



DEVELOPMENT and PLANNING SERVICES COMMITTEE

Monday, September 17, 2018

City of Salmon Arm

Council Chamber

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 - 10 | 5.1 | ZON-1131, Salmon Arm Shopping Centres Ltd. / Green Emerald Investments Inc., 1511 – 10 Avenue SW, R-1 to C-3 |
| 11 - 20 | 5.2 | ZON-1132, Fennell, L. & S., 110 – 2 Street SE, R-1 to R-8 |
| 21 - 38 | 5.3 | ALC-377, Mountainview Baptist Church / Kurt Alberts, 4480 – 30 Street NE, Non-Farm Use |
| | 6. | <u>FOR INFORMATION</u> n/a |
| | 7. | <u>IN CAMERA</u> n/a |
| | 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: September 12, 2018

SUBJECT: Zoning Bylaw Amendment Application No. 1131 (R-1 to C-3)
 Legal: Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309
 Civic Address: 1511 – 10 Avenue SW
 Owner: Salmon Arm Shopping Centres Ltd. (Smart Centres)
 Applicant: Green Emerald Investments Inc.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Section 15, Township 20, Range 10, W6M, KDYD, Plan 4309 from R-1 (Single Family Residential Zone) to C-3 (Service Commercial Zone).

AND FURTHER 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.

PROPOSAL

The subject parcel is located at 1511 – 10 Avenue SW and is currently vacant (APPENDICES 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to C-3 (Service Commercial Zone) for future development. The applicant does not intend to develop the property at this time; therefore no development plan is available. Site photos are attached as APPENDIX 5.

SITE CONTEXT

The subject parcel has approximately 22 m of frontage on 10 Avenue SW and is 2,020 m² in size. The property is designated Highway Service/Tourist Commercial in the City's Official Community Plan (OCP) and zoned Single Family Residential (R-1) in the Zoning Bylaw as shown in APPENDIXES 3 and 4. The adjacent land uses are described as follows:

North: Vacant First Nation Reserve Lands (I.R.7)
 South: Single Family Residential (R-1) and Agriculture (A-1)
 East: Service Commercial (C-3)
 West: Service Commercial (C-3)

The site is currently owned by Salmon Arm Shopping Centres Ltd. and was intended to be used as a potential secondary access for development located on I.R. 7 lands to the north. Since the Smart Centres development ultimately located elsewhere, the property owner no longer requires the property for a secondary access. If development is planned on I.R.7 and the Ministry of Transportation & Infrastructure

required a secondary access to 10 Avenue SW, the developer of I.R.7 would need to negotiate that with one of the property owners of land fronting this street (which is the situation now).

COMMENTS

Ministry of Transportation & Infrastructure

MOTI has granted preliminary approval.

Fire Department

No concerns.

Building Department

No concerns with rezoning application.

Engineering Department

Comments are attached as APPENDIX 6.

Planning Department

OCP Policy

As previously noted, the property is designated Highway Service/Tourist Commercial in the City's Official Community Plan (OCP), which supports the proposed C-3 zoning. OCP Policy 9.3.1 supports the development and infilling of Highway Service/Tourist Commercial lands as proposed.

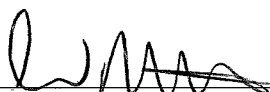
As per OCP policy 9.3.6 and aligned with recent development on nearby parcels, the future development of a commercial building would be guided by the Development Permit process. Furthermore, development would require a building permit, and will be subject to applicable Development Cost Charges, the Subdivision and Development Servicing Bylaw No. 4163 as well as meeting Zoning Bylaw and BC Building Code requirements.

10 Avenue SW / Future Development

10 Avenue SW is designated as a future Urban Arterial Road in the OCP with a 25 m dedicated width. Special building setbacks of 18.5 m from centreline of 10 Avenue SW are required to meet the future road width. Additional dedication would be needed from the subject property to reach the full 25 m standard (approximately 4.88 m based on development review on the adjacent parcel to the east). Any dedication at this time would be voluntary by the owner/applicant, unless subdivision was proposed. In general, the site is relatively narrow which may limit the development options as a standalone parcel. The parcel to the west is currently vacant, currently zoned C-3 and could be potentially consolidated with the subject property for improved development potential.

CONCLUSION

The proposed C-3 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff.



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



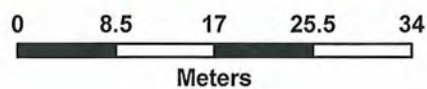
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Location Map



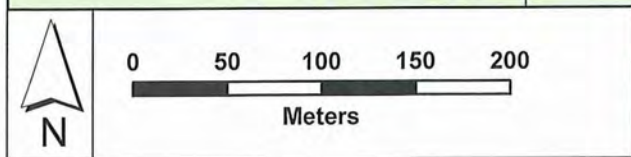
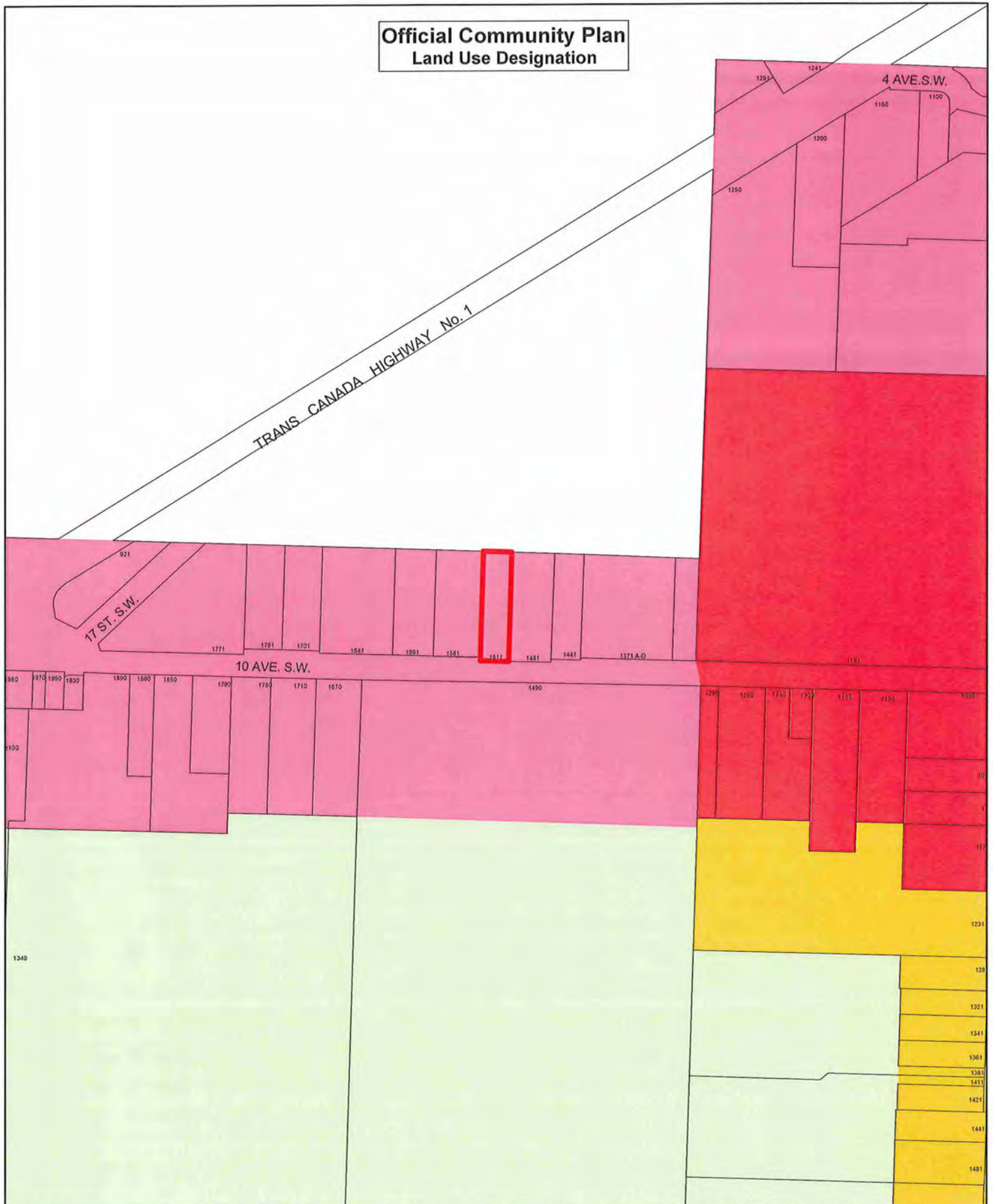
A horizontal number line with tick marks at 0, 40, 80, 120, and 160. The word "Meters" is written below the line.










