



DEVELOPMENT and PLANNING SERVICES COMMITTEE

November 6, 2017

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 – 12	5.1	VP-466, 1129288 BC Ltd., 3200 – 30 Street NE, Servicing Variance
	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: October 27, 2017

SUBJECT: Variance Permit Application No. VP-466 (Servicing)
 Legal: Lot 3, Section 19, Township 20, Range 9, W6M, KDYD, Plan 3804
 Civic Address: 3200 – 30 Avenue NE
 Owner: 1129288 BC Ltd.
 Applicant: Blake Lawson, Lawson Engineering and Development Ltd.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-466 be authorized for issuance for Lot 3, Section 19, Township 20, Range 9, W6M, KDYD, Plan 3804 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 as follows:

1. Reduce the requirement to upgrade 30 Avenue NE to the Urban Local Standard (RD-2) to a Rural Local Standard (RD-7)

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject property is located at 3200 – 30 Avenue NE (APPENDICES 1 and 2) and is under subdivision application to create three new lots and remainder. The applicant is requesting that Council vary the provisions of the Subdivision and Development Servicing (SDS) Bylaw No. 4163 by reducing the standard for road upgrades as outlined in the motion for consideration.

The proposed sketch plan of the subdivision is attached as APPENDIX 3 and a letter of rationale is attached as APPENDIX 4.

BACKGROUND

The property is currently designated Low Density Residential in the City's Official Community Plan (OCP), and zoned Single Family Residential (R-1) in the Zoning Bylaw. The property is approximately 0.97 acres in size with an existing house and three small accessory buildings. The house is to be retained on the Remainder Lot however all three small shed structure will have to be removed prior to final subdivision approval.

Section 4.0 of the SDS Bylaw No. 4163 requires that all subdivision provide Works and Services in accordance with the standards and specifications set out in Schedule B. In this case, that includes road frontage upgrades to the Urban Local Road (RD-2) standard for the south half of 30 Avenue NE for the entire frontage of the site.

Similar variances have been granted in the past (VP-191 & VP-424) for 30 Avenue NE, waiving required street frontage, storm sewer improvements and any related cash contributions. With the adoption of the new SDS Bylaw No. 4163 in fall 2016, storm sewer connections to a lot are no longer required if storm water can be managed and contained on site. In terms of road drainage, the nearest storm main is located approximately 1.0 km away at 20 Avenue NE. The current requested variance and staff recommendation is considered consistent with these previous approvals.

COMMENTS

Fire Department

No concerns.

Building Department

No concerns.

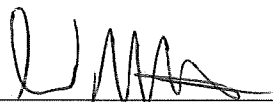
Engineering Department

APPENDIX 5.

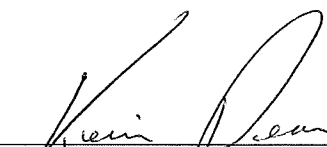
Planning Department

30 Avenue NE is currently constructed to an interim paved standard. The SDS Bylaw would require the south half of the road be upgraded to the Urban Local Road (RD-2) standard which may include road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro/telecommunications. The applicant has requested to reduce this requirement to the Rural Local (RD-7) standard, which may include road widening and construction, fire hydrants, ditching and boulevard construction. RD-2 and RD-7 cross sections are attached as APPENDIX 6.

