



AGENDA
City of Salmon Arm
Development and Planning Services
Committee

Monday, July 4, 2022
8:00 a.m.
Council Chambers, City Hall
500 – 2 Avenue NE
Salmon Arm, BC

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY <i>We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.</i>
	3.	REVIEW OF AGENDA
	4.	DISCLOSURE OF INTEREST
	5.	REPORTS
1-12	1.	Zoning Amendment Application No. ZON-1238 [Lepp, L. & T.; 1091 60 Street NW; A-2 to A-3]
	6.	FOR INFORMATION
	7.	IN-CAMERA
	8.	ADJOURNMENT

THIS PAGE INTENTIONALLY LEFT BLANK



To: His Worship Mayor Harrison and Members of Council

Date: June 28, 2022

Subject: Zoning Bylaw Amendment Application No. 1238

Legal: Lot 1, Section 20, Township 20, Range 10, W6M, KDYD, Plan 33563
 Civic: 1091 - 60 Street NW
 Applicant: Lepp, L. & T. (Owners)

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 20, Township 20, Range 10, W6M, KDYD, Plan 33563 from A-2 (Rural Holding Zone) to A-3 (Small Holding Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 1091 – 60 Street NW (Appendix 1 and 2), is approximately 14 acres in area, and contains an existing single family dwelling and agricultural buildings. The subject parcel is designated Acreage Reserve and is outside of the Urban Containment Area in the City's Official Community Plan (OCP), partially within the provincial Agricultural Land Reserve (ALR), and is zoned A-2 (Rural Holding) in the Zoning Bylaw (Appendix 3, 4 & 5).

A subdivision application (SUB-22.07) has been submitted which would split the parcel into 2 lots (of approximately 5 acres and 9.4 acres in area) on the portion of land outside of the ALR (Appendix 6). The proposal is to rezone the entire parcel to A-3 (Small Holding) to permit this proposed 2 lot subdivision.

BACKGROUND

The subject parcel is located in an area largely comprised of A-2 and A-3 zoned parcels comprised of rural residential development containing single family dwellings and accessory buildings. There are presently 9 A-3 zoned parcels within the vicinity of the subject parcel. The proposed zoning and subdivision aligns with the existing development in the area. Site photos are attached as Appendix 7.

COMMENTS

Engineering Department

No concerns. Full comments provided for SUB-22.07. In addition to the full requirements of the Subdivision and Development Servicing Bylaw, dedication and/or frontage upgrades are required on 60 Street NW, 8 Avenue NW, and 65 Street NW (Appendix 8).

Building Department

No concerns.

Agricultural Land Commission

As the parcel is partially within the provincial ALR, the application was referred to the Agricultural Land Commission (ALC). The ALC states that the subdivision as proposed outside of the ALR does not require an application to the ALC. They further note some potential misalignment between the Zoning Bylaw and the ALC Act, which may be addressed through future Zoning Bylaw review to ensure consistency.

Public Consultation

Pursuant to the *Local Government Act* and City of Salmon Arm Zoning Bylaw, notices are mailed to land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on July 25, 2022.

Planning Department

The proposed A-3 Zoning and subdivision is supported by the OCP's Acreage Reserve land use designation and OCP Acreage Reserve policies, particularly OCP Policy 7.3.29, which supports subdivision to accommodate small rural holdings west of the Salmon River and Trans Canada Highway. The proposal is for a conventional subdivision outside of the ALR.

Staff note that the subject parcel fronts municipal road right-of-ways along its west (65 Street NW), south (8 Avenue NW) and east (60 Street NW) parcel boundaries, with frontage improvements and dedication amongst the requirements applicable at subdivision stage. An undeveloped portion of 8 Avenue NW would need to be constructed to provide access to the proposed new parcel. While the road network is largely undeveloped at present, the roadways would be required under the Land Title Act to provide access to lands beyond the subject parcel. It is expected that the works required along all three frontages will be significant relative to the rural subdivision and development proposed.

The proposed A-3 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The large subject parcel is well suited to rural development as proposed and the proposed parcels have sufficient area to meet all A-3 zone requirements. Any development will be subject to meeting Zoning Bylaw, Subdivision and Development Servicing Bylaw, and BC Building Code requirements.



