



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Tuesday, April 19, 2022
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
1 - 18	5. 1.	REPORTS Development Variance Permit Application No. VP-547 [Hansen, A./Lawson Engineering Ltd.; 2580 21 Street NE; Servicing requirements]
	6.	FOR INFORMATION
	7.	CORRESPONDENCE
	8.	IN-CAMERA
	9.	ADJOURNMENT

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CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

DATE: April 11, 2022

SUBJECT: Development Variance Permit Application No. VP-547 (Servicing)
 Legal: Lot 5, Section 24, Township 20, Range 10, W6M, KDYD, Plan 11115
 Civic Address: 2580 21 Street NE
 Owner: Hansen, A.
 Agent: Lawson Engineering Ltd.

MOTION FOR CONSIDERATION

THAT: Development Variance Permit No. VP-547 be authorized for issuance for Lot 5, Section 24, Township 20, Range 10, W6M, KDYD, Plan 11115 which will vary the following provisions of Subdivision and Development Servicing Bylaw No. 4163 for subdivision as permitted under the R-1 – Single Family Zoning regulations:

Section 5.4.2 - Waive the watermain upgrade from 100mm to 150mm on 26 Avenue NE and 21 Avenue NE;

Section 6.4.8 - Waive the sanitary main upgrade from 150mm to 200mm on 21 Street NE; and

Section 7.5.3 - Waive the required 250 mm storm main installation on 26 Avenue NE (cash in lieu).

STAFF RECOMMENDATION

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

Section 5.4.2 – Reduce the minimum watermain upgrade (cash in lieu contribution) from 100% (\$124,513.20) to 50% (\$62,256.60);

Section 6.4.8 – Waive the sanitary main upgrade from 150mm to 200mm; and

Section 7.5.3 – Reduce the required storm main installation (cash in lieu contribution) from 100% (\$94,222.80) to 50% (\$47,111.40).

PROPOSAL

The owners submitted a Subdivision application on September 2, 2021 to subdivide the parcel at 2580 21 Street NE into two parcels (Appendix 1 & 2). This application triggered upgrades as required by Subdivision and Development Servicing (SDS) Bylaw No. 4163. The required upgrades include watermain and sanitary sewer main upsizing, as well as a cash in lieu payment for storm main installation (no frontage road works required). The applicant has requested (January 12, 2022) that Council vary these SDS Bylaw provisions. A letter of rationale including cost estimates is attached (Appendix 3).

BACKGROUND

The subject parcel is located just east of the Appleyard subdivision and north of the Cress Creek Trail. The subject parcel is within an existing residential area and is approximately 1,780 square metres, with the application to subdivide proposing two parcels of approximately 930 and 853 square metres in area. However, it is important to note that the eastern parcel, Proposed Lot B, is significantly impacted by a road reserve area and both proposed parcels would be subject to road dedication along their frontages.

The parcel is designated "Residential Low Density" in the City's Official Community Plan (OCP), is within the Urban Containment Boundary, and is zoned Single Family Residential (R-1) in the Zoning Bylaw (Appendix 4 & 5). Site photos are attached as Appendix 6.

COMMENTS

Engineering Department

Detailed comments are attached as Appendix 7.

Planning Department

The applicant is requesting variances to the Subdivision and Development Servicing Bylaw No. 4163 to accommodate subdivision. OCP policy 13.3.6 supports upgrading capacity of services in existing serviced areas to accommodate effective redevelopment, while OCP policy 13.3.9 supports utilizing the Subdivision and Development Servicing Bylaw to identify works and services required at time of subdivision. Furthermore, given the R-1 zoning and parcel size as a result of road dedication, the parcel qualifies for exemptions from frontage improvements along the west and north parcel lines. Thus, full frontage upgrades have not been required, just related servicing requirements.

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

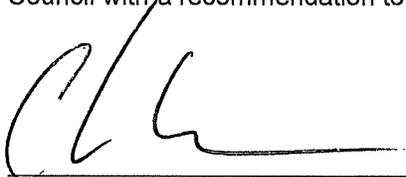
Staff note the potential benefits related to subdivision of this property including improving potential subdivision of adjacent lands, and the densification of an existing use of the subject property.

Estimates for the required service works amounted to \$268,322.04 (watermain = \$124,513.20, sanitary = \$49,586.04, storm = \$94,222.80). Should Council support the staff recommendation, waiving the sanitary upgrade and a reduction of 50% for the water and storm mains would amount to approximately \$109,368.

CONCLUSION

Noting the City's need to avoid service gaps and to provide expected levels of service, as well as OCP policy, staff have recommended against the Motion.

