



AGENDA

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

**Monday, January 18, 2021
8:00 a.m.
By Electronic Means**

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 - 16	1.	Development Variance Permit Application No. VP-523 [Salmon Arm Ready Mix Ltd./LaTosky, M.; 2851 13 Avenue SW; Servicing requirements]
	6.	PRESENTATIONS
	7.	FOR INFORMATION
	8.	CORRESPONDENCE
	9.	ADJOURNMENT

FOLLOWED BY SPECIAL (BUDGET) COUNCIL MEETING AT 9:00 A.M.

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: January 8, 2021

SUBJECT: Variance Permit Application No. VP-523 (Servicing)
 Legal: Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 25597 Except Plan EPP68720
 Civic Address: 2851 – 13 Avenue SW
 Owner/Applicant: Salmon Arm Ready Mix Ltd. / LaTosky, M.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-523 be authorized for issuance for Lot 1, Section 10, Township 20, Range 10, W6M, KDYD, Plan 25597 Except Plan EPP68720 which will vary the provisions of Subdivision and Development Servicing Bylaw No. 4163 for the development of an accessory *building* as permitted under the M-1 – General Industrial Zoning regulations.

STAFF RECOMMENDATION

THAT: Council consider the following options with respect to the Motion:

- 1) Approve the Development Variance Permit as presented in the Motion for Consideration (i.e. what the applicant is requesting – to waive all requirements);
- 2) Approve the Development Variance Permit as presented in the Motion for Consideration, subject to registration of a Section 219 Land Title Act Covenant on the subject property stipulating no further development or subdivision covenant until fully serviced to City Bylaw standards;
- 3) Defeat the Motion for Consideration and support either all or some of the Engineering Department's Recommendation outlined in the Memorandum dated January 5, 2021 (attached as Appendix 7); or
- 4) Defeat the Motion for Consideration (i.e. deny the Development Variance Permit).

PROPOSAL

The owners submitted a Building Permit application on October 14, 2020 for an accessory building with a declared value of \$150,000 to contain existing aggregate storage and weighing bins associated with concrete production. This proposal triggers service and frontage upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163. The applicant has requested (October 21, 2020) that Council vary all of these provisions. A letter of rationale has been provided (Appendix 3), including drawings of the proposed building.

BACKGROUND

The subject parcel is located at 2851 – 13 Avenue SW (Appendix 1 and 2), just southeast of the TCH and 30 Street SW intersection. The subject parcel is within a small industrial area along 13 Avenue SW, a

relatively small section of road (300 m) within the 1:200 year floodplain which currently terminates to the east at an Agricultural Land Reserve boundary. The subject parcel is approximately 3 acres in size, with an existing industrial / commercial development on the property. The parcel is designated "General Industrial" in the City's Official Community Plan (OCP), is just within the Urban Containment Boundary, and is zoned General Industrial (M-1) in the Zoning Bylaw (Appendix 4 & 5). The uses "concrete products and readi-mix concrete" are permitted within the M-1 zone. Site photos are attached as Appendix 6.

COMMENTS

Engineering Department

Detailed comments are attached as Appendix 7.

Building Department

No concerns.

Fire Department

No concerns.

Planning Department

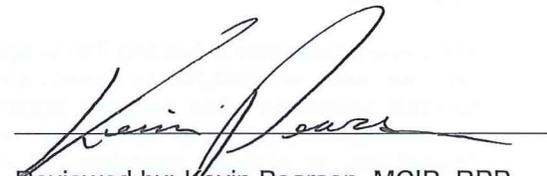
The applicant is requesting variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate development permitted by the present M-1 zoning. Given the M-1 zoning, the parcel does not qualify for exemptions. Full frontage and servicing upgrades are triggered including road upgrades (to the RD-6B standard), water main upgrades, fire hydrant installation, sanitary sewer line installation, and storm sewer installation. As they are considered premature at this time, cash in lieu contributions would be accepted for the road upgrades, sanitary sewer and storm sewer upgrades. The City's Engineering Department suggests an estimated cost of \$230,000 for these upgrades. Noting the need to avoid service gaps and to provide expected levels of service, Engineering staff have recommended against the Motion, with their comments noting support for a 50% variance for the sanitary sewer requirement.

The purpose behind these servicing requirements is to ensure that properties under development are connected to the municipal systems, and to ensure that each system (water, sanitary and storm sewers) is extended to the boundary of an adjacent property to mitigate gaps in the systems. The larger the gap, the more expectation there is that the City should either take on the works and services to facilitate development, or allow for a reduction in standards. The subject property is in an area with a history of service requests for road and drainage improvements.

