



## **DEVELOPMENT and PLANNING SERVICES COMMITTEE**

**November 20, 2017**

**City of Salmon Arm**

**Council Chamber**

**City Hall, 500 - 2 Avenue NE**

**8:00 a.m.**

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Page #	Section	Item#
	<b>1.</b>	<b><u>CALL TO ORDER</u></b>
	<b>2.</b>	<b><u>REVIEW OF THE AGENDA</u></b>
	<b>3.</b>	<b><u>DECLARATION OF INTEREST</u></b>
	<b>4.</b>	<b><u>PRESENTATION</u></b> n/a
	<b>5.</b>	<b><u>REPORTS</u></b>
1 - 10		5.1 ZON-1110, Turner et al. / Hollypark Hotels Corporation, 790 – 16 Street NE, R-1 to C-6
11 – 24		5.2 VP-467, 581835 BC Ltd., 2670 – 10 Avenue (TCH) SW, Servicing Variance
	<b>6.</b>	<b><u>FOR INFORMATION</u></b> n/a
	<b>7.</b>	<b><u>IN CAMERA</u></b> n/a
	<b>8.</b>	<b><u>LATE ITEM</u></b> n/a
	<b>9.</b>	<b><u>ADJOURNMENT</u></b>

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**Followed by Special Council Meeting at 9:00 a.m. – Re: 2018 Budget**

<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: November 10, 2017

Subject: Zoning Bylaw Amendment Application No. 1110

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121

Civic: 790 – 16 Street NE

Owner: Turner, G., Turner, R. & Turner-Grave, J.

Applicant: Hollypark Hotels Corporation

#### MOTION FOR CONSIDERATION

**THAT:** A Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP59121 (790 - 16 Street NE) from R-1 (Single Family Residential Zone) to C-6 (Tourist / Recreation Commercial Zone).

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

#### STAFF RECOMMENDATION

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

#### BACKGROUND

The subject parcel is located at 790 – 16 Street NE (Appendix 1 and 2), just north-west of the Trans Canada Highway. The 1.8 acre subject parcel is designated Highway Service / Tourist Commercial (HC) in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3).

The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to C-6 (Tourist / Recreation Commercial Zone) to facilitate redevelopment for *hotel* use. The proposed C-6 zoning is supported by the OCP: the parcel is currently within the Urban Commercial Area (Commercial Corridor East of City Centre to 30 Street NE) as per OCP Section 9.3.18.

The Zoning Map attached shows a mix of zones in the immediate area, predominantly Institutional (P-3) and Residential (R-1), with some Commercial zones, Medium (R-4) and some High (R-5) Density Residential zoned parcels also in the vicinity. Land uses adjacent to the subject parcels include the following:

- North: Institutional parcels (zoned P-3 - Institutional)
- West: Commercial (CD-17) and Institutional (P-3) parcels
- East: Institutional (P-3) parcel, with TCH beyond
- South: Commercial (C-3) and Institutional (school P-3) parcels, with TCH beyond

The subject parcel currently contains a single family dwelling (site photos attached as Appendix 4). The applicant has provided a detailed site plan (Appendix 5) to demonstrate their concept for the property.

The parcel is subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area. A form and character Development Permit application (DP-416) is complete and will be on a future Council meeting agenda to align with the Public Hearing for this rezoning application.

### COMMENTS

#### Ministry of Transportation and Infrastructure

MoTI has granted Preliminary Approval for the rezoning (Appendix 6).

#### Engineering Department

No concerns. Access from 6 Avenue NE will be restricted to "right in/right out" (note that the DP drawings have been amended to reflect this restriction). Comments attached (Appendix 4).

#### Building Department

No concerns with rezoning. Building subject to full review by registered professionals.

#### Fire Department

No Fire Department concerns.

#### Planning Department

The proposed development is for a 95-unit, six storey Marriott Fairfield hotel. The development drawings are included in the Development Permit application for Council. For this report, the site plan and some rendering images are included as Appendix 5.

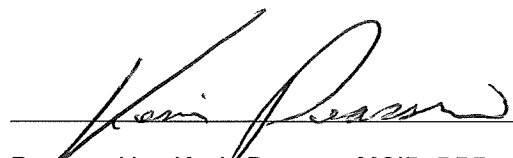
The site plan indicates that Zoning requirements can be met. Minimum setbacks are exceeded. 101 full sized parking spaces are proposed, exceeding the requirement of 1 per sleeping unit (95 units are proposed), while the required 3 loading spaces (the minimum for greater than 2500 m<sup>2</sup> of Commercial gross floor area) with the site plan provided indicating 4 full size parking spaces. Commercial parking areas are required to meet certain standards specified in the Zoning Bylaw, including hard surfacing, grading, drainage, and delineation (painted lines) of parking spaces, which the applicant intends to comply with.

### CONCLUSION

OCP policies under the HC designation support C-6 zoning and the proposed *hotel* use. The subject parcel is considered by staff to be well-suited for *hotel* use, being within close proximity to the Trans Canada Highway, downtown, as well as the recreation centre and arena. The proposed C-6 zoning of the subject property is consistent with OCP and therefore supported by staff.



