



AGENDA

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

Monday, October 5, 2020

8:00 a.m.

**Council Chambers, City Hall
500 – 2 Avenue NE**

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 - 6	1.	Land Use Contract Termination Bylaws – Status and Next Steps – For Information
7 – 22	2.	Zoning Amendment Application No. ZON-1182 [Cornerstone Christian Reformed Church/Roodzant, J.; 1191 22 Street NE; P-3 to C-6]
23 - 38	3.	Zoning Amendment Application No. ZON-1183 [Edelweiss Properties Inc./TSL Developments; 700 30 Street NE; R-1 to R-4]
39 - 50	4.	Zoning Amendment Application No. ZON-1186 [Neufeld, B.; 1831 22 Street NE; R-1 to R-8]
51 - 58	5.	Zoning Amendment Application No. ZON-1187 [Wiens, R.; 2830 25 Street NE; R-1 to R-8]
59 - 76	6.	Zoning Amendment Application No. ZON-1188 [Lamb, K. & G./1261694 BC Ltd.; 3510 20 Avenue NE; R-1 to R-8]
	6.	PRESENTATIONS
	7.	FOR INFORMATION
	8.	CORRESPONDENCE
	9.	ADJOURNMENT

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CITY OF SALMON ARM

To: Development and Planning Services Committee

From: Development Services Department

Date: September 11, 2020

Subject: Land Use Contract Termination Bylaws – Status and Next Steps

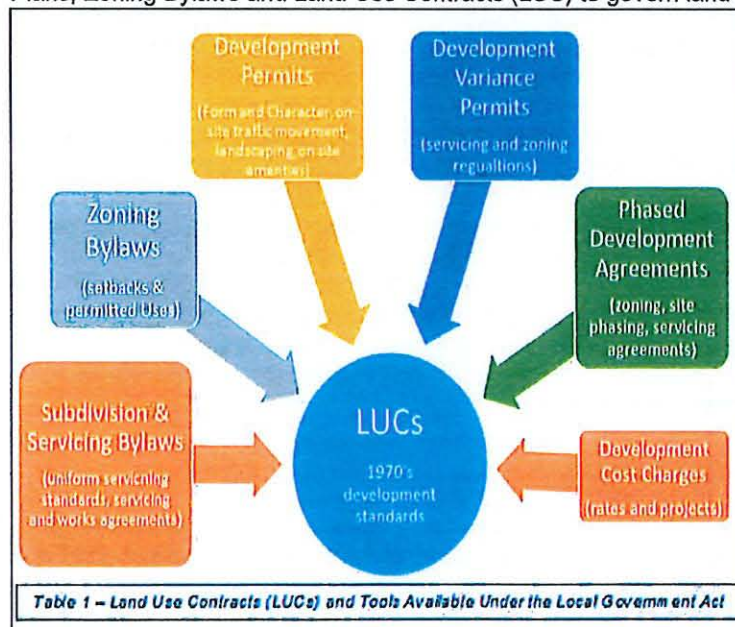
For Information.

BACKGROUND

The intent of this report is to provide the Committee and the public information and context regarding the Land Use Contract Termination bylaws that will be coming forward in the next few months.

Land Use Contracts – General

Currently, there are a number of tools in the *Local Government Act* that municipalities may use to govern land use and development. These tools include Development Permits, Development Variance Permits, Subdivision and Servicing Bylaws, Development Cost Charges, Phased Development Agreements and Zoning Bylaws. Prior to 1985 the governing *Municipal Act* used a scaled version of Official Community Plans, Zoning Bylaws and Land Use Contracts (LUC) to govern land use and development. Table 1 shows



these tools in relation to LUCs. As a contract between a developer and the municipality, the agreement dictated the terms under which the proposal was approved such as approved development phasing, Development Cost Charges, itemized the servicing requirements, permitted uses and the party responsible for the construction of on-site and off-site improvements. Some LUCs covered all or some of these aspects of development and each LUC was created on a site and project specific basis. In effect, the LUC scheme was intended to capture all aspects of a proposed development and have the conditions of the approval for that development agreed to and enacted prior to the any

development occurring on the site.

A LUC had to be passed by Bylaw and a Statutory Public Hearing was required. If the Bylaw was supported then the LUC was registered on the title of the affected property. As development on a site evolved, and as needed, the developer could request amendments to the LUC, which would have to be supported by Council and required the same Bylaw and Statutory Public Hearings as when enacted. The amendments were then also registered on the title of the property. Typically, once the development was complete the LUC went through a process to discharge the document from the land title with the overlying zoning taking effect, which also required a Statutory Public Hearing. A formal discharge or Quit Claim of

the LUC usually occurred once the final Building Permit was complete or the developer and Council deemed the LUC unnecessary.

Existing LUCs are problematic in that properties where a LUC remains registered on the title of a property, the terms of the LUC agreement override most provincial legislation that came into force after the LUC was registered (i.e. RAR/RAPR, Contaminated Sites). Additionally, any development permit requirements (i.e. Wildfire Interface Areas, Commercial/Industrial DPs, and Watercourse DPs), zoning regulations and servicing regulations are overridden and in cases where Development Cost Charges are noted in the LUC those fees established in the contract override current rates. The binding nature of LUCs on the title has left the municipality with the unsatisfying acceptance of substandard development when a property owner seeks land improvements. Further, as owners seek to make improvements to their properties they too are bound by the LUC and in some instances this can stymie improvements to the existing development.

In 2014 amendments were enacted to the *Local Government Act* that established June 30, 2022 as the expiry date for all LUCs in the province. After that date the LUCs no longer have force or effect. The same amendments included the establishment of an 'early termination' process for Local Governments to address the discharge of the LUCs and consider how or if the other development tools need to be utilized to ensure that the site is conforming to existing bylaws in the absence of the LUC.

Land Use Contracts in Salmon Arm

In Salmon Arm the period of enacting new Land Use Contracts occurred primarily from 1971 to 1978. Our records indicate that during this time the City successfully registered 22 Land Use Contracts. ATTACHMENT 1 is a map that shows the location of all of the LUCs that were registered on the title of lands within the City. It should be noted that the LUCs governed various significant community developments in that period, including - Captain's Cove Marina and Storage, Orchard Hill, Canoe Creek Estates, Hillcrest and numerous multifamily development complexes around the Recreation Centre. Twelve (12) LUCs were discharged once the development was complete and three (3) were terminated earlier this year under Bylaw 4400, 2020. There are six (6) remaining LUCs. When subsequent zoning bylaws were adopted the zoning map included a layer of zoning over the properties but the terms of the LUC supersede the zoning.

The benefits of the early termination process is that, rather than relying on existing rules, which may not adequately capture the provisions of the LUC, the City and landowners have an opportunity to consider the introduction of zoning or variances that may better reflect currently permitted uses and density. While zoning has been applied to all lands within the City, in areas where there are existing LUCs the zoning that is presently overlaid does not capture the existing uses, potentially rendering the uses lawfully non-conforming. The table below (Table 2) provides a brief summary of the LUCs that will be coming forward to Council to initiate the early termination bylaw processes and the number of properties that are affected by each LUC. Each of these sites have existing uses and/or siting that conflicts significantly with the overlying zoning regulations, the full details of which will be included in the staff reports that come forward introducing each LUC Termination Bylaw.

Land Use Contract Termination Bylaws – Next Steps

As LUC termination bylaws are brought forward staff may also bring forward accompanying zoning bylaw amendments and/or development variance permits for those existing developments in which staff deem it is in the City's interest to maintain the current and established uses on the site. Table 2 is also the order in which staff intend to bring LUC termination bylaws forward. ATTACHMENT 2 is a flowchart illustrating the general progression of a LUC Termination Bylaw as it will be relayed to property owners. Note that there are three letters to be sent to property owners in advance of the Statutory Public Hearing regarding the termination of the LUC.

Although there will be a Statutory Public Hearing for each LUC Termination Bylaw that comes forward, staff will be sending owners initial letters to outline the process, issues and next steps in advance of 1st or 2nd readings of the bylaw. Since it has been many years since LUCs were used and some landowners may not even be aware that a LUC is on their title, the initial letter will be an introduction to the LUC and the early

termination process. The order of LUCs that will be addressed and general timelines will also be included for information.

Financial Considerations

As mentioned the LUC Termination Bylaw process requires a Public Hearing and notices – including ads in two consecutive newspapers and notices to owners and neighbours. At present the cost of the placing ads, as required, in two consecutive editions of the paper is approximately \$400. Notice of a Public Hearing are also mailed to property owners in the vicinity of the subject area as well as owners of the properties. This cost would be double or more for those LUC areas that require rezoning or OCP amendments. The costs of discharging the LUCs from multiple titles is \$29.95.

Table 2. Existing LUCs

Order	LUC Name	Affected Properties	Contract #	Permitted Uses under LUC	Zoning Bylaw 2303, 1995 Map Schedule	Number of Affected Properties
1	Abacus (Orchard Hill)	Plan 29598, Plan 4653, Plan 3311	N54304	18 SFD lots and 11 Multi Family Buildings	R1, including the M/F	85
2	Greyfriars Rental Ltd.	Lots 1-3, Plan 29482 & Lots 1-3 Plan 36293	N71309	6 units, 2 buildings (4 units +2 units) To allow for parcels less than 464.5sqm, less than 15, width and non-conforming party walls (0.0m side yard setback)	M1 – General Industrial Zone	6
3	Canoe Creek Estates	K299	P1971	SFDs Mobile home park	R1	102
4	Captain's Cove Marina	Lot 1, Plan 9386 Lot A, Plan 29586	P1684	Lot 1, Plan 9386: C-5 Tourist Commercial Zone (1976) lodge, cabins, trailer, wash house and boat storage shed. Accessory: café, dining located within the lodge. Parcel A: boat storage and vehicular parking in conjunction with tourist/resort Marina.	Lot A Plan 29586: A2 – Rural Holding Zone C5 – Tourist Commercial Zone: Lot 1, Plan 9386 P1 – Park and Recreation Zone: Marina Lease Lot P1	2
5	5121 30 Ave SW (Fritzel)	Lot A, Plan 5558	P2310	Frozen food processing plant	A1	1
6	8610 TCH NE (Fuller)	Lot A, Plan 5558	N74011 Permitting "an additional Single Family residence" to the A2 zoning of 1978 Bylaw 1108	2 SFDs	A2	2



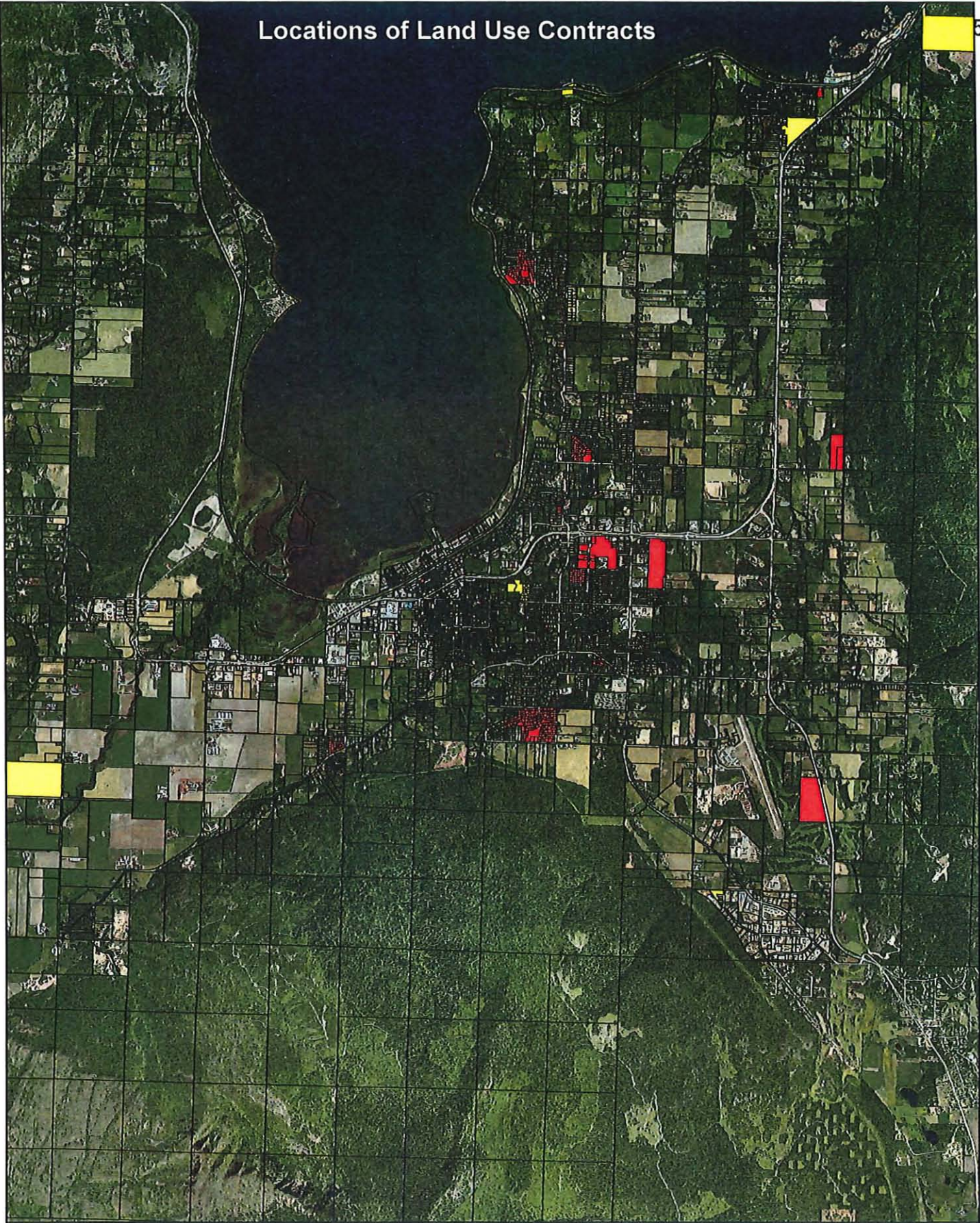
Melinda Smyrl, MCIP, RPP
Planner



Kevin Pearson, MCIP, RPP
Director of Development Services

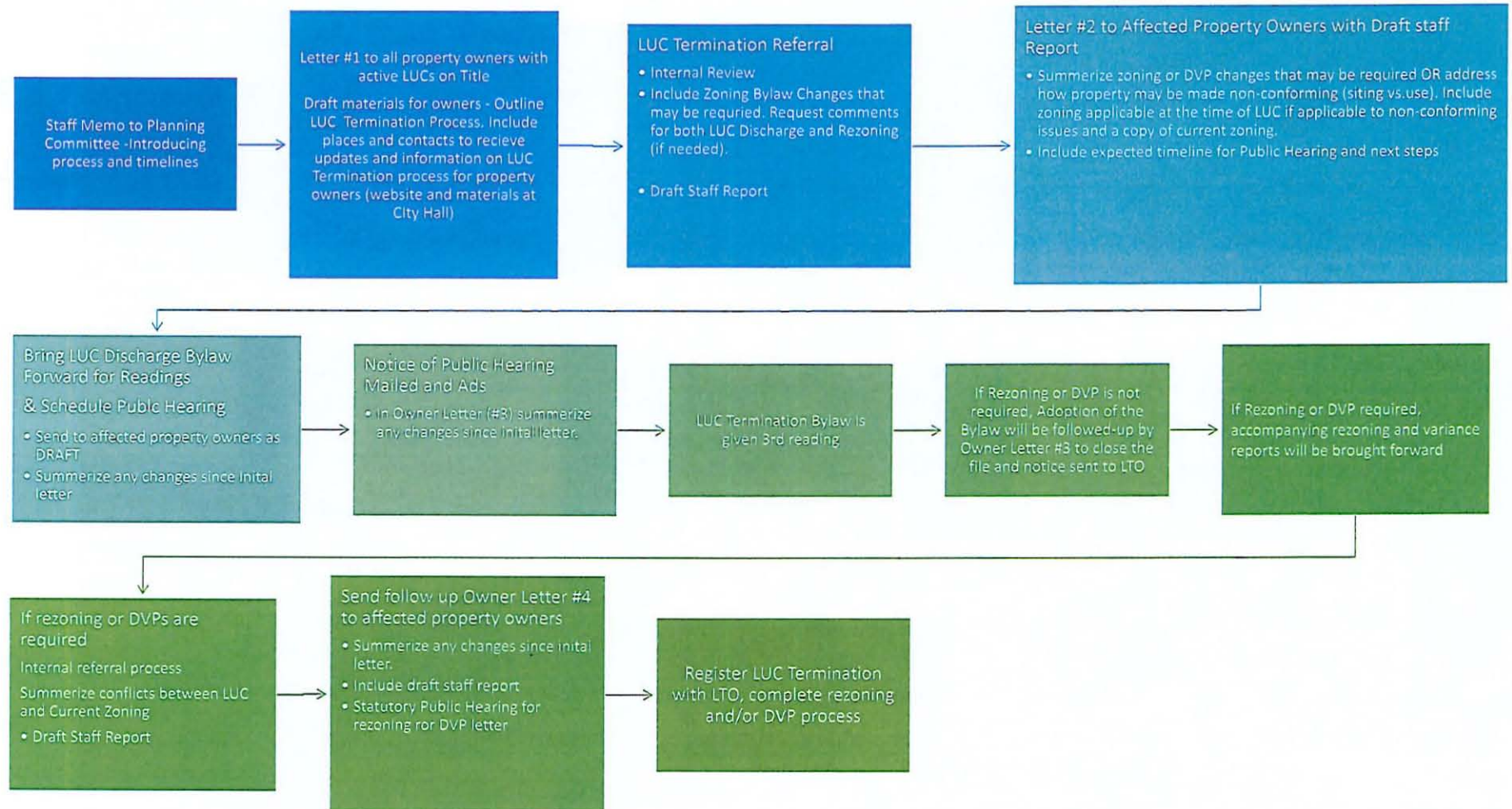
ATTACHMENT 1 – Map: Land Use Contract Locations
ATTACHMENT 2 – LUC Early Termination Bylaw Process

Locations of Land Use Contracts



Subject Property (LUCs)
Yellow Active LUC
Red Discharged LUC

Chart 1: Land Use Contract Early Termination Bylaw Process (General)





TO: His Worship Mayor Harrison and Members of Council

DATE: September 15, 2020

SUBJECT: Zoning Amendment Application No. 1182

Legal: Lot A, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP97409
 Civic: 1191 – 22 Street NE
 Owner: Cornerstone Christian Reformed Church
 Applicant: Roodzant, J.

MOTION FOR CONSIDERATION

THAT: A bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the southern portion of Lot A, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP97409 from P-3 (Institutional) to C-6 (Tourist / Recreational Commercial);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject Ministry of Transportation and Infrastructure approval.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The 0.8 acre subject parcel is on the corner of 11 Avenue NE and 21 Street NE, directly south of the existing Cornerstone Church development (see Appendix 1 and 2). It is designated Commercial – Highway Service / Tourist (HC) in the City's Official Community Plan (OCP) and zoned P-3 (Institutional) in the Zoning Bylaw (Appendix 3 and 4). The portion of land under application is hooked to the Cornerstone Church property to the north, and the purpose of this application is to rezone the subject parcel to allow for subdivision and potential future commercial use. C-6 zone regulations are attached (Appendix 5).

BACKGROUND

The subject property is located in an area close to the Uptown commercial node characterized by residential, commercial and institutional uses. The Zoning Map attached shows the mix of zones in the immediate area, predominantly Residential (R-4 with R-1 and R-5) and Institutional (P-3), with Commercial zones to the south and east. Adjacent zoning and land uses include the following:

North:	P-3 & R-5	road, church & residential
East:	R-1	walkway and vacant land (City owned)
West:	P-3	road and institutional
South:	n/a	TCH and commercial

The subject property is currently vacant, as shown in site photos attached (Appendix 6).

OCP POLICY

The proposed zoning amendment aligns with the HC (Highway Service / Tourist Commercial) designation in the OCP. The amendment would align with the Commercial Objectives and Policies listed in OCP Section 9, including supporting commercial uses within the primary commercial areas of the City. Development of the parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area.

COMMENTSMinistry of Transportation and Infrastructure

Preliminary approval has been granted (Appendix 7).

Engineering Department

No concerns with rezoning. Servicing requirements for future development have been provided. Comments attached (Appendix 8).

Fire Department

No Fire Department concerns.

Building Department

No concerns with rezoning.