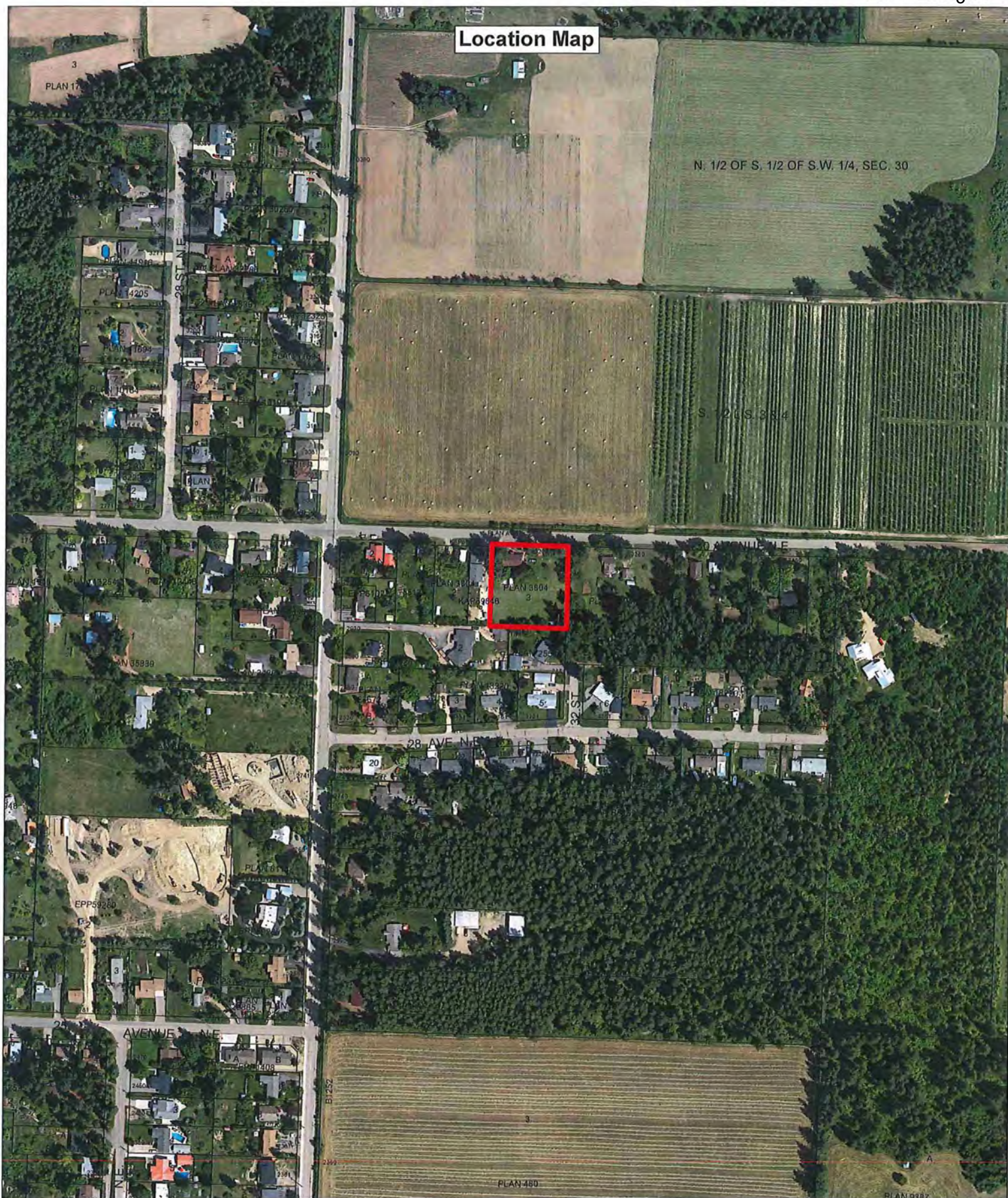
The subject property is on the edge of the Urban Containment Boundary with the north side of 30 Avenue NE being outside of the UCB, zoned Acreage Reserve and within the Agricultural Land Reserve. Staff considered the proposed subdivision, with the requested reduction of road standard, to be appropriate for the existing standard of services in the area and recommend approval.



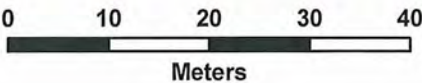
Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