However, staff recognize the rationale behind the requested variances given the scale and cost of the proposed development, as well as the dedication and road reserve area required, and have thus provided Council with a recommendation to consider.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner

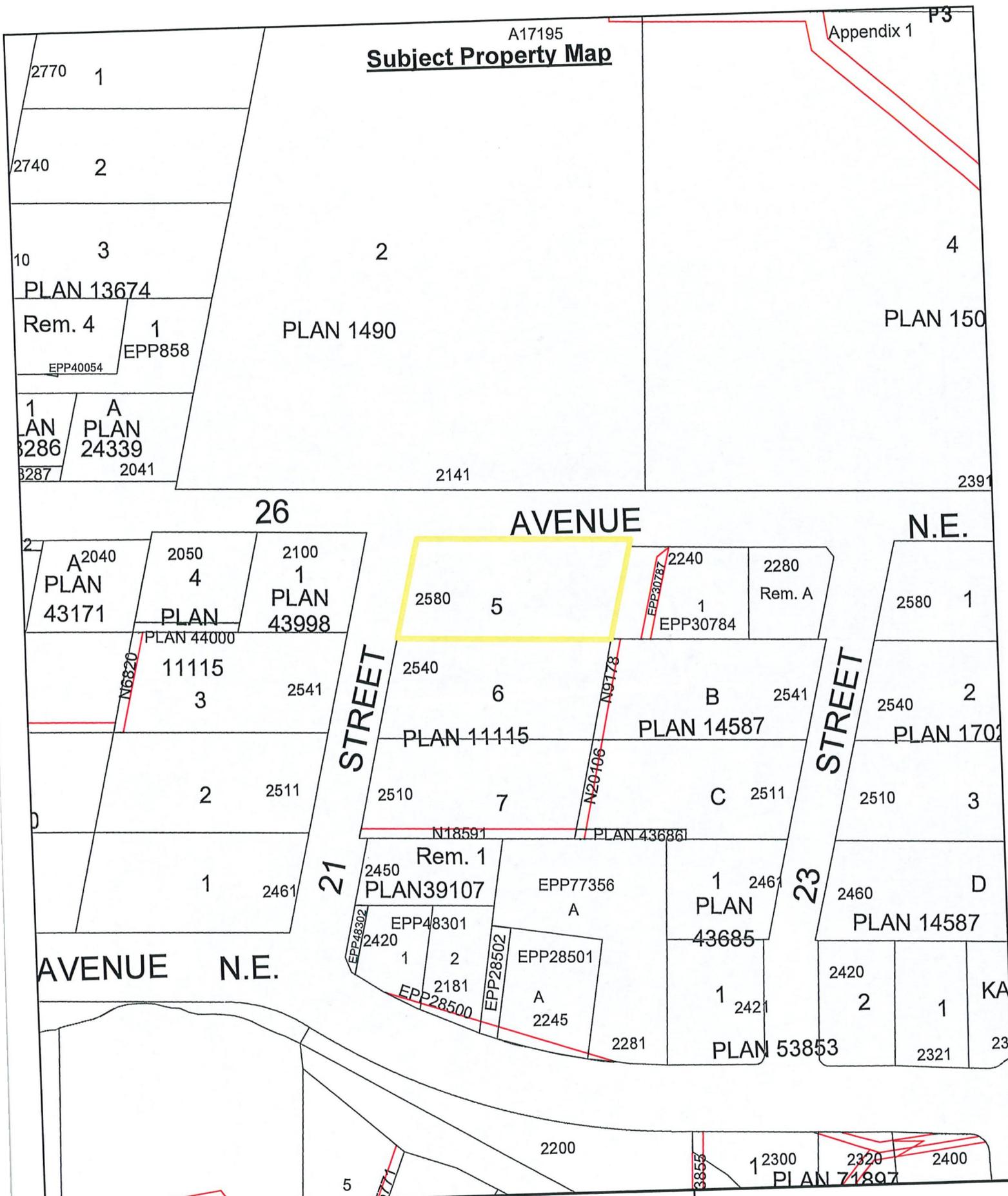


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

A17195
Subject Property Map

Appendix 1

P3



2770 1
2740 2
10 3
PLAN 13674
Rem. 4 1
EPP40054 EPP858
1 PLAN 286
287 2041

PLAN 1490

PLAN 150

2141

2391

26

AVENUE

N.E.

A 2040
PLAN 43171
2050 4
PLAN 44000
2100 1
PLAN 43998

2580 5

2240 1
EPP30784
2280 Rem. A

2580 1

11115 3
2541

2540 6
PLAN 11115
PLAN 14587
B 2541

2540 2
PLAN 170

2 2511

2510 7
PLAN 43686
C 2511

2510 3

1 2461

2450 Rem. 1
PLAN 39107
EPP77356 A
1 2461
PLAN 43685

2460 D
PLAN 14587

AVENUE N.E.