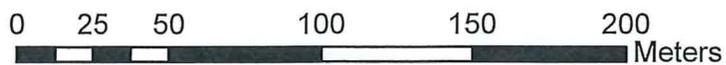
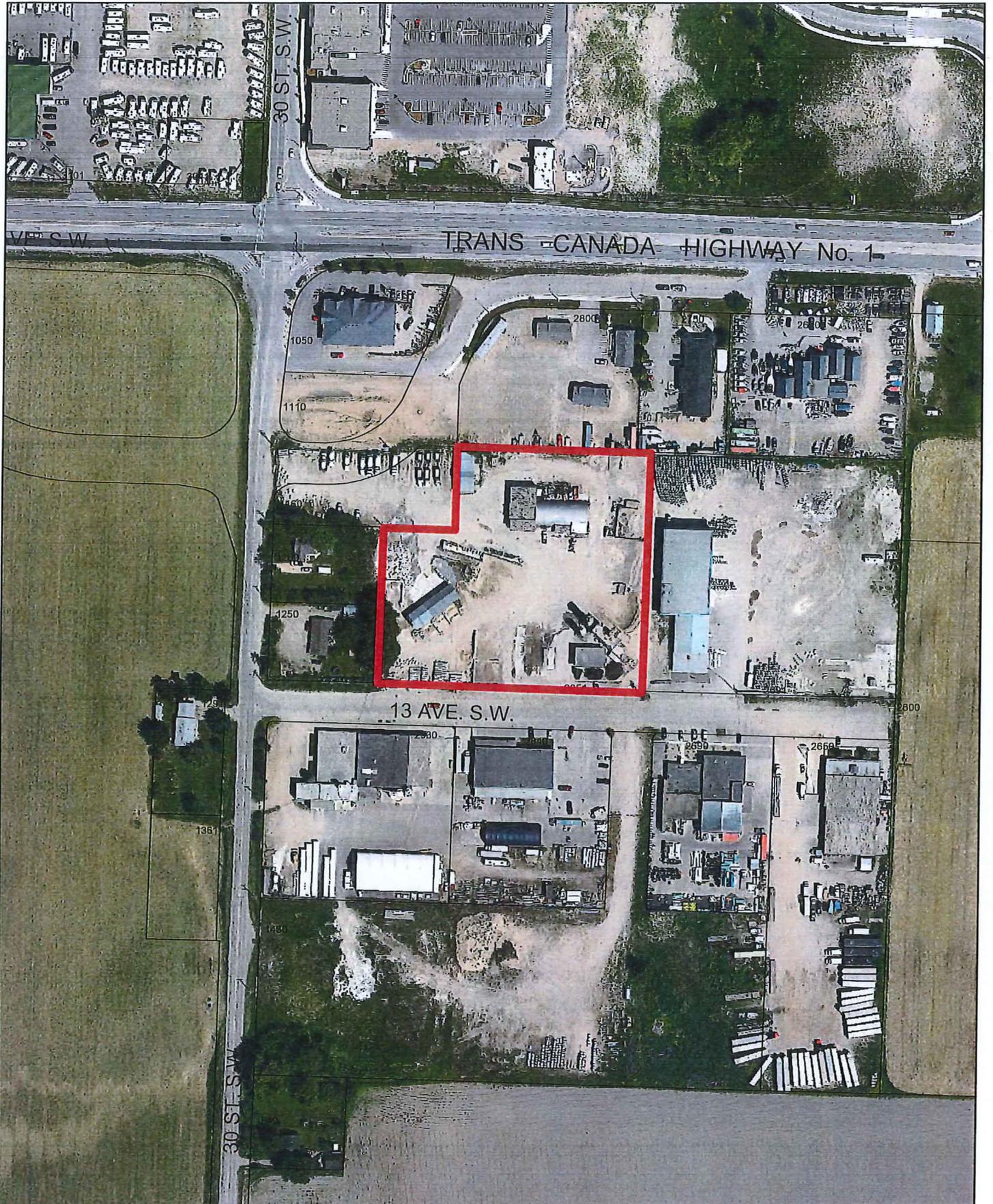
However, Planning staff recognize the rationale behind the requested variances given the scale and cost of the proposed development relative to the improvements required, and the location of the parcel within a small and relatively isolated industrial area at the edge of the Urban/Rural area, and have thus provided Council with options to consider. Planning staff note the potential benefits related to aesthetic improvements, noise and dust abatement from the proposed accessory building which would serve to contain and to improve upon an existing use, rather than to enable some new use of the subject property. Should the owner choose to undertake additional future development, service upgrades will be required to the full standard of the SDS bylaw, with or without a Covenant.

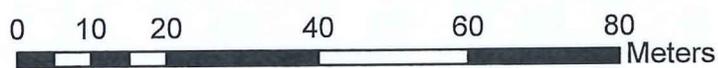


Prepared by: Chris Larson, MCIP, RPP
Senior Planner



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







Salmon Arm Ready Mix Ltd.
2851-13Ave SW
PO Box 1317
Salmon Arm, BC, V1E 4P4
Ph 250-832-7056 Fax 250-832-7176

Re: Variance Permit for 2851 – 13ave sw

Oct. 20, 2020

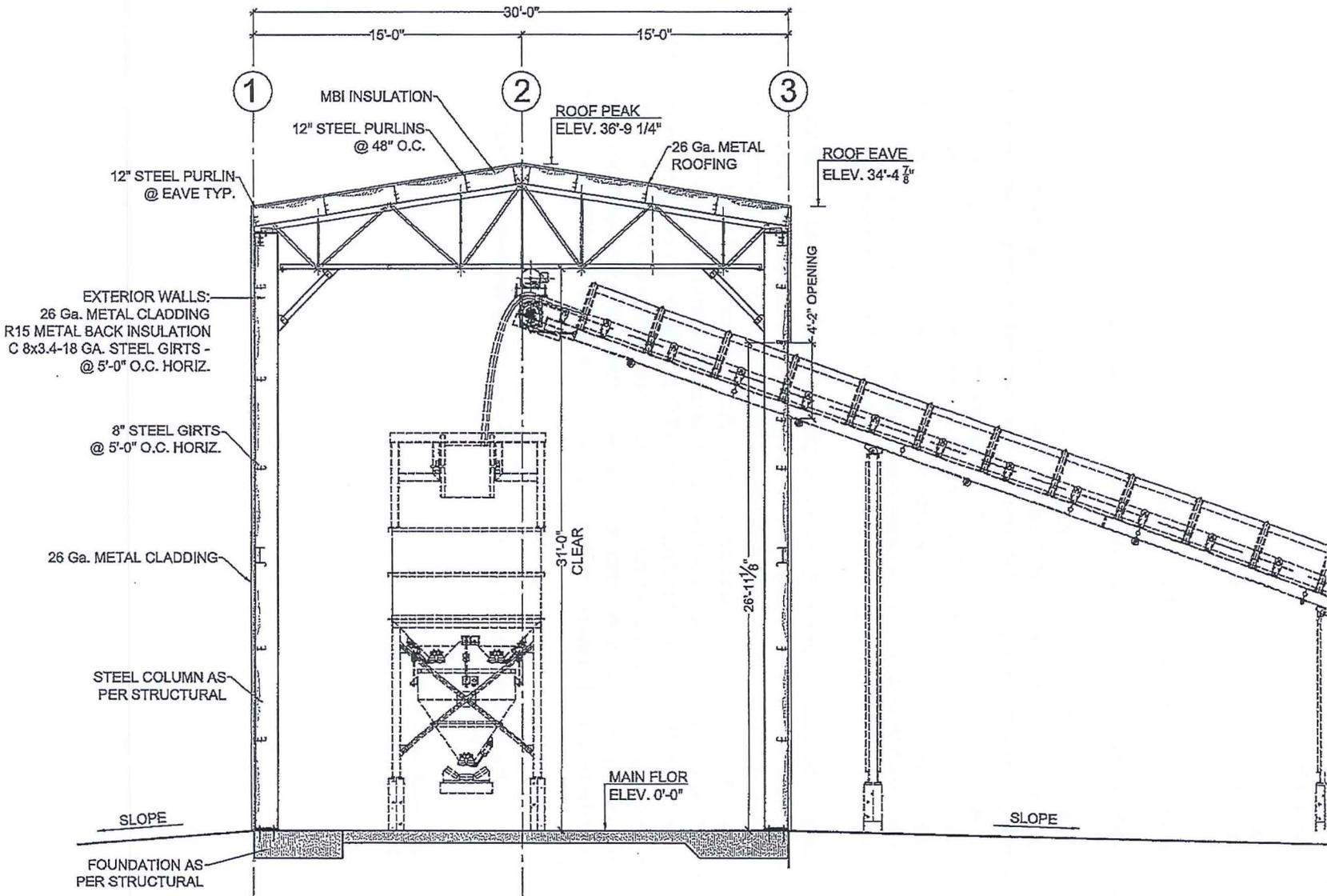
Dear Salmon Arm Council and Technical Planning Committee;

Salmon Arm Ready Mix simply wishes to erect a building to house equipment being added to our concrete batch plant. It is unfortunate that we must go to the expense and everyone's valuable time for this request, however we understand and are applying for variance to our building permit. The building is very simple and relatively small, 1800sq ft. The housed equipment is used to store and weigh sand and gravel for the production of ready mix concrete. All set backs are in compliance and structural drawings in place. No services are required from the city for this building and as it is a metal structure fire resistant.

