



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, March 21, 2022
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1 – 32	1.	Development Permit Application No. DP-438 [McGregor, D./Elidoros, B.; 1910 11 Avenue NE; 15 Unit – High Density Residential]
33 – 44	2.	Development Variance Permit Application No. VP-551 [Marshall, R. & N.; 1920 2 Avenue SE; Setback requirements]
45 – 56	3.	Development Variance Permit Application No. VP-543 [0191711 BC Ltd./Dorward, C.; 4191 Auto Road SE; Servicing requirements]
57 – 72	4.	Zoning Amendment Application No. ZON-1228 [Wild Blue Developments Ltd./Franklin Engineering Ltd.; 2220 10 Street SW; R-1 and A-2 to R-8]
73 – 80	5.	Zoning Amendment Application No. ZON-1232 [Dieleman, P. & J.; 6500 1 Avenue NW; A-2 to A-3]
81 – 88	6.	Zoning Amendment Application No. ZON-1235 [Bickle, J. & J.; 1241 25 Avenue SW; R-1 and R-9 to R-8]
	6.	FOR INFORMATION
	7.	CORRESPONDENCE
	8.	IN-CAMERA
	9.	ADJOURNMENT

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: March 15, 2022

SUBJECT: Development Permit Application No. DP-438 (15 Unit – High Density Residential)

Legal: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510, Except Plans 14376, 24326 and KAP48014

Civic: 1910 – 11 Avenue NE

Owner: D. McGregor

Applicant/Agent: B. Elidoros

STAFF RECOMMENDATION

- THAT:** Development Permit No. 438 be authorized for issuance for Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510, Except Plans 14376, 24326 and KAP48014 (1910 – 11 Avenue NE) in accordance with the attached drawings in Appendix 3;
- AND THAT:** Development Permit No. 438 include the following variance to Zoning Bylaw No. 2303:
- Section 10.9.1 – decrease the minimum front parcel line setback from 5.0 metres (16.4 feet) to 3.0 metres (9.8 feet) for proposed building/unit 01, as shown in the attached drawings in Appendix 3;
- AND THAT:** Development Permit No. 438 allow for the placement of fencing along the eastern and southern parcel lines to a maximum height of 8.0 feet (2.4 metres);
- AND FURTHER THAT:** Issuance of Development Permit No. 438 be withheld subject to the following:
1. Receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper's estimate for completion of the landscaping plan.

PROPOSAL

The subject parcel is located at 1910 – 11 Avenue NE (Appendix 1 and 2) and currently contains a single family dwelling. This application is to permit a new 15-unit residential development, as described in the letter of proposal and shown on the site plan and building elevations attached as Appendix 3.

BACKGROUND

The subject property is 0.695 acres, designated High Density Residential (HR) in the City's Official Community Plan (OCP), and is currently zoned R-5. The mix of zones in the immediate area consists of Residential zones mostly to the north, Institutional zones to the east and south, and Commercial zones to the west and further to the east (Appendix 4 and 5). Site photos are attached, as Appendix 6. The subject property has been under the consideration of Council recently, with OCP (HC - Highway Service/Tourist Commercial to HR - High Density Residential) and zoning (R-1 Single Family Residential Zone to R-5 High Density Residential Zone) applications approved in February 2021.

The four proposed buildings are of a traditional style with pitched rooflines, comprised of three (3) 4-plexes and one (1) triplex situated along a one-way access. With the three 4-plexes and the one triplex proposed from 10.98 to 11.16 metres tall, all buildings are below the 12 m maximum height that is permitted. While 19 parking spaces are required (1.25 spaces per dwelling unit), 45 are proposed (including garages).

There is one variance requested associated with the proposal to reduce the front parcel line setback from 5 m to 3 m along a portion of 11 Avenue NE, affecting the northeast corner of Building/Unit 01.

COMMENTS

Fire Department

No concerns.

Building Department

No concerns. All BCBC applicable code requirements must be adhered to at the building stage.

Engineering Department

Comments attached (Appendix 8).

Design Review Panel

With the proposal for a (medium) high density residential development, the application was referred to the Design Review Panel (DRP) for review. The DRP was supportive of the proposal, subject to the consideration of the following conditions 1) the inclusion of a screened and shared garbage/recycling area, 2) the inclusion of additional landscaping for privacy along the RCMP and TCH parcel lines, and 3) the inclusion of some enhancements to the exterior building's facades along the TCH and 11 Avenue NE. The February 23, 2022 DRP meeting minutes are attached, as Appendix 7.

Staff later met with the applicant to review the DRP's suggestions. The applicant indicated that the screened/shared garbage and recycling area would go on the southern portion of the property, between Buildings 2 and 4. In regards to the inclusion of additional landscaping for privacy along certain parcel lines, the applicant clarified that they intend to keep both the existing fencing and trees, both of which are already quite large and significant. Lastly, in terms of the inclusion of some enhancements to the exterior building's facades along the north and south elevations, the owner and applicant have provided staff with amended renderings, which are attached, as Appendix 9. These amended renderings now include a white exterior finish around the top floor window and an additional window on the main floor for the north elevation, with a white exterior finish around the top floor window but no additional window on the main floor for the south elevation (as this side is directly adjacent to the Trans Canada Highway, the owner and applicant wish to minimize any potential noise impact).

Planning Department

The surrounding neighbourhood has experienced some similar recent development(s) in the last number of years, with the addition of Copperview Corner at 2081 11 Avenue NE to the east back in 2017/2018 and a Development Permit also just recently being approved by Council for 1141 18 Street NE to the northwest back in June 2021. The subject parcel is located in an area well-suited for higher density residential development featuring developed sidewalks, greenways, bike and transit routes, being within close walking distance of the commercial node to the east, the recreation centre and arena, schools including Bastion Elementary, Salmon Arm Secondary (both campuses), and Okanagan College, as well as the City Centre and hospital just over 1 km to the west.

The proposed development is subject to the Zoning Bylaw and the guidelines of the "Residential Development Permit Area" as described in the OCP, suggesting characteristics under the topics of siting and building, landscape and screening, as well as access, circulation, and parking.

Siting and Building

The applicant is proposing a 15-unit residential development in the form of three 4-plex and one triplex buildings. The buildings will ultimately have a total combined footprint of 11,416.86 square feet in area (16,555.20 square feet would be permitted as per the zoning), situated along an access lane, with the separate buildings allowing for articulation and a reduced overall massing.

The building design is a traditional style with a variety of siding colours and traditional pitched rooflines. The building forms align with existing residential development in the area (such as Copperview Corner, for example). OCP Residential Development Permit Area policies 8.4.14 and 8.4.17 encourage varied facades and rooflines, which staff feel is achieved by the proposed design. The articulation of the facades and the relatively small size of the proposed buildings (3 level buildings, including garages) limit related impacts. The varied facade materials could be considered an enhancement. As such, and with the recent façade enhancements made by the owner/applicant, staff feel the design is now acceptable with respect to OCP guidelines.

A variance is requested to reduce the front parcel line setback from 5 m to 3 m along a portion of 11 Avenue NE to accommodate the northeast corner of one of the 4-plex buildings (Building/Unit 01). Staff view this request as reasonable and minor, taking into account the irregular lot shape and associated setbacks (including a/the 4.5 m MOTI setback on the south end of the property), the large area of dedicated City boulevard on the north end of the property, and what would appear to be a minor-to-no potential for impact on adjacent developments.

Access and Parking Area

The subject property is an interior parcel with singular 1-way vehicle access proposed via 11 Avenue NE to the north. The 45 parking spaces as proposed exceeds the 19 required (1.25 parking spaces per dwelling unit) as specified by the Zoning Bylaw. Given the lack of street parking at this location, staff feel this additional parking proposed will be well-used and appreciate its inclusion.

Landscape and Screening

The landscape plan (Appendix 3) prescribes a range of shrubs, perennials, and trees for screening predominately along the front parcel line (both in and out of the City boulevard), as well as decorative ground cover throughout the property, which staff view as aligned with OCP guidelines. In addition, although there is some existing vegetation and fencing to the east on the adjacent RCMP property, staff recommend that the owner/applicant provide some additional vegetation along the east parcel line to limit the amount of light pollution from the adjacent property. That being said, the applicant has also included open garden areas for each unit, which may be used for screening if necessary.

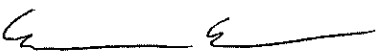
Height and Density

In reference to Zoning Bylaw regulations, the proposed 10.98 to 11.16 metre building heights would likely be considered favourable relative to surrounding development in comparison to a maximum permitted height of 12 m, which may be increased to 15 m with the amenity of rental housing.

The maximum residential density permitted under R-5 zoning is 40 dwelling units per acre of land. The resulting maximum density permitted is 28 units based on the area (0.695 acres) of the subject parcel. With a density bonus under R-5 zoning for the provision of rental units, the maximum number of units can be increased (the minimum residential density permitted under R-5 zoning is three (3) units in the form of a triplex). Fifteen (15) units are proposed.

CONCLUSION

Staff recommend approval of Development Permit No. 438 and the associated variance.


Prepared by: Evan Chorlton
Planner I


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

Subject Property Map

APPENDIX 1



18 STREET NE

1050

1910

1141

P5



0 3.75 7.5 15 22.5 30 Meters

 Subject Property
 Parcels

Letter of Proposal

'Hillside Terrace' 1910 – 11th Ave NE, Salmon Arm, BC

The proposal is to build 15 'family-friendly' townhomes, where rentals will be allowed, and where strata fees will be kept in check due to low maintenance yards.

The complex's entrance with split-rail fence is intended to pay tribute to the original house that was on the property by offering a heritage feel. The vintage look has also been incorporated into the townhouse design, including interior color pallet, and carried through to the unit's individual exterior colours which are intended to offer the feel of an individual home.

Units will have forced-air heat, central air, 21' long driveways, and 20' backyard depths. Tandem garages will measure just shy of 40' in length which will offer plenty of space for vehicles and storage.

All units will have a bright kitchen, and will feature an 8' island complete with beverage fridge. Owners will have the ability to pick from either a gas or electric range, as both will be plumbed. Eight of the units will be 3 bedrooms, and seven of the units will be 2 bedroom & den. Each unit will have 3 bathrooms (a powder on the main, a full bathroom on the upper, and a 3-piece off the master). Outside units will also have a gas fireplace in the living room.

Each yard will be fenced, and will contain a 9' x 9' concrete patio, artificial turf, and an area designed specifically to encourage one's own garden, whether it is flowers, or vegetables. And eight of the units (on the west-side) will have a deck off the kitchen as well.

Thank you,

Debbie McGregor & Brian Elidoros
Hillside Terrace

PO Box 10023
Salmon Arm, BC
V1E 3B9

January 23rd, 2022

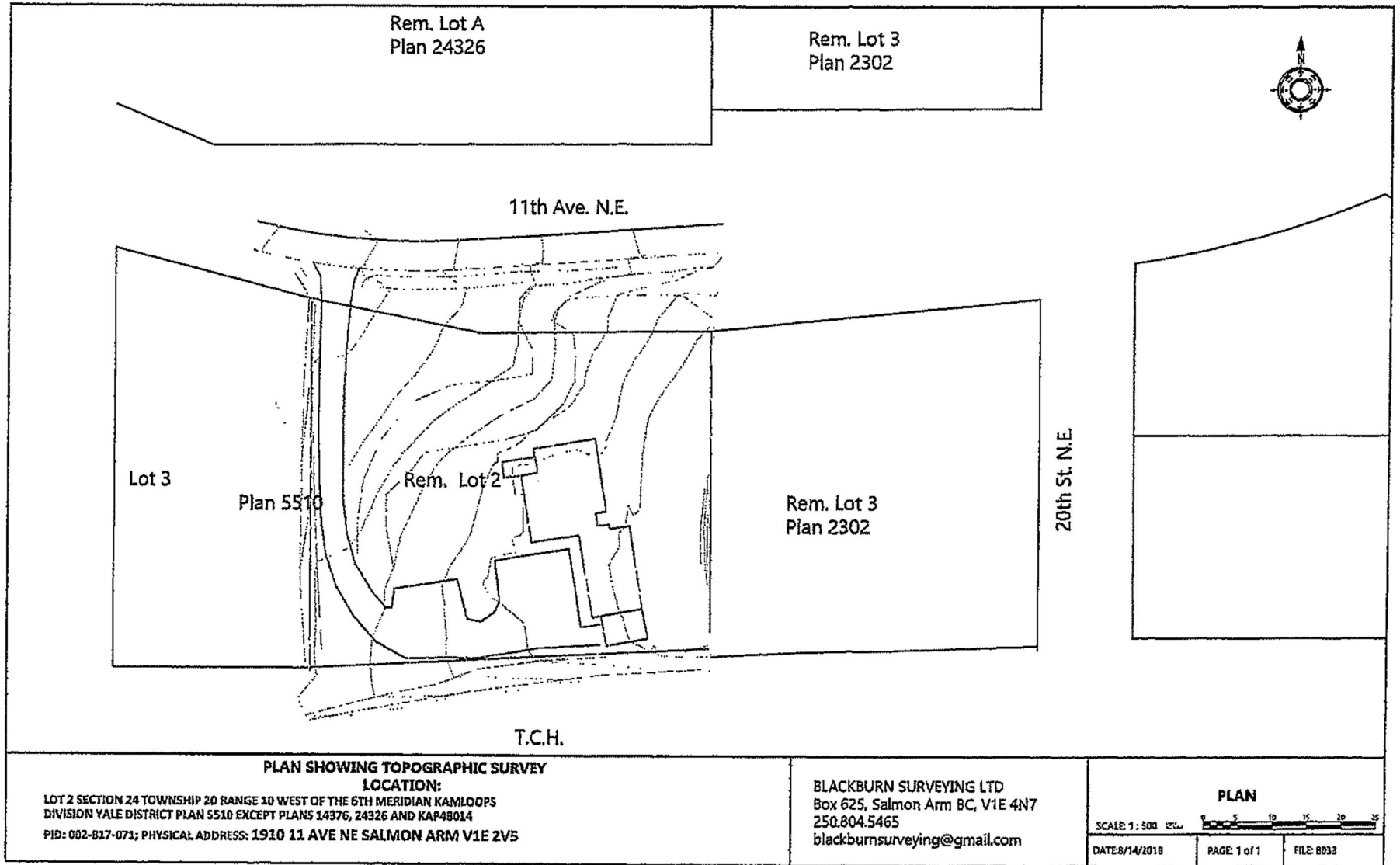
To: City of Salmon Arm

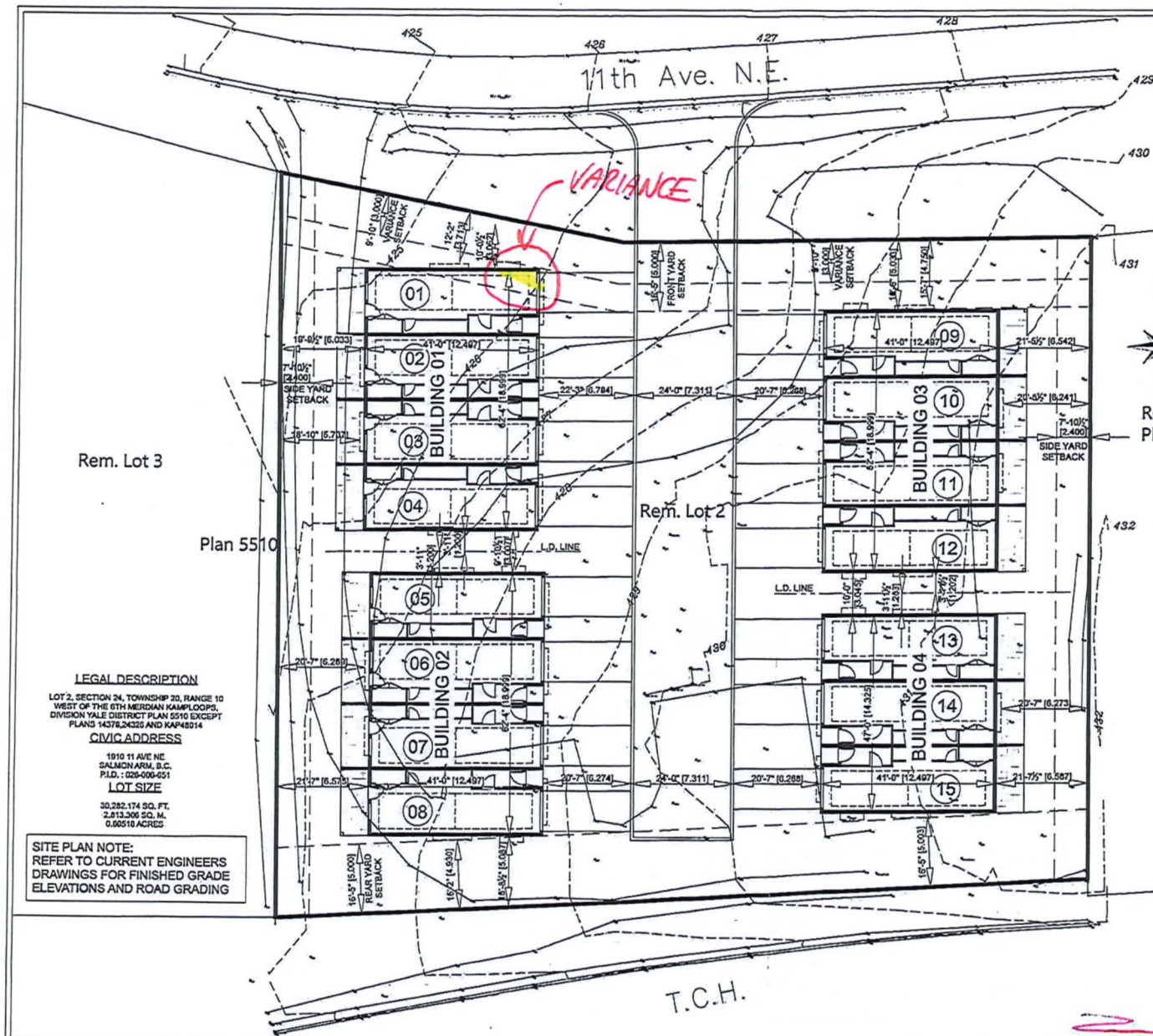
Re: Proposed Variance for Hillside Terrace – Bldg. 1 (1910 – 11th Ave NE)

We are requesting a variance to reduce the side set-back, at the front/north-side of building 1, from 5 meters to 3 meters, in order to accommodate Building 1.

Thank you,

Debbie McGregor &
Brian Elidoros





ZONING: R-5
 LOT COVERAGE - (MAX. ALLOWABLE: 55%)
 LOT SIZE: 30,282.174 SQ. FT. 2,813,306 SQ. M.
 ALLOWED: 30,282.174 SQ. FT. x 55% = 16,655,187 SQ. FT.
 BUILDING #1 MAIN FLOOR = 2,555.67 SQ. FT.
 BUILDING #1 PATIOS = 405.17 SQ. FT.
 BUILDING #1 OVERHANGS = 78.17 SQ. FT.
 BUILDING #2 MAIN FLOOR = 2,555.67 SQ. FT.
 BUILDING #2 PATIOS = 405.17 SQ. FT.
 BUILDING #2 OVERHANGS = 78.17 SQ. FT.
 BUILDING #3 MAIN FLOOR = 2,555.67 SQ. FT.
 BUILDING #3 PATIOS = 405.17 SQ. FT.
 BUILDING #3 OVERHANGS = 78.17 SQ. FT.
 BUILDING #4 MAIN FLOOR = 1,927 SQ. FT.
 BUILDING #4 PATIOS = 305.5 SQ. FT.
 BUILDING #4 OVERHANGS = 67.33 SQ. FT.
 TOTAL BUILDING AREA = 11,416.88 SQ. FT. x 30,282.174 SQ. FT. = 37.70%

ZONE INFORMATION
 DENSITY
 PERMITTED: 40.5 UNITS PER ACRE
 (0.68516 ACRES = 28.1)
 PROPOSED: 15
 HEIGHT
 PERMITTED: 12 m MAX HEIGHT
 SETBACK (NORTH - FRONT)
 PERMITTED: 3 m
 PROPOSED: 3 m VARIANCE
 SETBACK (EAST)
 PERMITTED: 2.4 m
 SETBACK (SOUTH - REAR)
 PERMITTED: 5 m
 SETBACK (WEST)
 PERMITTED: 2.4 m
 PARKING
 PERMITTED: 1.25 PER DWELLING UNIT
 (15 x 1.25 = 18.75)
 PROPOSED: 46

TOWNHOUSE UNIT FLOOR AREA BREAK DOWN

UNIT TYPE	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	TOTAL AREA
A	104.15 SQ. FT.	818.87 SQ. FT.	636.39 SQ. FT.	1,418.40 SQ. FT.
B	151.82 SQ. FT.	899.12 SQ. FT.	814.84 SQ. FT.	1,355.78 SQ. FT.

FLOOR AREA SUMMARY

UNIT TYPE	No. of BEDROOMS	No. of UNITS	FLOOR AREA	TOTAL AREA
A	3	8	1,418.40 SQ. FT.	11,347.20 SQ. FT.
B	2	7	1,355.78 SQ. FT.	9,490.46 SQ. FT.
TOTAL	-	15	-	20,837.66 SQ. FT.