Prepared by: Chris Larson, MCIP, RPP
Senior Planner



0 55 110 220 330 440 Meters



Subject Parcel

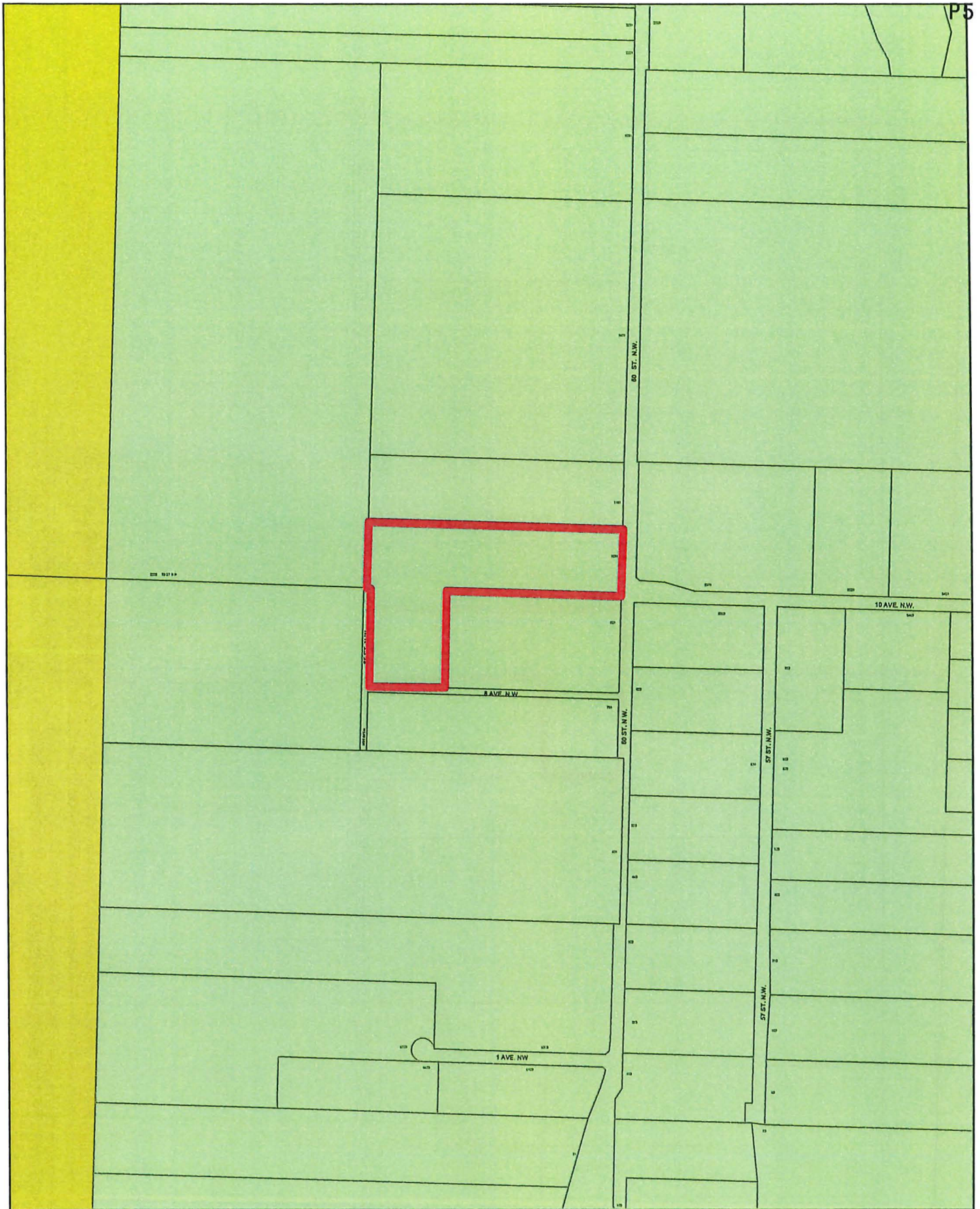
P4



0 30 60 120 180 240 Meters



Subject Parcel