Planning Department

The surrounding neighbourhood has been undergoing slow development with a mix of older, single family housing and newer condominium, and commercial development, most significantly the uptown SASCU/Askew's location, Copper View residential development, and the 21 Street NE underpass.

It should be noted that there have been six OCP amendments in this general area since 2015 involving an amendment to commercial designated land, with approximately 1.25 hectares of land redesignated from commercial to other (generally residential) land use designations, representing a minor erosion of commercial inventory in this uptown area. Overall however, considering all areas of the City, there has been a net increase of approximately 6 hectares of commercial land over a similar timeframe. This proposal would add to the commercial land base of the City.

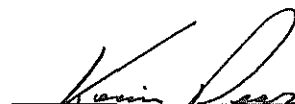
The intent for the subject parcel under application is for subdivision, sale, and future commercial use. There is no development concept proposed at this time. The parcel would be subject to the guidelines of the Highway Service / Tourist Commercial Development Permit Area, with future development requiring a Development Permit Application.

CONCLUSION

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



Chris Larson, MCP
Planning and Development Officer



Kevin Pearson, MCIP, RPP
Director of Development Services

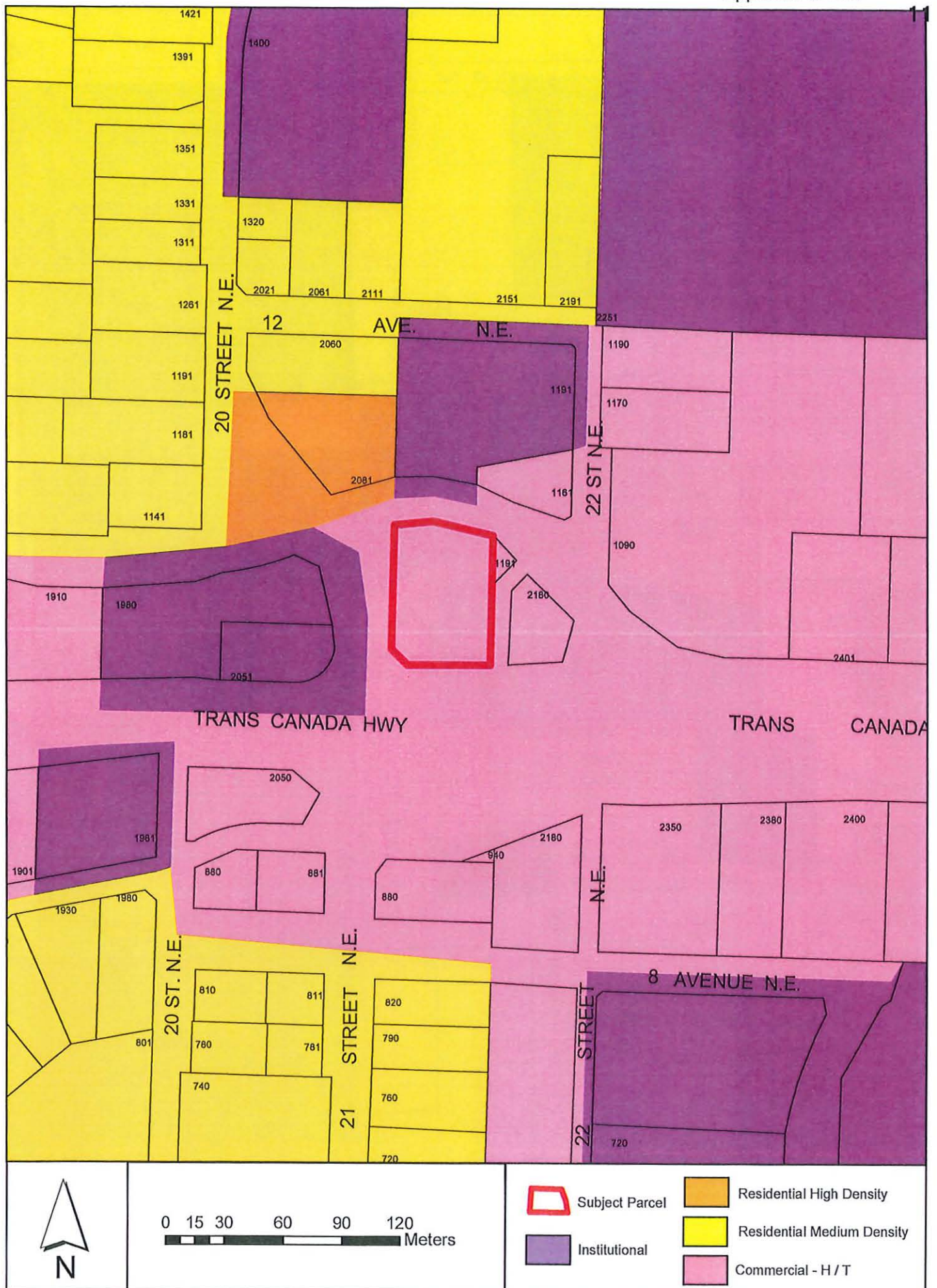


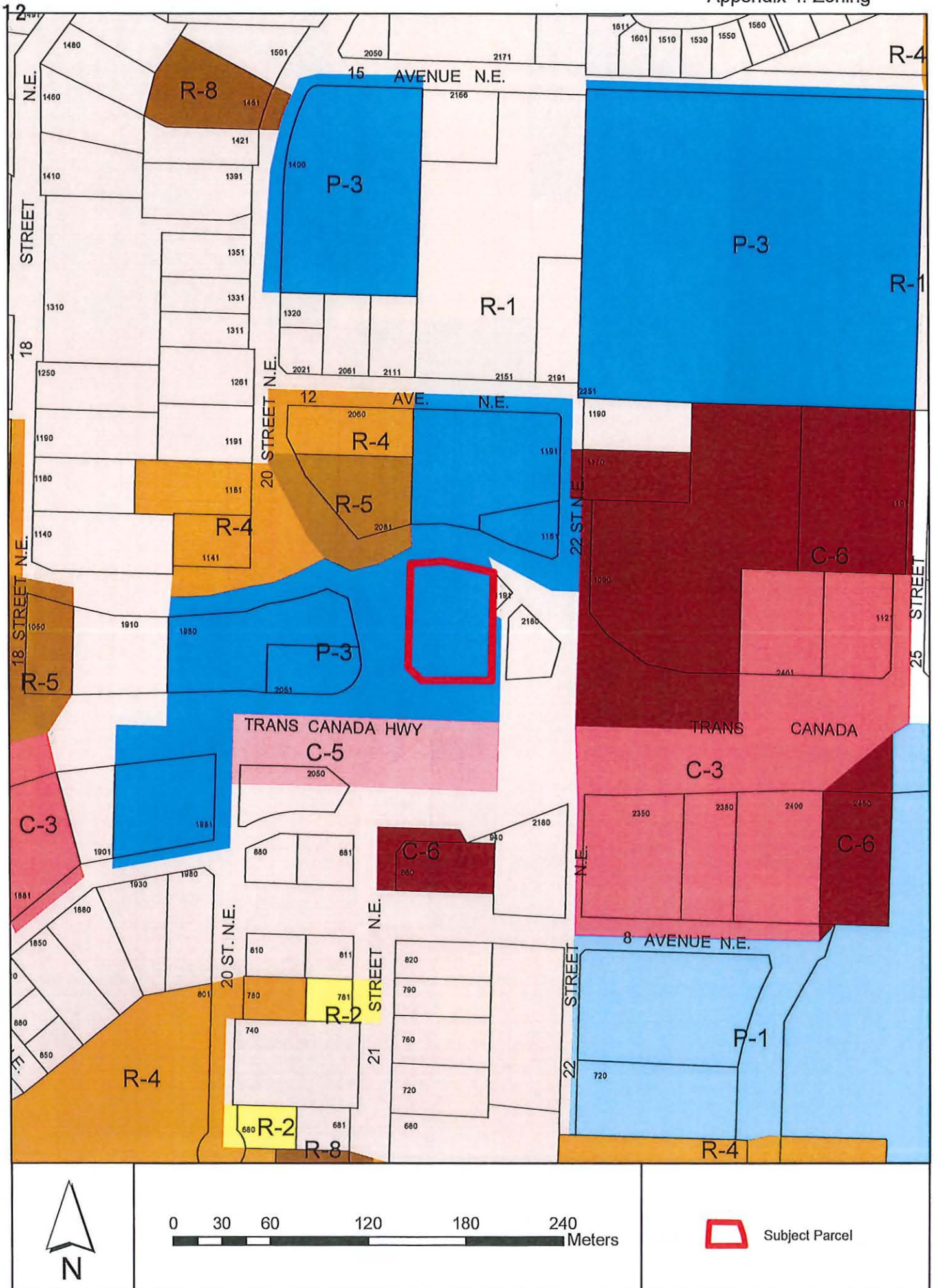
0 30 60 120 180 240 Meters



Subject Parcel







SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE

Purpose

- 20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

- 20.2 On a *parcel zoned C-6*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 20.3 The following uses and no others are permitted in the C-6 Zone:

- .1 art gallery;
- .2 banking kiosk;
- .3 boat and marine sales, repair and rental, including outside covered or screened storage;
- #3637 .4 *commercial daycare facility*
- .5 convention centre;
- .6 craft making and sales;
- .7 farmers market;
- .8 *health service centre*;
- #2782 .9 *home occupation*;
- .10 *hotel*;
- .11 library;
- #3223 .12 *licensee retail store*;
- .13 *motel*;
- .14 museum;
- .15 night club;
- #3426 .16 *offices*;
- #2837 .17 *outside vending*;
- #3163 .18 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw.
- .19 *personal service establishment*;
- .20 pub;
- .21 *public use*;
- #3060 .22 *private utility*;
- .23 *public utility*;

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

- | | | |
|-------|-----|---------------------------------------|
| | .24 | <i>recreation facility - indoor;</i> |
| | .25 | <i>recreation facility - outdoor;</i> |
| #3517 | .26 | <i>resort accommodation;</i> |
| | .27 | <i>restaurant;</i> |
| #4005 | .28 | <i>retail store;</i> |
| | .29 | <i>theatre;</i> |
| #2554 | .30 | <i>upper floor dwelling units;</i> |
| #3167 | .31 | <i>work/live studios; and</i> |
| | .32 | <i>accessory use.</i> |

Accessory Uses

- | | | | |
|-------|------|----|---|
| #2554 | 20.4 | .1 | Outside storage and <i>warehouse</i> facilities are only permitted within Area "B" as shown on Schedule "C" attached to and forming part of this Bylaw. |
| #3426 | | | |

Maximum Height of Principal Buildings

- | | | |
|-------|------|---|
| #2748 | 20.5 | The maximum <i>height</i> of <i>principal buildings</i> shall be 19.0 metres (62.3 feet). |
|-------|------|---|

Maximum Height of Accessory Buildings

- | | | |
|--|------|--|
| | 20.6 | The maximum <i>height</i> of <i>accessory buildings</i> shall be 6.0 metres (19.7 feet). |
|--|------|--|

Minimum Parcel Size or Site Area

- | | | |
|--|------|--|
| | 20.7 | The minimum <i>parcel</i> size or <i>site</i> area shall be 325.0 square metres (3,498.4 square feet). |
|--|------|--|

Minimum Parcel or Site Width

- | | | |
|--|------|--|
| | 20.8 | The minimum <i>parcel</i> or <i>site</i> width shall be 10.0 metres (32.8 feet). |
|--|------|--|

Minimum Setback of Principal and Accessory Buildings

- | | | | |
|--|------|---|--|
| | 20.9 | The minimum <i>setback</i> of the <i>principal</i> and <i>accessory buildings</i> from the: | |
| | | .1 | <i>Rear parcel line</i> adjacent to a residential zone shall be 3.0 metres (9.8 feet) |
| | | .2 | <i>Interior side parcel line</i> adjacent to a residential zone shall be 3.0 metres (9.8 feet) |

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

20.11 Parking and loading shall be required as per Appendix I.



View east of subject property from the corner of 20 Street and 11 Avenue NE.



View southwest of subject property from the corner of 22 Street and 11 Avenue NE.



Your File #: ZON-1182
eDAS File #: 2020-03510
Date: Aug/07/2020

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

Attention: City of Salmon Arm, Development Services

**Re: Proposed Bylaw for:
LOT A 24-20-10 W6M KDYD PLAN EPP97409**

Thank you for the above noted referral.

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Tara Knight at (250) 833-3374.

Yours truly,

Tara Knight
Development Officer

Local District Address
Salmon Arm Area Office Bag 100 850C 16th Street NE Salmon Arm, BC V1E 4S4 Canada Phone: (250) 712-3660 Fax: (250) 833-3380

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: August 20, 2020
 PREPARED BY: Matt Glenger, Engineering Assistant
 OWNER: Cornerstone Christian Reformed Church, Inc.,
 1191 22 Street NE Salmon Arm, BC, V1E 2V5
 APPLICANT: Roodzant, J., 5041 50 Street NW, Salmon Arm, BC, V1E 3A6
 SUBJECT: ZONING AMENDMENT APPLICATION NO. ZON-1182
 SUBDIVISION APPLICATION NO. SUB-20.08
 LEGAL: Lot A, Section 24, Township 20, Range 10, W6M KDYD, Plan EPP97409
 CIVIC: 1191 – 22 Street NE

Further to your referral dated July 22, 2020, we provide the following servicing information. The following comments and servicing requirements are not conditions for Rezoning; however, these comments are conditions of subdivision and are provided as a courtesy in advance of any development proceeding to the next stages:

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. 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. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.

ZONING AMENDMENT APPLICATION NO. ZON-1182**SUBDIVISION APPLICATION NO. SUB-20.08**

August 20, 2020

Page 2

8. At the time of building permit the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
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. 11 Avenue NE, on the subject property's southern and 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 Avenue NE is currently constructed to an Interim Local 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, offset sidewalk on south side of road (proposed zoning for south parcel requires sidewalk on both sides of road), boulevard construction, street lighting, and hydro and telecommunications. Offsets and streetlight specifications to conform to Specification Drawing No. RD-3. Owner / Developer is responsible for all associated costs.
3. 12 Avenue 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).
4. 12 Avenue NE is currently constructed to an Interim Local 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, fire hydrant and street lighting. Owner / Developer is responsible for all associated costs.
5. 21 Street NE, on the subject property's western boundary, is designated as an Urban Collector 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).
6. 21 Street NE is currently constructed to an Interim Local Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, separated sidewalk and boulevard construction. Foot traffic travelling south is encouraged to use the foot path on the subject parcel's eastern boundary and as such, sidewalk along 21 Street would only be required at the intersection of 21 Street NE and 11 Avenue NE for crosswalk access. Owner / Developer is responsible for all associated costs.

ZONING AMENDMENT APPLICATION NO. ZON-1182**SUBDIVISION APPLICATION NO. SUB-20.08**

August 20, 2020

Page 3

7. 22 Street NE, on the subject property's eastern boundary, is designated as Urban Local Road standard, with an ultimate 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 BCLS).
8. 22 Street 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, fire hydrant and street lighting. Owner / Developer is responsible for all associated costs.
9. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
10. A 3.0m by 3.0m corner cut is required to be dedicated at the intersection of 12 Avenue NE and 22 Street NE.
11. A 5.0m by 5.0m corner cut would typically be required at the intersection of 11 Avenue NE and 21 Street NE; however, the large boulevard and significant distance from property line to edge of road on the west side of the subject parcel deem a corner cut unnecessary at this time.
12. For the remaining parcel, existing accesses may remain, but no additional accesses will be allowed.
13. For the proposed parcel, accesses shall be designed by keeping to a minimum number. Only one (1) driveway access will be permitted onto 11 Avenue NE at existing letdown location (directly opposed to remaining parcel access from 11 Avenue NE). Existing letdown may be widened at time of building permit or development permit, subject to approval of City Engineer. Owner / Developer responsible for all associated costs.

Water:

1. The subject property fronts a 250mm diameter Zone 2 watermain on 11 Avenue NE. No upgrades will be required at this time.
2. The subject property fronts a 150mm diameter Zone 2 watermain on 12 Avenue NE. No upgrades will be required at this time.
3. The subject property fronts a 350mm diameter Zone 2 watermain on footpath to the east. No upgrades will be required at this time.
4. The subject property fronts a 400mm diameter Zone 2 watermain on 22 Street NE. No upgrades will be required at this time.
5. No water main is present within the subject property's frontage on 21 Street NE. No upgrades will be required at this time.

ZONING AMENDMENT APPLICATION NO. ZON-1182**SUBDIVISION APPLICATION NO. SUB-20.08**

August 20, 2020

Page 4

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6. Records indicate the remaining parcel is serviced from 22 Street NE. Service install date of 1982 is recorded. Size and condition of existing service is unknown. If City finds the existing connection is undersized for current demand, upgrade to the service will be required. Owner / Developer responsible for all associated costs.
 7. Records indicate that the proposed parcel is not currently serviced by City Water.
 8. The proposed parcel is to be serviced by a single metered water service connection (as per Specification Drawing No. W-11), adequately sized to satisfy the proposed use (minimum 25mm). Because proposed use and demand is not known at this time, installing a new water service will not be required for subdivision. A covenant stating the parcel is not connected to water is required for subdivision and connection will be required at the time of building permit. Water meter will be supplied by the City at the time of building permit. Owner / Developer is responsible for all associated costs.
 9. The subject property is in an area with sufficient fire flows and pressures according to the 2011 Water Study (OD&K 2012).
 10. Fire protection requirements to be confirmed with the Building Department and Fire Department.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary main on 12 Avenue NE. No upgrades will be required at this time.
2. A 200mm sanitary main terminates at the western extent of the subject property's frontage on 11 Avenue NE. City has no plans to develop the parcel at 2180 11 Avenue NE (east of the subject parcel) and therefore no extension or upgrades will be required at this time.
3. The subject property fronts a 150mm diameter sanitary main on 22 Street NE. No upgrades will be required at this time.
4. No sanitary main is present within the subject property's frontage on 21 Street NE. No upgrades or extension of main will be required at this time.
5. Records indicate that the remaining parcel is serviced by a 100mm service from the sanitary main on 12 Avenue NE. No upgrades are required at this time.
6. Records indicate that the proposed parcel is serviced by a 100mm service (to be confirmed) from the sanitary main on 11 Avenue NE. No upgrades are required at this time.

Drainage:

1. The subject property fronts a 525mm diameter storm main on 11 Avenue NE. No upgrades will be required at this time.

ZONING AMENDMENT APPLICATION NO. ZON-1182

SUBDIVISION APPLICATION NO. SUB-20.08

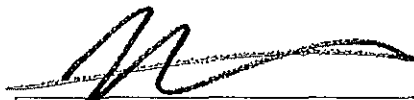
August 20, 2020

Page 5

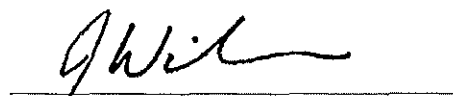
2. The subject property fronts a 600mm diameter storm main on 12 Avenue NE. No upgrades will be required at this time.
3. The subject property fronts a 600mm diameter storm main on 22 Street NE. No upgrades will be required at this time.
4. No storm main is present within the subject property's frontage on 21 Street NE. No upgrades or extension of main will be required at this time
5. Records indicate that the remaining parcel is serviced from the storm sewer on 12 Avenue NE. No upgrades are required at this time.
6. Records indicate that the proposed parcel is serviced by a 150mm storm service (size to be confirmed) from the sanitary sewer on 11 Avenue NE. No upgrades are required at this time.
7. 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.

Geotechnical:

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



Matt Gienger
Engineering Assistant


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



To: His Worship Mayor Harrison and Members of Council

Date: September 14, 2020

Subject: Zoning Bylaw Amendment Application No. 1183

Legal: Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408,
Except Plan 28836

Civic: 700 – 30 Street NE

Owner / Applicant: Edelweiss Properties Inc. / TSL Developments

MOTION FOR CONSIDERATION

THAT: A Bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 2, Section 18, Township 20, Range 9, W6M, KDYD, Plan 26408, Except Plan 28836 from R-1 (Single Family Residential Zone) to R-4 (Medium Density Residential Zone);

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

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted;

AND FURTHER THAT: Should Council agree with the Engineering Department's recommendation for a Traffic Impact Assessment (TIA) – Page 2 of Appendix 7, the TIA be provided by the applicant / owner prior to the Public Hearing.

PROPOSAL

The subject parcel is located at 1151 – 8 Avenue NE (Appendices 1 & 2). The proposal is to rezone the property from R-1, Single Family Residential Zone to R-4, Medium Density Residential Zone to facilitate the future construction of a multi-family residential development. The property currently contains a single family dwelling which is intended to be demolished for the proposed development, see site photos attached as Appendix 3.