For close to 50 years Salmon Arm Ready Mix Ltd. has operated out of the present location at 2851-13 ave. SW. During this time SARM has contributed to the building of Salmon Arm, offering employment to many, contributing to the community through support and donations. We took control SARM in 2002 and have had no complaints from our neighbors since this time. Of note during these many years SARM has contributed over \$1,000,000.00 in property taxes related to this property and in doing so have seen no improvements to our location. As with any enterprise improvements are ongoing, however to impede progress on such a wide ranging bylaw is not fair to business, or those wishing to initiate growth.

Considering the inconsequential impact of this structure we feel variance should be granted with haste.

Regards; Murray LaTosky
Salmon Arm Ready Mix Ltd.



BUILDING SECTION A-A

Scale: 3/16" = 1'-0"

GENERAL NOTES:



Building By:
ECONOSPAN
 STRUCTURES
 4571A 15th Ave. S.W. Richmond, BC V6V 1M7
 TEL: 604-273-4100 FAX: 604-273-4101

Designed By:
SHUSWAP DESIGN INC.
 1000 15th Ave. S.W. Richmond, BC V6V 1M7
 TEL: 604-273-4100 FAX: 604-273-4101

Structural Engineering:
K D KETCHEN & ASSOCIATES LTD.
 1000 15th Ave. S.W. Richmond, BC V6V 1M7
 TEL: 604-273-4100 FAX: 604-273-4101

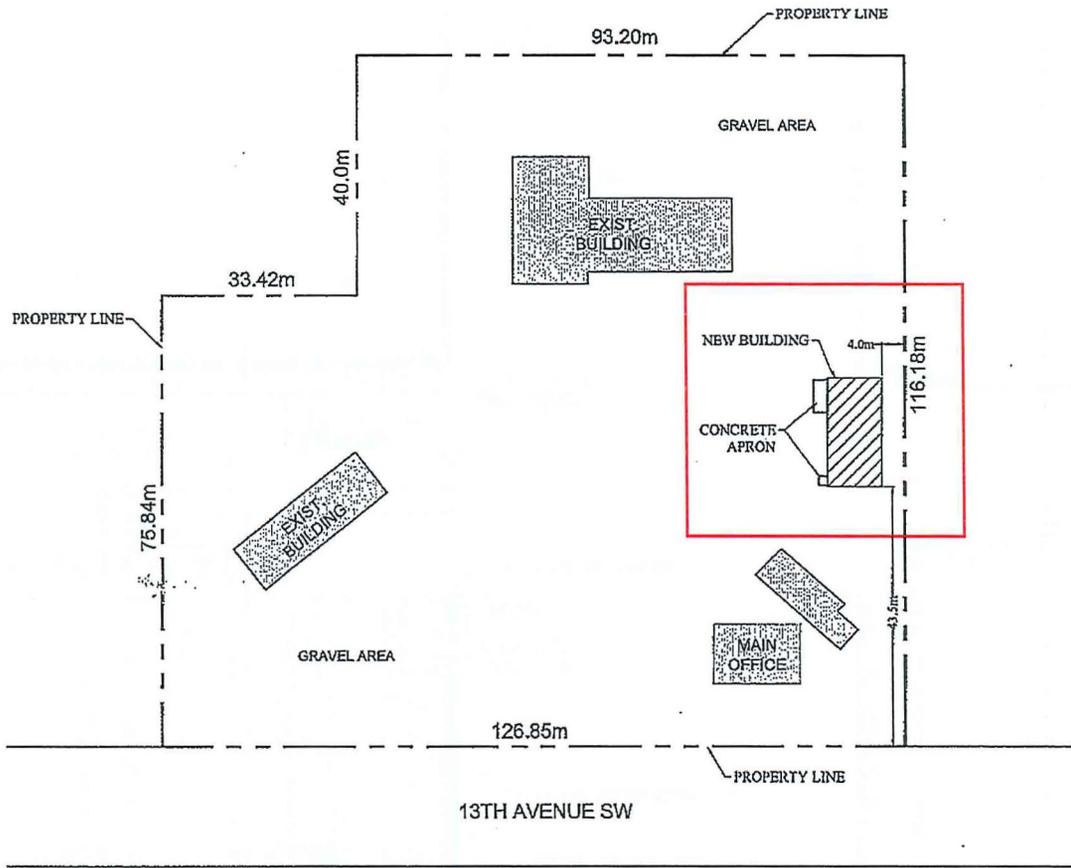
Project:
SALMON ARM READY MIX LTD. 60'-0" x 30'-0" SHOP

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Rev	Description	Issue	Date
A	ISSUED FOR REVIEW	DAW	09/03/10
D	ISSUED FOR D.P.	DAW	08/03/10

Drawn By:
R. SHAKESPEARE
 Checked By:
K. KETCHEN
 Date:
Oct. 5, 2010 Page: **A4.1** of **10**

Appendix



SITE PLAN
Scale: 1/8" = 1'-0"

LEGAL DESCRIPTION
LOT 2, PLAN KAP25597, SECTION 10
TOWNSHIP 20 RANGE 10 MERIDIAN
DISTRICT 25

CIVIC ADDRESS
2851 13TH AVENUE SW, SALMON ARM V1E 3K1

GENERAL NOTES:

ECONOSPAN
STRUCTURES
2702 SALMON AVENUE, SUITE 202, SALMON ARM, B.C. V1E 3K1
PHONE: 250-838-1111 FAX: 250-838-1112

SHUSWAP DESIGN INC.
2851 13TH AVENUE SW, SALMON ARM, B.C. V1E 3K1
PHONE: 250-838-1111 FAX: 250-838-1112

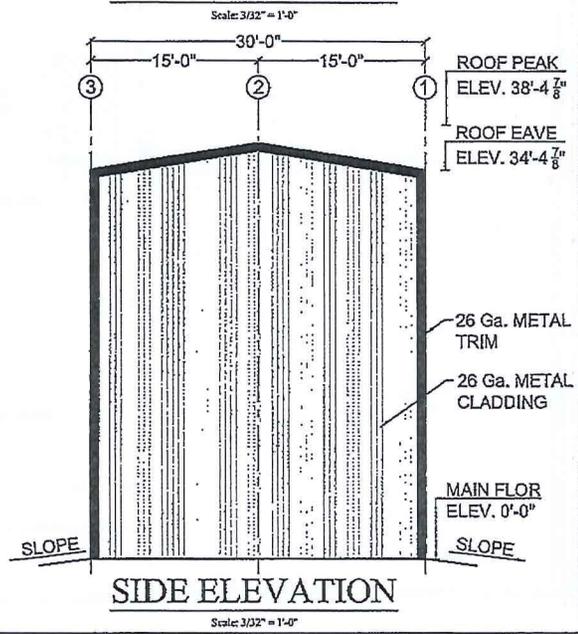
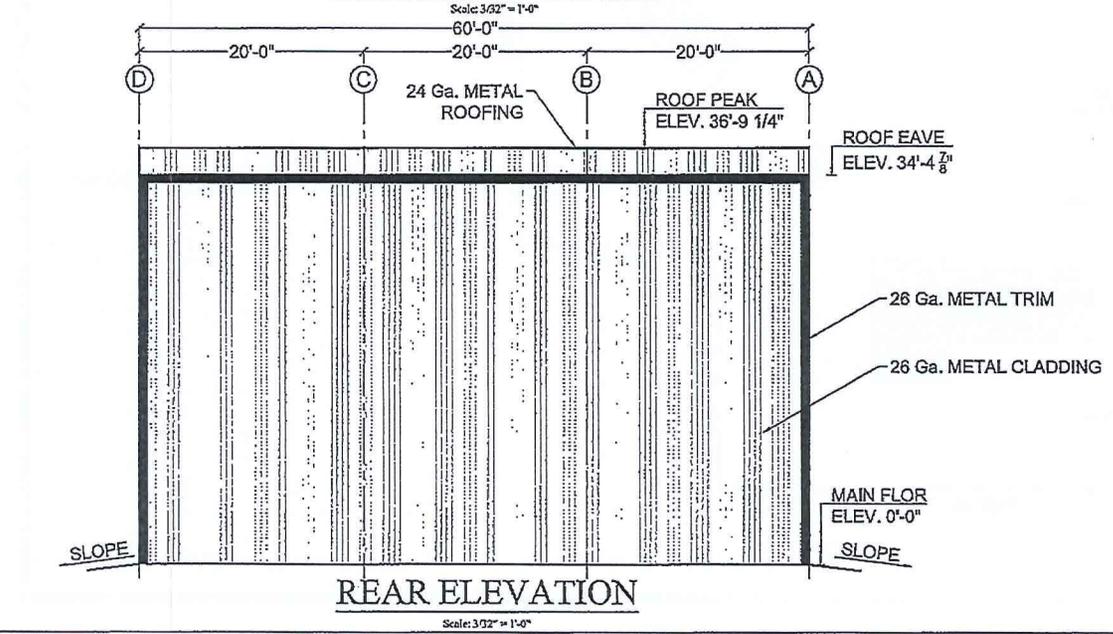
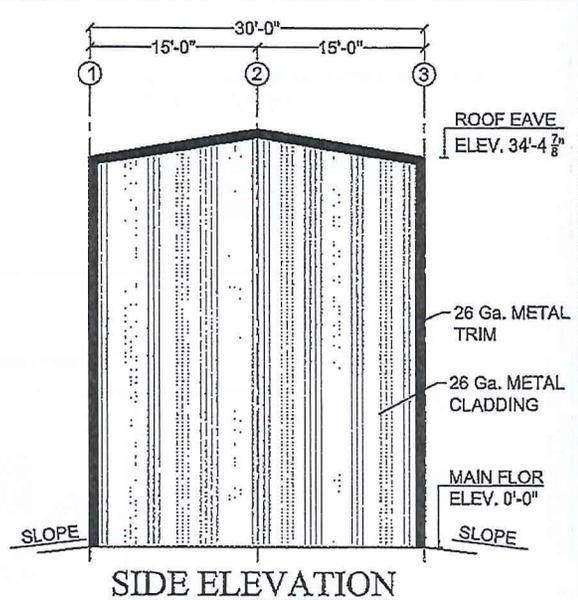
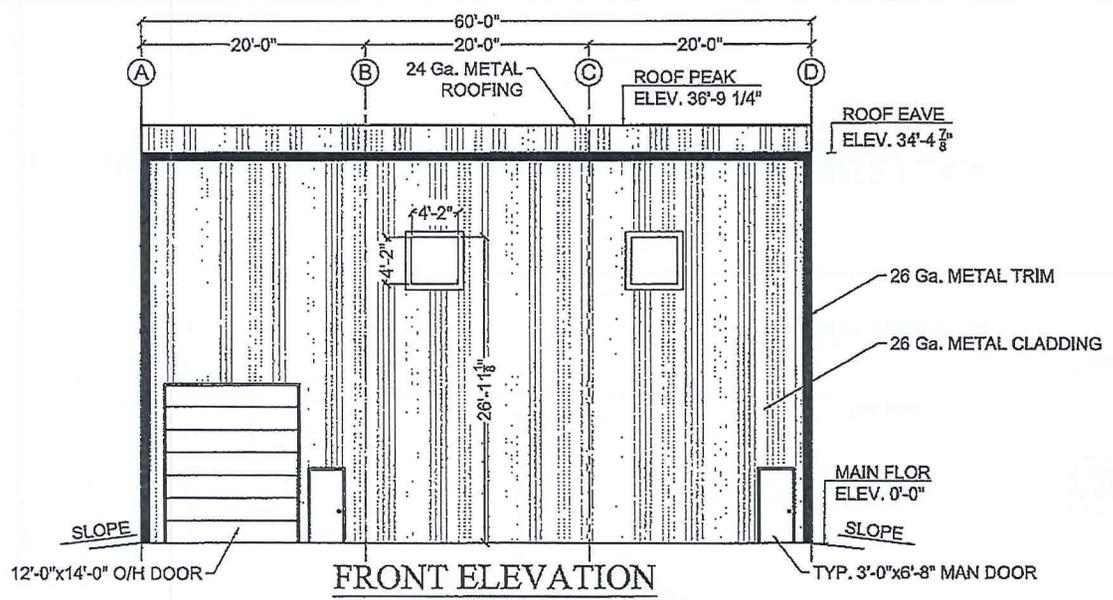
K D KETCHEN & ASSOCIATES LTD.
2851 13TH AVENUE SW, SALMON ARM, B.C. V1E 3K1
PHONE: 250-838-1111 FAX: 250-838-1112