0 55 110 220 330 440 Meters



Subject Parcel

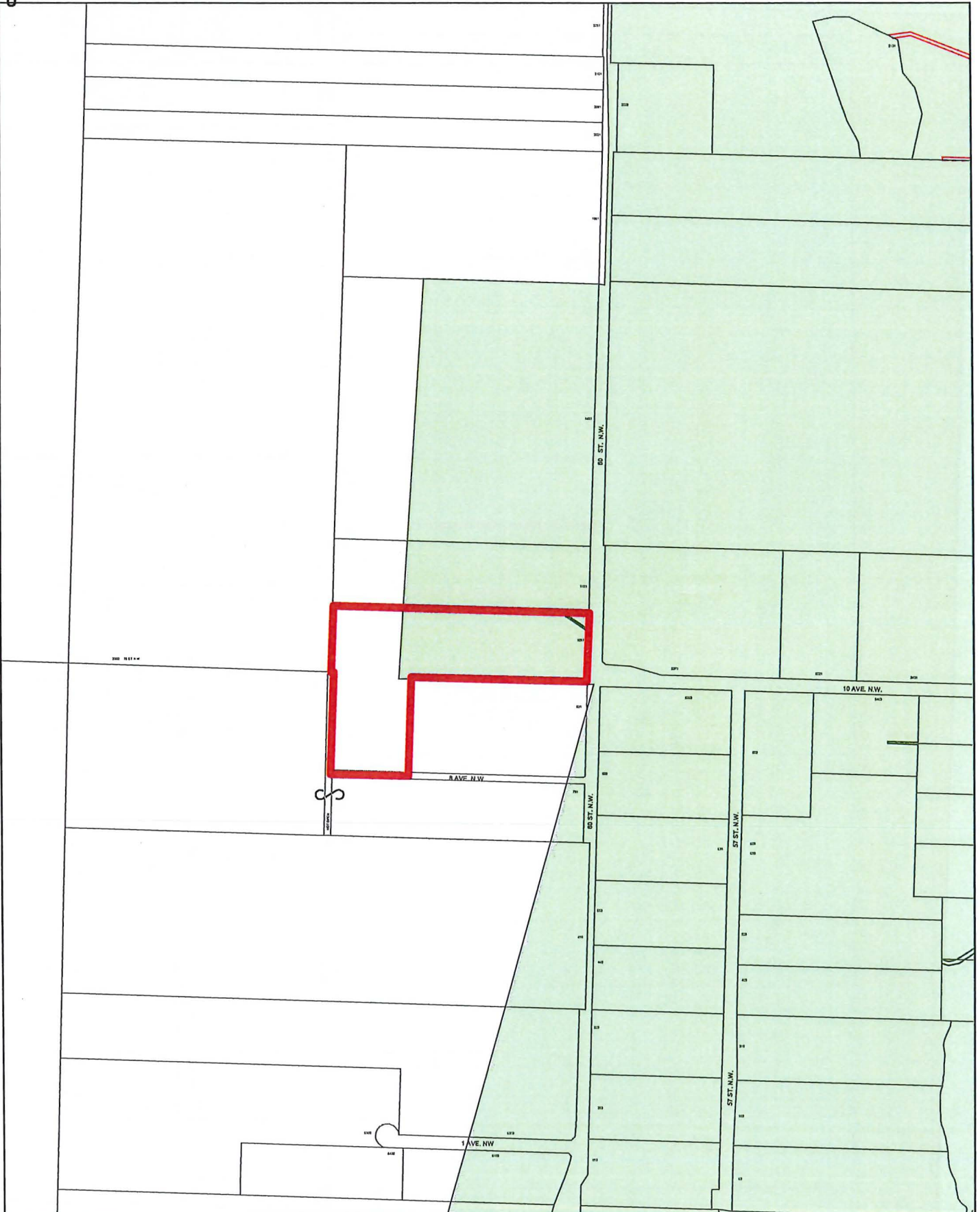


Acreage Reserve



Forest Reserve

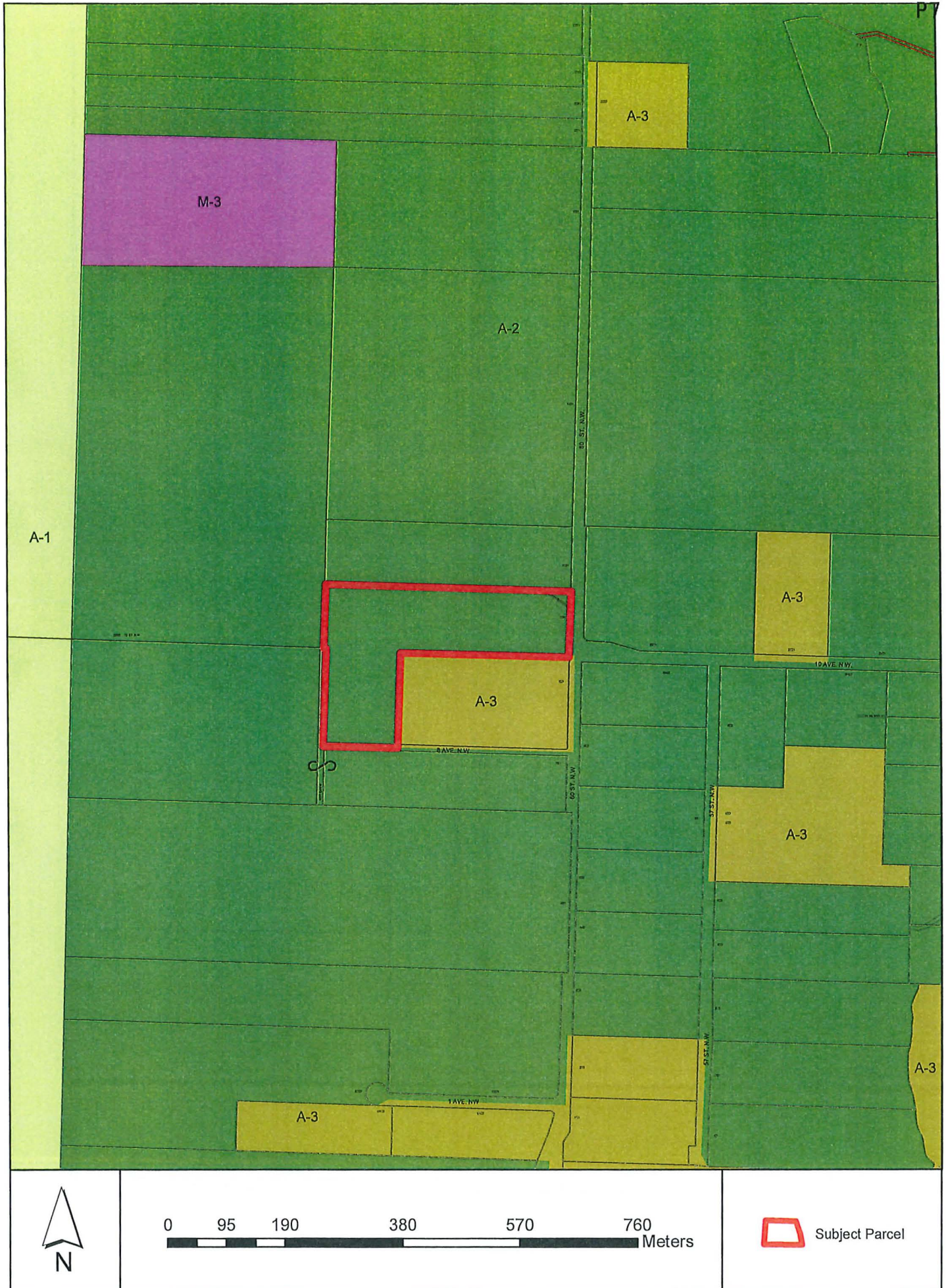
P6



0 95 190 380 570 760 Meters



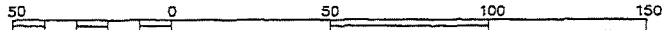