BACKGROUND

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and is zoned R-1 (Single Family Residential) in the Zoning Bylaw as shown in Appendices 4 & 5 respectively. The property is located on 30 Street NE just south of the Trans Canada Highway. The property is surrounded by mixed land uses and include the following:

North: Single family residential, R-1
 South: Shuswap Community Church and South Broadview School, P-3
 East: Multi-family residential development, R-4
 West: Single family residential, R-1

The property is approximately 4,047 m² (1 acre) in size and has approximately 75 m (247 ft) of frontage along 30 Street NE and a depth of 54 m (176 ft). The size and width of the property can meet the required minimum size and width requirements of the R-4 zone. Although, the applicant has submitted a conceptual site plan, see Appendix 6, there are no definitive development plans at this time. Staff note to address form and character with drawings, the proposed development is subject to a future Development Permit Application and designed by a professional architect.

OCP POLICY

The subject property is designated Medium Density Residential in the OCP which supports R-4 zoning and is within Residential Development Area A, the highest priority area for development. The development is aligned with OCP policy 4.4.3 which encourages all growth to be sensitively integrated with neighbouring land uses. The subject property is within a neighbourhood mainly comprised of residential uses, including multi-family residential developments to the west and the east. The proposed zoning aligns with Section 8.2, Urban Residential Objectives and Section 8.3, Urban Residential Policies which includes providing a variety of housing types and densities to support compact and diverse communities. From a siting perspective, the proposal appears to conform to the OCP Siting Policies under Section 8.3.19, which includes good access to transportation routes, recreation and community services.

COMMENTS

Fire Department

No Fire Department concerns.

Building Department

No concerns with rezoning.

Engineering Department

Engineering report attached as Appendix 7. Please refer to recommendation for a Traffic Impact Assessment.

Ministry of Transportation and Infrastructure

The site is located within 800 m of the Trans Canada Highway and is therefore subject to Section 52 of the Transportation Act. The Ministry was sent a referral August 10, 2020, and the Ministry's interests are unaffected. Approval from the Ministry of Transportation and Infrastructure will be required prior to adoption of the bylaw.

Planning Department

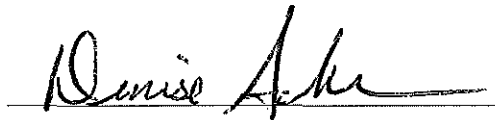
The maximum density permitted in the R-4 zone is 40 units per hectare (16.2 units per acre). Based on the area of the property, 0.40 ha (1 ac), the maximum density permitted on the subject property is 16 units. Section 9.11.2 of the Zoning Bylaw outlines the provision for bonus density of up to 20 units with providing a special amenity. The conceptual site plan provided takes into consideration a bonus density as the plan illustrates 4 buildings, each building consisting of 5 units, totalling 20 units.

30 Street NE is designated as Urban Arterial Road in the OCP. Currently, 30 Street is constructed to an Interim Urban Arterial Road standard with a width of 20 meters. As the engineering report notes, no road dedication will be required at this time; however, a 2.5 metre wide statutory right of way will be required for the construction of a multi-use path. Other frontage upgrades may include, curb & gutter, underground distribution lines and street lighting in accordance with the Subdivision and Development Servicing Bylaw, Specification Drawing No. RD-4.

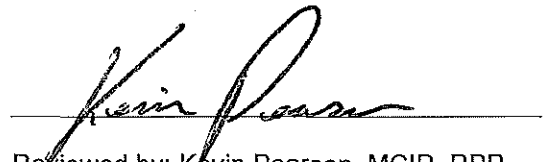
Generally speaking, the property is conducive for the development of a multi-family development as the surrounding land uses include similar multi-family residential developments, in addition to single family dwellings to the west and the east. North of the property leads to the Trans Canada Highway and a Highway Service Commercial area; south of the property leads to institutional uses, including churches, schools and parks.

CONCLUSION

The proposal is to rezone the R-1 (Single Family Residential) property to R-4 (Medium Density Residential) to accommodate the future construction of a 20 unit multi-family development. The proposal is consistent with the Medium Density Residential designation and will complement the surrounding neighbourhood. Given the proximity of the subject property to the Trans Canada Highway and the nature of traffic along this area of 30 Street NE, Council may want to consider requiring, as a condition for rezoning, that the applicant to carry out a Traffic Impact Assessment (TIA). The proposed R-4 zoning is supported by the OCP and is recommended for approval by staff.



Prepared by: Denise Ackerman
Planner, Development Services



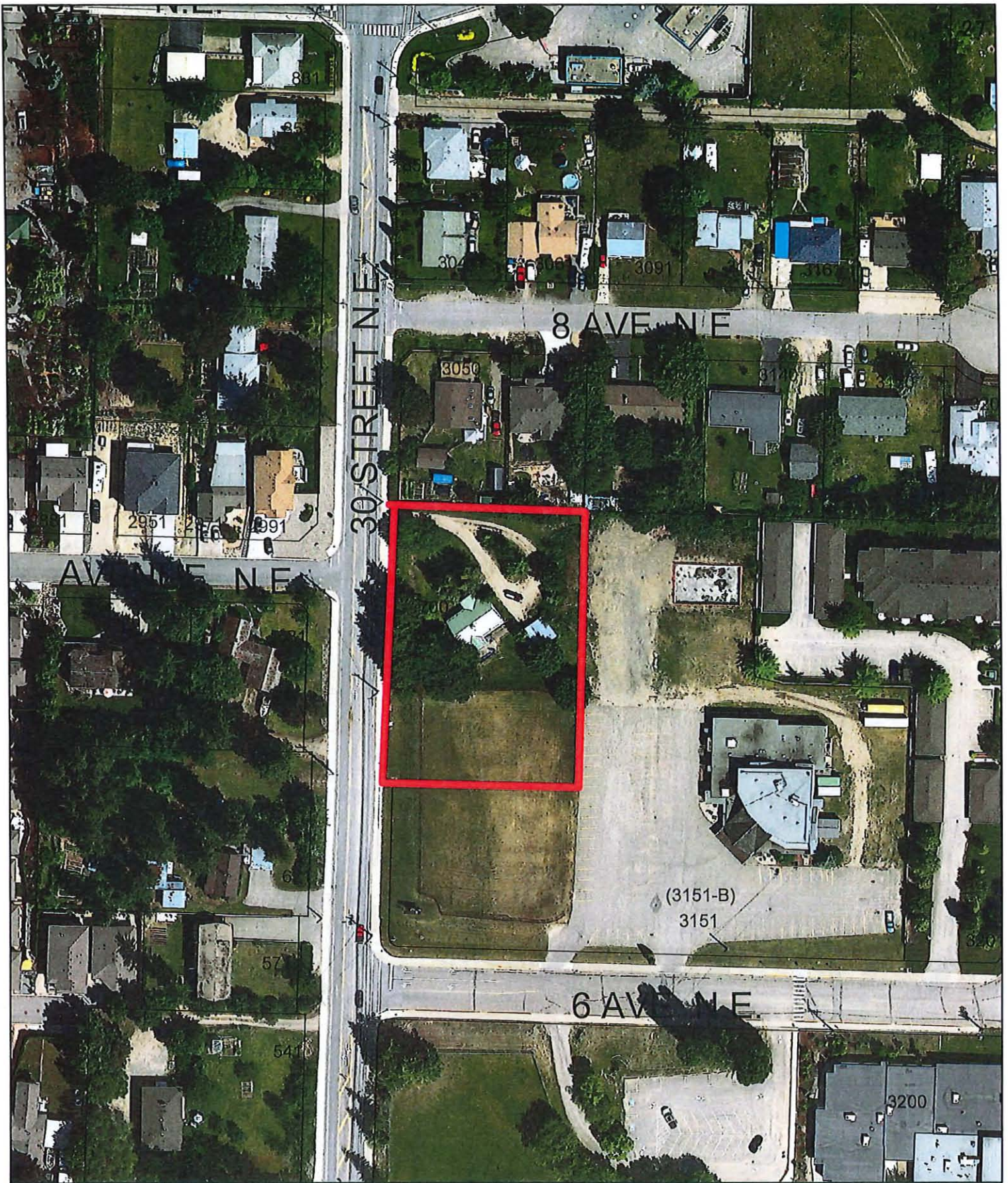
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



0 2040 80 120 160
Meters



Subject Parcel



0 5 10 20 30 40
Meters



Subject Parcel



View of property looking northeast.



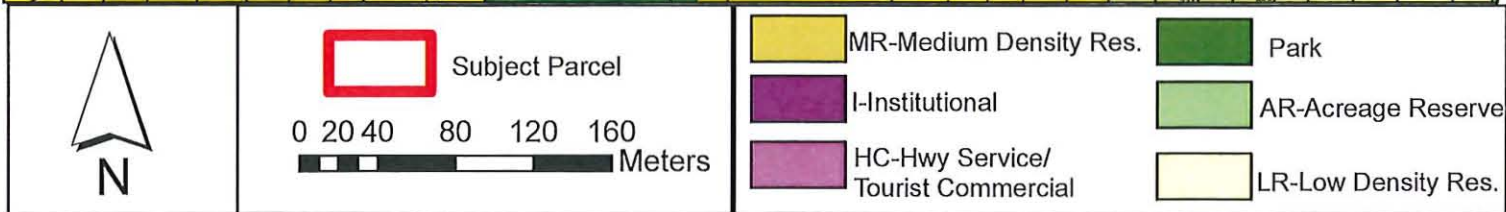
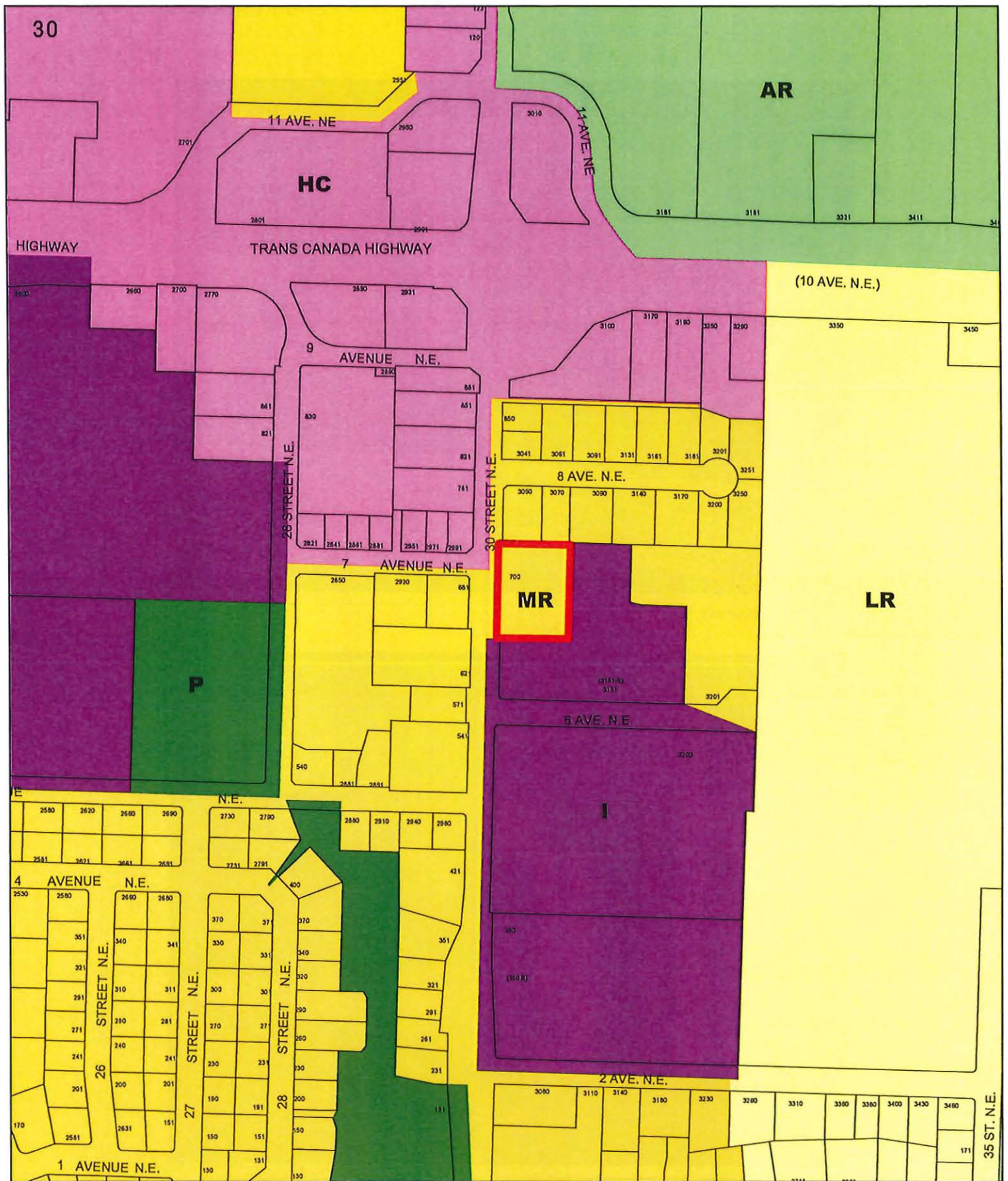
View of property looking north.

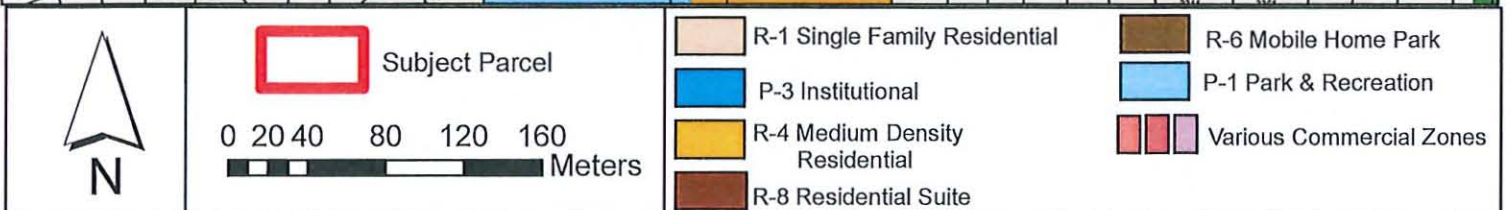
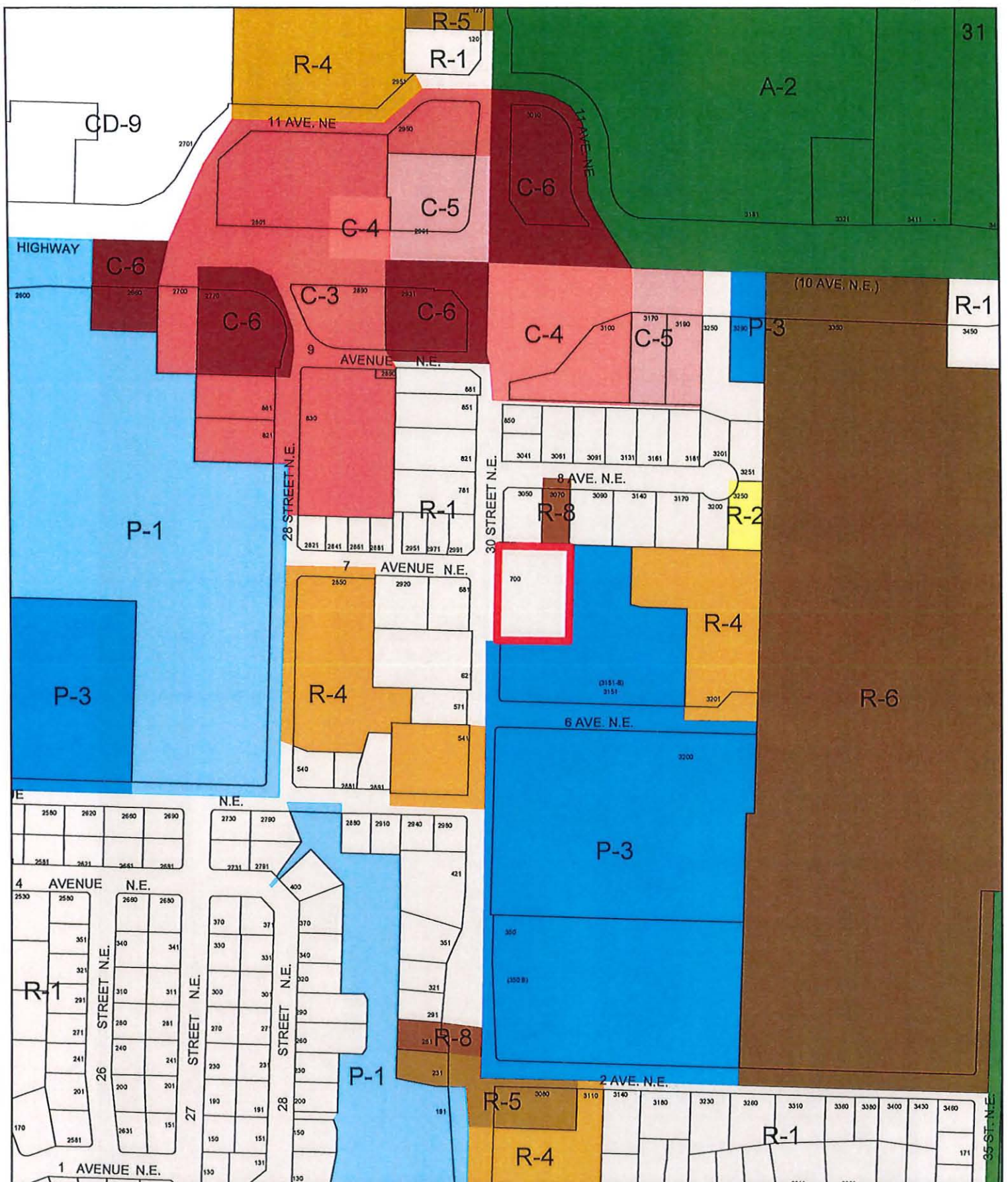


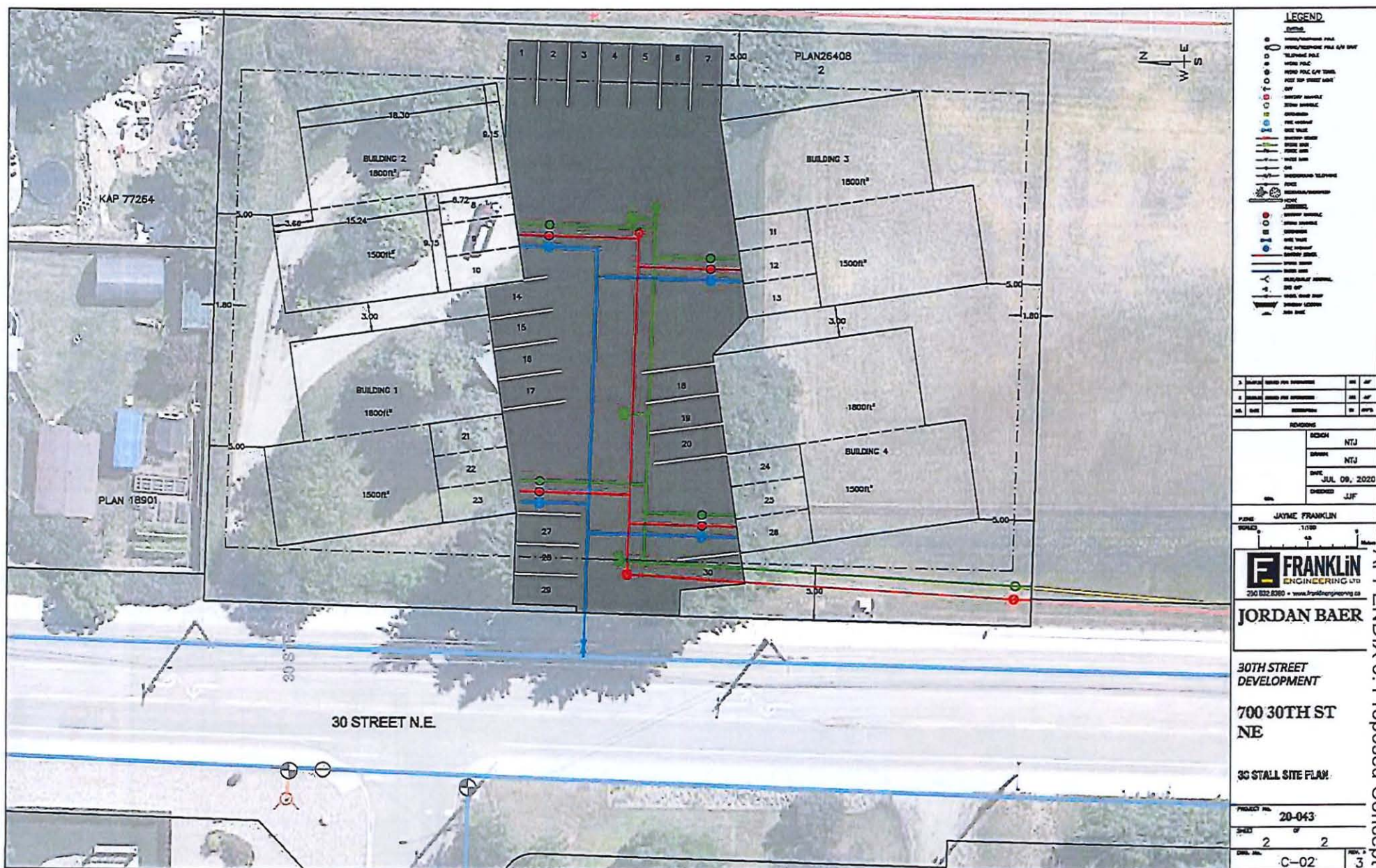
View of property looking east.