Project: SALMON ARM READY MIX LTD. 60'-0" X 30'-0" SHOP

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Rev#	Description	Date	By
A	ISSUED FOR REVIEW	09/20/11	DKJ
0	ISSUED FOR B.L.P.	09/20/11	DKJ

Drawn By: R. SHAKESPEARE
Checked By: K. KETCHEN
Date: Oct. 5, 2011
Page: 1 of 1
Sheet: A1.1



GENERAL NOTES:

PROFESSIONAL ENGINEER
K. D. KETCHEN
2020-10-20

Structural by: **ECONOSPAN STRUCTURES**
 112 ALTONA ROAD, SUITE 201, V1V 1Y2
 TEL: 250-734-1122 FAX: 250-734-1122

Designed by: **SHUSWAP DESIGN INC.**
 8881 ST. CHARLES ST. NORTH VANCOUVER, BC V6P 1C4
 TEL: 604-271-8881 FAX: 604-271-8881

Structural Engineer: **K D KETCHEN & ASSOCIATES LTD.**
 1400 COLUMBIA STREET, SUITE 100, VANCOUVER, BC V6L 1A6
 TEL: 604-271-8881 FAX: 604-271-8881

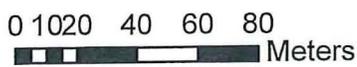
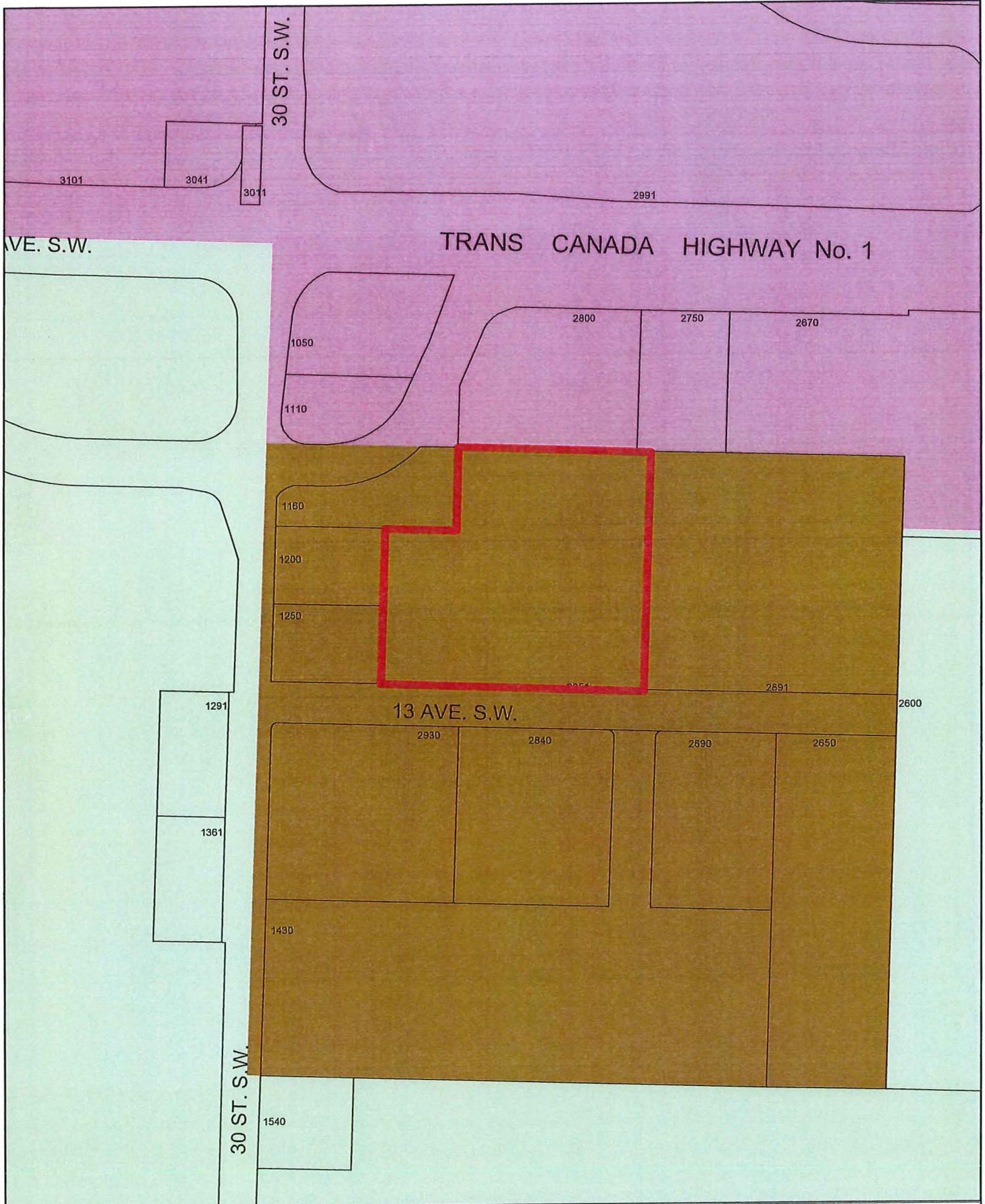
Project: **SALMON ARM READY MIX LTD. 60'-0" x 30'-0" SIOP**

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Rev.	Description	Date	By
A	ISSUED FOR REVIEW	20/04/20	DK
D	ISSUED FOR I.P.E.	20/05/20	DK

Drawn by: **R. SHAKESPEARE**
 Checked by: **R. NELSON**
 Date: **Oct. 5, 2020** Scale: **A3.1**