Subject Parcel

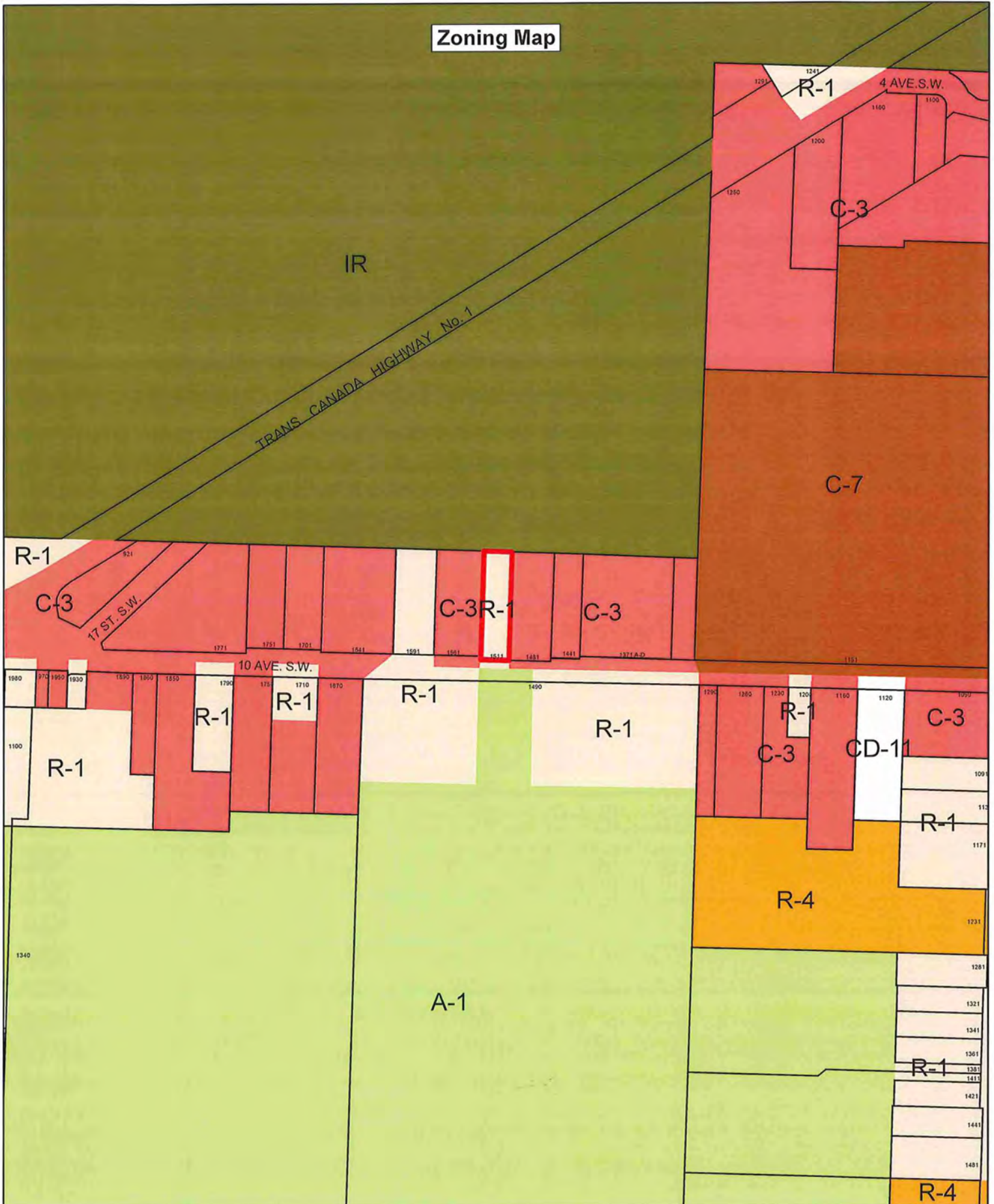
**Official Community Plan
Land Use Designation**



-  Subject Parcel
-  Highway Service / Tourist

-  Salmon Valley Agriculture
-  Residential Medium Density
-  City Centre

Zoning Map



0 20 40 60 80 100
Meters



Subject Parcel



Service Commercial



Single Family Residential



Shopping Centre Commercial



Agriculture



Medium Family Residential



CD-11

APPENDIX 5



Photo 1: Photo looking north from 10 Avenue SW at the subject property.



Photo 2: Photo looking north west from 10 Avenue SW at the subject property.



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

To: Kevin Pearson, Director of Development Services
 Date: 24 August, 2018
 Prepared by: Xavier Semmelink, Engineering Assistant
 Subject: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1131**
 Legal: Lot 3, Section 18, Township 20, Range 10, W6M KDYD, Plan 4309
 Civic: **1511 – 10 Avenue SW**
 Owner: **Salmon Arm Shopping Centres Ltd., 700 Applewood Crescent, Ontario L4K 5X3**
 Applicant: Green Emerald Investments Inc., 2100 – 45 Avenue NE, Salmon Arm, BC V1E 2A3

Further to your referral dated July 10, 2018, we provide the following servicing information. **The following comments and servicing requirements are not conditions for the Zoning Amendment. These comments are provided as a courtesy in advance of any development proceeding. For the purpose of this referral it is assumed any development would not require subdivision.**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the Owner/developer'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. Development property to be serviced by underground electrical and telecommunications wiring. Applicant is not required to underground 3 phase overhead lines; however poles may be required to be relocated to an appropriate offset within boulevard.
4. Properties under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
5. Owner/developer will be responsible for all costs incurred by the City of Salmon Arm during construction and inspections. This amount may be required prior to construction. Contact City Engineering Department for further clarification.
6. Erosion and Sediment Control measures will be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
7. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. 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),

ZONING AMENDMENT APPLICATION FILE NO. ZON-1131

21 August 2018

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control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.

9. The applicant will be required to submit for City review and approval an engineered design (plan/profile) for any off-site improvements or works within City owned lands. Design must be prepared and submitted by a qualified professional engineer. Refer to the sections below for more information. The applicant may contact the Engineering Department should additional information be required. Securities equal to 125% of the estimated off-site servicing costs will be required as a condition of development.

Roads/Access:

1. 10 Avenue SW on the southern property boundary is classified as an Urban Arterial Street requiring an ultimate 25.0m road dedication (12.5 meters from centreline). All building setbacks will be required to conform to the ultimate 25.0 meters cross section. Available records indicate an additional 4.88m will ultimately be required (to be confirmed by BCLS). However, no dedication is required through a Development or Building Permit.
2. 10 Avenue SW is constructed to an Interim Arterial Street standard. Upgrading along the property's frontage to the Urban Arterial standard (RD-4: Interim 20m ROW) will be required. Improvements will include, but are not limited to curb & gutter, sidewalk, boulevard construction, street drainage and street lighting. Since these works are premature at this time, a 100% cash in lieu contribution for future construction of the works will be required.
3. The subject property shall be served by a single driveway access with a maximum width of 8.0m.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 10 Avenue SW. No upgrades are anticipated.
2. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
3. Fire protection requirements to be confirmed with the Building Department and Fire Department.
4. Property is to be serviced by single metered water service connection (as per Specification Drawing No. W-11), including backflow prevention, adequately sized to satisfy the proposed use (minimum 25mm). Available records indicate that the property is currently serviced by a 12.5mm service from the watermain on 10 Avenue SW. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

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Sanitary:


1. The subject property fronts a 300mm diameter sanitary sewer on 10 Avenue SW. No upgrades are anticipated.
2. The property shall be serviced by a single sanitary service connection (as per Specification Drawing SAN-4) adequately sized (minimum 100mm) to satisfy the servicing requirements of the development. Available records indicate that the property is currently serviced by a 100mm diameter service from the existing sewer on 10 Avenue SW. All existing inadequate/unused services must be abandoned at the main. Applicant is responsible for all associated costs.

Drainage:

1. The subject property fronts a 1700mm diameter storm sewer on 10 Avenue SW. No upgrades are anticipated.
2. The property to be serviced by a single storm service connection (as per Specification Drawing ST-4) adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Available records indicate that there is no existing storm connection to the property. Alternative methods of managing the stormwater may be considered, with specific approval from the City Engineer as part of an Integrated Stormwater Management Plan. Owner / Developer is responsible for all associated costs.
3. An Integrated Stormwater Management Plan 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's 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. Based on available information, it is expected that site retention and release at 5 year pre-development flows will be required.

Geotechnical:

1. A geotechnical report to be submitted in accordance with the Engineering Departments Geotechnical Study Terms of Reference for Category A – Building foundation design and site drainage.


Xavier Semmelink, EIT
Engineering Assistant
Jenn Wilson P.Eng., LEED® AP
City Engineer



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: September 12, 2018

Subject: Zoning Bylaw Amendment Application No. 1132

Legal: Lot 8, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392

Civic: 110 – 2 Street NE

Applicant: Fennell, L

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 8, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

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

1. confirmation that the proposed detached suite meets Zoning Bylaw and BC Building Code requirements; and
2. approval by the Ministry of Transportation and Infrastructure.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 110 2 Street NE (Appendix 1 and 2) and presently contains an existing single family dwelling and accessory building. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the repurposing of the existing accessory building under Building Permit to a *detached suite*.

BACKGROUND – SECONDARY SUITES

The subject parcel is designated High Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in the residential portion of the city centre, largely comprised of R-1 zoned parcels containing single family dwellings and R-5 zoned multi-family buildings. There are currently two R-8 zoned parcels within the proximity of the subject parcel.

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in High Density Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area, the subject property has potential to meet the conditions for the development of a *detached suite*, including sufficient space for an additional off-street parking stall.

The subject parcel contains an existing single family dwelling and accessory building. The parcel meets the conditions as specified by the proposed R-8 zone, with the exception of the siting of the accessory building; the existing building does not meet the more restrictive applicable setbacks for a detached suite

(2 metres from the interior side parcel line, and 3 metres from the rear lane, as opposed to 1 metre setbacks for an accessory building) and a variance application has been submitted for Council's consideration at an upcoming meeting. Site photos are attached as Appendix 5.