Prepared by: Chris Larson, MCP  
Planning and Development Officer



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





0 35 70 140 210 280 Meters



Subject Parcel



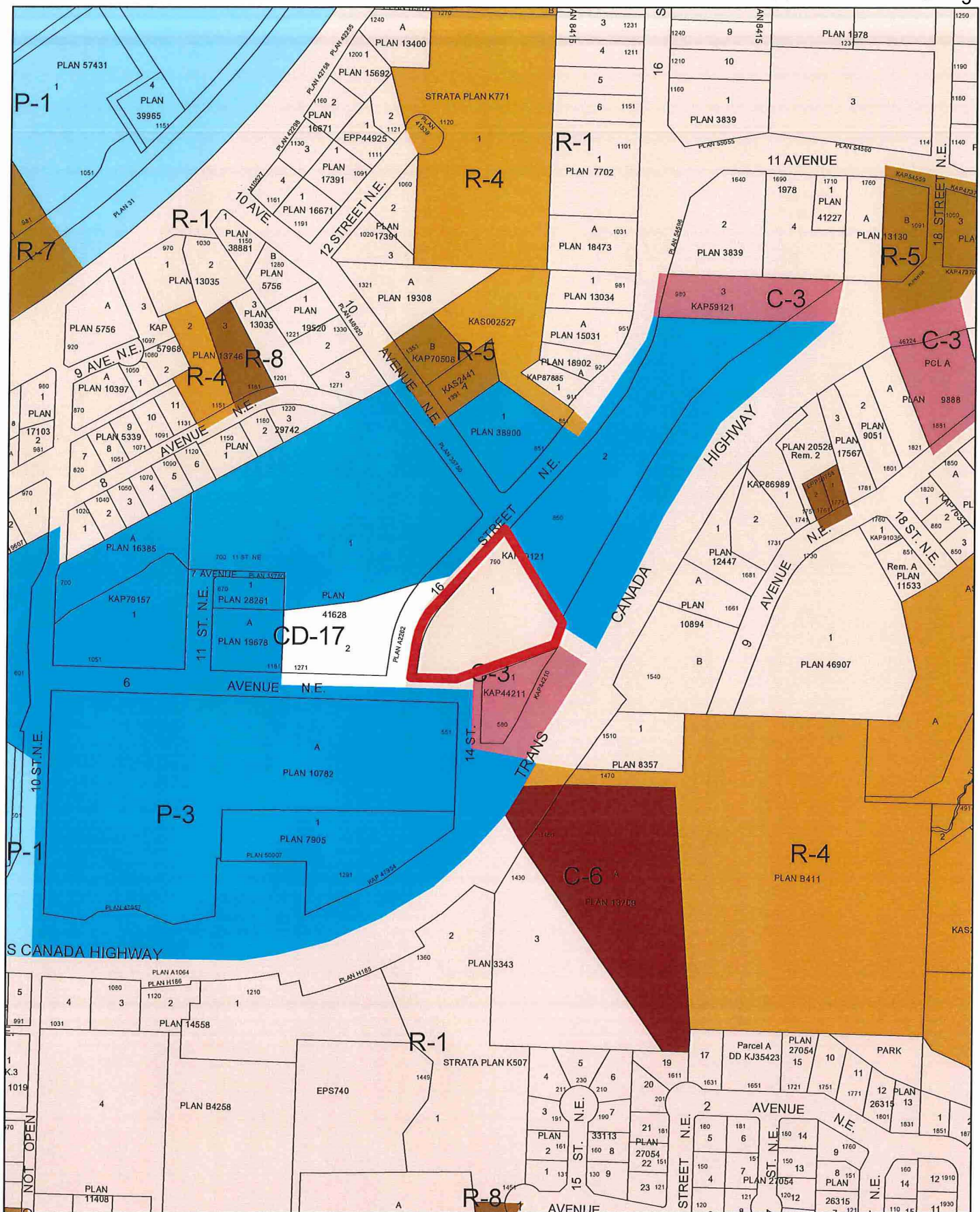


0 10 20 40 60 80 Meters



Subject Parcel





0 35 70 140 210 280 Meters



Subject Parcel





View east from 6 Avenue NE, with subject parcel at centre and highway visible in background.



View north-east of fenced subject parcel from the corner of 6 Avenue NE and 16 Street NE.



View south of the fenced subject parcel from 16 Street NE.