EPP48302 2420 1 2
EPP28500 2181
EPP28501 A
2245

2420 2
2421 1
PLAN 53853
2321 KA
23

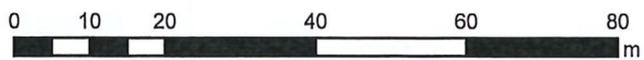
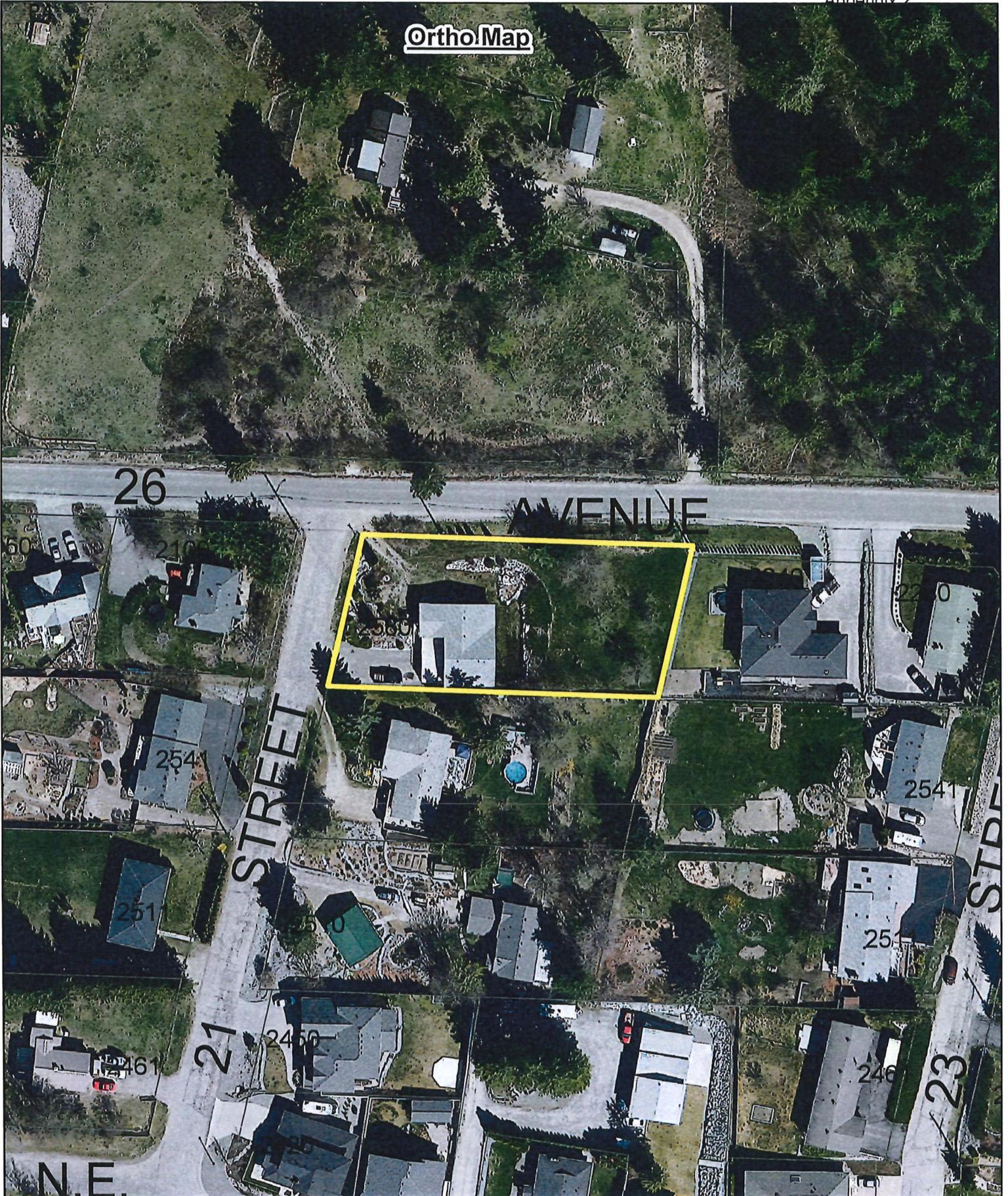
2200

1 2300
PLAN 71897
2320 2400



- Subject Property
- Easement
- Parcels
- Right of Way

OrthoMap



-  Subject Property
-  Parcels



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

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
200 Campbell Ave
Suite 200
Revelstoke, BC V0E 2S0

Tuesday, January 11, 2022

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

RE: 2580 21 Street NE Variance Application (CoSA PLA File #21.18)

Dear Mr. Kevin Pearson:

This letter is intended to provide insight into the subdivision variance application submitted for 2580 21st Street NE by the *owner* (Aaron Hansen).

The subject parcel is located at 2580 21st Street NE, Salmon Arm, BC with approximately 70m of road frontage along 26th Avenue NE and 30m of frontage along 21st Street NE. The subject property is rectangular in shape, 1,990m² in size with 230m² required for City Road Dedication. The proposed subdivision will consist of the creation of one additional 760m² lot with the remainder parcel being 1,000m² in size. The site slopes from East to West at 10-15% grade.

The *owner* has submitted a subdivision application for the subdivision of a secondary single-family residential lot in hopes of building his own new family home. The City of Salmon Arm has requested that the *owner* complete the following as conditions to the issuance of the final subdivision approval:

- (1) Upgrade existing 100mm AC watermain on both 26th Avenue and 21st Street to a 150mm PVC Watermain;
- (2) Provide Cash-in-lieu to upgrade the existing 150mm PVC sanitary main along 21st Street NE to a 200mm PVC sanitary main;
- (3) Provide Cash-in-lieu to install a 250mm PVC storm main along the frontage of 26th Avenue NE.

As such, the *owner* is requesting the following variance:

1) *Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 5.0):*

Waive the requirement to upgrade the existing 100mm AC watermain on both 26th Avenue and 21st Street NE to a 150mm PVC watermain;

- a) The reason for this variance request is that adding a single residential 25mm water service to the existing looped zone 2 watermain will have no-little discernible effect to current pressures and volumes of the water network however, would come at a significant financial burden to the *owner* to the sum of \$124,513.20.

2) *Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 6.0):*

Waive the requirement to provide cash-in-lieu to upgrade the existing 150mm PVC sanitary main along 21st Street NE to a 200mm PVC sanitary main;

- a) The reason for this variance request is that adding a single residential 100mm sanitary service to the existing dead-end sanitary main will have no discernible effect to the overall capacity of the sanitary sewer network however, would come at a significant financial burden to the *owner* to the sum of \$49,586.04.