ENERGY EFFICIENCY REQUIREMENTS AS OF DEC. 10 2014
 THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD FOR CLIMATE ZONE 5-7A, NORTH VANCOUVER ISLAND AND INTERIOR WITH NO H.V.A.C. (BCBC 2016 LATEST EDITION)

DRAWING INDEX

A-0.01	SITE PLAN
A-0.01	FOUNDATION PLAN
A-0.01	LOWER FLOOR PLAN
A-0.01	MAIN FLOOR PLAN
A-0.01	UPPER FLOOR PLAN
A-0.01	SECTIONS & ROOF PLAN
A-0.01	ELEVATIONS
A-0.01	ELEVATIONS
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A-0.01	FOUNDATION PLAN
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A-0.01	MAIN FLOOR PLAN
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A-0.01	UPPER FLOOR PLAN
A-0.01	SECTIONS & ROOF PLAN
A-0.01	ELEVATIONS
A-0.01	ELEVATIONS

LEGAL DESCRIPTION
 LOT 2, SECTION 24, TOWNSHIP 23, RANGE 10
 WEST OF THE 6TH MERIDIAN KAMLOOPS,
 DIVISION YALE DISTRICT PLAN 5510 EXCEPT
 PLANS 14378, 24320 AND KAP42014
CIVIC ADDRESS
 1910 11 AVE NE
 SALMON ARM, B.C.
 P.I.D.: 025-006-051
LOT SIZE
 30,282.174 SQ. FT.
 2,813,306 SQ. M.
 0.68516 ACRES

SITE PLAN NOTE:
 REFER TO CURRENT ENGINEERS
 DRAWINGS FOR FINISHED GRADE
 ELEVATIONS AND ROAD GRADING

REVISION TABLE

DATE	DESCRIPTION

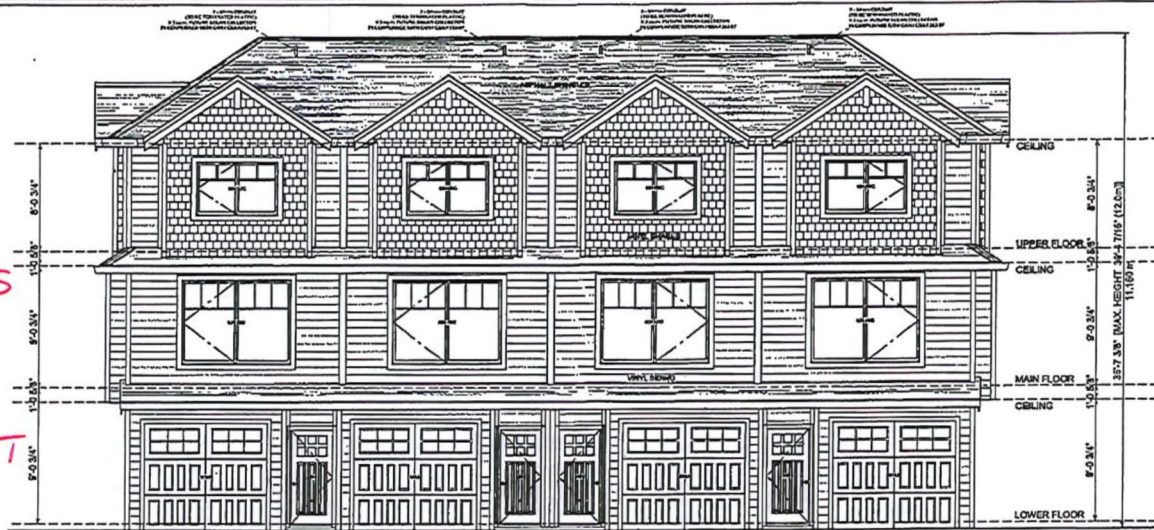
Future Home Designs
 www.futurehomedesigns.com
 1-877-867-7474
 1-907-867-7474
 Phone: (779) 299-9211

SITE PLAN

Project: Village Terrace Townhouses
 Client: Debbie McGregor
 Address: 1910 11 Ave NE, Salmon Arm

DRWN. BY:
 W.E.
DATE:
 2021-12-17
SCALE:
 3/32" = 1'0"
PAGE:
 1 OF 29
SHEET:
 A-0.01

TYPICAL
ELEVATIONS
FOR BUILDINGS
1-3
(ONLY HEIGHT
SLIGHTLY
VARIES)

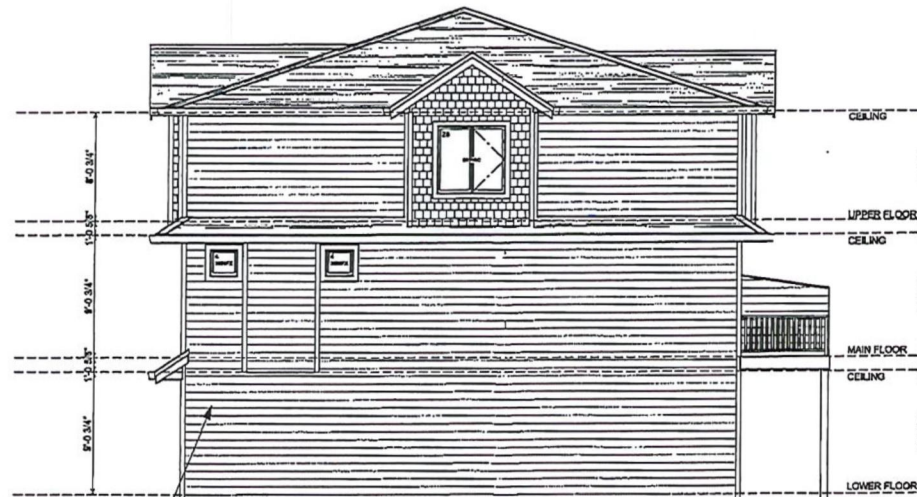


1 FRONT ELEVATION

NOTE: FLASHING OVER ALL UNPROTECTED OPENINGS
AND BETWEEN ALL DISSIMILAR MATERIAL.

ELEVATION NOTES:
REFER TO CURRENT ENGINEERS
DRAWINGS FOR FINISHED GRADE
ELEVATIONS AND ROAD GRADING

ENERGY EFFICIENCY REQUIREMENTS AS OF DEC. 18 2014
THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY
REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD FOR
CLIMATE ZONE 5 - 7A, NORTH VANCOUVER ISLAND AND INTERIOR
WITH NO H.V.A.C. (BCRC 2018 LATEST EDITION)



2 RIGHT ELEVATION

LIMITING DISTANCE = 3.713 m
EXPOSED WALL FACE = 1,180.48 sq. ft. (108.67 sq. m.)
MAX. ALLOWABLE OPENINGS : 11% = 129.85 sq. ft.
ACTUAL OPENINGS = 33 sq. ft. = 3,060.48 sq. ft.

BCRC 2018 Division B - Part 9
Table 9.10.16.4.1180.48
Over 100 m2, 3.5m LD = 11%

DATE: 2021-06-23

Future Home Designs
10000 100th Ave. Suite 100
Langley, BC V3A 7G3
Phone: (604) 288-8111
Cell: (604) 999-1111



BUILDING 1
ELEVATIONS

Project: Hillside Terrace Townhouses
Client: Debbie McGregor
Address: 1910 11 Ave NE, Salmon Arm

DRWN. BY:

W.E.

DATE:

2021-06-23

SCALE:

1/4" = 1' 0"

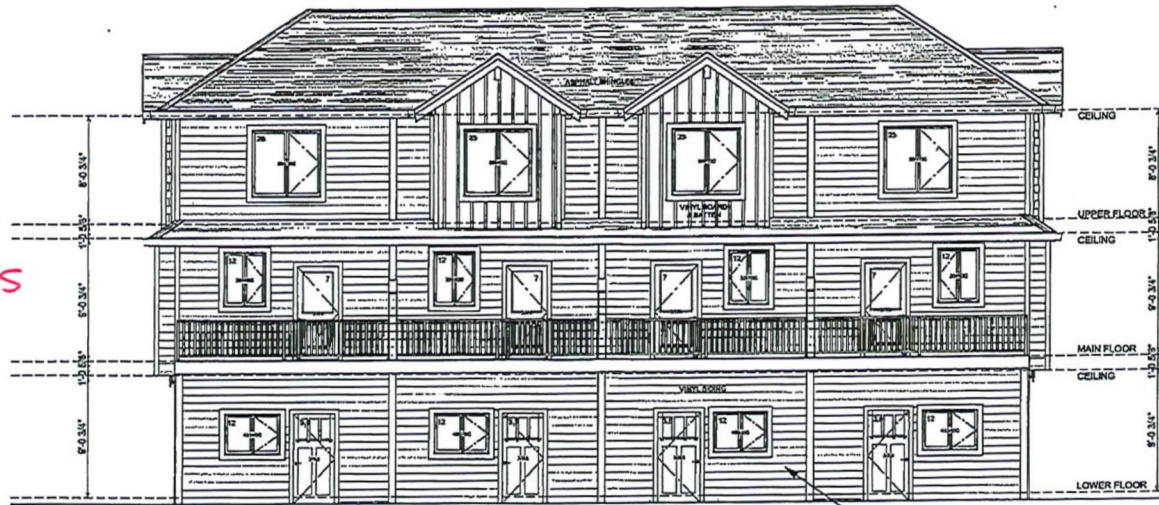
PAGE:

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SHEET:

A-1.06

TYPICAL
ELEVATIONS
FOR BUILDINGS
1-3



1 REAR ELEVATION

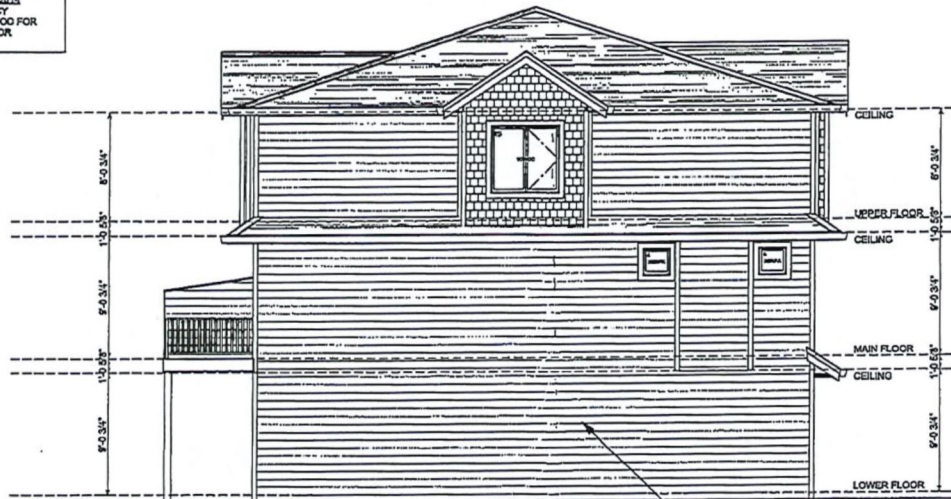
NOTE: FLASHING OVER ALL UNPROTECTED OPENINGS AND BETWEEN ALL DISSIMILAR MATERIAL.

ENERGY EFFICIENCY REQUIREMENTS AS OF DEC. 18, 2014
THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD FOR CLIMATE ZONE 5-7A, NORTH VANCOUVER ISLAND AND INTERIOR WITH NO H.R.V. (BCDC 2018 LATEST EDITION)

ELEVATION NOTES:
REFER TO CURRENT ENGINEERS DRAWINGS FOR FINISHED GRADE ELEVATIONS AND ROAD GRADING

LIMITING DISTANCE = 4.723 m
EXPOSED WALL FACE = 1,794.09 sq. ft. (165,731 sq. m.)
MAX. ALLOWABLE OPENINGS: 13.75% = 245,790 sq. ft.
ACTUAL OPENINGS = 238 sq. ft. = 1,794.83 = 13.281%

BCDC 2018 Division B - Part 9
Table 9.10.15.4.1180.45
Over 100 m², 4.6 m LD = 13.75%



2 LEFT ELEVATION

LIMITING DISTANCE = 1.340 m
EXPOSED WALL FACE = 1,180.45 sq. ft. (109,67 sq. m.)
MAX. ALLOWABLE OPENINGS: 7% = 82.63 sq. ft.
ACTUAL OPENINGS = 33 sq. ft. = 1,180.45 = 2.785%

BCDC 2018 Division B - Part 9
Table 9.10.15.4.1180.45
Over 100 m², 1.2 m LD = 7%

DATE: 2021-06-23

Future Home Designs
Email: futurehome@futurehome.com
14559 BC, V2A 7H3
Phone: (778) 246-2211
Cell: (604) 994-5116



BUILDING 1
ELEVATIONS

Project: Hislie Terrace Townhouses
Client: Debbie McGregor
Address: 1910 11 Ave NE, Salmon Arm

DRWN. BY:

W.E.

DATE:

2021-06-23

SCALE:

1/4" = 1' 0"

PAGE:

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SHEET:

A-1.07

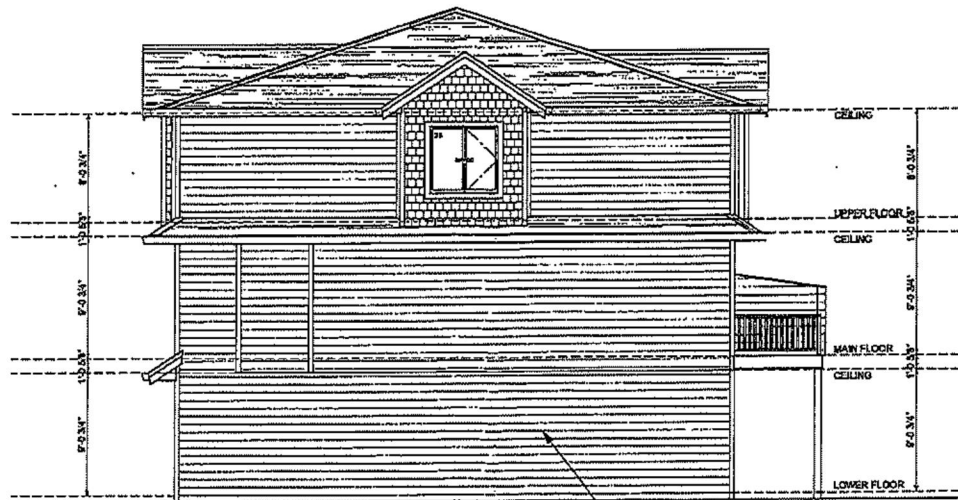


FRONT ELEVATION

NOTE: FLASHING OVER ALL UNPROTECTED OPENINGS
AND BETWEEN ALL DISSIMILAR MATERIAL

ENERGY EFFICIENCY REQUIREMENTS AS OF DEC. 31, 2014
THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY
REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD FOR
CLIMATE ZONE 6 - 7A, NORTH VANCOUVER ISLAND AND INTERIOR
WITH NO H.V. (BCBC 2015 LATEST EDITION)

ELEVATION NOTES:
REFER TO CURRENT ENGINEERS
DRAWINGS FOR FINISHED GRADE
ELEVATIONS AND ROAD GRADING



RIGHT ELEVATION

Limiting Distance = 4.911 m
Exposed Wall Face = 1,182.49 sq. ft. (109.67 sq. ft.)
Max. Allowable Openings: 12% = 141.895 sq. ft.
Actual Openings = 25 sq. ft. = 1,190.48 = 2.117%

BCBC 2015 Division B - Part 9
Table B.10.13.4.1 (B0.48)
Over 100 m², 4.9m LD = 12%

DATE	DESCRIPTION

Future Home Designs
2031 Duxton Way
Vancouver, BC V6J 1A1
Phone: 604-274-1201
Fax: 604-274-1202
Email: info@futurehome.com
Web: www.futurehome.com



BUILDING 4 ELEVATIONS

Project: Hillside Terrace Townhouses
Client: Debbie McGregor
Address: 1910 11 Ave NE, Sahnon Arm

DRWN. BY:	
W.E.	
DATE:	2021-06-23
SCALE:	1/4" = 1' 0"
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HILLSIDE TERRACE - NOVEMBER 9, 2021

Sign for Hillside Terrace will be 40" wide x 50" height. The font will be in a maroon colour, and the background will be a light cream. The sign will be made of a metal and wood application, and will be attached between the two posts.





PROJECT:
Hillside Terrace Townhouses

ADDRESS:
1910 11th Ave NE, Salmon Arm

DATE:
29 November 2021

- KEY:
- Asphalt (Roads & Driveways)
 - Concrete
 - Synthetic Turf
 - Landscape Rock/Gravel
 - Dry River Bed
 - Mulch
 - Garden Bed
 - Posts & Split Rail Fence
 - 6 ft High Posts & Fence

SHRUBS

- 6 - Dwarf Mugo Pine (*Pinus Pumillo*) 5g
- 3 - Burning Bush (*Euonymus Alatus Compactus*) 5g
- 2 - Lilac President Grevy (*Syringa Vulgaris*) 5g
- 3 - Lilac Bloomerange (*Syringa Vulgaris*) 2g
- 10 - Sunsplosion Barberry (*Berberis*) 2g
- 9 - Concorde Barberry (*Berberis*) 2g
- 6 - Panther Ninebark (*Physocarpus*) 2g
- 11 - Spiraea Magic Carpet 2g
- 3 - Dogwood Ivory Halo 2g
- 2 - Yellow Twig Dogwood 2g

PERENNIALS

- 24 - Karl Foerster (*Calamagrostis acutiflora*) 2g
- 26 - Hidcote Lavender (*lavandula angustifolia*) 1g
- 15 - Beyond Blue Fescue 1g

TREES

- 1 - Alaskan Weeping Cedar 2.5m
- 1 - Berliner Weeper Spruce (*Picea Omorika*) 1.5m
- 1 - Colorado Blue Spruce (*Picea Pungens*) 2.5m
- 1 - Weeping Birch (*Betula Pendula*) 15g

- Landscaping Rocks



Example of Split Rail Fence

SCREENED + SHARED
GARBAGE / RECYCLING
AREA

Synthetic Turf

5,250 square feet

Sterilized sand

Nails 6"

Bender board

¾ minus road crush for base that needs to be 4 inches thick

x \$48,200 material cost

y \$30,000 labor cost

Trees, Shrubs, Perennials, Garden Soil and Bark Mulch

6- Dwarf Mugo Pine

3 Burring Bush

2 Lilac President Grevy

3 Lilac Bloomerange

10 Sunsation Barberry

9 Concord Barberry

6 Panther Ninebark

11 Spirea Magic carpet

3 Dogwood Ivory Halo

2 Yellow twig Dogwood

24 Karl Forester

26 Hidcote Lavender

15 Beyond Blue Fescue

1 Alaskan Weeping Cedar

1 Berliner Weeper

1 Colorado blue spruce

1 Weeping Birch

84 yards of Garden mix soil

60 yards of Bark Mulch

y \$17,880 material cost

y \$13,120 Labor cost

Decorative Rock, Boulders, Cobble Stone and River Rock

48 yards of Decorative Rock
 12 yards of Boulders
 24 yards of Cobble Stone
 24 yards of River Rock
 3 rolls of commercial fabric

→ \$6,280. Material cost

→ \$6000. Labor cost

GST

Total	121,480.00	6,074.00	127,554.00
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Landscape Details:

Backyards range from 19' – 21.5' depth Widths are 15.7' average (15'10 & 15'4")
 Front-yards range from 20.7' – 22.3' depth Driveway width 12' & walkway/garden ave. 3'7" width
 Flanking the driveways is approx. 10' landscape gravel/rock with plants, 5' grass & 5' concrete walkway

Smaller backyard grass areas are 15' depth X 13' width (7 smaller yards)

Larger backyards grass areas are 15' depth X depth X width (6 larger yards)

Largest back yard grass areas are 15' depth X 18' width Plus one piece 14' X 9' (2 largest yards)

*The pieces of grass cut-out for the patios should leave enough extra to do the 5' X 4" areas along the driveways and part of the largest backyards where seams will be required.

Backyard garden areas are 4.5 depth X 15.7' (average) Plus a section 2
 X 5' along the one side:

Bldg 1 will be 4' depth of dirt, Bldg 2 will be 6' dirt, and Bldgs 3 & 4 will be 4' depth of dirt

Front Grass area:

The Eastside along 11th Ave NE should require one 50 X 15' Roll of artificial grass

The Westside along 11th Ave NE should require one 50' X 15' roll of artificial grass, as it tapers.... seam will be required.

Landscape Details:

Backyards range from 19' – 21.5' depth Widths are 15.7' average (15'10" & 15'4")

Front-yards range from 20.7' – 22.3' depth Driveway width 12' & walkway/garden avg. 3' 7" width

Flanking the driveways is approx. 10' landscape gravel/rock with plants, 5' grass & 5' concrete walkway

Smaller backyard 'grass' areas are 15' depth x 13' width (7 smaller yards)

Larger backyard 'grass' areas are 15' depth x 19' width (6 larger yards)

Largest backyard 'grass' areas are 15' depth x 18' width PLUS one piece 14' x 9' (2 largest yards)

*The pieces of grass cut-out for the patios should leave enough extra to do the 5' x 4' areas along the driveways and part of the 'Largest' backyards (where seams will be required)

Backyard concrete patios are 9' x 9'

Backyard garden (dirt) areas are 4.5' depth x 15.7' (average) PLUS a section 2' x 5' along the one side:

Bldg 1 will be 4' depth of dirt, Bldg 2 will be 6' dirt, and Bldgs 3 & 4 will be 4' depth of dirt

FRONT GRASS area:

The Eastside along 11th Ave NE should require 'one' 50' x 15' roll of artificial grass

The Westside along 11th Ave NE should require 'one' 50' x 15' roll of artificial grass, as it tapers... seam will be required.