Subject Parcel



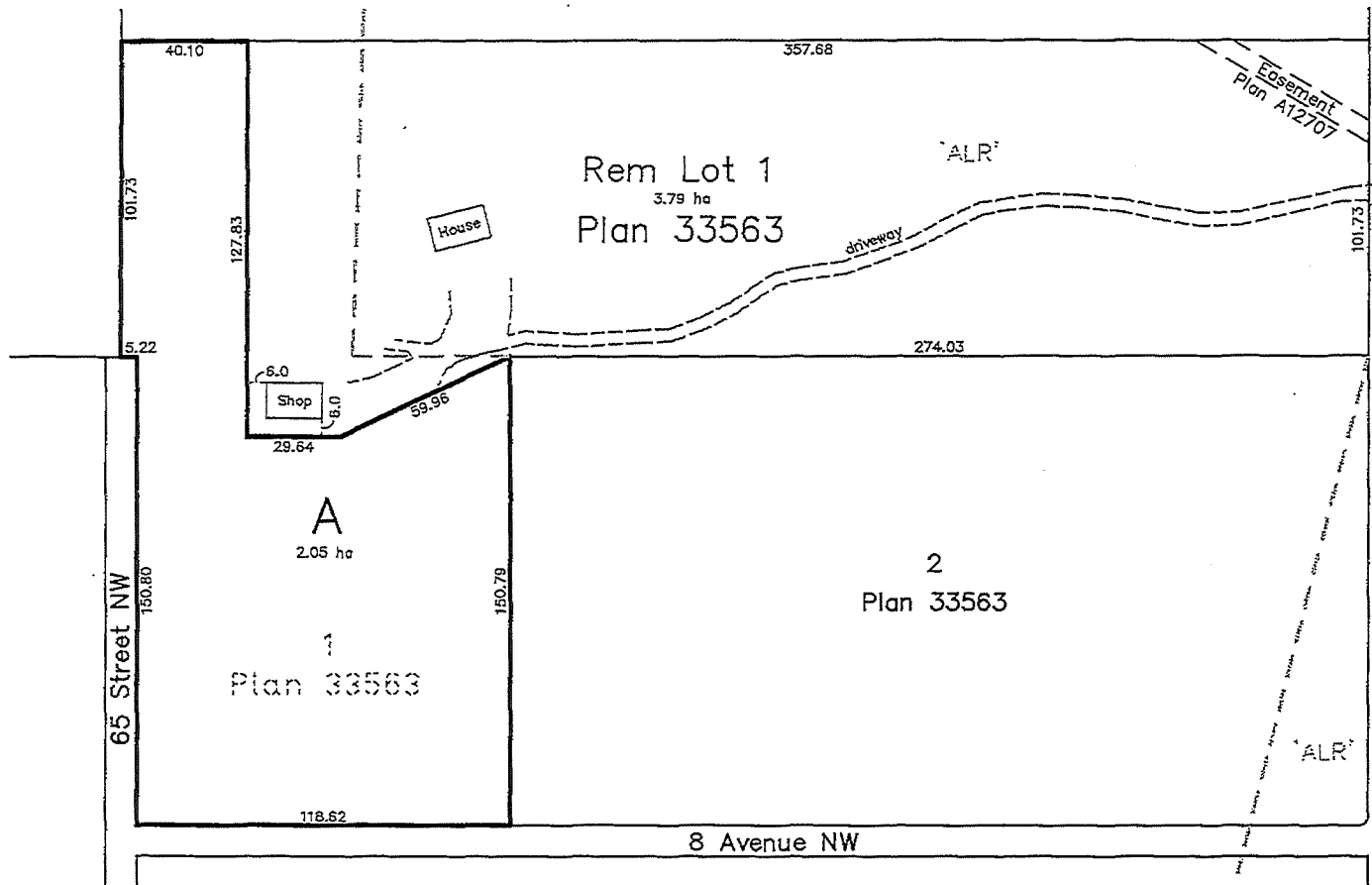
Sketch Plan of Proposed Subdivision of Part of Lot 1, Tp 20, Rge 10, W6M, KDYD, Plan 33563

Scale 1:1500

BCGS 82L.074



All distances are in metres.



April 21, 2022

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 240-22



View northwest of parcel frontage along 60 Street NW.



View southwest of parcel frontage along 60 Street NW.