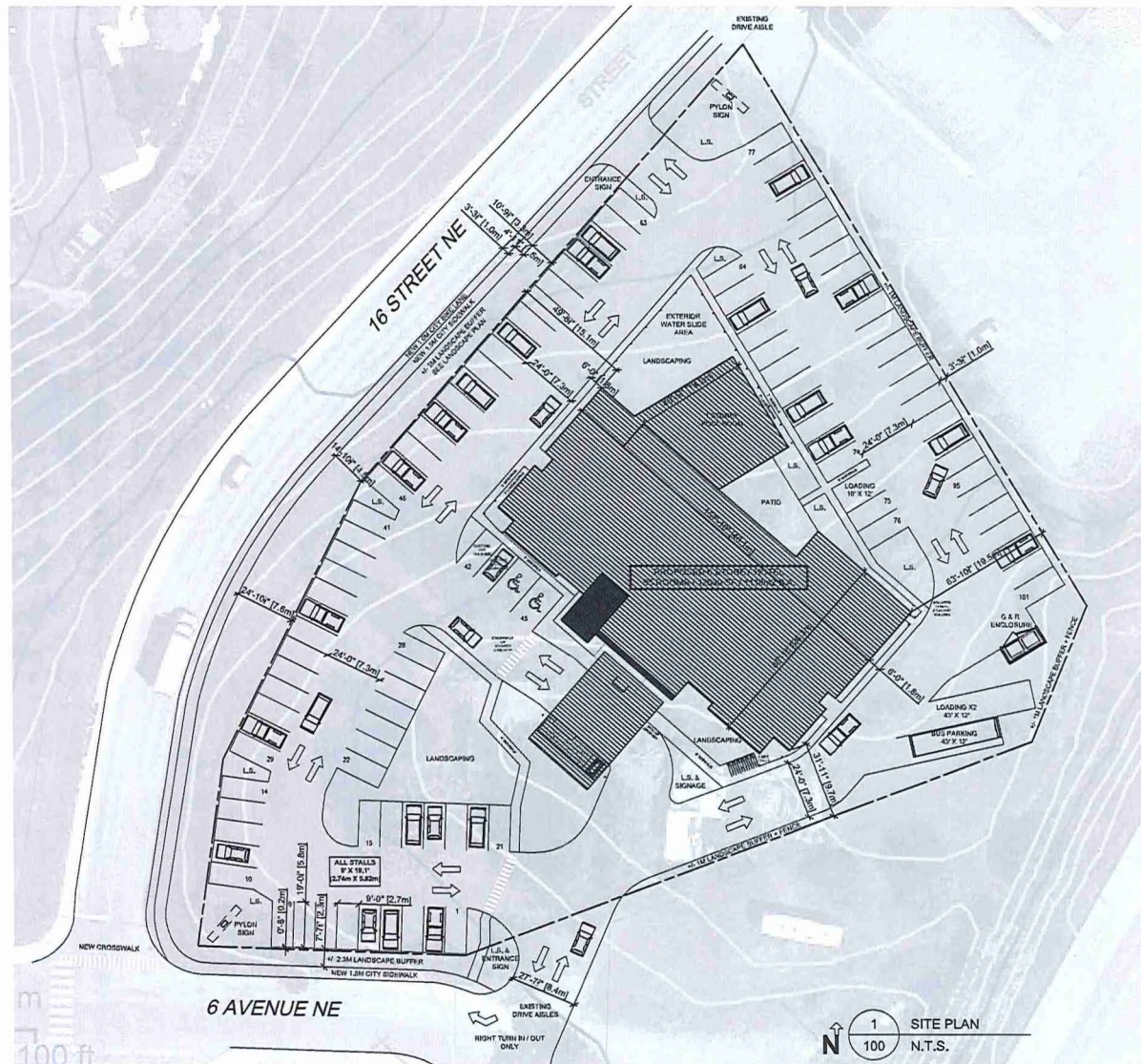


Google streetview image looking north-east from highway.



Google streetview image looking south-west from highway.





THIS DRAWING MUST NOT BE SCALED. VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK.	VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER.
REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.	THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER. ANY REPRODUCTION MUST BEAR THEIR NAME AS DESIGNER.

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ISSUED FOR  
DEVELOPMENT  
PERMIT

	2. ISSUANCE OF DEVELOPMENT PERMIT SUMMARY
DATE:	3. REVISION TO DEVELOPMENT PERMIT

**HOLLYPARK HOTELS CORPORATION**  
**FAIRFIELD INN & SUITES BY**  
**MARRIOTT HOTEL**  
**790 16 STREET NE, SALMON ARM, BC**



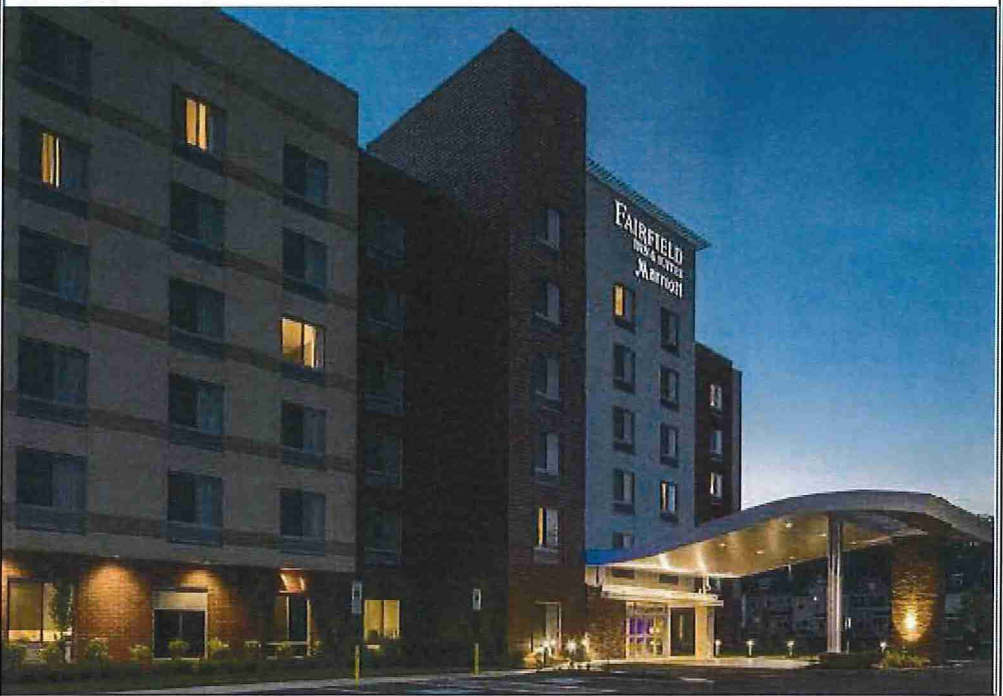
## SITE PLAN

Start Dates  
Jul. 2017

End Date: 7/7/21

100

## CONCEPTUAL RENDERINGS



HOLLYPARK HOTELS CORPORATION  
 FAIRFIELD INN & SUITES BY  
 MARRIOTT HOTEL  
 780 16 STREET NE, SALMON ARM, B.C.