Artificial Turf Rolls are 15' wide and 50' in length -> our yards have 15' depths

*Based on the above, we should need 7 rolls of turf

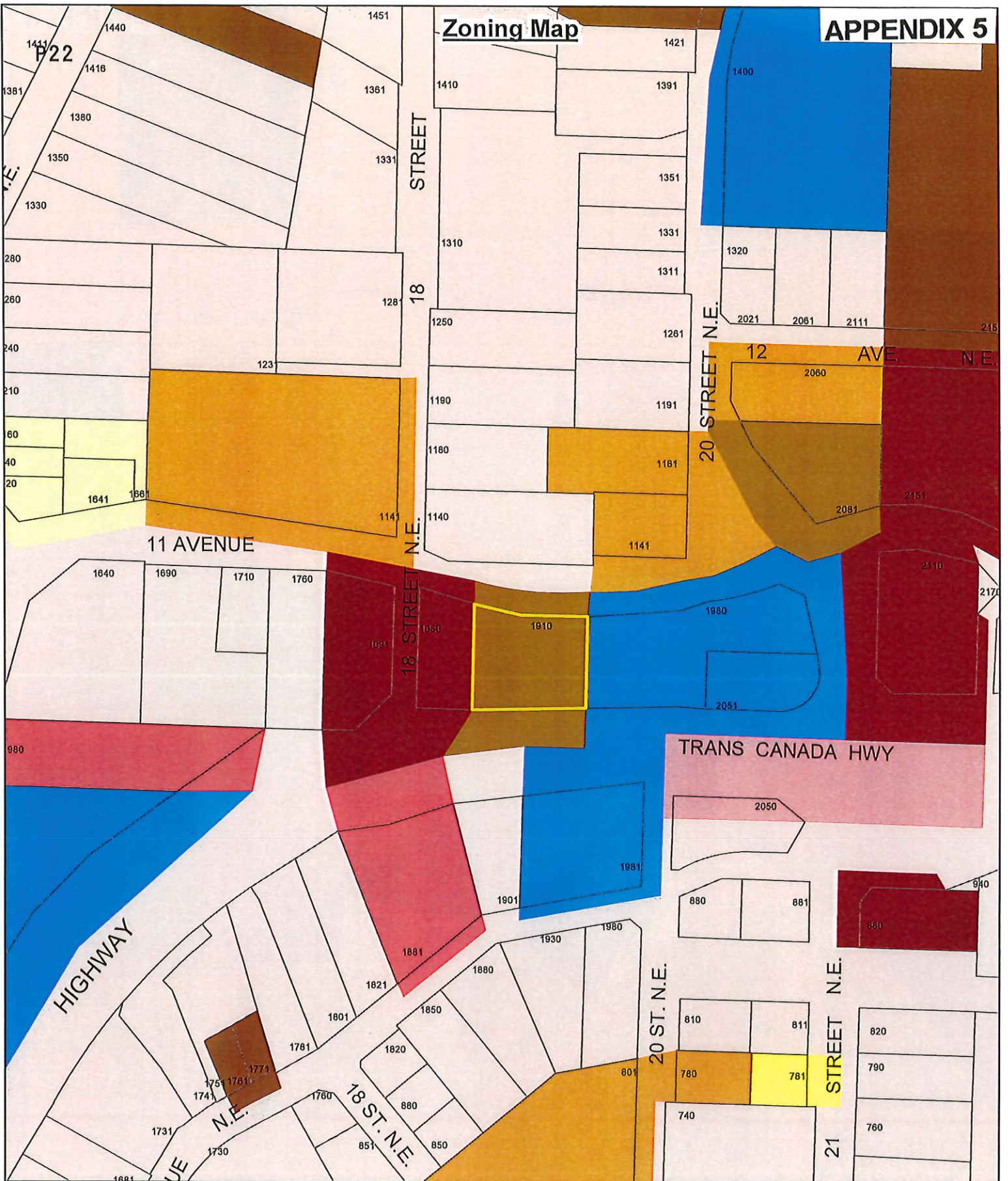


0 12.525 50 75 100 Meters

- Subject Property
- Parcels
- Institutional
- Residential - High Density
- Residential - Medium Density
- Commercial - Highway Service / Tourist

Zoning Map

APPENDIX 5



Subject Property



Parcels

C-3	R-1
C-5	R-2
C-6	R-4
CD-7	R-5
P-3	R-8

APPENDIX 6





DESIGN REVIEW PANEL MINUTES

February 23, 2022, 3:05 to 4:20 pm - Online, City Hall

APPENDIX 7

Present: Paul Burrows (Panel Member)
 Trent Sismey (Panel Member)
 Marc Lamerton (Panel Member)
 Dennis Lowe (Panel Member)
 Bill Laird (Panel Member - Chair)
 Chris Larson (Senior Planner)
 Evan Chorlton (Planner)

Applications: Development Permit Applications No. DP-429, DP-437, DP-438, and DP-439

Application No. DP-429

981 12 Street SE and 1017 10 Avenue SE – Terra Civis Inc. & Heydewerk Homes Ltd.

Staff provided an overview of the proposal under the current application. Panel members discussed the proposal and the need for housing. The height variance requested was noted as reasonable based on terrain conditions. The DRP discussed how the proposed design is fairly simple and relatively utilitarian in terms of the site layout. The DRP does not support the individual garbage/recycling collection shown and recommends a fenced/screened community collection point. An opportunity for increased landscape screening is suggested, particularly adjacent the daycare site, while some form of cladding is suggested to enhance the sides of the carports on buildings D and E. With these considerations, the DRP is supportive of the proposal as such:

Panel Recommendation

THAT the DRP supports application DP-429 subject to the consideration of the following conditions:

the inclusion of a screened and shared garbage/recycling area,
 the inclusion of additional landscaping for privacy along shared parcel lines (particularly at the daycare),
 and
 the inclusion of some form of cladding to screen the outer sides of the Building D and E carports.

Application No. DP-437

700 30 Street NE – TSL Development Ltd. (Avex Architecture)

Staff provided an overview while the designer detailed the proposal under the current application. Panel members discussed the proposal and the need for a range of housing. The panel was favourable to the design presented, noting landscaping and privacy fencing. The setback variance was not of concern. The DRP discussed how the proposal is a great example of multi family design, complimenting the form of the buildings and noting how the area is well-suited to such a multi-family proposal. The DRP is supportive of the proposal as presented.

Panel Recommendation

THAT the DRP supports application DP-437 as presented noting the high quality design.

APPENDIX 7

Application No. DP-438

1910 11 Avenue NE – McGregor and Eldoros

Staff provided an overview of the proposal under the current application. Panel members discussed the proposal and the need for housing. The setback variance requested was noted as minor and not of concern. The DRP discussed the simple site layout and conventional design, positively noting the range in the facades and finishes proposed. The DRP recommends including a fenced/screened community collection point while the inclusion of increased landscape screening is suggested, particularly adjacent the RCMP and TCH. Relative to the prominent position of this property, some form of enhancement to the somewhat blank north and south building facades is recommended to enhance the visual impact of this development relative to the adjacent streetscapes. With these considerations, the DRP is supportive of the proposal as such:

Panel Recommendation

THAT the DRP supports application DP-438 subject to the consideration of the following conditions:

the inclusion of a screened and shared garbage/recycling area,
the inclusion of additional landscaping for privacy along the RCMP and TCH parcel lines, and
the inclusion of some enhancements to the exterior buildings facades along the TCH and 11 Ave.

Application No. DP-439

2430 10 Avenue (TCH) SW – Bremmvic Holdings Ltd.

Staff and the applicant provided an overview of their project. Panel members discussed the proposal and the need for storage relative to commercial use, the positive effort to clean up the site and address non-conforming uses. It was noted that setback variances have been requested and there may be related storm water concerns. The DRP is supportive of the proposal as presented.

Panel Recommendation

THAT the DRP supports application DP-439 as presented.



Endorsed on behalf of Design Review Panel

APPENDIX 8

TO: Kevin Pearson, Director of Development Services
DATE: January 27, 2022
PREPARED BY: Mustafa Zakreet, Engineering Assistant
APPLICANT: **TSL Developments Ltd**
SUBJECT: **DEVELOPMENT PERMIT AMENDMENT APPLICATION No. DP- 438**
LEGAL: Lot 2, Section 24, Township 20, Range 10, W6M, KDYD, Plan 5510, Except
Plan 14376, 24326 and KAP 48014
CIVIC: **1910– 11 Avenue NE**

Further to your referral dated January 27, 2022, we provide the following servicing information.

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. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property 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 prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of development, the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
8. For the on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer.
9. For the off-site improvements at the time of development the applicant will be required to submit for City review and approval detailed engineered plans for all off-site construction work.

SUBDIVISION APPLICATION FILE: DP-438

January 27, 2022

Page 2

These plans must be prepared by a qualified engineer. As a condition of development 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. 11 Ave NE, on the subject property's northern 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 no additional road dedication is required (to be confirmed by a BCLS).
2. 11 Ave NE is currently constructed to an Interim Local Paved Road standard. Upgrading to an Urban Local Road standard is required, in accordance with Specification Drawing No. RD-2. Upgrading may include, but is not limited to sidewalk and davit street lighting. Owner / Developer is responsible for all associated costs.
3. Trans-Canada Highway on the subject property's southern boundary is a provincial controlled access highway. Additional dedication/improvements will be determined by Ministry of Transportation.
4. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
5. As 11 Avenue NE is a high-traffic roadway only one access will be permitted. Internal roads shall have an appropriate turn-around to accommodate emergency and service vehicles. The existing driveway / letdown shall be removed. Owner / Developer responsible for all associated costs

Water:

1. The subject property fronts a 200mm diameter Zone 2 watermain on 11 Ave NE. No upgrades will be required at this time.
2. The proposed development 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. Water meter will be supplied by the City at the time of development, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by an unknown service from the 200mm diameter watermain on 11 Ave NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
4. Bare Land Strata developments with ground oriented access have the option of a bulk water meter installed at property line at time of subdivision with invoicing to the Strata Corporation or individual strata lot metering with invoicing to each strata lot (currently on an annual flat

SUBDIVISION APPLICATION FILE: DP-438

January 27, 2022

Page 3

rate). To qualify for the second option each unit requires a separate outside water service shut-off connected to the onsite private water main. Contact Engineering Department for more information. All meters will be provided at time of building permit by the City, at the owner/developers cost.

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

Sanitary:

1. The subject property fronts a 200 mm diameter sanitary sewer on 11 Ave NE. No upgrades will be required at this time.
2. The subject property is serviced by a service of unknown size from the 200mm diameter sanitary sewer on 11 Ave NE. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed development 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.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016).

Drainage:

1. The subject property fronts a 525 mm diameter storm sewer on 11 Ave NE. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced by a storm service. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs
3. 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.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced

SUBDIVISION APPLICATION FILE: DP-438

January 27, 2022

Page 4

(each) 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. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design).



Mustafa Zakreet
Engineering Assistant



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

APPENDIX 9



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To: His Worship Mayor Harrison and Members of Council

Date: March 15, 2022

Subject: Development Variance Permit Application No. VP-551 (Setback)

Legal: Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17865
 Civic Address: 1920 2 Avenue SE
 Owner/Applicant: R. & N. Marshall

STAFF RECOMMENDATION

THAT: Development Variance Permit No. VP-551 be authorized for issuance for Lot 8, Section 13, Township 20, Range 10, W6M, KDYD, Plan 17865 to vary Zoning Bylaw No. 2303 as follows:

Section 4.15.1 Front Parcel Line Setback reduction from 6.0 m to 5.3 m to facilitate construction of a swimming pool on this property.

PROPOSAL

The subject parcel is located at 1920 2 Avenue SE (Appendices 1 and 2). The proposal is to construct a swimming pool in the front yard, north of the existing single family dwelling and south of the existing vegetation (Appendix 5). Due to the orientation/position of the existing single family dwelling and the steep slopes/terrain on the southern portion of the property, the proposed location of the swimming pool requires a front parcel line setback variance from 6.0 m to 5.3 m along the north property line.

BACKGROUND

The parcel is designated Medium Density Residential (MR) in the City's Official Community Plan (OCP) and is zoned R1 (Single Family Residential Zone) in the Zoning Bylaw (Appendices 3 and 4). The subject property is located just off of 20 Street and has frontage onto 2 Avenue SE. This area consists entirely of residential uses. Nearby uses include the Playcare Early Childhood Centre to the northwest, Hillcrest Elementary School to the south, with Shuswap Middle School and Little Mountain Fieldhouse to the east.

Land uses directly adjacent to the subject property include the following:

North: Single Family Dwelling	Zoned R1
South: Single Family Dwelling	Zoned R1
East: Single Family Dwelling	Zoned R1
West: Single Family Dwelling	Zoned R1

The property is 0.34 ac in area/size and currently contains a single family dwelling (with a carport and deck) and two sheds. The property owner/applicant is proposing a new 12' x 32' (384 ft²) swimming pool on the property. Asides from Section 4.15.1 of the Zoning Bylaw, the proposal meets all other zoning regulations.

Site photos are attached, as Appendix 6.

COMMENTSFire Department

No concerns.

Engineering Department

No concerns.

Building Department

No concerns. Building Permit required for siting only.

FortisBC

No issue with this proposal.

Planning Department

Development Variance Permits are considered on a case-by-case basis, and in doing so, a number of factors are taken into consideration. These factors include site-specific conditions, such as lot configuration, negative impact to the general form and character of the surrounding neighbourhood and negative impact(s) on adjacent properties.

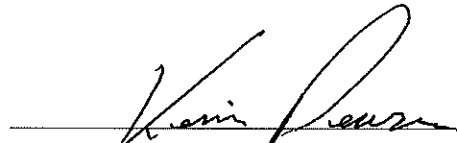
As described in the letter submitted by the owner/applicant (Appendix 7), the owner wishes to install an in-ground swimming pool. Due to a number of factors, the installation would encroach into the front parcel line setback by approximately 22" (or 0.56 m). Some of the reasons why the owner is requesting a variance include a) the single family dwelling is situated on an angle, meaning the area in question is an odd shape; b) the owners would like the proposed swimming pool to be in a proper parallel position to the single family dwelling; c) the owners wish to maintain the existing landscaping and vegetation, and; d) the southern portion of the lot is sloped in such a way that it is not possible to install a swimming pool.

Historically, there have been two (2) other Variance Permits issued on 2 Avenue SE (Vp-428 in 2015/2016 and VP-529 in 2021). Both of these VP applications were to also vary one or more setbacks. Additionally, another similar variance for a swimming pool/setbacks (VP-402; 1180 23 Avenue SW) was issued in 2014, which asked for a much greater setback variance of 6.0 m to 1.5 m.

The existing hedgerow acts as a good screening buffer, and the pool will be in-ground and thus will not provide any visual obstruction, while the setback reduction requested is relatively small (0.56 m). As such, staff feel that this variance request will not unreasonably or significantly affect the character of the parcel and have no concerns with this application.



Prepared by: Evan Chorlton
Planner I



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

2021	2051	2081	P35	2131
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AV

2100

101

18 STREET

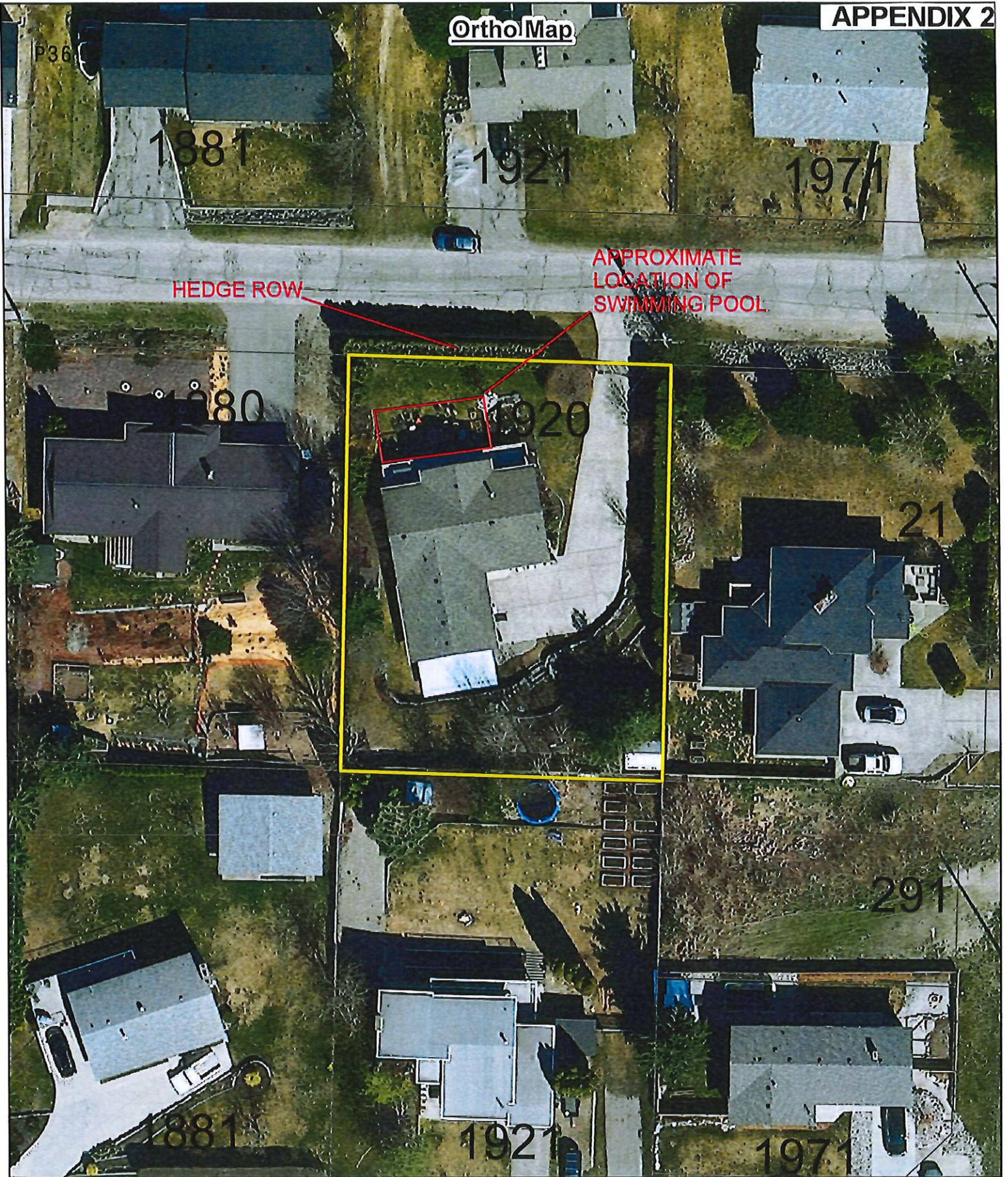
3 AVE. SE

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4 AVE.



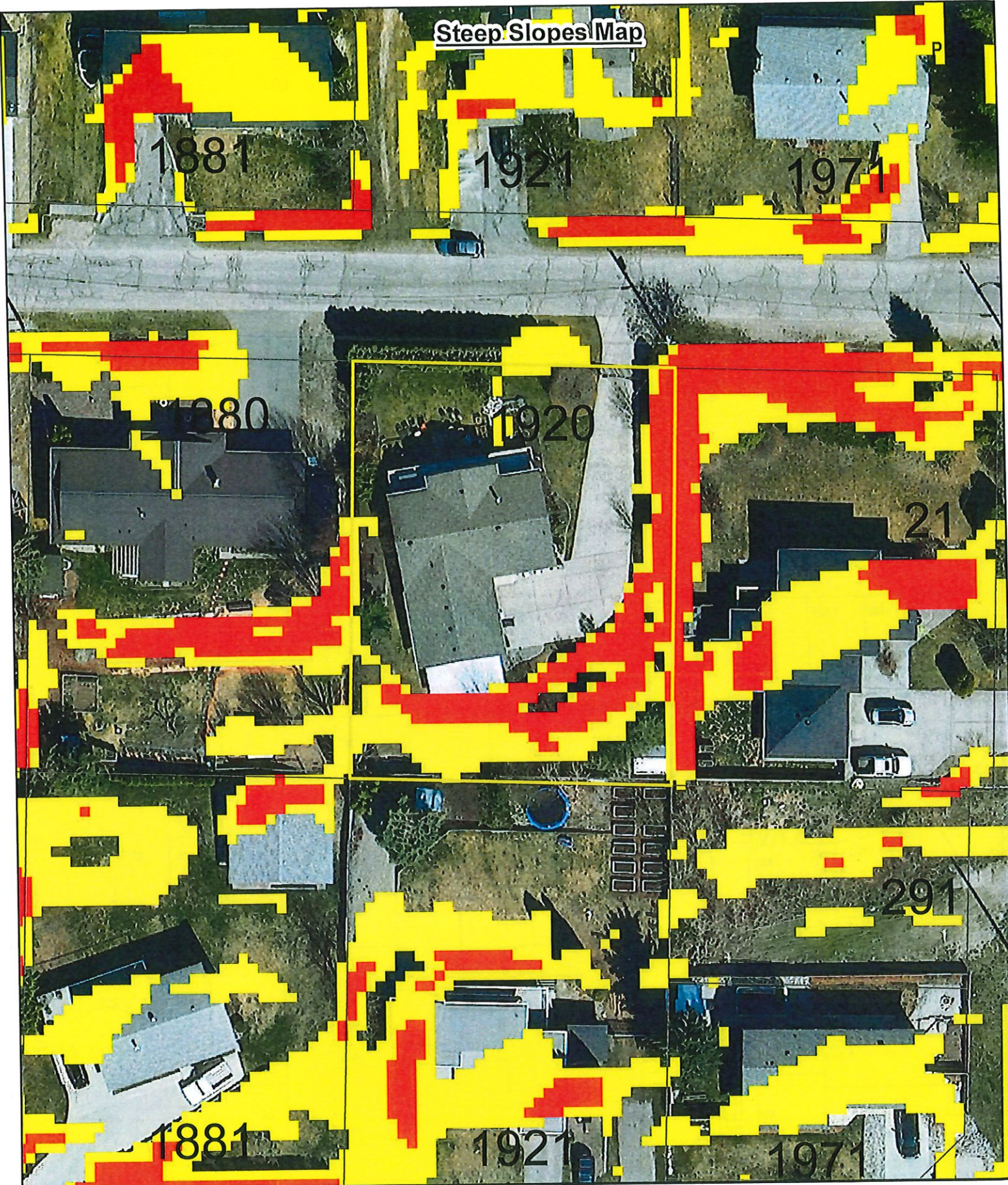
 Subject Property
 Parcels



0 2.5 5 10 15 20 Meters

Subject Property
Parcels

Steep Slopes Map

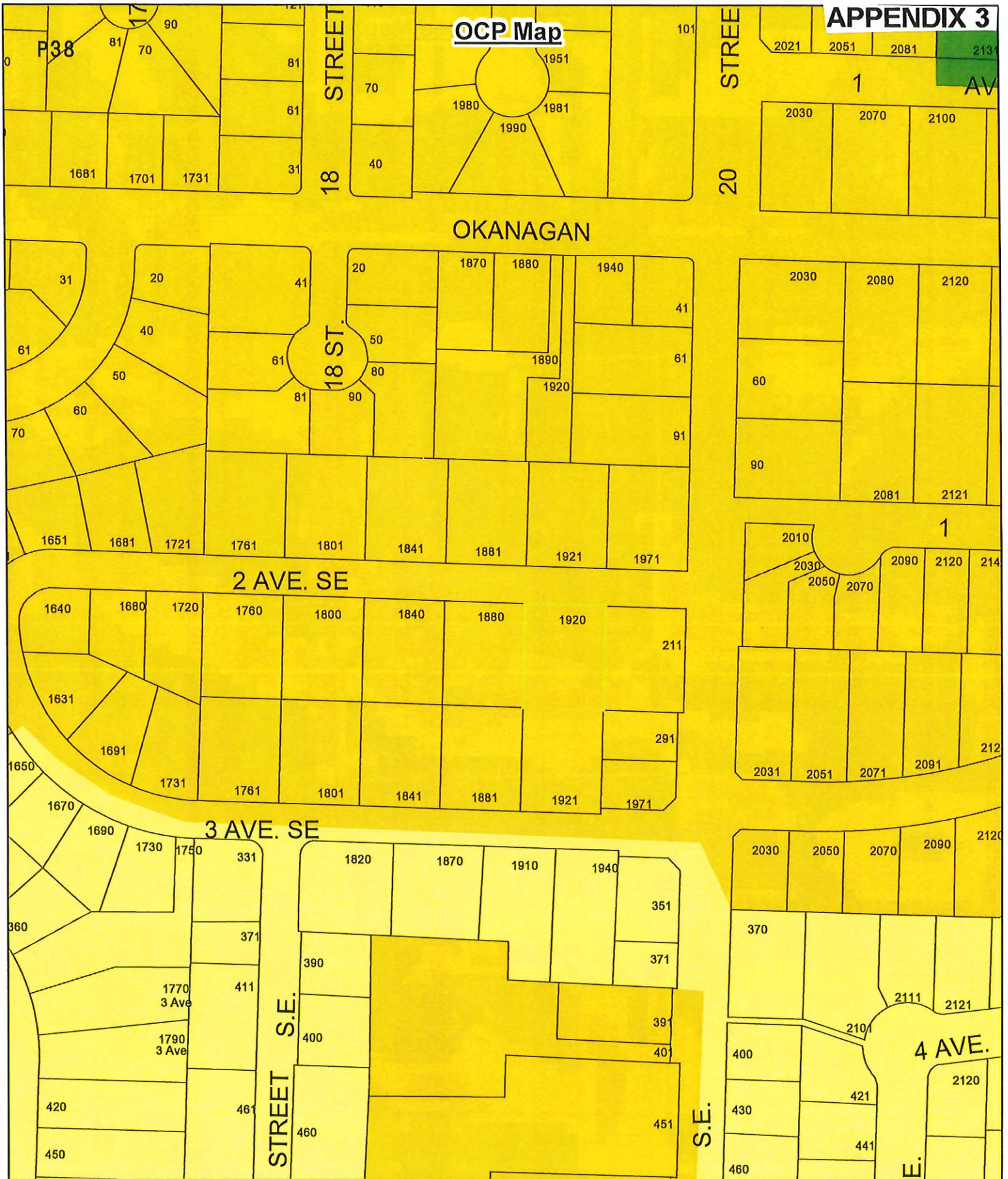


0 2.5 5 10 15 20 Meters

20-30% Slope

>30% Slope

Parcels



0 10 20 40 60 80 Meters

- Subject Property
- Parcels
- Neighbourhood Park
- Park
- Residential - Low Density
- Residential - Medium Density

Zoning Map

APPENDIX 4

2021 2051 2081 P39 2131

1

AV

18 STREET

20 STREET

OKANAGAN

2 AVE. SE

3 AVE. SE

STREET S.E.