Appendix



Subject Parcel



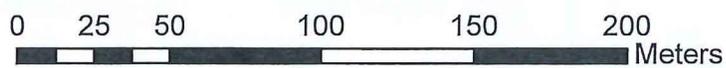
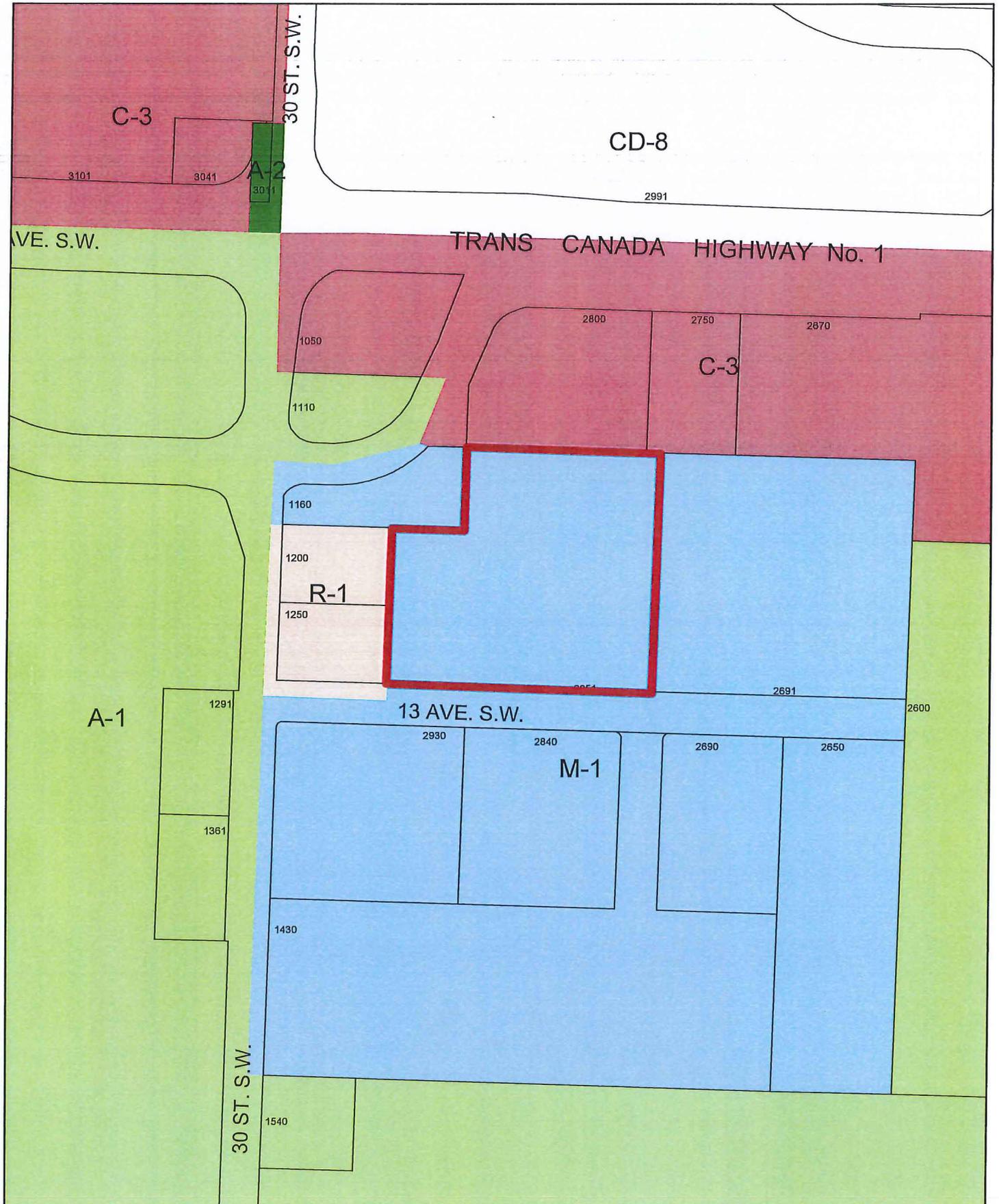
Commercial - Highway Service