View of property looking northwest.









*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 18 August 2020
 OWNER: Edelweiss Properties Inc. - 3648 Walnut Glen Road, West Kelowna, BC V4T 2R7
 APPLICANT: TSL Developments – 1441 – 10 Avenue SE, Salmon Arm, BC V1E 1T2
 SUBJECT: **ZONING AMENDMENT APPLICATION FILE NO. ZON-1183**
 LEGAL: Lot 2, Section 18, Township 20, Range 9, W6M KDYD, Plan 26408, Except Plan 28836
 CIVIC: **700 – 30 Street NE**

Further to your referral dated 31 July 2020, we provide the following servicing information. **With exception to the Traffic Impact Assessment comments (Roads item 4.), the following are not requirements or conditions for Rezoning; these comments summarize the requirements of the Subdivision / Development Servicing Bylaw and are provided as a courtesy in advance of any subdivision or development proceeding to the next stages:**

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. 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 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. These plans must be prepared by a qualified engineer. As a condition of development

ZONING AMENDMENT APPLICATION FILE NO. ZON-1183

18 August 2020

Page 2

approval, the applicant will be required to deposit with the City funds equaling 125% of the estimated cost for all off-site construction work.

Roads / Access:

1. 30 Street NE, on the subject properties western boundary, is designated as 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. Available records indicate that no additional road dedication is required (to be confirmed by BCLS), however the City will require a statutory right of way for an additional 2.5m beyond the current road dedication for the construction of a multi-use path, to be constructed at the applicant/developers cost.
2. 30 Street NE is currently constructed to an Interim Urban Arterial Road standard. Upgrading to the current Urban Interim Arterial Road standard is required, in accordance with Specification Drawing No. RD-4 (revised). Upgrading may include, but is not limited to curb & gutter, offset multi-use path, underground Telus and Shaw and street lighting. Owner / Developer is responsible for all associated costs.
3. As 30 Street NE is designated as an Arterial Road, accesses shall be designed by keeping to a minimum number and located in the safest location. Only one driveway access will be permitted, the existing driveway shall be removed. Owner / Developer responsible for all associated costs.
4. The intersection of 9 Avenue NE and 30 Street NE has significant safety concerns and development of the subject property may further exasperate this situation. **It is recommended that Council require, as a condition for rezoning, the applicant to carry out a Traffic Impact Assessment looking at the impact on this intersection and also the intersection of 7 Avenue and 30 Street NE in relation to the proposed site access location.**
5. Consideration within the property shall be given to snow storage. No snow will be permitted to be pushed onto or across 30 Street NE.

Water:

1. The subject property fronts a 200mm diameter Zone 4 watermain on 30 Street 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 subdivision, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 19mm service from the 200mm diameter watermain on 30 Street NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1183

18 August 2020

Page 3

-
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 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 is serviced by a 150mm diameter sanitary sewer that terminates at a manhole in the south west corner of the property. Since this is the head of the run, subject to item 2, no further upgrades will be required at this time. However, a 6m wide right of way for the existing sewer and manhole is required
2. The 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's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development. Owner / Developer is responsible for all associated costs.
3. Records indicate that the existing property is serviced by a 100mm service from the sanitary manhole in the south west corner of the property. All existing inadequate/unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Drainage:

1. The subject property is serviced by a 200mm diameter storm sewer that terminates at a manhole in the south west corner of the property. No upgrades will be required at this time, however, a 6m wide right of way for the existing sewer and manhole is required
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.

ZONING AMENDMENT APPLICATION FILE NO. ZON-1183

18 August 2020

Page 4

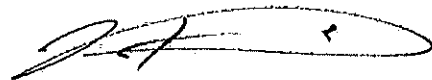
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4. Where onsite disposal of stormwater is recommended by the ISMP, an "Alternative Stormwater System" shall be provided in accordance with Section 7.2.
 5. Where discharge into the Municipal Stormwater Collection System is recommended by the ISMP, this shall be in accordance with Section 7.3. The proposed parcel(s) shall be serviced (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:

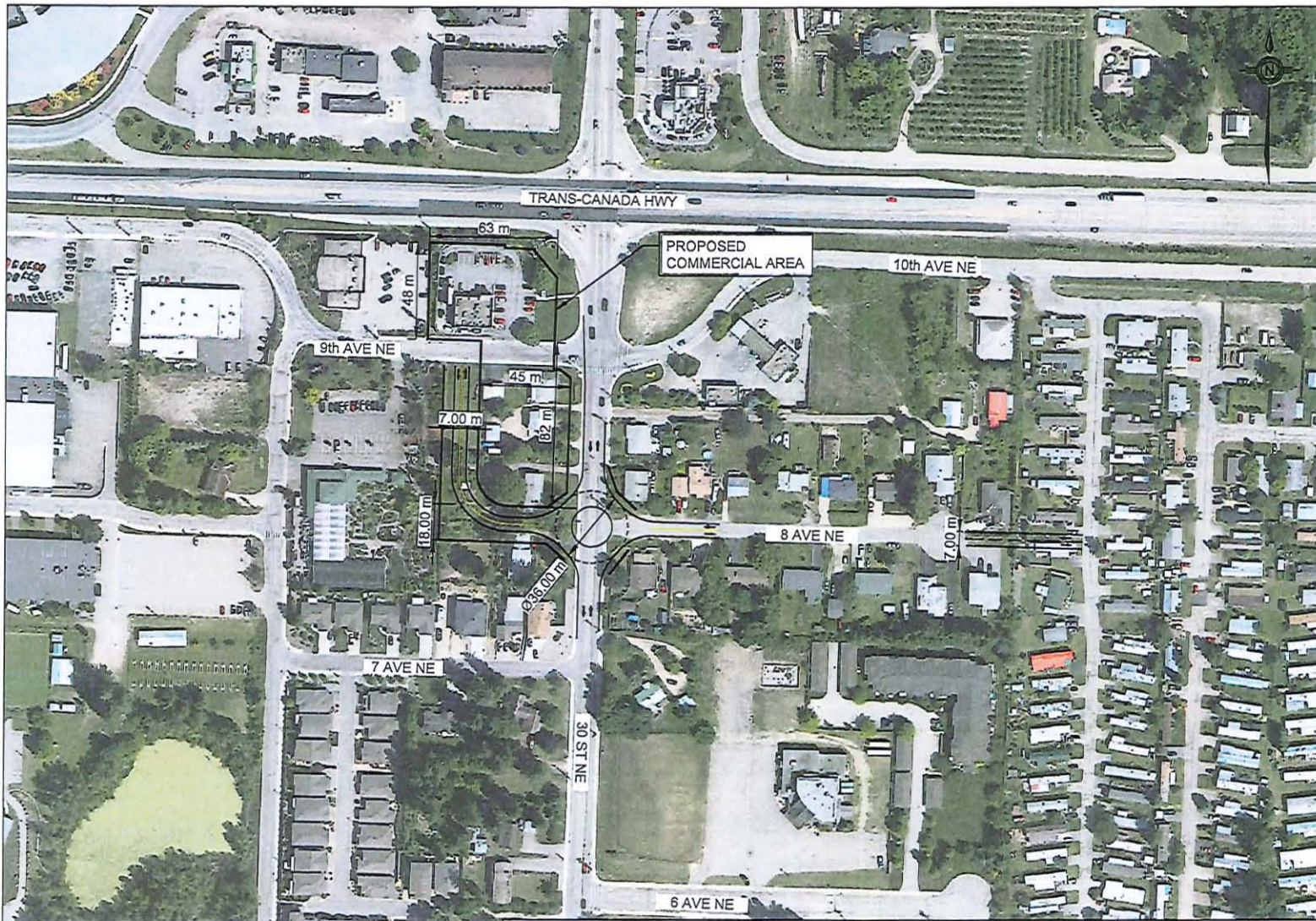
1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design) is required.



Chris Moore
Engineering Assistant



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



PROS:

- Traffic calming feature along 30th Street NE
- Provides longer distance between Highway 1 and 9th/10th Avenue Intersection
- All turns available at new access
- Roundabouts reduce crash severity
- Little to no intersection delays

CONS:

- Land constraints - Major property acquisition for road ROW between 9th Avenue and 8th Avenue. Delays in obtaining property may occur.
- Utility constraints - Underground utilities will have to be lowered
- Grade constraints - Review of approach grades required
- Powerline constraints - Impact on 3 phase powerline
- Land required for trailer park access to 9th Avenue from 8th Avenue



Kelowna Office
+1 250 868 4925
205-2365 Gordon Drive,
Kelowna BC
V1W 3C2, Canada

Drawn By: MB
DWG. No: 11

1:2000
ANSI B

CITY OF SALMON ARM
30TH STREET AND 9TH AVENUE OPTIONS
FIGURE 13: NEW OPTION - C:
ROUNDAABOUT AT 8TH, CHANGE LAND USE TO COMMERCIAL (30TH FROM 8TH TO HWY),
CLOSE ACCESS AT 9TH AVE.

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To: His Worship Mayor Harrison and Members of Council

Date: September 1, 2020

Subject: Zoning Bylaw Amendment Application No. 1186

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP73048

Civic: 1831 – 22 Street NE

Owner/Applicant: Neufeld, B.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan EPP73048 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

The subject parcel is located at 1831 – 22 Street NE (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) to permit the construction of a detached suite in the rear yard behind a new single family dwelling.

BACKGROUND

The subject parcel is designated Medium Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in a residential neighbourhood (Lakeview Meadows). There are presently seven R-8 zoned parcels in the Lakeview Meadows subdivision. This lot is part of a three lot subdivision created in 2017. Two of the four new lots were rezoned from R-1 to R-8 in 2019 for secondary suites in new single family dwellings.

The subject parcel is approximately 56 m (184 ft) long and 22.86 m (75 ft) wide with an area of approximately 1,300 m² (.32 acres). The subject parcel is a relatively large lot and can meet the minimum parcel area of 700 m² (7,534.7 ft²) and the minimum parcel width of 20 m (65.6 ft) required for detached suites within the proposed R-8 Zone. Site photos are attached as Appendix 5.

The property is currently vacant and the applicant has applied for a building permit to construct a house and an accessory building. The applicant wishes to construct a suite above the accessory building and has provided elevation and floor plans, see Appendix 6. The proposed height of the building is 7.47 m (24.5 ft) which meets the maximum permitted height of 7.5 m (24.6 m). The floor plans indicate the size of the suite is proposed to be 80.3 m² (864 ft²), within the maximum 90 m² (968.8 ft²). The siting of the suite is in the rear yard, conducive for an additional off-street parking stall, see Appendix 7.

COMMENTS

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

Any development of a detached suite requires a building permit and is subject to Zoning Bylaw regulations, BC Building Code requirements, and applicable Development Cost Charges (DCCs). DCCs are payable for detached suites in the amount of \$6,064.31 and are collected at the time of issuance of a building permit. Currently, the applicant has filed a building permit application for an accessory building. Should the property be rezoned to R-8, a separate building permit application will be required for the suite.

Ministry of Transportation & Infrastructure

Preliminary Approval has been granted for rezoning.

Engineering Department

No concerns.

Building Department

BC Building Code will apply. No concerns with proposed zoning.

Fire Department

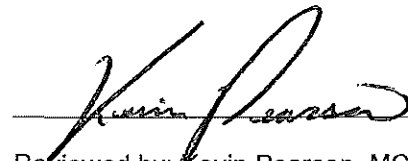
No concerns.

Planning Department

The proposed construction of a single family dwelling and a detached suite will conform and fit in well with the surrounding neighbourhood. The proposed R-8 zoning of the subject parcel is consistent with the OCP and the plans provided indicate that all R-8 Zone requirements can be met, including the provision of onsite parking. Therefore, this application is supported by staff.