S.E.

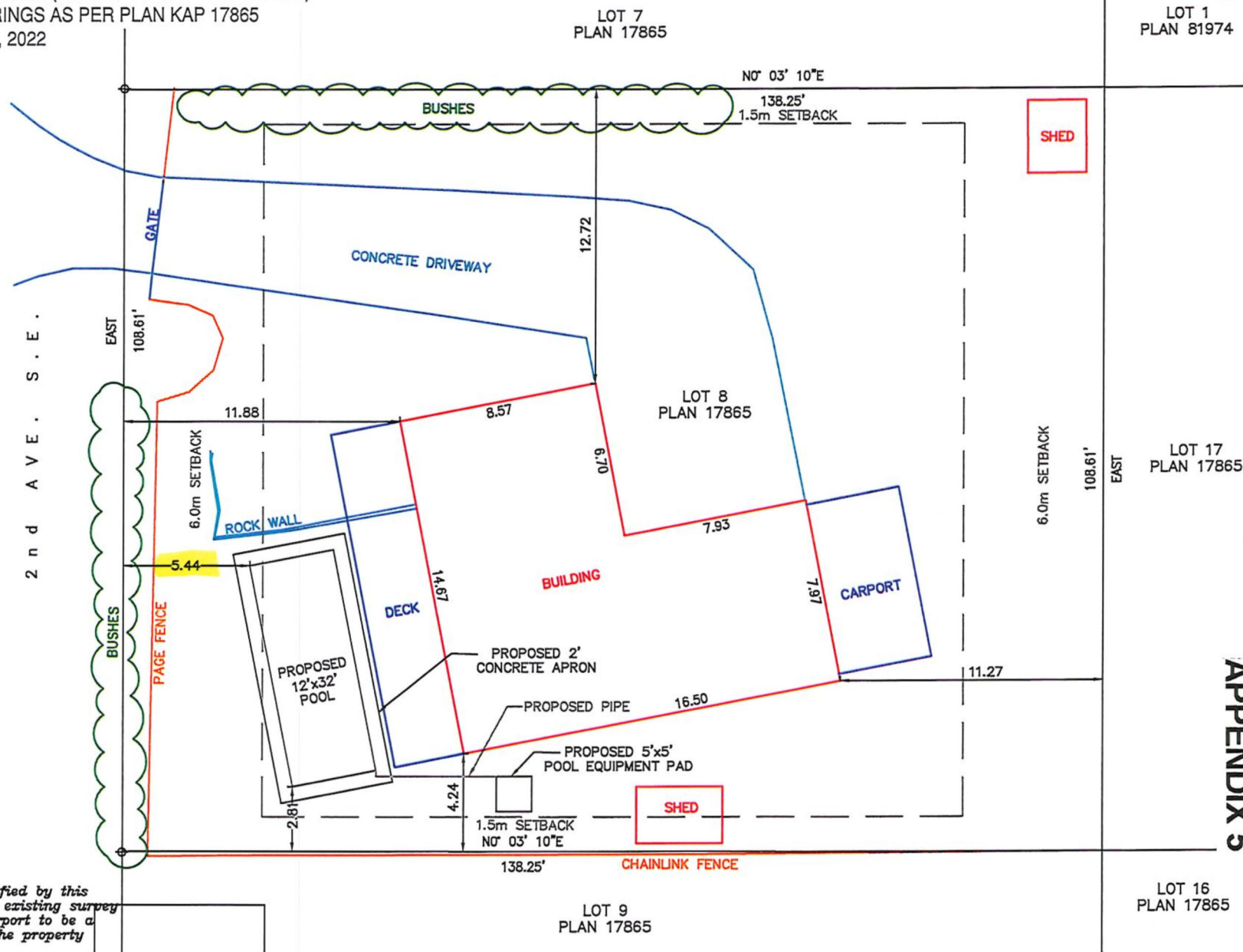
4 AVE.



0 10 20 40 60 80 Meters

- Subject Property
- Parcels
- R-1
- R-8
- R-4

- ALL DIMENSIONS ARE IN METERS (UNLESS NOTED OTHERWISE)
- LOT DIMENSIONS AND BEARINGS AS PER PLAN KAP 17865
- SURVEY COMPLETED FEB 9, 2022



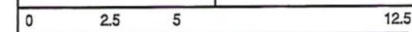
The location of the features certified by this plan have been determined from existing survey monumentation and does not purport to be a location certified in relation to the property boundaries.



SALMON ARM, BC
(250) 832-6220
office@pinpointssurveying.com

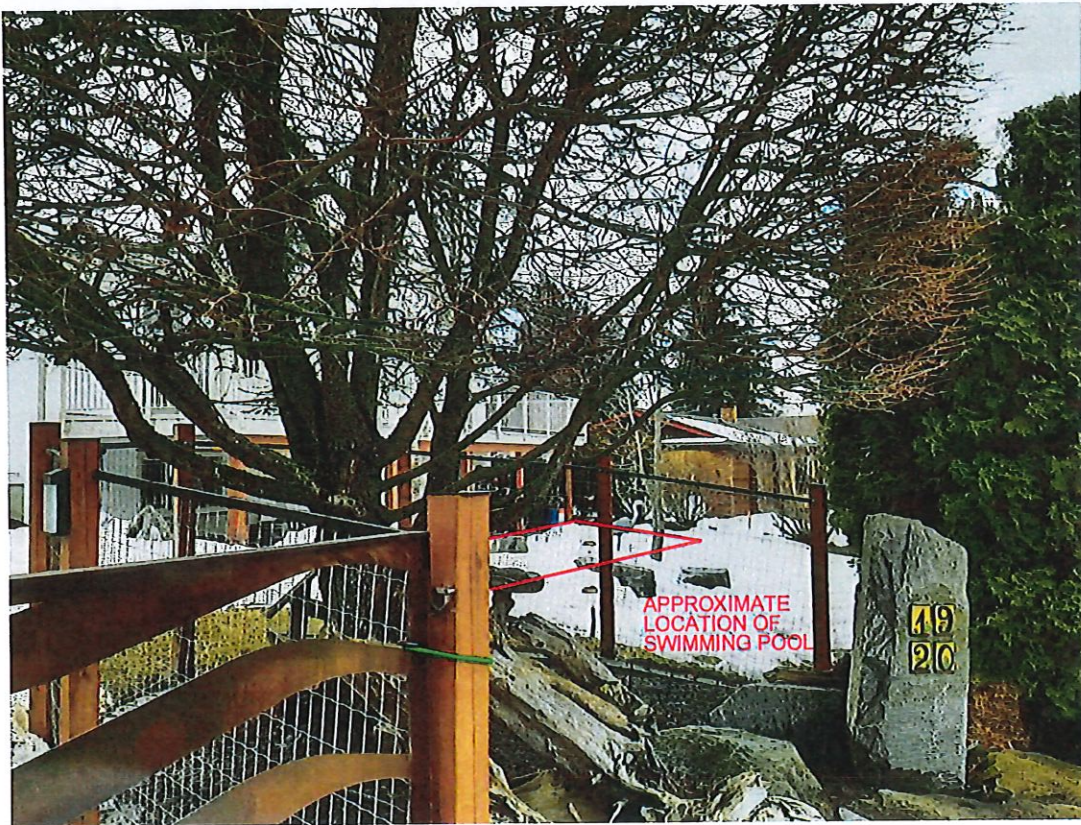
PROJECT: PLOT PLAN - 1920 2nd AVE. SE, SALMON ARM

DRAWN BY: CW



NO.: 1 OF 1

APPENDIX 5





Rob & Nicole Marshall
1920 - 2nd Ave SE
Salmon Arm, BC V1E 1T8
(250) 253-5889 (250) 804-3211

APPENDIX 7

February 22, 2022

City of Salmon Arm
Box 40, 500 – 2nd Ave NE
Salmon Arm, BC
V1E 4N2

To Whom it May Concern,

Re: Application for variance – Rob & Nicole Marshall
1920 – 2nd Avenue SE, Salmon Arm – Inground Swimming Pool

Please accept this letter in support of a Variance Application for the above property to permit the installation of an inground swimming pool. This installation would encroach on the front property setback by approximately 22". This space is required for the following reasons: (a) that because the house is situated on an angle the area in question is an odd shape; (b) that the pool would be in a proper parallel position to the house; (c) that the existing hedge rows and landscaping ought to be maintained; (d) that the area to the rear of the lot is sloped and as such it is not possible to install a pool.

Thank-you for your consideration in this matter.

Regards,



Rob & Nicole Marshall

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TO: His Worship Mayor Harrison and Members of Council

DATE: March 10, 2022

SUBJECT: Development Variance Permit Application No. VP-543 (Servicing)
 Legal: Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan KAP78168
 Civic Address: 4191 Auto Road SE
 Owner/Applicant: 0191711 BCLtd. / Dorward, C.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-543 be authorized for issuance for Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan KAP78168 which will vary all provisions of Subdivision and Development Servicing Bylaw No. 4163 for the development of an *accessory building* as permitted under the M-1 – General Industrial Zoning regulations.

STAFF RECOMMENDATION

THAT: Council defeat the Motion for Consideration and support the Staff Recommendation outlined in the Conclusion of this report, which notes support for:

1. a 50% reduction for the water main requirement, and
2. reducing the fire hydrant installation required from two to one fire hydrant.

PROPOSAL

The owners submitted a Building Permit application on February 10, 2020 for a 60 x 60 foot accessory building at 4191 Auto Road SE (Appendix 1) with a declared value of \$100,000. This application triggered upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163. The upgrades required include watermain upsizing and fire hydrant installation (no frontage road works required).

The accessory building has been constructed under Building Permit after the applicant paid the associated Development Cost Charges (\$10,960.45) and bonded for the required works (\$59,307.20). The applicant has requested (November 19, 2021) that Council vary all of the SDS Bylaw provisions. A letter of rationale has been provided (Appendix 2).

BACKGROUND

The subject parcel is located just south of the CSRD landfill and north of the Industrial Park, at the northern extent of the industrial area along Auto Road SE. The subject parcel is screened with existing vegetation and is approximately 4 acres in size, with existing industrial / commercial development on the property. The parcel is designated "General Industrial" in the City's Official Community Plan (OCP), is within the Urban Containment Boundary, and is zoned General Industrial (M-1) in the Zoning Bylaw (Appendix 3 & 4). The uses "recycling depot" and "office, storage building, workshop and yard for general contractor" are permitted within the M-1 zone. Site photos are attached as Appendix 5.

COMMENTSEngineering Department

Detailed comments are attached as Appendix 6. The SDS Bylaw requires a watermain upgrade (200mm to 250mm and the installation of two fire hydrants. Subsequent to the original referral response and based on additional information, Engineering is in agreement based on the responses from the Fire/Building Department to reduce the required hydrant installation from two to one.

Building Department

Part 9 building therefore no requirement for hydrant within 45m of principle entrance.

Fire Department

Suggest one hydrant between two existing.

Planning Department

The applicant is requesting variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate development permitted by the present M-1 zoning. OCP policy 13.3.6 is to upgrade the capacity of services in existing serviced areas to accommodate effective redevelopment, while OCP policy 13.3.18 is to address deficiencies in fire flows via subdivision or development approval. Furthermore, given the M-1 zoning, the parcel does not qualify for exemptions. Thus, full frontage and servicing upgrades are triggered including water main upgrades and fire hydrant installation.

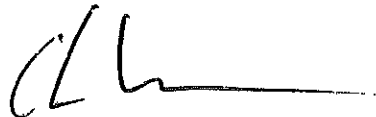
The purpose behind servicing requirements is to ensure that properties under development are connected to the municipal systems, and to ensure that each system (water, sanitary and storm sewers) is extended to the boundary of an adjacent property to mitigate any gaps in the systems. The larger the gap, the more expectation there is that the City should either take on the works and services to facilitate development, or allow for a reduction in standards. The subject property is in an area with a history of service requests for improvements, yet it is adjacent to the Acreage Reserve rural area where a lower service level is required when compared to parcels within the Industrial Area.

Staff note the potential benefits related to aesthetic improvements from the proposed accessory building which would serve to contain and to improve upon an existing use, rather than to enable a new use of the subject property. Should the owner choose to undertake additional future development, service upgrades will be required to the full standard of the SDS bylaw, with or without a Covenant.

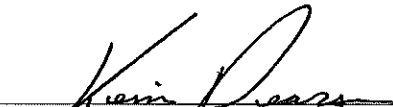
Bonding for the required service and frontage works was \$59,307.20. Relative to the watermain requirement, the City is holding \$30,067.20. Should Council support the staff recommendation, a reduction of 50% would amount to \$15,033.60, which would remain in an account for future main upgrading. Related to the hydrants required, the City is holding \$29,240 which is the estimated cost to install 2 hydrants, including 25% contingency. Should Council support the staff recommendation, the City would use this money to install one hydrant under a charge out account, and then refund whatever amount is left over to the owner.

CONCLUSION

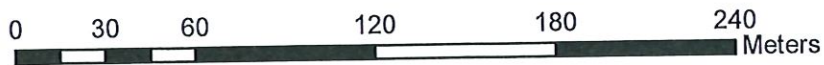
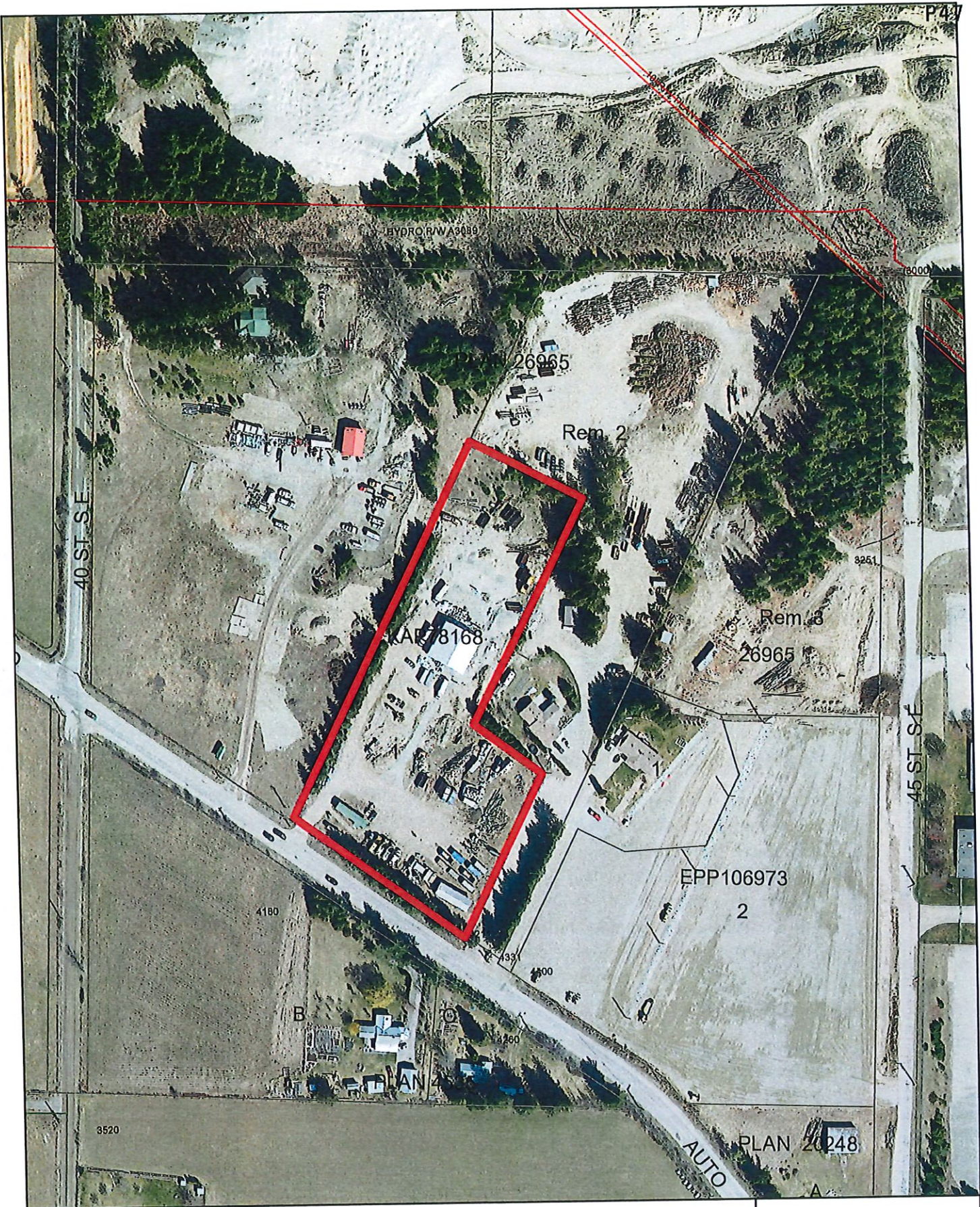
Noting the City's ongoing participation in the Fire Underwriters Survey, the need to avoid service gaps and to provide expected levels of service, as well as OCP policy, staff have recommended against the Motion. However, staff recognize the rationale behind the requested variances given the scale and cost of the proposed development, the location of the subject parcel adjacent rural lands, and have thus provided Council with a recommendation to consider, noting support for a 50% reduction for the water main and reducing the fire hydrant requirement from two to one hydrant installed.

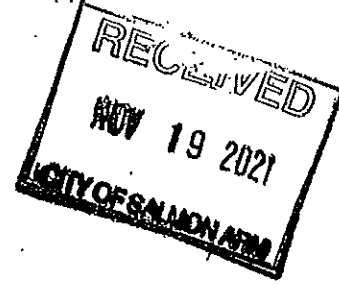


Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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





March 8, 2021

0191711 BC Ltd.
4191 Auto Road, Salmon Arm, BC

City of Salmon Arm
500 2nd Avenue NE Salmon Arm, BC

Dear Mayor and Council,

We are writing with respect to a Variance Permit pertaining to costs levied by the City in regards to a building permit we have been issued at 4191 Auto Road SE. The permit is to allow the construction of a basic covered structure measuring 60 ft by 60 ft. The primary use is an unheated covered work area (2/3) to facilitate the consolidation of recycling materials collected in the City and the surrounding region so that they can be efficiently hauled to the appropriate processing facilities. The remainder 1/3 houses an office, washroom, and one bay shop. The cost of the building is in the \$200,000 to \$250,000 range.

Our application for variance is based upon two separate reasons. The first pertains to the aggregate value of the fees levied by the City in relation to the value to the proposed improvements and the second is based upon the history of the City's involvement in our search for a suitable property on which to locate our business.

As the value of our improvements are minimal we feel the levied fees are disproportionate and punitive in nature. Through our past experience we understand the need for off site works or DLC's when increasing densities or during land development but the fact of the matter is that this is an existing lot. The building permit requires a ¾ inch water line which is already in place to the property. The City's reason for the proposed upgrades from a 6 inch water line to an 8 inch waterline is to enhance development further past our property. Is this not what DLC's are meant to capture and should those costs not be borne by those looking to develop land? As a whole the DLC's themselves represent a large cost given the scope of our planned work and the off site works seem completely out of line.