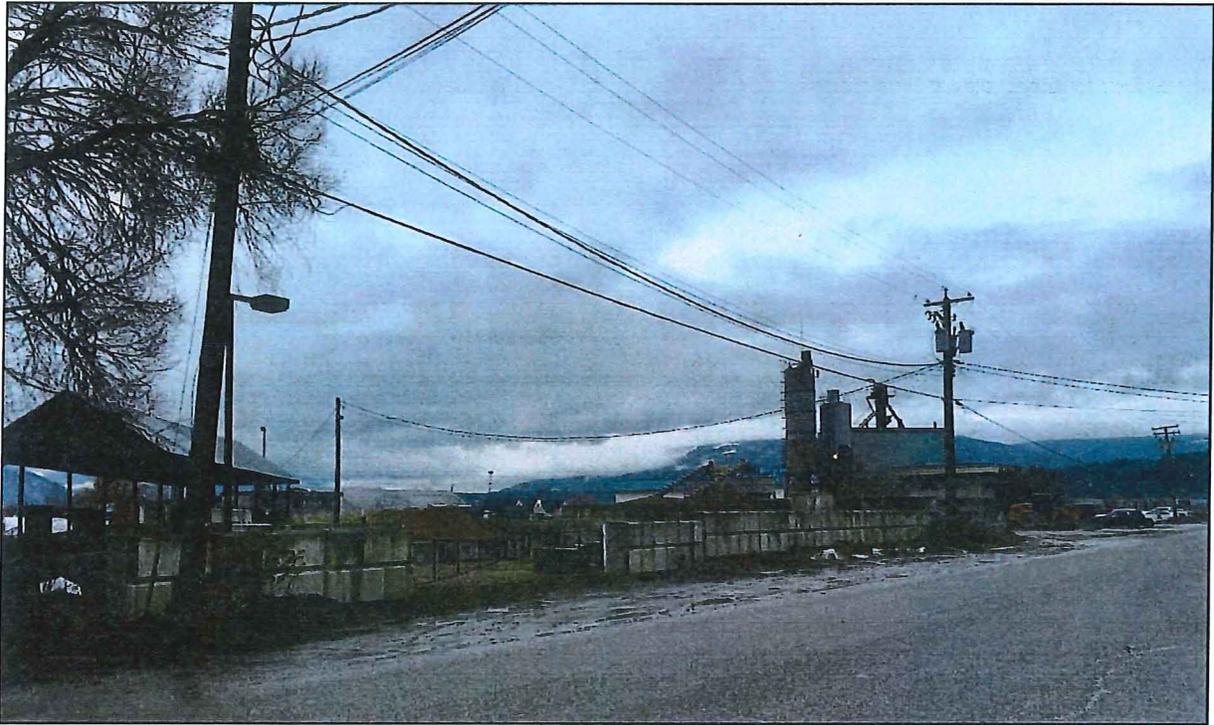


Industrial - General

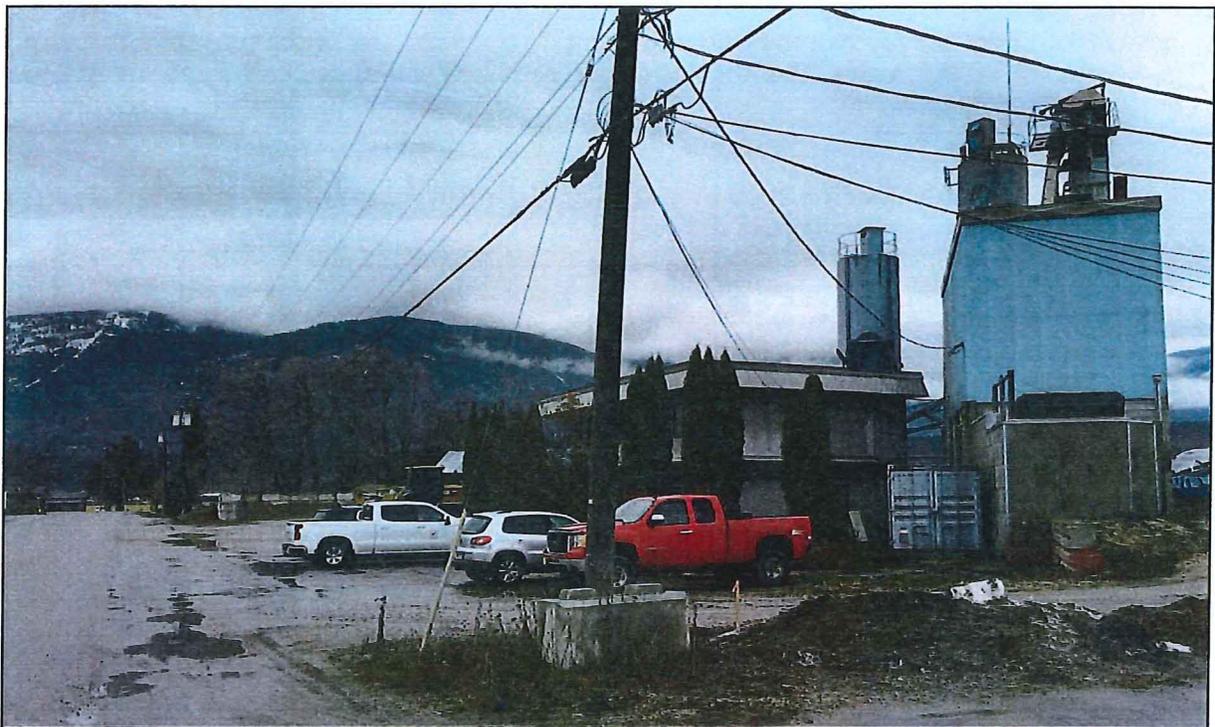


Salmon Valley Agriculture





View of subject parcel northeast from 13 Avenue SW.



View northwest from 13 Avenue SW.

CITY OF SALMON ARM

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
 DATE: 5 January 2021
 PREPARED BY: Chris Moore, Engineering Assistant
 OWNER: **Salmon Arm Ready Mix Ltd.**, PO Box 1317, Salmon Arm, BC V1E 4P4
 APPLICANT: Owner
 SUBJECT: **DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523**
 LEGAL: **LOT 1 SECTION 10 TOWNSHIP 20 RANGE 10 W6M KDYD PLAN 25597**
EXCEPT PLAN EPP68720
 CIVIC: **2851 -- 13 Avenue SW**

Further to the request for variance dated November 19 2020; the Engineering Department has thoroughly reviewed the site and offers the following comments and recommendations, relative to the variance requested:

The applicant applying to vary all upgrades that are required under the Subdivision and Development Servicing bylaw 4163 (SDSB). These upgrades are required through "development" as the applicant has applied for a building permit.

The works under the requested Building Permit do not meet any of the exemptions listed in Section 5 of the bylaw and the following servicing variances are therefore being requested by the applicant:

1. Waive the requirement for Road Upgrades across the frontage of the subject property:

13 Avenue SW is currently constructed to an Interim Industrial Road standard. Upgrading to the New Industrial Park standard is required, in accordance with Specification Drawing No. RD-6B. Upgrading may include, but is not limited to, road widening and construction, curb & gutter, boulevard construction and street drainage. Owner / Developer is responsible for all associated costs. Since this upgrade is premature at this time, a 100% cash in lieu payment towards future upgrading would be accepted.

There has been a history of complaints and requests for upgrades to 13 Avenue SW, some of which relate to safety concerns over poor road drainage.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement for Road Upgrades be denied. Waiving this requirement of the SDSB would put the full cost of upgrading 13 Avenue on the City.

DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523

5 January 2021

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2. Waive the requirement to Upgrade the Watermain across the frontage of the subject property:

The subject property fronts a 150mm diameter Zone 1 watermain on 13 Avenue SW. Upgrading this watermain to 250mm diameter across the frontage of the property is required by the SDSB.

Likely due to undersized watermains, the subject property is located within an area of identified fire flow deficiency, according to the 2011 Water Study (OD&K 2012). To ensure that adequate fire flow is achieved, the Owner's authorized engineer will be required to identify what upgrades are necessary to meet the required fire flows. This may include the requirement to make upgrades to the water distribution system beyond the frontage of the subject property.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to upgrade the Watermain be denied. Since the area is already identified as deficient in fire flow, waiving the requirement to make the necessary upgrades has potential safety and liability implications.

3. Waive the requirement to install a Fire hydrant:

One additional Fire Hydrant is required to meet the High Density spacing requirements of 90 meters as required by the SDSB. This is also in accordance with the recommendations of the Fire Underwriters Survey. The current spacing across the frontage of the subject property is 180m.

Recommendation:

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

4. Waive the requirement to install a 200mm diameter Sanitary Sewer across the frontage of the property:

The subject property does not front on a City sanitary sewer. Installation of a 200mm diameter sanitary sewer across the frontage of the property is required by the SDSB. Since this upgrade is premature at this time (a sanitary service is not required to service the proposed development), a 100% cash in lieu payment towards future upgrading would be required through the bylaw. In similar circumstances the City has often reduced the Cash-in-lieu contribution to 50% of the improvements to equally share the improvements with all fronting properties.

Although not a safety concern, there have been many requests over the years for the extension of sanitary sewer to 13 Avenue SW. The provision of sanitary service will provide greater flexibility for the use of the properties within this industrial area.**Recommendation:**

DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523

5 January 2021

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The Engineering Department recommends that the requested variance to waive the requirement to install sanitary sewer be denied. However, there has been a history of accepting 50% contributions in similar circumstances and the Engineering Department would support the 50% variance.