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

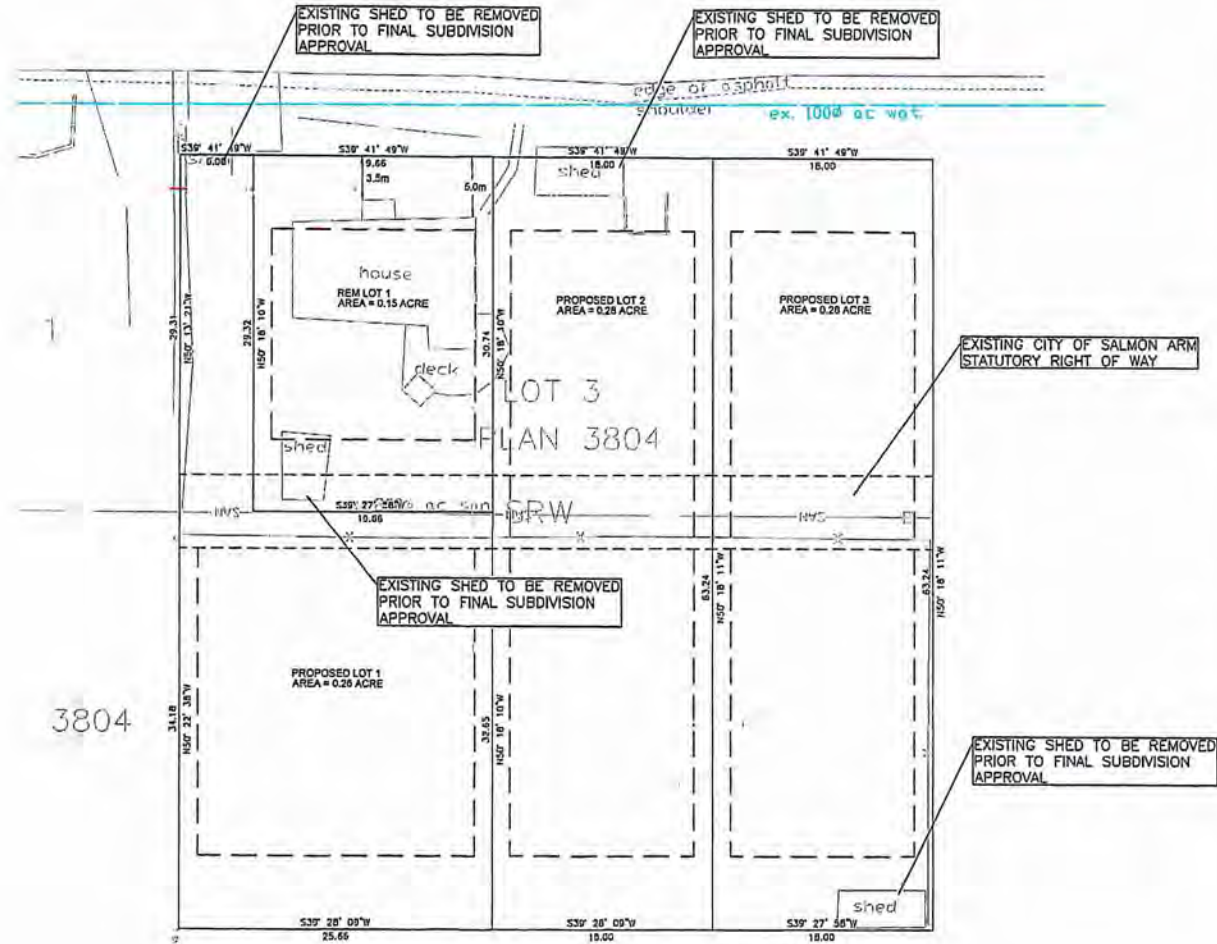


Subject Parcel



Subject Parcel

PRELIMINARY SUBDIVISION SKETCH PLAN OF
LOT 3, SECTION 19, TOWNSHIP 20, RANGE 9, WEST OF THE 6TH
MERIDIAN, KAMLOOPS DIVISION YALE DISTRICT, PLAN 3804



LEGEND

- EXISTING**
- HYDRO/TELEPHONE POLE
 - HYDRO/TELEPHONE POLE C/W BUNT
 - TELEPHONE POLE
 - HYDRO POLE
 - HYDRO POLE C/W BUNT
 - POST TOP STREET LIGHT
 - OUT
 - SEWAGE MANHOLE
 - STORM MANHOLE
 - CATCHBASIN
 - FIRE HYDRANT
 - GATE VALVE
 - SAWYER SEWER
 - FORCE MAIN
 - WATER MAIN
 - GAS
 - UNDERGROUND TELEPHONE
 - FENCE
 - BOUNDARY/ENCLOSURE
 - HOOD
- PROPOSED**
- SEWAGE MANHOLE
 - STORM MANHOLE
 - CATCHBASIN
 - GATE VALVE
 - FIRE HYDRANT
 - SAWYER SEWER
 - STORM SEWER
 - WATER MAIN
 - BOUNDARY
 - INLET/OUTLET ROADWAY
 - OLD CAP
 - WELL CHAIR RAMP
 - DRIVEWAY LOT/DOOR

- NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO GRADING.
 - CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON ARM SUBDIVISION AND DEVELOPMENT ZONING BYLAW NO. 1162.