The opportunity to charge for new upgrades to City infrastructure, unless a land owner anticipates above normal usage, should be as new lots are created as this increases density and an increase in demand. If new services (ie. Sewage) are brought into an area with existing lots it would be understandable for fees to be charged for existing lots but that is not case here. As stated, our lot has an existing service fed from the municipal system. If the main in front of our property is no longer sufficient to service the increased demand further down the line, why is it we are being held responsible to pay for their development?

Part of the DCC's were for two fire hydrants. The only reason there are two required is because we are less than one meter over the allowable distance between hydrants. Once these hydrants are placed (or even if just one is), our neighbours will not be required to pay for any as they develop their property. Their land use is the same as ours and their property is actually larger than ours; however, since they have a panhandle lot that opens up behind ours, they have minimal frontage. Burdening our property with the full cost of the improvements is unfair to say the least. They will have access to the same services at only a small fraction of the cost. They will have no hydrant costs and they will only have to pay a very small amount for the upgraded water main as they have minimal frontage.

When we purchased Cheap Garbage in December of 2017, we concurrently needed to find a suitable property on which to relocate the business to as we were committed to keeping it locally operated. At that time we researched various areas and found nothing suitable that was already zoned industrial and was available for purchase or lease. In our research and subsequent discussions with City staff (who were always very helpful) we were advised there was a block of land that was designated industrial in the OCP that was located between 10th Ave SE and 20th Ave SE. We were told there was decision on file with the Agricultural Land Commission that allowed for removal of the land from the ALR as they had previously endorsed the City's OCP designation for this land. We reviewed the old information and decision with City staff and made the choice to move forward with the purchase of the property located at the corner of 10Ave SE and Highway 97A.

We moved our trucks, equipment and supplies onto the property and invested time and resources to make the property usable while we awaited the formal exclusion from the ALC, which was supposed to be a mere formality based on the documents provided by the City. We submitted the fees and completed the required documents to get that process moving. In the fall of 2018 we received notification from the ALC that they would not grant our application for exclusion from the ALR as they had documentation that stated their endorsement of the City's OCP did not cover the properties that fronted Highway 97b. As it turns out the original decision on file with the City was not complete as a letter was missing that outlined the limits of the ALC endorsement. In our case this missing document means that we could not use the property for the required purpose. Fortunately for us and the City we had left a subject condition in our purchase agreement that allowed use to back out of the deal. Unfortunately we had already relocated all our assets to the property and had done some property upgrades (limited excavations, gravelling, drainage works etc).

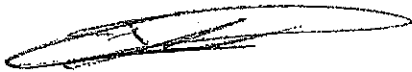
Our inability to utilize the property forced us to relocate and this is when we purchased the subject property. Although we do not blame current staff at City Hall, the lack of accurate information we received (due to incomplete historical records), has cost our company

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significantly. The extra moving costs, wasted site improvements, and the increased purchase price (based on cost per acre) of our current location exceed \$175,000. This extra cost does not even include the DCC's that you have charged.

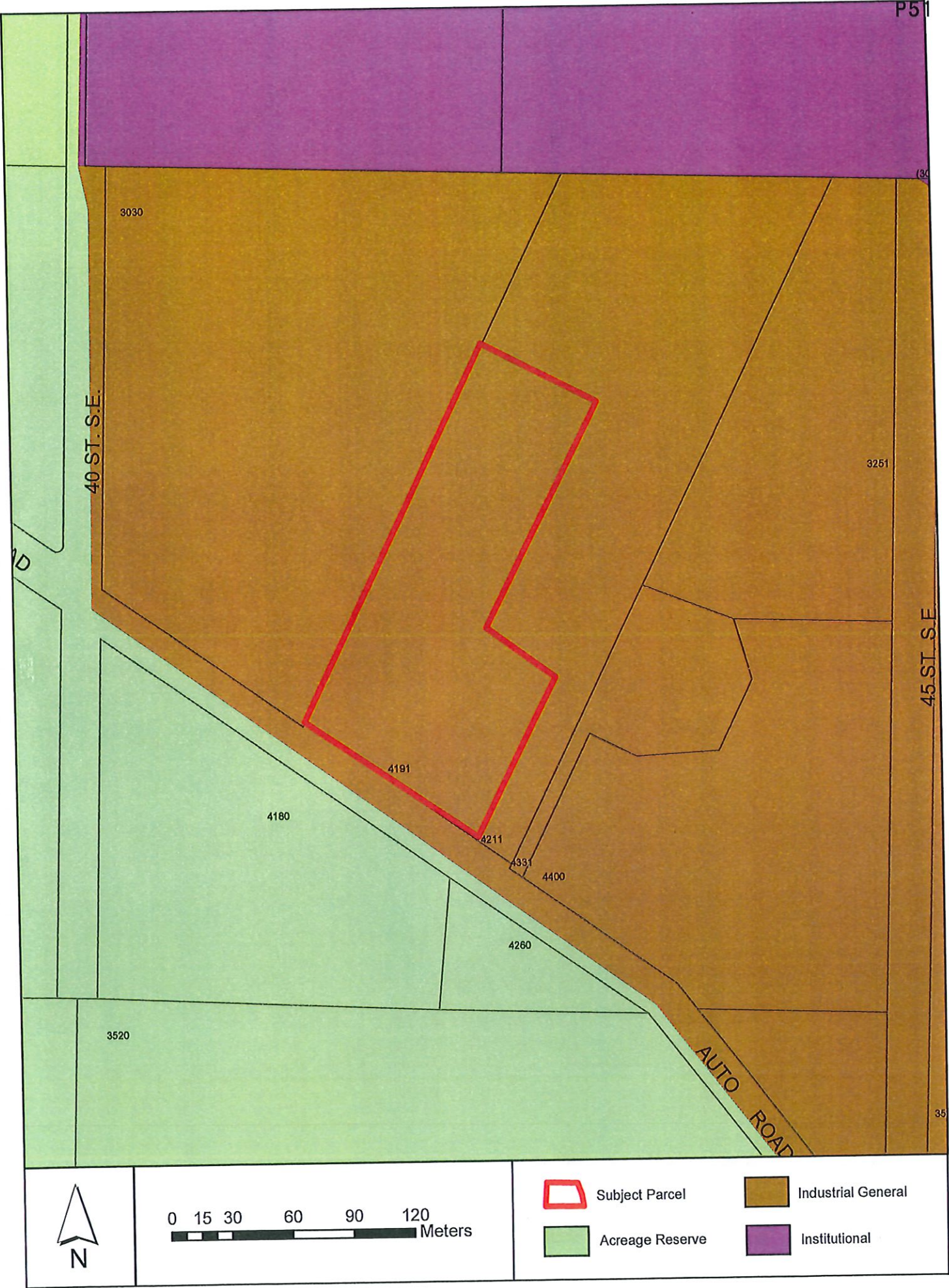
We do apologize for the time it has taken to submit this application and appreciate the cooperation of City staff who have always been very understanding and accommodating. That being said we feel the historical mistakes of the City pertaining to the records kept regarding the exclusion of the property on Hwy 97B and used to prepare the OCP for that area must be considered heavily in this application for variance. In addition, the policies with which existing properties are assessed DCC's are, in our opinion, unjust and punitive. Based on either or both of these issues, we strongly believe that we should not be responsible for the costs of the off site works and as such request that you find in favour of our variance application. We are committed to growing our business and investing locally but want to be treated fairly.

Respectfully,

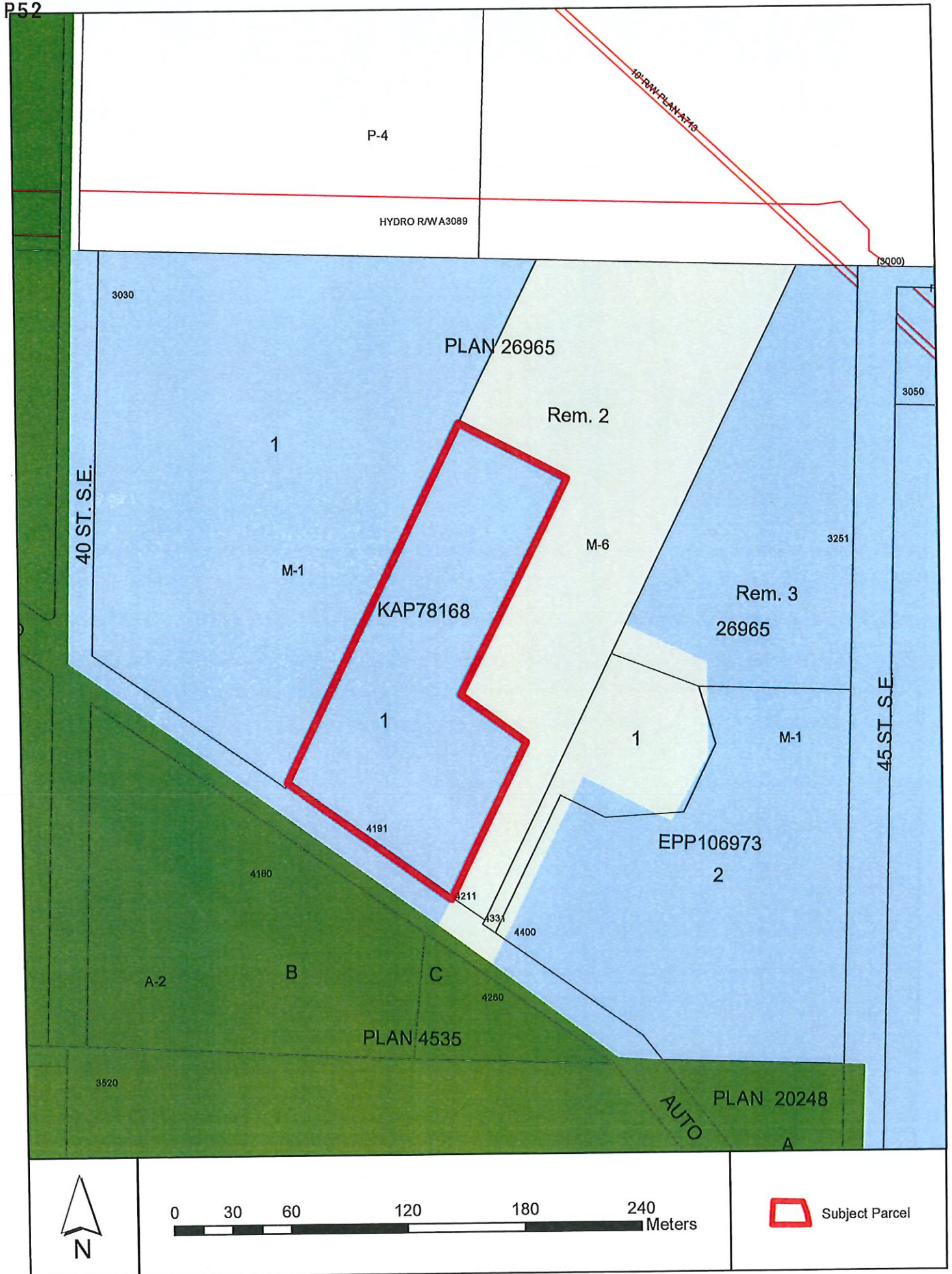


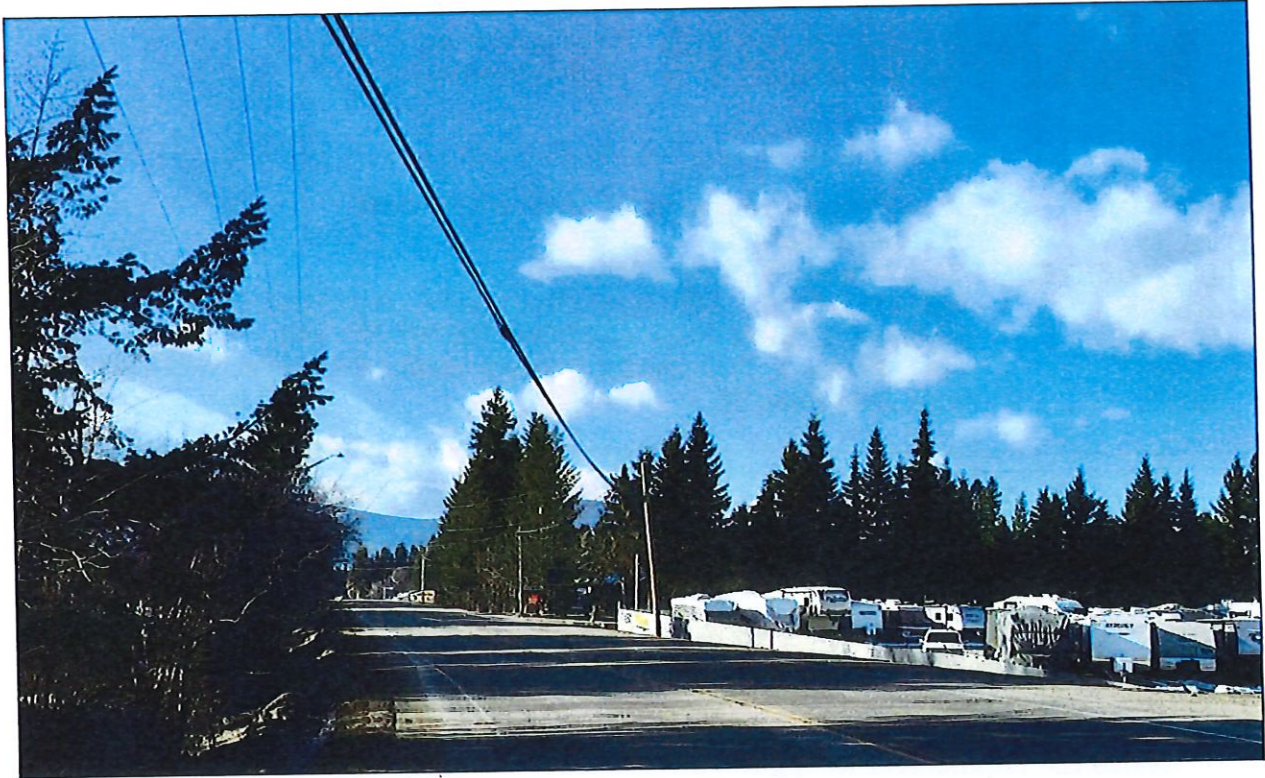
Carson Dorward
President
0191711 BC Ltd.

0191711 BC Ltd.

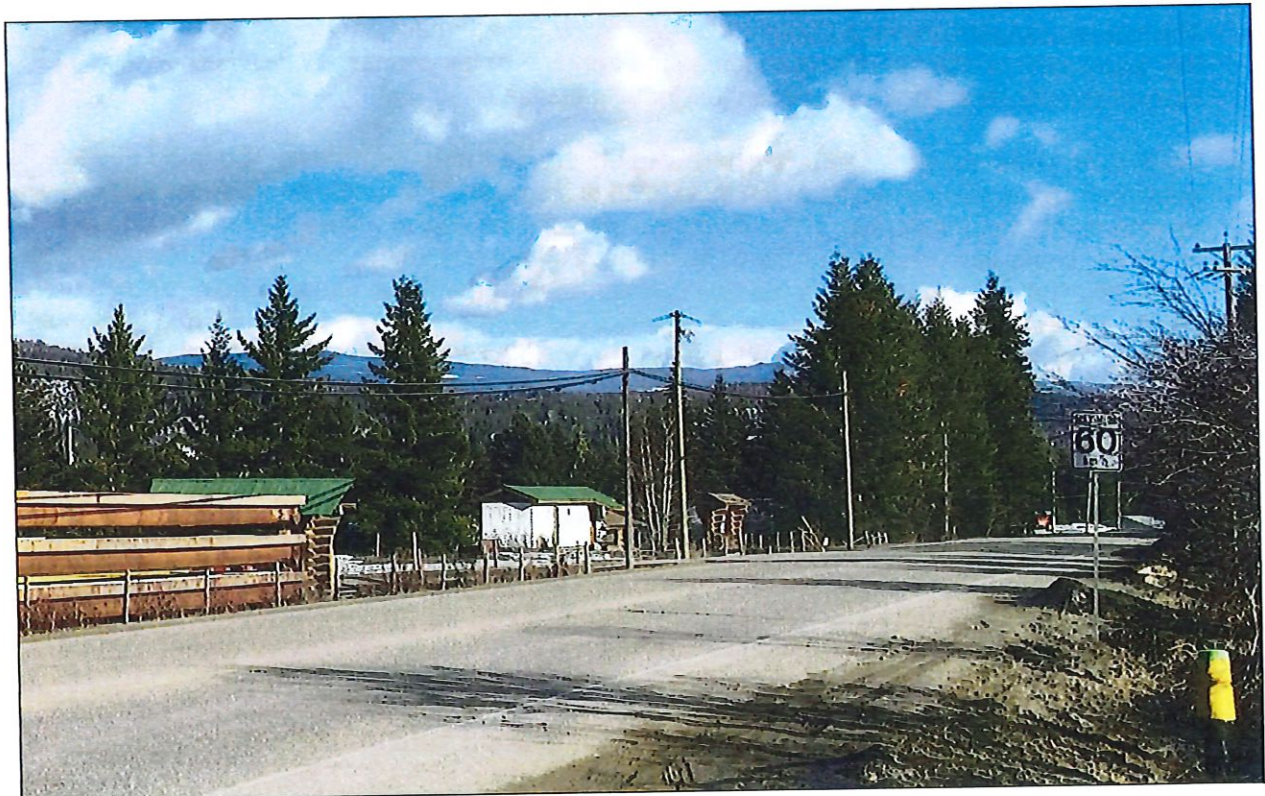


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View northwest along Auto Road SE.



View southeast along Auto Road SE.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 12 January 2022
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: 0191711 BC Ltd., - 869 Otter Lake Cross RD, Armstrong, BC V0E 1B6
 SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 543**
 LEGAL: Lot 1, Section 6, Township 20, Range 9, W6M, KDYD, Plan KAP78168
 CIVIC: 4191 Auto Road SE

Further to the request for variance dated December 2, 2021; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

This applicant is requesting a variance to waive the following requirements of Subdivision and Development Servicing Bylaw 4163 (SDSB) triggered by Building Permit:

- 1. Waive the requirement to upgrade the 200mm watermain across the frontage of the subject property to 250mm**

The subject property fronts a 200mm diameter Zone 5 watermain on Auto Road SE. Upgrading the watermain to 250mm diameter across the frontage of the property is required by the SDSB to meet the minimum size requirement for Industrial zones.

Watermain sizes are specified by the bylaw to ensure that minimum fire flows can be achieved. Industrial zones require minimum fire flows of 225l/s compared to single family residential zones minimum of 60l/s for example. This reflects the potential severity of a fire in an industrial property. However, in this location the existing watermain is 200mm and so the increase to 250mm will not be substantial and according to the 2011 Water Study fires flows already meet the minimum 225l/s. Furthermore the long term plan is to upsize the watermain on 40 Street SE to a trunk main to serve the industrial park, this would bypass the main on Auto Road SE, reducing the need to upgrade this watermain in the foreseeable future further.

Recommendation:

The existing watermain on Auto Road SE is currently meeting the required fire flows for industrial zones and future upgrading is unlikely. **The watermain sizing does not meet the requirements of the SDSB and therefore the Engineering Department would not recommend waiving the requirement to upgrade the 200mm watermain. However, at this time the Engineering Department would support a reduction of this requirement to a 50% cash in lieu payment.**

- 2. Waive the requirement to install two fire hydrants on Auto Road SE.**

Two additional Fire Hydrants are required to meet the High Density Industrial spacing requirements of 90 meters, as required by the SDSB. This is also in accordance with the recommendations of the Fire Underwriters Survey. Currently the property is approximately 90m from the nearest hydrant to the east and the west, refer to Hydrant Spacing Plan, attached.

VARIANCE PERMIT APPLICATION FILE NO. VP- 543
12 January 2022
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Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install Fire Hydrants **denied**. The Engineering Department does not support waiving of safety related requirements, due to possible liability concerns.