FAIRFIELD  
 INN & SUITES  
 Marriott

COVER  
 SHEET



BRITISH  
COLUMBIA

Ministry of Transportation  
and Infrastructure

**DEVELOPMENT APPROVALS  
PRELIMINARY BYLAW  
COMMUNICATION**

Your File #: ZON-1110  
eDAS File #: 2017-06187  
Date: Oct/12/2017

City of Salmon Arm Development Services  
500 2nd Avenue NE  
PO Box 40  
Salmon Arm, BC V1E 4N2  
Canada

Attention: City of Salmon Arm Development Services

**Re: Proposed Bylaw for:** Lot 1 Section 13 Township 20 Range 10 W6M KDYD  
Plan KAP59121 - 790 16th Street NE, Salmon Arm

Thank you for the opportunity to provide comments on the above noted rezoning.

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, as the Ministry's interests are unaffected.

If you have any questions please feel free to call Elizabeth KEAM at (250) 833-7404.  
Yours truly,

Elizabeth KEAM  
District Development Technician

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





*City of Salmon Arm*

*Development Services Department Memorandum*

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TO: Her Worship Mayor Cooper and Members of Council

DATE: November 15, 2017

SUBJECT: Variance Permit Application No. VP-467 (Servicing)  
 Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP74719  
 Civic Address: 2670 - 10 Avenue (TCH) SW  
 Owner: 581835 BC Ltd.  
 Applicant: Lawson Engineering and Development Services Ltd.

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**MOTION FOR CONSIDERATION**

**THAT:** Development Variance Permit No. VP-467 be authorized for issuance on Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP74719, which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 by waiving the requirement to upgrade the Trans Canada Highway frontage road;

**AND THAT:** Development Variance Permit No. VP-467 be applicable for the two buildings shown on Schedule A for the two (2) year duration of the Permit.

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**STAFF RECOMMENDATION**

**THAT:** The motion for consideration be defeated;

**AND THAT:** The \$108,331 cash in lieu provided by the applicant for frontage road improvements be held as a security bond until such time that the Ministry of Transportation and Infrastructure provides definitive confirmation that it will complete the required frontage road works as part of the Trans Canada Highway improvement project.

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**PROPOSAL**

The subject property is located at 2670 - 10 Avenue (TCH) SW and is under development for an expanded boat storage commercial business. Schedule A - site plan is attached as APPENDIX 1.

The owner's variance request is asking Council to waive the requirement of the City's Subdivision and Development Servicing Bylaw to upgrade the TCH frontage road; approval of which would authorize the return of a \$108,331 servicing bond to the owner that was necessary to issue the Building Permit for the development.

Mapping and the sketch plan of subdivision for the approved and recently registered boundary adjustment is attached as APPENDIX 2. Application rationale provided is attached as APPENDIX 3.

**BACKGROUND**

The property was recently created from a boundary adjustment subdivision and rezoned from Agricultural (A-1) to Service Commercial (C-3) through zoning application ZON-1097. The new lot now encompasses the Boathouse business, and access is via the developed frontage road near the northwest corner.

The Building Permit for the new 1,951 m<sup>2</sup> (21,000 ft<sup>2</sup>) building was issued prior to the boundary adjustment and rezoning. As a requirement to issue the Building Permit, the applicant bonded for the offsite costs necessary to construct the TCH frontage road portion of the former property frontage (i.e. not including the frontage of the former Boathouse lot). Cost estimates provided by the applicant are attached as APPENDIX 4. Note that if the boundary adjustment had been completed prior to the Building Permit issuance, the estimated cost to complete the frontage road would have been approximately \$220,000.

The undeveloped frontage road is part of the larger Ministry of Transportation and Infrastructure (MOTI) TCH improvement project. A related letter provided by MOTI to the former property owner is attached for reference as APPENDIX 5. While the letter provides some degree of confidence that the 4-laning project will proceed and be completed by MOTI, the letter does not provide complete certainty in staff's view.

The site plan provided shows a second, smaller storage building, which is proposed for future expansion and boat storage. With the new property now zoned C-3, the owner is aware that approval of a form and character Development Permit will be required prior to future development on the property, including the second commercial storage building. Furthermore, if Council approves the motion for consideration, Development Variance Permit No. 467 would lapse two years from the date of issuance. In that scenario, the owner would not be required to upgrade the TCH frontage or post a cash bond in lieu of upgrades if the second storage building is constructed within that two year time frame, and assuming MOTI has not committed to the project.