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

Kamloops Office
1648 Valleyview Drive
Kamloops, BC V2C 4B5

Revelstoke Office
200 Campbell Ave
Suite 200
Revelstoke, BC V0E 2S0

3) *Subdivision & Development Servicing Bylaw No. 4163 (Schedule B, Part 1, Section 7.0):*

Waive the requirement to provide cash-in-lieu to install a 250mm PVC storm main along the frontage of 26th Avenue NE.

The reasons for this variance request are:

- a) The expected cost of providing cash-in-lieu for the construction of the future storm main comes at a significant financial burden to the developer (\$94,222.80) whereas the infrastructure is not required for the development itself;
 - i) The preliminary *Integrated Stormwater Management Plan* for the small two-lot subdivision will have all stormwater detained/infiltrated onsite – no municipal storm sewer connection will be required.
- b) Historically there has never been storm sewer along 26th Avenue NE or 21st Street NE. As all stormwater is proposed to be contained and disposed of onsite this subdivision will not add to any concerns to public safety or take away from public value.

Based on the information provided above, the owner would request that the City provide these variances to waive the *owner's* responsibility of paying for and completing the noted upgrades as they relate to the City Issued PLA#21.18. In total, the City is requesting ~\$270,000.00 in infrastructure upgrades for a small two-lot subdivision where the upgrading of infrastructure is not required and where the impact of the proposed additional lot does not have a discernible impact on existing City infrastructure. With the City requested infrastructure upgrade costs the subdivision becomes unfeasible. The applicant feels these requested variances will not take-away from present and future public value however would allow him to create a new residential property in a neighbourhood and community that desperately needs it.

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

Best Regards,

Lawson Engineering Ltd.

Alistair Waters, AScT, CCA
Project Manager, Principal
awaters@lawsonengineering.ca

Attachment(s):

- Class D Opinion of Probable Cost – 2580 21 Street NE – Offsite Upgrade Works - **Water**
- Class D Opinion of Probable Cost – 2580 21 Street NE – Offsite Upgrade Works - **Sanitary**
- Class D Opinion of Probable Cost – 2580 21 Street NE – Offsite Upgrade Works – **Storm**
- Subdivision Sketch Plan – Browne and Johnson – November 26, 2021
- Letter from Owner – Aaron Hansen



2580 21 STREET NE - OFFSITE UPGRADE WORKS - WATER

04-Jan-22

OPINION OF PROBABLE COSTS - CLASS 'D'

(*Denotes Nominal Quantity)

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
A.	MOB/DEMOB	LS	LS	2,000.00	2,000.00
B.	TRAFFIC CONTROL	LS	LS	3,200.00	3,200.00
1.0	ROADS AND EARTHWORKS				
1.1	Supply & Install Asphalt (65mm)	m2	300 *	52.00	15,600.00
1.2	Remove & Dispose Asphalt (Asphalt Millings)	m2	300 *	12.00	3,600.00
1.3	Supply & Install 25mm Crushed Base Aggregate	m3	140 *	95.00	13,300.00
1.4	Supply & Install 75mm Crushed Sub-Base Aggregate	m3	25 *	55.00	1,375.00
1.5	Common Excavation & Disposal	m3	165 *	24.00	3,960.00
1.6	Key-in Asphalt - Lap-Joint	m	130 *	10.50	1,365.00
1.7	Landscape/Boulevard Restoration	LS	1 *	1,500.00	1,500.00
2.0	WATER WORKS				
2.1	Supply & Install 150mm DR18 PVC Water Main	m	116 *	245.00	28,420.00
2.2	Supply & Install 150mm HFF Tee c/w (2) HF GV, JR & Thrust Block	ea.	1 *	5,000.00	5,000.00
2.3	Tie-in to Ex. 100mm AC Watermain c/w ROBAR & (2) 45° Bends	ea.	3 *	6,500.00	19,500.00
SUMMARY					
A.	MOB/DEMOB				\$ 2,000.00
B.	TRAFFIC CONTROL				\$ 3,200.00
1.0	ROADS AND EARTHWORKS				\$ 40,700.00
2.0	WATER WORKS				\$ 52,920.00
	SUB TOTAL				\$ 98,820.00
A.	ENGINEERING (10%)				\$ 9,882.00
B.	CONTINGENCY (10%)				9,882.00
	SUB TOTAL				\$ 118,584.00
	GST (5%)				\$ 5,929.20
	TOTAL				\$ 124,513.20

1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.

2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.



LAWSON

— ENGINEERING LTD. —

2580 21 STREET NE - OFFSITE UPGRADE WORKS - SANITARY - CASH-IN-LIEU

04-Jan-22

OPINION OF PROBABLE COSTS - CLASS 'D'

(*Denotes Nominal Quantity)