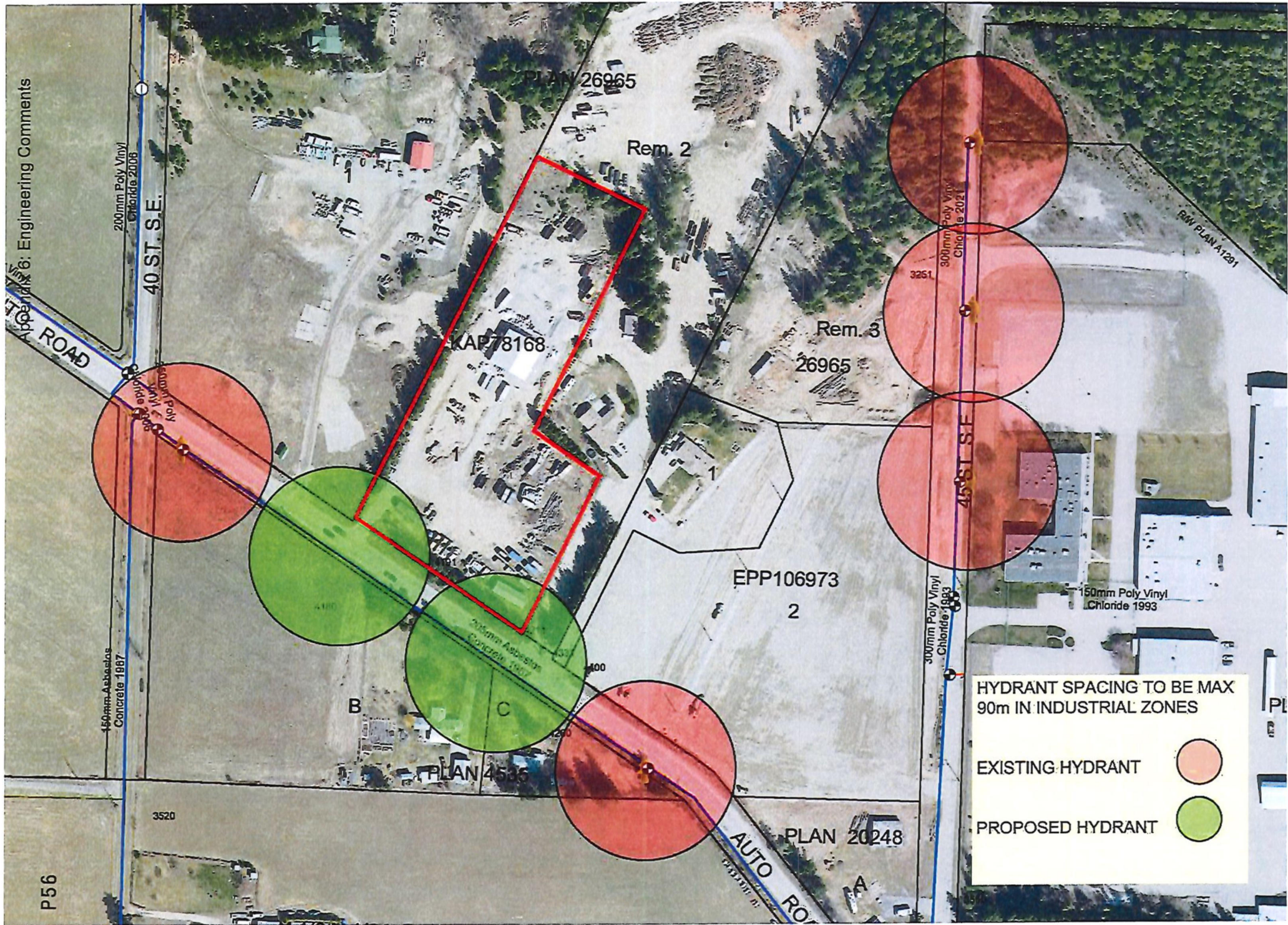
*** Subsequent to the original referral response and based on additional information, Engineering is in agreement based on the responses from the Fire/Building Department to reduce the required hydrant installation from two to one.**



Signer ID: TYLQ1ECE3K...
Chris Moore
Engineering Assistant



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





To: His Worship Mayor Harrison and Members of Council

Date: March 16, 2022

Subject: Zoning Bylaw Amendment Application No. 1228

Legal: Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan KAP57942
 Civic: 2220 – 10 Street SW
 Owner: Wild Blue Development Ltd.
 Agent: Franklin Engineering Ltd.

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan KAP57942 from R-1 (Single Family Residential Zone) and A-2 (Rural Holding Zone) to R-8 (Residential Suite Zone).

PROPOSAL

The subject parcel is located at 2220 – 10 Street SW (Appendix 1 and 2), is approximately 8.4 acres in area, and contains an existing single family dwelling. The subject parcel is designated Low Density Residential and within Residential Development Area B in the City's Official Community Plan (OCP), and zoned R-1 (Single Family Residential) and A-2 (Rural Holding) in the Zoning Bylaw (Appendix 3 & 4).

A subdivision application has been submitted which would split the parcel into 34 lots. This proposal is to rezone the split-zoned parcel to R-8 (Residential Suite) to permit the future option for construction and use of *secondary suites* on the existing and new proposed parcels. The existing and proposed parcels meet the conditions to accommodate a *secondary suite* (at this stage, 18 of the proposed lots have sufficient area to permit a *detached suite*).

BACKGROUND

The subject parcel is located in an area largely comprised of R-1 and A-2 zoned parcels containing single family dwellings. There are presently no R-8 zoned parcels within the vicinity of the subject parcel. The proposed zoning and subdivision aligns with the existing development to the west and would align with pre-plans for roads and development to extend over land to the east (Appendix 5 and 6). Several of the properties located to the east of the subject parcel have A-2 zoning that allows for secondary suites.

Site photos are attached as Appendix 7.

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property as well as the proposed parcels all have potential to easily meet the conditions for the development of a *secondary suite* (or *detached suite* where applicable), including sufficient space for an additional off-street parking stall.

COMMENTSEngineering Department

No objections to the proposed rezoning. Comments attached as Appendix 8.

Building Department

Geotech review/report required. A Building Permit application will be required for development.

Fire Department

No concerns.

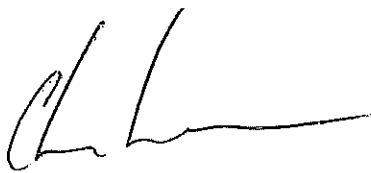
Planning Department

The future development as proposed is an important initial stage in the development of road networks in Residential Development Area B, forming the gateway for the 10 Street Extension / 20 Avenue Connector (Appendix 6). The proposed road network would form an extension of 10 Street SW, opening a portion of existing road right-of-way between Foothill and 23 Avenue SW, at which point this proposed road would curve to the east (towards 20 Avenue). This proposed internal road will be constructed to the RD-4 Collector Road standard, which includes multi-use pathways on both sides of the roadway. Topography and watercourses present some challenges to the further extension of this connector beyond the subject parcel.

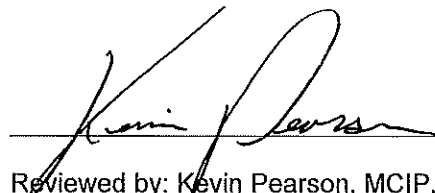
The other internal roads including the extension of 24 Avenue will be constructed to an RD-2 Local Road standard, including sidewalk on one side of the road. An unopened portion of 10 Street SW would remain between 23 and 24 Avenue SW, allowing for required construction of an emergency access and a multi-use path.

Staff note that a pedestrian right-of-way for a greenway connection will be required at the end of the proposed cul-de-sac (extension of 24 Avenue) at the southeast corner of the subject parcel. Multi-use paths will be required along Foothills Road, as well as within the previously noted 10 Street SW Extension / 20 Avenue Connector and the closed portion of the 10 Street SW right-of-way. Sidewalks are required along one side of the other internal roads.

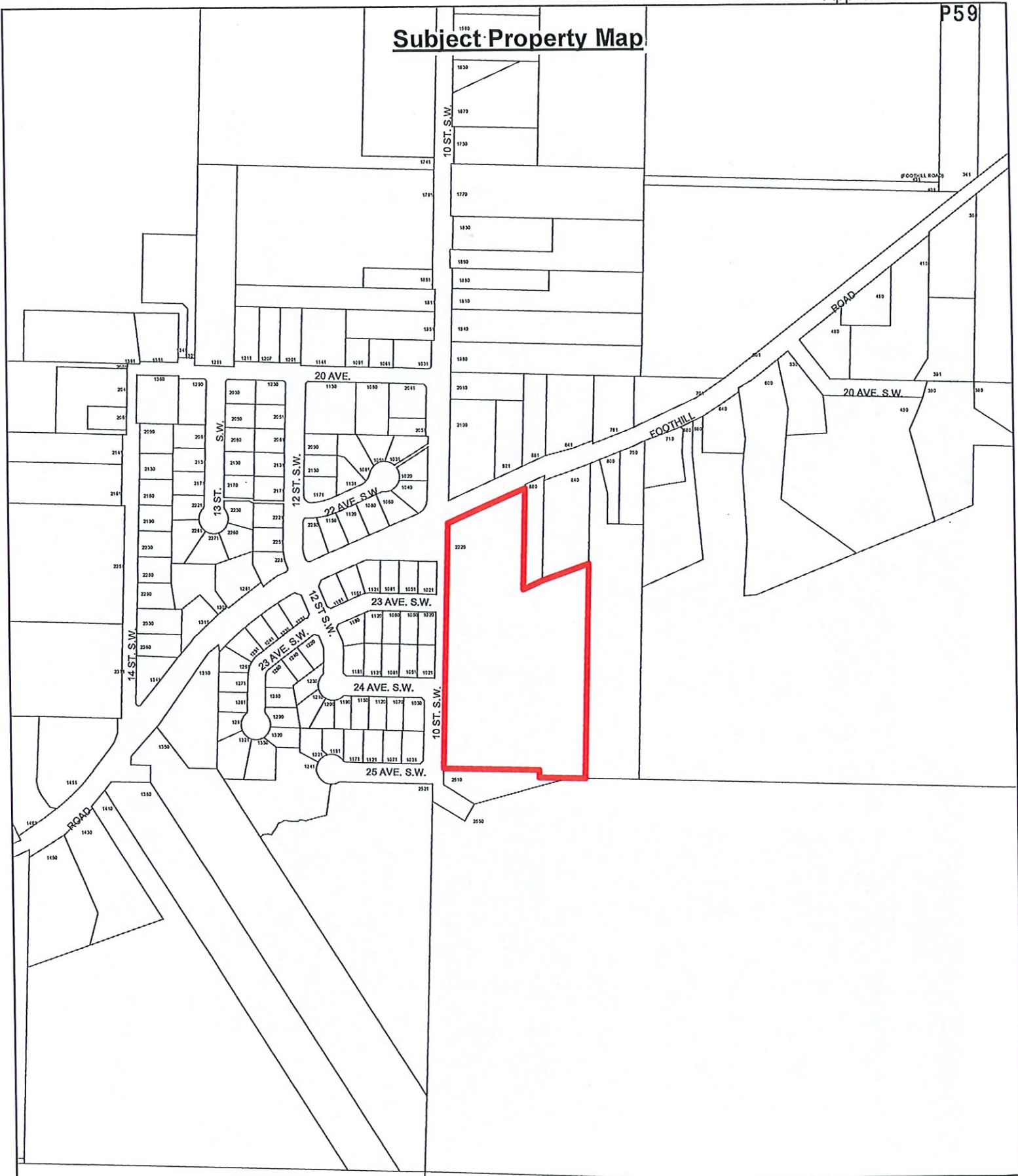
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large subject parcel is well suited to R-8 development and the proposed parcels have more than sufficient area to meet all R-8 Zone requirements including the provision of onsite parking. Any development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



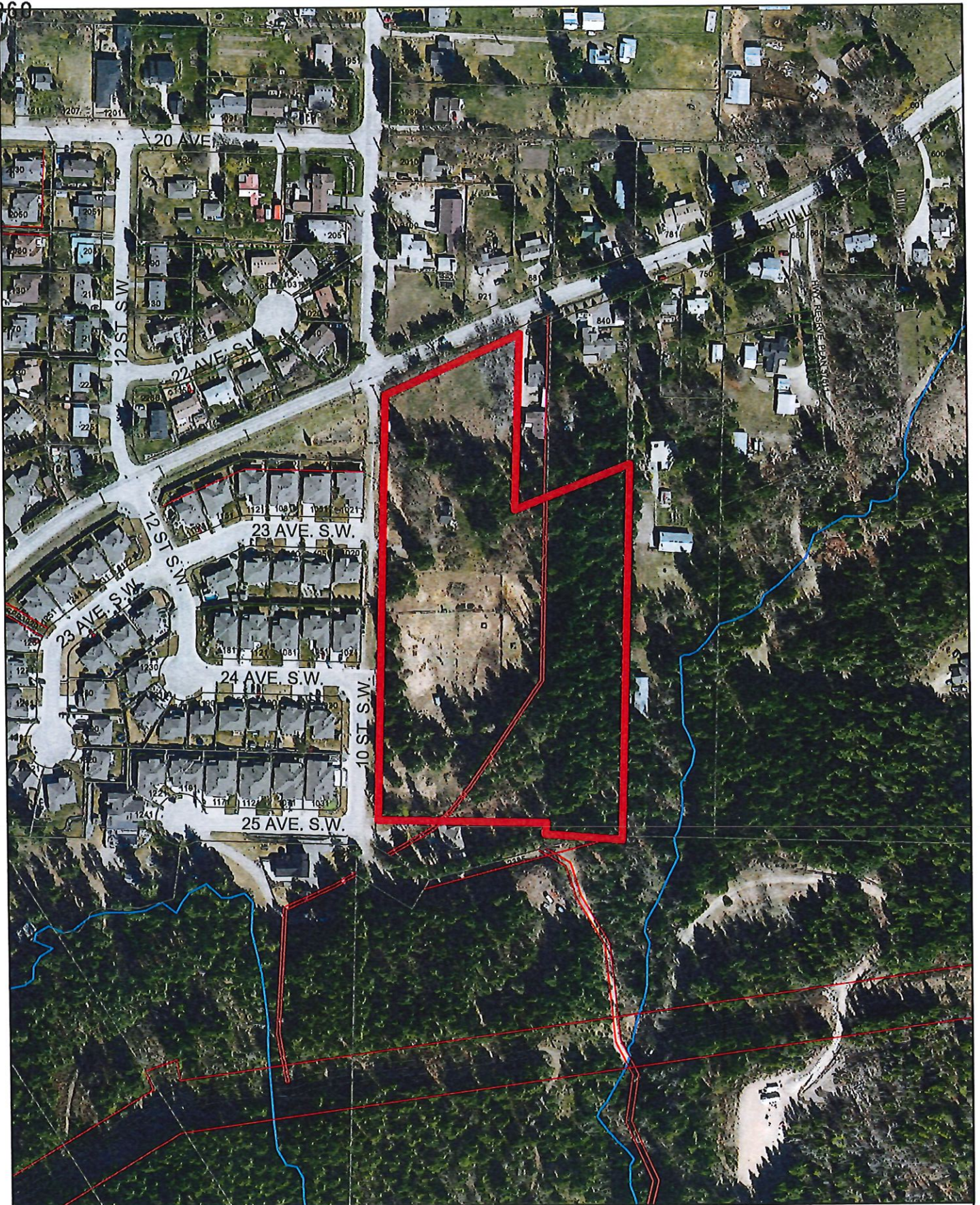
Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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

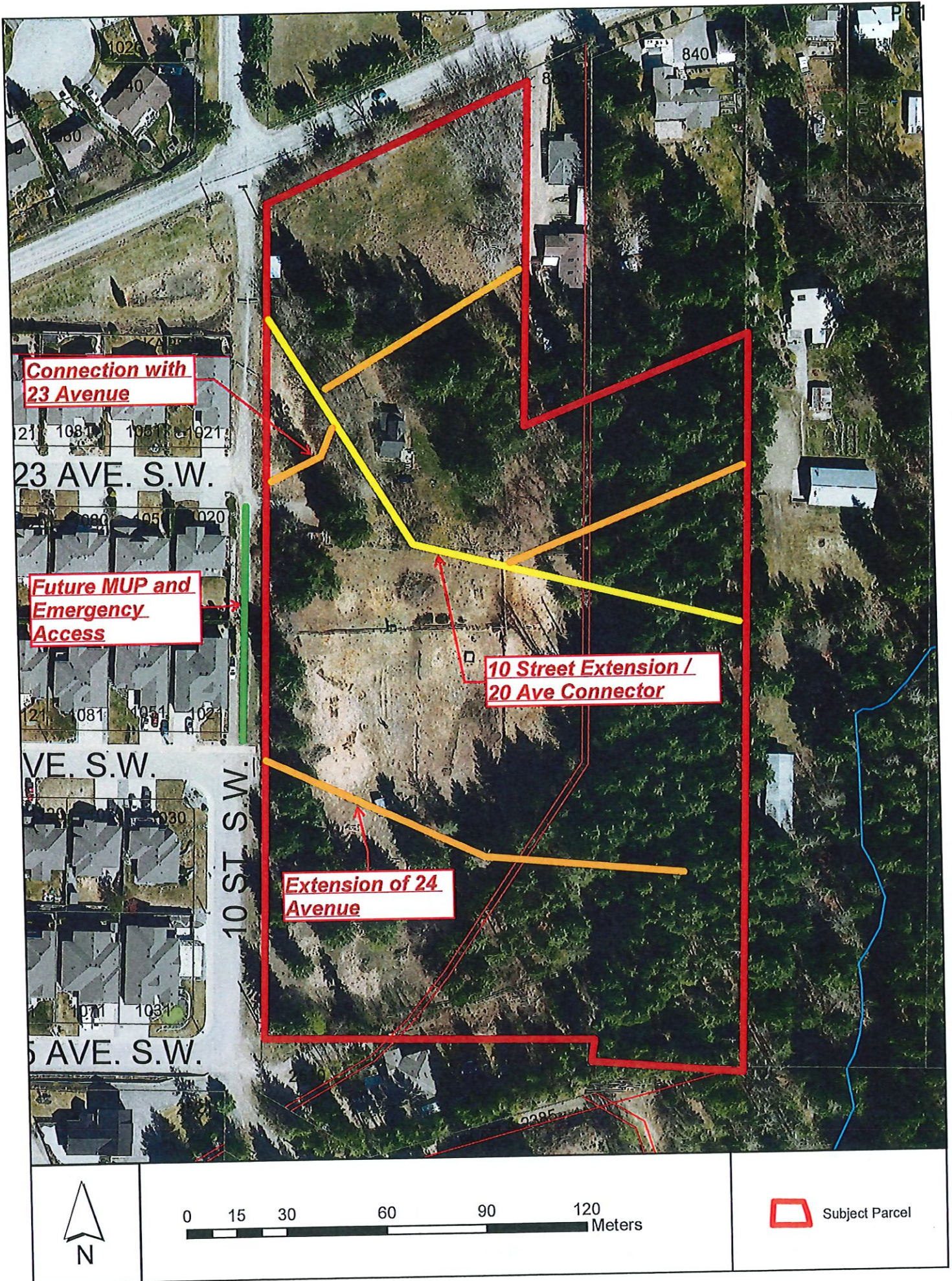
Subject Property Map

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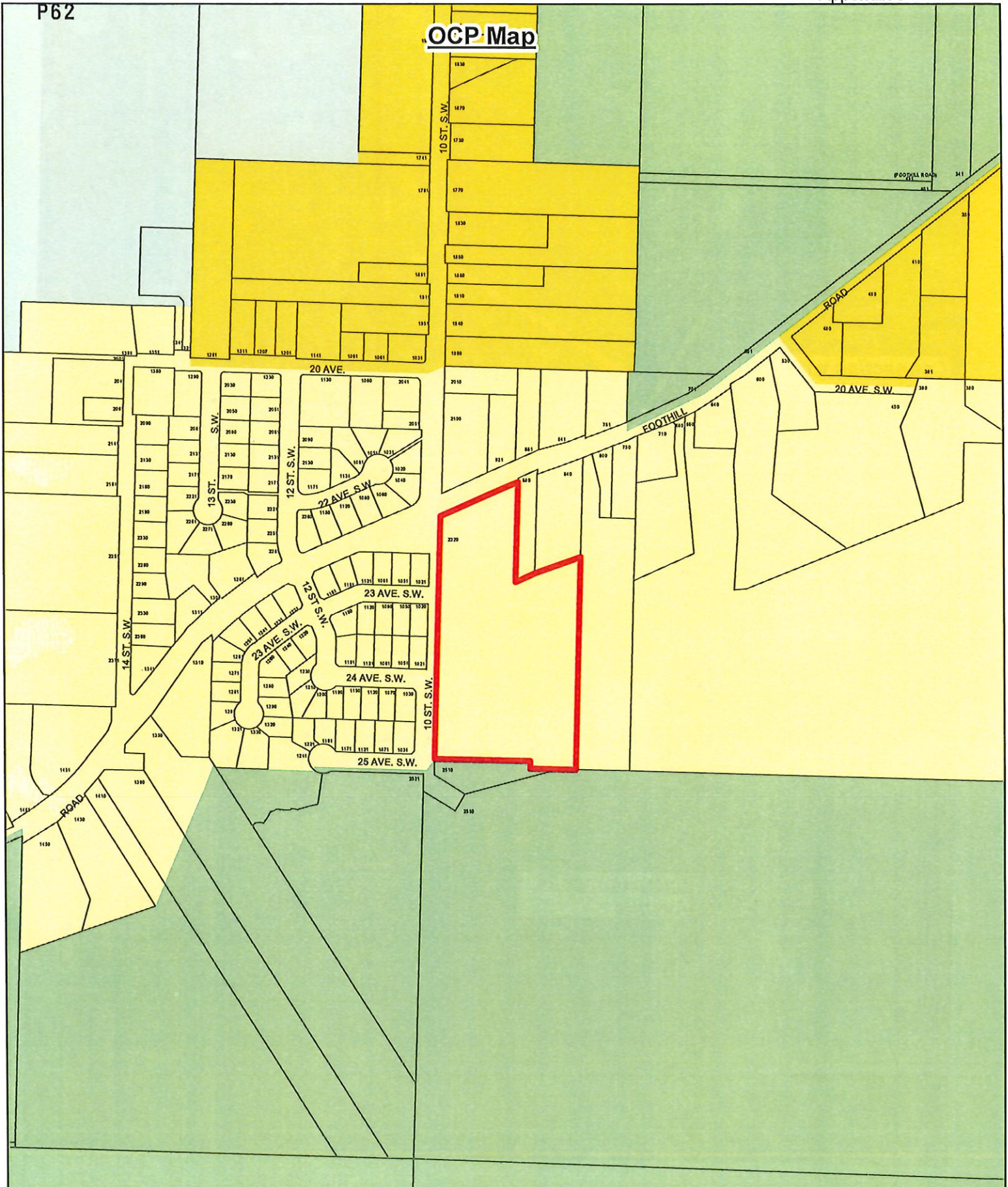
0 35 70 140 210 280 Meters