## COMMENTS

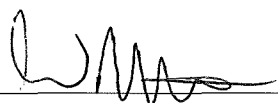
### Engineering Department

#### APPENDIX 6.

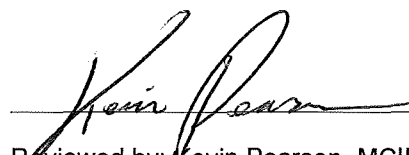
### Planning Department

Staff is fairly confident that the Province/ MOTI will commit to completing the TCH project, including all associated frontage road upgrades. If Council approves the variance request, staff believes there is a low risk that the TCH project in Salmon Arm would be cancelled. Without complete certainty however, staff is unable to recommend supporting the variance for the following reasons:

1. Other businesses and properties along the TCH frontage road have been required to upgrade;
2. If the Salmon Arm TCH project is cancelled (however unlikely that may sound), the City would eventually come under pressure to complete the necessary works and services; and
3. With the new property area and expanded frontage, the \$108,331 bond provided by the owner would only cover approximately half of the cost in today's prices to complete the entire frontage of the subject property.

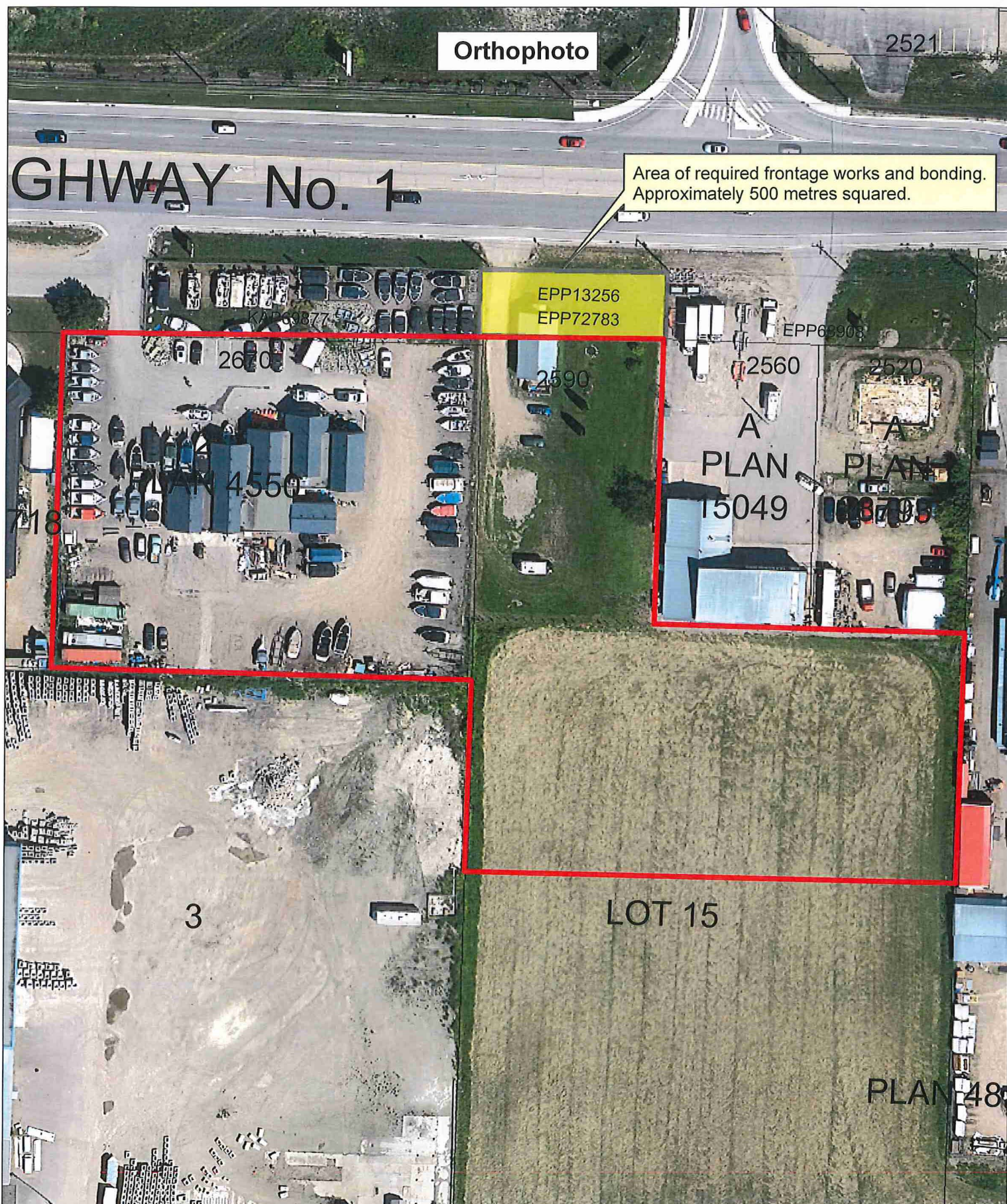


Prepared by: Wesley Miles, MCIP, RPP  
Planning and Development Officer



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





0 10 20 30 40  
Meters

 Subject Parcel





TRANS CANADA HWY  
SALMON ARM, BC  
PLAN 481, LOT 15

## DEVELOPMENT LANDSCAPING

PROJECT No. **85-1**

SHEET 3 of 3

OBG. No.	1-1	REV	0
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SMART CENTRE  
SITE