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
A.	MOB/DEMOB	LS	LS	2,000.00	2,000.00
B.	TRAFFIC CONTROL	LS	LS	1,000.00	1,000.00
1.0	ROADS AND EARTHWORKS				
1.1	Supply & Install Asphalt (65mm)	m2	190 *	52.00	9,880.00
1.2	Remove & Dispose Asphalt (Asphalt Millings)	m2	190 *	12.00	2,280.00
1.3	Supply & Install 25mm Crushed Base Aggregate	m3	15 *	95.00	1,425.00
1.4	Supply & Install 75mm Crushed Sub-Base Aggregate	m3	90 *	55.00	4,950.00
1.5	Common Excavation & Disposal	m3	105 *	24.00	2,520.00
1.6	Key-in Asphalt - Lap-Joint	m	50 *	10.50	525.00
2.0	SANITARY SEWER WORKS				
2.1	Supply & Install 200mm SDR-35 Sanitary Main	m	38 *	245.00	9,310.00
2.2	Remove & Dispose Existing 150mm PVC Sanitary Main	m	38 *	78.00	2,964.00
2.3	Tie-in to Ex. Sanitary Manhole c/w Rebenching/Grouting, as Required	ea.	2 *	1,250.00	2,500.00
SUMMARY					
A.	MOB/DEMOB				\$ 2,000.00
B.	TRAFFIC CONTROL				\$ 1,000.00
1.0	ROADS AND EARTHWORKS				\$ 21,580.00
2.0	WATER WORKS				\$ 14,774.00
SUB TOTAL					\$ 39,354.00
A.	ENGINEERING (10%)				\$ 3,935.40
B.	CONTINGENCY (10%)				\$ 3,935.40
SUB TOTAL					\$ 47,224.80
GST (5%)					\$ 2,361.24
TOTAL CASH-IN-LIEU					\$ 49,586.04

1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.

2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.



LAWSON

— ENGINEERING LTD. —

2580 21 STREET NE - OFFSITE UPGRADE WORKS - STORM - CASH-IN-LIEU

04-Jan-22

OPINION OF PROBABLE COSTS - CLASS 'D'

(*Denotes Nominal Quantity)

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT \$
A.	MOB/DEMOB	LS	LS	2,000.00	2,000.00
B.	TRAFFIC CONTROL	LS	LS	2,100.00	2,100.00
1.0 ROADS AND EARTHWORKS					
1.1	Supply & Install Asphalt (65mm)	m2	300 *	52.00	15,600.00
1.2	Remove & Dispose Asphalt (Asphalt Millings)	m2	300 *	12.00	3,600.00
1.3	Supply & Install 25mm Crushed Base Aggregate	m3	140 *	95.00	13,300.00
1.4	Supply & Install 75mm Crushed Sub-Base Aggregate	m3	25 *	55.00	1,375.00
1.5	Common Excavation & Disposal	m3	165 *	24.00	3,960.00
1.6	Reinstate Existing Drainage Ditch	m	70 *	28.00	1,960.00
1.7	Key-In Asphalt - Lap-Joint	m	130 *	10.50	1,365.00
2.0 STORM SEWER WORKS					
2.1	Supply & Install 250mm PVC Storm Main	m	70 *	256.00	17,920.00
2.2	Supply & Install 1050mm Storm Manhole	ea.	2 *	5,800.00	11,600.00
SUMMARY					
A.	MOB/DEMOB				\$ 2,000.00
B.	TRAFFIC CONTROL				\$ 2,100.00
1.0 ROADS AND EARTHWORKS					\$ 41,160.00
2.0 WATER WORKS					\$ 29,520.00
SUB TOTAL					\$ 74,780.00
A.	ENGINEERING (10%)				\$ 7,478.00
B.	CONTINGENCY (10%)				7,478.00
SUB TOTAL					\$ 89,736.00
GST (5%)					\$ 4,486.80
TOTAL CASH-IN-LIEU					\$ 94,222.80

1) Quantities may vary depending on field revisions and/or conditions encountered at the time of construction, thereby affecting the final cost.

2) Unit Prices are influenced by supply & demand for both contractors & materials at the time of construction, thereby affecting the final cost.

Dear City council, or to whom it may concern,

Thank you for taking the time to read through our variance request. This process is a first for me, but I have been informed there is a fair amount of decision and review into these applications, so I appreciate your time.

Although I am currently not a Salmon Arm local, I spent multiple summers living and working at the Rapattack Forest Firefighter base here in town, where I grew to love the strong community feel, beautiful landscape and active lifestyle it offers. This has been the motivation in looking for a property to build and settle down in the near future.

I understand Salmon Arm has standards and bylaws for development which guide the healthy growth and layout of our city. Without these guidelines, the quality of our city could likely begin to deteriorate.

In my application for variance, I hope to add rather than take away from our city culture and community. I believe there are multiple positive benefits of our subdivision for the city.

- 1) Firstly, there would be the addition of our new home without demolition of the current house.
- 2) Secondly, we would be planning on changing the zoning from R-1 to R-8 and building a suite allowing for a second dwelling in our new home.
- 3) Thirdly with this subdivision, the city would gain 9m on the east border of the lot which is over 30% of the lot area without any cost to the city.

I have also discussed our subdivision plan with Lawson Engineering and they have said these three variances would have little to no discernible effect on Salmon Arm's water, sewer and storm systems. However, please read their report for the full details.

Our desire is to build a simple but beautiful home here in Salmon Arm, adding to the strong community already present. Without the approval of these three variances, the current development costs make building unattainable, as I am certain it would be for most families. We hope you are able to look kindly on this individual application and help us achieve our vision.