The existing 60 square metre accessory building is in the south-east corner of the lot, adjacent the lane. The building is below the 7.5 metre maximum permitted height of an accessory building containing a detached suite and the current buildings (40%) would be well below the 45% maximum parcel coverage, while the proposed suite is within the current 15% maximum parcel coverage for a detached suite.

Restrictive Covenant

In 2002, a parcel coverage variance was required and approved (DVP-212), increasing the parcel coverage for accessory buildings from 10% to 15% (aligned with the maximum of 15% currently permitted). At that time, Council required a covenant on title prohibiting residential use of the accessory building as a condition of approval for that DVP. In conjunction with this zoning application to permit a detached suite under current policy and regulations, the applicant has requested the removal of the restrictive covenant. Subject to approval of this zoning application, staff support the covenant removal.

COMMENTS

Ministry of Transportation & Infrastructure

MOTI has granted preliminary approval.

Engineering Department

No concerns with rezoning. Records indicate water service upgrades will be required at time of Building Permit. Comments attached as Appendix 6.

Building Department

Building permit 9940B was issued to renovate the existing accessory building. The scope of BP 9940B was limited to the structural shell only. A separate building permit is required to complete the interior framing, insulation and interior finishing of the building. The owner has been advised that BC Building Code requirements must be met to convert to a detached suite and is prepared to construct as required.

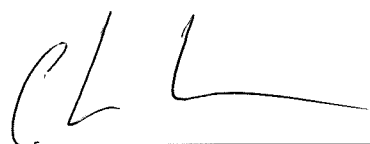
Development Cost Charges (DCCs) are payable at the time of Building Permit for a Detached Suite in the amount of \$6,064.31 (same as the DCCs for a High Density Residential Unit).

Fire Department

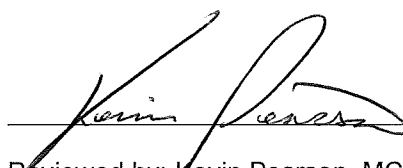
No concerns.

Planning Department

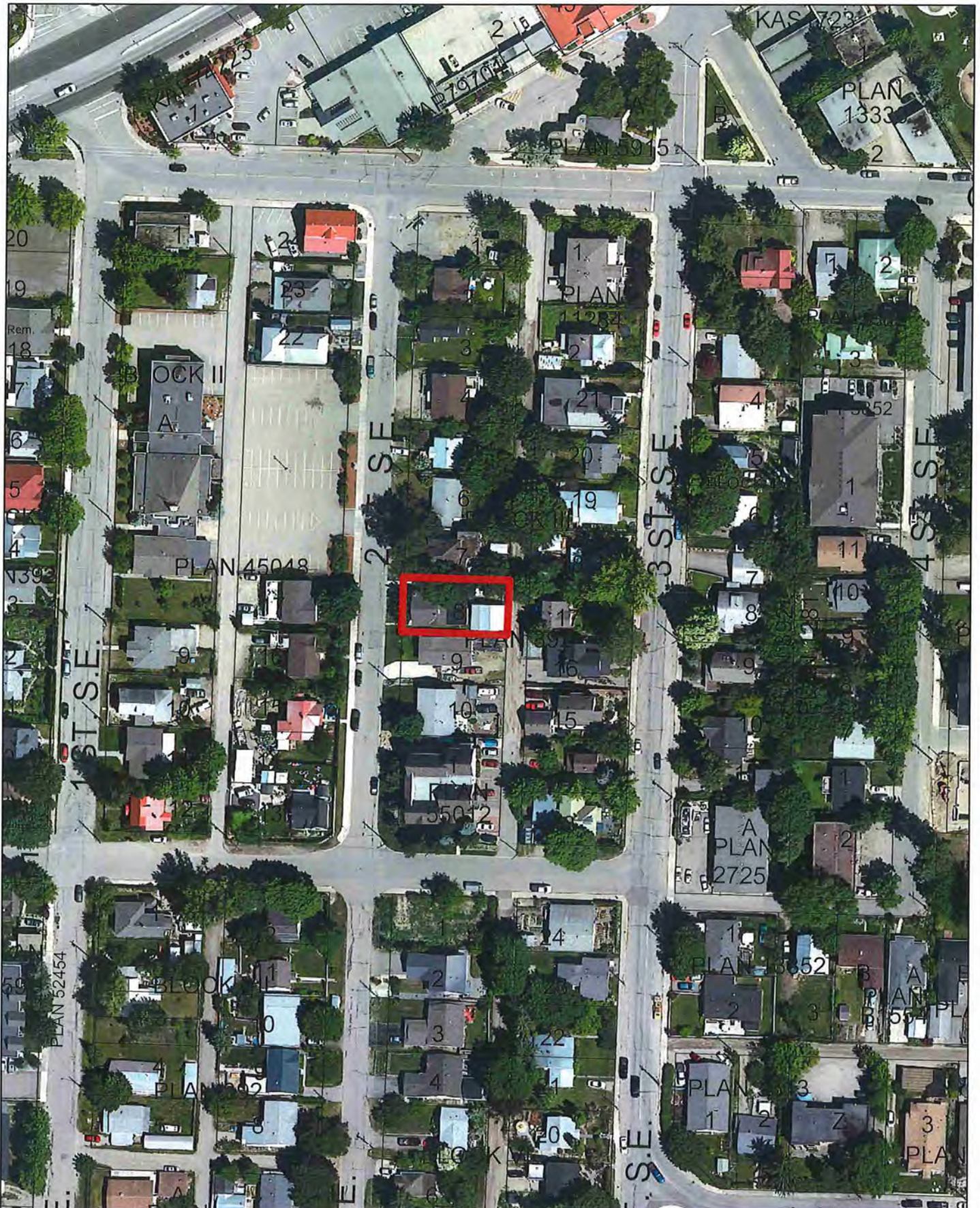
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Given that the proposal involves an existing building, the character of the parcel would not be unreasonably or significantly altered. Any development of a detached suite would require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements. Should the zoning bylaw be adopted, the covenant limiting residential use of the accessory building may be released from title, with the owner/applicant responsible for associated costs.



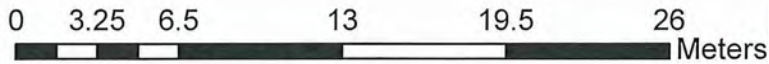
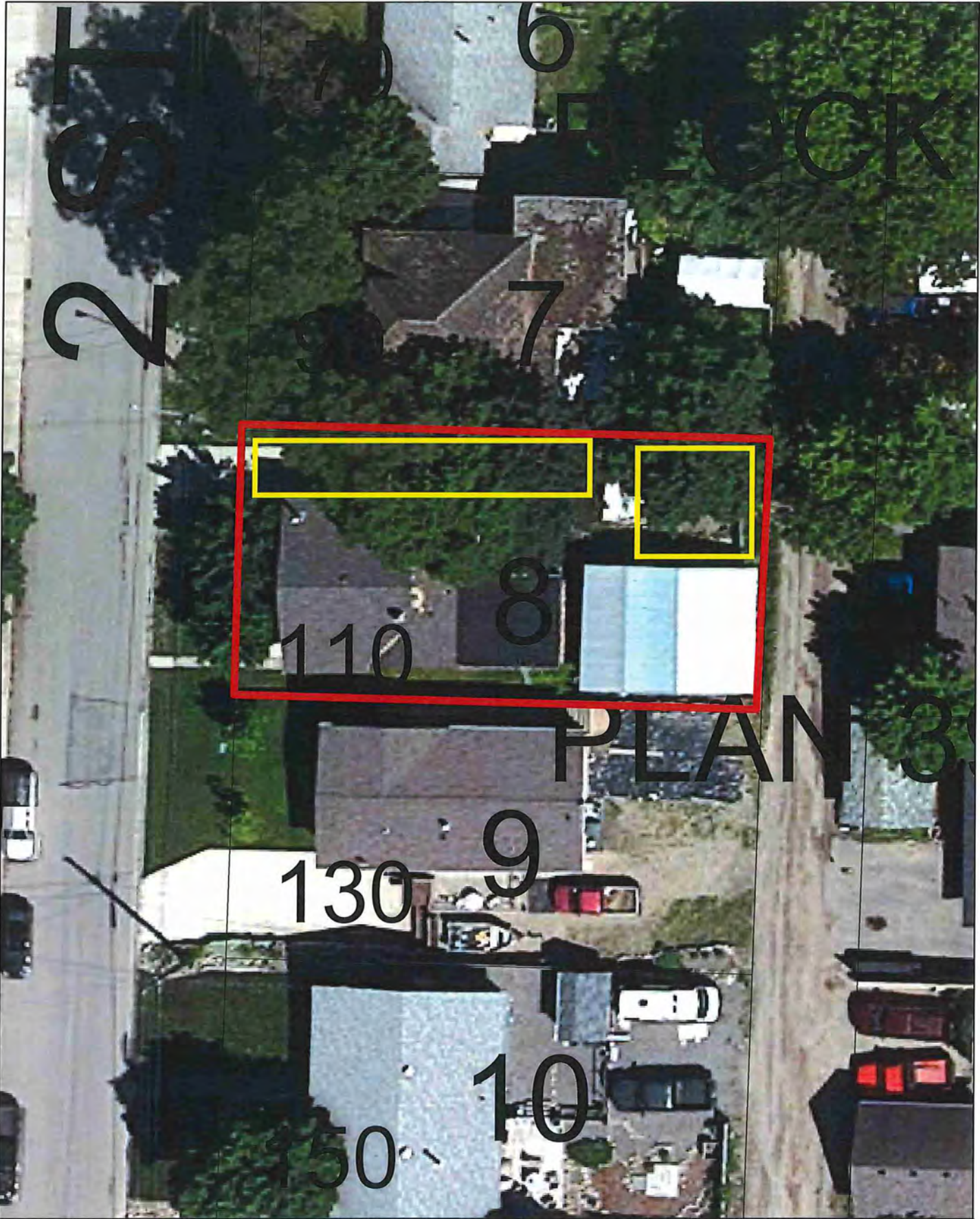
Prepared by: Chris Larson, MCP
Planning and Development Officer