TRANS-CANADA HIGHWAY

25th ST SW

SWITSEMALPH #7

9 AVENUE SW

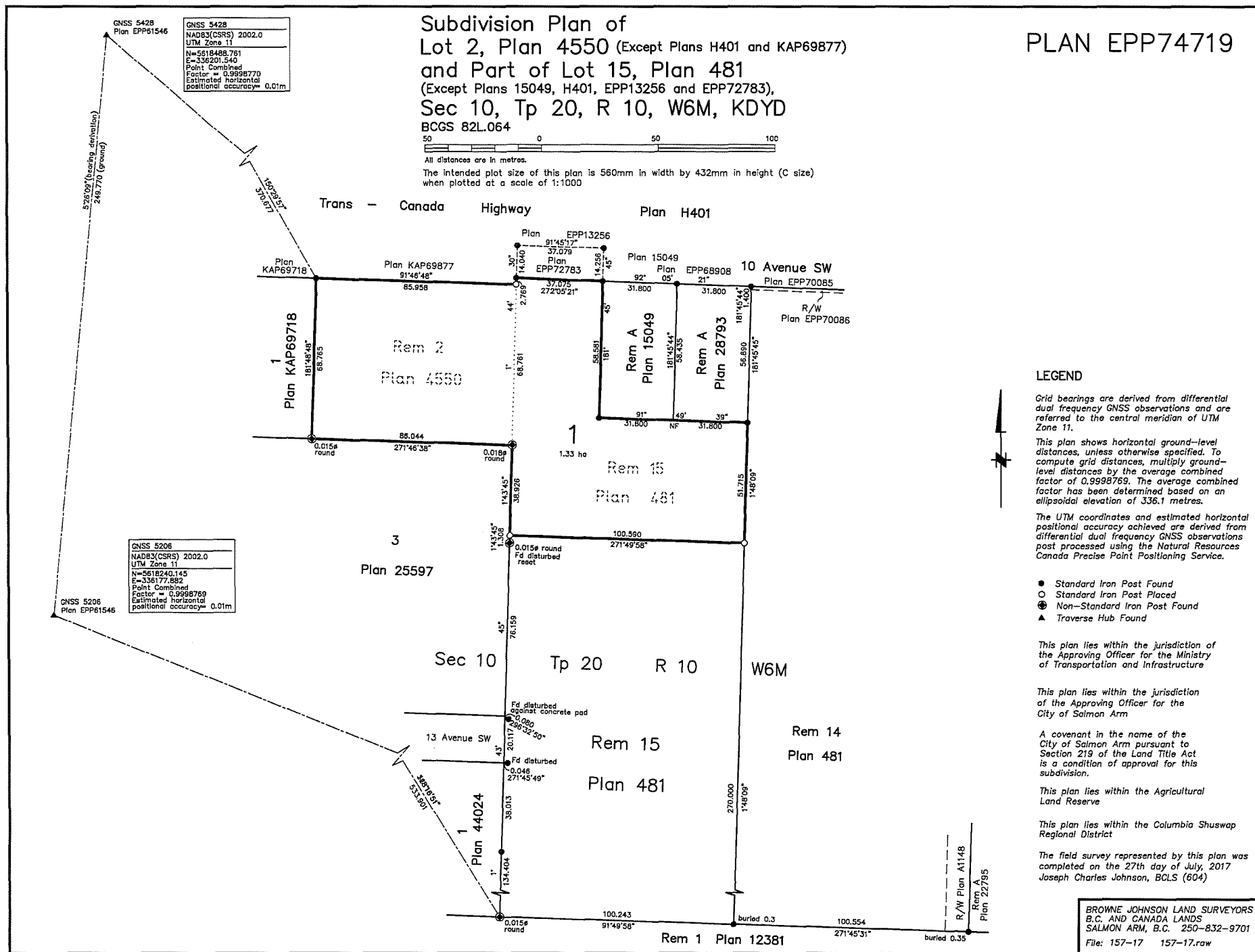
NORTH FRONTAGE

SOUTH FRONTAGE RD

10 AVENUE SW

30th ST SW









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

Thursday, August 17, 2017

Kevin Pearson, Approving Officer  
City of Salmon Arm  
500 2 Avenue NE  
Salmon Arm, BC V1E 4N2

**RE: Development Permit Application for 2590 10<sup>th</sup> Ave SW (TCH)**

Attention: Mr. Kevin Pearson,

**Introduction**

Lawson Engineering and Development Services Ltd. ("LEDS") was retained by the Boathouse Marine and Leisure (c/o Brian McBride) ("Developer") to prepare the development permit application and necessary documents to facilitate the development of the Boathouse property expansion. The Developer has recently purchased approximately 1.9 acres directly to the east of the existing Boathouse property. This property was recently part of a parcel line adjustment and was just re-zoned to its C-3 designation.

The Developer is now proceeding with development plans on the property in accordance with its C-3 zoning. The current development concept is to construct two cold storage buildings in the southernmost 51m of the property. The cold storage buildings would be used for boat storage, as required, by the Boathouse Marine and Leisure business. It is the Developers intention to construct the first building as soon as possible, and construct the second building in the Spring of 2018. Since the cold storage will be solely used for the benefit of the Boathouse Marine and Leisure and its storage needs, the area will be accessed from a secondary access via the current Boathouse property. The northern portion of the property will essentially remain unused, and will be considered in the future as "Phase 3" of the Boathouse Marine and Leisure development plans. It is unknown at this time what this portion of the property will be used for, so in the meantime the developers have proposed some site grading and landscaping measures to act as a buffer between the Trans-Canada Highway and the boat storage area.

**Landscaping**

Attached hereto, LEDS has prepared a general landscaping plan. This plan details the current plans for vegetation and buffering between the highway and boat storage area. As there are no imminent plans for development of the "front" portion of the property the developer is proposing modest grading and landscaping within the front building setbacks of the property, while also installing a 6' screened fence around the perimeter of the boat storage area. Future developments for the "front" portion of the property may include a commercial building, if plans for Phase 3 proceed the developer would then look to provide further landscaping details.