A	REVIEW	DESIGN FOR PERMIT	AW	RL
106	DATE	DESCRIPTION	BY	APP'D
REVISIONS				
		DESIGN	AGW	
		DRAWN	JSJ	
		DATE	17-JUL-25	
		CHECKED	BTL	

P.L.S.C.
SCALE: HORIZ. = 1:200



3200 30th AVE NE
SUBDIVISION

3200 30TH AVE NE

PRELIMINARY
SUBDIVISION SKETCH
PLAN

PROJECT NO.	87-1
SHEET	1 OF 1
DWG. NO.	S-1



825C Lakeshore Drive W
PO Box 106
Salmon Arm, BC V1E 4N2

Monday, October 02, 2017

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

RE: 3200 30th Avenue NE - Subdivision Variances

Dear Mr. Kevin Pearson:

Further to the variance permit application for subdivision application number 17.22 this letter is intended to provide insight into the variance the developers and Lawson Engineering and Development Services Ltd. (LEDS) have proposed regarding this application. The variance proposed is requested for the reasons stated below and to allow the developer to maximize the development potential of the subdivision. In addition, these variance request is consistent with similar variances that have been granted along 30th Avenue NE in the recent past.

The proposed subdivision is located at 3200 30th Avenue NE, Salmon Arm, BC on a 1.00-acre parcel of land that is to be divided into 4 large City parcels, keeping them consistent with parcels in the surrounding area. The property is on the border of the urban containment boundary and sits adjacent to rural properties within the ALR. Based on the proximity to ALR and the fact that the proposed subdivision borders the urban containment boundary we are requesting the following variance:

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

- 1) Reduce the requirements to upgrade the South half of the road from an urban local standard (RD-2) to a rural local standard (RD-7).
 - a) The reason for this is that the property borders the urban containment boundary and is next to rural properties within the ALR. There is a low likelihood that any dense development will occur on either the West or East side of this property and therefor it does not seem practical to construct a small strip of urban local road at this location.
 - b) One property to east and one property to the west have been granted a similar variance, and the roads have been constructed to this rural standard. We are also requesting this variance for consistency along this section of 30th Avenue NE.
 - c) With regards to storm water and specifically road drainage, an Integrated Stormwater Management Plan (ISMP) will be required, as per the City Subdivision and Development Servicing Bylaw. Using the rural road cross-section and larger lots we will propose to distribute the flows throughout the frontage providing the opportunity for infiltration and disbursement of road drainage throughout the 62m of frontage, rather than localizing the flow to a single point of disbursement.

Based on the information provided above, it is our recommendation that the City provide this variance to this subdivision to allow the developers to construct these desirable lots. We feel that this variance will allow the developers to create this subdivision within an area of Salmon Arm that could be considered as infill. It brings both the urban and rural together contributing significantly to benefit of the City of Salmon Arm.

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

Best Regards,

Lawson Engineering and Development Services Ltd.



Blake Lawson, P.Eng
Project Engineer
blake@lawsondevelopments.com



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

To: Kevin Pearson, Director of Development Services
 Date: October 30, 2017
 Prepared by: Darin Gerow, Engineering Assistant
 Subject: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. VP- 466E
 AMMENDMENT #1**
 Legal: Lot 3, Section 19, Township 20, Range 9, W6M, KDYD, Plan 3804
 Civic: 3200 – 30 Avenue NE
 Owner: 1129288 BC Ltd., 3481 – 4 Avenue SE, Salmon Arm, BC, V1E 1N3
 Applicant: Owner
 Associated: SUB 17-22

Further to the request for variance dated September 20, 2017; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variances requested:

1) Variance request to reduce the requirement to upgrade the south half of 30 Avenue NE from an urban local standard (RD-2) to a rural local standard (RD-7).

Subdivision and Development Servicing Bylaw No. 4163 requires that all adjacent street frontages be upgraded to the local road standard at time of subdivision or development. 30 Avenue NE is classified as an Urban Local Road and is currently constructed to an interim paved standard.

Upgrading 30 Avenue NE may include, but is not limited to, road widening and construction, curb and gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications.