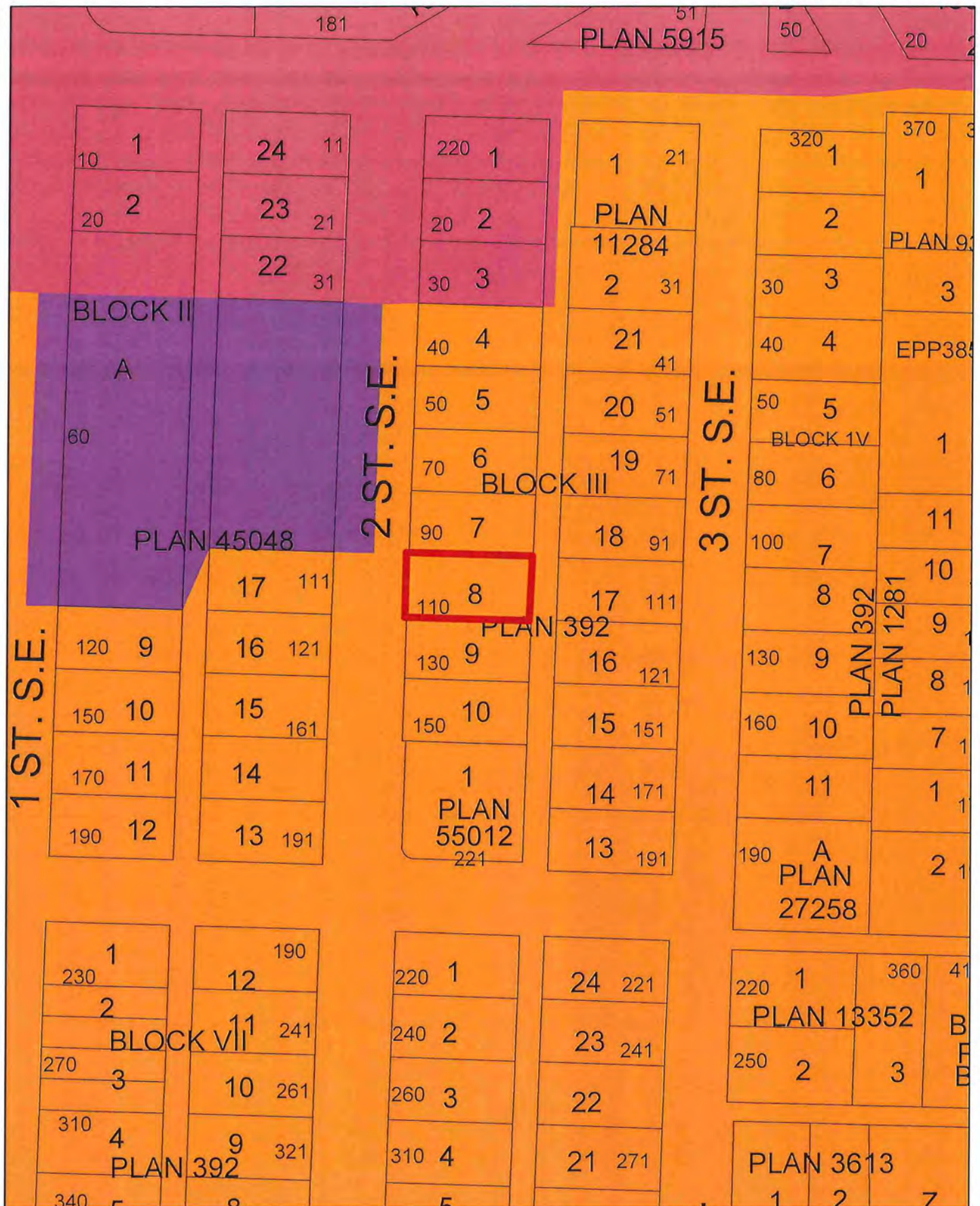
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



Subject Parcel



Subject Parcel



0 5 10 20 30 40
Meters



Subject Parcel



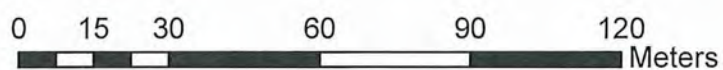
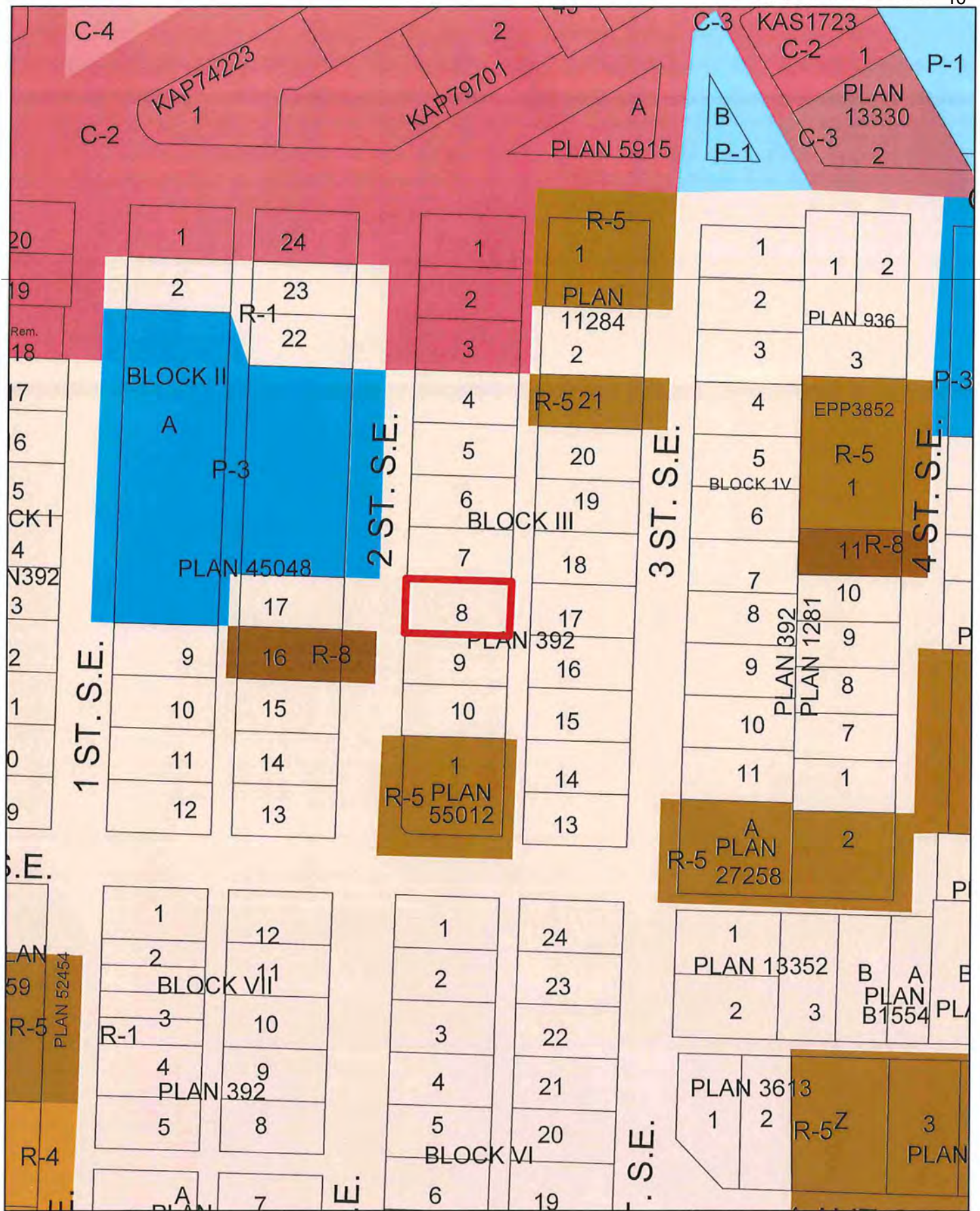
Institutional



Commercial -
City Centre



High Density -
Residential



Subject Parcel

Appendix 5: Site Photos



View of subject parcel from 2 Street NE, with accessory building visible in rear yard.



View of accessory building looking north from rear lane.



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

TO: Kevin Pearson, Director of Development Services
 DATE: 10 September 2018
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: **Fennell, L. & S.**, 3980 Heighton Road, Armstrong, BC V0E 1B8
 APPLICANT: Walsh, N., 110 – 2 Street SE, Salmon Arm, BC V1E 1G8
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1132**
 LEGAL: Lot 8, Block 3, Section 14, Township 20, Range 10 W6M KDYD, Plan 392
 CIVIC: **110 – 2 Street SE**

Further to your referral dated 17 July 2018, we provide the following servicing information. 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:

Engineering Department does not have any concerns related to the Re-zoning and recommends approval.