**Site Grading and Site Servicing**

In addition to the landscaping plan, LEDS has prepared a preliminary site servicing and site grading plan. This plan outlines the servicing requirements including new sanitary, storm and water services to this site, while decommissioning the existing inadequate services. There is not a current need for the sanitary and water services to site, as the buildings proposed are for cold storage only. Storm sewer will be required, and will be designed to carry predevelopment runoff flows coming from the cold storage building area. Two options for storm water control have been explored to date, the first being through onsite disposal



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

(two individual rock pits), and the second being an underground storm-water detention system. Through the detailed design stage, the storm-water system will be finalized.

Due to the proximity of this property to the water table, and the floodplains of the Salmon River, minimum building heights are to be considered. The City of Salmon Arm Zoning Bylaw has floodplain provisions that dictate minimum building heights. It is our understanding that this area of town is subject to the minimum building heights regulated by the Salmon River Flood Plain, which is 3m above the natural boundary, or 353.00m GSC. For Phase 1 and 2 of this proposed development, i.e. the cold storage buildings, the Developers are exempt from this requirement. That said, if any future developments were to occur in the front portion of this property, site grading should be considered and any future commercial building may need to ensure that it is constructed above the 353.00m elevation. Therefore, we are proposing to lift the original ground elevation of the cold storage building site to match the elevation of the current Boathouse parking lot height.

### Proposed Variances

With respect to the City of Salmon Arm Engineering Referral, dated May 31, 2017, and regarding the servicing requirements at this site, LEDS and the Developer are proposing the following variances.

Variance to the Subdivision and Development Servicing Bylaw No. 4163 Section 4.0:

1. Waive the requirement to construct the frontage road across the subject parcel frontage, and defer the improvements to the time of Phase 3, or the construction of any commercial building on the front portion of this parcel.
  - As outlined in the engineering referral a future frontage road is designated across the subject frontage, but the works are part of an approved MoTI project. The engineering department outlines that the frontage improvements are not required as part of any future development on this site, unless the MoTI chooses not to proceed with this project.
  - The previous owner of this site did receive a letter from the MoTI dated May 17, 2017 indicating their desire to proceed with this construction.
  - Deferring these frontage improvements would allow the developer time to ensure that these frontage improvements are completed by the MoTI, while also giving the City of Salmon Arm more time to ensure that it is completed before further development of this site is completed. Should the MoTI project get denied, then the developer would be responsible for these upgrades.

### Conclusions

LEDS and the Developer feel this development proposal and phased development plan is a good fit along the highway corridor. The cold storage buildings will provide a long time Salmon Arm business with the expanded area it requires, while the proposed screening and landscaping will ensure that the site is kept out of the visual eye of our highway traffic. As the front area of the property will remain unused at this time, it will allow for future development concepts and opportunities for the Developer to explore moving forward.





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

We trust that this assessment satisfies your present requirements. Should you have any questions or comments, please contact our office at your convenience.

Best Regards,

Lawson Engineering and Development Services Ltd.

A handwritten signature in black ink, appearing to be "BLM", written over a light blue horizontal line.

Blake Lawson, P.Eng  
Project Engineer  
[blake@lawsondevelopments.com](mailto:blake@lawsondevelopments.com)

Attachments:

- Overall Site Servicing and Site Grading Plan (S1/GR1)
- Landscaping Plan (L-1)

## BOAT HOUSE EXPANSION - FRONTAGE IMPROVEMENTS (2590 Trans Canada Hwy)

4-Oct-17

## CLASS 'C' OPINION OF PROBABLE COSTS

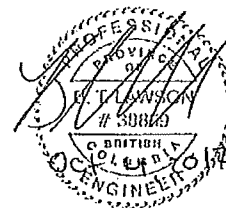
SCHEDULE OF APPROXIMATE QUANTITIES AND UNIT PRICES  
(\*Denotes Nominal Quantity)

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
<b>1.0</b>	<b>ROADS AND EARTHWORKS</b>				
	<b>SECTION 4</b>				
	Supply & Install, Complete				
1.1	Supply & Install Asphalt (100mm - 2 lifts)	m2	400 *	45.00	18,000.00
1.2	Supply & Place 75mm WGB Sub-Base Agg.	m3	230 *	45.00	10,350.00
1.3	Supply & Place 25mm WGB Base Aggregate	m3	45 *	85.00	3,825.00
1.4	Common Excavation & Disposal	m3	240 *	26.00	6,240.00
1.5	Import Structural Fill	m3	150 *	35.00	5,250.00
<b>2.0</b>	<b>STORM WATER</b>				
	<b>SECTION 7</b>				
	Supply & Install, Complete				
2.1	Supply & Install Catch Basin c/w Lead	ea.	1 *	3,500.00	3,500.00
<b>3.0</b>	<b>CONCRETE, CURB, GUTTERS, SIDEWALKS</b>				
	<b>SECTION 4</b>				
	Supply, & Install Complete				
3.1	Supply & Install Curb & Gutter (CGS-1)	m	75 *	94.00	7,050.00
3.2	Supply & Install Concrete Sidewalk	m2	75 *	92.00	6,900.00
<b>4.0</b>	<b>STREET LIGHTING</b>				
	<b>SECTION 8</b>				
4.1	Supply & Install Davit Light	ea	1 *	6,500.00	6,500.00
4.2	Supply & Install 38Ø Duct c/w Conductor	m	37 *	50.00	1,850.00
<b>5.0</b>	<b>LANDSCAPING</b>				
	<b>SECTION 10</b>				
	Supply, & Install Complete				
5.1	Boulevard Grading and Shouldering	m	37 *	40.00	1,480.00
5.2	Landscaping/Hydroseed	LS	LS *	2,500.00	2,500.00