Kind Regards,

Aaron Hansen
MPT

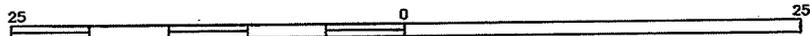
A.Hansen.PT@gmail.com

Ph. 604-312-9510

Sketch Plan of Proposed Subdivision of Part of Lot 5, Sec 24, Tp 20, Rge 10, W6M, KDYD, Plan 11115

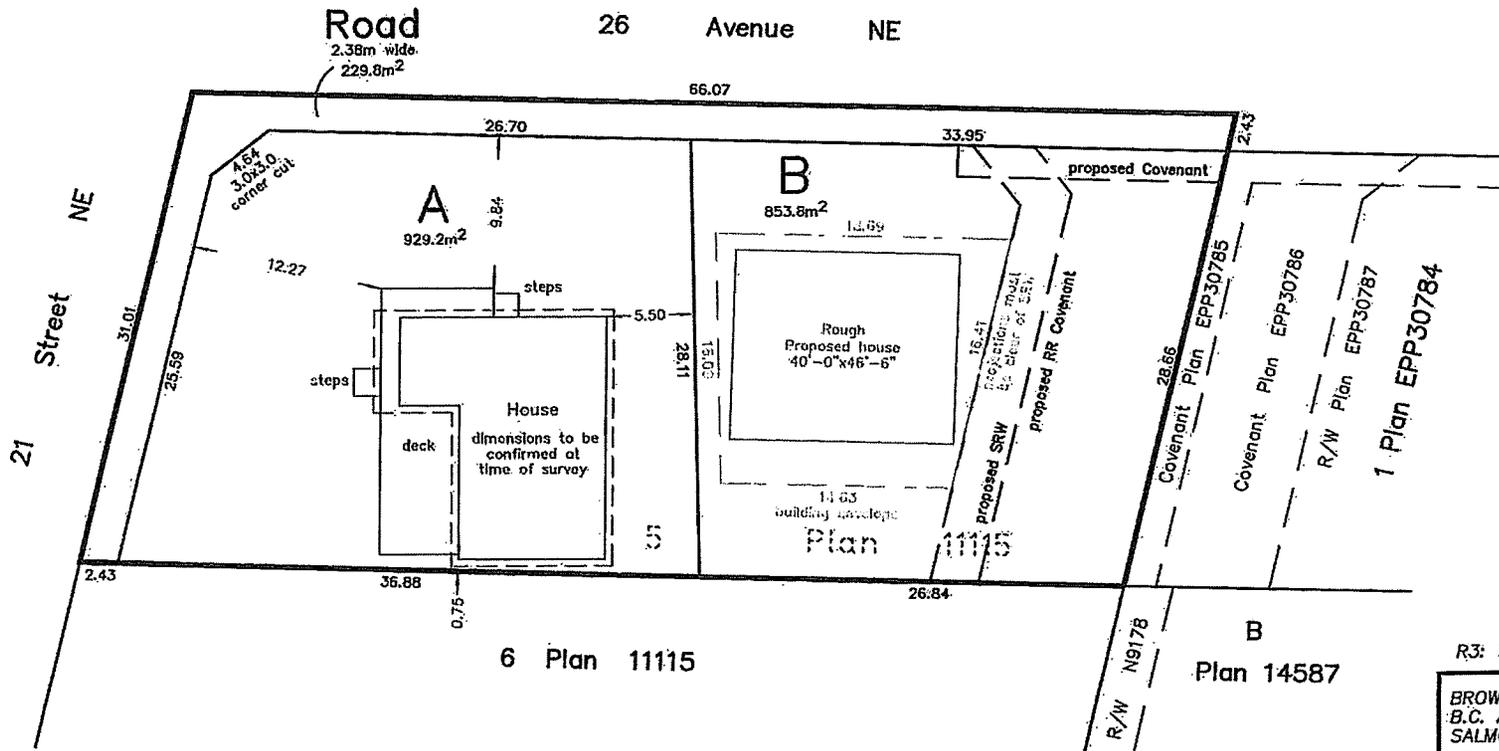
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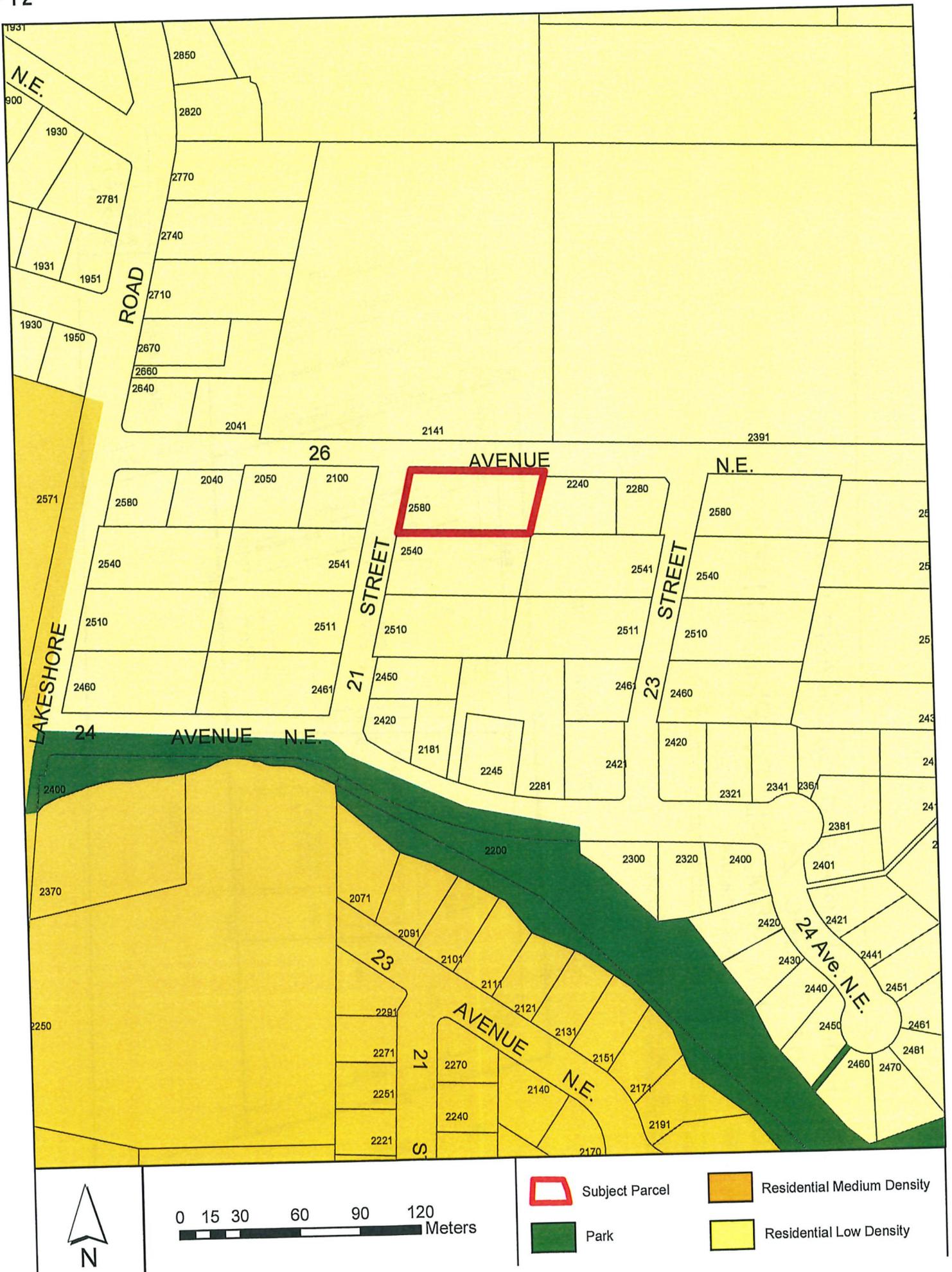