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. This proposed development is exempt from frontage improvements under Subdivision and Development Servicing Bylaw No. 4163, Section 5.3.
4. Property shall have all necessary public infrastructure installed to ensure properties can be serviced with electrical and telecommunication wiring upon development.
5. Property under the control and jurisdiction of the municipality shall be reinstated to City satisfaction.
6. 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.
7. Erosion and Sediment Control measures may be required at time of construction. ESC plans to be approved by the City of Salmon Arm.
8. At the time of Building Permit 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: ZON-1132

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Roads / Access:

1. 2 Street SE, on the subject properties western boundary, is designated as an Urban Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 0.856m of additional road dedication is required (to be confirmed by a BCLS). Note that although the City does not require dedication at this time, all building setbacks will be required to conform to the ultimate property line.
2. 2 Street SE is currently constructed to an Interim Local Road standard. No improvements will be required, as per previously noted exemptions.
3. The Lane on the subject properties eastern boundary requires a total road allowance of 7.3m (3.65m from centre line). Available records indicate that an additional 0.602m will be required (to be confirmed by a BCLS). Note that although the City does not require dedication at this time, all building setbacks will be required to conform to the ultimate property line.
4. The Lane is currently constructed to an Interim Lane standard. Upgrading to the Paved Lane standard is required, however no upgrades are required at this time as per previously noted exemptions.

Water:

1. The subject property fronts a 200mm diameter Zone 1 watermain on 2 Street SE. No upgrades will be required at this time.
2. The lot is to be serviced by a single metered water service connection (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost.
3. Records indicate that the existing property is serviced by a 12.5mm service from the 200mm diameter watermain on 2 Street SE. Upgrading to a new metered service (minimum 25mm) will be required. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Sanitary:

1. The subject property fronts a 150 diameter sanitary sewer on 2 Street SE. No upgrades will be required at this time as per previously noted exemptions.
2. The lot is to be serviced by a single sanitary service connection adequately sized (minimum 100mm diameter) to satisfy the servicing requirements of the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary sewer on 2 Street SE. No upgrades will be required.

ZONING AMENDMENT APPLICATION FILE: ZON-1132

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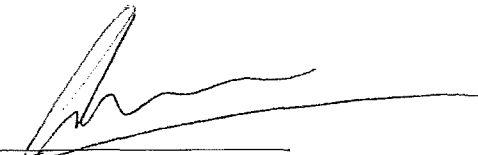

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Storm

1. Records indicate that the existing property is not serviced by a storm service.
2. An Integrated Stormwater Management Plan (ISMP) conforming to the requirements of the Subdivision and Development Servicing Bylaw No. 4163, Schedule B, Part 1, Section 7 shall be provided.
3. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
4. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The lot shall be serviced by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. Owner / Developer's engineer may be required to prove that there is sufficient downstream capacity within the existing City Storm System to receive the proposed discharge from the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

1. Subject to the proposed development, a geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), may be required.


Chris Moore
Engineering Assistant
Jenn Wilson P.Eng., LEED ® AP
City Engineer



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: September 4, 2018

Subject: Agricultural Land Commission Application No. ALC-377 (Non-Farm Use)

Legal: Lot 1, Section 30, Township 20, Range 9, W6M, KDYD, Plan 11195
 Civic: 4480 – 30 Street NE
 Owner: Mountainview Baptist Church
 Applicant: Kurt Alberts, MCIP RPP

MOTION FOR CONSIDERATION

THAT: Agricultural Land Commission Application No. ALC-377 be authorized for submission to the Agricultural Land Commission.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 4480 – 30 Street NE as shown in APPENDICES 1 & 2. The property is 1.2 ha (2.98 ac) in size and has been previously used as a school site dating back to 1918. There is no current agricultural use on the property and the applicant is proposing to construct a new church building on the eastern portion near 30 Street NE. The applicant's letter of rationale is attached as APPENDIX 3 and site photos are attached as APPENDIX 8.

BACKGROUND

The property is designated "Acreage Reserve" in the Official Community Plan (OCP), zoned A-2 "Rural Holding" and is totally within the ALR (APPENDICES 4, 5 and 6 respectively). The subject property has been designated Acreage Reserve and zoned A-2 since at least 1976 and does not permit church or assembly use. The land use designation of the OCP and zone which supports the use and development of a church are "Institutional" and P-3 zone. However the OCP (Policy 15.3.3) does not support institutional use in the Rural Area of the City.

In 2013 City staff advised representatives of the Mountainview Baptist Church that the ALR designation, OCP designation and zoning did not support church or assembly use. The property was subsequently purchased by the current owner in December 2014. In addition, a permissive tax exemption was requested in 2016 however was not supported as the use is not permitted on the subject property.

Adjacent zoning and land uses include the following:

North: Rural Holding (A-2) / hay field and residential
 South: Rural Holding (A-2) / cherry orchard
 East: Rural Holding (A-2) / forested
 West: Rural Holding (A-2) / residential

Improved Soil Classification

The entire subject property has an Improved Soil Capability Rating of 60% Class 2(X) and 40% Class 3(TM) shown in APPENDIX 7. (Soil capability rating ranges from Class 1 to Class 7. The best agricultural lands are rated Class 1 because they have ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture.)

COMMENTSBuilding Department

No concerns.

Engineering Department

Comments attached as APPENDIX 9.

Agricultural Advisory Committee

This proposal was reviewed by the Agricultural Advisory Committee (AAC) at its meeting of August 15, 2018. The Committee adopted the following resolution:

THAT: the Agricultural Advisory Committee recommends to Council that it support the application subject to the protection, via split zoning and covenant, of the north-east portion of the subject property for agricultural use only.

Unanimous

The Committee discussed items including local history, historic zoning, the proposed church structure, parking requirements and protection of the north-east portion of the property for agricultural use. In general, the Committee supported the application subject to conditions listed in the recommendation.

Planning Department

The current A-2 zoning and OCP designation have been in place since at least 1976 however there has been school use on the property since 1918 as outlined in the applicant's letter of rationale. The school use was discontinued prior to 2005 and has been used for church use first as a lease agreement with the School District #83 and then purchased by the Mountainview Baptist Church in late 2014. There is a similar use within the North Broadview area located on 60 Avenue NE which is the existing Seventh Day Adventists Church. That particular property has P-3 zoning and ALC approval which was granted in October 1974 through ALC Resolution #4483/72. The applicant is proposing to construct a new church building between the existing building and 30 Street NE. The amount of parking required will depend on the size or amount of seating in the proposed building. No detailed building plans are available at this time however the required Offstreet Parking Spaces of the Zoning Bylaw are as follows:

*Church, Chapel or other
Religious Institution*

*1 per 4.5 seats or 3.0 square metres of gross floor
area, whichever is greater; or*

*1 per 15 square metres of gross floor area of entire
church building including worship area*

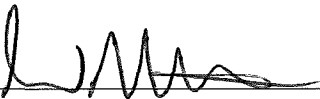
Staff have the following concerns and considerations:

1. The south western portion of the subject property has been used to some degree for school and assembly use since 1918 as documented in the applicants rationale letter.
2. The AAC supports the application subject to the protection of the north-east portion of the property for agricultural uses only. Staff agree that any non-farm use should be limited in area to the western portion of the property including all parking.

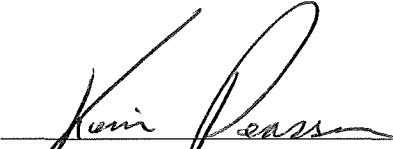
3. The applicants have stated they plan on using the north-east portion of the property in part for future community gardens; however that is the extent of the proposed agricultural use at this time.

Given the historic use, existing buildings and proposed use Staff recommends that this application be forwarded on to the ALC for consideration.

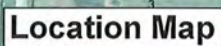
If the application is approved by Council for submission to the ALC, and subsequently approved by the ALC, an OCP and rezoning application would be required for review and approval by Council. Realizing the OCP does not support institutional land use outside of the Urban Containment Boundary staff would likely recommend support of an application if the use is restricted to the southwest portion of the subject property.



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

KURT ALBERTS MCIP RPP
URBAN & REGIONAL PLANNER
9054 Glover Road, Box 760
Fort Langley, BC, V1M 2S2
604 888-4395 kurt@kurtalberts.com

SCHEDULE A: PLANNING REVIEW & HISTORY OF USE

DATE: May 31, 2018

SUBJECT: 4480 - 30 Street NE
in the City of Salmon Arm in the
Columbia Shuswap Regional
District

LEGAL: LOT 1 SEC 30 TWP 20
RANGE 9 WEST OF THE 6TH
MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN
11195

PARCEL ID: 009-505-156

SIZE: 2.98 ac (1.2 ha) "L" shaped.