 Subject Parcel



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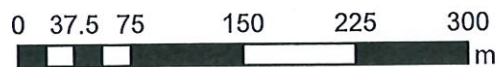
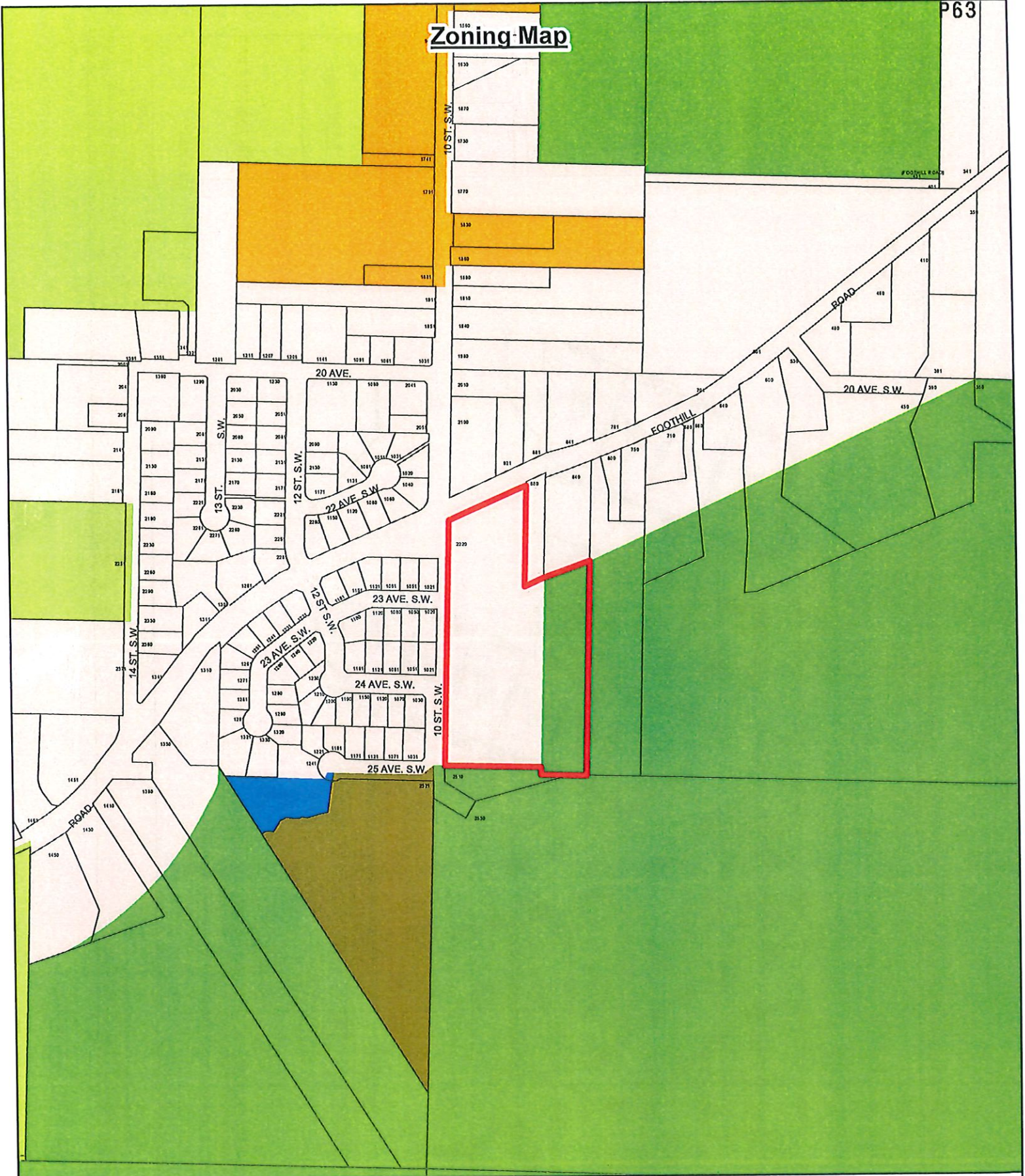
OCP Map



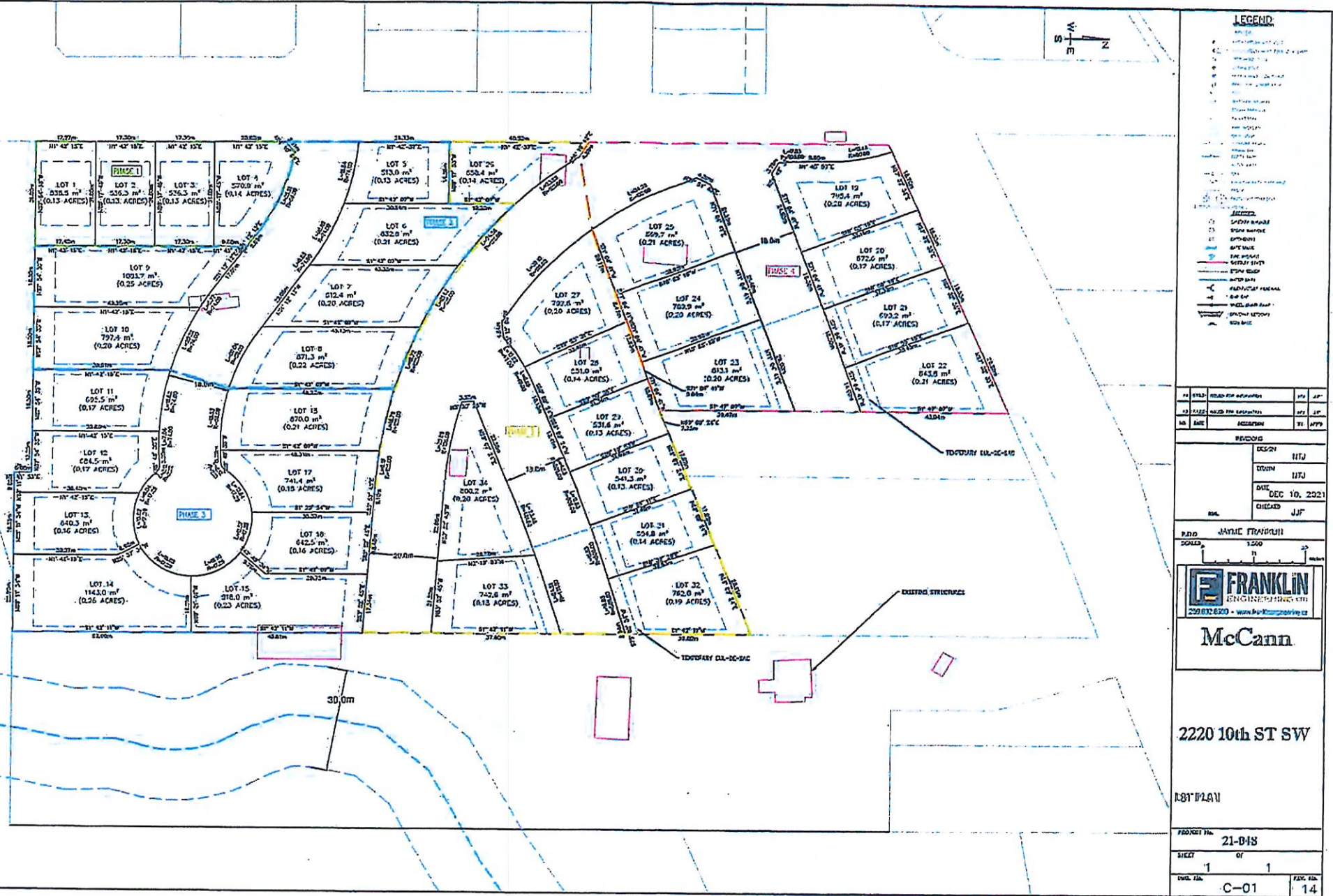
0 37.5 75 150 225 300
m

- Subject Property
- Acreage Reserve
- Parcels
- Salmon Valley Agriculture
- Residential - Low Density
- Residential - Medium Density

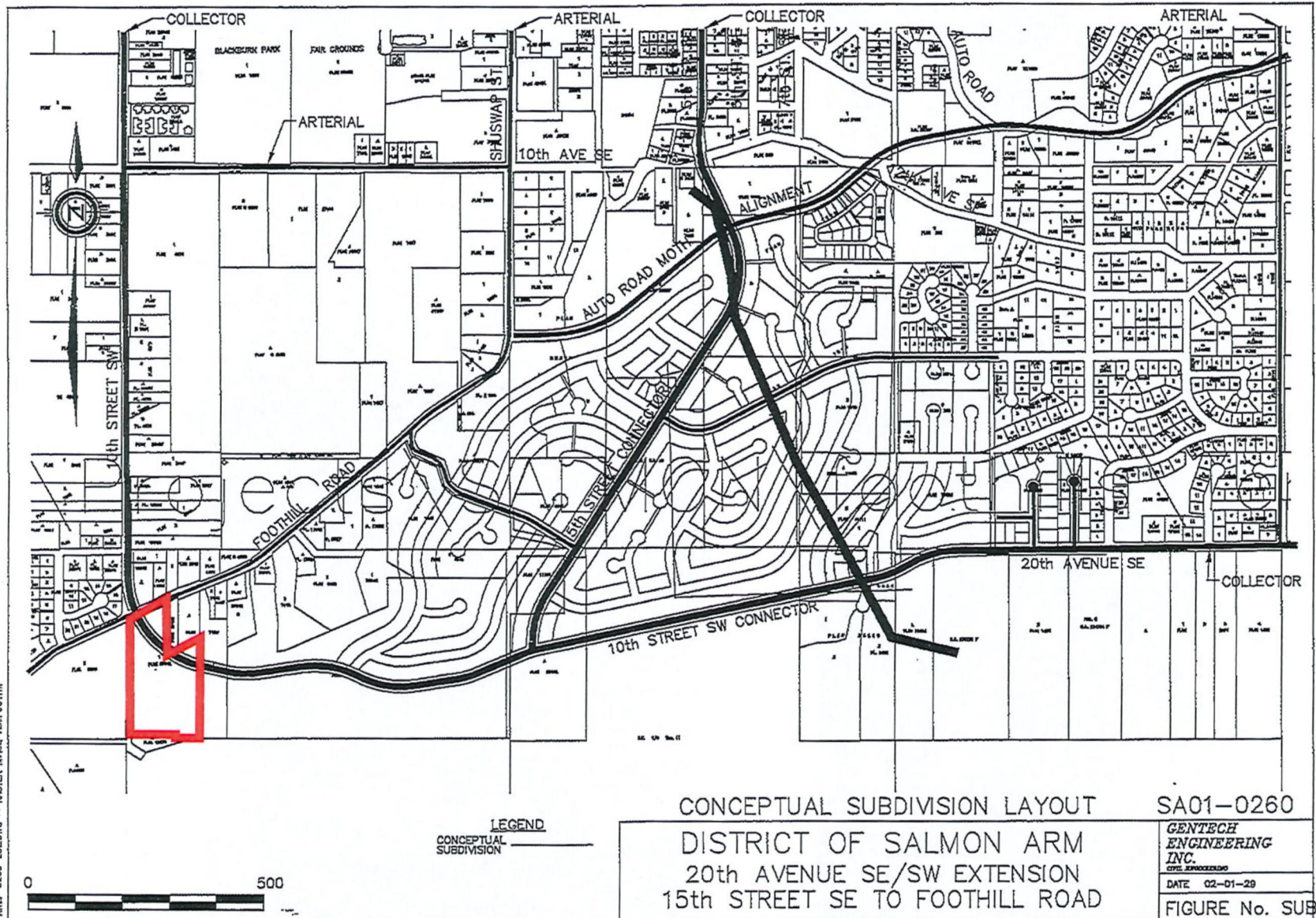
Zoning Map



- | | | |
|---|---|---|
| Subject Property | A-1 | R-1 |
| Parcels | A-2 | R-4 |
| | A-3 | R-9 |



XREF 0200-LGL010 - RASTER IMAGE TEMP001.TIF





View southwest of subject parcel from 10 Street SW and Foothill Road.



View southeast of subject parcel from Foothill Road.



View east of subject parcel from 23 Avenue SW.



View northeast of subject parcel from 25 Avenue SW.



*Memorandum from the
Engineering and Public
Works Department*

TO:	Kevin Pearson, Director of Development Services
DATE:	January 19, 2022
PREPARED BY:	Mustafa Zakreet, Engineering Assistant
APPLICANT:	Wild Blue Developments Ltd.
SUBJECT:	SUBDIVISION APPLICATION FILE NO. SUB- 22.01 and ZONING AMENDMENT FILE NO. ZON-1228
LEGAL:	Lot 1, Section 11 Township 20, Range 10, W6M KDYD, Plan KAP57942
CIVIC:	2220 – 10 Street SW

Further to your referral dated January 19, 2022, we provide the following servicing information.

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. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with underground electrical and telecommunication wiring upon development.
4. Property 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 prior to the commencement of construction. ESC plans to be approved by the City of Salmon Arm.
7. At the time of subdivision 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 on-site development, prior to commencement the applicant will be required to submit to the City for review and approval detailed engineering plans in accordance with the requirements of the Subdivision and Development Servicing bylaw 4163. These plans must be prepared by a qualified professional engineer. As a condition of final subdivision approval, the applicant will be required to deposit with the City for a period of 1 year, funds equaling 10% of the estimated cost for all works that are to be transferred to the City.

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DATE: January 19, 2022

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9. For the off-site improvements at the time of subdivision 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 Subdivision 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. Foothill Road SW, on the subject property's Northern boundary, is designated as an Urban 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. A 2.5m wide ROW may be required on either side of the road to accommodate required infrastructure per Item 2. No additional dedication is required at this time (subject to confirmation by BCLS).
2. Foothill Road SW is currently constructed to an Interim Rural Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, 3m wide multi-use path, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 10 Street SW, on the subject property's western boundary, is a closed road. A 3.0m multi-use path is to be constructed in accordance with CGS -8.
4. The proposed 10 Street SW through the proposed subdivision is to meet the Collector road standard, in accordance with the Specification Drawing No. RD-4. Developer's engineer to prove that the vertical & horizontal alignment will generally conform to the OCP alignment and preliminary centerline grading.
5. Internal roadways shall be designed a construction to the Urban local road standard, in accordance with Specification Drawing No. RD-2.
6. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing and proposed roadways.
7. A 5.0m by 5.0m corner cut is required to be dedicated at all intersections with Foothills Road SW or 10 Street SW.
8. Dedication shall be provided at the intersection of Foothills Road and 10 Street SW to allow for a Round-about sized for a WB-15 design vehicle.
9. As Foothill Rd SW is designated as an Arterial Road, accesses shall be designed by keeping to a minimum number. No driveway access will be permitted onto Foothill Road.
10. The maximum allowable cul-de-sac or T-Turn around length in the urban areas is 160 meters. This measurement shall be measured along centerline from the center of the first intersection

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DATE: January 19, 2022

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having access from two alternate routes to the center of the cul-de-sac or T-Turn around. Where the maximum cul-de-sac or T-Turn around length is exceeded a secondary emergency access shall be provided. Emergency accesses are to be constructed in conformance with Policy 3.11 (Emergency Accesses). Based on the plan submitted, a cul-de-sac exceeds the allowable distance of 160 meters. The multi-use path may be combined with an emergency access; however, the path would require widening to meet policy 3.11 (3.5 m load carrying width, 4.5m clear width)

11. Permanent dead-end roads shall be terminated in a cul-de-sac in accordance with Specification Drawing No. RD-11. Temporary dead-end roads internal to the subdivision may be terminated with a paved temporary T-turn around in accordance with Specification Drawing No. RD-13. Temporary dead-end roads at the limits of the subject property shall be terminated with temporary cul-de-sacs in accordance with Specification Drawing No. RD-11a (attached).

Water:

1. The subject property fronts a 100 mm diameter Zone 1 watermain on Foothill Rd SW. Upgrading this watermain to 300 mm diameter across the frontage of the property is required. DCC water credits may be considered for the additional cost of oversizing the main.
2. The subject property fronts a 200 mm diameter Zone 1 watermain on 10 Street SW. No upgrade is required at this time.
3. Records indicate that the existing lot is currently not serviced with the City water.
4. Watermain shall be extended to the furthest extents of the property required to accommodate adjacent development and is to be sized (min 150mm) to accommodate highest and best use of any 'upstream' parcels per the zoning in the Official Community Plan.
5. The proposed parcels are to be serviced each 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 subdivision, at the Owner / Developer's cost.
6. The subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). The Owner / Developer's authorized engineer is to complete a flow test on the closest fire hydrant to confirm the existing watermain servicing the subdivision is adequately sized to provide fire flows in accordance with the requirements of the Subdivision and Development Servicing Bylaw No 4163. Where the City water distribution system has insufficient capacity to meet the required fire flow, the Owner / Developer will be required to make the necessary upgrades to meet these standards. Owner / Developer is responsible for all associated costs.
7. Fire protection requirements to be confirmed with the Building Department and Fire Department.

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DATE: January 19, 2022

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8. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the low density spacing requirements of 150 meters.

Sanitary:

1. The subject property does not front a City of Salmon Arm sanitary sewer main. Consultant/ Developer is responsible for extending a 200 mm sanitary sewer from the existing manhole located approximately 70m north of the subdivision on 10 St, to and through the proposed subdivision. A 200 mm sanitary sewer main terminates at manholes at the eastern end of each 23, 24 and 25 AVE SW.
2. Sanitary main shall be extended to the furthest extents of the property required to accommodate adjacent development and is to be sized (min 200mm) to accommodate highest and best use of any 'upstream' parcels per the zoning in the Official Community Plan.
3. The proposed parcels are each 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.
4. The subject property is in an area with no current sanitary capacity concerns according to the City Sanitary Study (Urban Systems 2016). Design engineer to review and confirm downstream capacity.
5. Records indicate that the existing parcel is currently serviced by a septic field. Decommissioning of the septic field, in accordance with building departments requirements will be a condition of the subdivision. Owner / Developer responsible for all associated costs.

Drainage:

1. The subject property does not front City storm sewer on Foothill Rd SW or on 10 Street SW. Storm sewer shall be extended within the property to the furthest extents required to accommodate adjacent development and is to be sized (min 250mm) to accommodate highest and best use of any 'upstream' parcels per the zoning in the Official Community Plan..
2. Record indicate that the existing property is not serviced by storm sewer.
3. 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.
4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced

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(each) by a single storm service connection adequately sized (minimum 150mm) to satisfy the servicing requirements of the development. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

6. The subject property is in an area with current storm capacity concerns according to the Stormwater Master Plan Study (April 2020). It is anticipated that stormwater will require control to the 2-5 year pre-development flows. Owner / Developer's engineer shall review downstream capacity within the existing City Storm System to receive the proposed discharge from the development and upstream contributing drainage areas.

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), Category C (Landslide Assessment), is required.



Mustafa Zakreem
Engineering Assistant



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



To: His Worship Mayor Harrison and Members of Council

Date: March 10, 2022

Subject: Zoning Bylaw Amendment Application No. 1232

Legal: Remainder Lot B, Section 17, Township 20, Range 10, W6M, KDYD, Plan EPP96461, Except Plan EPP115380
 Civic Address: 6500 1 Avenue NW
 Owner/Applicant: Paula and Jack Dieleman

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Remainder Lot B, Section 17, Township 20, Range 10, W6M, KDYD, Plan EPP96461, Except Plan EPP115380 from A2 (Rural Holding Zone) to A3 (Small Holding Zone).

PROPOSAL

To review the application to rezone the above noted property from A2 to A3 in order to accommodate the future subdivision of the subject property.

BACKGROUND

The subject property is designated in the Official Community Plan (OCP) as Acreage Reserve and A2 (Rural Holding Zone) in the Zoning Bylaw (Appendix 1 to 4). The minimum parcel area for subdivision in the A2 zone is 4.0ha (9.9ac). The minimum parcel area under the A3 (Small Holding Zone) is 2.0ha (4.9ac). The subject property is part of a recent subdivision that included the dedication of the access road (1 Avenue NW).

Given that the subject property is approximately 9.24ha (22.8ac) in area subdivision is prohibited in the A2 zone and rezoning is required. The subject property is not affected by the Agricultural Land Reserve (ALR), the boundary of which is located to the east of the subject property.

Adjacent land uses include the following:

North: A2 (Rural Holding Zone) – Agriculture and Single Family Residences
 South: A3 (Small Holding Zone) – Agriculture and Single Family Residences
 East: A3 (Small Holding Zone) & A2 (Rural Holding Zone) – Agriculture and Single Family Residences
 West: A1 (Agriculture Zone) – Unsurveyed Crown Land

The applicant is proposing a three (3) lot subdivision of the 9.24ha (22.8ac) subject property. The proposed lots would be accessed from 1 Avenue NW. Access beyond the cul-de-sac would not be maintained by the City. A sketch plan provided with the subdivision application is included as Appendix 5.

COMMENTS

Engineering Department

The Engineering Department has no concerns to the rezoning of this property.

Building Department

No concerns with the rezoning.

Fire Department

No concerns.

Planning Department

Since the adoption of the Official Community Plan in 2011 (Bylaw No. 4000), Council has reviewed 14 rezoning applications under policy 7.3.29 and supported the adoption of 12 sites, including the development around 1 Avenue NW adjacent to the subject property and the recent rezoning of 821 60 Street NW to the north of the subject property.

In supporting the proposed rezoning staff consult with the policies of the OCP, including policy 7.3.29 which states:

"Subdivision to accommodate further rural small agricultural holdings may be supported within the Acreage Reserve area situated west of both the Salmon River and the Trans Canada Highway subject to compliance with the following criteria:

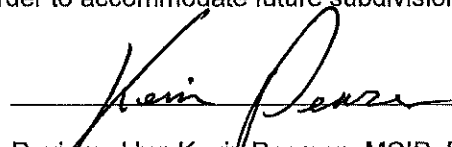
- a. The suit is well drained and free from flooding, unstable soils or other hazardous conditions;
- b. soil conditions permit permanent on-site sewage disposal for each parcel as determined by the appropriate agency;
- c. availability of adequate potable water supply on each parcel, approved by the appropriate agency;
- d. minimum of two (2) hectare parcel size, other than subdivisions or boundary adjustments contemplated under policy 7.3.6 and subject to appropriate zoning; and
- e. the lands have an improved agricultural soils capability rating of class four (4), class five (5), class six (6) or class as determined by the ALC, based on the Canada Land Inventory Agricultural Capability Classification System. The principle of protecting better quality agricultural soils from subdivision in to small lots will guide decisions on mixed category applications and the ALC will continue to consider each subdivision application on its own merits to ascertain the potential impact of subdivision on exiting and potential agricultural development."

At the time of subdivision approval any issues related to flooding, unstable soils or hazardous conditions are addressed by existing covenants that restrict development unless certain conditions are met (i.e. development oversight by Geotechnical Engineer, assessments in areas of known slope instability). The covenants are reviewed and amended if necessary prior to final subdivision approval. Also at the time of subdivision approval, on-site sewerage disposal will be addressed through a qualified professional and in conjunction with Interior Health Authority which regulates on-site sewerage requirements in rural areas. An Improved Soils Capability Map is included as Appendix 6 and the subject property is within an area of class six (6) soils, but as mentioned no in the ALR.

Staff are supportive of the rezoning of the subject property in order to accommodate future subdivision.