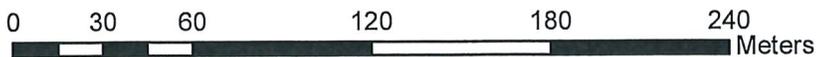
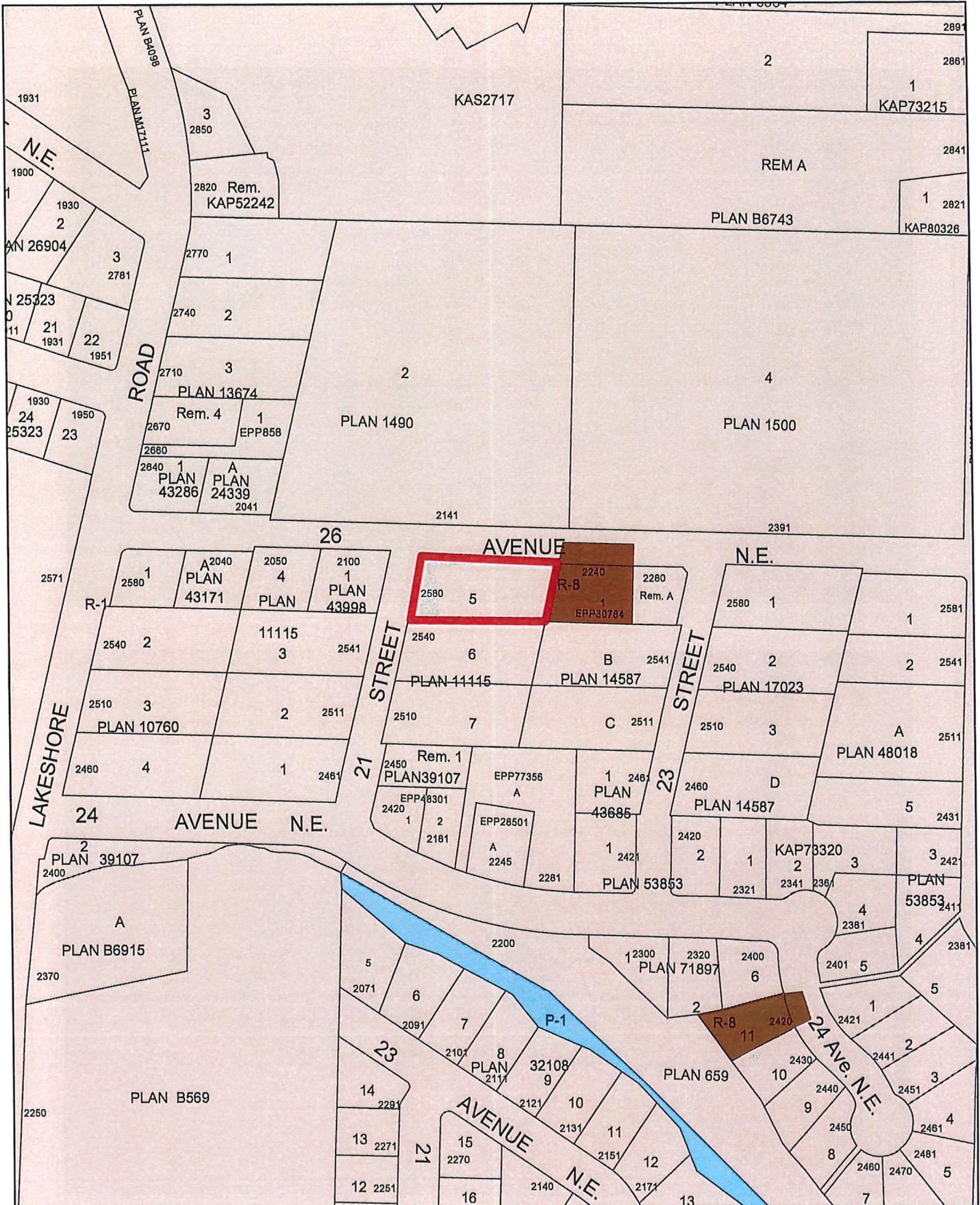
All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:300.



