a

Attached is an application and supporting documentation. The applicant is requesting a servicing variance to not install a fire hydrant.

Your comments are required A.S.A.P.

Thank you.

Kevin Pearson, MCIP, RPP  
 Director of Development Services

**COMMENTS for VP-499**

Further to my visit to the business located at 5731 auto road S.E, my opinion is the fire department would have no problems in combatting a fire and establishing a sufficient water supply from fire hydrants located adjacent to this property.

SIGNATURE: Brad Shirley

DATE: May 27th, 2019

# CITY OF SALMON ARM

*Memorandum from the  
Engineering and Public  
Works Department*

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TO: Kevin Pearson, Director of Development Services  
 DATE: June 4, 2019  
 PREPARED BY: Jenn Wilson, City Engineer  
 OWNER: 0924020 BC Ltd. (Tom Boman), 3281 – 10 Avenue SE, Salmon Arm, BC V1E 1W8  
 APPLICANT: N/A  
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-499**  
 LEGAL: Lot A, Section 5, Township 20, Range 9, W6M KDYD, Plan 28401  
 CIVIC: **5731 Auto Road SE**  
 ASSOCIATED: BP 16016B  
 PREVIOUS: N/A

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Further to the request for variance dated May 3, 2019; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

**1. Waive the requirement to install a fire hydrant.**

Subdivisions and Developments are required to complete frontage improvements to meet the service levels required in the Subdivision and Development Services Bylaw 4163 (SDSB) unless they fall under one of several exemptions.

Industrial properties are exempt from frontage improvements if the footprint of expansion is equal to or lesser than 50m<sup>2</sup>. This exemption was changed from the previous SDSB which had a value based exemption of up to \$150,000 because this resulted in many developers artificially lowering their building permit values in order to fall under the exemption. This application has a value of \$43,998 and does not fall under any current exemptions.

The SDSB states that fire hydrant spacing shall be approximately, and in all cases shall not exceed 150 meters in low density residential zones and 90 meters in medium and high density residential zones, commercial, industrial and institutional (ICI) zones and 300 meters in ALR/Rural zones. The closest existing hydrants are located on the west side of Auto Road on the north property line and at the southeast side of 48 Avenue and Auto Road with a spacing of 122m between them. The hydrant installation is the only frontage improvement that the property is subject to through the SDSB. The property located at 5590 46 Avenue SE is also currently under development and was required to install two new hydrants due to gaps in the spacing, one of which is the hydrant in question under this application (shared frontage). It is the City's understanding that the applicants were going to split the cost of the hydrant installation 50-50% with the adjacent property owner should the variance application fail.

## DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP-497

Page 2

**Fire Hydrant spacing recommendations are provided by the Fire Underwriters Survey** (formerly the Insurers' Advisory Organization and Canadian Underwriters Association), a national organization that provides data on public fire protection for fire insurance statistical work and underwriting purposes of subscribing insurance companies. Specifically, the Water Supply for Public Fire Protection (Fire Underwriters Survey – A service to insurers and municipalities, 1999) states:

**“The maximum recommended spacing of hydrants in commercial, industrial, institutional and multi-family residential areas is 90 meters; in single family residential areas 180 metres is recommended.”**

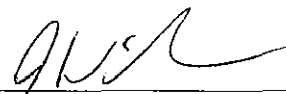
Staff reviewed over 25 other municipalities and found that the City of Salmon Arm's bylaw is very consistent with municipalities throughout BC and Canada.

We note that the cost of hydrant installation in ICI & high density areas can be quite high due to the size of the water mains (a significant portion of the cost is the hot-tap into the watermain). We also note that **the estimate that has been given to the applicants has significant contingency values added and it would be expected that the applicant will pay 75% of the estimate or less if no issues are encountered during installation.**

**Recommendation:**

**The Engineering Department strongly recommends that the requirement to waive the installation of a fire hydrant be denied.** Setting a precedent of waiving safety related requirements against the recommendation of FUS would likely cause liability issues for the City and creates a grey area for applicants on City requirements.