5. Waive the requirement to install a 250mm diameter storm sewer across the frontage of the property:

Installation of a 250mm diameter storm sewer across the frontage of the property is required by the SDSB. Since this upgrade is premature at this time (a storm service is not required to service the proposed development as the parcel is large enough to employ sheet drainage for stormwater management), a 100% cash in lieu payment towards future upgrading would be required through the bylaw.

As per item 1. there have been many requests over the years for the extension of storm sewer to 13 Avenue SW, due to poor road drainage and flooding issues. During certain times of the year there are safety concerns due to icing and the provision of storm sewer and road drainage would resolve these issues.

Recommendation:

The Engineering Department recommends that the requested variance to waive the requirement to install storm sewer be denied. Although there has been a history of accepting 50% contributions in similar circumstances, this is complicated by the need for storm sewer to be installed to allow for road drainage, required in item 1.

For information only, the estimated cost for upgrades, based on existing cost estimates is:

Roads (including reinstatement following main installation):	\$90,000.00
Sanitary Sewer	\$44,000.00
Storm Sewer	\$47,000.00
Water main	\$35,000.00
Fire Hydrant	\$14,000.00
Total estimate cost:	\$230,000.00

Note: These values are estimates; actual costs are to be confirmed by an Engineer and will be used for any cash in lieu payments. (Owner would be responsible for all associated costs.)

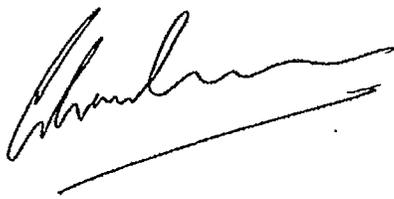
DEVELOPMENT VARIANCE PERMIT AMENDMENT APPLICATION No. VP-523

5 January 2021

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Community Economic Recovery Infrastructure Program (CERIP)

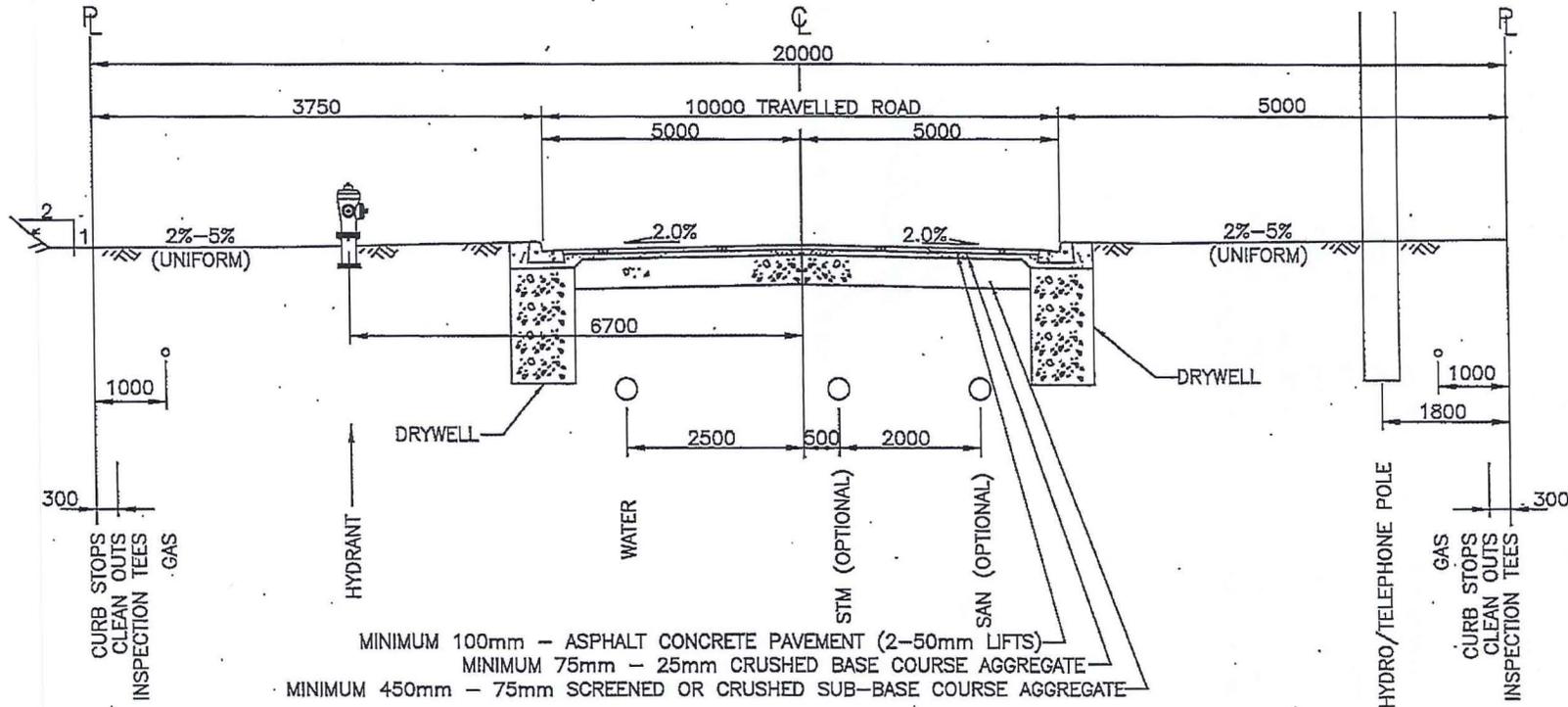
It should be noted that the City has applied for a Community Economic Recovery Infrastructure Program (CERIP) grant for the 13 Avenue SW Upgrades. This is a 100% funded grant and should the application be approved all of the above upgrades would be fully funded by the grant, with exception of the water system improvements which are not part of the grant application. Therefore, should the applicant be required to pay any cash in lieu payments covered by the grant funding, this money would be refunded on approval of the grant.



Chris Moore
Engineering Assistant

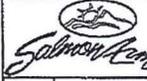
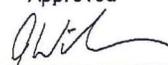


Jenn Wilson P.Eng., LEED® AP
City Engineer



NOTES:

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

 CITY OF SALMON ARM		New Industrial Park Cross-Section		
No.	Revision	Date	Date	Approved
A	ISSUED FOR APPROVAL	07/14/16	10-11-2016	 City Engineer
				SPECIFICATION DRAWING No. RD-6B

Adopted by Council October 11, 2016