R3: November 26, 2021
 BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 463-21







View of subject parcel northeast from 21 Street NE.



View of subject parcel southwest from 26 Avenue NE.

**CITY OF
SALMON ARM**

*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: March 24, 2022
PREPARED BY: Chris Moore, Engineering Assistant
OWNER: A. Hansen
APPLICANT: Lawson Engineering Ltd. – A. Waters, PO Box 106 Salmon Arm, BC V1E4N2
SUBJECT: **VARIANCE PERMIT APPLICATION FILE NO. VP- 547**
LEGAL: Lot 5, Section 24, Township 20, Range 10, W6M, KDYD, Plan 11115
CIVIC: **2580 – 21 Street NE**

Further to the request for variance dated January 27, 2022; the Engineering Department has reviewed the site and offers the following comments and recommendations relative to the requested variances:

The applicant is requesting that Council waive the following requirements of the Subdivision and Development Servicing Bylaw No. 4163 (SDSB):

- 1. Waive the requirement to upgrade the existing 100mm watermain on 26 Avenue and 21 Street NE 150mm.**

The minimum watermain size for Residential areas is 150mm, as specified in the SDSB. 26 Avenue NE and 21 Street NE are both identified in the 2011 Water Study as having Low Fire Flows (33 l/s compared to recommended minimum 60 l/s), this is due to the undersized watermains.

The Engineering Department does not support the waiving of these upgrades as this will leave the cost of the future upgrades to be paid entirely by the City. Fire flows are an important component of our water system and should be given due consideration when determining any variance request.

It is noted that subdivision 12-07 (located directly to the east) and 12-13 (located at the south end of 21 St) both paid a 50% contribution for the future upgrading of these water mains. The Engineering Department would support the reduction of this requirement to a 50 % cash in lieu payment.

Recommendation:

The Engineering Department recommends that the request to waive the requirement to upgrade the existing 100mm watermain on 26 Avenue and 21 Street NE 150mm be denied, but would support the reduction of this requirement to a 50% cash in lieu payment for the future upgrading of these watermains.

VARIANCE PERMIT APPLICATION FILE NO. VP- 547

March 24, 2022

Page 2

2. Waive the requirement to provide a cash in lieu payment to upgrade the existing 150mm sanitary sewer on 21 Street NE to a 200mm.

The minimum sanitary sewer diameter, as specified in the SDSB is 200mm. However, we do allow the first length of the sewer to be 150mm, provided that no further extension of the sewer is anticipated.

In this instance there is a large potential development property to the north that will eventually require a sanitary sewer extension. However there is a further 100m of 150mm sanitary sewer on 21 Street that would also require upgrading, compared to only 75m for a sanitary extension along 26 Avenue to the west. Additionally it would not be feasible to connect the SW corner of that property to 21 Street, due to the topography and the 26 Avenue option would therefore be more practical.

Recommendation:

Since a more economical route exists for the extension of a sanitary sewer to the future development property to the north, no future extension of the 21 Street sanitary sewer is anticipated. **The Engineering Department therefore recommends that the request to waive the requirement to provide a cash in lieu payment to upgrade the existing 150mm sanitary sewer on 21 Street NE to a 200mm be approved**

3. Waive the requirement to provide a cash-in-lieu payment for the installation of a 250mm storm sewer on 26 Avenue NE

The SDSB requires that through subdivision or development all City mains are upgraded to City standards, across the frontage of the subject property. In many instances, these upgraded mains are required for development of the subject property. However, the other purpose of the upgrades is to allow for future development of upstream properties.

In this instance there are a number of potential upstream development properties that are currently not connected to storm sewer. Waiving the requirement for this property to pay for "their share" of the storm sewer installation will put an increased financial burden on other upstream development properties in the future. However, it is noted that some of these potential development properties are significantly larger and therefore more able to bear the cost of offsite upgrades than this 2 lot subdivision.

Recommendation:

The Engineering Department recommends that the requirement to provide a cash-in-lieu payment for the installation of a 250mm storm sewer on 26 Avenue NE be denied, but would support the reduction of this requirement to a 50% cash in lieu payment.

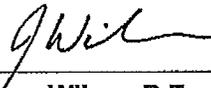
VARIANCE PERMIT APPLICATION FILE NO. VP- 547

March 24, 2022

Page 3



Chris Moore
Engineering Assistant



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

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