ALR: In Agricultural Land Reserve

OCP: Designated 'Acreage
Reserve' (and outside Urban
Containment Boundary) in the
Official Community Plan

ZONING: Rural Holding Zone A-2

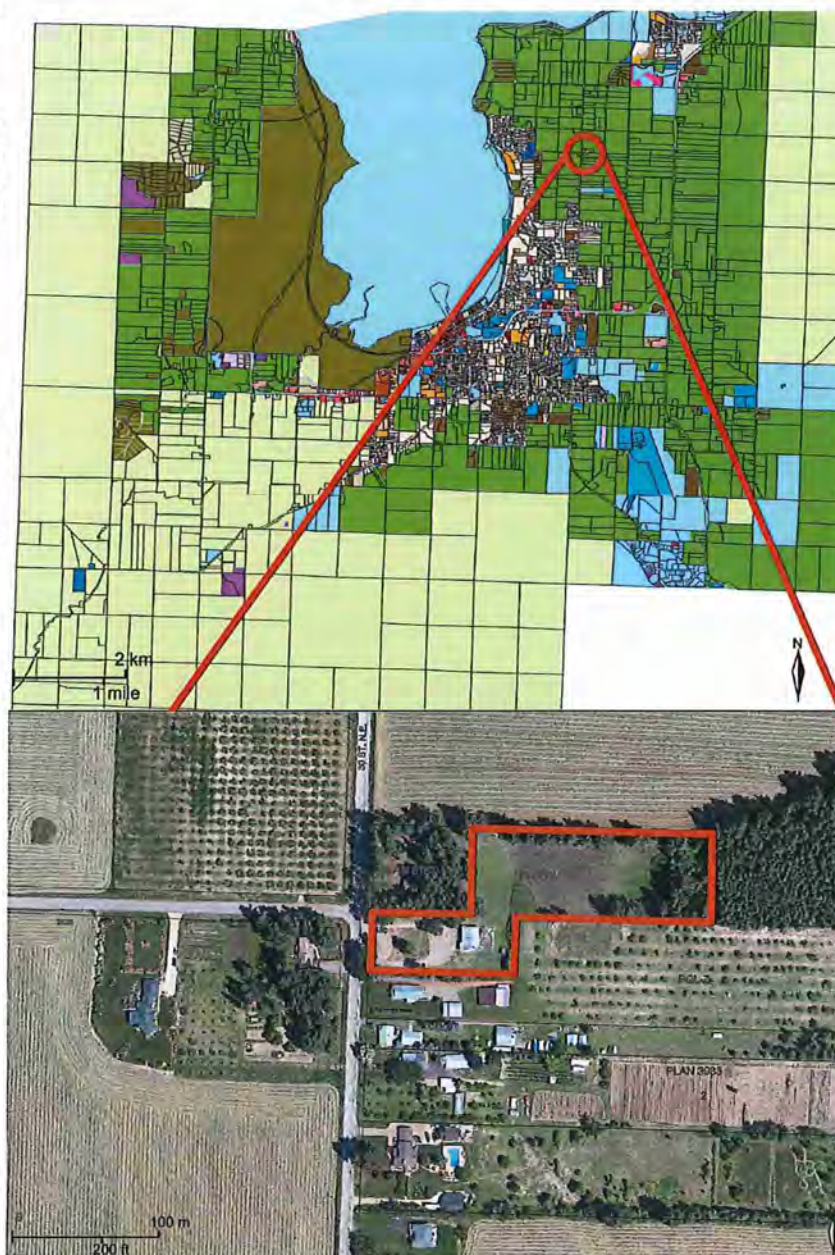
ASSESSMENT: Property Class
01 and 06; Actual Use Code:
652 (Churches and Bible
Schools); Manual Code: D356
(Classroom)

OWNER: Mountainview Baptist
Church

PREVIOUS OWNER: School
District No. 89 (Shuswap) 1972 to
1997
School District No. 83 (North
Okanagan - Shuswap) 1997 to
2015

PROPERTY USE HISTORY: The
Broadview area (the Limit District)
was initially served by Central
School in downtown Salmon Arm.

Salmon Arm





When the city school burned down in 1917 the "rural" children from Broadview were sent to school in North Canoe until Broadview School was constructed on the subject property.

The new school opened in 1918, built of frame construction on a basement, on one acre of donated land. The site plan included the area occupied by the school building, service, play and landscaping areas.

Twenty pupils were registered from Grades 1 through 8. Broadview School, like most country one-room schoolhouses of its era, was heated by a wood stove and had no electricity. A solid row of windows on its westerly wall was oriented to make the best use of daylight hours. Lights were installed in the school in 1944.

Enrolment increased rapidly in the late 1940's. In 1948 the total enrolment exceeded 57 with 10 in the "beginner's" class. Despite the increase in pupils, Broadview was slated for consolidation with four other schools. In 1950 the school closed in favour of bussing students to larger central schools.

During the school closure years, the building was used as a community hall by the Broadview Community Club and other groups.

As the population continued to grow in the early fifties, the central schools became overcrowded and Broadview School was reopened in 1955. The following year capital improvements included indoor toilets, a furnace and a new stairway entrance to the basement.

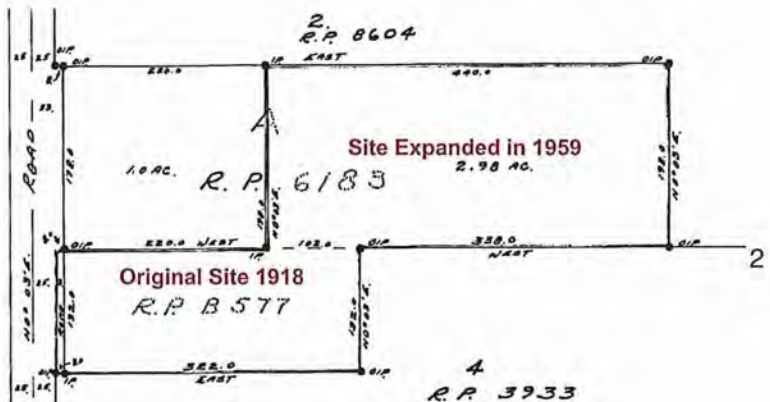


In 1959 more land was acquired making the site almost 3 acres. The original site was only an acre and it was time to build a second school building. The original building housed grades 1 to 3, and the new building, grades 4 to 6. The added land was provided for play and sports areas, and public use by the neighbourhood.

In the mid-sixties Bastion School was built and children from Broadview were regularly bussed there to make use of the gymnasium (albeit half-sized).

From 1976 up until 1980 North Broadview became strictly a primary school with grades 1, 2 and 3. Subsequently, in 1980, the grade three students were transferred to Bastion School, but a kindergarten class was added to Broadview.

The 2.98 ac site now had the old main school; the permanent building built in 1959; a portable for office and library; and a portable for grade one classroom. Another portable was added as an activity room in 1983.



In the mid-eighties, even though enrolment was still high at North Broadview (88 - 96 students), necessary upgrades were seen as too expensive and the newer Bastion School's enrolment was declining but more cost effective to add onto including a full sized gym.

In 1986 the primary classes were moved to Bastion School with the closure of the 1918 school building while the 1959 building and the office/library portable were apparently used by the the Alternate Program.

In 1988 the old Broadview School was moved to Haney Heritage Village and restored by the Salmon Arm Museum Society for its historic interest as a provincially recognized example of a turn of the century one-room schoolhouse.

In 2005 the School District entered into a lease with the Mennonite Church to allow the property to be used for church use. The lease with the Mennonites was renewed in 2008 and again in 2011.

In 2013 the School District invited proposals to purchase the former North Broadview School property (2.98 acre or 0.809 ha). The sale of the property to the Mountainview Baptists was completed in 2015. Subsequently, the Mountainview Baptist Church has been using the property on a regular basis for church services and community outreach programs.

SUMMARY OF USE: The subject property has been used for public assembly uses (school and church) for almost one hundred years. Sixty years ago the one acre site was expanded to almost 3 acres. Since 2005 the property has been used for church related uses. Since purchase of the property in 2015, the Mountainview Baptist Church has been operating a place of worship.

The Mountainview Baptist Church would like to construct a new church building on the subject property.

LAND USE REGULATIONS: Notwithstanding the long established public assembly use of the subject property, in 1972, it was included in the Provincial Agricultural Land Reserve. However, the Agricultural Land Commission Act does make provision for "non-farm" uses established prior to December 21, 1972. Section 23 (Exceptions) of the Act states:

"(2) The restrictions on the use of agricultural land do not apply to land lawfully used for a non-farm use, established and carried on continuously for at least 6 months immediately before December 21, 1972, unless and until

the use is changed, other than to farm use, without the permission of the commission,

(3) For greater certainty, the exception in subsection (2) applies only to the land that was actually being used for a non-farm use and not to the entire parcel on which that use was being carried on."

In this case, the "non-farm" use is considered to be "public assembly" which includes both school and church related uses. The building, parking, play field and septic areas of the "non-farm" use cover the entire property.