## CLASS 'C' OPINION OF PROBABLE COSTS

Page 2

Item No.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
	<b>SUMMARY</b>				
1.0	ROADS & EARTHWORKS				\$ 43,665.00
2.0	STORM WATER				\$ 3,500.00
3.0	CONCRETE, CURB, GUTTERS, SIDEWALKS				\$ 13,950.00
4.0	STREET LIGHTING				\$ 8,350.00
5.0	LANDSCAPING				\$ 3,980.00
	<b>SUB TOTAL</b>				\$ 73,445.00
A	ENGINEERING AND CONTINGENCY (15%)				\$ 11,016.75
B	MATERIALS TESTING (3%)				\$ 2,203.35
	<b>TOTAL</b>				\$ 86,665.10
	1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.			x 125 %	\$ 108,331.38
	2) Unit Prices are Influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.				



From: STEVE KOSA stevepkosa@shaw.ca  
 Subject: Fwd: Salmon Arm - Blackburn 2590 Letter  
 Date: May 19, 2017 at 10:06 AM  
 To: linburn@telus.net



Lindsay - please refer to the attached

Steve  
 250 709 5623



Our File No.: PS733420

May 18th, 2017

Lindsay Blackburn and Bonnie Gavin  
 PO Box 311  
 Salmon Arm, B.C.  
 V1E 4N5

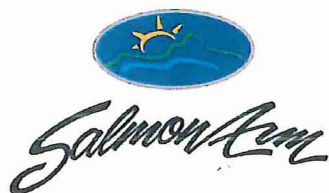
Re: Address: 2590 - 10 Ave. SW, Salmon Arm, BC  
 Legal Description: Lot 15 Section 10 Township 20 Range 10 West Of The 6<sup>th</sup>  
 Meridian Kamloops Division Yale District Plan 481 Except  
 Plans 15049, H401 And EPP13256  
 Project: TCH NO. 1 (4-Laning), 30th Street - 10<sup>th</sup> ST. SW, SALMON  
 ARM, B.C.

Please be advised that during Project construction the Province and their contractors will undertake to construct all undersurface and surface installations necessary and pertinent to the function and operation of the TCH NO. 1 (4-Laning) Project within the road corridor along the Trans Canada Hwy and the frontage road area of 2590 - 10<sup>th</sup> Ave. SW. This will include storm, sanitary, water, gas, hydro, telephone service utilities being reconnected at existing locations along the frontage road. Construction will be per design plans that will be provided in the Project tender package. The Province's commitment to proceed with construction (noted herein) remains contingent upon the Province attaining all necessary approvals associated with the Project. Design and plan specifications may be subject to change subsequent to the date of this correspondence.

If you have any further questions, I can be reached at (250) 371-3864 or by email at Darren.Lincoln@gov.bc.ca.

Yours truly,  


Darren Lincoln RISC  
 Manager, Property Services



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

TO: Kevin Pearson, Director of Development Services  
 DATE: October 18, 2017  
 PREPARED BY: Chris Moore, Engineering Assistant  
 OWNER: **L. Blackburn, B. Gavin & 581835 BC Ltd.**  
 APPLICANT / AGENT: Lawson Engineering & Development Services Ltd  
 SUBJECT: **Variance Request VP- 467**  
 LEGAL: Lot 15, Section 10, Township 20, Range 10, W6M, KDYD, Plan  
 481, Except Plans 15049, H401, EPP13256 & EPP72783  
 CIVIC: **2590 – 10 Avenue (TCH) SW**

Further to your referral dated September 19, 2017, the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

The applicant is requesting to vary City of Salmon Arm Subdivision and Development Servicing Bylaw (SDSB) No 4163.

**1. Waive the requirement to carry out Frontage Improvement Works along the frontage onto 10 Ave (TCH) SW**

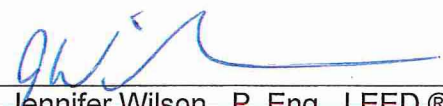
The SDSB requires that upon development of the property, all works and services specified by the bylaw be constructed across the frontage of the property. The subject property fronts onto 10 Ave (TCH) SW and as such the developer is required to construct the frontage access road. However, the Ministry of Transport and Infrastructure (MOTI) has identified these frontage works as being part of the Four Laning of the TCH in this location. A detailed design has been completed, but although indications are that MOTI plan to proceed, final confirmation of this has yet to be received.

**Recommendation:**

**Engineering Department recommends that the request to waive the requirement to carry out Frontage Improvement Works along the frontage onto 10 Ave (TCH) SW be denied.**

The Engineering Department is currently holding full bonding for these works under the Building Permit. We recommend that this security is not released until confirmation has been received from MOTI that they will be proceeding with construction of the frontage road.

  
 Chris Moore  
 Engineering Assistant

  
 Jennifer Wilson, P. Eng., LEED® AP  
 City Engineer

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