Prepared by: Denise Ackerman
Planner, Development Services



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



0 25 50 100 150 200
Meters



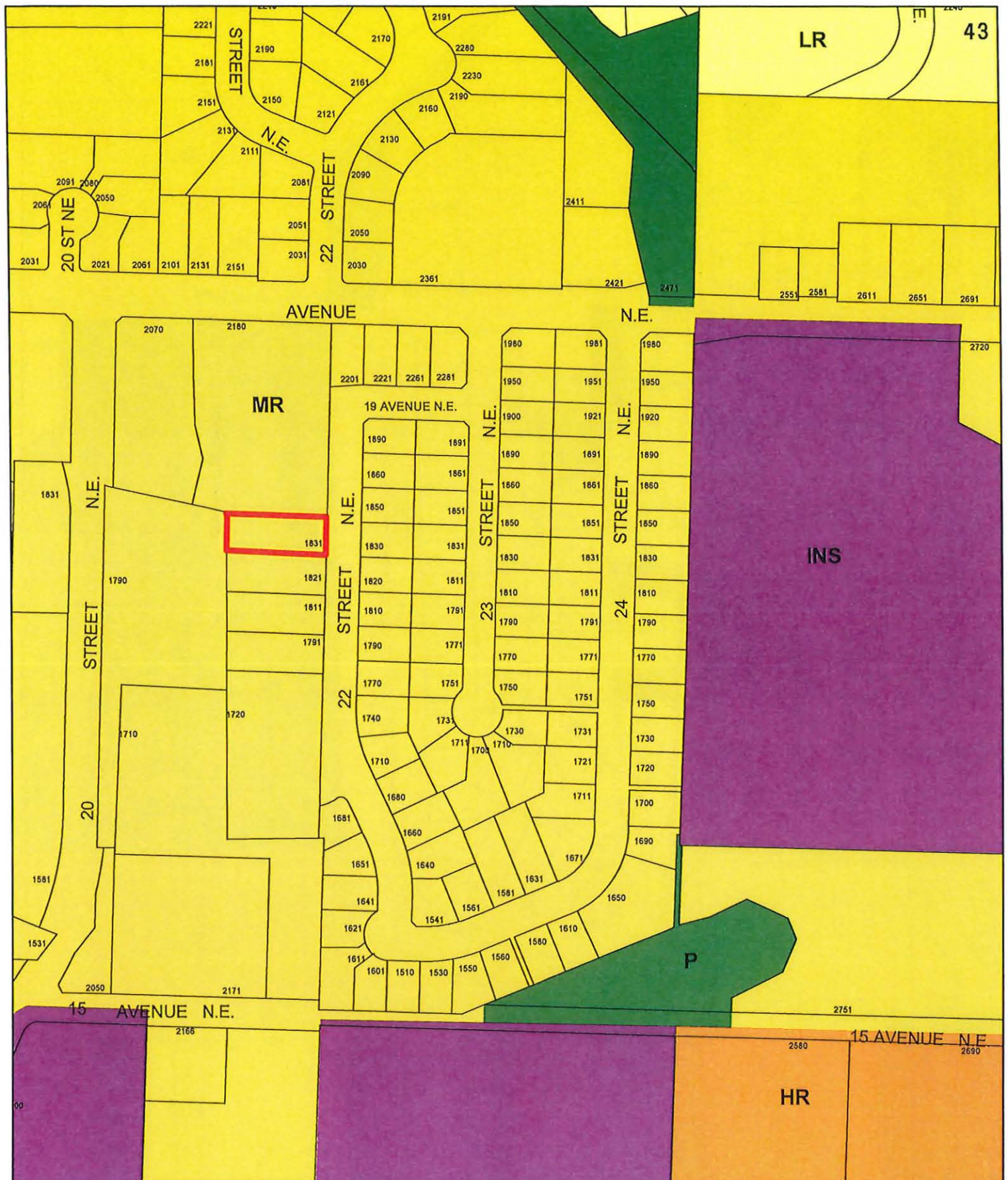
Subject Parcel



04.75 9.5 19 28.5 38
Meters



Subject Parcel



Subject Parcel

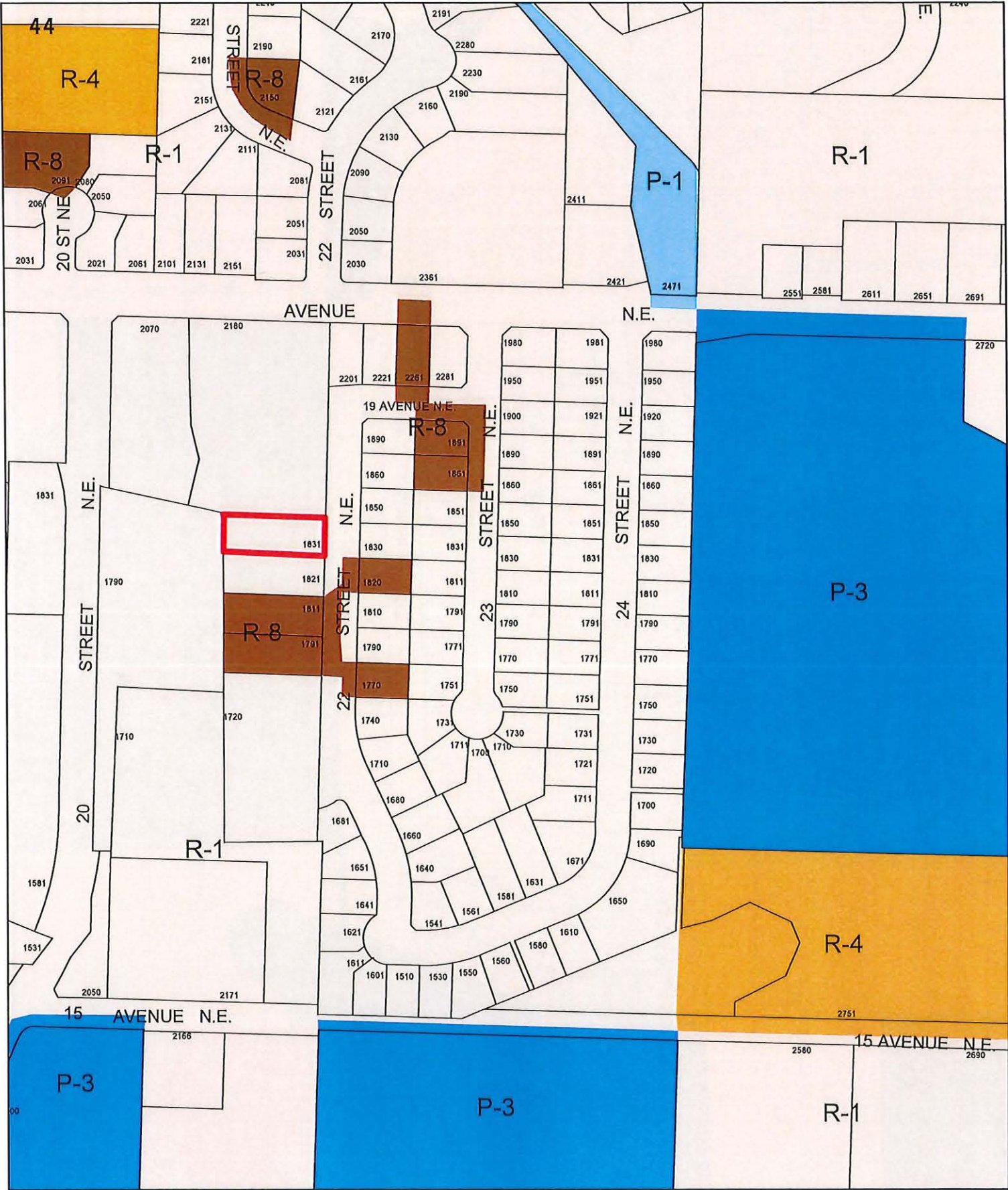
0 15 30 60 90 120
Meters

MR - Medium Density Residential

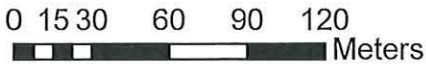
HR - High Density Residential

P - Park

INS - Institutional



Subject Parcel



R-1 Single Family Residential



R-8 Residential Suite



R-4 Medium Density Residential



Institutional



Park & Recreation



View looking northeast

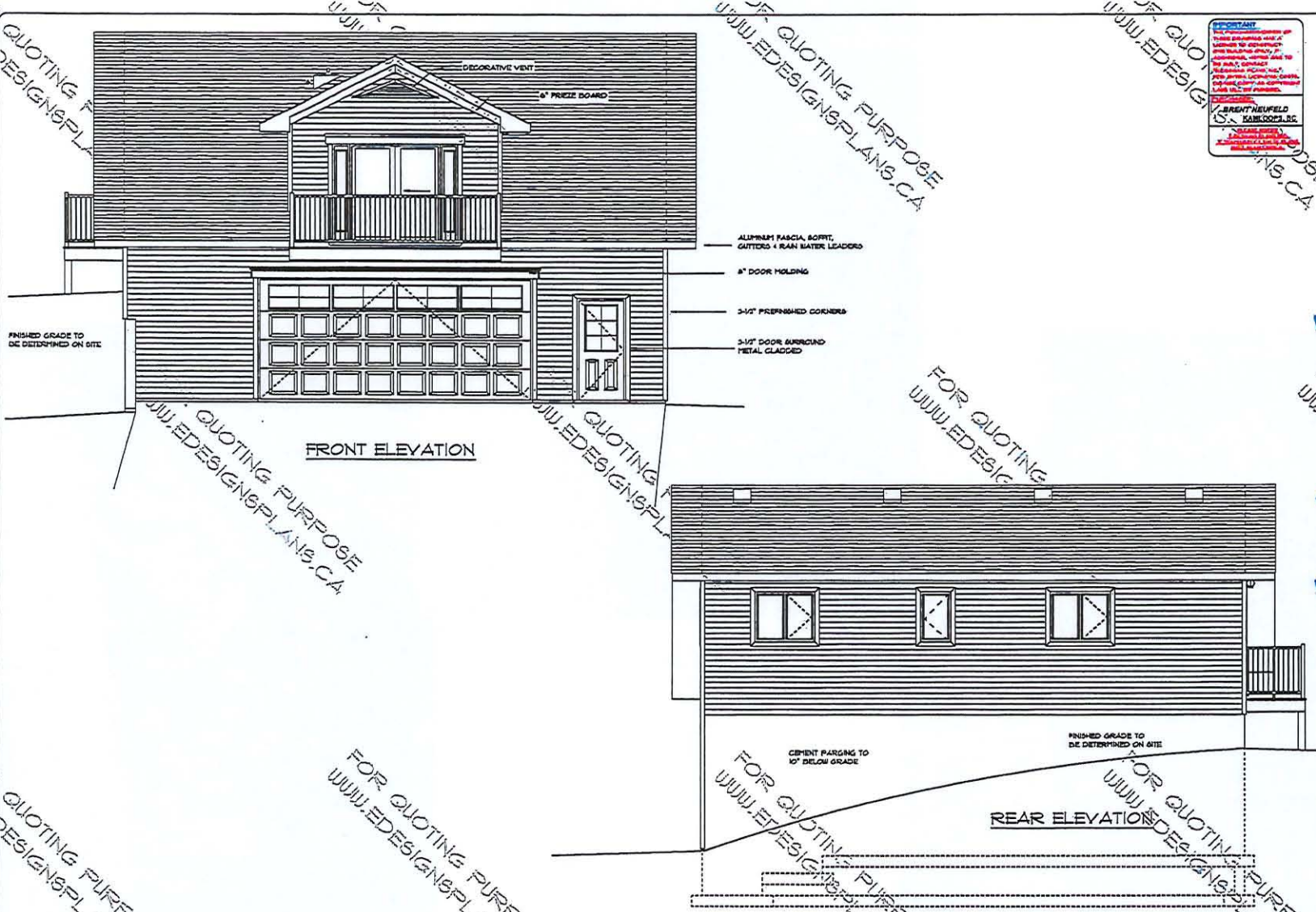


View looking northwest



View looking north

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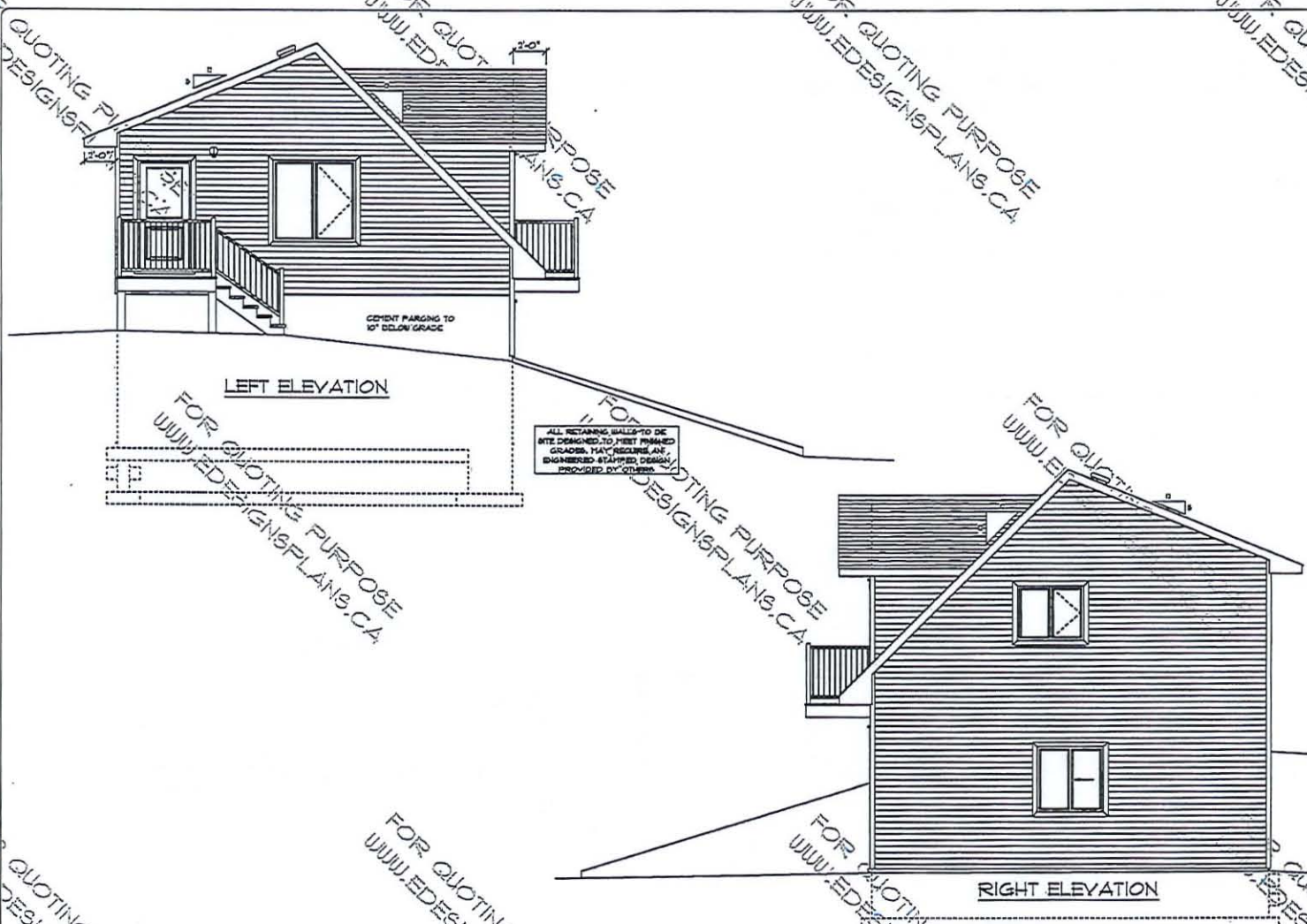
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 DEVON, AB
 TOLL FREE 1-855-675-1800

PROJECT: NEUFELD CARRIAGE HOUSE		LOCATION: SALMON ARM, BC	
DRAWN BY: <i>Harry Payne</i>	SCALE: Not to Scale	DATE: AUG. 25/20	PLAN #: 2020291
		PAGE: 1	46

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 BRYON NEUFELD
 VANCOUVER, BC

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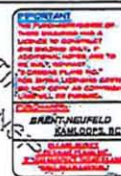
THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES E-DESIGNS PLANS INC. OF ANYONE ASSOCIATED WITH E-DESIGNS PLANS INC. FROM ANY CLAIMS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER.

IMPORTANT NOTE:
 THE CONTRACTOR AND SUBCONTRACTORS (TRADE) ARE RESPONSIBLE FOR CHECKING ALL DETAILS AND DIMENSIONS ON DRAWINGS PRIOR TO CONSTRUCTION AND WILL REPORT ANY DISCREPANCIES TO E-DESIGNS PLANS INC. FOR ADJUSTMENTS.

NOTE: THESE PLANS ARE COPYRIGHT AND INTENDED FOR THE CONSTRUCTION OF THIS ONE PROJECT ONLY AND ARE NOT TO BE COPIED IN ANY WAY WITHOUT THE CONSENT OF E-DESIGNS PLANS INC. THESE DRAWINGS REMAIN THE PROPERTY OF E-DESIGNS PLANS INC. COPYRIGHT 2020. PLEASE NOTIFY E-DESIGNS IF YOU SUSPECT THAT THESE PLANS HAVE BEEN COPIED OR ALTERED.

E-Designs Plans Inc.
 Email: info@edesignsplans.ca
 DEVON, AB
 TOLL FREE 1-855-675-1800

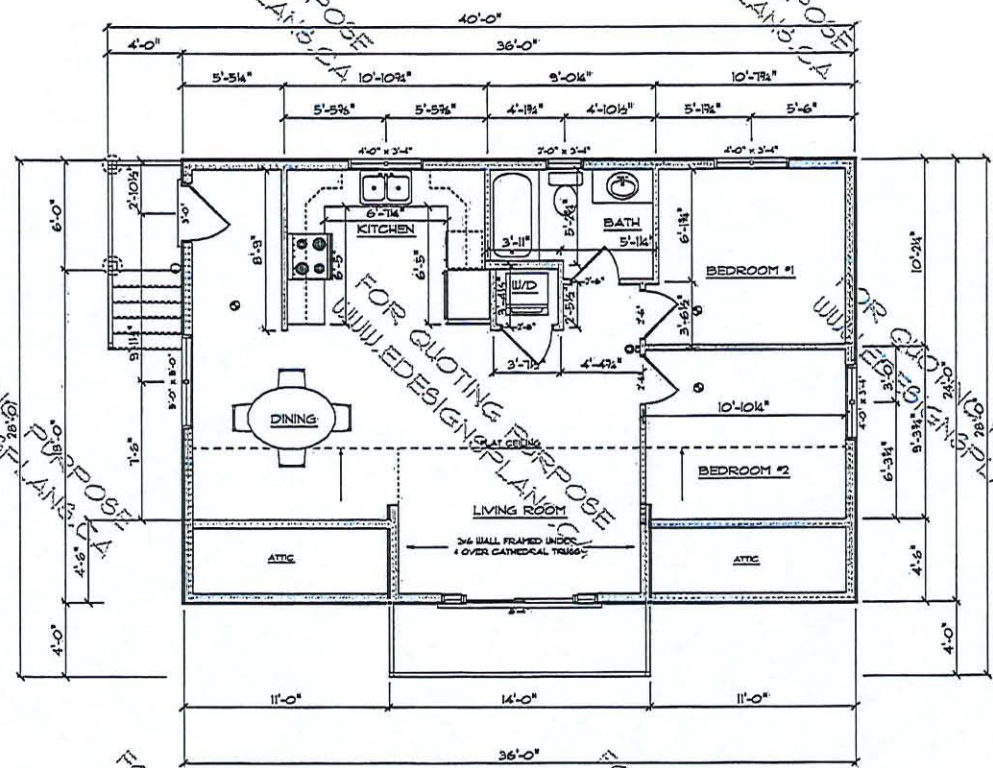
PROJECT: NEUFELD CARRIAGE HOUSE	
LOCATION:	SALMON ARM, BC
DRAWN BY: <i>Jerry Lynn</i>	SCALE: Not to Scale
DATE: Aug, 25/20	PLAN #: 2020291
	PAGE: 2 of 6



IMPORTANT:
 The purchaser of these plans is a licensee to construct one building only. Additional copies of these plans may be obtained by contacting E-Designs Plans Inc. at 1-855-675-1800. All governing codes (municipal, city, county, provincial, state and federal) must be followed.

BRUNNEN HEUFELD
 7546.0023.BC

www.edesignsplans.ca



VERIFY ALL WINDOW & DOOR SIZES AND LOCATIONS WITH OWNER.

NOTE: All windows, doors & skylights to meet Energy codes as per the B.C. Building Codes.

SMOKE & CARBON DIOXIDE ALARMS:

- Smoke & Carbon Dioxide Alarms shall be installed in accordance to Article 9.10.13.1.1 of the B.C. Building Code (2014) or in accordance to local codes in your area of construction.

RADON EXTRACTION & MITIGATION NOTES:

- VAPOR BARRIER IS REQUIRED UNDER SLAB
- SLAB PERIMETER MUST BE SEALED
- ALL PENETRATIONS THROUGH SLAB MUST BE SEALED
- SEAL JOINT COVER TO BE AIR-TIGHT
- MINIMUM 1" OF FINE GRADING STONE UNDER SLAB

RADON GAS EXTRACTION & MITIGATION CONTROL TO BE DONE ACCORDING TO THE 2010 GNBC OR TO THE CODES IN YOUR AREA.

864 SQ. FT. FINISHED
 SECOND FLOOR

THIS PLAN CAN BE ADAPTED TO YOUR LOCAL BUILDING CODES. THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO ENSURE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING CODES (MUNICIPAL, CITY, COUNTY, PROVINCIAL, STATE AND FEDERAL).

THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES E-DESIGNS PLANS INC. & ANYONE ASSOCIATED WITH E-DESIGNS PLANS INC. FROM ANY CLAIMS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER.

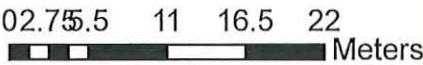
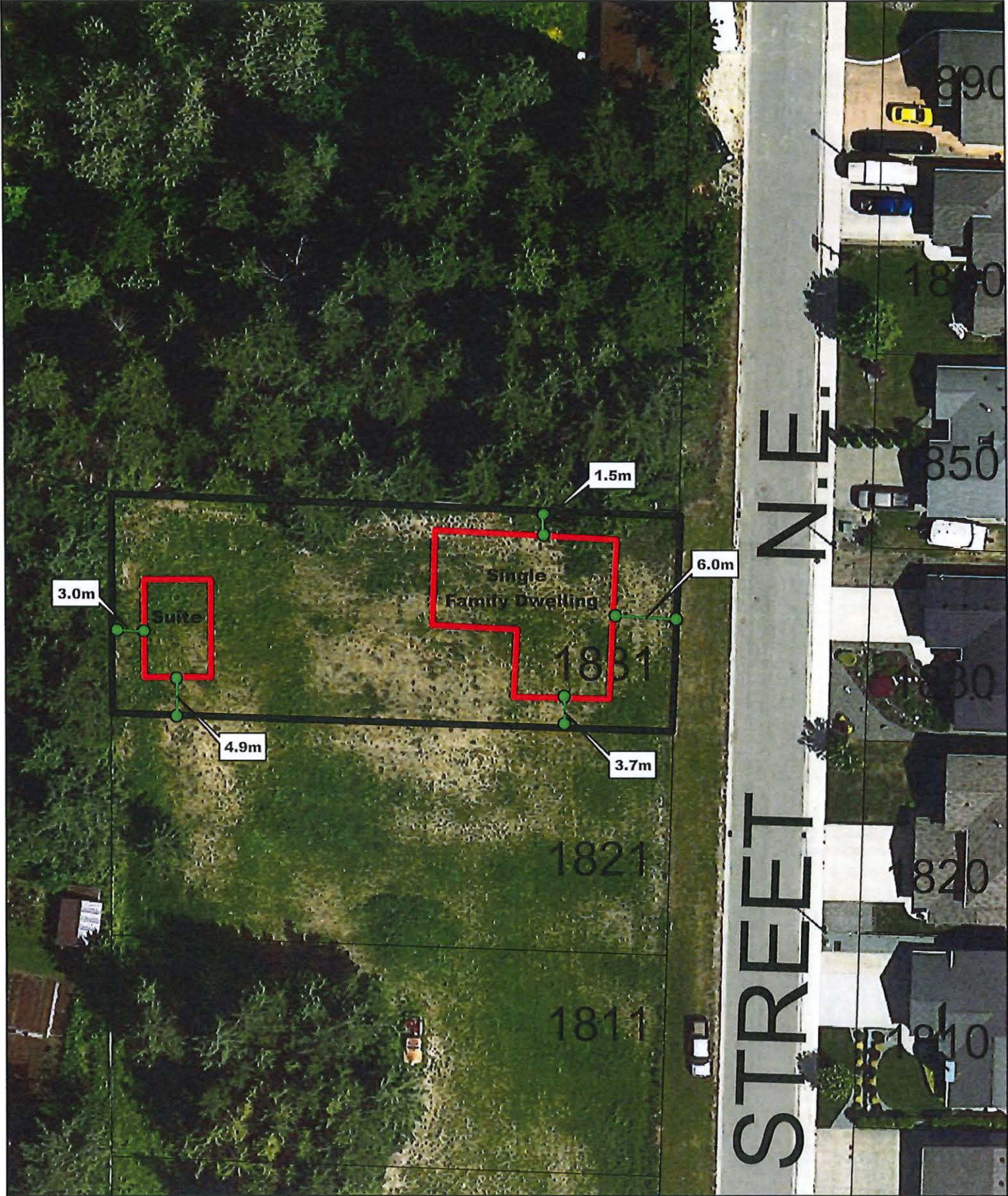
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E-Designs Plans Inc.
 Email: info@edesignsplans.ca
 DEVON, AB
 TOLL FREE 1-855-675-1800

PROJECT:
 LOCATION:
 DRAWN BY:
 Jerry Sayer

NEUFELD CARRIAGE HOUSE
 SALMON ARM, BC
 SCALE: Not to Scale
 DATE: AUG. 25/20
 PLAN #: 2020231
 PAGE: 4 of 6



Subject Parcel



To: His Worship Mayor Harrison and Members of Council

Date: September 9, 2020

Subject: Zoning Bylaw Amendment Application No. 1187

Legal: Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 28855, Except Plan EPP69695
 Civic Address: 2830 – 25 Street NE
 Owner/Applicant: Wiens, R.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 28855, Except Plan EPP69695 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to confirmation that the proposed *secondary suite* in the existing single family dwelling meets Zoning Bylaw and BC Building Code requirements.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 2830 – 25 Street NE (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the development of a legal *secondary suite* within the existing single family dwelling.

BACKGROUND – SECONDARY SUITES

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

The subject parcel is located in a residential neighbourhood with a somewhat rural character, largely comprised of large R-1 zoned parcels containing single family dwellings. There are currently thirteen R-8 zoned parcels within the general area of the subject parcel, including the parcel directly south.

The property is over 1,500 square metres in size, and contains a non-conforming *secondary suite* within the existing single family dwelling. Site photos and a site plan are attached (Appendix 5 and 6).

Policy 8.3.25 of the OCP provides for the consideration of secondary 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 potential to meet the conditions for the development of a *secondary suite*, including sufficient space to meet the parking requirement.

COMMENTSEngineering Department

No concerns.

Building Department

Conversion of existing dwelling discussed with owner. No concerns. BC Building Code requirements apply.

Fire Department

No concerns.

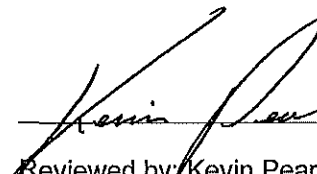
Planning Department

Under previous owners, the subject parcel had been subject to numerous complaints related to illegal suites. The current owners have been forthcoming and active in their intent to bring the building into conformance, with a legal *secondary suite* within the existing single family dwelling in conformance with the BC Building Code. Prior to final reading of the zoning amendment bylaw, confirmation will be required that the *secondary suite* in the existing single family dwelling meets BC Building Code requirements, included in the motion for consideration as is standard practice with such applications.