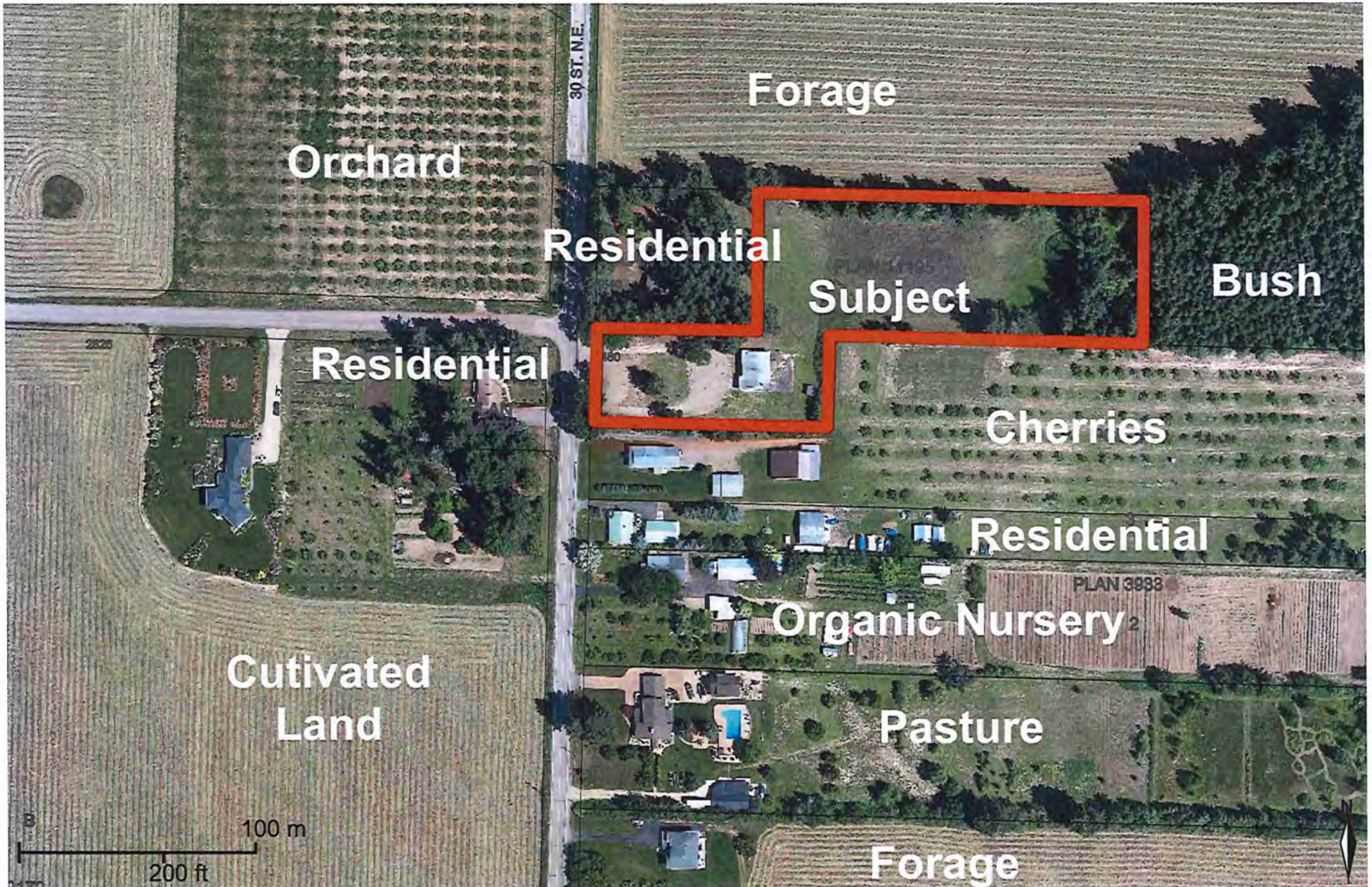
Confirmation of the "non-farm" use exception as it applies to the subject property by the Agricultural Land Commission will allow application to be made to the City of Salmon Arm for construction of a new church (OCP and Zoning Amendments and Building Permit).



Kurt Alberts MCIP RPP

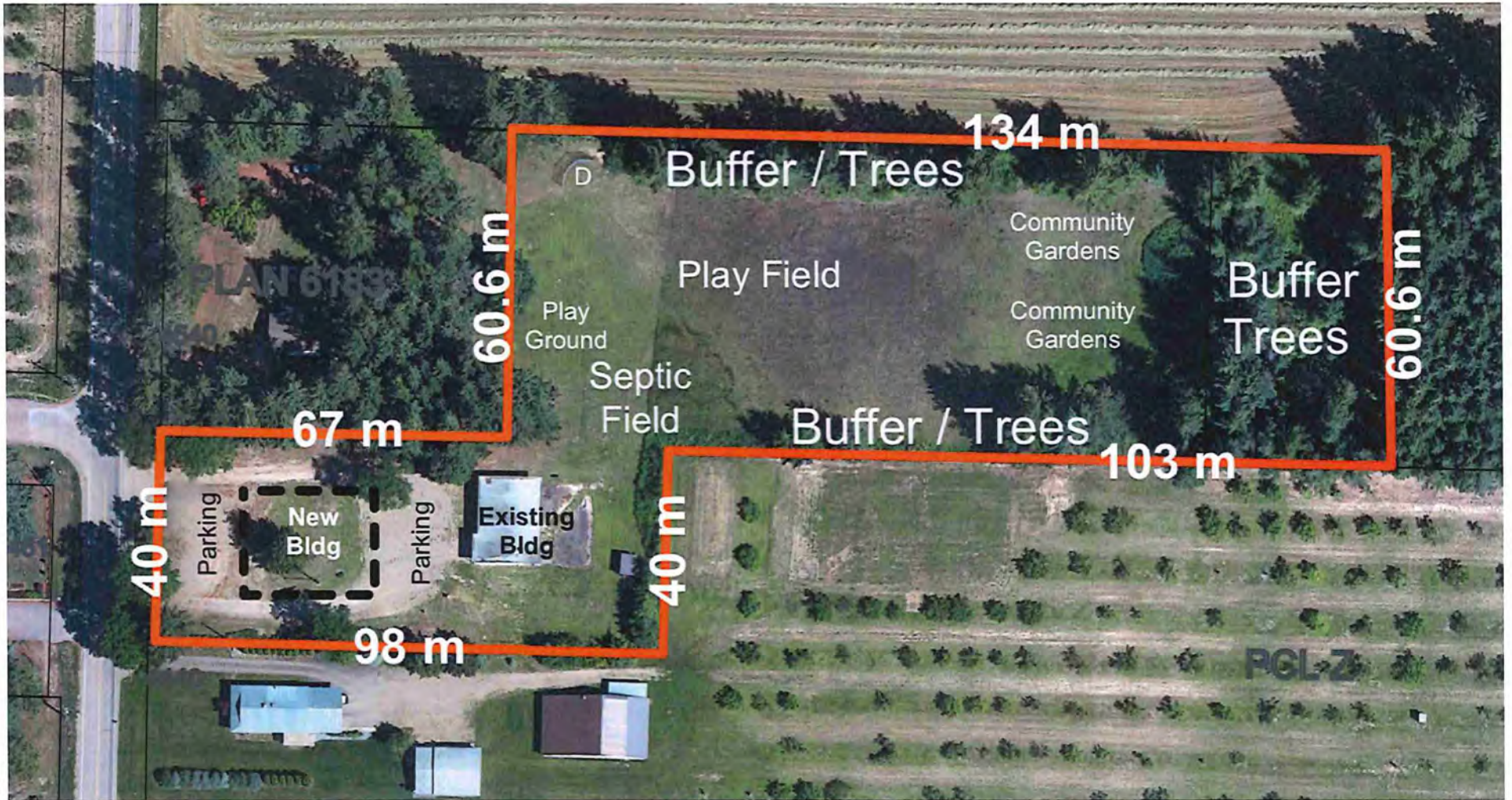
History of Use compiled with help from:

- unpublished papers by: Berniece Saunders and Deborah Chapman
- "The Rise and Fall of a One Room School" by Berniece Saunders (1990)
- discussions with School District No. 83 (North Okanagan - Shuswap)



Schedule B Adjacent Uses

ALC Non-Farm Use Application by Mountainview Baptist Church for 4480 - 30 Street NE, City of Salmon Arm

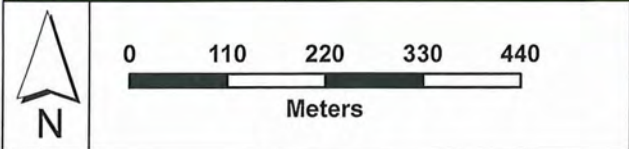
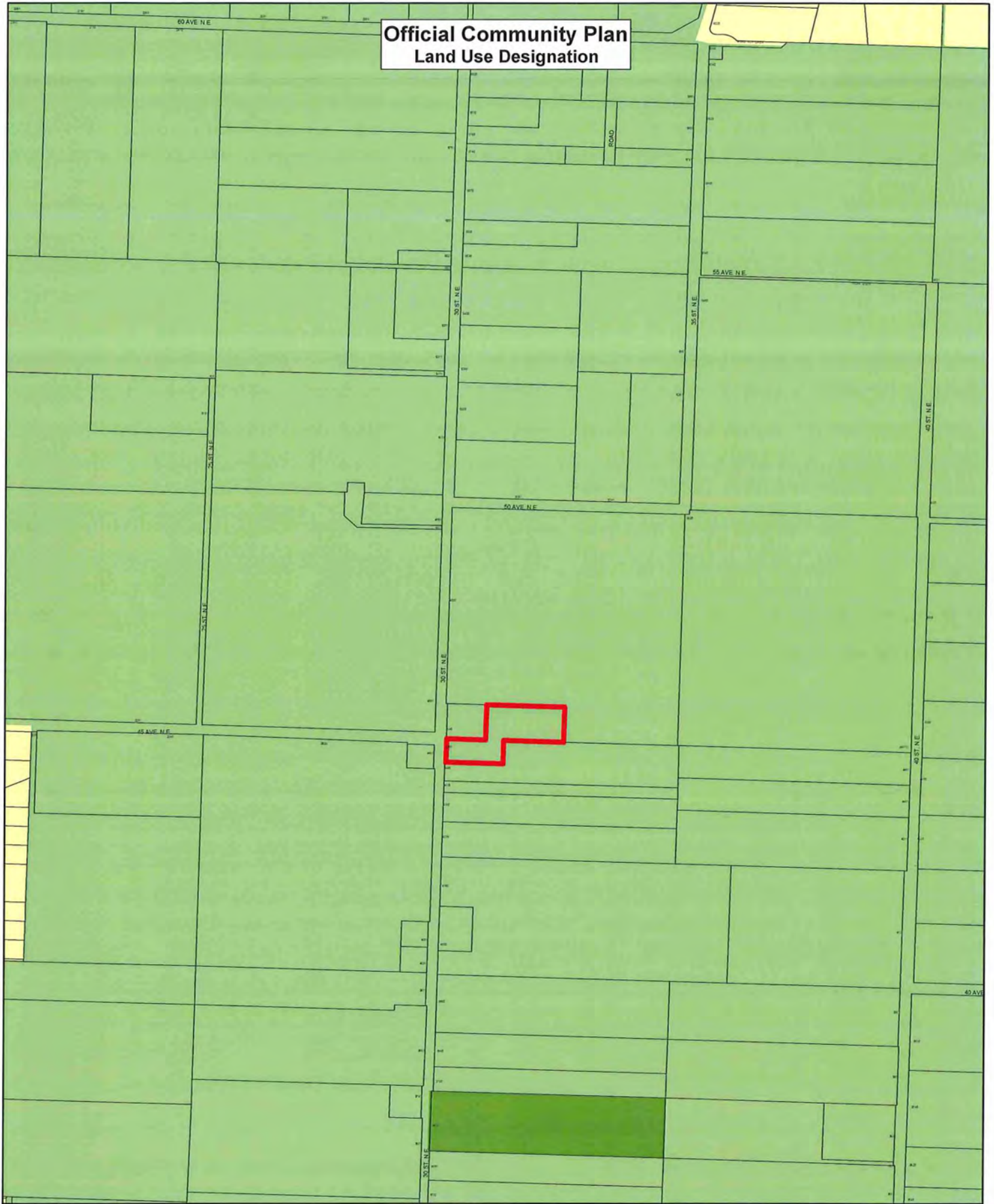