View of the largely undeveloped 8 Avenue NW.



*Memorandum from the
Engineering and Public
Works Department*

TO: Kevin Pearson, Director of Development Services
DATE: 06 June 2, 2022
PREPARED BY: Chris Moore, Engineering Assistant
SUBJECT: **SUBDIVISION APPLICATION NO. 22-07**
OWNER: **L. & T. Lepp** - 1091 – 60 Street NW, Salmon Arm, BC V1E 3B2
LEGAL: Lot 1, Section 20 Township 20, Range 10, W6M KDYD, Plan 33563
CIVIC: **1091 – 60 Street NW**

Further to your referral dated April 25, we provide the following servicing information.

General:

1. Full municipal services are required as noted herein. Owner / Developer to comply fully with the requirements of the Subdivision and Development Services Bylaw No 4163. Notwithstanding the comments contained in this referral, it is the applicant's responsibility to ensure these standards are met.
2. Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.
3. Properties shall have all necessary public infrastructure installed to ensure properties can be serviced with 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 may 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. At the time of subdivision the applicant will be required to submit for City review and approval a detailed site servicing / lot grading plan for all on-site (private) work. This plan will show such items as parking lot design, underground utility locations, pipe sizes, pipe elevations, pipe grades, catchbasin(s), control/containment of surface water, contours (as required), lot/corner elevations, impact on adjacent properties, etc.
9. For the off-site improvements at the time of subdivision permit 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.

SUBDIVISION APPLICATION FILE: 22-07

06 June 2022

Page 2

Roads / Access:

1. 60 Street NW, on the subject property's eastern boundary, is designated as a Rural 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).
2. 60 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Paved Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction, bike lane construction, paving. Owner / Developer is responsible for all associated costs.
3. 8 Avenue NW, on the subject property's southern boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
4. 8 Avenue NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface), temporary cul-de-sac construction after proposed lot access in accordance with modified Specification Drawing RD-11. Since upgrading 8 Avenue NW west of the access for the proposed lot is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
5. 65 Street NW, on the subject property's western boundary, is designated as a Rural Local Road standard, requiring 20.0m road dedication (10.0m on either side of road centerline). Available records indicate that 4.971m additional dedication is required (to be confirmed by a BCLS). Owner / Developer is responsible for all associated costs.
6. 65 Street NW is currently constructed to an Interim Rural Gravel Road standard. Upgrading to a Rural Gravel Local Road standard is required, in accordance with Specification Drawing No. RD-8. Upgrading may include, but is not limited to, road widening and construction (gravel surface) and cul de sac construction in accordance with modified Specification Drawing RD-11. Since upgrading 65 Street NW is premature at this time, a 100% cash in lieu payment towards future upgrading will be accepted. Owner / Developer is responsible for all associated costs.
7. Owner / Developer is responsible for ensuring all boulevards and driveways are graded at 2.0% towards the existing roadway.
8. A 3.0m by 3.0m corner cut is required to be dedicated at the intersection of 65 Street NW and 8 Avenue NW.

SUBDIVISION APPLICATION FILE: 22-07

06 June 2022

Page 3

Water:

1. The proposed subject property does not front onto a City watermain; an Alternative Water Source is required. Installation of a new on-site water supply system is required in accordance with Section 5.2 of the bylaw. Either a Professional Driven Approach (completed by a qualified Professional Engineer) or a Homeowner Driven Approach (completed by the homeowner and/or qualified well driller) may be required to certify quality and quantity of the alternative water source.
2. The remaining property does not front onto a City watermain and is currently serviced by an Alternative Water Source. A water quality test completed within 12 months for the existing well is required for subdivision approval.

Sanitary:


1. The subject properties do not front on a City of Salmon Arm sanitary sewer system. Subject to the required approvals from Interior Health Authority, a private on-site disposal system will be required for the proposed lot at building permit stage.

Drainage:

1. The subject property does not front on an enclosed storm sewer system. Site drainage will be by an Overland and / or Ground Discharge system. Drainage issues related to development to be addressed at time of Building Permit application to meet requirements of Building Inspection Department.

Geotechnical:

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



Chris Moore
Engineering Assistant



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