A Rural Road Standard, as the applicant has requested, may include, but is not limited to, Road widening and construction, fire hydrants, ditching and boulevard construction.

This property is on the edge of the Urban Containment Boundary and is located across from an Acreage Reserve property.

Recommendation:

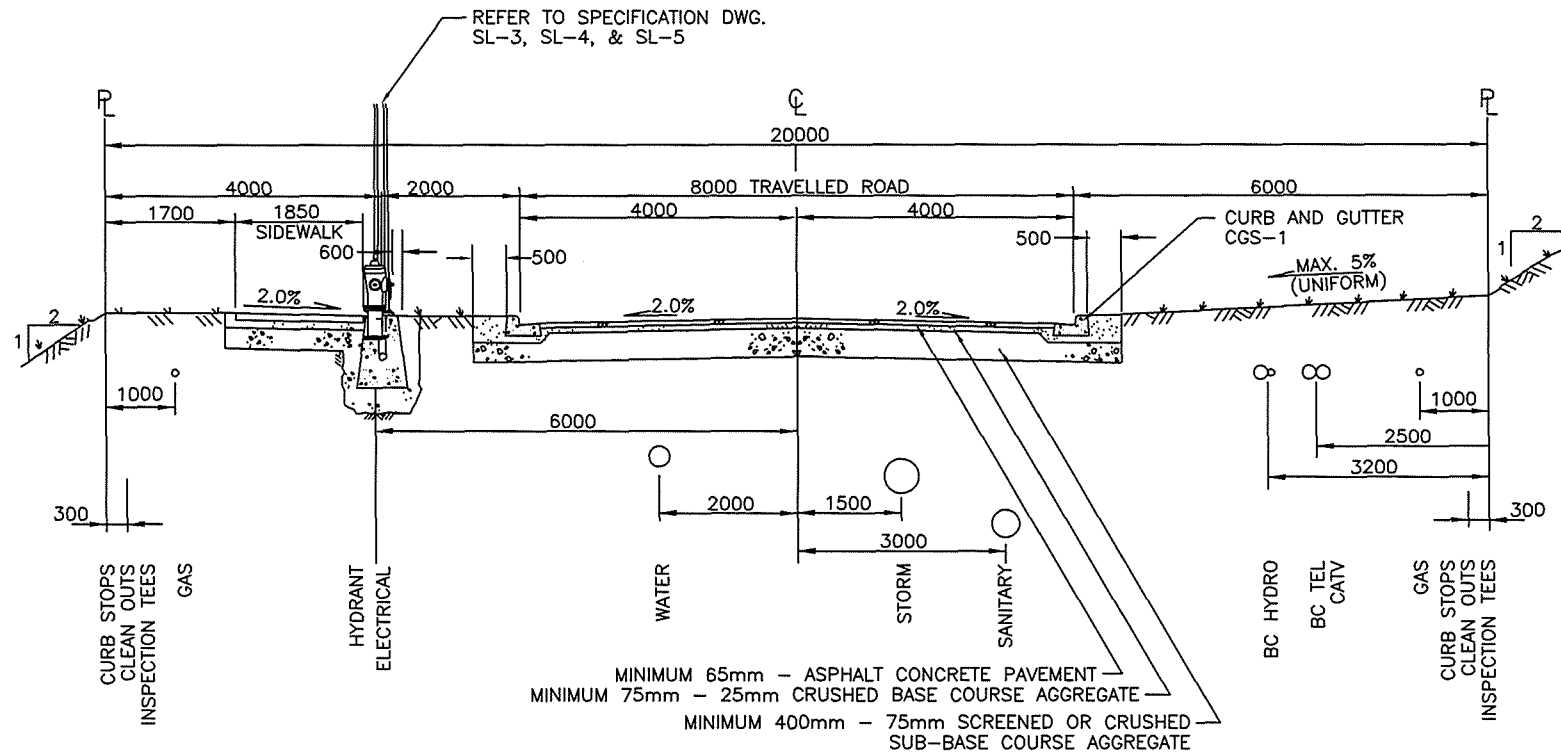
We recommend that the variance requested be granted. As this property is located on the edge of the Urban Containment Boundary we feel a rural road standard is acceptable, and ditch drainage may be more beneficial in this specific circumstance.