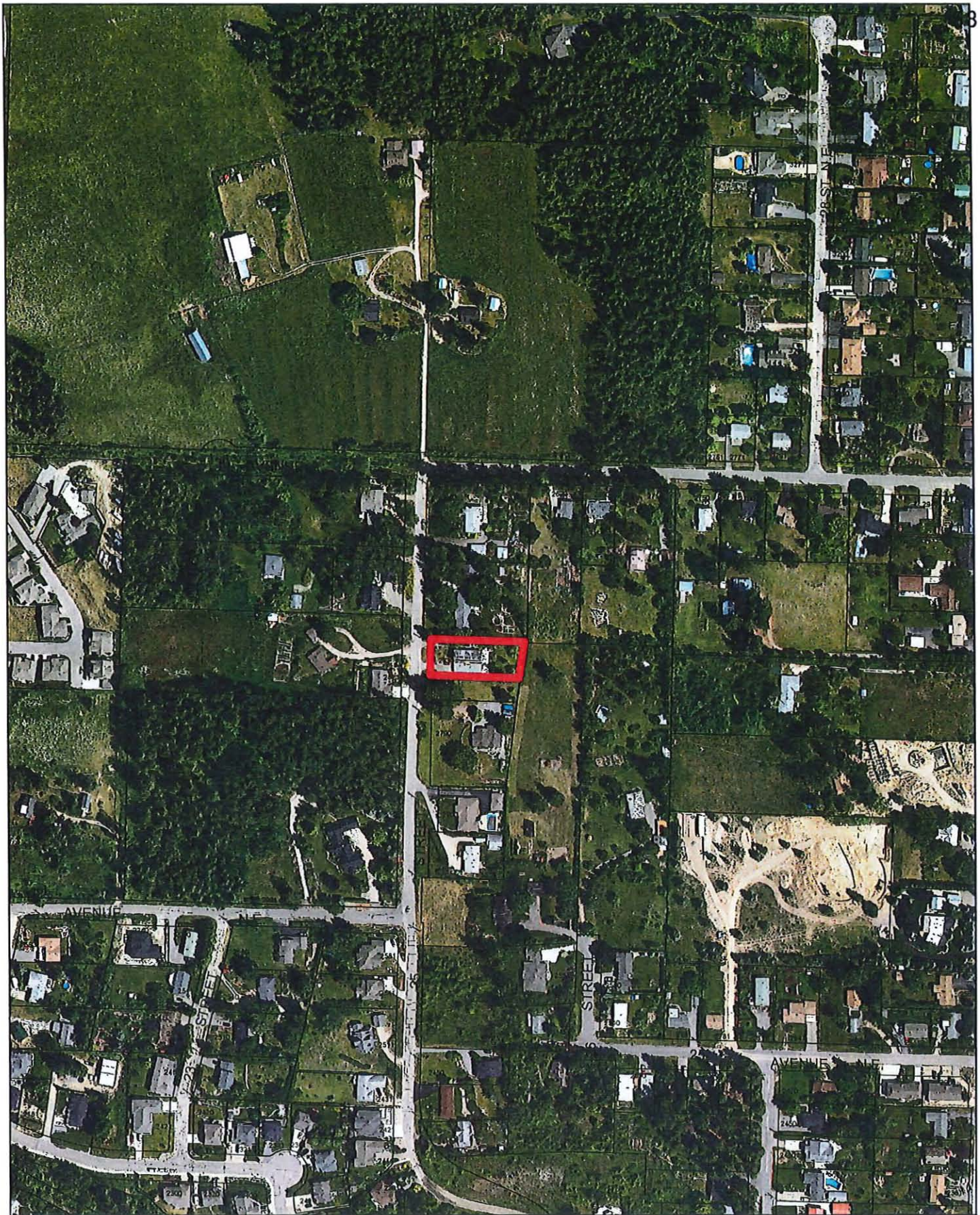
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. Any new development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Senior Planner



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



0 40 80 160 240 320 Meters



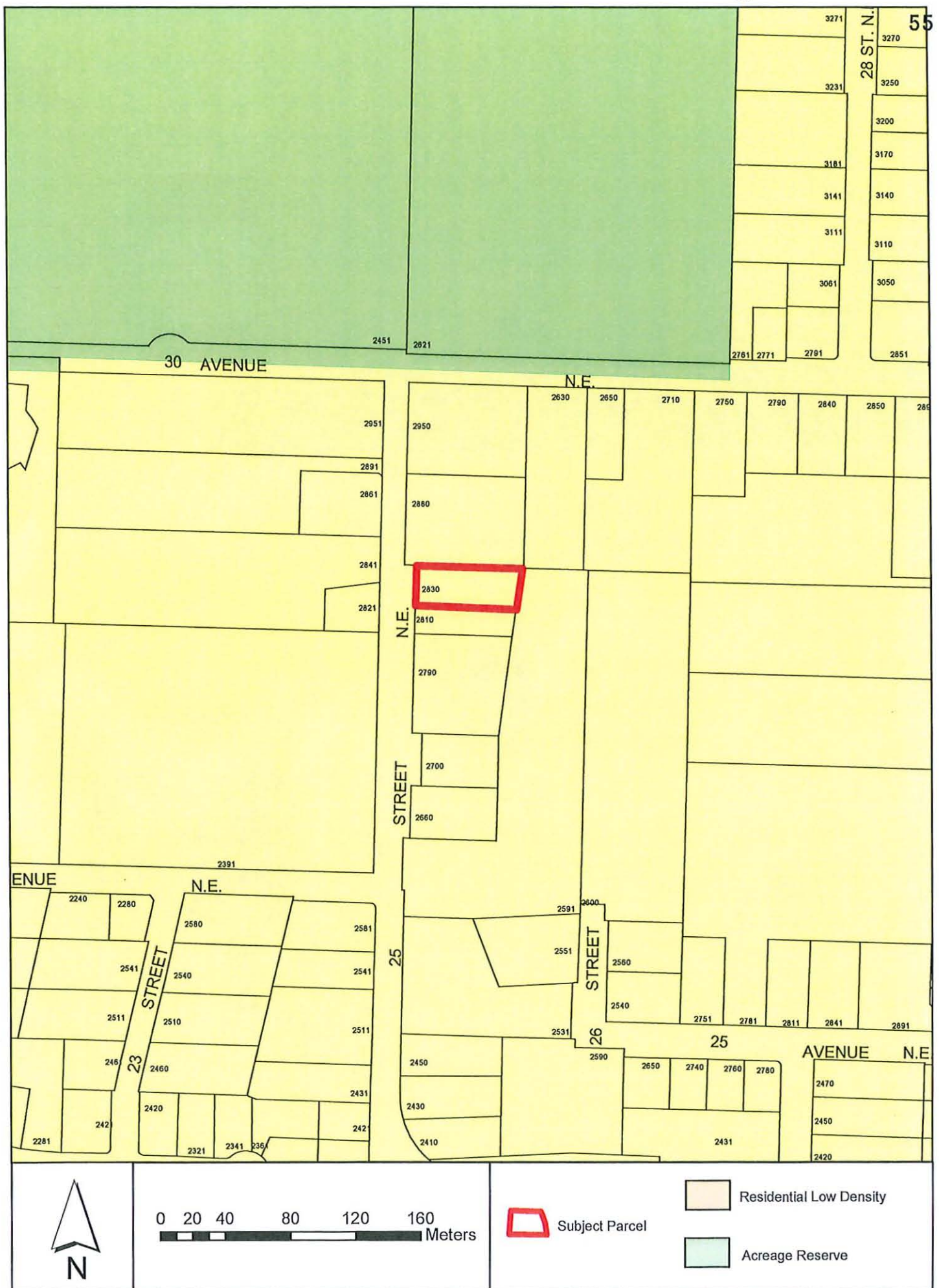
Subject Parcel

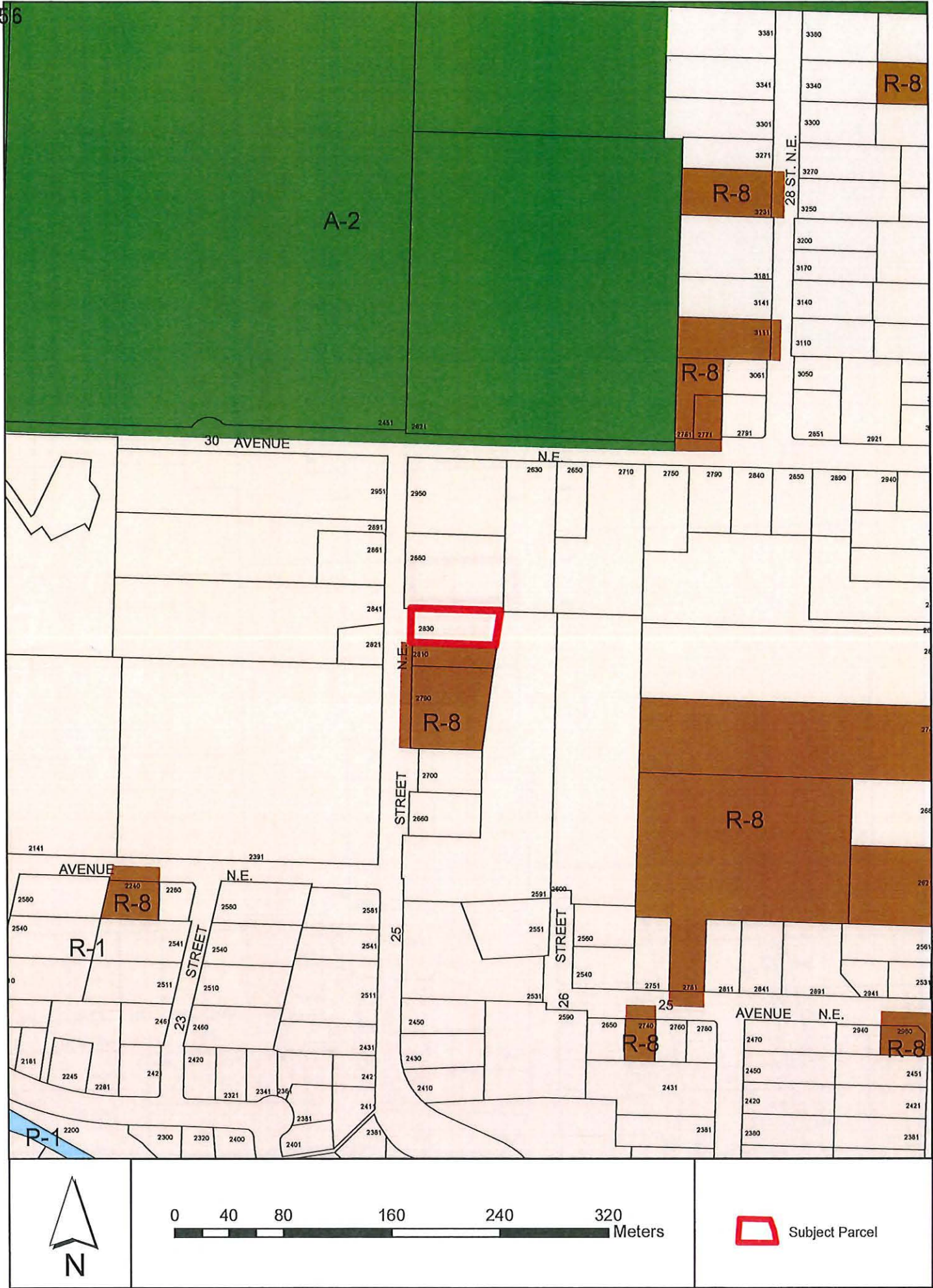


0 5 10 20 30 40 Meters



Subject Parcel







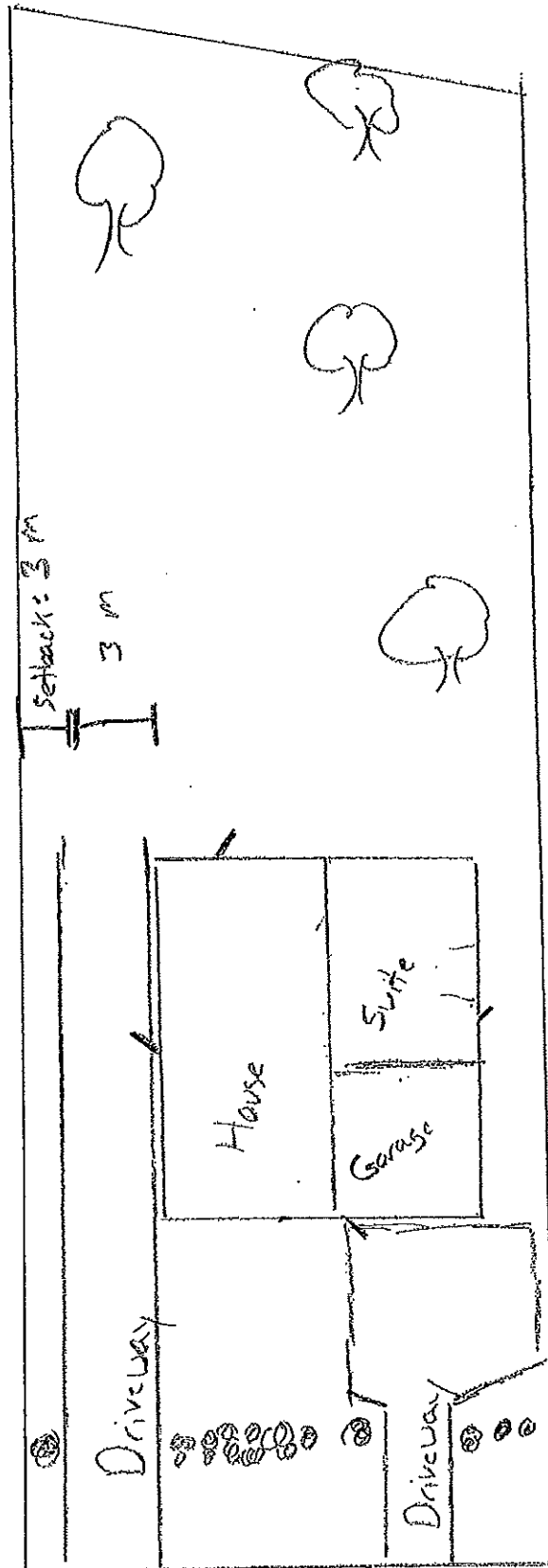
View southeast of subject parcel along north parcel line.



View northeast of subject parcel along south parcel line.

Existing

+
Proposed
Site plan





To: His Worship Mayor Harrison and Members of Council

Date: September 23, 2020

Subject: Zoning Bylaw Amendment Application No. 1188

Legal: That Part of the South West ¼ of Section 19 Included in Plan B413;
Township 20, Range 9, W6M, KDYD
Civic Address: 3510 20 Avenue NE
Owner: Keith & Garry Lamb
Applicant: 1261694 BC Ltd. (Trent Sismey)

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303, 1995 by rezoning a portion of That Part of the South West ¼ of Section 19 Included in Plan B413; Township 20, Range 9, W6M, KDYD from R1 (Single Family Residential Zone) to R8 (Residential Suite Zone), as shown on 'Schedule A';

AND THAT: Final reading of the zoning amendment bylaw be withheld subject to Ministry of Transportation approval;

AND FURTHER THAT: Council support the proposed dedication of that portion of Plan B413 shown on Plan A15226 (1871m²) and a 150m² portion of Plan B413 along the south east property line of the subject property to satisfy the requirement to provide 5% Parkland Dedication in the subdivision.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 3510 20 Avenue NE (Appendix 1 and 2). The proposal is to rezone the parcel from R1 (Single Family Residential) to a split zone of R8 (Residential Suite Zone) and R1 (Single Family Residential), with the south portion of the land being R1 and the northerly portion above the proposed future 16th Avenue right-of-way being R8 (see Appendix 3). The applicant has made a concurrent subdivision application for 34 single family lots. At the time of writing this report the subdivision application is under review with City departments and external agencies.

BACKGROUND

The parcel is designated Low Density Residential (LDR) in the City's Official Community Plan (OCP), and zoned R1 (Single Family Residential) in the Zoning Bylaw (Appendix 4 & 5).

The subject property is adjacent to the Country Hills subdivision and another established residential subdivision. Lands within the ALR are to the immediate north and south of the subject property. Land uses directly adjacent to the subject property include the following:

North: A2 (Rural Holding) parcels within the ALR
South: A2 (Rural Holdings) parcels with the ALR

East: R1 (Single Family Residential)
West: R1 (Single Family Residential)

There are two plans (Plan A11476 and Plan A1490, see Appendix 1) that traverse the site. These plans protect the water and sewer services for the adjacent residential subdivision to the east of the subject property. The developer is aware of these service areas and the proposed subdivision plan does not impact these service right-of-ways.

OCP Policy

Land Use

Given that the subject property is designated in the OCP as Low Density Residential (LDR) and within the Urban Containment Boundary the development of the site for 34 single family home sites including 26 potential suites aligns with OCP principles supporting housing diversity (OCP Section 8.3.25). The same OCP policy does not support the secondary suites being further subdivided. The rezoning of LDR land for single family dwellings with secondary or detached suites is supported in the OCP (Section 8.3.14).

When considering development the LDR designation in the OCP supports 22 units per hectare. Given that the proposed development site, excluding the area identified for park dedication, is approximately 3.8 ha, the density allows for a total of 84 units.

Park Dedication

As noted on Appendix 6: Greenways Map, proposed trails and a proposed neighbourhood park are identified on the subject property. The Greenways Strategy provides guidelines for the provision of linear parks and park spaces within the community based on projected development trends, noting that once development is proposed in a given location the exact alignment and location of the trails and park space are determined by the City and developer. Further, pursuant to the *Local Government Act* an owner of land being subdivided must either dedicate 5% of the land being subdivided as Park or money in an amount agreeable to the City and typically based upon an agreed to appraised value. In effect, the Greenways Strategy identifies general locations for trails and parks, the *Local Government Act* determines how much area within a proposed development is to be dedicated for park space.

In this instance, and with staff support, the developer has provided a proposal for the dedication of an east - west trail linkage between the proposed development and 30 St NE and a further 150m² of linear park adjacent to the existing City park space within the Country Hills development. The proposal for the linkage to become park marks the formalization of an existing route that is commonly used but is technically a trespass across private land. The length of the linkage is approximately 345m. The proposed park alignments and area calculations are shown on Appendix 6: Proposed Subdivision Phasing and Zoning. Staff are requesting Council support in the configuration of the parks/trails proposal for a number of reasons – including that the dedication of the linear park space connecting the development (and adjacent residential areas) to 30 St NE via a trail corridor would formalize this important neighbourhood connection. In addition there is an undeveloped City owned park space (also shown on Appendix 3) which, if one day developed, could provide a small community park space for residents. The park dedication proposal also extends a commonly used north – south linkage between 18th Ave NE and 16th Ave NE along the east property boundary of the subject property.

Should Council not support the park dedication as proposed, particularly, the linkage between the proposed development site and 30th St NE then the City will lose the linkage as a formal trail and the use of the area would be determined by the owner.

Other: Steep Slopes, Hazard Areas and Watercourse Development Permit Areas

The OCP identifies areas of concern with regard to steep slopes greater than 30%, hazard areas and riparian or Watercourse Development Permit Areas and includes policies to address the site specific identification of these conditions on a proposed development site and how development is to be managed to mitigate or avoid conflicts during construction and long term use. The subject property is not identified in the OCP as a site encumbered by these issues. In the event that the developer encounters an unmapped slope greater than 30%, other hazard area or unmapped watercourse, provincial legislation requires that it

incumbent upon the developer to disclose and remedy the issue to ensure that any means of mitigation leaves the site safe for the intended use and abides by provincial legislation.

COMMENTS

Subdivision & Engineering Comments

The rezoning as proposed would not result in requirements for servicing upgrades; however, the proposed subdivision of the property will prompt servicing requirements including the dedication and construction of trails, roads, water, sewer and storm upgrades to the current standards of the City's Subdivision and Servicing Bylaw No. 4163 as well as any associated works and servicing agreements. The Engineering comments dated September 16, 2020 are attached as Appendix 7 and recommend that the rezoning be approved.