Although Engineering would not support such an initiative, if the hydrant spacing in the ICI & high density residential areas is deemed too onerous by Council the inherent risks of reduced coverage should be explored and the service level (SDSB hydrant spacing requirements) should be decreased to create a known requirement for applicants.



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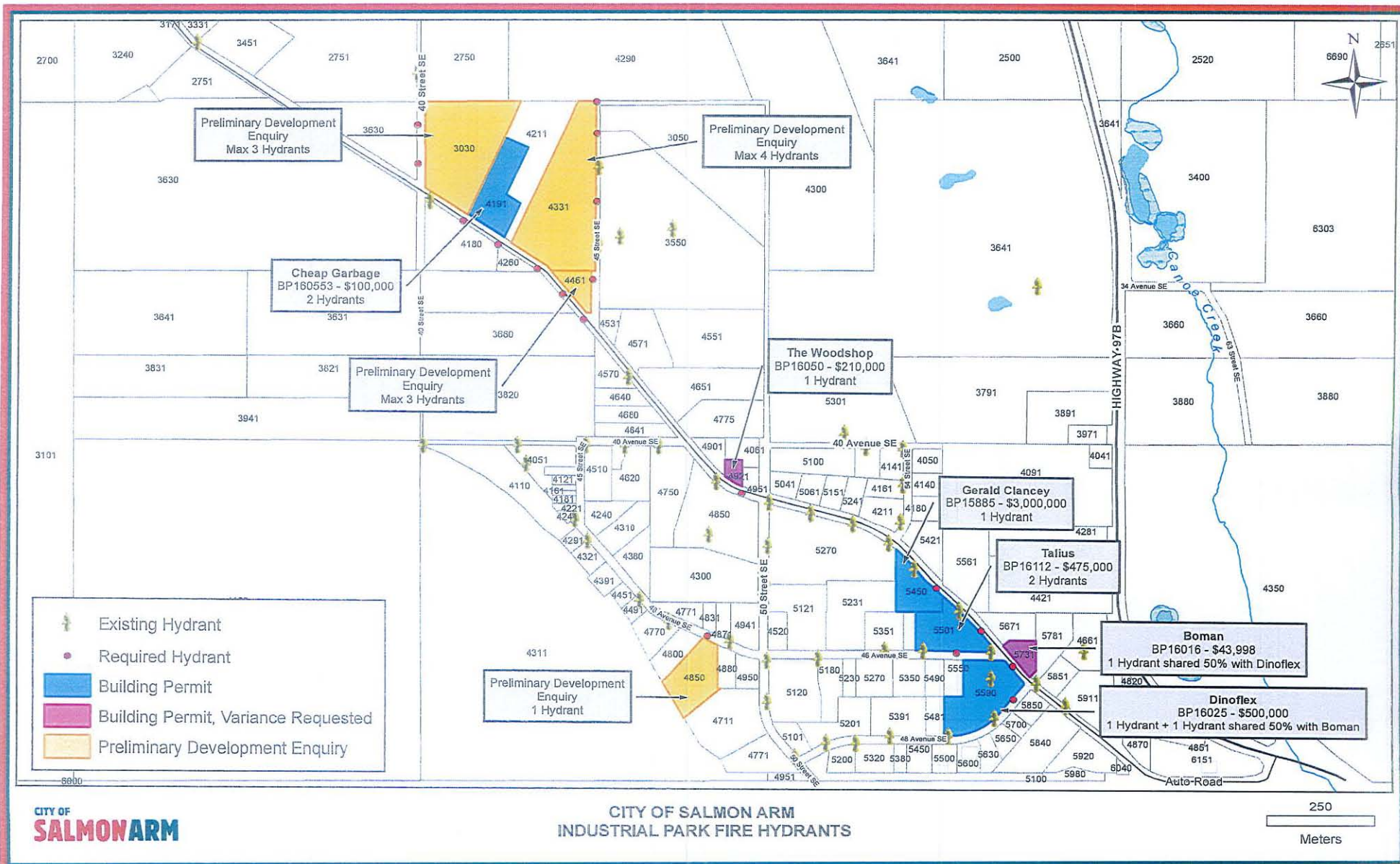
Jenn Wilson  
City Engineer