Schedule C Proposal

ALC Non-Farm Use Application by Mountainview Baptist Church
for 4480 - 30 Street NE, City of Salmon Arm (Property Size 1.2 h)

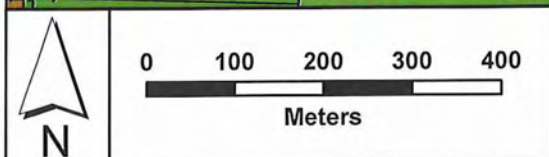


**Official Community Plan
Land Use Designation**



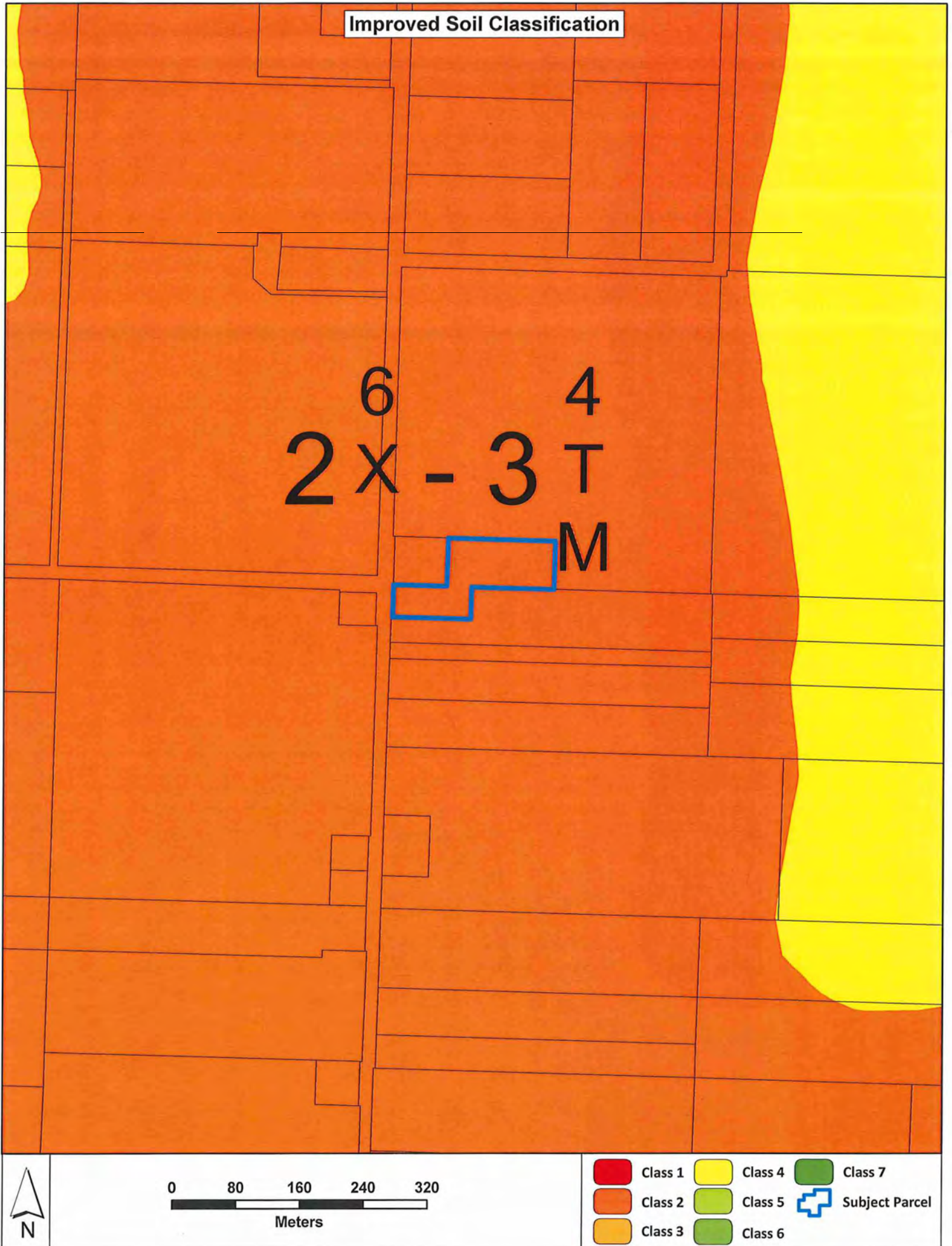
 Subject Parcel  Acreage Reserve  Park

Zoning Map



-  Subject Parcel
-  Park and Recreation
-  Institutional
-  Rural Holding





APPENDIX 8



Photo 1: Photo looking east at the subject property from 30 Street NE



Photo 2: Photo looking north-east at the subject property from 30 Street NE



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

TO: Kevin Pearson, Director of Development Services
DATE: September 7, 2018
PREPARED BY: Xavier Semmelink, Engineering Assistant
APPLICANT: **Mountainview Baptist Church, 1981- 9 Avenue NE, Salmon Arm, BC V1E 2L2**
SUBJECT: **AGRICULTURAL LAND COMMISSION APPLICATION NO. ALC-377E**
LEGAL: Lot 1, Section 30, Township 20, Range 9, W6M, KDYD, Plan 11195
CIVIC: **4480 – 30 Street NE**

Further to your referral dated 31 July 2018, we provide the following servicing information. **The following comments and servicing requirements are not conditions for ALC Application; 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. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. The property shall be serviced with electrical and telecommunication wiring upon development.
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. At the time of building permit 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.
8. For the off-site improvements at the time of building permit the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work. These plans must be prepared by a qualified engineer. As a condition of building permit approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 30 Street NE, on the subject properties western boundary, is designated as a Rural Arterial Road standard, with an ultimate 25.0m road dedication (12.5m on either side of road centerline). Although the City only requires an Interim total of 20.0m of road dedication (10.0m on either side of road centerline) at this time, all building setbacks will be required to conform to the ultimate 25.0m cross section. Available records indicate that no additional road dedication is required to meet the Interim 20m ROW (to be confirmed by BCLS). However, an additional 2.4416m of dedication will ultimately be required.
2. 30 Street NE is currently constructed to an Interim Paved Road standard. Upgrading to the Rural Arterial standard is required, in accordance with Specification Drawing No. RD-9. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the roadway.
4. As 30 Street NE is designated as an Arterial Road, accesses shall be kept to a minimum. The subject property shall be serviced by a single driveway access, with a maximum width of 8m. Driveway access shall be greater than 12m from the intersection of 45 Avenue NE and 30 Street NE. A covenant restricting access may be required at time of Building permit. All unused driveways shall be removed. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 150mm diameter Zone 3a watermain and a 250mm diameter Zone 3 watermain on 30 ST NE. No upgrades will be required at this time.
2. Records indicate that the existing property is serviced by a 25mm service from the 150mm diameter watermain on 30 ST NE. No further upgrading will be required at this time. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
4. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The site does not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, private on-site disposal systems will be required.

AGRICULTURAL LAND COMMISSION APPLICATION FILE No. ALC-377E

September 7, 2018

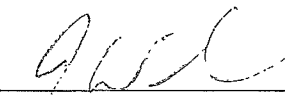
Page 3

Drainage:

1. 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.
2. The site does not front on an enclosed storm sewer system. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.

Geotechnical:

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


Xavier Semmelink
Engineering Assistant
Jenn Wilson P.Eng., LEED ® AP
City Engineer