At the time of subdivision the developer, who was made aware during pre-application meetings, will be required to dedicate that 10m portion of 20th Ave NE from centerline to property and upgrade the road to an Urban Collector Road Standard as per the City's Subdivision and Servicing Bylaw No. 4163. Appendix 8, provided by the developer's surveyor, illustrates the proposed road dedication. In addition it shows that this section of 20th Ave NE, according to BC Land Title Office records, appears to not be a dedicated road. Typically, municipal roads are dedicated through land title records of subdivision and constructed. Undedicated, yet constructed and used, municipal roads can sometimes occur as an error in records or from piecemeal development through older or past century subdivisions. In either case the road is not within the ownership of the municipality and the issue must be addressed appropriately by the developer. The process of perfecting municipal road dedication is occurring throughout the province and is creating issues for properties developing, particularly subdivision, on lands adjacent to roadways. For the developer to proceed with the required road dedication and improvements of 20th Ave NE, the lineage of the ownership must be confirmed and appropriately dedicated as road. The developer is currently undertaking this task in conjunction with their BC Land Surveyor and the BC Land Title Office. This process has prompted the phasing strategy of the site, leaving the section closest to 20th Ave NE as the last phase so that the lineage of ownership may be addressed as other phases of the development proceed.

The road network included in the proposed subdivision plan is based on a historic Advanced Street Plan endorsed by staff. Connectivity of 16th, 18th and 20th Aves is deemed to be critical for the local road network.

Engineering comments also highlight road and servicing upgrades for those sections the subject property fronting 16th and 18 Ave NE and 30 St NE. Where proposed roadways that access the site, road improvements are required in order to integrate the accesses with the existing established subdivisions on either side of the subject property. The panhandle section of the subject property that fronts 30 St NE requires road dedication and improvements to bring the 5m wide section to an Interim Arterial Road standard. As per the Subdivision and Development Servicing Bylaw, developers are required to bond and build the required works at the time of development. The Bylaw also allows, at the discretion of the City Engineer, that a developer may provide a cash in lieu payment for the works that may be deemed required but premature at the time of development. For example, in a scenario in which sidewalk, curb and gutter would be required as per the Bylaw and the patch of work would be constructed in isolation from any other connection, then the installation of the required works might be considered premature. As noted in the comments from the Engineering Department, given that the required upgrades along 30th St NE are limited in scope, it is considered premature at this time and a payment in lieu of these works would be accepted in this instance.

On site servicing with regards to the provision of water, sewer and storm services are also detailed in the comments and, again, the requirements are intended to integrate the proposed subdivision with the adjacent established subdivisions and ensure that the works are constructed to the standards of the Subdivision and Development Servicing Bylaw No. 4163.

Building Department

Each Single Family Dwelling that is proposed to include a secondary suite would have to be compliant with zoning and the requirements of the BC Building Code.

Fire Department

No concerns.

Planning Department

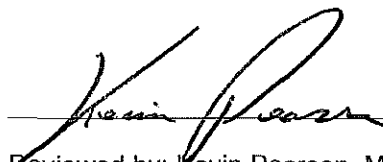
Based on zoning, the number of parcels zoned for a legal suite is 379 in residential areas within the Urban Containment Boundary. The proposed 26 properties included in the proposed application would mark a significant increase in that number and provide additional housing in proximity to schools, recreation and commercial amenities.

Staff are encouraging applicants of larger subdivisions to investigate options to 'pre-zone' a development site as means to meet the City's objectives encouraging affordable housing options. This has been a successful approach in several recent subdivisions including Maplewoods, Cherrywood, 1631 10 St SE (Massier) and newer areas of the Hillcrest neighbourhood. The 'pre-zoning' of the land prior to subdivision ensures that purchasers are aware of neighbourhood composition prior to construction and can make development plans and site designs accordingly. In discussions with the developer staff noted that the City has received several complaints in areas where suites are located within cul-d-sacs as on-site parking issues can be challenging. The developer has proposed that all proposed lots outside of the cul-d-sac area be zoned for suites and those future owners of the properties within the cul-d-sac can make site specific rezoning requests, at which time the provision of adequate on-site parking consistent with the neighbourhood can be assessed by Council. For those sites proposed to be zoned R8 the lot areas range from 700m² to 1079m², which would provide ample area on site for a dwelling with suite or detached and onsite parking. It is unlikely that variances would be needed to accommodate the proposed uses listed within the R8 zone.

Given OCP policies mentioned above and the general lot layout and lots areas proposed staff are supportive of the application to split zone the subject property.



Prepared by: Melinda Smyrl, MCIP, RPP
Planner

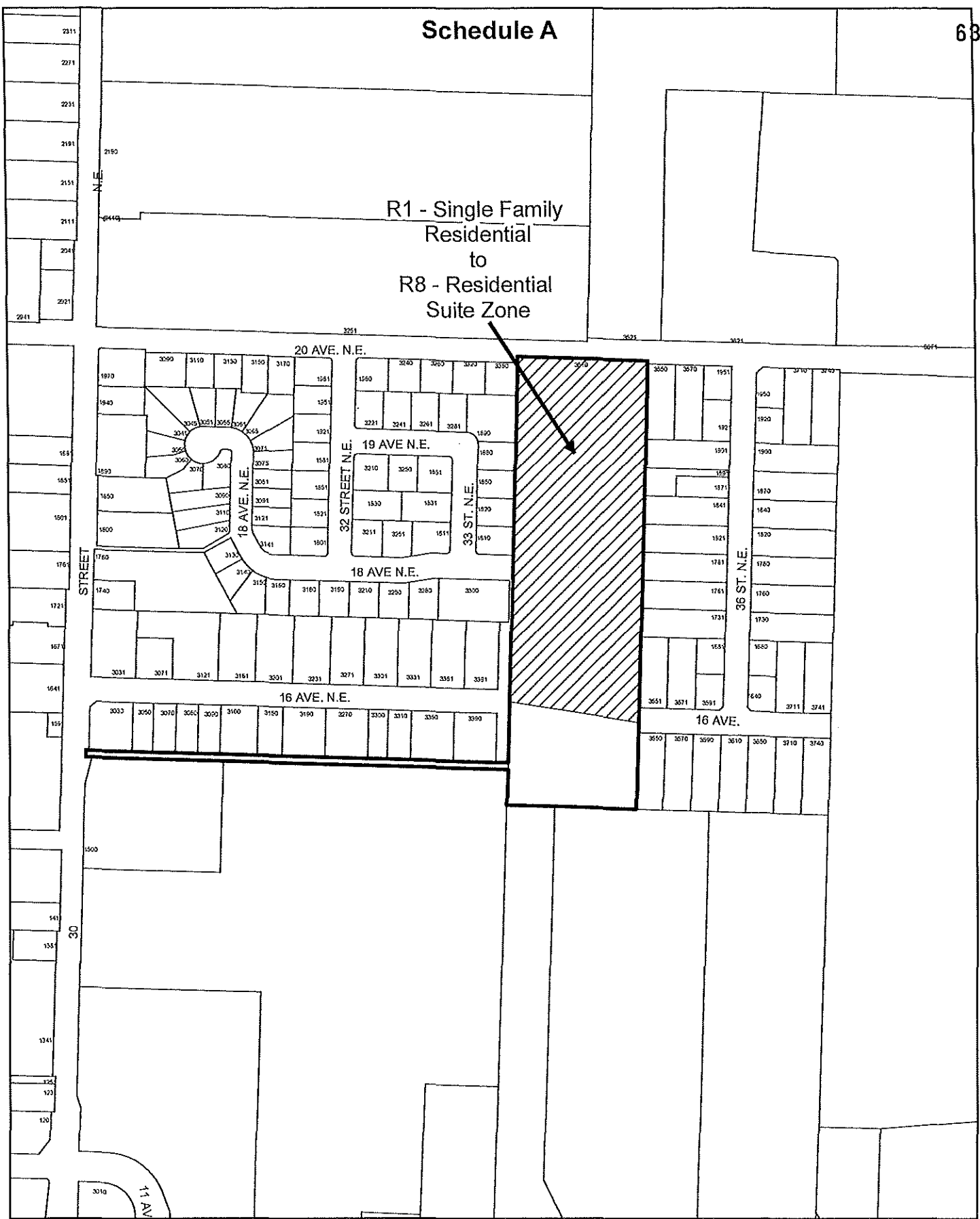


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

Schedule A

68

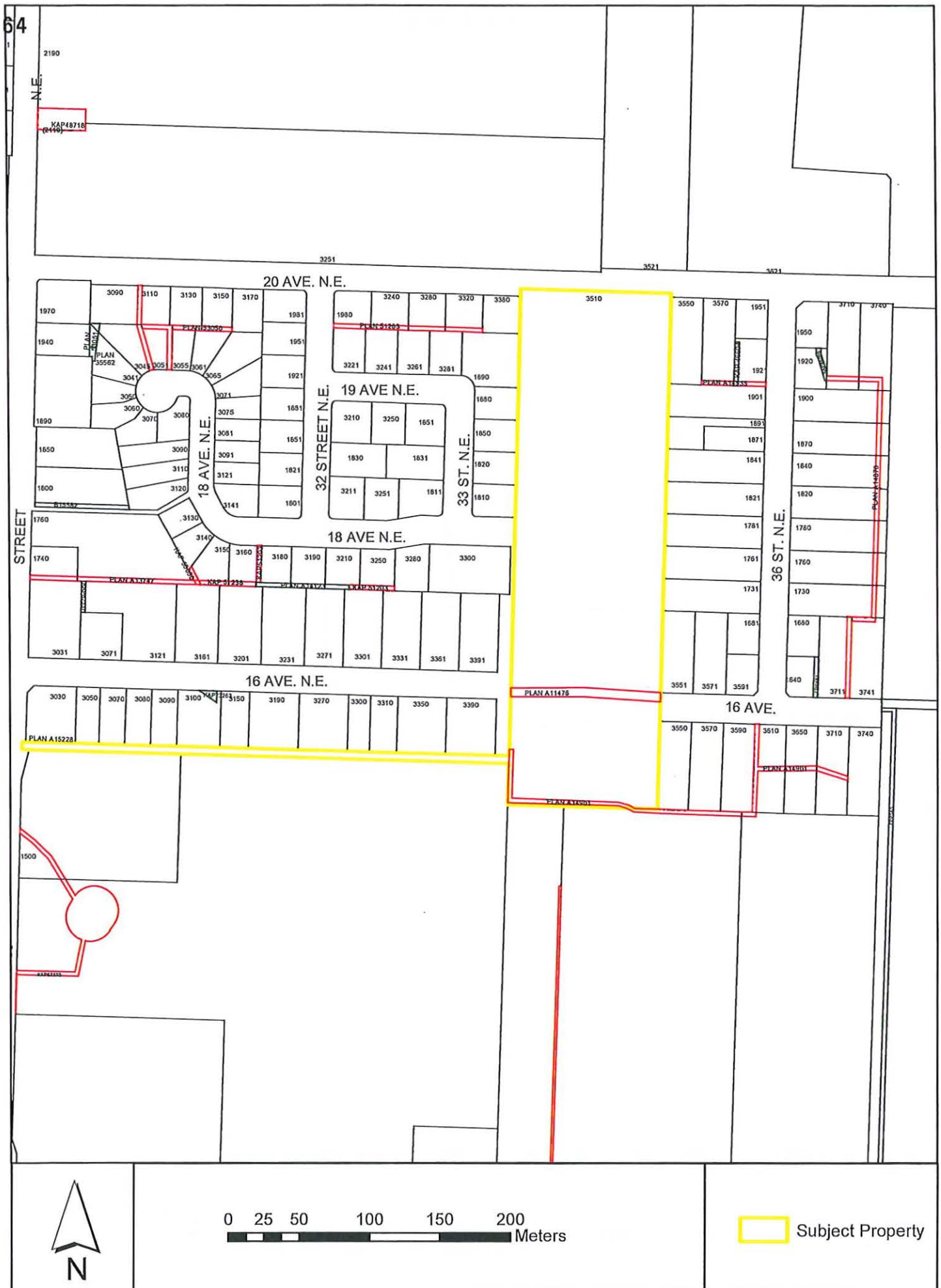
R1 - Single Family
Residential
to
R8 - Residential
Suite Zone

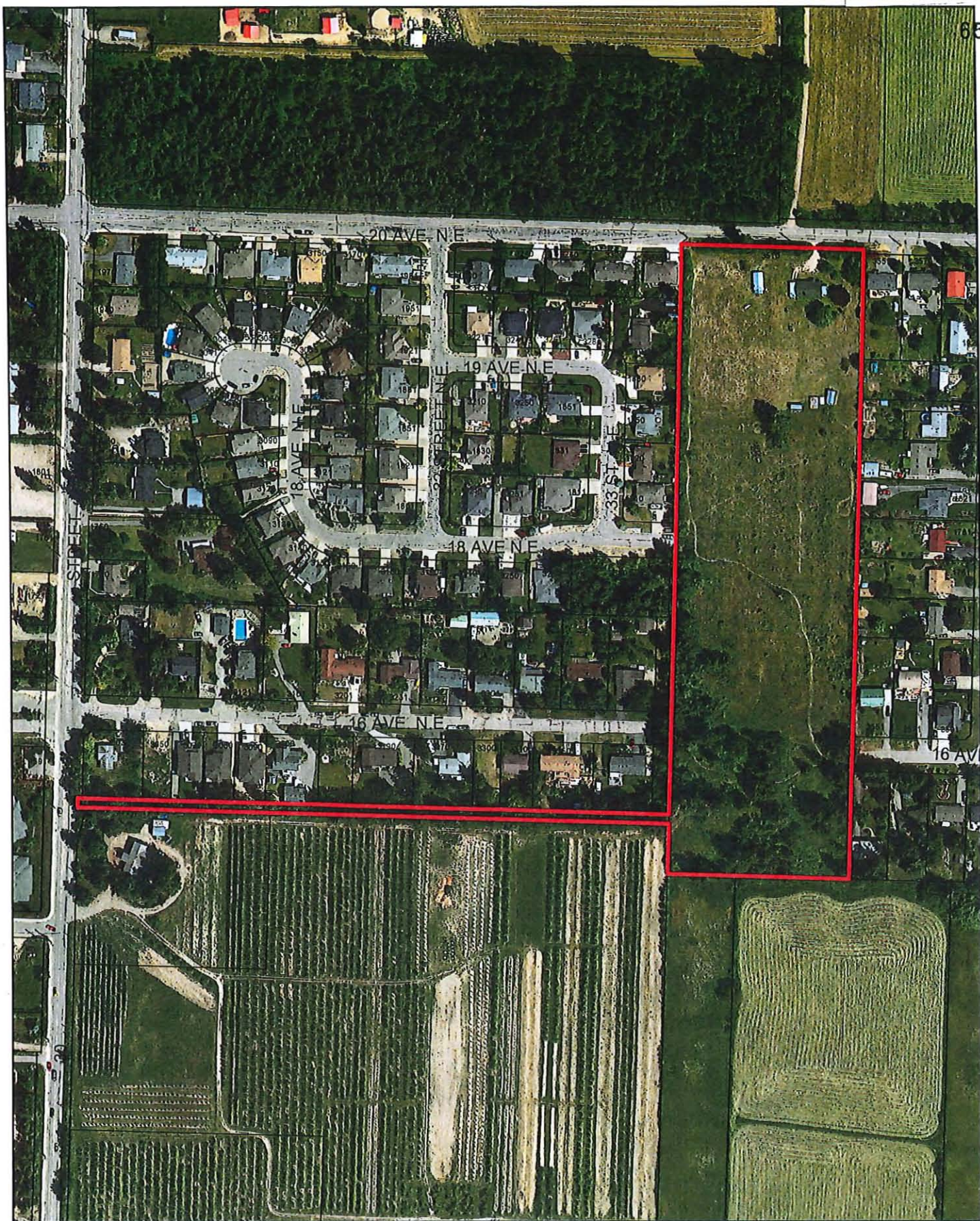


0 30 60 120 180 240
Meters



Subject Parcel





0 20 40 80 120 160
Meters

 Subject Property

Sketch Plan of Proposed Subdivision of That Part of the SW 1/4 of Sec 19 Included in Plan B413, Tp 20, Rge 9, W6M KDYO

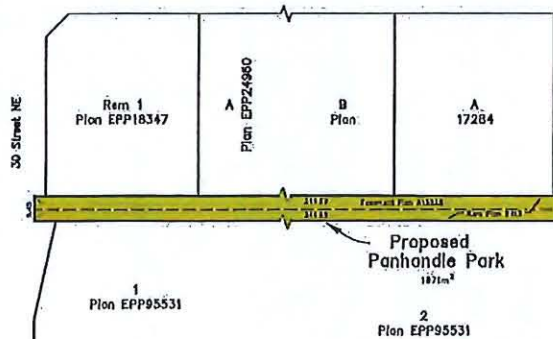
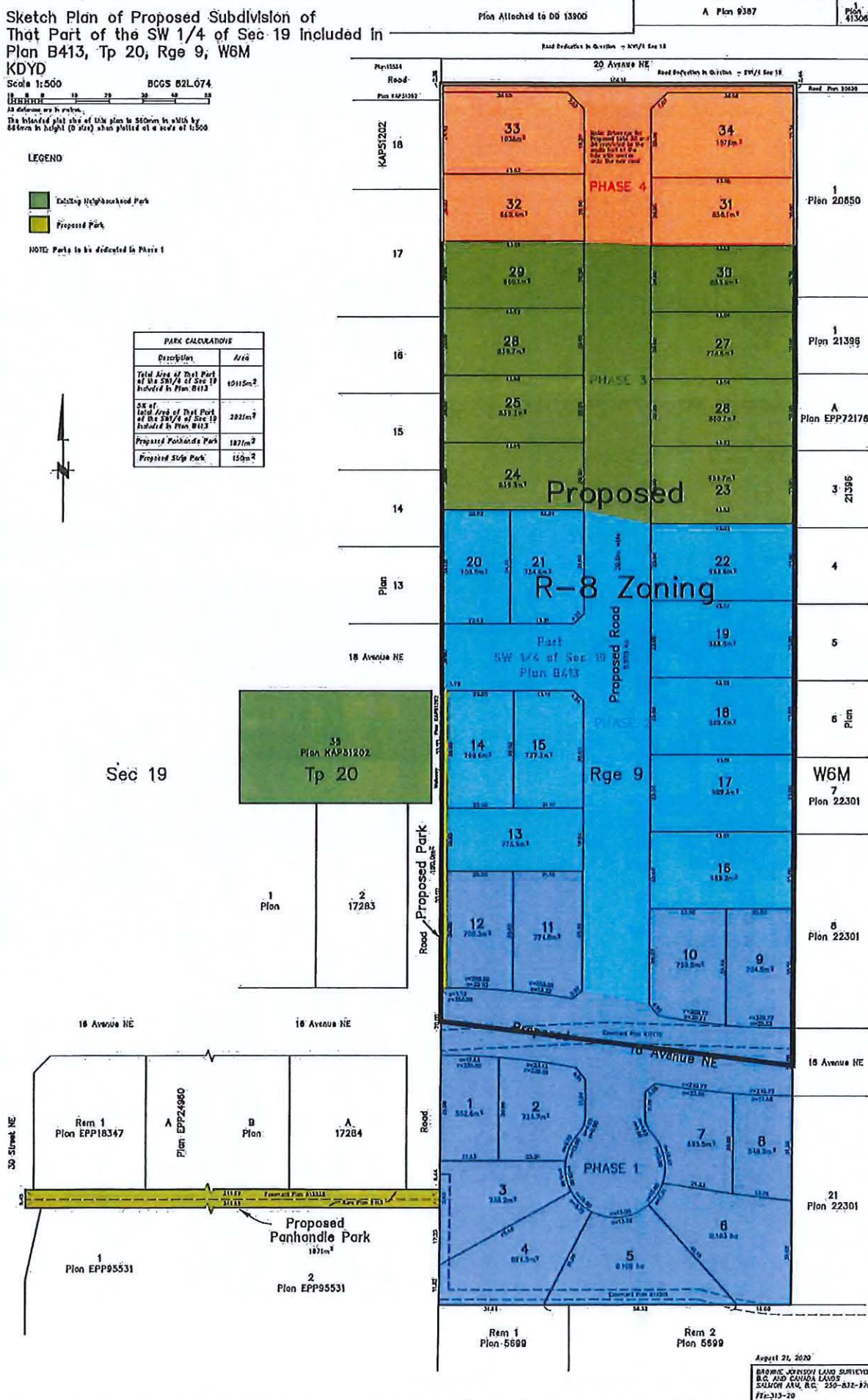
Scale 1:500 BCGS 82L-074
10 0 10 20 30 40 50
All distances are in metres.
The hatched plot area of this plan is 560m in width by
560m in height (0.560) when plotted at a scale of 1:500