## APPENDIX 10: Table 1 - Service Levels For Subdivision &amp; Development

TABLE 1: Service Levels for Subdivision and Development (1)

SERVICE	SERVICE LEVEL	DEVELOPMENT AREA							
		Urban	Rural	Industrial	Light Industrial	City Centre	Urban Hillside	Rural Hillside	
Highways:  Road Standards, including curb, gutter, paving, etc. shown on applicable specification drawing. Collector and Arterial Road Standards shall be applied where designated in the <i>Official Community Plan</i>	RD-1 - Urban Local (18m)	X					X		
	RD-2 - Urban Local (20m)	X					X		
	RD-3 - Urban Collector (20m)	X					X		
	RD-4 - Urban Arterial (25m)	X (7)					X (7)		
	RD-5 - Town Centre (Varies)	X				X			
	RD-6a - Industrial Area (20m)			X					
	RD-6b - Light Industrial (20m)				X				
	RD-7 - Rural Local (20m)		X					X	
	RD-8 - Rural Collector (20m)		X	X				X	
	RD-9 - Rural Arterial (25m)		X (7)	X (7)				X (7)	
	RD-14 - Canoe Beach Drive (20m)	X							
	RD-15 - Urban Local Hillside (18m)						X		
	RD-16 - Rural Local Hillside (18m)							X	
	Road dedication	Based on applicable road cross-section (2)	X	X	X	X	X	X	X
	Water	City Water System including fire hydrants	X	(8)	X	X	X	X	(8)
		Alternate Water Supply		X (6)					X (6)
Sanitary	City Sewer System	X		X (3)	X (3)	X	X		
	Sewage Disposal to Ground System		X	X	X			X	
Storm	City Storm Sewer System	X		X	X	X	X		
	Open Channel System	X (10)	X	X	X		X (10)	X	
	Ground Discharge	X (10)	X	X	X		X (10)	X	
Hydro, Telecommunications (Civil Works Required)	Overhead Distribution to Property Line	(4)	X	X	X		(4)	X	
	Underground Distribution to Property Line	X (5)				X (5)	X (5)		
	Overhead Service (within lot)	(4)	X	X	X		(4)	X	
	Underground Service (within lot)	X				X	X		
Natural Gas (Optional)	Underground	X	X	X	X	X	X	X	
Street Lighting	Schedule B, Part 1, Section 8.0	X	(9)	X	X	X	X	(9)	
Sidewalk	One Side (Limited Local)	X		X	X		X		
	Two Sides (Collector/ Arterial or Medium to High Density Development)	X				X	X		
Street Tree & Boulevard Furnishings & Planting	Street Trees/Park Benches/Planters					X			
Trail and Roadside Corridors	CGS-7 to CGS-12	X	X	X	X	X	X	X	

- 1 The applicable service level is indicated with an X.
- 2 Road dedication is capped at a 20 metre wide right-of-way and is not required for *Development*.
- 3 Required where the *City* system is within 100 metres and a gravity connection is possible.
- 4 Small *Subdivisions* and *Developments* do not require underground distribution where they are in an area of existing overhead distribution and the *City Engineer* in consultation with *BC Hydro* approves overhead works.
- 5 Three-phase *BC Hydro* distribution to be located underground only where a tri-party cost sharing agreement is in place between the *Owner/Developer*, *BC Hydro* and the *City*.
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- 7 The *Owner/Developer* is to construct adjacent arterial road *Frontage* with one traffic lane (second lane funded by *City* if required).
- 8 Extension of municipal system into the rural area is permitted where supported by the *OCP*.
- 9 If street lighting is required for safety purposes. Rural Street lighting covered under Policy 5.5.
- 10 With specific approval from the *City Engineer* as part of an integrated stormwater management plan. *Owner/Developer* may be required to grant an Alternative Stormwater maintenance covenant in a form acceptable to the *Approving Officer* and the *Director of Development Services*.



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