Darin Gerow, ASCT
Engineering Assistant



Jenn Wilson, P. Eng.
City Engineer



NOTES:

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



CITY OF SALMON ARM

20m R/W Urban Local Road Cross-Section

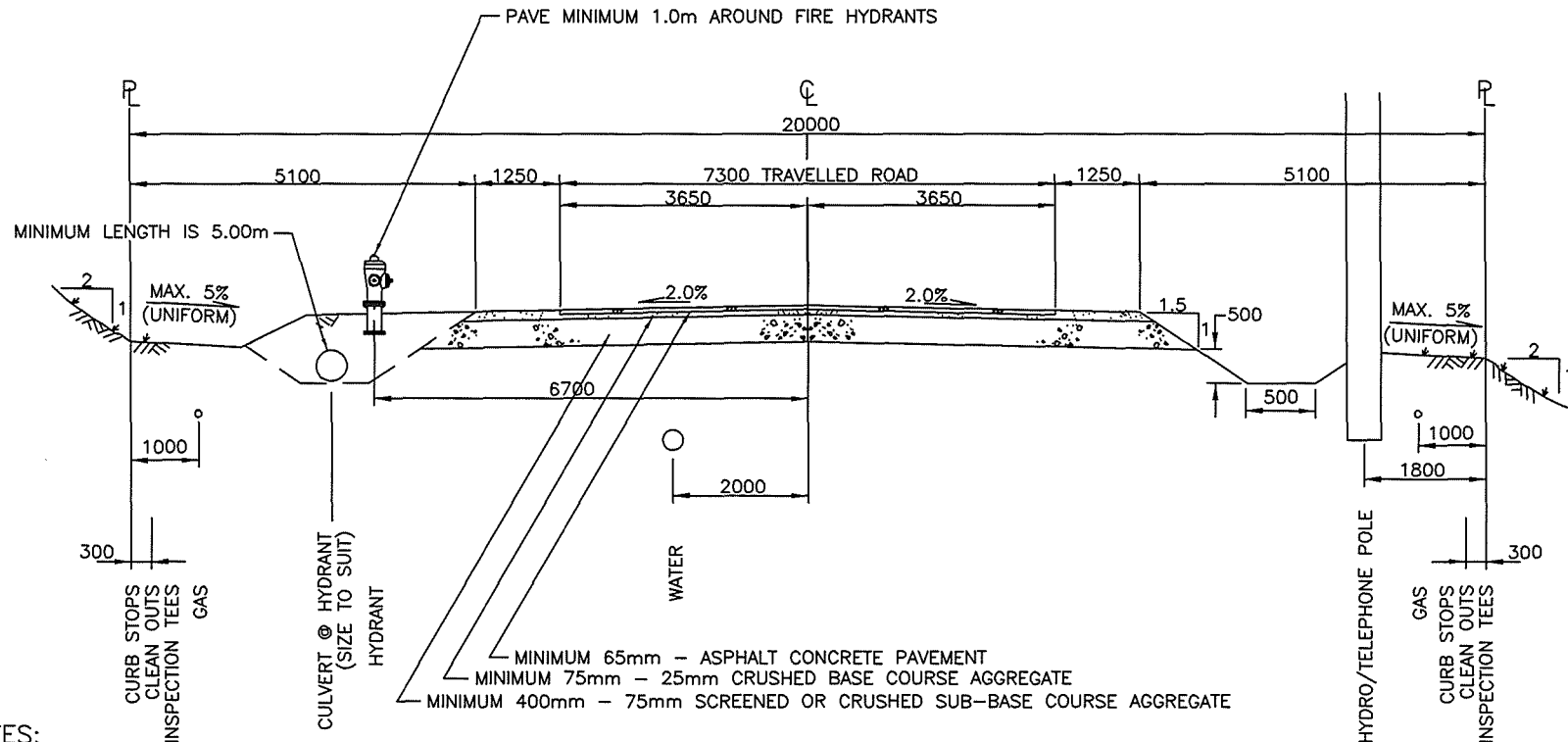
No.	Revision	Date
A	ISSUED FOR APPROVAL	07/14/16

Date
10-11-2016

Approved
[Signature]
City Engineer

SPECIFICATION
DRAWING No.
RD-2

Adopted by Council October 11, 2016



NOTES:

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

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

Adopted by Council October 11, 2016

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