LEGEND

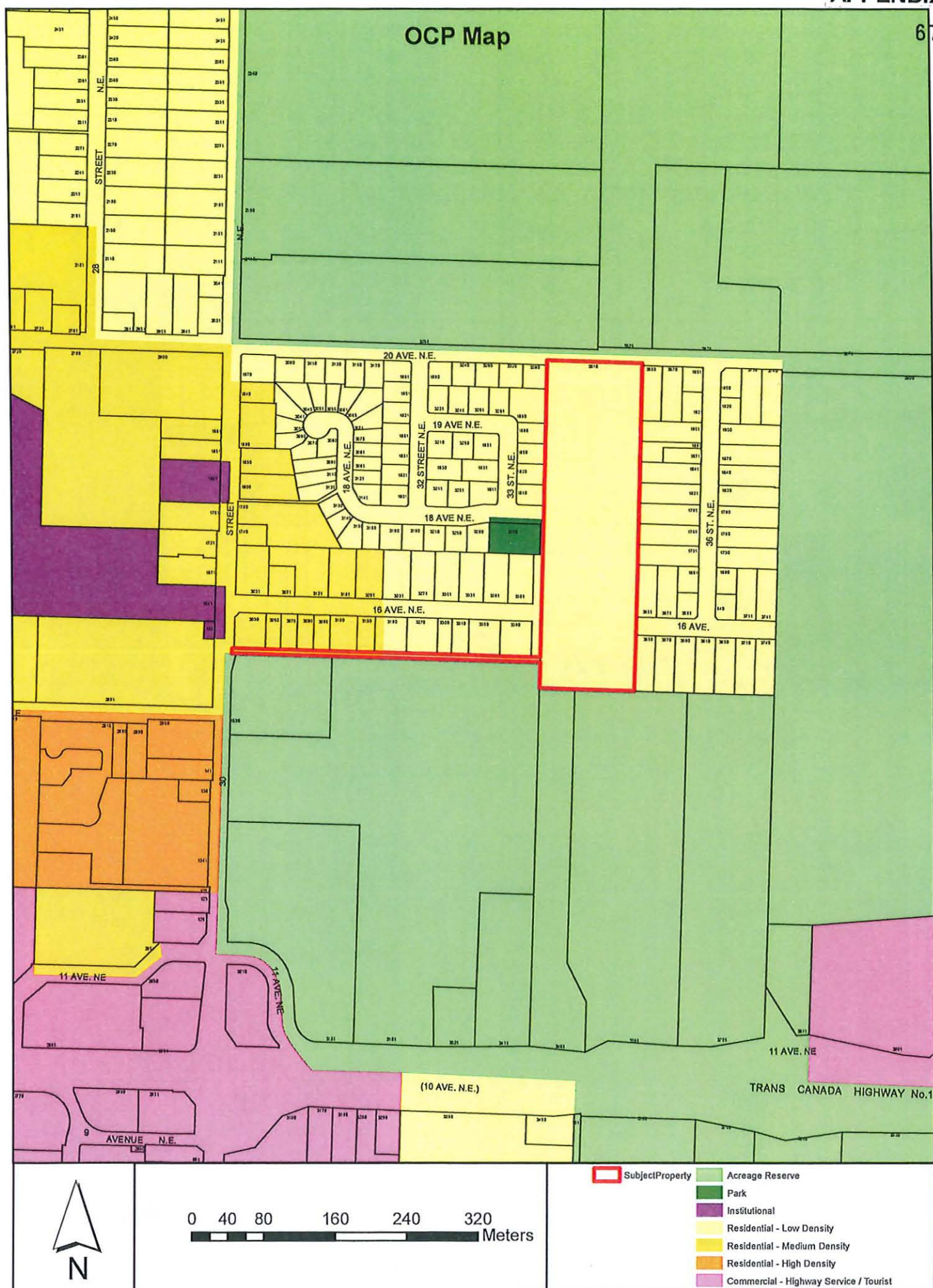
- Existing Neighbourhood Park
- Proposed Park

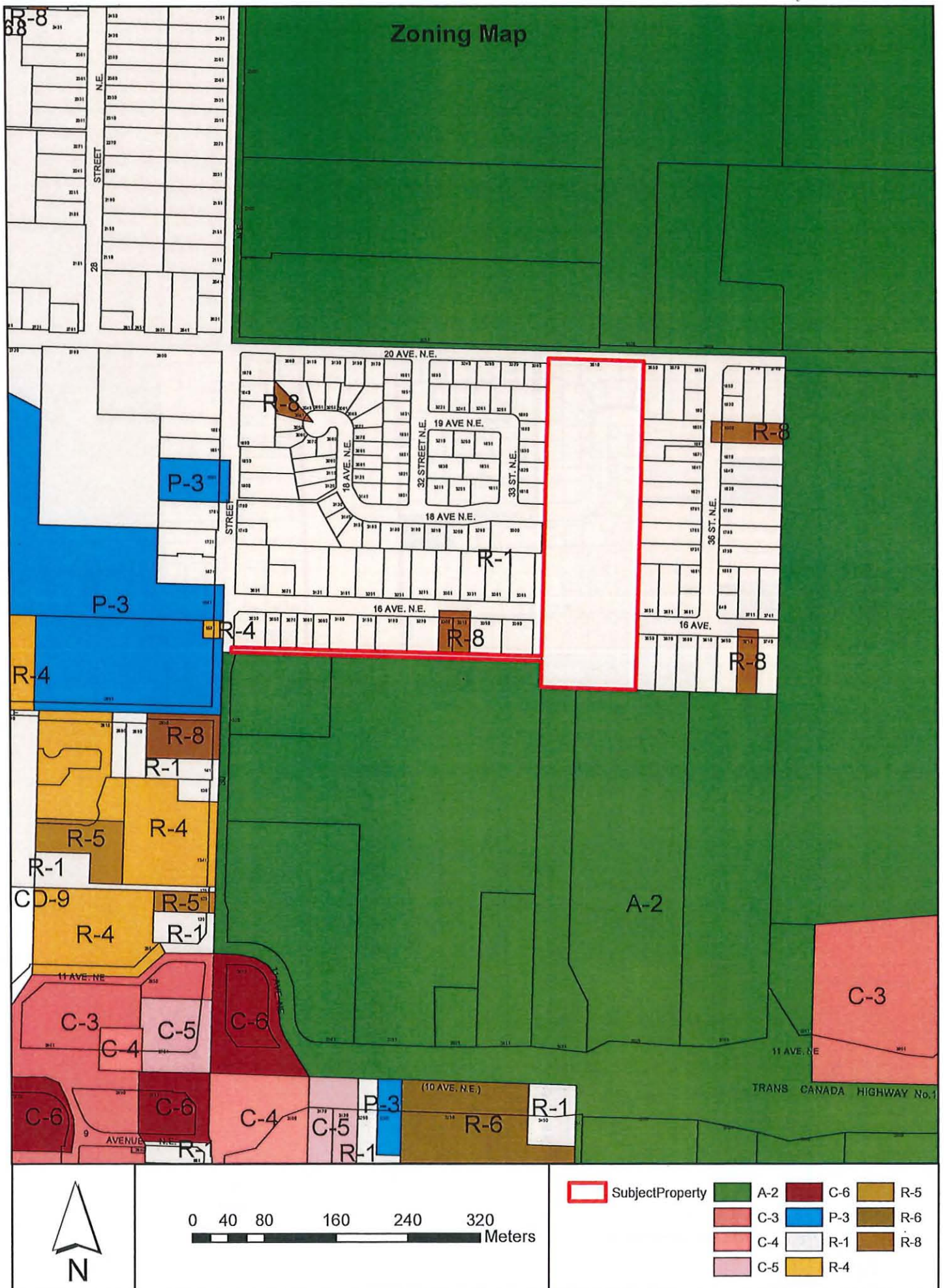
NOTE: Parks to be dedicated in Phase 1

PARK CALCULATIONS	
Description	Area
Total Area of That Part of the SW 1/4 of Sec 19 Included in Plan B413	60115m ²
5% of Total Area of That Part of the SW 1/4 of Sec 19 Included in Plan B413	3005m ²
Proposed Neighbourhood Park	1871m ²
Proposed Strip Park	150m ²

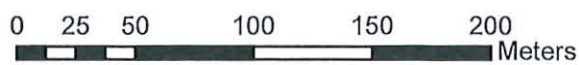
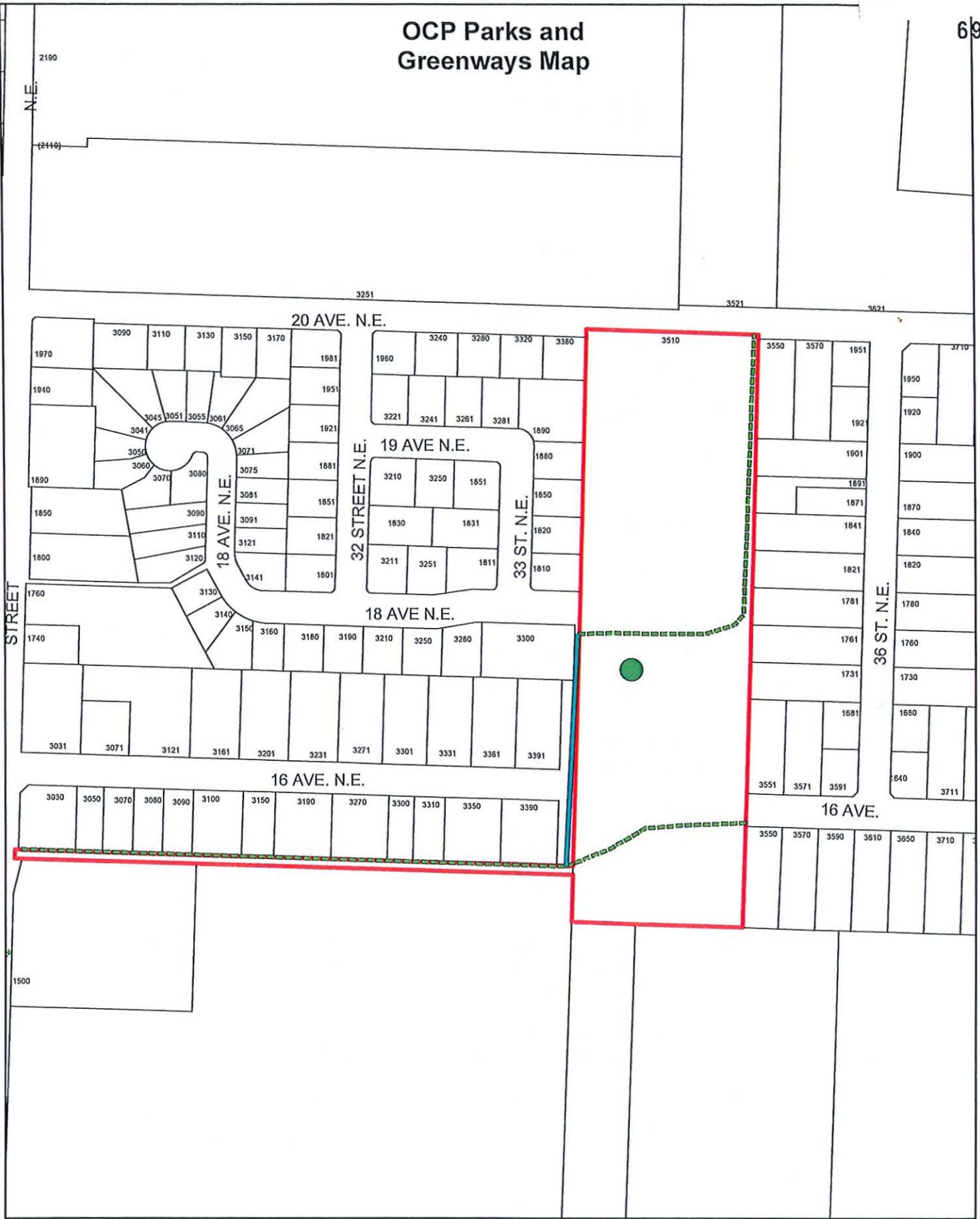


August 21, 2020
BRYAN JOHNSON LAND SURVEYORS
B.C. AND CANADA LAND
SURVEYORS
250-832-8701
File 313-20





OCP Parks and Greenways Map



- Subject Property
- Proposed Neighbourhood Park (Approx. Location)
- Existing Greenways
- Proposed Greenways



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 16 September 2020
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: Lamb, K., G., and W. & F. – C/o K. Lamb
 APPLICANT: 1261694 BC Ltd, - 751 Marine Park Drive NE, Salmon Arm, BC V1E1Z3
 SUBJECT: ZONING AMENDMENT APPLICATION FILE NO. ZON-1188 &
 SUBDIVISION APPLICATION FILE NO. SUB 20.10
 LEGAL: South West ¼ of Section 19 Included in Plan B413; Township 20, Range 9,
 W6M, KDYD
 CIVIC: 3510 – 20 Avenue NE

Further to your referral dated 9 September 2020, we provide the following servicing information.

Engineering Department does not have any concerns related to the Re-zoning and recommends that it be approved.

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. Any existing services (water, sewer, hydro, telus, gas, etc) traversing the proposed lot must be protected by easement or relocated outside of the proposed building envelope. Owner/Developer will be required to prove the location of these services. Owner / Developer is responsible for all associated costs.
8. 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,

SUBDIVISION APPLICATION FILE: 20-10

16 September 2020

Page 2

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.

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. 20 Avenue NE, on the subject properties northern boundary, is designated as an Urban Collector Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 2.356m of additional road dedication is required (to be confirmed by a BCLS).
2. 20 Avenue NE is currently constructed to an Interim Collector Road standard. Upgrading to an Urban Collector Road standard is required, in accordance with Specification Drawing No. RD-3. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
3. 18 Avenue NE and 16 Avenue NE terminate on the subject properties eastern and western boundaries and are designated as 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).
4. 18 Avenue NE and 16 Avenue NE are currently constructed to an Interim Local Road standard. Extension of these roads to the subject property is required, in accordance with Specification Drawing No. RD-2. Upgrading may be required including, but not limited to, road widening and construction, curb & gutter, sidewalk, boulevard construction, street lighting, fire hydrants, street drainage and hydro and telecommunications. Owner / Developer is responsible for all associated costs.
5. 30 Street NE, on the subject properties western boundary (panhandle), 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. Available records indicate that 2.109m of additional dedication is required (to be confirmed by BCLS).
6. 30 Street NE is currently constructed to an Interim Urban 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. Since this work is premature at this time, a cash payment in lieu of this future work will be accepted. Owner / Developer is responsible for all associated costs.

SUBDIVISION APPLICATION FILE: 20-10

16 September 2020

Page 3

7. A Closed Road is located on the southern half of the western boundary of the subject property. There are no plans to open this road and no upgrades are therefore required.
8. Proposed internal roads shall be designated as Urban Local Roads with an ultimate 20.0m dedication. Owner/developer will be required to construct roads in accordance with specification drawing RD-2 and in accordance with the current site pre-plan including connectivity between all fronting roads.
9. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
10. A 5.0m by 5.0m corner cut is required to be dedicated at the intersection of the proposed internal road and 20 Avenue NE.
11. 3.0m by 3.0m corner cuts are required at intersections of internal local roads.
12. As 20 Avenue NE is designated as a Collector Road, no driveways shall be permitted to access directly onto 20 Avenue NE and all lots shall access onto the internal roads.

Water:

1. The subject property fronts a 100mm diameter Zone 3 watermain on 20 Avenue NE and a 450mm Zone 2 watermain crosses the subject property from 16 Avenue NE. A 150mm Zone 3 watermain terminates at the property line on 18 Avenue NE and both sections of 16 Avenue NE. Upgrading the 100mm watermain on 20 Avenue NE to 150mm diameter across the frontage of the property is required. Looping of all the Zone 3 watermains through the subject property is also required.
2. Records indicate that the existing property is serviced by a 12.5mm service from the 100mm diameter watermain on 20 Avenue NE. All existing inadequate / unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.
3. The proposed parcels are each to be serviced by a single metered water service connection from a Zone 3 watermain (as per Specification Drawing No. W-10), adequately sized to satisfy the proposed use (minimum 25mm). Water meter will be supplied by the City at the time of building permit, at the Owner / Developer's cost. Owner / Developer is responsible for all associated costs.
4. 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 hydrants 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.

SUBDIVISION APPLICATION FILE: 20-10

16 September 2020

Page 4

5. Fire protection requirements to be confirmed with the Building Department and Fire Department.
6. Fire hydrant installation will be required. Owners consulting Engineer shall review the site to ensure placement of fire hydrants meet the low density spacing requirements of 150m.

Sanitary:

1. The subject property fronts a 200mm diameter sanitary sewer terminating at the end of 18 Avenue NE and a 200mm diameter sanitary sewer in the closed road and in a 3m wide right of way on the western and southern boundaries. No upgrades will be required at this time, however the ROW is to be widened to 6m.
2. 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's engineer may be required to prove that there is sufficient downstream capacity within the existing City Sanitary System to receive the proposed discharge from the development. Owner / Developer is responsible for all associated costs.
3. 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 fronts a 250mm diameter storm sewer terminating at the end of 18 Avenue NE. No upgrades will be required at this time.
2. Records indicate that the existing property is not serviced by City storm. Extension of a storm sewer from 30 Street NE may be required to service the development. 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 (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 /

SUBDIVISION APPLICATION FILE: 20-10

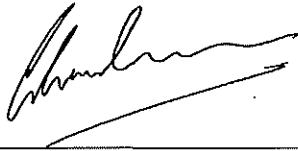
16 September 2020

Page 5

unused services must be abandoned at the main. Owner / Developer is responsible for all associated costs.

Geotechnical:

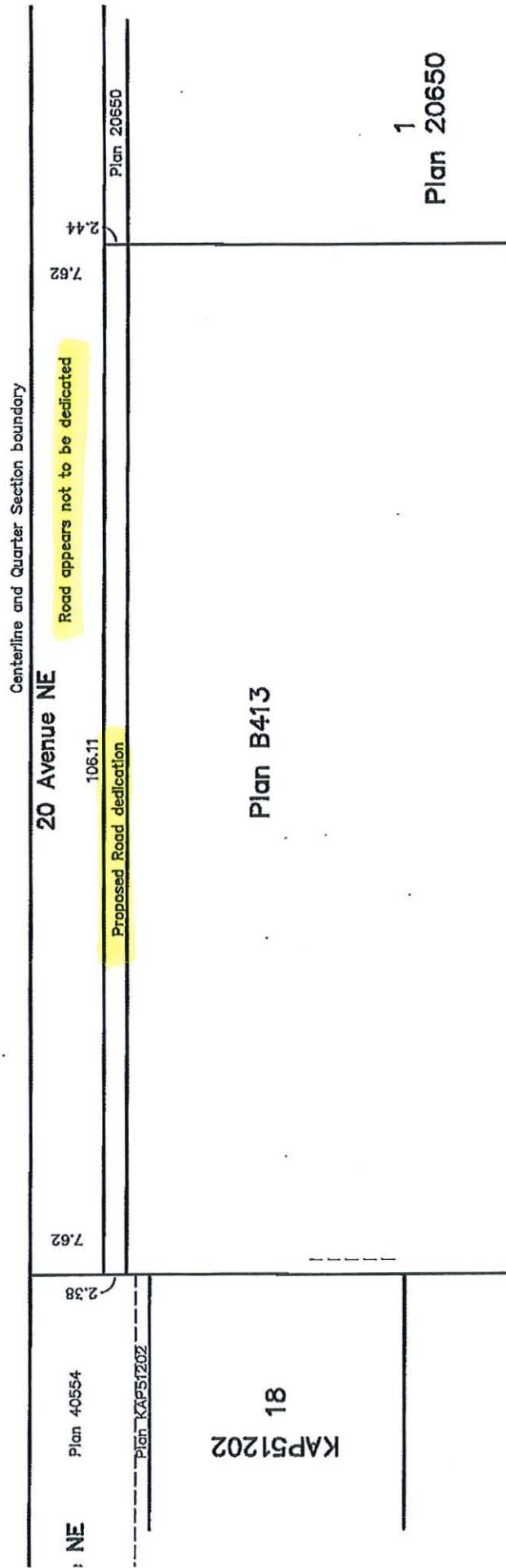
1. A geotechnical report in accordance with the Engineering Departments Geotechnical Study Terms of Reference for: Category A (Building Foundation Design), Category B (Pavement Structural Design), is required.



Chris Moore
Engineering Assistant



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



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