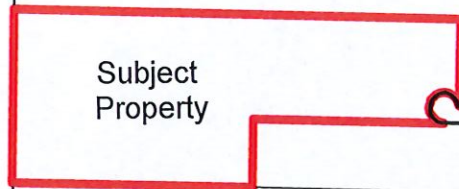
Prepared by: Melinda Smyrl, MCIP, RPP
Planner III



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

Subject Property-Map

APPENDIX 1
P75



Subject
Property

1 Ave N.W.

8 Ave N.W.

60 St N.W.

60 St N.W.

60 St N.W.

60 St S.W.

60 St S.W.



0 75 150 300 450 600 m

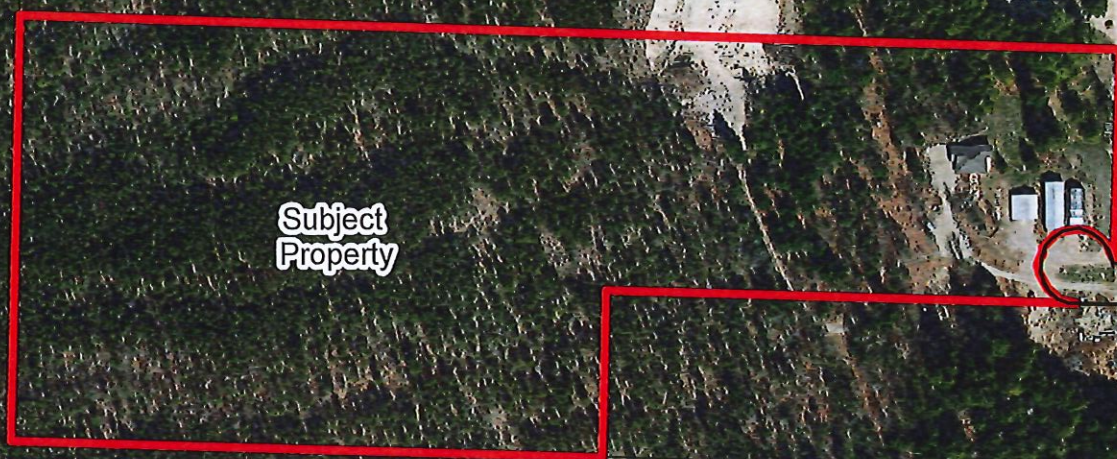


Parcels



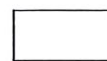
Subject Property

OrthoMap



Subject
Property

Ave N W



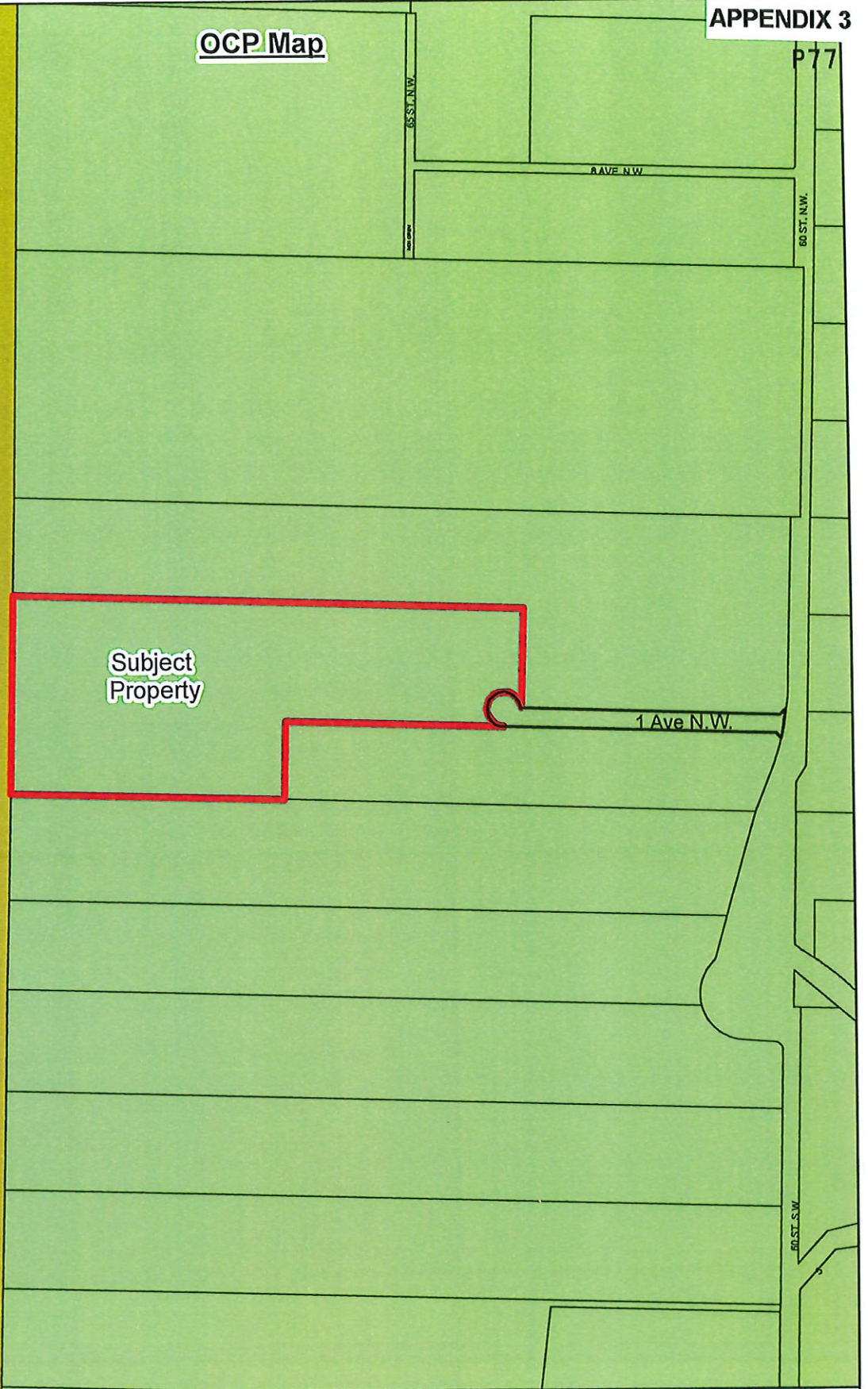
Parcels



Subject Property

OCP Map

P77



0 55 110 220 330 440 m

- | | |
|---|---|
|  Parcels |  Acreage Reserve |
|  Subject Property |  Forest Reserve |

Subject
Property

1 Ave N.W.



- | | | |
|---|---|---|
|  Parcels |  A-1 |  A-3 |
|  Subject Property |  A-2 | |

Unsurveyed Crown Land

Sec 18
Sec 17

Proposed
Lot 1

Proposed
LOT
2

Plan EPP6451

Plan B



B. 2000
PLANES

Sec 17

TP 20

R 10

Parcel B
(DD 211663F)

Plan 1
23729

Plan EPP6451

1

Proposed
Lot 3

Realign existing
Driveway

Plan EPP6405

A

20.0 metre wide Road

Plan B

P80

Improved Soils
Capability Map

2
6 R
T

Subject
Property

1 Ave N.W.

60 ST. N.W.

60 ST. S.W.



0 55 110 220 330 440 m

- | | |
|---|---|
|  Parcels |  CLASS 3 |
|  Subject Property |  CLASS 6 |



To: His Worship Mayor Harrison and Members of Council

Date: March 15, 2022

Subject: Zoning Bylaw Amendment Application No. 1235

Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP88045
Civic Address: 1241 – 25 Avenue SW
Owner/Applicant: Bickle, J. & J.

STAFF RECOMMENDATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan EPP88045 from R-1 (Single Family Residential Zone) and R-9 (Estate Residential Zone) to R-8 (Residential Suite Zone).

PROPOSAL

The subject parcel is located at 1241 – 25 Avenue SW (Appendix 1 & 2). The proposal is to rezone the entire parcel from R-1 (Single Family Residential) and R-9 (Estate Residential) to R-8 (Residential Suite).

BACKGROUND

The parcel is designated Low Density Residential and Acreage Reserve in the City's Official Community Plan (OCP) and zoned Single Family Residential (R-1) and Estate Residential (R-9) in the Zoning Bylaw (Appendix 3 & 4).

The subject parcel is located in 'The Ridge' subdivision off of Foothill Road, which is almost entirely comprised of R-1 zoned parcels. There are currently zero R-8 zoned parcels within the proximity of the subject parcel.

The property is approximately 0.526 hectares (5,260 square metres) in area/size and contains an existing single family dwelling and two accessory buildings/structures (sheds). The total lot area is large enough to permit a detached suite. Site photos are attached, as Appendix 5.

Policy 8.3.25 of the OCP provides for the consideration of detached suites in all Residential (High, Medium, and Low) 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 the potential to meet the conditions for the development of a detached suite, including sufficient space to meet the parking requirement.

COMMENTS

Engineering Department

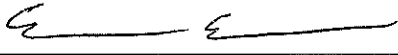
No concerns.

Building Department

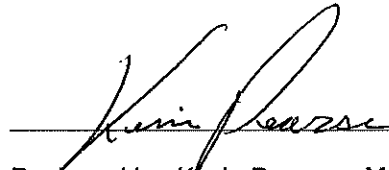
BCBC requirements are applicable at the Building Permit stage. A QEP report on RAPR requirements is also applicable at the Building Permit stage. An eventual Variance Permit may be required for the building height due to the sloping lot. DCCs are applicable for detached suite.

Planning Department

The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The proximity to a watercourse (Hobson Creek) is expected to trigger RAPR reporting at the Building Permit Stage. Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements. Finally, it should be noted that the rationale for rezoning the property to R-9 back in 2016 was to establish a minimum parcel size of 1 acre for the southern portion. In effect, that would preclude future subdivision. Rezoning the entirety of the subject parcel to R-8 could lead to future subdivision potential.



Prepared by: Evan Chorlton
Planner I

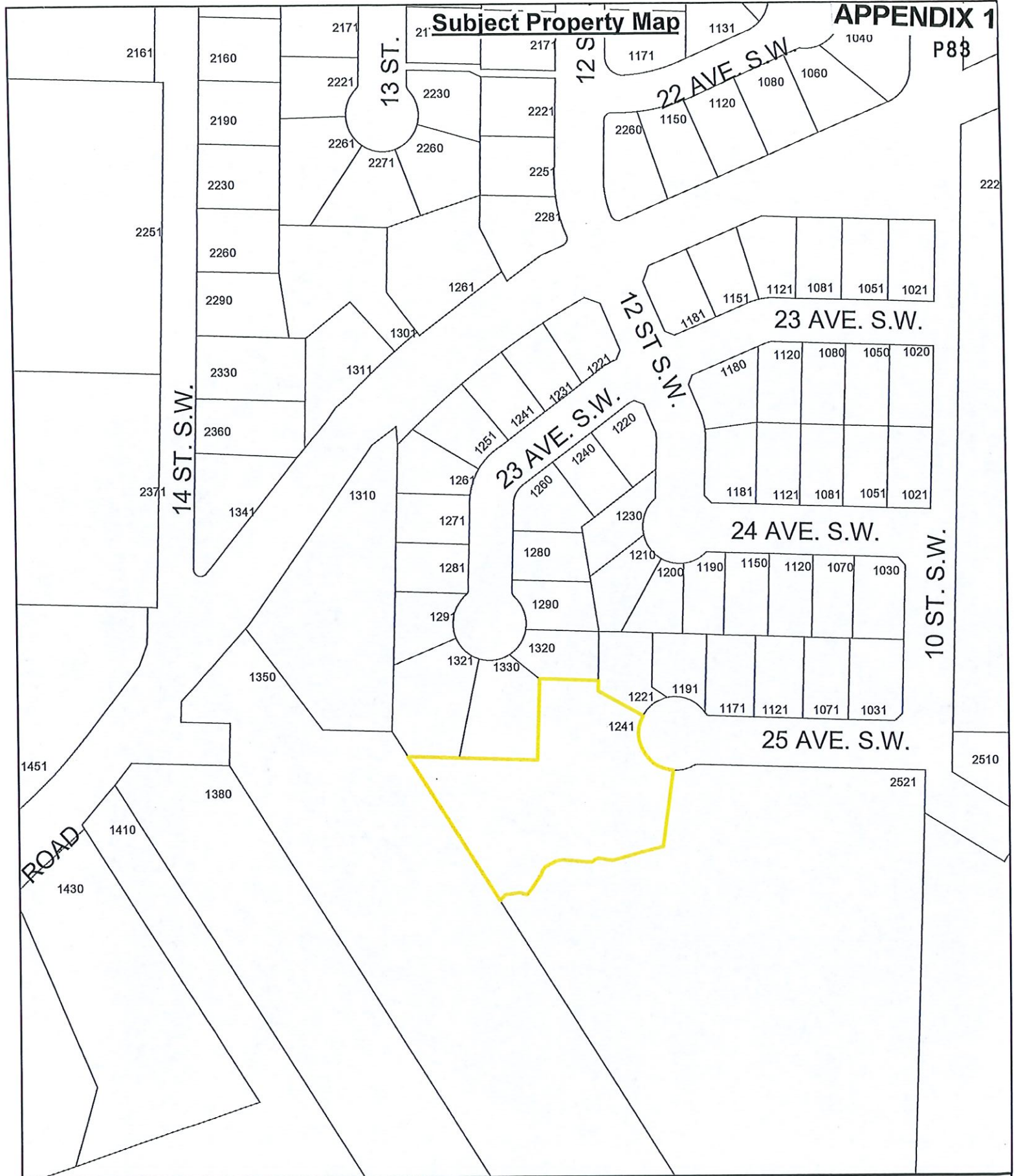


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Subject Property Map

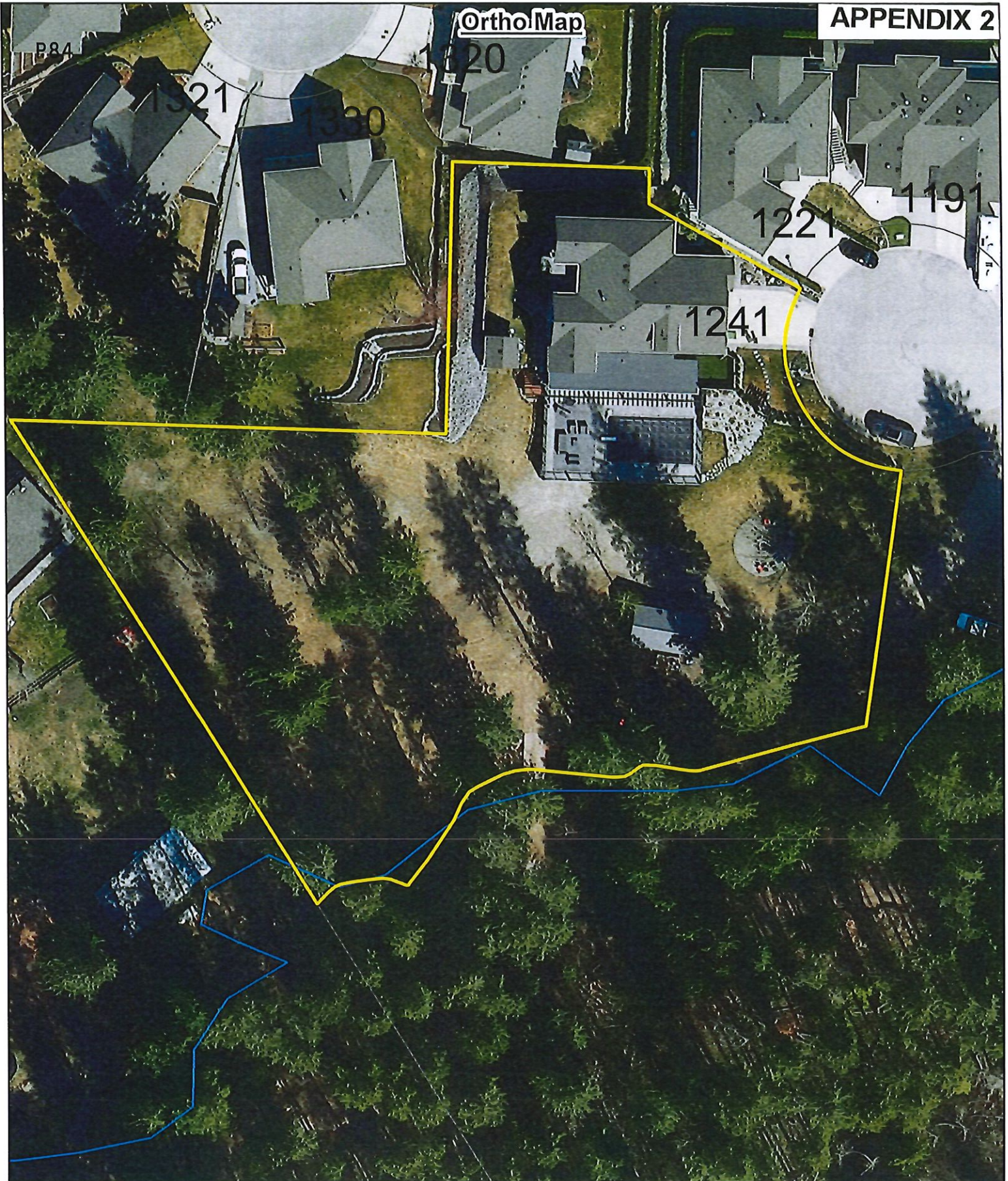
APPENDIX 1

P83



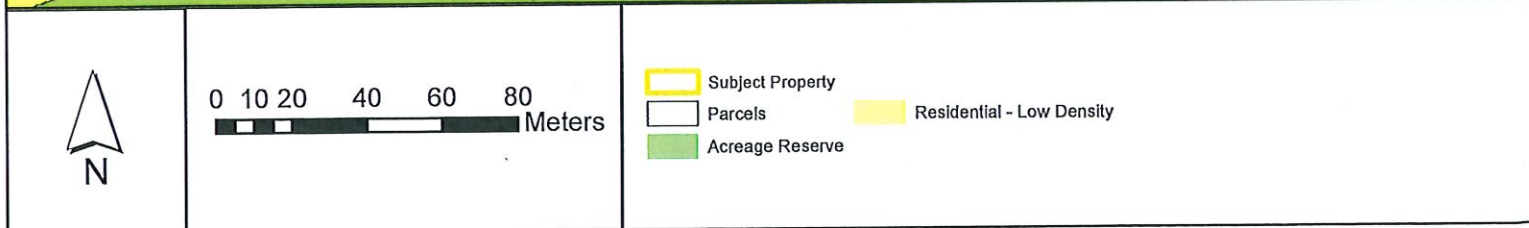
0 10 20 40 60 80 Meters

 Subject Property
 Parcels



0 3 6 12 18 24 Meters

-  Streams
-  Subject Property
-  Parcels



Zoning Map

APPENDIX 4





N

0 10 20 40 60 80 Meters



Subject Property

 Parcels

A-1

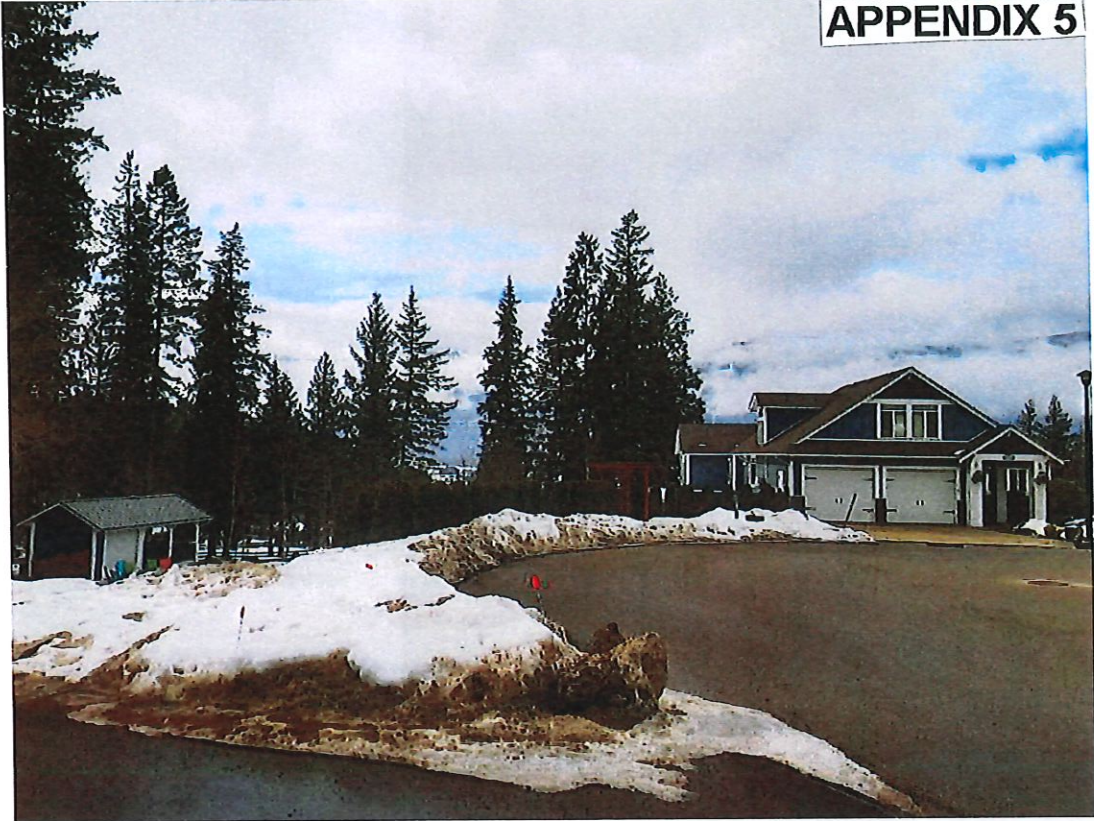
A-2

R-9

A-3

R-1

APPENDIX 5



- Legend
- Contours and Water Cou...
- Legal
- Official Community Plan
- Other Planning
- Public
- Sanitary System
- Storm System
- Water System
- Orthos

Shed <https://maps.salmonarm.ca/view.aspx>

Login (login.aspx?flag=1) Help (help.html) Disclaim (help.html?disclaim)

P 88



Proposed carriage house

APPENDIX 6

Current Scale: 480 © 2022 MRF